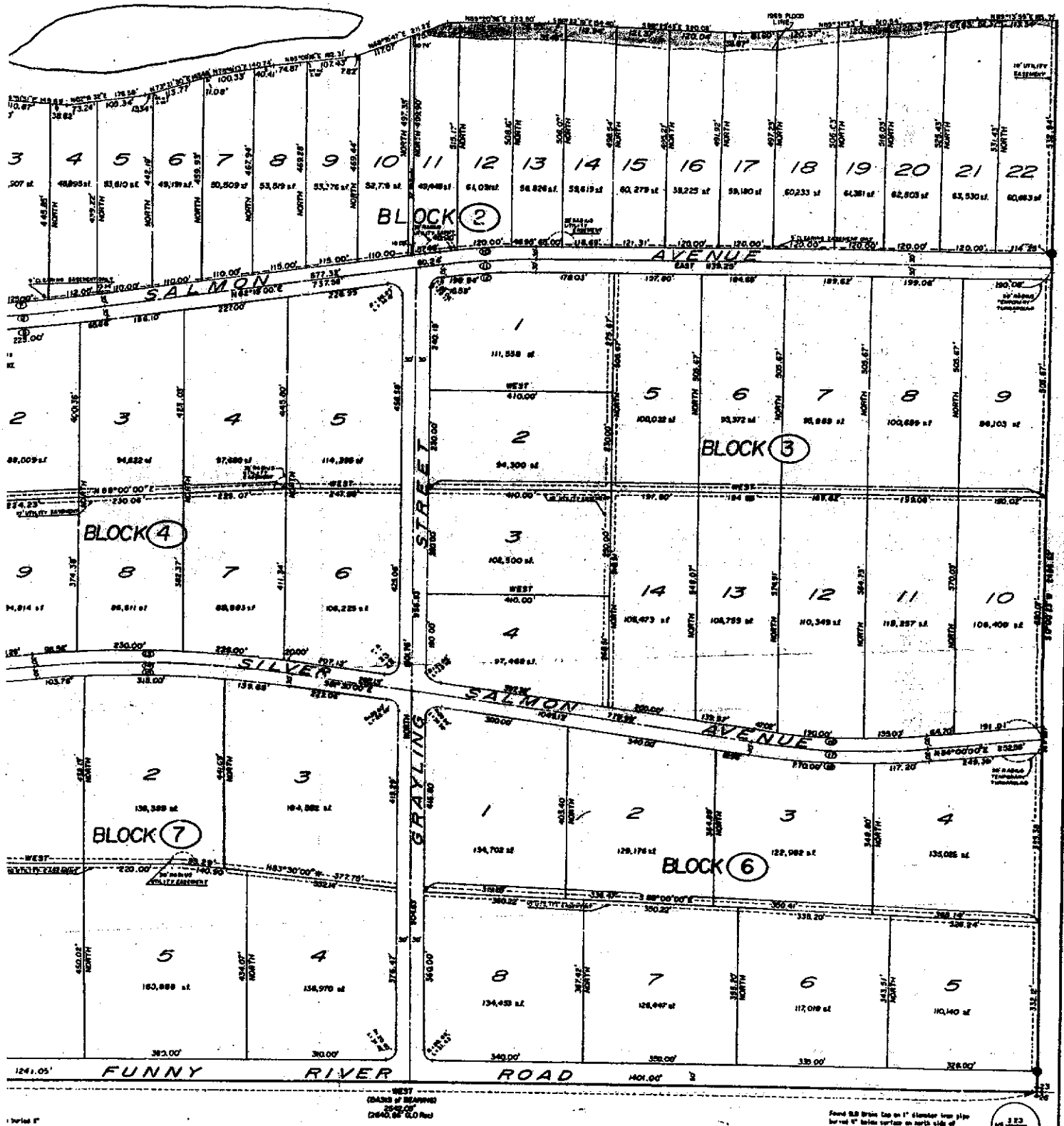


LEGEND

FOUND 1938 G.L.O. BRASS CAP MONUMENT

FOUND 1969 BRASS CAP (See plat of Cowan McFarland Subdivision recorded 12/19/69)

SET A-1 BERNSTEIN ALUMINUM FEDERAL MONUMENT

SET 5/8 X 30" REBAR ROD WITH SURVEY CAP AT ALL LOT CORNERS

CURVE NO. SEE CURVE DATA

TYPICAL IDENTIFIABLE MONUMENT CAP

A-1 BERNSTEIN ALUMINUM FEDERAL MONUMENT CAP

SURV CAP

Found BLM Brass Cap on 1" diameter iron pipe buried 4" below surface on north side of Funny River Road.

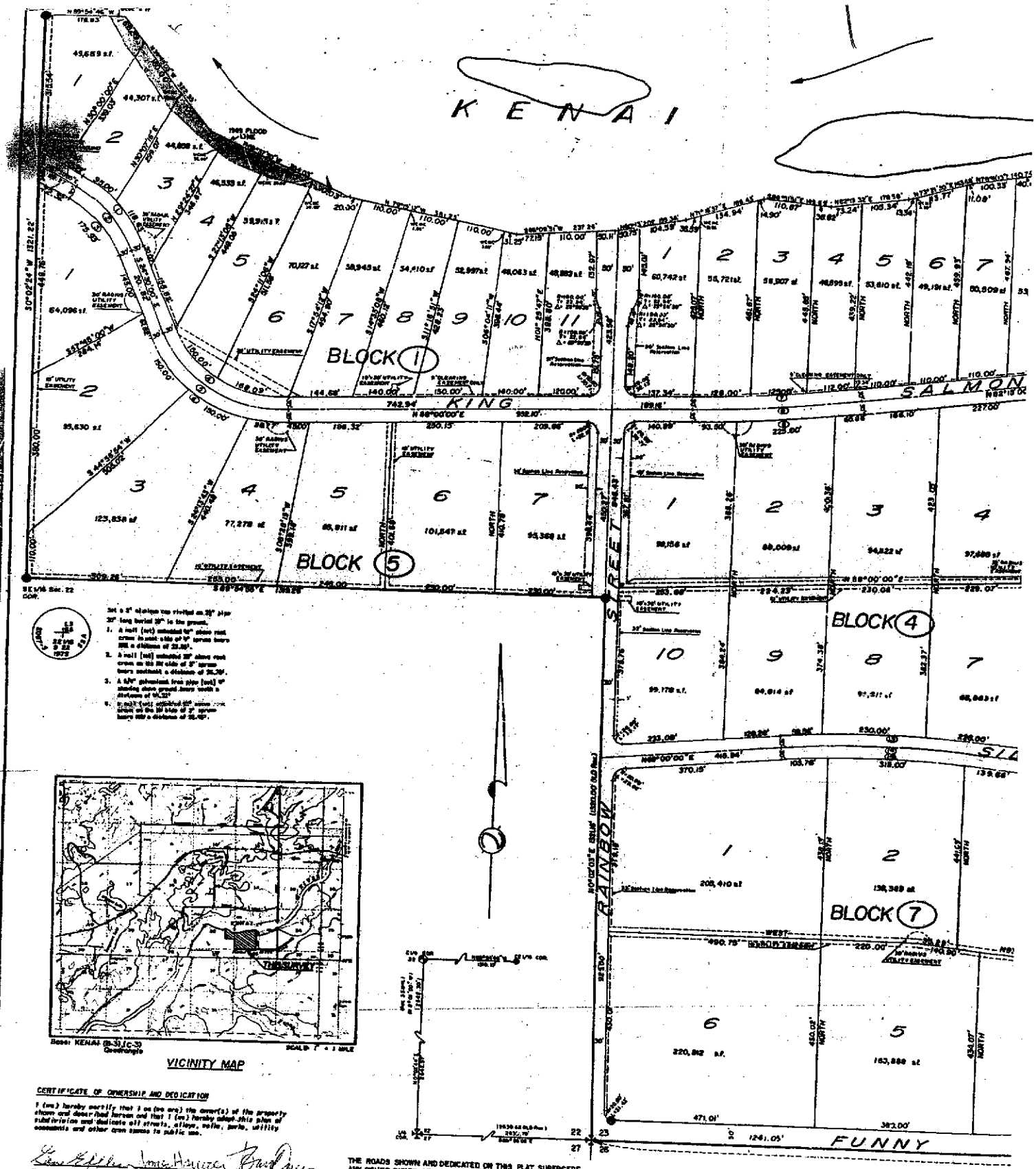
1. A 3/4" rebar (found) 6" above ground bears North a distance of 100.00'.
2. A nail (found) embedded 60" above the root crown on the SE side of a 4" swamp spruce bears N 44 E a distance of 134.00'.
3. A nail (not) embedded 48" above the root crown on the SW side of a 4" swamp spruce bears S 18 20' W a distance of 134.35'

RECORDED - FILED
Kenai Rec. Dist.
Date 10/22 1975
Time 4:30 P.M.
Reviewed by KFB

PLAT OF
BEND IN THE RIVER SUBDIVISION
A SUBDIVISION OF GOVERNMENT LOT 8, SEC. 22, AND GOVERNMENT LOTS 7 AND 8, SEC. 23, AND S1/2 SW1/4, SEC. 23, ALL LOCATED WITHIN T5N, R9W, S.M, CONTAINING 175.607 ACRES MORE OR LESS

SEARS, SCHWEITZER AND ASSOCIATES
REGISTERED LAND SURVEYORS
2331 EAST 20TH AVENUE
ANCHORAGE, ALASKA 99504

DATE	SCALE	GRID	DRAWN BY:	W.O. 75-51
JULY 30, 1975	1"=100'	KENAI	CHECKED BY: S. Sears	F.B. No. 22
				PAGE 1 of 2



Set a 2" aluminum cap riveted on 2½" pipe 30" long buried 30" in the ground.

1. A nail (set) embedded 90° above root crown in east side of 4" spruce bears NW a distance of 23.00'.
2. A nail (set) embedded 30° above root crown on the NW side of 3" spruce bears southeast a distance of 26.70'.
3. A 5/8" galvanized iron pipe (set) 6" showing above ground bears south a distance of 91.22'.
4. A nail (set) embedded 90° above root crown on the NW side of 3" spruce bears NW a distance of 26.40'.

VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision and dedicate all streets, alleys, walks, parks, utility easements and other open spaces to public use.

Glen Effler — Jane Hanover — Bud Oney

GLEN EFFLER, MADE IRON DRIVE, ANCHORAGE, ALASKA 99504 — JANE HANOVER — FORT BOLT

THE ROADS SHOWN AND DEDICATED ON THIS PLAT SUPERCEDE ANY OTHER RIGHTS-OF-WAY WHICH ARE VACATED BY THIS PLAT AS PER KENAI PENINSULA BOROUGH PLANNING COMMISSION ON JULY 21, 1975.

Glen Effler — Bud Oney — Jane Hanover

CERTIFICATE OF SURVEY

I, the undersigned registered land surveyor, hereby certify that this survey has been completed by me or under my direct supervision and that the corners and monuments have been located and established and that dimensions shown hereon are true and correct.

19 August 1975 — Date

Stanley Sears — Registered Land Surveyor

STATE OF ALASKA — 49TH — Stanley S. Sears — Stanley S. Sears — 1975

FSN RPW 5221523 / 5271526 / 1939

Found BLM Brass Cap on 2" iron pipe buried 8" below surface on center line of Funny River Road.

1. A nail (set) embedded 90° above root crown on the NE side of a 3" swamp spruce bears S 68°E a distance of 120.02'.
2. A nail (set) embedded 90° above root crown on the NW side of a 5" poplar bears S 34°20' W a distance of 140.30'.
3. A 5/8" steel pin (set) 5" showing above ground bears N 68°W a distance of 109.87'.
4. A 1"x 2" stake (found) with 6" showing above ground bears N 38°W a distance of 100.00'

LEGEND

FOUND 1939 G.L.C. BRASS C

FOUND 1969 BRASS CAP (See Cowan McFarland Subdivisi 12/19/65)

SET A-IBERNSTEIN ALUMINUM MONUMENT

SET 5/8 X 30" REBAR ROD W CAP AT ALL LOT CORNERS

CURVE NO. SEE CURVE DATA

TYPICAL IDENTIFIABLE MONUM

PLAT APPROVAL

Plat approved by the commission this 21st day of July, 1975

Stanley E. Thompson — MAYOR

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 4th day of [illegible], 1975

Notary for Alaska — My Commission Expires

DECLARATION OF DEED RESTRICTIONS

This declaration, made on the date hereinafter set forth by JAMES HARROWER, ANTHONY ONEY and GENE EFFLER, hereinafter referred to as "Declarants";

WHEREAS, the Declarants are the owners of certain property situated in the Kenai Borough, State of Alaska, which is more particularly described as:

> Government Lot 8, Section 22, and Government Lots 7 and 8, Section 23, and the South One-Half (S-1/2) of the Southwest one-quarter (SW-1/4) of Section 23, all located in Township 5 North, Range 9 West, Seward Meridian, containing 175.607 acres and recorded in the Kenai Recording District as BEND IN THE RIVER SUBDIVISION.

and

WHEREAS, it is the desire and intention of the Declarants to use and sell the property described above and to impose upon it mutual , beneficial restrictions under a general plan or scheme of improvement for the benefit of all the lands in the tract designated above and the future owners of all those lands;

NOW, THEREFORE, the Declarants hereby declare that all of the properties described above shall be held, sold, and conveyed, subject to the following easements, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all the parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

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GEORGE A. DICKSON
500 H STREET
ANCHORAGE, AK. 99501
277-4116
272-2141

The restrictions are as follows:

1. All lots shall be restricted to single-family dwellings.

2. No mobile home, travel trailer, quonset hut shall be placed on any lot except that a mobile home may be placed upon a lot for a period not to exceed six (6) months during which time the owner of the lot must be constructing his permanent single-family dwelling.

3. No building, fence, wall or other structure shall be commenced, erected, or maintained upon any lot, nor shall any exterior addition to or change or alteration thereof be made until the plans and specifications showing the nature, kind, shape, height, materials and locations of the same shall have been submitted to and approved in writing as to harmony of exterior design and location in relation to surrounding structures and topography by the Architectural Control Committee. The Architectural Control Committee shall consist of the Declarants of this document. All plans, specifications and site plans shall be submitted to the Declarants at Star Route A, Box 809, Anchorage, Alaska, 99502, c/o JAMES HARROWER. Such submittal shall be by registered mail or if delivered in person shall be acknowledged by one of the Declarants. In the event the Architectural Control Committee, or its designated representatives, fails to disapprove such design or location within thirty (30) days after said plans and specifications have been submitted to it, approval will be deemed given and this article will have been fully complied with. At such time as fifty (50%) percent of the lots have been sold, the Architectural Control Committee power shall be turned over to those lot owners who have purchased the lots and they shall appoint an Architectural Control Committee consisting of three (3)

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ANCHORAGE, AK. 99501
277-4114
272-2141

owners of said lots and shall record in the Kenai Recording District a new name and address where plans and specifications may be sent for approval.

4. Restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date of this Declaration's recording, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty-year period by an instrument signed by not less than seventy-five (75%) percent of the lot owners, and thereafter by an instrument signed by not less than fifty (50%) percent of the lot owners. Any amendment must be recorded.

IN WITNESS WHEREOF, the undersigned, being the Declarants herein, have set their hands and seals this 23rd day of September, 1975.

James Harrower
JAMES HARROWER

Anthony Oney
ANTHONY ONEY

Gene Eppler
GENE EPPLER

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

On this 23rd day of September, 1975, before the undersigned Notary Public, personally appeared JAMES HARROWER, the individual named in and executing the foregoing instrument, and he acknowledged to me that he signed and sealed the same

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as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year hereinabove written.

Frances A. Rozinski
Notary Public, State of Alaska
My Commission Expires: 11-5-78

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

On this 20th day of September, 1975, before the undersigned Notary Public, personally appeared ANTHONY ONEY the individual named in and executing the foregoing instrument, and he acknowledged to me that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year hereinabove written.

Frances A. Rozinski
Notary Public, State of Alaska
My Commission Expires: 11-5-78

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

On this 23rd day of September, 1975, before the undersigned Notary Public, personally appeared GENE EFFLER the individual named in and executing the foregoing instrument, and he acknowledged to me that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year hereinabove written.

Frances A. Rozinski
Notary Public, State of Alaska
My Commission Expires: 11-5-78

75 005141
11—
RECORDED-FILED
KENAI REC.
DISTRICT
OCT 6 11 39 AM '75
REQUESTED BY George A. Dickson
ADDRESS 880 "H" St Suite 200
Anchorage
99501
384

LAW OFFICES OF
GEORGE A. DICKSON
880 H STREET
ANCHORAGE, AK. 99501
277-6114
272-2141