

Stewart Title of the Kenai Peninsula

35681 Kenai Spur Hwy., Suite 1, Soldotna, Alaska 99669

Phone (907) 260-8031 • Fax (907) 260-8036

info@stewartkenai.com

LISTING PACKAGE

PREPARED FOR: Deb Hunt/// Mossy Oak

DATE PREPARED: June 5, 2026

In response to your request for a listing package on the following described parcel:

BEACHSIDE ESTATES SUB LOT 4

We have included copies of the following documents:

- (X) Last Deed of Record
- () Last recorded Deed of Trust of Record
- (X) Covenants, Conditions, and Restrictions
- (X) Plat Map & Taxes

Vested Owner(s): **GILGORE STEWART C, GILGORE GARNETTE L**

Parcel ID: 049-430-30

This listing package is restricted to the use of the addressee without charge in conformance with the guidelines approved by the State of Alaska Insurance Commissioner. A transaction or financial decision should not be made based on these materials. A title examination has not been accomplished to provide these materials. **Stewart Title of the Kenai Peninsula, Inc.** does not assume any liability as to the completeness or accuracy of the documents included.

When you need a complete report of the title, please contact our office to place an order for a Preliminary Commitment for Title Insurance and obtain a fee quote.

Sincerely,

Stewart Title of the Kenai Peninsula
TITLE DEPARTMENT



Property Detail | Public Access

ASSESSING ► PROPERTY SEARCH ► DETAIL



i 2026 VALUES ARE NOW CERTIFIED.

- [← Return](#)
- [🔍 New Search](#)
- [📄 Tax Info](#)
- [🖨️ Print](#)
- [🗺️ Map It!](#)

[✉️ Update Mailing Address](#)

General Information

Property Owner: GILGORE STEWART C, GILGORE GARNETTE L	Property ID: 04943030	Acreage: 0.4800
Mailing Address: 1543 MURRAY RD	Property Address: 2950 PIRATE LN	Tax Authority Group: 30 - Kenai City
Mailing city state zip: MCKINLEYVILLE CA 95519-3552		

Legal Description

T 5N R 11W SEC 17 Seward Meridian KN 0830134 BEACHSIDE ESTATES SUB LOT 4

Ownership History

Document No.	Date	Grantor	Grantee	Type
20170124730	11/9/17	Gilgore Living Trust	Gilgore Stewart C	Single
20120077370	8/13/12	Gilgore Stewart C & Garnette L	Gilgore Living Trust	Single
2005010814	11/1/05	Ramsell Kelly A	Gilgore Stewart C & Garnette L	
20050108140	11/1/05	Ramsell Kelly A	Gilgore Stewart C & Garnette L	
0	1/19/01	Fisher Vern	Ramsell Kelly A	

◀ ◁ 1 2 3 4 ▶ ▷ 5 ▼ items per page

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2026	Main Roll Certification	21,900	366,300	388,200
2025	Main Roll Certification	21,500	357,400	378,900
2024	Main Roll Certification	20,200	361,800	382,000
2023	Main Roll Certification	18,400	356,700	375,100
2022	Main Roll Certification	14,700	351,300	366,000

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Improvements

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	DWELL	Dwelling	A-	1983	0	0	3888	Fin. sq.ft.	344,800
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	19,500
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000



Tax Account | Public Access

PROPERTY TAX ▶ TAX SEARCH ▶ ACCOUNT

\$0.00
CHECK OUT

- [Return](#)
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- [Assessment](#)
- [Print](#)
- [Map it!](#)

[✉ Update Mailing Address](#)

Account Information

Owner of Record:
GILGORE STEWART C

PIN:
04943030

Tax Roll:
Real Property

Mailing Address:
1543 MURRAY RD MCKINLEYVILLE CA
95519-3552

Property Address:
2950 PIRATE LN KENAI AK

TAG:
30 - KENAI CITY

Last updated: 6/05/2026 03:17:24 PM

Owners

GILGORE GARNETTE L. GILGORE STEWART C.

Legal Description

T 5N R 11W SEC 17 Seward Meridian KN 0830134 BEACHSIDE ESTATES SUB LOT 4

Tax Bills Due

Total Payable: **\$3,187.12** [ADD ALL TO CART](#)

Pay Partial: [ADD TO CART](#)

Bills Due

Payments will be applied to the oldest balance first.

2026 | Bill: 2026016200 | Real Property

Due **\$3,187.12** [ADD TO CART](#)

[Funds Breakdown](#)

All past due items must be paid together.

Status	Installment	Due Date	Taxes And Charges	Paid	Owed
Due	1	9/15/26	\$1,593.56	\$0.00	\$1,593.56
Due	2	11/16/26	\$1,593.56	\$0.00	\$1,593.56

Settled Charges

Payment History

Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2025	2025015639	11/12/25	B26.37459	\$1,555.39
2025	2025015639	9/11/25	B26.18876	\$1,555.39
2024	2024015618	11/12/24	B25.40791	\$1,654.06
2024	2024015618	9/11/24	B25.20730	\$1,654.06
2023	2023016870	10/26/23	B24.36370	\$1,624.19
2023	2023016870	8/24/23	B24.13422	\$1,624.19
2022	2022017001	11/9/22	B23.37532	\$1,621.38
2022	2022017001	9/12/22	B23.18847	\$1,621.38
2021	2021017006	11/8/21	B22.37077	\$1,432.39
2021	2021017006	8/26/21	B22.14415	\$1,432.39
2020	2020017213	10/30/20	B21.37151	\$1,413.36
2020	2020017213	9/2/20	B21.16764	\$1,413.36
2019	2019016629	11/8/19	B20.37232	\$1,346.77
2019	2019016629	8/30/19	B20.13776	\$1,346.77
2018	2018017506	11/1/18	B19.36020	\$1,416.54
2018	2018017506	8/20/18	B19.11950	\$1,416.54
2017	2017013025	11/6/17	B18.36601	\$1,385.27
2017	2017013025	8/25/17	B18.13060	\$1,385.27
2016	2016012394	10/13/16	B17.29555	\$1,418.93
2016	2016012394	8/29/16	B17.13462	\$1,418.93

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1
2
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Tax - Bill Detail | Public Access

PROPERTY TAX ▶ TAX SEARCH ▶ ACCOUNT ▶ BILL DETAIL

\$0.00
CHECK OUT

[Return](#) [Account](#) [Print](#)

Taxing Detail

Owner:
GILGORE STEWART C

PIN:
04943030

Tax Roll:
Real Property

Mailing Address:
1543 MURRAY RD MCKINLEYVILLE CA
95519-3552

Property Address:
2950 PIRATE LN KENAI AK

TAG:
30 - KENAI CITY

For Tax Year:
2026

Bill Number:
2026016200

For information regarding the charges listed here, please contact the Kenai Peninsula Borough at 907-714-2304.

▲ Authority : KENAI

Fund	Assessed Value	Exemption	Taxable Value	Tax Rate	Tax	Credit	Net Tax	Tax Savings
BOROUGH	388,200	0	388,200	0.003850	1,494.57	0.00	1,494.57	0.00
CENTRAL HOSPITAL	388,200	0	388,200	0.000010	3.88	0.00	3.88	0.00
CH TY18 & Prior Debt	388,200	0	388,200	0.000000	0.00	0.00	0.00	0.00
KENAI	388,200	0	388,200	0.004350	1,688.67	0.00	1,688.67	0.00
				Total Rate	Tax	Credit	Net Tax	Savings
				0.008210	3,187.12	0.00	3,187.12	0.00
All Totals					Tax	Credit	Net Tax	Savings
					3,187.12	0.00	3,187.12	0.00



RECORDING REQUESTED BY:

When Recorded Mail Document
and Tax Statement To:
Stewart C. Gilgore
Garnette L. Gilgore
1543 Murray Rd
Mckinleyville, CA 95519

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FFHO-2011701214 116714

Property Address: 2950 PIRATE LN,
KENAI, AK 99611
APN/Parcel ID(s): 04943030

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - "This conveyance transfers an interest into or out of a Living Trust, R & T 11930."**
 - The documentary transfer tax is \$ _____ and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the City of KENAI.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Stewart C. Gilgore and Garnette L. Gilgore, Trustees of The Gilgore Living Trust dated July 27, 2012, 1543 Murray Rd, McKinleyville, CA 95519

hereby GRANT(S) to Stewart C. Gilgore and Garnette L. Gilgore, husband and wife as joint tenants 1543 Murray Rd, McKinleyville, CA 95519 the following described real property in the City of KENAI, County of Kenai Peninsula, State of Alaska:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 6, 2017

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Gilgore Living Trust dated July 27, 2012
BY: Stewart C. Gilgore
Stewart C. Gilgore, Trustee

BY: Garnette L. Gilgore
Garnette L. Gilgore, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 04943030

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Humboldt

On 11/7/17 before me, M. Adams, Notary Public,
(here insert name and title of the officer)

personally appeared Stewart C. Coilgore and Garnette L. Coilgore,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Adams
Signature

(Seal)

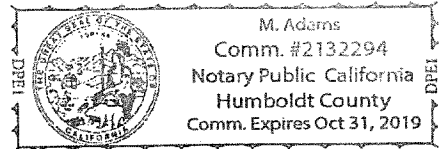


EXHIBIT A

Order No.: FFHO-2011701214

For APN/Parcel ID(s): 04943030

Lot Four (4), BEACHSIDE ESTATES SUBDIVISION, according to Plat No. 83-134,
Kenai Recording District, Third Judicial District, State of Alaska.



District: 302 - Kenai

Document Year: 2017

Number: 012474

Suffix: 0

Date and Time Recorded:
11/09/2017 09:17 AM

Pages: 21

Index: M - MORTGAGES [See Index Codes](#)

Description:
DEED OF TRUST

Amount: \$193,000.00

Parties

TYPE	NAME	
Grantor	GILGORE STEWART C	Search: District State
Grantor	GILGORE GARNETTE L	Search: District State
Grantee	WELLS FARGO BANK N A	Search: District State
Grantee	STEWART TITLE OF THE KENAI PENINSULA	Search: District State

Legal Descriptions

Lot: 4

Plat: 83-134 

Search for Plat

DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
BEACHSIDE ESTATES SUBDIVISION

THIS DECLARATION made on the date hereinafter set forth, by Edwin R. Lowry, having a principal place of business at Route 2 Box 829, Soldotna, Alaska; hereinafter referred to as "Declarant".

WITNESSETH:

Whereas, Declarant is the owner of certain property in the Kenai Recording District, Third Judicial District, State of Alaska, which is more particularly described as:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Beachside Estates, according to Plat no. 83-134, as filed in the Kenai Recording District, Third Judicial District, State of Alaska.

NOW, THEREFORE, Owner hereby declares that the property is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following conditions, covenants and restrictions, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement and sale of the Property and are established and agreed upon for the purpose of enhancing and perfecting the value, desirability and attractiveness of the Property and every part thereof. All of the conditions, covenants and restrictions shall run with the Property and shall be binding upon all parties having or acquiring any right, title or interest in or to the Property made subject hereto or any part thereof, and shall inure to the benefit of and be binding upon, each owner thereof and their respective successors in interest and assigns, and are imposed upon the Property, and each and every portion thereof, as a servitude in favor of the Property and each and every portion thereof as the dominant tenement, or tenements, all as follows:

ARTICLE I
DEFINITIONS

- (1.) "Association" shall mean and refer to Beachside Estates Owners Association, Inc., its successors and assigns.
- (2.) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which

is a part of Beachside Estates Subdivision as aforementioned and described.

(3.) "Declarant" shall mean and refer to the individual set forth above, his successors and assigns.

(4.) "Lot" shall mean one of the seven lots previously described as Beachside Estates.

(5.) "Member" shall mean an owner in his capacity as a member of the Association.

ARTICLE II
PROPERTY RIGHTS

(1.) Every owner shall have sole property rights and right to enjoyment in and to that owners lot except:

(a) The utility easement for water line maintenance shall be left unobstructed and

(b) The right of the association to suspend the voting rights and right to use of community water facilities by an owner for any period during which any assessment against his lot remains unpaid.

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS

(1.) Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from, ownership of any lot which is subject to assessment.

(2.) Members shall be all owners and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

(3.) Each owner shall receive a true and correct copy of the Bylaws of the Association upon becoming an Owner, and shall acknowledge receipt of same.

(4.) Before election of the first Board, as provided for in the Bylaws of the Association of Owners, the Declarant, or the Declarant's successors or assigns shall have all the rights, powers, and obligations of the Board herein provided for, and provided for in the Bylaws. Declarant shall act as the Board until September 1, 1984.

ARTICLE IV
COVENANT FOR ASSESSMENTS

(1.) Creation of the Lien and Personal Obligation of Assessments. The Declarant, except as herein below provided, for each lot owned within the subdivision, hereby covenants, and each Owner of any lot by acceptance of a deed therefor is deemed to covenant and

agrees to pay to the Association: Assessments and charges, such assessments to be established and collected as hereinafter provided. The assessments, together with interest, late charges, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, late charges, if any, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time that the assessment fell due.

Declarant shall be obligated to pay Association assessments for all lots as long as Declarant owns same. The obligations of each owner to pay the assessments imposed by the Board of Directors as provided herein shall commence upon acceptance of a deed conveying a Lot to such Owner.

(2.) Purpose of Assessments. (a) The assessments levied by the Association shall be used exclusively for the cost of operation (utilities and sampling) and for the repair and maintenance of the community water system. Further, the Association will be responsible for breaks, plug-ups, and freeze-ups, and related problems of the common water service lines, wells and related facilities. The responsibility of the Association for such common service lines shall be up through the lines providing individual service to the individual lot owner and including the secondary water treatment. Maintenance and repair of the individual service lines are the responsibility of each lot owner. The Association shall charge back to the owners of lots served by the common line, pro-rata costs incurred by it in connection with the operation, sampling, repairs and maintenance of the community water system.

(b) No owner shall have or make any claim against the association except for negligence in connection with the responsibilities herein set forth, and each owner agrees to save, protect and hold harmless the Association from any liability, claim, demand or suit in connection with water line problems pertaining to each owners lot.

(3.) Basis of Assessment. (a) The Board of Directors of the Association shall fix the monthly assessment.

(b) The amount of the monthly assessment shall be based upon the anticipated costs of maintenance, repair, and operation of the community water system.

(c) The monthly assessments shall be payable monthly in advance, with the first such payment due upon conveyance of a lot to an owner.

(4.) Uniform Rate of Assessment. All assessments shall be fixed at a uniform rate for all lots and shall be collected on a monthly basis.

(5.) Effect of Nonpayment of Assessments and Remedies of the Association. Any assessment not paid within fifteen days after the due date shall accrue a late charge of ten dollars. The due date shall be in accordance with paragraph 3 of this article. The Association may, in addition to other sanctions available to it bring an action at law against the Owner

personally obligated to pay the same, or foreclose the lien against the property (lot). No owner may waive or otherwise escape liability for the assessments provided for herein by abandonment or non-use of the community water system EXCEPT: When an owner is disconnected from the water system he shall be obligated only for a pro-rata share of the repairs and maintenance and not for the operating cost of the system. All assessments are due without demand.

(6.) Conveyance - Liability of Grantor and Grantee for Unpaid Common Expenses. In a voluntary conveyance the Grantee of a lot shall be jointly and severally liable with the Grantor for all unpaid assessments against the latter for his share of the common expenses up to the time of the Grantor's conveyance, without prejudice to the Grantee's right to recover from the Grantor the amounts paid by the Grantee therefor. Any such Grantee shall be entitled to a statement from the Board of Directors setting forth the amount of the unpaid assessments against the Grantor, and such Grantee shall not be liable for, nor shall the lot conveyed be subject to a lien for, any unpaid assessments against the Grantor in excess of the amount therein set forth.

(7.) Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or first deed of trust, but sale or transfer of any Lot shall not affect the assessment lien. The sale or transfer of any Lot pursuant to mortgage or deed of trust foreclosure, or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such event. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due, or from the lien thereof.

(8.) The Association is obligated: to operate and maintain the community water system in conformance with Alaska Department of Environmental Conservation regulations.

ARTICLE V
EVIDENCE OF OWNERSHIP AND
REGISTRATION OF MAILING ADDRESS

(1.) Proof of Ownership. Except for those Owners who initially purchase a Lot from Declarant, any person or entity on becoming an Owner shall furnish to the Secretary of the Association and any Managing Agent a machine or a certified copy of the recorded instrument vesting that person or entity with an interest or ownership in the Lot, which copy shall remain in the files of the Association.

(2.) Registration of Mailing Address. The Owners or several Owners of an individual Lot shall have one and the same registered mailing address to be used by the Association for mailing of statements, notices, demands and all other communications, and such registered address shall be the only mailing address of a person or persons, firm, corporation, partnership, association or other legal entity, or any combination thereof, to be used by the Association. Such registered address shall be furnished

by such Owners to the Secretary of the Association and any Managing Agent within fifteen days after transfer of title, or after a change of address, and such registration shall be in written form and signed by all of the Owners of the Lot, or by such persons as are authorized by law to represent the interest of (all of) the Owners thereof.

ARTICLE VI
USE RESTRICTIONS

- (1.) Architectural Control. No fence, wall, hedge or other structure shall be erected, placed or altered on any lot nearer to the street than the minimum building setback line.
- (2.) Building Location. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat provided; however, no building shall be located on any lot nearer than forty feet to the front lot line, or nearer than twenty five feet to any side street line. No building shall be located nearer than ten feet to any interior lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building, provided, however that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
- (3.) Clearing. To insure natural growth screening and esthetics between dwelling structures, no lot shall be clear-cut of mature trees more than eighty-five percent (85%) of the total lot area except that trees may be thinned and undergrowth cleared.
- (4.) Sanitary Facilities. All dwellings shall have indoor sanitary facilities and underground disposal systems. No outhouse or above ground disposal systems shall be permitted on any lot.
- (5.) Nuisances. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood.
- (6.) Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot, at any time, as a residence either temporary or permanent. The exterior of all homes shall be completed prior to occupancy.
- (7.) Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarry or mining operations of any kind shall be permitted on any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or on any lot. No derrick or other structure designed for use in boring for oil or natural gas be erected, placed, maintained, or permitted on any lot, not within one hundred square feet of the tract of land owned or controlled by the developer or sponsor.
- (8.) Livestock. No animals, livestock or poultry of any kind shall be

raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. Not more than two dogs may be kept on any one lot.

(9.) Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storages or disposal of such material shall be kept in a clean and sanitary condition.

(10.) Sight Distance at Intersections. No fence, wall, hedge or shrub planting which obstruct sight lines at elevations between two and six 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 twenty five 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.

(11.) Connection to Water System. Each owner must submit plans and receive prior approval from the Association for any connection to the water System.

ARTICLE VII
GENERAL PROVISIONS

(1.) Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

(2.) Amendments. This Declaration may be amended by an "Amendment to Conditions, Covenants, and Restrictions" signed by three-fourths (3/4ths) of the owners of the Property, and recorded in the Kenai Recording District.

(3.) Term. This Declaration shall run with the Property in perpetuity or earlier terminated by the written consent of all of the owners of the Property and Declarant, so long as Declarant holds any note secured by a deed of trust encumbering any portion of the Property. This Declaration may be amended only by the written consent of three-fourths (3/4ths) of the owners of the Property and Declarant, so long as Declarant holds any note secured by a deed of trust encumbering any portion of the Property.

ARTICLE VIII
CONTROL BY DECLARANT

Before the election of the first Board, as provided for in the

Bylaws of the Association of owners, the Declarant, or its successors or assigns, shall have all the rights, powers and obligations of the Board herein provided for, to administer the Community Water System. The first meeting of the owners shall commence before September 1, 1984 for the purpose of electing a Board of Directors of the Association. On September 1, 1984 the Association will become vested in the owners of the lots EXCEPT: If the Declarant should form a private corporation which becomes approved as a utility company regulated by the Alaska Public Utilities Commission and the Alaska Department of Environmental Conservation then the water system shall be vested with that corporation and this Declaration shall be modified to reflect only the use restrictions and covenants perfecting and enhancing the desirability of the subdivision as herein protected.

Dated at Kenai, Alaska, the day and year below written.

Edwin R. Lowry

 Edwin R. Lowry, Declarant

STATE OF ALASKA)
) ss:
 THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this
20th day of October, 1983 by Edwin R.
 Lowry of Route 2 Box 829; Soldotna, Alaska 99669.



Beverly Jean Parto

 Notary Public for Alaska
 My commission expires: Jan 28, 1985

83-012115

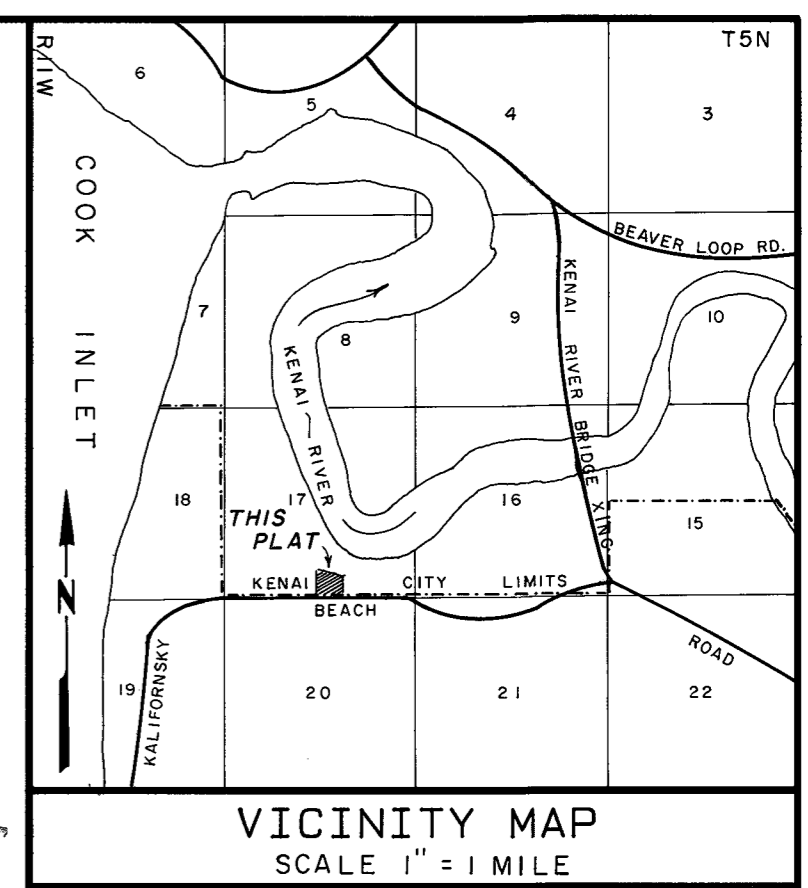
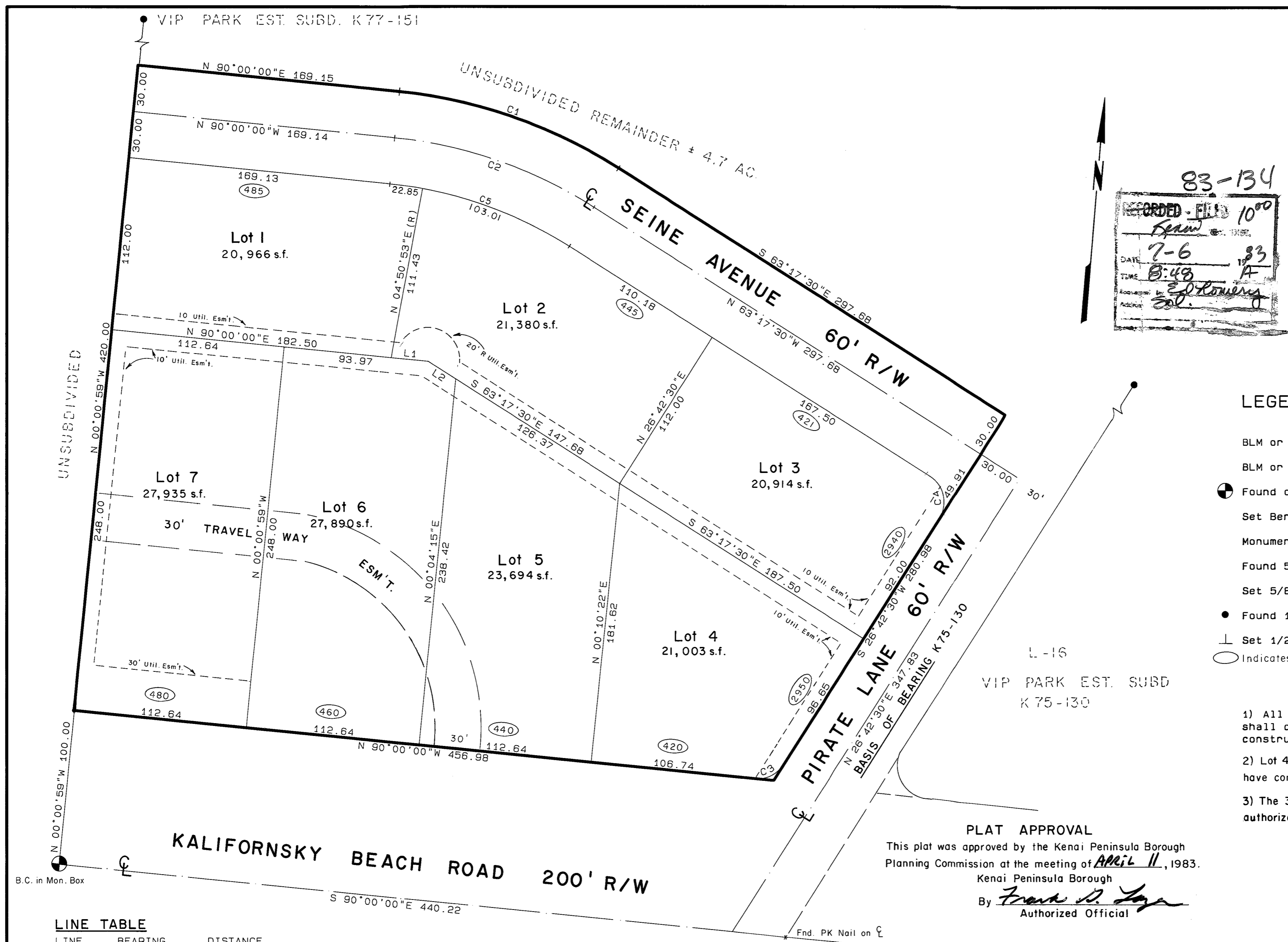
26⁰⁰

RECORDED FILED
 KENAI REC.
 DISTRICT

OCT 20 11 42 AM '83

REQUESTED BY *Ed Lowry*
 ADDRESS *Rt. 2, Box 829, Soldotna*
 234391

KN 83-134



- LEGEND**
- BLM or GLO monument recovered
 - BLM or GLO monument not recovered
 - Found official survey monument
 - Set Bernsten 3 1/4" x 30" aluminum survey monument
 - Monument of record not recovered
 - Found 5/8" rebar
 - Set 5/8" x 30" rebar with 2" aluminum cap
 - Found 1/2" rebar
 - Set 1/2" x 24" rebar at all lot corners
 - Indicates typical street address

- 1) All wastewater treatment and disposal systems shall comply with existing law at the time of construction.
- 2) Lot 4 shall have interior access only. Lots 5, 6 and 7 shall have common access along the 30' travelway easement only.
- 3) The 30' travelway easement shown is for owners and their authorized agents of Lots 5, 6 and 7 only.

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 11, 1983.
 Kenai Peninsula Borough
 By Frank D. Lutz
 Authorized Official

LINE TABLE

LINE	BEARING	DISTANCE
1	N 90°00'00"E	24.11
2	S 63°17'30"E	21.31

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	26°42'30"	330.00	153.83	78.34	152.44	S 76°38'45"E
2	26°42'30"	300.00	139.84	71.22	138.58	N 76°38'45"W
3	63°17'30"	20.00	22.09	12.33	20.99	N 58°21'15"E
4	90°00'00"	20.00	31.42	20.00	28.28	N 18°17'30"W
5	26°42'30"	270.00	125.86	64.09	124.72	N 76°38'45"W

NOTARY'S ACKNOWLEDGEMENT
 FOR Edwin R. Lowry
 Subscribed and sworn before me this 21st day of April, 1983.
 My commission expires 9/20/86.
Mary Toll
 Notary Public for Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.
Edwin R. Lowry

STATE OF ALASKA NOTARY PUBLIC
MARY TOLL
 My Commission Expires 9/20/86



BEACHSIDE ESTATES

Edwin Lowry
 Route 2 Box 829
 Soldotna, AK 99669

LOCATION
 4.598 ACRES M/L SITUATED IN THE SW1/4 SE1/4 SECTION 17 T5N, R11W, S.M. AK, THE CITY OF KENAI AND THE KENAI PENINSULA BOROUGH.

Surveyed by: **McLANE & ASSOCIATES, INC.**
 Soldotna, AK 99669

Date of Survey April 4 - 13, 1983	Scale 1" = 50 ft.	Bk. No. 83-09 Job No. 832086
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Kenai 83-134



KENAI PENINSULA BOROUGH

BOX 850 • SOLDOTNA, ALASKA 99669
PHONE 262-4441

STAN THOMPSON
MAYOR

SUBDIVISION Beachside Estates

Certificate of Tax Department

I, Lawrence A. Semmens, do hereby certify as follows:

That, I am the Tax Collector for the Kenai Peninsula Borough.

That, as of the date of this certificate, all Real Property taxes levied by the Kenai Peninsula Borough have been paid on the area(s) described as:

049-430-01

Sec 17, T5N, R11W, SM, SW $\frac{1}{4}$ S
of Kenai River Exc V I P Park
Estates Sub, CNTG 12.00 AC M/L

83-006755
1000

RECORDED-FILED
KENAI REC.
DISTRICT

JUL 6 8 48 AM '83

REQUESTED BY E. Houry
ADDRESS Rt 2 Box 629
Sold. 99669.

That, the following assessments (except assessments for cities of Homer, Kenai, Seldovia, Seward and Soldotna) levied against this property are outstanding: NONE

Witness my hand and seal this 5 day of July 1983.

Lawrence A. Semmens
Lawrence A. Semmens