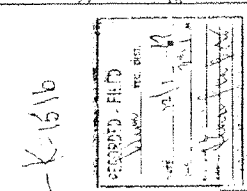
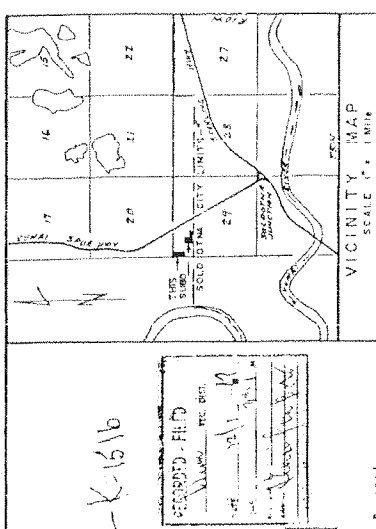


K-1516

K-1516



SCALE 1" = 100'

LEGEND AND NOTES.

- Found USGLO survey cap monument
- Found official survey brass cap monument
- △ Found official survey brass cap monument
- Found official survey brass cap monument

All bearings refer to the 61.0 datum of N 61° 08' W for the West boundary of Section 29.

CERTIFICATE OF REGISTERED LAND SURVEYOR.

I HEREBY CERTIFY THAT AS A REGISTERED LAND SURVEYOR, AND THAT THIS PLAN REPRESENTS THE TRUE AND ACCURATE LOCATION OF THE CORNERS, MONUMENTS, AND POINTS ACTUALLY EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND ANGULAR MEASUREMENTS ARE CORRECT.

DATE: SEPT. 12, 1967

Stanley S. Melane
REGISTERED LAND SURVEYOR

UTILITY RESERVATION.

IN THE STREETS AND AREAS PROVIDED FOR UTILITY EASEMENTS, SPECIFIC EASEMENTS WITH PROTECTION AND RESTORATION PROVISIONS PERTAINING TO STREETS AND PROPERTIES WILL BE GRANTED TO FRANCHISED OR AUTHORIZED UTILITIES.

CERTIFICATE OF OWNERSHIP AND DEDICATION.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAN, SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADS AND STREETS DEDICATED BY US FOR PUBLIC USE.

DATE: October 16, 1967

George L. Berman
Chairman

NOTARY'S ACKNOWLEDGEMENT.

SUBSCRIBED AND SWORN before me this 12th DAY OF September 1967.

MY COMMISSION EXPIRES January 31, 1971

Stanley S. Melane
NOTARY PUBLIC

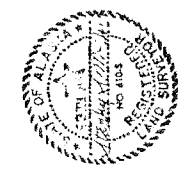


LOTS 1 THRU 13 IN BLOCK 3
AND BLOCK 6 OF THE
IRONS SUBDIVISION

JACK L. IRONS and MARGARET J. IRONS, OWNERS
1007 College Ave., Redlands, Calif.

7.899 ACRES SITUATED WITHIN THE P.2714
N.1/4 OF SECTION 29, 15N., R.10W. 5M.,
ALASKA, AND IN THE IRONS HOMESTEAD

REGISTERED BY
STANLEY S. MELANE, R.L.S. Date: Sept. 11th, 1967

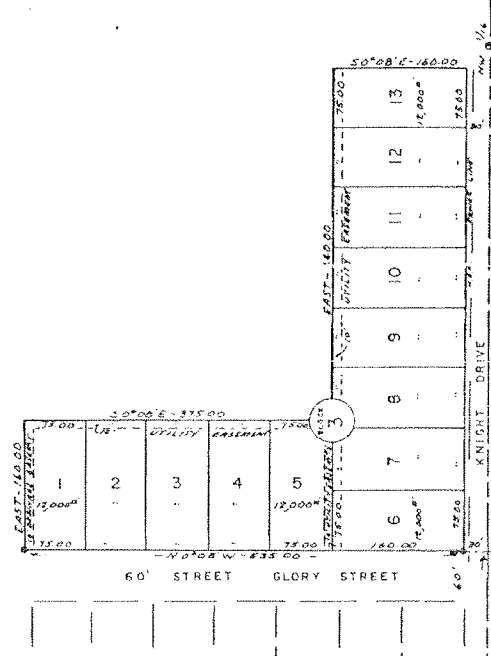
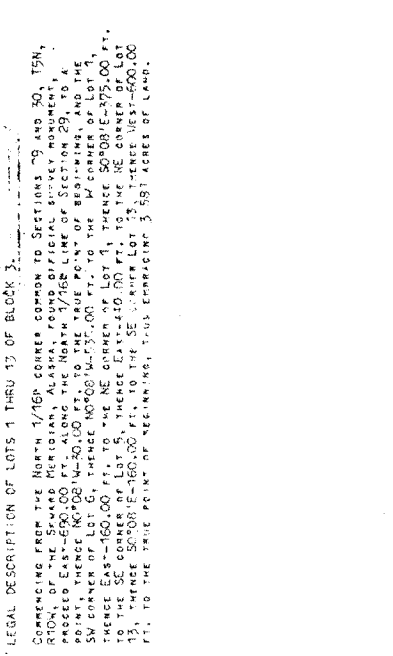


LEGAL DESCRIPTION OF BLOCK 6.

COMMENCING FROM THE U.S.G.L.D. MONUMENT CORNER TO SECTIONS 19 AND 20, 15N., AND 30, 15W., R.10W. OF THE SEWARD MERIDIAN, ALASKA, BRACED 50'08" E-40.00 FT. ALONG THE SECTION LINE CORNER TO SECTIONS 29 AND 30, 15N., R.10W., THENCE S 70°00'00" E-270.00 FT. TO THE NE CORNER OF LOT 8, THENCE S 02°08'12" E-50.00 FT. TO THE SE CORNER OF LOT 14, THENCE WEST-270.00 FT. TO THE SW CORNER OF LOT 1, THENCE N 02°08'12" E-50.00 FT. TO THE TRUE POINT OF BEGINNING, THUS ENBRACING A 7.56 ACRES OF LAND.

LEGAL DESCRIPTION OF LOTS 1 THRU 13 OF BLOCK 3.

COMMENCING FROM THE NORTH 1/4 CORNER COMMON TO SECTIONS 19 AND 30, 15N., R.10W. OF THE SEWARD MERIDIAN, ALASKA, FOUND OFFICIAL SURVEY MONUMENT, PARCELS EAST-600.00 FT. ALONG THE NORTH 1/4 LINE OF SECTION 29, TO A POINT, THENCE N 61°08'00" W-40.00 FT. TO THE TRUE POINT OF BEGINNING, AND THE SW CORNER OF LOT 1, THENCE N 61°08'00" W-40.00 FT. TO THE SE CORNER OF LOT 1, THENCE EAST-150.00 FT. TO THE SE CORNER OF LOT 5, THENCE EAST-440.00 FT. TO THE NE CORNER OF LOT 13, THENCE S 02°08'12" E-160.00 FT. TO THE SE CORNER OF LOT 13, THENCE WEST-600.00 FT. TO THE TRUE POINT OF BEGINNING, THUS ENBRACING 5.691 ACRES OF LAND.



EDWARD KNIGHT (NOT SUBDIVIDED)

KNIGHT DRIVE

60' STREET GLORY STREET

FORERUNNER STREET

IRONS STREET

SUNSET PARK SUBD.

50' ST. 1208 AVE.

60' STREET

60' STREET

60' STREET

60' STREET

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60' STREET

J. IRONS (NOT SUBDIVIDED)

FAST

30' ST. 1208 AVE.

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1/4 1/4 29

(CELL)

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All Lots in Blocks 2A, -3, -3A, -6, -8, -9, Irons Subdivision, Higway, Alaska. Located within W 1/2 SW 1/4 of Section 29 and the N 1/2 NW 1/4 of Section 29, T5N, R 10W, S.M. Alaska.

BOOK 32 PAGE 245
Kend Recording District

KEHAI 68-2546

BUILDING AND USE RESTRICTIONS

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes (except lots listed in paragraph below) No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height, and a private garage for not more than three (3) cars.

Lots #1, -2, -3, -4, -5, -Block #8, Lots #1, -2, -3, -4, -5, -6, -7, -8, -9, -Block #9, are exempt from restrictions in paragraph above as they are commercial lots and the buildings are restricted as follows, No Quonset Huts, No Shack or Shanty type buildings, No Junk yards are to be built or maintained, No Cafes will be built owned or operated on any of these lots, Lots #20-21-22-23-24-25 and 26-Block #8, May be used for Trailer House Dwelling, ONE Trailer DWELLING COST, QUALITY AND SIZE House per LOT.

No dwelling shall be permitted on any lot at a cost of less than \$18,000, based upon cost levels prevailing on the date these Covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein, for the minimum permitted dwelling size, The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 900 square feet for a one-story dwelling, nor less than 1350 square feet for a dwelling of more than one-story. (Commercial lots listed above excepted)

REARING READING

No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 15 feet to any side line. No building shall be located nearer than 10 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 5 feet or more from the minimum building set-back line.

No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

EASEMENTS

There is hereby reserved an easement 10 feet in width, centered on each lot line, as to all properties within this subdivision to the owner, their successors and assigns, for the purpose of installation of utilities as required to properly serve and benefit the subdivision.

The commercial lots mentioned above have 20 feet easements, for utility.

NUISANCES FOR COMMERCIAL AND RESIDENTIAL

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

CONSTRUCTION

All residences building shall be constructed of such materials and according to specifications equal to P.H.A. Buyer may live in trailer for one year while constructing their Permanent Home. Outside of house must be completed in two years from start of construction.

SIGNS (RESIDENTIAL)

No sign of any kind shall be displayed to the public view on any lot except the professional sign of not more than one foot, one sign of not more than five (5) square feet advertising the property for sale or rent or signs by a building to advertising the property during the construction and sale period.

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be kept or kept on any lot, except that dogs, cats, or other normal household pets may be kept, provided that they are not kept bred or maintained for any commercial purposes, and provided that no more than one dog of sled type breed may be maintained, and all dogs shall be restrained as necessary, to prevent their becoming nuisances.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

SEWAGE DISPOSAL

No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Alaska Dept. of Health. Approval of such system as installed shall be obtained from such authority.

RE-SUBDIVISION

The area of lots herein described shall not be reduced in size by re-subdivision EXCEPT that owners of three (3) continuous lots may divide the inner or middle lot, thus increasing the size of the two (2) remaining lots which shall then be treated for all purposes pertinent to the building and use restrictions as enlarged single lots.

SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such lines. No fence over 3 feet in height shall be permitted either across or along the front 30 feet of the lot.

TREES (RESIDENTIAL)

No owner shall be permitted to completely clear a lot on which standing trees of size and beauty exist. Space may be cleared to provide for construction, and trees may be thinned so long as maximum natural beauty and aesthetic value of trees is retained.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY

Invalidation of any of these covenants by judgement or court order shall be in notice affect any of the other provisions which shall remain in full force and effect.

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

The Owners (Jack L. & Margaret J. Irons) reserve and except from this subdivision all right, title and interest in and to all oil, gas and other minerals, whether like or unlike oil or gas, in or under the above described property, together with the right of ingress and egress for the purpose of mining and producing same.

These Covenants supersede any prior covenants and restrictions recorded to the Irons Subdivision.

WITNESSETH

RECORDED - FILED
DATE 11/14/51
TIME 11:00 AM
11/14/51

BLK 2A, 3, 3A, 6, 8, 9
E 104

W 1/2
273

BOOK 87 PAGE 119
Kenai Recording District

All Lots in Blocks 2A, -3, -3A, -6, -8, -9, Irons Subdivision, Ridgeway, Alaska. Located within W 1/2 SW 1/4 of Section 20 and the N 1/2 NW 1/4 of Section 29, T5N, R 10W, S.M. Alaska.

BOOK 122 PAGE 246
Kenai Recording District

KENAI 68-2546
Serial No.

BUILDING AND USE RESTRICTIONS

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes. (except lots listed in paragraph below) No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height, and a private garage for not more than three (3) cars.

Lots #1, -2, -3, -4, -5, -Block #8, .Lots #1, -2, -3, -4, -5, -6, -7, -8, -9, -Block #9, . are exempt from restrictions in paragraph above as they are commercial lots and the buildings are restricted as follows, No Quonset Huts, No Shack or Shanty type buildings, No Junk yards are to be built or maintained, No Cafes will be built owned or operated on any of these lots, . Lots #20-21-22 23-24-25-and 26-Block #8, .May be used for Trailer House Dwelling, ONE Trailer

DWELLING COST, QUALITY AND SIZE

House per LOT. No dwelling shall be permitted on any lot at a cost of less than \$18,00 based upon cost levels prevailing on the date these Covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein, for the minimum permitted dwelling size, The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 900 square feet for a one-story dwelling, nor less than 1350 square feet for a dwelling of more than one-story. (Commercial lots listed above excepted)

BUILDING LOCATION

No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 15 feet to any side line. No building shall be located nearer than 10 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 5 feet or more from the minimum building set-back line.

No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

EASEMENTS

There is hereby reserved an easement 10 feet in width, centered on each lot line, as to all properties within this subdivision to the owner, their successors and assigns, for the purpose of installation of utilities as required to properly serve and benefit the subdivision.

The commercial lots mentioned above have 20 feet easements, for utility.

EUISANGES FOR COMMERCIAL AND RESIDENTIAL

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

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All residences building shall be constructed of such materials and according to specifications equal to P.H.A. Buyer may live in trailer for one year while constructing their Permanent Home. Outside of house must be completed in two years from start of construction.

SIGNS (RESIDENTIAL)

No sign of any kind shall be displayed to the public view on any lot except the professional sign of not more than one foot, one sign of not more than five (5) square feet advertising the property for sale or rent or signs by a building to advertising the property during the construction and sale period.

REMARKS OF LAND USE AND BUILDINGS ON BLOCK 112, 200, 5 01, -and 02, -Irons Subdivision, the restrictions are to be the same as in Paragraph 03, - above in Block 03, -and 04, - as Commercial Lots, -

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be raised, or kept on any lot, except that dogs, cats, or other normal household pets may be kept, provided that they are not kept bred or maintained for any commercial purposes, and provided that no more than one dog of sled type breed may be maintained, and all dogs shall be restrained as necessary, to prevent their becoming nuisances.

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RE-SUBDIVISION

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SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such lines. No fence over 3 feet in height shall be permitted either across or along the front 30 feet of the lot.

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ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERILITY

Invalidation of any of these covenants by judgement or court order shall be in notice effect any of the other provisions which shall remain in full force and effect.

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

The Owners (Jack L. & Margaret J. Irons) reserve and except from this subdivision all right, title and interest in and to all oil, gas and other minerals, whether like or unlike oil or gas, in or under the above described property, together with the right of ingress and egress for the purpose of mining and producing same.

These Covenants supersede any prior covenants and/or restrictions recorded to the Irons Subdivision.

AMENDMENT

RECORDED - FILED
Kenai REC. DIST.
DATE 8/30/05

75-004126

9-

RECORDED ~~INDEXED~~
KENAI REC.
DISTRICT

Aug 20 12 03 PM '75

REQUESTED BY Paul J. Jones
ADDRESS Box 13, Seldovia
1006

*Box 547
Guidance on boxes
E. J. 10
Jones*