

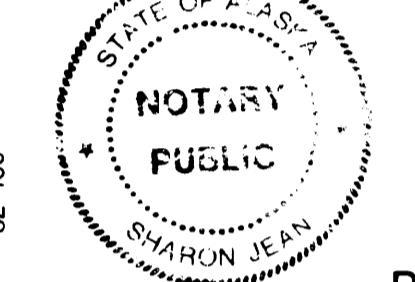
CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHT-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

William Caffyn & Anetta Caffyn
 WILLIAM CAFFYN & ANETTA CAFFYN
 63 CAFFYN DRIVE
 MARLBOROUGH, CONNECTICUT 06447

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 2 DAY OF Sept 1983 FOR *William Caffyn & Anetta Caffyn*



Sharon Jean
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2/24/86

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF *MAY 21, 1983*

KENAI PENINSULA BOROUGH
Clifford E. Baker
 AUTHORIZED OFFICIAL

83-239
 Kenai
 10-19 83
 10:52 AM
 Parking: Pine

Clifford E. Baker
 CLIFFORD E. BAKER, R.L.S.
 REGISTRATION NO. LS-5152



- LEGEND**
- ⊙ MONUMENT (Found this survey)
 - ⊕ MONUMENT (Set this survey) 3/4" AL. CAP
 - 1/2" REBAR (Found this survey)
 - T 5/8" x 30" REBAR W/ 1/2" AL SERV CAP (Set this survey)
 - () RECORD DATUM
 - (NR) NON-RADIAL (R) RADIAL

CURVE DATA

	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BRNG
1	20.00'	90° 01' 59"	31.43'	20.01'	28.29'	N 44° 59' 01" E
2	20.00'	90° 03' 04"	31.43'	20.02'	28.30'	N 44° 59' 33" E
3	20.00'	89° 56' 56"	31.40'	19.98'	28.27'	S 45° 00' 27" E
4	20.00'	90° 00' 01"	31.42'	20.00'	28.28'	S 45° 00' 00" E
5	20.00'	90° 00' 01"	31.42'	20.00'	28.28'	N 45° 00' 00" E
6	280.00'	30° 12' 23"	147.62'	75.57'	145.91'	S 15° 06' 12" E
7	250.00'	46° 38' 06"	203.48'	107.76'	197.91'	S 23° 19' 03" E
8	220.00'	46° 38' 06"	179.06'	94.83'	174.16'	S 23° 19' 03" E
9	280.00'	12° 18' 05"	60.12'	30.17'	60.00'	S 36° 21' 26" E
10	20.00'	90° 00' 00"	31.42'	20.00'	28.28'	S 01° 38' 06" E
11	220.00'	46° 39' 11"	179.14'	94.87'	174.23'	S 66° 41' 30" W
12	250.00'	46° 39' 11"	203.56'	107.80'	197.98'	S 66° 41' 30" W
13	280.00'	12° 16' 17"	59.97'	30.10'	59.86'	N 83° 52' 56" E

	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BRNG
14	280.00'	17° 11' 27"	84.01'	42.32'	83.70'	N 69° 09' 04" E
15	280.00'	17° 11' 27"	84.01'	42.32'	83.70'	N 51° 57' 38" E
16	20.00'	90° 00' 00"	31.42'	20.00'	28.28'	N 88° 21' 54" E
17	20.00'	90° 00' 00"	31.42'	20.00'	28.28'	S 01° 38' 06" E
18	20.00'	90° 00' 00"	31.42'	20.00'	28.28'	N 88° 21' 54" E
19	280.00'	12° 53' 20"	62.99'	31.63'	62.85'	S 06° 26' 40" E
20	280.00'	15° 50' 14"	77.40'	38.95'	77.15'	S 20° 48' 27" E
21	250.00'	46° 38' 06"	203.48'	107.76'	197.91'	S 23° 19' 03" E
22	220.00'	32° 58' 40"	126.62'	65.12'	124.88'	S 16° 29' 20" E
23	280.00'	17° 54' 33"	87.52'	44.12'	87.16'	S 37° 40' 50" E
24	220.00'	13° 39' 26"	52.44'	26.34'	52.32'	S 39° 48' 23" E
25	280.00'	04° 07' 38"	20.17'	10.09'	20.16'	S 44° 34' 17" E

NOTES:

- 1) LOTS 18 15, BLK 1 & LOT 1 BLK 1 ARE RESTRICTED FROM ACCESS TO SPRING STREET WITH THE EXCEPTION OF LOT 6 BLK 4 ALL LOTS ARE RESTRICTED FROM ACCESS TO FUNNY RIVER ROAD.
- 2) PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL & AGRICULTURAL.
- 3) A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 4) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
- 5) THE 20' BUILDING SETBACK FOR USE AS A UTILITY EASEMENT.

RIVER BRIDGE ESTATES SUBDIVISION
 LOCATED WITHIN THE N 1/2 SW 1/4 SEC. 24 T5N R9W S.M. ALASKA LYING WEST OF FUNNY RIVER ROAD AS RECORDED IN BK 203, PGS 716, 717 BY PATENT NO 6859.

CONSISTING OF 65.38 ACRES CONTAINING 49 LOTS
DOWLING-RICE and ASSOCIATES
 P.O. BOX 1974 SOLDOTNA, ALASKA 99669
 ENGINEERS 262-9011 SURVEYORS
 DATE: 8/83 SCALE: 1" = 100'
 DRAFTED: LKA FIELD BOOK:
 CHECKED: CEB W.Q. NO.: 1303