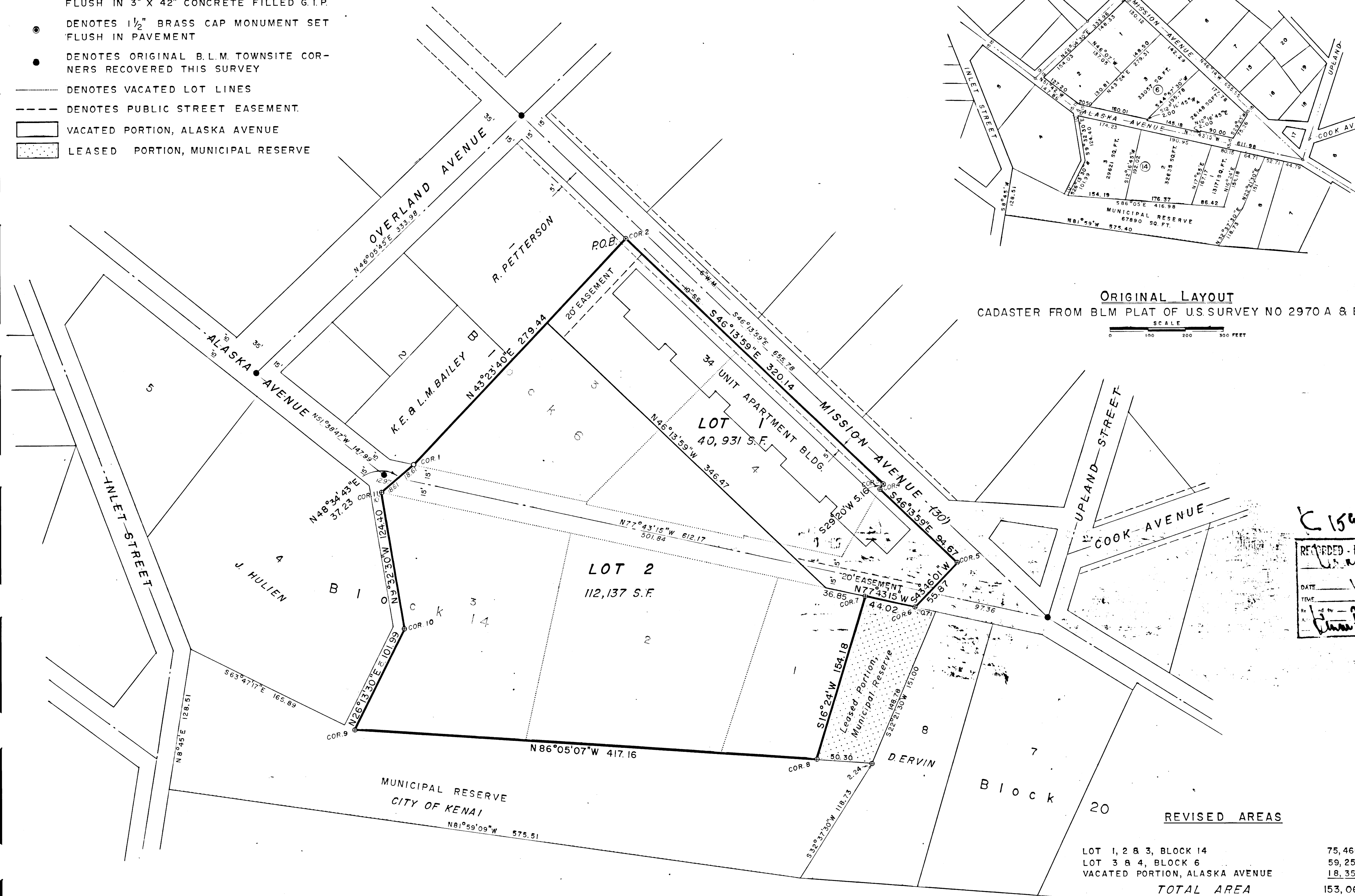


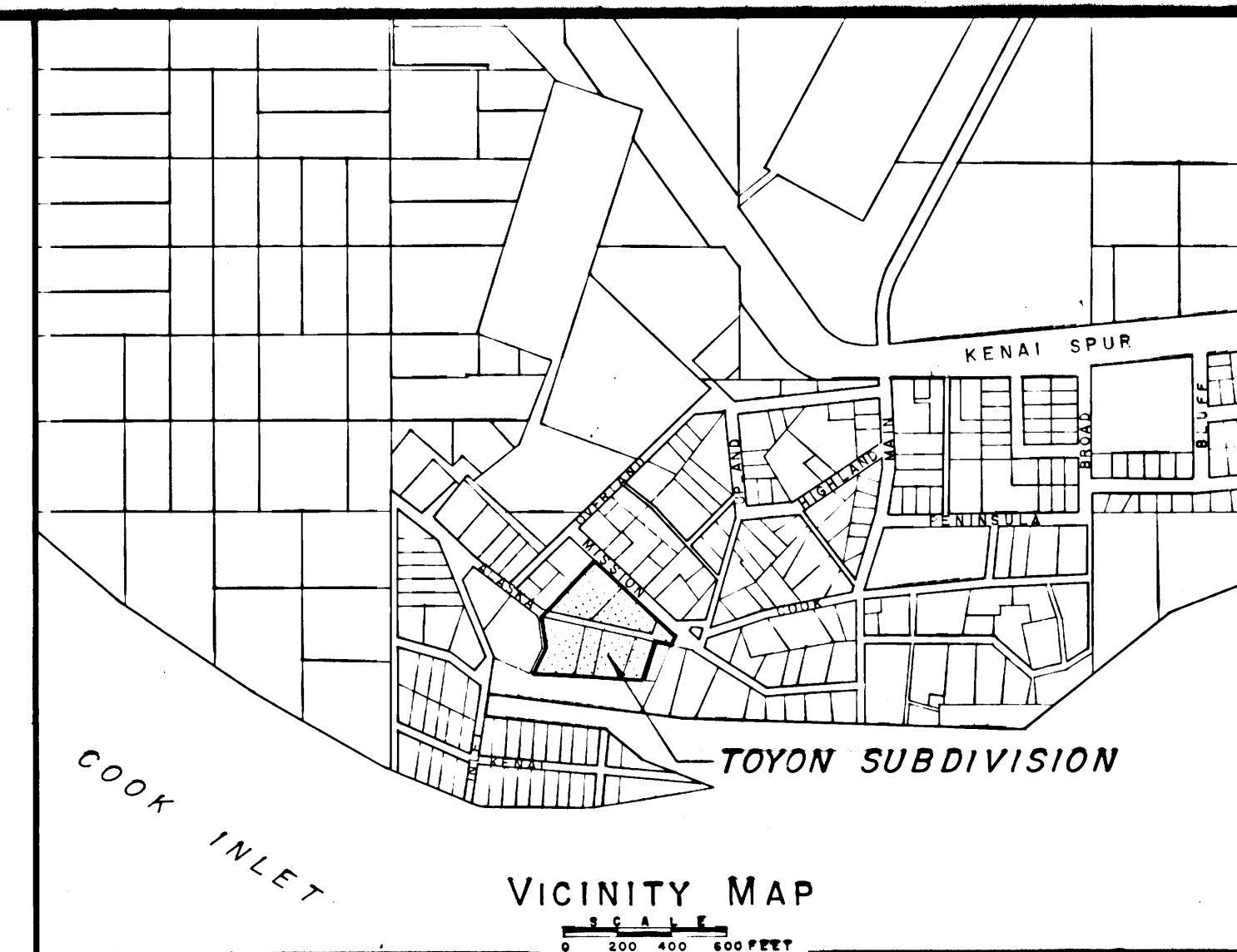
# LEGEND

- ⊕ DENOTES 5/8" X 42" STEEL ROD SET THIS SURVEY.
- DENOTES 2 1/2" BRASS CAP MONUMENT SET FLUSH IN 3" X 42" CONCRETE FILLED G.I.P.
- DENOTES 1 1/2" BRASS CAP MONUMENT SET FLUSH IN PAVEMENT
- DENOTES ORIGINAL B.L.M. TOWNSITE CORNERS RECOVERED THIS SURVEY
- DENOTES VACATED LOT LINES
- - - DENOTES PUBLIC STREET EASEMENT.
- ▭ VACATED PORTION, ALASKA AVENUE
- ▨ LEASED PORTION, MUNICIPAL RESERVE



ORIGINAL LAYOUT  
CADASTER FROM BLM PLAT OF U.S. SURVEY NO 2970 A & B

SCALE  
0 100 200 300 FEET



## METES AND BOUNDS DESCRIPTION

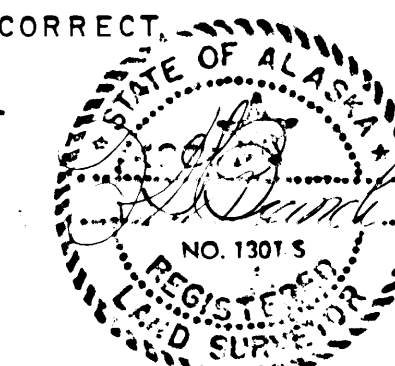
THAT CERTAIN PARCEL OF LAND FORMERLY DESCRIBED AS LOTS 3 & 4 OF BLOCK 6, & LOTS 1, 2 & 3 OF BLOCK 14, TOWNSITE OF KENAI, ALASKA, U.S. SURVEY NO. 2970 B, TOGETHER WITH A VACATED PORTION OF ALASKA AVENUE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 6, SAID U.S. SURVEY NO. 2970 B;
- THENCE S46°13'59"E 320.14 FEET;
- THENCE S29°20'00"W 5.16 FEET;
- THENCE S46°13'59"E 94.67 FEET;
- THENCE S43°46'01"W 55.87 FEET;
- THENCE N77°43'15"W 44.02 FEET;
- THENCE S16°24'00"W 154.18 FEET;
- THENCE N86°05'07"W 417.16 FEET;
- THENCE N26°13'30"E 101.99 FEET;
- THENCE N 9°32'30"W 124.40 FEET;
- THENCE N48°34'43"E 37.23 FEET;
- THENCE N43°23'40"E 279.44 FEET TO THE POINT OF BEGINNING;
- SAID PARCEL CONTAINING AN AREA OF 3.514 ACRES MORE-OR-LESS.

## CERTIFICATE OF REGISTERED SURVEYOR

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS ACTUALLY EXIST AS LOCATED AND THAT DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

Date 6/10 1998



## CERTIFICATE OF OWNERSHIP

HEREBY CERTIFY THAT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT HEREBY ADOPT THIS PLAN OF SURVEY WITH FREE CONSENT AND HEREBY ACCEPT THAT PORTION OF ALASKA AVENUE SHOWN WITHIN THE BOUNDARIES OF SAID LOT 1A, BLOCK 14, WHICH HAS BEEN VACATED BY FORMAL ACTION OF THE CITY OF KENAI.

Witness Karen Edmondson Owner Bradley Grant  
Witness Bradley Grant Owner Bradley Grant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF June 1998

Patricia J. Barrett MY COMMISSION EXPIRES 4-29 1999  
Notary For Alaska

## KENAI PENINSULA BOROUGH

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED BY THE SAID COMMISSION.

Date JUNE 17 1998  
George A. Macrae  
CHAIRMAN

## KENAI CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE KENAI CITY PLANNING COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED BY THE SAID COMMISSION.

Received 12 June 1998 Approved 12 June 1998  
Andy L. Cagle James Harrison  
CHAIRMAN SECRETARY

## KENAI CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENAI, ALASKA BY COUNCIL RESOLUTION NUMBER 68-36 DULY AUTHENTICATED AS PASSED THIS 19th DAY OF June 1998. WE FURTHER CERTIFY THAT THE PORTION OF ALASKA AVENUE SHOWN WITHIN THE BOUNDARIES OF SAID LOT 1A, BLOCK 14, HAS BEEN VACATED BY CITY ORDINANCE.

Ernie H. Mowin  
MAYOR  
Devin J. Mowin  
CITY CLERK

## TOYON SUBDIVISION

LEGAL DESCRIPTION  
RESUBDIVISION OF LOTS 3 AND 4 OF BLOCK 6 AND LOTS 1, 2 AND 3 OF BLOCK 14, TOWNSITE OF KENAI, U.S. SURVEY NO. 2970 B, TOGETHER WITH A VACATED PORTION OF ALASKA AVENUE, RESURVEYED AND PLATTED AS LOTS 1 AND 2 OF THE TOYON SUBDIVISION.

PREPARED FOR  
SNOW STAR INVESTMENT CORP  
P.O. BOX 240  
ANCHORAGE, ALASKA  
SCALE 1"=50'

PREPARED BY  
K. G. BRANCH  
REGISTERED LAND SURVEYOR  
KENAI, ALASKA  
DATE 6/8/98