

CERTIFICATE OF OWNERSHIP AND DEDICATION

Ray G. Debenham
 RAY G. DEBENHAM, AS PRESIDENT OF KIANA INVESTMENTS, INC.,
 AN ALASKA CORPORATION; A PARTNER OF
 MODEB INVESTMENTS, AN ALASKAN PARTNERSHIP
 725 CHRISTENSEN, SUITE 6, ANCHORAGE, AK 99501

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 AND PUBLIC
 AREAS 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 REPLAT, OR REQUIRE SIGNATURE AND
 APPROVAL OF BENEFICIARIES.

NOTARY'S ACKNOWLEDGEMENT

For Ray G. Debenham, President, Kiana Investments, Inc.,
 an Alaska Corporation; as Partner, Modeb Investments,
 an Alaskan Partnership

Subscribed and sworn to before me this 21 day
 of October 1997

June J. Meyer 2-10-98
 Notary public for Alaska My Commission Expires

NOTARY'S ACKNOWLEDGEMENT

For Clod T. Moser, Partner, Modeb Investments,
 Subscribed and sworn to before me this 21 day
 of October 1997

June J. Meyer 2-10-98
 Notary public for Alaska My Commission Expires

NOTARY'S ACKNOWLEDGEMENT

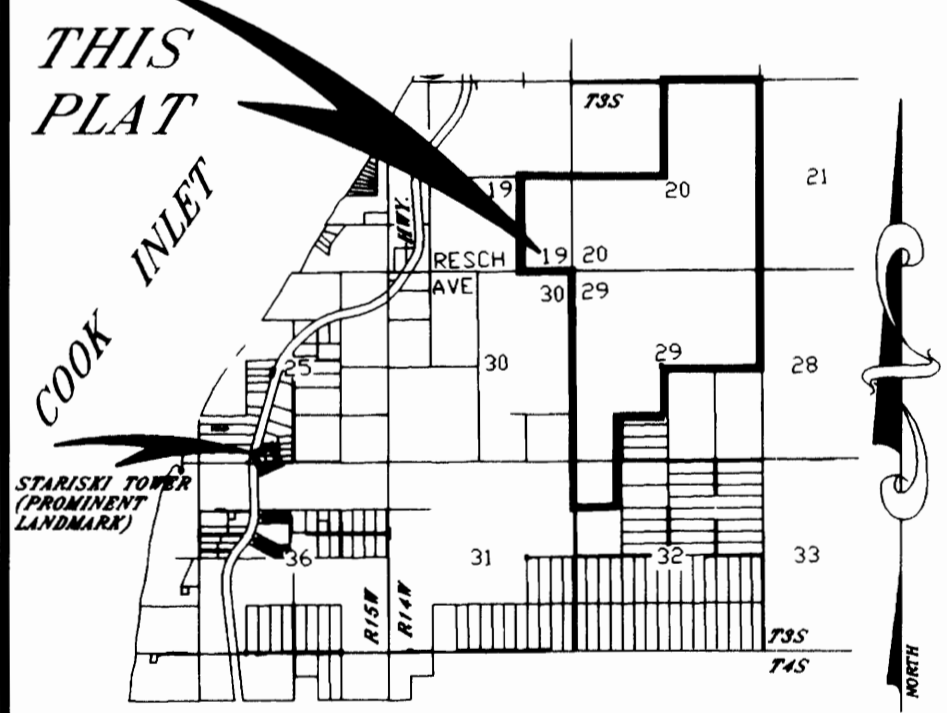
For Wynn Moser, Partner, Modeb Investments,
 Subscribed and sworn to before me this 21 day
 of October 1997

June J. Meyer 2-10-98
 Notary public for Alaska My Commission Expires

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough
 Planning Commission at the meeting of 7/14/97.
 KENAI PENINSULA BOROUGH

BY *Wayne J. Best*
 Authorized Official



VICINITY MAP SCALE: 1" = 1 MILE

DATE:	SEPTEMBER 1997
SCALE:	1" = 500'
GRID No.	N11W-62
FLD. BK. No.	319
DRAWING:	2914
JOB No.	2914

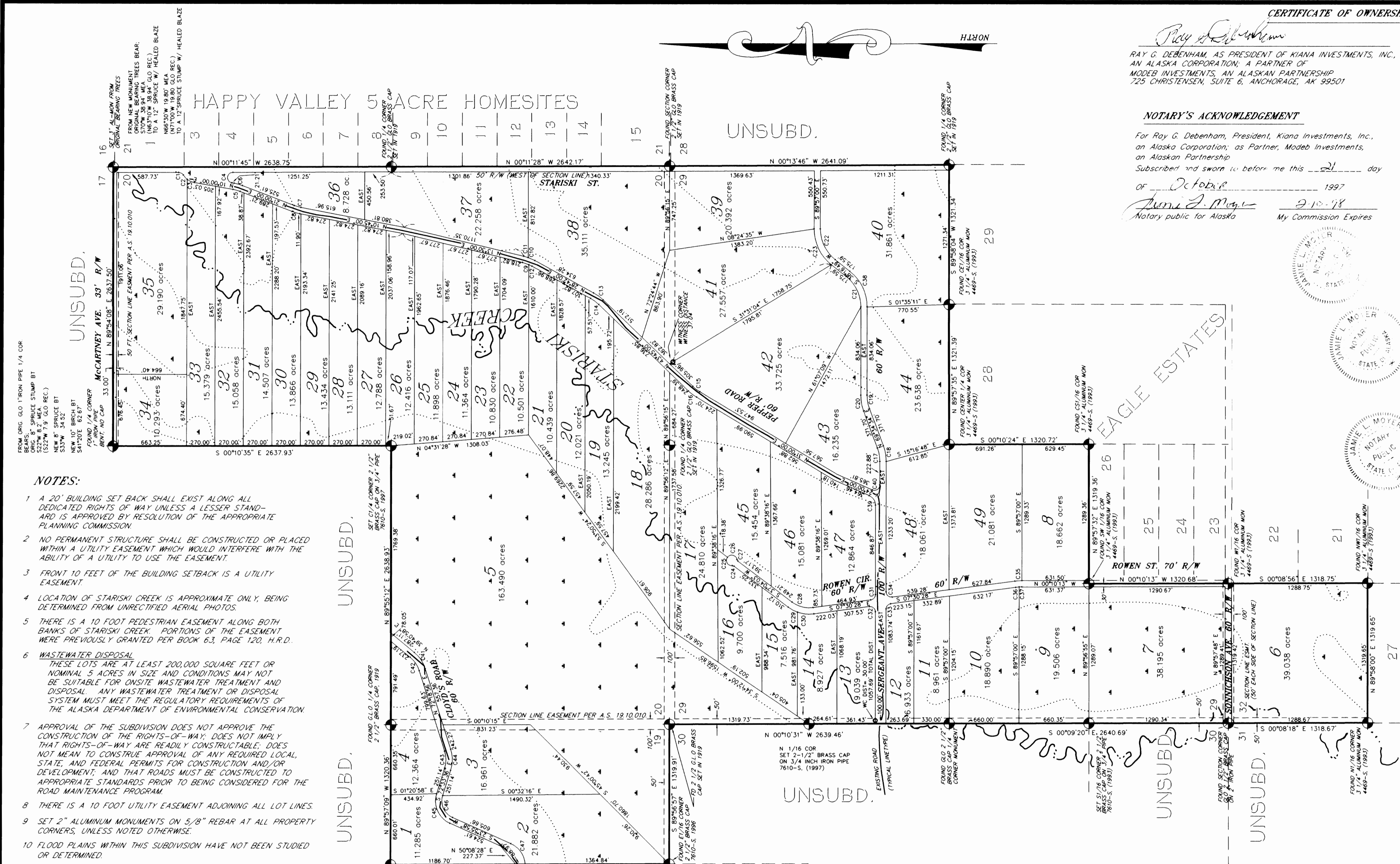


STARISKI MEADOWS

A SUBDIVISION OF THE E1/2 SE1/4 SEC 19, NE1/4 &
 S1/2 SEC 20, N1/2 & N1/2 SW1/4 & SW1/4 SW1/4 SEC 29
 NW1/4 NW1/4 SEC 32, ALL WITHIN
 Twp. 3S, Rge. 14W, S.M., HOMER RECORDING DISTRICT,
 KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT,
 STATE OF ALASKA
 CONTAINING 1039.720 ACRES

ABILITY SURVEYS
 GARY NELSON, PLS
 (907) 235-8440
 184 CITYVIEW, HOMER ALASKA 99603

97-62
 RECORDED 20
 HOMER REC. DIST.
 DATE 10/31/97
 TIME 9:14 A.M.
 REQUESTED BY Ability
 ADDRESS



- NOTES:**
- A 20' BUILDING SET BACK SHALL EXIST ALONG ALL DEDICATED RIGHTS OF WAY UNLESS A LESSEER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - FRONT 10 FEET OF THE BUILDING SETBACK IS A UTILITY EASEMENT.
 - LOCATION OF STARISKI CREEK IS APPROXIMATE ONLY, BEING DETERMINED FROM UNRECTIFIED AERIAL PHOTOS.
 - THERE IS A 10 FOOT PEDESTRIAN EASEMENT ALONG BOTH BANKS OF STARISKI CREEK. PORTIONS OF THE EASEMENT WERE PREVIOUSLY GRANTED PER BOOK 63, PAGE 120, H.R.D.
 - WASTEWATER DISPOSAL
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - APPROVAL OF THE SUBDIVISION DOES NOT APPROVE THE CONSTRUCTION OF THE RIGHTS-OF-WAY; DOES NOT IMPLY THAT RIGHTS-OF-WAY ARE READILY CONSTRUCTIBLE; DOES NOT MEAN TO CONSTITUTE APPROVAL OF ANY REQUIRED LOCAL, STATE, AND FEDERAL PERMITS FOR CONSTRUCTION AND/OR DEVELOPMENT, AND THAT ROADS MUST BE CONSTRUCTED TO APPROPRIATE STANDARDS PRIOR TO BEING CONSIDERED FOR THE ROAD MAINTENANCE PROGRAM.
 - THERE IS A 10 FOOT UTILITY EASEMENT ADJOINING ALL LOT LINES.
 - SET 2" ALUMINUM MONUMENTS ON 5/8" REBAR AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
 - FLOOD PLAINS WITHIN THIS SUBDIVISION HAVE NOT BEEN STUDIED OR DETERMINED.
 - LOCATION OF LOW MARSHY AREA LIMIT IS APPROXIMATE ONLY, BEING DERIVED FROM UNRECTIFIED AERIAL PHOTOS.
 - THE BASIS OF BEARINGS IS S.00°10'50"E. FROM THE E1/16 CORNER OF SECTION 19 TO THE E1/16 CORNER OF SECTIONS 19 AND 30 PER PLAT OF PIPER'S HAVEN (HM 97-52).

LEGEND

- MONUMENT SET OR FOUND AS NOTED
- LOW MARSHY AREA
- TYPICAL LINETYPE (DOT) FOR APPROXIMATE LIMIT OF LOW MARSHY AREA
- SET WITNESS CORNER, 2" ALUM. CAP ON 5/8" REBAR

GRAPHIC SCALE

(IN FEET)
 1 inch = 500 ft.

Curve	Length	Radius	Delta	Chord Direction	Chord
30	156.83	330.00	27°13'49"	S 08°08'26" W	155.36
31	71.99	50.00	82°29'32"	S 48°45'14" E	65.93
32	85.09	50.00	97°30'28"	N 41°14'46" E	75.19
33	71.99	50.00	82°29'32"	N 48°45'14" W	65.93
34	85.09	50.00	97°30'28"	S 41°14'46" W	75.19
35	67.88	530.00	07°20'16"	N 03°50'21" W	67.83
36	33.48	470.00	04°04'55"	N 05°29'01" W	33.48
37	26.71	470.00	03°52'27"	N 01°47'53" W	26.70
38	388.15	430.00	51°43'11"	N 64°08'24" E	375.11
39	115.19	100.00	66°00'00"	N 57°00'00" E	108.93
40	99.48	50.00	114°00'00"	S 33°00'00" W	83.87
41	187.95	330.00	32°37'58"	N 55°59'57" E	185.42
42	153.78	270.00	32°37'58"	N 55°59'57" E	151.71
43	165.52	270.00	35°07'27"	N 59°59'44" E	169.94
44	202.30	330.00	35°07'27"	N 59°59'44" E	199.15
45	335.22	230.00	83°30'26"	S 65°41'11" W	308.33
46	247.77	170.00	83°30'26"	S 65°41'11" W	226.42
47	251.19	230.00	62°34'30"	N 55°13'13" E	238.89

Curve	Length	Radius	Delta	Chord Direction	Chord
1	51.21	50.00	58°41'01"	N 29°08'46" E	49.00
2	55.96	155.00	20°41'13"	S 48°08'40" W	55.66
3	75.21	155.00	27°48'04"	S 23°54'02" W	74.47
4	148.18	50.00	169°48'15"	N 85°05'53" W	99.60
5	71.03	370.00	11°00'00"	N 15°30'00" E	70.93
6	82.55	430.00	11°00'00"	N 15°30'00" E	82.43
7	66.19	370.00	10°15'00"	S 15°52'30" W	66.10
8	76.93	430.00	10°15'00"	S 15°52'30" W	76.82
9	66.41	370.00	10°17'03"	N 18°38'31" E	66.32
10	68.98	430.00	09°11'29"	N 24°06'15" E	68.91
11	45.09	430.00	06°00'31"	N 30°10'15" E	45.07
12	31.25	370.00	04°54'57"	N 26°14'31" E	31.44
13	112.95	430.00	15°03'00"	N 36°13'30" E	112.62
14	97.19	370.00	15°03'00"	N 36°13'30" E	96.91
15	82.34	370.00	12°45'00"	S 37°22'30" W	82.17
16	95.69	430.00	12°45'00"	S 37°22'30" W	95.49
17	131.89	370.00	20°25'26"	N 79°47'17" E	131.19
18	153.28	430.00	20°25'26"	N 79°47'17" E	152.47
19	131.89	370.00	20°25'26"	S 79°47'17" W	131.19
20	153.28	430.00	20°25'26"	S 79°47'17" W	152.47
21	333.99	370.00	51°43'11"	N 64°08'24" E	322.77
22	334.31	370.00	51°46'11"	S 64°09'54" W	323.06
23	388.53	430.00	51°46'11"	S 64°09'54" W	375.45
24	18.69	25.00	42°50'00"	N 15°39'03" E	18.26
25	115.92	50.00	132°50'00"	S 60°39'03" W	91.65
26	115.92	50.00	132°50'00"	N 13°29'04" E	91.65
27	18.69	25.00	42°50'00"	S 58°29'04" W	18.26
28	210.06	270.00	44°34'32"	S 14°46'47" W	204.80
29	99.90	330.00	17°20'43"	S 28°23'42" W	99.52

PROTECTIVE COVENANTS

STARISKI MEADOWS **PLAT #97-62**

A SUBDIVISION OF THE E 1/2 SE 1/4 SEC 19, NE 1/4 & S 1/2 SEC 20, N 1/2 & N 1/2 SW 1/4 & SW 1/4 SW 1/4 SEC 29, NW 1/4 NW 1/4 SEC 32, ALL WITHIN TOWNSHIP 3S, RANGE 14W SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. CONTAINING 1039.720 ACRES

GENERAL PROVISIONS:

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED. THESE COVENANTS SHALL BE RENEWED AUTOMATICALLY AFTER THE 25 YEARS UNLESS MORE THAN 50% OF THE THEN PARCEL OWNERS AGREES TO A CHANGE.

DWELLING QUALITY AND SIZE:

ALL LIVABLE DWELLINGS MUST CONSIST OF A MINIMUM OF 300 SQUARE FEET LIVABLE FLOOR SPACE, AND ALL SEPTIC SYSTEMS SHALL MEET THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS. THE EXTERIOR OF THE BUILDINGS MUST BE FULLY COMPLETED WITHIN (24) MONTHS AFTER THE START OF CONSTRUCTION. IT IS THE INTENT OF THIS COVENANT TO ASSURE THAT ALL DWELLINGS SHALL BE CONSTRUCTED OF HIGH QUALITY MATERIALS AND WORKMANSHIP, TO BE ATTRACTIVE AND PERMANENT.

MOBILE HOMES, TRAVEL TRAILERS AND CAMPERS:

IT IS THE INTENT OF AND PURPOSE OF THIS COVENANT TO ALLOW MOBILE HOMES OF ANY TYPE, BRAND OR SIZE, INCLUDING DOUBLE-WIDE; TRAVEL TRAILERS; CAMPERS; OR OTHER SUCH MOBILE UNITS TO BE CLASSIFIED AS TEMPORARY; WHICH MAY NOT EXCEED (24) MONTHS AS A PRIMARY DWELLING, OR APPROVAL OF 50% OF THE PARCEL OWNERS FOR A TIME EXTENSION.

NUISANCES:

NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY PARCEL, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE ADJOINING PARCELS. NO JUNK YARDS WILL BE ALLOWED.

PETS, LIVESTOCK AND POULTRY:

ANIMALS, LIVESTOCK OR POULTRY OF ANY FORM MAY BE KEPT, BRED, OR MAINTAINED FOR FAMILY USAGE OR SMALL COMMERCIAL PURPOSES. ALL ANIMALS / PETS ARE THE RESPONSIBILITY OF THERE OWNERS AND SAID OWNER ARE LIABLE FOR THE ACTION OF THEIR ANIMALS.

PARKING RESTRICTIONS:

NO MOVABLE OBJECTS SUCH AS BOATS, CAMPERS, TRUCKS, MOTORCYCLES, CARS, SHALL BE LEFT OR PARKED ON THE RIGHT-OF-WAY, BUT SHALL HAVE A MINIMUM SETBACK FROM SAID RIGHT-OF-WAY OF TWENTY-FIVE (25) FEET ONTO THEIR RESPECTIVE PARCELS. NO JUNK VEHICLES OR NON RUNNING VEHICLES WILL BE ALLOWED ON THE PROPERTY.

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 RECOVER DAMAGES.

SEVERABILITY:

INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OF COURT ORDER SHALL NO WAY EFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

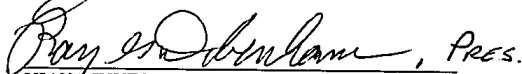
MODEB INVESTMENTS



CLOYD T. MOSER, General Partner



WYNN MOSER, General Partner



KIANA INVESTMENTS, INC., General Partner

