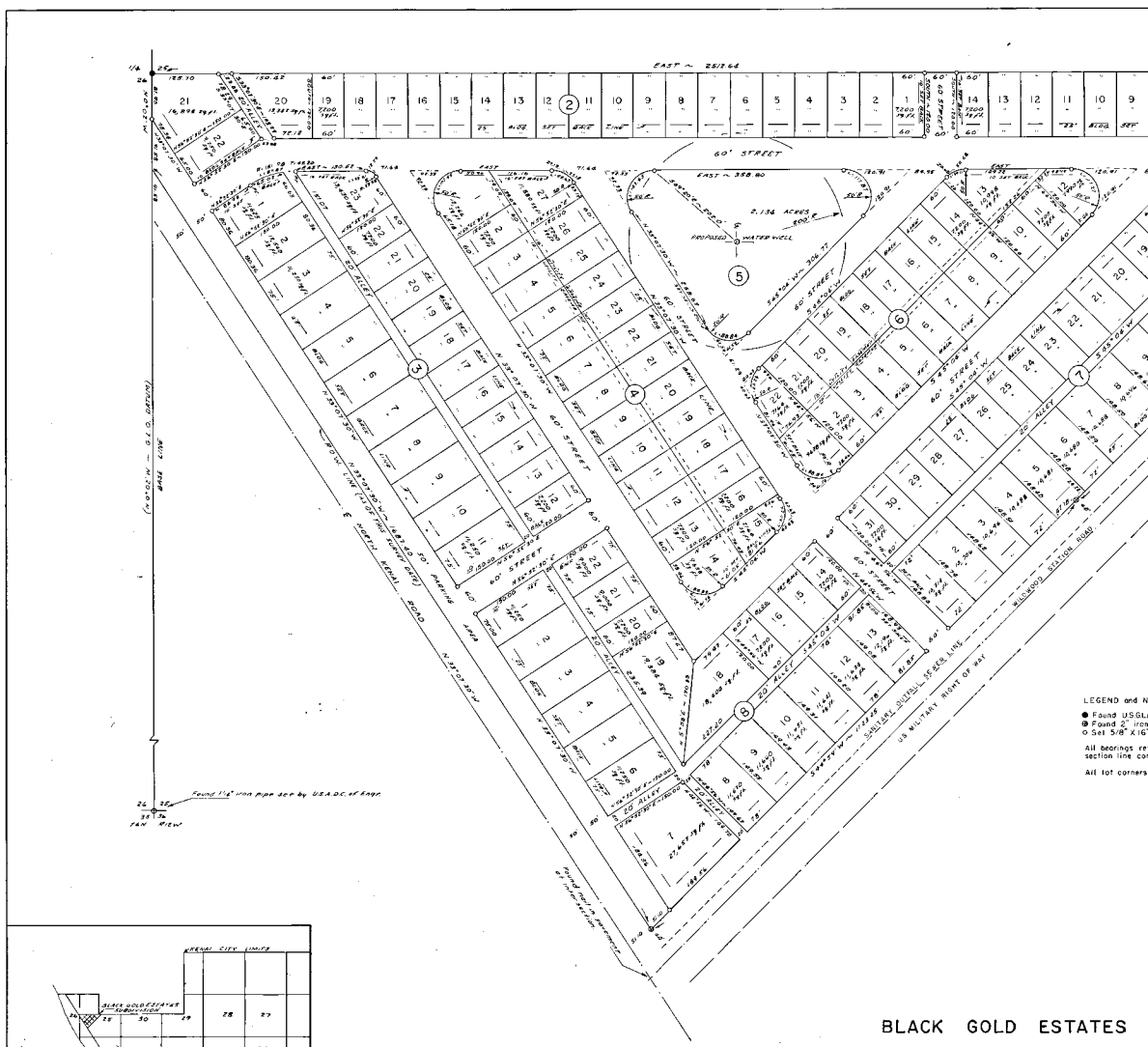


LEGEND and NOTES.

● Found U.S.G.L.O. monument.
⊕ Found 2" iron pipe with wood plug and tack.
○ Set 5/8" X 16" steel tube with cap stamped "Property Corner."

All bearings refer to the G.L.O. datum of N 0° 02' W, for the section line common to Sections 25 and 26.

All lot corners are marked with a 5/8" X 17" reinf. steel rod, except as shown.

LEGAL DESCRIPTION OF THE BLACK GOLD ESTATES SUBDIVISION.

Commencing from the U.S.G.L.O. ¼ section corner monument common to Sections 25 and 26, T6N, R12W, of the Seward Meridian, Alaska, this is the true point of beginning, thence East, 2512.64 ft. along the center ¼ line of Section 25 to the point of intersection with the U.S. Military Right of Way boundary, found 2" iron pipe with wood plug and tack, thence S18°09'W, 1123.28 ft. along said U.S. Military R.O.W. to a 2" iron pipe with wood plug and tack, thence continue along said Military R.O.W. S14°59'W, 1123.25 ft. to the point of intersection with the North Kenai Road Easterly Right of Way line, 50 ft. from center line of said Road, found 2" iron pipe with wood plug and tack, thence N33°07'30"W, 1687.40 ft. to a point of intersection with the section line common to Sections 25 and 26, thence along the Section line N0°02'W, 173.49 ft. to the U.S.G.L.O. ¼ Section Corner monument common to Sections 25 and 26, and the true point of beginning thus enclosing 47.558 acres of land.

COVENANTS.

1. Said property shall be subject to all easements, reservations and restrictions of record or contained in the original patent issued to Carl and Mary C. Ahlstrom.
2. No building shall be erected with a distance of twenty five (25) feet from the front lot line, ten (10) feet from either side or rear lot line of any residence lot.
3. Any building erected on the above described premises shall be placed on a permanent foundation (no skids or other devices for moving structures may be included in any building).
4. All buildings shall be finished on the exterior.
5. No industrial enterprise may be conducted on the above described premises, nor shall those premises be used for a trailer park, nor shall any trailer or quonset hut be placed thereon.
6. All debris from clearing shall be removed, burned or buried.
7. Purchaser(s) and seller hereby covenant that the above-described property shall be subject to assessment for any of the improvements required by the ordinances of the City of Kenai when installed at a future time by the City or Developers, unless prior to construction of such improvements by the City or developers, the owners of property within this subdivision shall have joined together for the purpose of constructing such improvements.
8. Each Purchaser will be assessed, for the purpose of road construction on the basis of ninety (90) cents per front foot, this cost will be included in the contract.
9. Final approval of the City Council on Lots 8-13 of Block 8 and Lots 1-15 of Block 7 and Lots 1-3 of Block 1, will be withheld until the Developer has written approval of access from the Army or has constructed an additional road, etc. to meet City requirements.
10. Upon request of the City of Kenai, a safety barrier will be constructed along the North Kenai Road R.O.W. line in front of the parking strip by the individual lot owners of Blocks 2, 3, and 8.
11. No individual water wells will be allowed within this subdivision.

DENTIFICATE OF OWNERSHIP AND DEDICATION.

We hereby certify that we are the owners of BLACK GOLD ESTATES SUBDIVISION as shown hereon, and that we submit this plan with our free consent, and dedicate all streets, alleys, and parking strips for public use.

Date June 14 1963 — Richard Williams owner — owner

CERTIFICATE OF REGISTERED LAND SURVEYOR.

I hereby certify that I am a registered land surveyor, and that this plat represents a survey made by me, and the monuments shown thereon actually exist as located, and that all dimensional and other details are correct.

Date June 8, 1963 — Stanley S. McLane Registered Surveyor

STATE OF ALASKA)
CITY OF KENAI) ss

On this 27th day of June, 1963, before me personally appeared R.W. and ——, known to me to be the persons whose names are subscribed to this instrument, and acknowledged to me that they executed the same for the purposes herein expressed.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my notarial seal this day and year last written above.

Notary Public

My commission expires ——

City Planning Commission.
Received 14 June 1963
Approved 20 June 1963
Chairman [signature]

COUNCIL

This is to certify that the within plat was duly submitted to and approved by the Council of Kenai City, Alaska, by resolution number 62-19 duly authenticated as passed this 21 day of June, 1963.

Mayor
City Clerk

BLACK GOLD ESTATES SUBDIVISION

CARL F. AHLSTROM and MARY C. AHLSTROM
OWNERS

RICHARD and JOAN WILLIAMS
DEVELOPERS

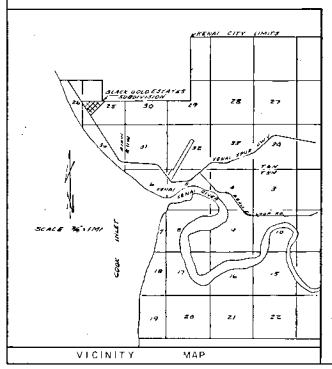
A PORTION OF THE CARL F. AHLSTROM, HOMESTEAD, LOCATED WITHIN THE SW 1/4 OF SECTION 25, T6N, R12W, OF THE SEWARD MERIDIAN, ALASKA, CONTAINING 47.558 ACRES OF LAND.

SURVEYED BY

STANLEY S. McLANE, R.L.S.

Date Begin July 19, 1962.
End Oct 24, 1962.

STATE OF ALASKA 1962 NO. 5194 REGISTERED LAND SURVEYOR



VICINITY MAP

BLACK GOLD ESTATES

631

1335

ND 1335