

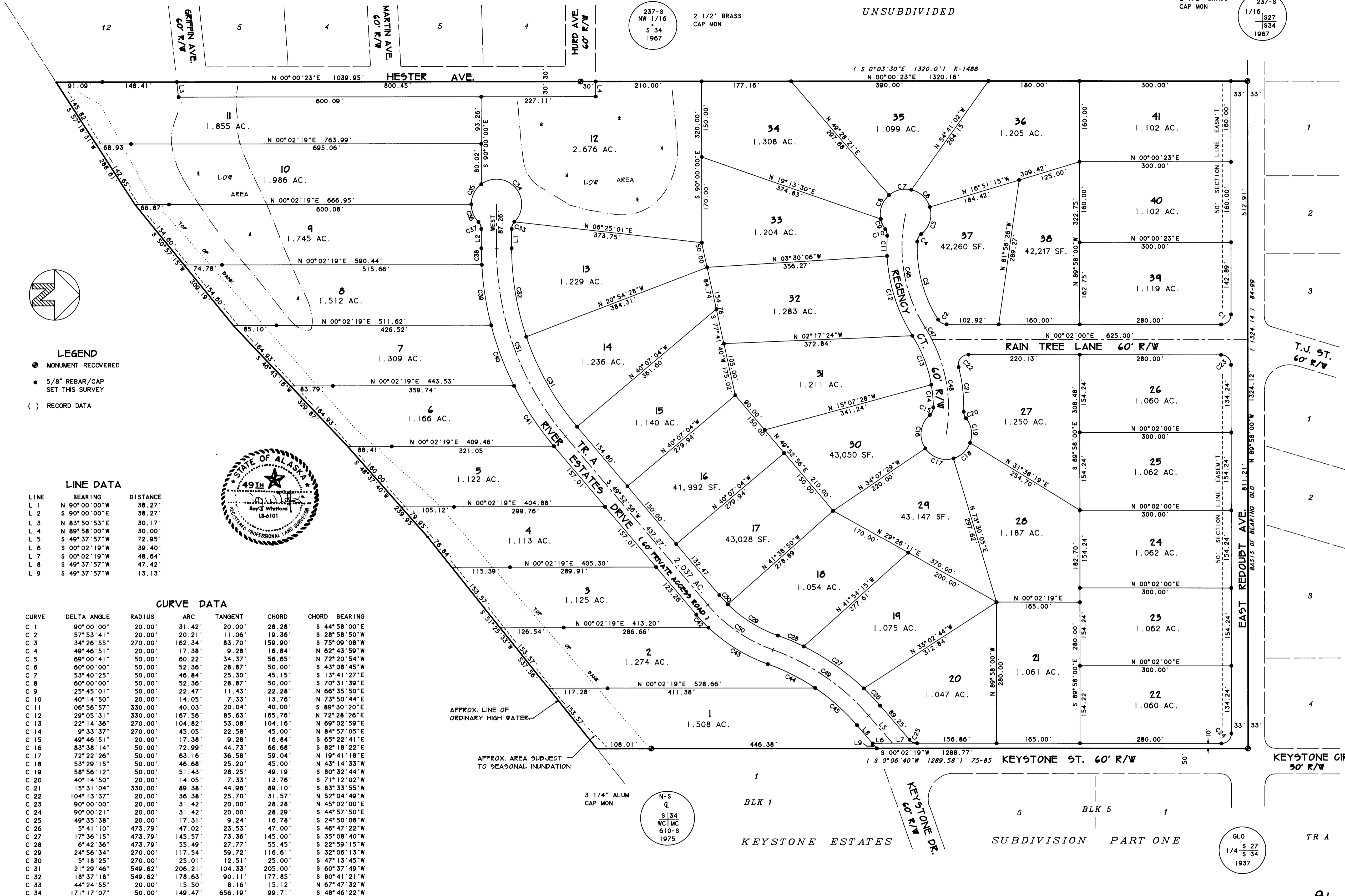
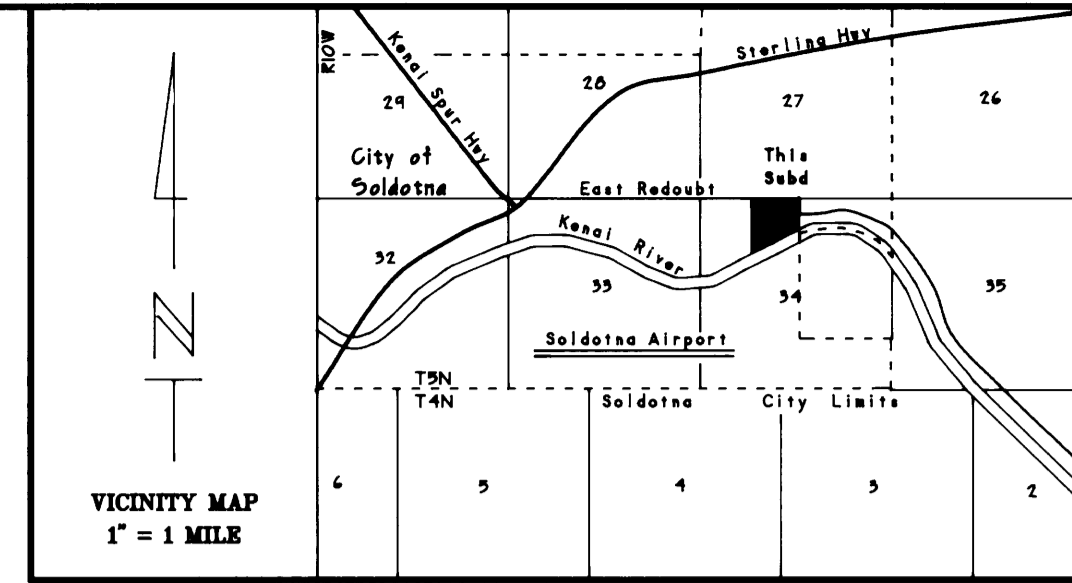
RINEHART SUBDIVISION

BLK TWENTY BLK EIGHTEEN BLK SEVENTEEN

UNSUBDIVIDED

2 1/2" BRASS CAP MON

237-5 NW 1/16 S 34 1967



LEGEND
 ● MONUMENT RECOVERED
 ● 5/8" REBAR/CAP SET THIS SURVEY
 () RECORD DATA

LINE DATA

LINE	BEARING	DISTANCE
L 1	N 90°00'00"W	38.27'
L 2	S 90°00'00"E	38.27'
L 3	N 83°50'53"E	30.17'
L 4	N 89°58'00"W	30.00'
L 5	S 49°37'57"W	72.95'
L 6	S 00°02'19"E	39.40'
L 7	S 00°02'19"W	48.64'
L 8	S 49°37'57"W	47.42'
L 9	S 49°37'57"W	13.13'

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	90°00'00"	20.00'	31.42'	20.00'	28.28'	S 44°58'00"E
C 2	57°53'41"	20.00'	20.21'	11.06'	19.36'	S 28°58'50"W
C 3	34°26'55"	270.00'	162.34'	83.70'	159.90'	S 75°09'08"W
C 4	49°46'51"	20.00'	17.38'	9.28'	16.84'	N 62°43'59"W
C 5	69°00'41"	50.00'	60.22'	34.37'	56.65'	N 72°20'54"W
C 6	60°00'00"	50.00'	52.36'	28.87'	50.00'	S 43°08'45"W
C 7	53°40'25"	50.00'	46.84'	25.30'	45.15'	S 13°41'27"E
C 8	60°00'00"	50.00'	52.36'	28.87'	50.00'	S 70°31'39"E
C 9	25°45'01"	50.00'	22.47'	11.43'	22.28'	N 66°35'50"E
C 10	40°14'50"	20.00'	14.05'	7.33'	13.76'	N 73°50'44"E
C 11	06°56'57"	330.00'	40.03'	20.04'	40.00'	S 89°30'20"E
C 12	29°05'31"	330.00'	167.56'	85.63'	165.76'	N 72°28'26"E
C 13	22°14'36"	270.00'	104.82'	53.08'	104.16'	N 69°02'59"E
C 14	49°37'57"	270.00'	45.05'	22.58'	45.00'	N 84°57'05"E
C 15	49°46'51"	20.00'	17.38'	9.28'	16.84'	S 65°22'41"E
C 16	83°38'14"	50.00'	72.99'	44.73'	66.68'	S 82°18'22"E
C 17	72°22'26"	50.00'	63.16'	36.58'	59.04'	N 19°41'18"E
C 18	53°29'15"	50.00'	46.68'	25.20'	45.00'	N 43°14'33"W
C 19	58°56'12"	50.00'	51.43'	28.25'	49.19'	S 80°32'44"W
C 20	40°14'50"	20.00'	14.05'	7.33'	13.76'	S 71°12'02"W
C 21	15°31'04"	330.00'	89.38'	44.96'	89.10'	S 83°33'55"W
C 22	104°13'37"	20.00'	36.38'	25.70'	31.57'	N 52°04'49"W
C 23	90°00'00"	20.00'	31.42'	20.00'	28.28'	N 45°02'00"E
C 24	90°00'21"	20.00'	31.42'	20.00'	28.29'	S 44°57'50"E
C 25	49°35'38"	20.00'	17.31'	9.24'	16.78'	S 24°50'08"W
C 26	5°41'10"	473.79'	47.02'	23.53'	47.00'	S 46°47'22"W
C 27	17°36'15"	473.79'	145.57'	73.36'	145.00'	S 35°08'40"W
C 28	6°42'36"	473.79'	55.49'	27.77'	55.45'	S 22°59'15"W
C 29	24°56'34"	270.00'	117.54'	59.72'	116.61'	S 32°06'13"W
C 30	5°18'25"	270.00'	25.01'	12.51'	25.00'	S 47°13'45"W
C 31	21°29'46"	549.62'	549.62'	104.33'	205.00'	S 60°37'49"W
C 32	18°37'18"	549.62'	178.63'	90.11'	177.85'	S 80°41'21"W
C 33	44°24'55"	20.00'	15.50'	8.16'	15.12'	N 67°47'32"W
C 34	17°17'07"	50.00'	149.47'	65.19'	99.71'	S 48°46'22"W
C 35	53°05'29"	50.00'	46.33'	24.98'	44.69'	S 63°24'56"E
C 36	44°27'14"	50.00'	38.79'	20.43'	37.83'	N 67°48'42"E
C 37	44°24'55"	20.00'	15.50'	8.16'	15.12'	N 67°47'32"E
C 38	3°04'36"	609.62'	32.74'	16.37'	32.73'	N 88°27'43"E
C 39	11°23'57"	609.62'	121.64'	61.02'	121.44'	N 81°12'25"E
C 40	12°04'11"	609.62'	128.42'	64.45'	128.18'	N 80°27'21"E
C 41	13°32'20"	609.62'	144.05'	72.36'	143.72'	N 56°39'06"E
C 42	6°09'02"	330.00'	35.42'	17.73'	35.41'	N 46°48'26"E
C 43	24°05'57"	330.00'	138.80'	70.44'	137.78'	N 31°40'55"E
C 44	14°38'13"	413.79'	105.71'	53.14'	105.42'	N 26°57'03"E
C 45	15°21'48"	413.79'	110.95'	55.81'	110.62'	N 41°57'04"E
C 46	44°42'42"	300.00'	234.11'	123.38'	228.21'	N 80°17'02"E
C 47	5°08'38"	300.00'	26.93'	13.48'	26.92'	N 60°30'00"E
C 48	36°55'22"	300.00'	193.33'	100.15'	190.00'	N 81°32'00"E
C 49	30°00'01"	443.79'	232.37'	118.91'	229.72'	S 34°37'57"W
C 50	30°14'59"	300.00'	158.39'	81.09'	156.55'	S 34°45'26"W
C 51	40°07'04"	579.62'	405.84'	211.64'	397.60'	S 69°56'28"W

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 5/13/96

KENAI PENINSULA BOROUGH
 By: Max J. Beal
 Authorized Official

Lots 21-41 are subject to certain other covenants, conditions and restrictions, all of which are recorded with the District Recorder of the Kenai Recording District, State of Alaska.

Lots 1-11 are subject to restrictions upon development and use of riverfront property imposed by the applicable conditions, covenants, and restrictions and by the State of Alaska, the Kenai Peninsula Borough and the City of Soldotna.

NOTES

Tract A is a limited common ownership parcel whose use and access is limited solely to the owners of lots 1-20. Lots 1-20 are subject to mandatory membership in a non-profit corporate Homeowners Association and to the mandatory payment of assessments and dues. Pursuant to the initial covenants, unless later amended, such average assessments and dues shall not exceed \$100 per year, including costs of insurance, for the base reference year 1979, as augmented by AS 34.08.820. The location and dimensions of the limited common elements are as shown for Tract A of this plat.

Lots 1-20 are subject to certain conditions, covenants, and restrictions including prior architectural review of any site plan and construction, recorded with the District Recorder, Kenai Recording District, Third Judicial District, State of Alaska.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 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 rights-of-way to public use and grant all easements to the use shown.

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiary.

Michael J. Taurainen
 Michael J. Taurainen
 25186 Kenai Spur Hwy Soldotna, AK 99669

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 12th day of August, 1996.

For: Michael J. Taurainen
Shawn G. McKay
 Notary Public for Alaska
 My Commission Expires 7-4-98



NOTES

All lots fronting on the Kenai River are subject to City of Soldotna Kenai River Overlay District.

The natural meanders of the line of ordinary high water forms the true boundary of the river front lots. The approximate line of ordinary high water as shown, is for area computations only.

The front 10 feet of the building setback and the entire setback within 5 feet of the side lot lines is reserved as utility easements.

No permanent structure shall be constructed or placed within the utility easement which would interfere with the ability of the utility to use the easement.

Property corners along Tract A & rights-of-way to be staked prior to 10/1/96.

Except for lots created by this plat, there are no further development rights as defined by AS 34.08 reserved to the initial subdividers and no other parcels of property subject to development rights as defined by AS 34.08. This provision shall not be deemed as affecting in any way any replating done in conformance with applicable ordinances and regulations.

A permanent roadway easement providing for access and related uses is reserved to lots 1-20, Kenai River Estates Subdivision over the land labeled as Tract A, title to which shall be retained by a corporate Homeowners Association. Tract A may also be used as a utility easement.

96-44
RECORDED
 KENAI RECORDING DISTRICT
 DATE _____ 1996
 TIME _____ M
 Requested By: WHITFORD SURVEYING

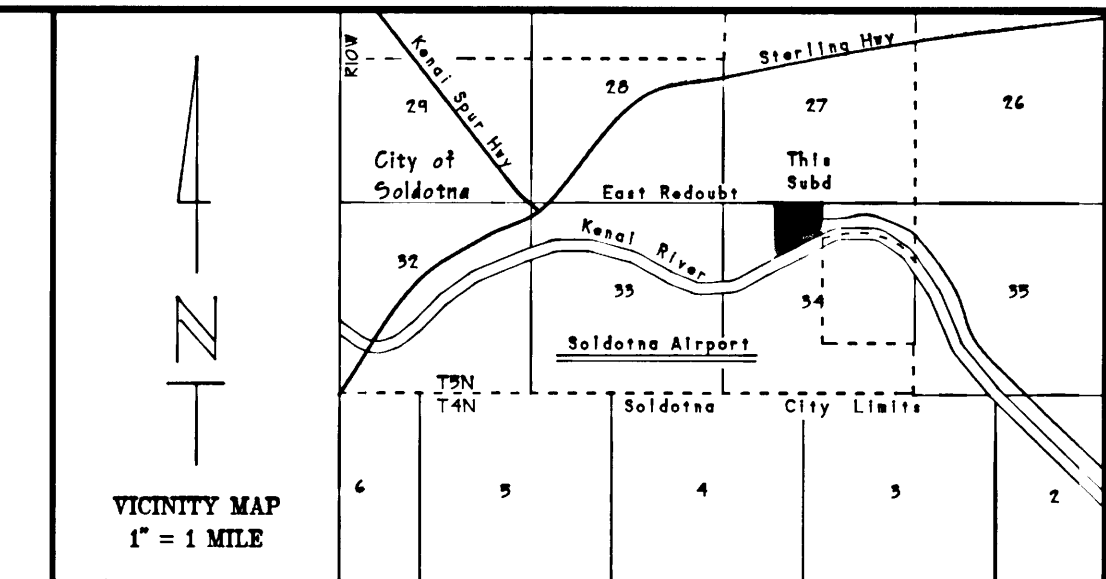
KENAI RIVER ESTATES

A Subdivision of Gov't Lots 3 & 5.
 Located with the NW 1/4 Sec. 34, T5N, R10W, SM, AK
 & the City of Soldotna
 41 Lots - 55.89 Ac ±

WHITFORD SURVEYING
 1902 WYATT WAY - KENAI, AK 99611
 (907) 283-4928

SURVEYED: 2/96 SCALE: 1" = 100'
 KPB FILE NO.: 96-072 DWG. FILE: KRE.GCD

KN 96-44



CERTIFICATE OF OWNERSHIP AND DEDICATION
 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 rights-of-way to public use and grant all easements to the use shown.

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.

Robert C. Penney
 Robert C. Penney
 3620 Penland Parkway Anchorage, AK 99508

CERTIFICATE OF OWNERSHIP AND DEDICATION
 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 rights-of-way to public use and grant all easements to the use shown.

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.

Paul E. Gray
 Paul E. Gray
 35555 Kenai Spur Hwy #232 Soldotna, AK 99669

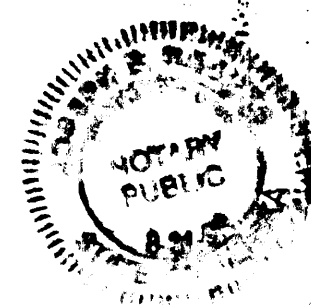
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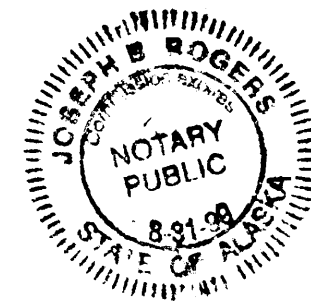
John J. Trautner
 John J. Trautner
 PO Box 909 Anchorage, AK 99587

LOTS 1-8, 17-23, 27-34, 40, 41
WASTEWATER DISPOSAL: Soil conditions, water table levels, and soils slopes on these lots 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 Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

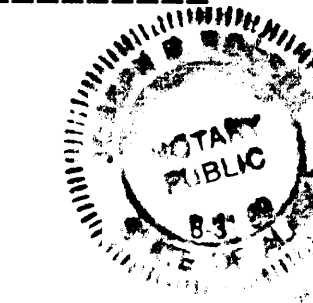
NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 14th day of August, 1996.
 For Robert C. Penney
Joseph B. Rogers
 Notary Public for Alaska
 My Commission Expires 8-31-99



NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 9th day of August, 1996.
 For Paul E. Gray
Joseph B. Rogers
 Notary Public for Alaska
 My Commission Expires 8-31-99



NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 3rd day of July, 1996.
 For John J. Trautner
Joseph B. Rogers
 Notary Public for Alaska
 My Commission Expires 8-31-99



LOTS 9-11, 16, 24-26, 35-39
WASTEWATER DISPOSAL: Soils conditions, water table levels, and soil slopes on these lots have been found suitable for shallow onsite wastewater treatment and disposal systems, in accordance with the typical engineered design on file with the Alaska Department of Environmental Conservation, serving single-family or duplex residences and meeting the regulatory requirements of the Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

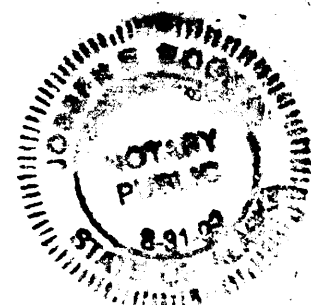
Don A. Middleton
 Don A. Middleton AKA David A. Middleton
 PO Box 752 Cooper Landing, AK 99572

William B. Wirin
 William B. Wirin
 PO Box 3004 Soldotna, AK 99669

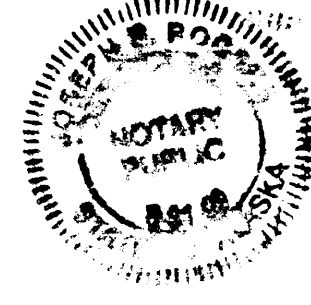
Norman L. Bristow by Don A. Mckey, attorney in fact
 Norman L. Bristow
 12440 Turks Turn Anchorage, AK 99516

LOTS 12-15
WASTEWATER DISPOSAL: Soil conditions on these lots have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for an approved alternate wastewater disposal system for use on these lots are available from the Alaska Department of Environmental Conservation. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

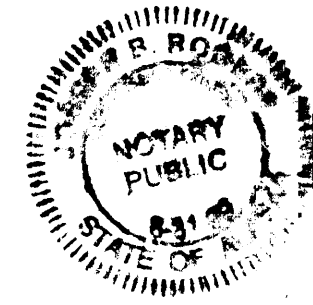
NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 12th day of August, 1996.
 For Don A. Middleton
Joseph B. Rogers
 Notary Public for Alaska
 My Commission Expires 8-31-99



NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 16th day of August, 1996.
 For William B. Wirin
Joseph B. Rogers
 Notary Public for Alaska
 My Commission Expires 8-31-99



NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 30th day of July, 1996.
 For Don A. Mckey for Norman L. Bristow attorney in fact
Joseph B. Rogers
 Notary Public for Alaska
 My Commission Expires 8-31-99

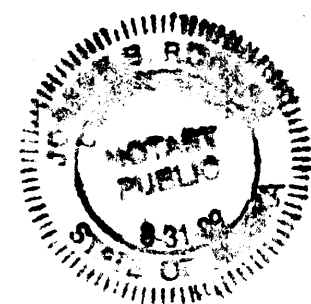


Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.
Donald Johnson Environmental Engineer 8-21-96
 Signature Title Date

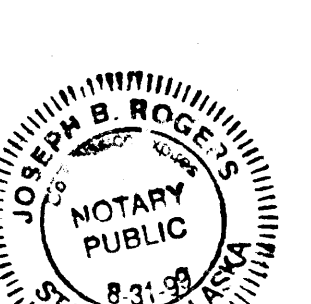
Linda K. Temple
 Linda K. Temple
 6121 E. 41st Court #3 Anchorage, AK 99504

Richard T. Bucy
 Richard T. Bucy
 PO Box 3071 Soldotna, AK 99669

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 30th day of July, 1996.
 For Linda K. Temple
Joseph B. Rogers
 Notary Public for Alaska
 My Commission Expires 8-31-99



NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 13th day of August, 1996.
 For Richard T. Bucy
Joseph B. Rogers
 Notary Public for Alaska
 My Commission Expires 8-31-99



96-44
 RECORDED 25
 KENAI RECORDING DISTRICT
 DATE 9-19-96
 TIME 9:15 A.M.
 Recommended By WHITFORD SURVEYING

KENAI RIVER ESTATES
 A Subdivision of Gov't Lots 3 & 5.
 Located with the NW 1/4 Sec. 34, T5N, R10W, SM, AK
 & the City of Soldotna
 41 Lots - 55.89 Ac ±
WHITFORD SURVEYING
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 (907) 283-4928
 SURVEYED: 2/96 SCALE: 1" = 100'
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KN 96-44