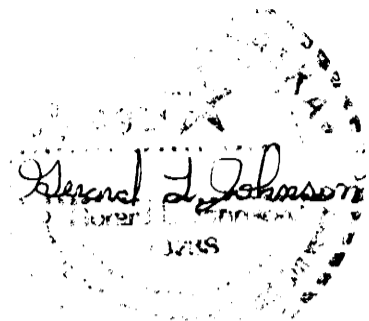


VICINITY 1" = 1 mile MAP

SNYDER SUBDIVISION 1997 ADDITION

A subdivision of Tract B-2 Snyder Subd. 1987 Addition No.2 (KR 87-119).
 Located in the SW 1/4 Section 24, T3N R12W, SM, Cohoe, Alaska.
 Kenai Recording District KPB File 97-136

Prepared for Charles Snyder, P.O. Box 1047, Kasilof, Ak 99610
 Prepared by Johnson Surveying, Box 27, Clam Gulch, Ak 99568



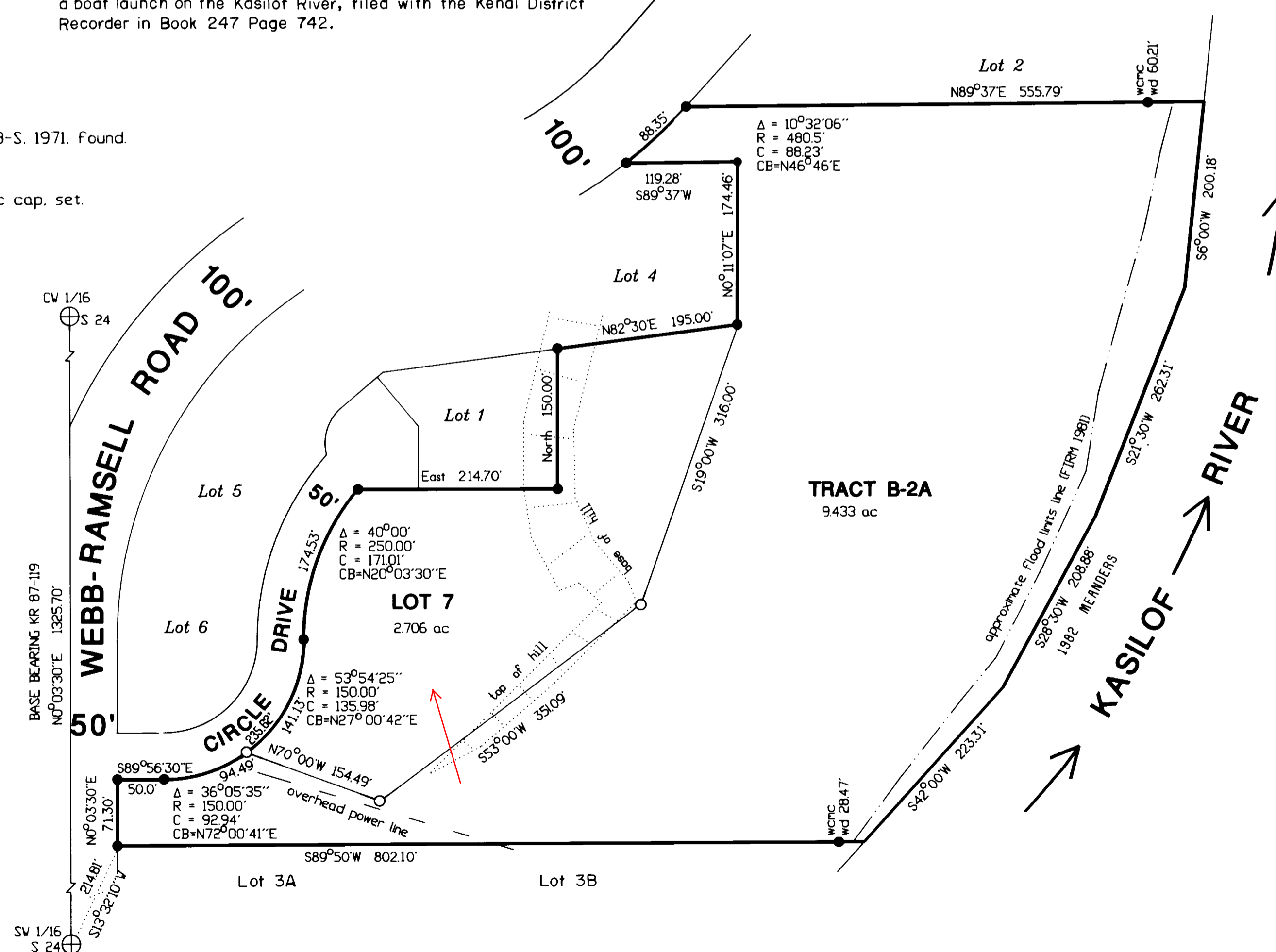
SCALE 1" = 100' AREA = 12.139 acres 28 April, 1997

NOTES

- A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- No direct access to State maintained ROWs permitted unless approved by the State of Alaska Dept. of Transportation.
- Existing overhead powerline shown is the centerline of a 20' wide electrical distribution line easement.
- Lots within this subdivision may be located within a designated Flood hazards area; if such is the case, development must comply with Title 21, Chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
- No structures permitted within panhandle portions of flag lot B-2A.
- This subdivision is subject to a private perpetual easement, to and from a boat launch on the Kasilof River, filed with the Kenai District Recorder in Book 247 Page 742.

97-84
RECORDED FILED 20
 KENAI RECORDING DIST.
 DATE 12-12, 1997
 TIME 12:28 P.M.
 Requested by:
 Johnson Surveying
 Box 27
 Clam Gulch, Ak 99568

- ### LEGEND
- ⊕ - 2 1/2" brass cap monument, 268-S, 1971, Found.
 - ⊙ - 1/2" rebar lot corner, Found.
 - - 1/2" x 24" rebar with 1" plastic cap, set.



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 14 July, 1997.

KENAI PENINSULA BOROUGH

BY: Mary Best 12/11/97
 Authorized Official Date

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon; and that we hereby adopt this plan of subdivision, and by our free consent dedicate all ROWs to public use and grant all easements to the use shown.

Charles H. Snyder
 Charles H. Snyder P.O. Box 1047 Kasilof, Ak 99610

Louise V. Earle Snyder
 Louise V. Earle Snyder P.O. Box 1047 Kasilof, Ak 99610

NOTARY'S ACKNOWLEDGEMENT

For: Charles H. & Louise V. Earle Snyder
 Subscribed and sworn to before me this 30th

day of October, 1997.

Wesley J. Zelner
 Notary Public for Alaska

My commission expires 6-17-01

WASTEWATER DISPOSAL TRACT B-2A

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

WASTEWATER DISPOSAL LOT 7

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal systems must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

Arne Tikka CE 8300 11-6-97
 Engineer License # Date

Soils report for this subdivision prepared by Arne Tikka, P.E., for Mike Tauriainen, P.E., Consulting Engineers, Inc., 35186 Spur Hwy. Sodatna, Alaska 99669.

KN 97-84