

### Legend

#### Transportation

Mileposts

Roads

Medium Collector

Medium Volume -

Unmaintained

Medium Volume -

Maintained

Low / Seasonal

Legal Trail

Private

State Hwy

Platted / Proposed

#### Parcels and PLSS

Tax Parcels



#### 9" Imagery

Red: Red

Green: Green

Blue: Blue

Red: Red

Green: Green

Blue: Blue

Red: Red

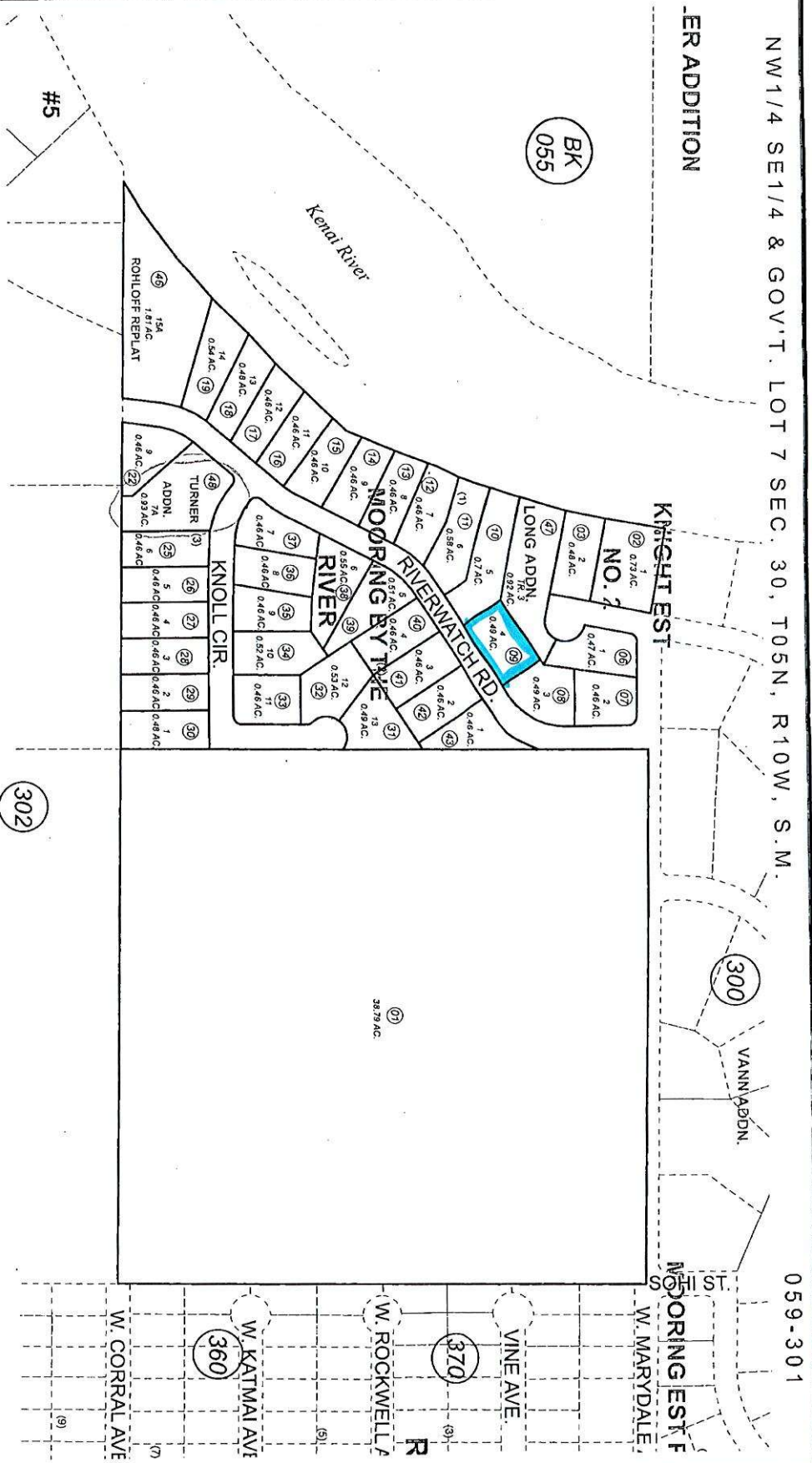
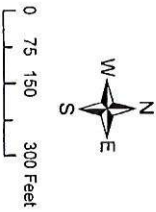
Green: Green

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

NW1/4 SE1/4 & GOV'T. LOT 7 SEC. 30, T05N, R10W, S.M.

ER ADDITION

BK 055



DECEMBER 22, 2011

For 2012 assessment roll			
Delete	Add	Revise	
			23,24 48

Assessor's Map  
Kenai Peninsula Borough

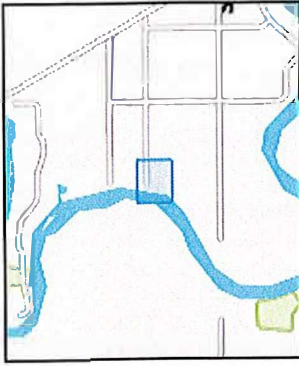
- KNIGHT ESTATES SUB NO 2 KN0001453
- MOORING BY THE RIVER SUB KN0840160
- KNIGHT ESTATES SUB NO 7 KN0860003
- MOORING BY THE RIVER ROHLOFF REPLAT KN0980021
- KNIGHT ESTATES SUB LONG ADDN KN2005107
- MOORING BY THE RIVER TURNER ADDN KN2011070

Note: Assessor's block numbers shown in Ellipses  
Assessor's Parcel Numbers shown in Circles

This map is prepared for Kenai Peninsula Borough Assessing Dept. Use only and is not intended for conveyance nor is it a survey.



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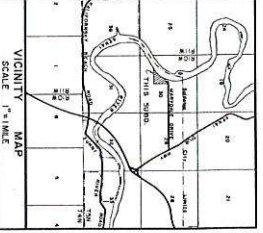
Parcels and PLSS

Tax Parcels



# MOORING BY THE RIVER

LINE	BEARING	DISTANCE	CURVE	DELTA	HAZELUS	ARC	TANGENT	CHORD	CHORD BEARING
1	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
2	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
3	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
4	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
5	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
6	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
7	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
8	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
9	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
10	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
11	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
12	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
13	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
14	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
15	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
16	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
17	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
18	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
19	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
20	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
21	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
22	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
23	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
24	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
25	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
26	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
27	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
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29	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
30	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
31	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
32	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
33	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
34	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
35	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
36	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
37	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
38	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
39	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	
40	N 89° 30' 00" E	277.72			280.00	31.42	280.29	5.27° 11' 40" E	

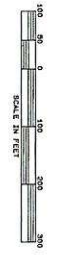


- LEGEND**
- BLM or OLD monument recovered
  - BLM or OLD monument not recovered
  - Found official survey monument
  - Set monument 3 1/4" x 3/8" aluminum survey monument
  - Moment of record not recovered
  - Found 5/8" rebar
  - Set 5/8" x 30" rebar with 2" aluminum cap
  - Found 1/2" rebar
  - Set 1/2" x 24" rebar
  - Set 1/2" x 24" rebar

- NOTES**
- Survey made and shown against system shall be approved only in accordance with applicable requirements of 8 AAC 70, 8 AAC 72, and 8 AAC 80.
  - The Ordinary High Water Line of the Kenai River forms the boundary of all river front lots. The Appurtenant 1984 O.H.W.L. shown is for surveying purposes only.
  - The front (O) of the building setback shall be used as a utility easement.
  - Lots may only be developed utilizing a public utility water tap.

**CERTIFICATE OF APPROVAL BY THE ALASKA GOVERNMENT OF ENVIRONMENTAL CONSERVATION**  
 This subdivision has been reviewed in accordance with applicable laws and regulations and is hereby approved for the purposes stated herein and that the survey complies with the provisions of the Alaska Uniform Land Use Act.

*Richard J. M. [Signature]*  
 Director



## MOORING BY THE RIVER

**LOCATION**  
 22.812 ACRES, S.W. QUARTER IN NE 1/4 SE 1/4 SECTION 20, T15N, S14E, R14E, CITY OF SOLDOTNA, AND THE KENAI PENINSULA BOROUGH, SOLDOTNA, AK 99569

**Sponsored by**  
 MCLANE & ASSOCIATES, INC.  
 Soldotna, AK 99569

**DATE OF SURVEY**  
 March 9, 1994

**SCALE**  
 1" = 100.11'

**BLM NO.**  
 84-15-18

**PLAT APPROVAL**  
 This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of [Date].

*[Signature]*  
 Borough Planning Director

**NOTARY'S ACKNOWLEDGEMENT**  
 I, the undersigned, Notary Public in and for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by [Name], who is personally known to me and who is duly qualified to execute the same.

*[Signature]*  
 Notary Public

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by [Name], who is personally known to me and who is duly qualified to execute the same.

*[Signature]*  
 Owner

# Bill of Sale<sup>1</sup>

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 James Delker Deborah Delker, for and in consideration of:  the sum of \$ 0.00

2 Dollars or  No Value, shall convey to \_\_\_\_\_,

3 the following personal property currently located at: 261 River Watch Drive Soldotna 99669,

4 State of Alaska.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Refrigerator                          | <input type="checkbox"/> Wall/Ceiling Speakers                               | <input checked="" type="checkbox"/> Workbench/Shelving     |
| <input type="checkbox"/> Freezer  | <input checked="" type="checkbox"/> Satellite Dish                           | <input type="checkbox"/> Corral                            |
| <input checked="" type="checkbox"/> Oven/Range/Cooktop                    | <input type="checkbox"/> Satellite Dish Comp.                                | <input type="checkbox"/> Playground Equipment              |
| <input checked="" type="checkbox"/> Dishwasher                            | <input type="checkbox"/> Home Theater  | <input type="checkbox"/> Greenhouse                        |
| <input checked="" type="checkbox"/> Microwave                             | <input type="checkbox"/> Projector   | <input checked="" type="checkbox"/> Dog Kennel/Run         |
| <input type="checkbox"/> Trash Compactor                                  | <input type="checkbox"/> Screen  | <input type="checkbox"/> Storage Shed                      |
| <input type="checkbox"/> Beverage/Wine Cooler                             | <input type="checkbox"/> Flat Screen   | <input checked="" type="checkbox"/> Hot Tub, Equip & Cover |
| <input checked="" type="checkbox"/> Water Softener                        | <input type="checkbox"/> All Speakers  | <input checked="" type="checkbox"/> Garage Door Opener     |
| <input checked="" type="checkbox"/> Central Vac Attachments               | <input type="checkbox"/> AV Components                                       | Remotes<br># of Remotes: _____                             |
| <input checked="" type="checkbox"/> Chandelier/Hanging Lts                | <input checked="" type="checkbox"/> Flat Screen TV(s) - Location:            | <input checked="" type="checkbox"/> Generator              |
| <input checked="" type="checkbox"/> Window Coverings<br>Except for: _____ | <input checked="" type="checkbox"/> Living Room                              | <input type="checkbox"/> Wood Stove                        |
| <input type="checkbox"/> Window Screens                                   | <input type="checkbox"/> Family Room   | <input type="checkbox"/> Propane Tank(s)                   |
| <input type="checkbox"/> Pool Table                                       | <input checked="" type="checkbox"/> Primary Bedroom                          | <input type="checkbox"/> Propane in Tank                   |
| <input checked="" type="checkbox"/> Washer                                | <input type="checkbox"/> Other _____   | <input type="checkbox"/> Oil Tank                          |
| <input checked="" type="checkbox"/> Dryer                                 | <input checked="" type="checkbox"/> Security System/Components               | <input type="checkbox"/> Oil in Tank                       |
|   | <input type="checkbox"/> leased or <input checked="" type="checkbox"/> owned |  |

5  
6 rabbit hutch and rabbit if buyers want "Nugget"  
7 office furniture flower box on deck

8 All fixtures attached to the Property, including, but not limited to: plumbing, heating, and electrical systems shall remain  
9 with the subject property.

10  
11 Unless agreed otherwise in writing, the Seller will retain responsibility for any service agreements, including, but not  
12 limited to, security and monitoring systems that are not assumed or prorated upon recording.

13  
14 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and Sale  
15 Agreement dated \_\_\_\_\_ does not record; this Bill of Sale shall become null and void.

16  
17 **THE ABOVE-DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO WARRANTIES ARE**  
18 **MADE AS TO THE CONDITION OF PERSONAL PROPERTY. THE ITEMS ABOVE HAVE NO EFFECT ON THE**  
19 **SALES PRICE.**

20  
21 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT INCLUDED**  
22 **WITH THE SALE:**

23 old storage shed, patio furniture & grill  
24 sages (x2)  
25 covered firewood bin, snowblowers

26 Dated: \_\_\_\_\_ Dated: 2/14/26

27 Buyer 1: \_\_\_\_\_ Seller 1: James Delker

28 Buyer 2: \_\_\_\_\_ Seller 2: Deborah Delker

29 Buyer 3: \_\_\_\_\_ Seller 3: \_\_\_\_\_



LEGACY REAL ESTATE  
 170 N Birch St Suite 102  
 Soldotna, AK 99669  
 Office: 907 262-1770  
 Cell: 907 398-7293

### Property Information

Please complete the information below

Internet Provider: GCI  
 (If ACS please do not cancel account)

TV Provider: GCI/Dish network

Phone Provider: GCI

Post Office  (Please Circle)  Cluster Box #      *would need to arrange w/ post office*  
 Keys being left: YES  NO

Insurance Provider: State Farm

Security System Company: Vivint

Owned or Leased Monthly \$: 50 +/-

Gas Meter Number: \_\_\_\_\_

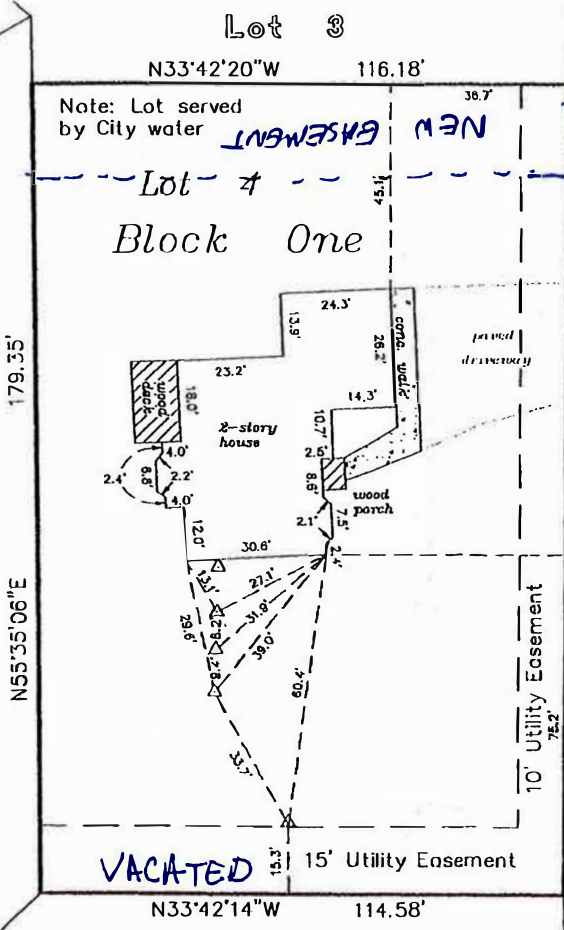
Electric Meter Number: \_\_\_\_\_

Any other Fuel (propane, fuel oil, etc.):  
 \_\_\_\_\_

## Home Improvements remodels general timeline 261 Riverwatch

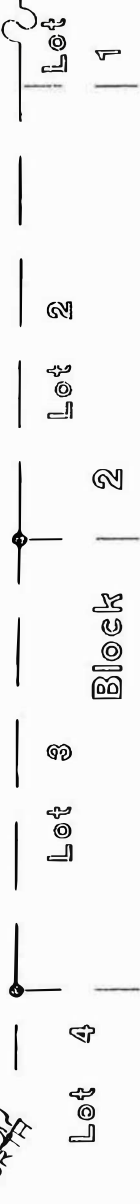
2006	Culligan water treatment system with drinking water filtration				
2006	Kitchen Counter & backsplash remodel (Mildebrant)				
2010	Exposed aggregate patio for hot tub (Dan Pankoski)				
2010	New Garage door opener Installed (Peninsula overhead doors)				
2011	Trex patio & walkway (Western Hills)				
2013	Trex front porch				
2014	Paint entire Interior (Jays Painting)				
2014	Remodel all 3 bathrooms (TDS) Add heated floor to full baths				
2014	New carpet & padding throughout house (Rug Bones)				
2015	New Gutters Installed (Raintech)				
2024	Roof treatment--Professional Moss removal and preventative application (Troy Snow)				
2024	Fireplace remote replaced				
2024	Water system serviced and filters replaced (Preferred Plumbing)				
2024	Replaced 3 "fogged" window panes (Doors & Windows)				
2025	Crawl Space Vapor barrier professionally replaced				
2025	Driveway resealed (AK Sure Seal)				

Knight Estates Subd. No. 2 1988 Addn.

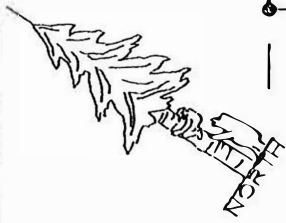


Zoff  
utility

River Watch Road  
60' ROW



Cliff Baker



AS-BUILT CERTIFICATION

LEGEND

- Rebar (found)      Δ Vent Pipe

As-Built Certificate

I hereby certify that the improvements hereon exist as shown on the following described property.

Scale: 1" = 30'      F.B. #: 97-1, Pg 144-145

Lot 4 Block One

KENAI RECORDING DISTRICT

Mooring By The River

Plat: 84-160      Date: 19 June, 1997

and that no encroachments exist except as indicated.

Drawn: CB      W.O. # 97100      Disk: \D21\Mooring

Exclusion Note:

**INTEGRITY SURVEYS**  
605 Swires Drive  
Kenai, Alaska 99611-8363  
SURVEYORS      PHONE - (907) 283-9047      PLANNERS  
FAX ---- (907) 283-9071

It is the responsibility of the Owner to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat. Under no circumstances should any data hereon be used for construction or for establishing boundary or fence lines.



**First American  
Title Insurance Company**

**LISTING PACKAGE**

8/2/2024

teamlegacy.c21@gmail.com

**Attn:** Legacy Real Estate

We appreciate the opportunity to serve you and thank you for choosing First American Title. Attached please find the following:

- Tax Information
- Vesting Deed
- Deed of Trust
- As Built
- As Built Not Found
- Plat Map
- Tax Map
- CCR's
- CCR's Not Found
- Other: Building Certificate

Owner Name(s): DELKER JAMES J & DEBORAH E

Physical Address: 261 RIVER WATCH DR SOLDOTNA AK

Legal Description: T 5N R 10W SEC 30 SEWARD MERIDIAN KN 0840160 MOORING BY THE RIVER SUB LOT 4 BLK 1

Please do not hesitate to contact me at 907-561-1844 or [cs.alaska@firstam.com](mailto:cs.alaska@firstam.com) if I may be of further assistance. I understand you have a choice and hope you will choose First American Title for your next transaction. Have a wonderful day!

Sincerely,

*Kellie Trolz or Lalena Welsh*

Kellie Trolz or Lalena Welsh, Title Customer Service

Enclosures

**NOTICE OF DISCLAIMER OF LIABILITY**

*This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by First American Title Insurance Co., and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact the above named person to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.*

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503  
TEL 907-561-1844 | FAX 907-561-1948  
ak.firstam.com

# Building Energy Efficiency Standard (BEES) Certification ★★★★★ Home Energy Rated Method ★★★★★

I. 8063 Owner of record: David A. and Trudy K. Petersen  
 Building is located at 21st Riverwatch Road Soldotna  
(Street) (City)  
 Legal Description is lot 4 Block 1 mooring By the River Rd,  
Kenai Recording District, Third Judicial District. (Include recording district).

II. RATING COMPLIANCE: Region property is located in:  1  2G  2A  3  4  5  
 Software program used:  AKWarm  Other\*: (Identify) EZRATER  
\*NOTE: Only those software programs independently tested and approved by AHFC are acceptable.  
 Home Energy Rating: 5 Star Date Construction Started\*: 10/17/96  
\*Note: Defined as installation of the foundation  
 Rater # 43 Rater's Name Steve Borebrake  
(Please type or print legibly)

III. VENTILATION COMPLIANCE STATEMENT: Construction on the above legally described property meets the ventilation requirements as set forth in the Building Energy Efficiency Standard (BEES) under Option I or Option II.

IV. COMPLIANCE STATEMENT: (This statement applies only to Section III Ventilation).  
 A.  I hereby Certify that I am eligible under the provisions of 15 AAC 155.030(a)(2) to certify compliance with BEES ventilation requirements and that I am a licensed architect, engineer or ICBO certificated building inspector, and have taken the Alaska Craftsman Home Program or other comparable building course specifically approved in writing.  
 B.  I hereby Certify that I am the contractor of the building and eligible to self certify compliance with BEES ventilation requirements under the provision of AS 18.56.096 and that I have taken the Alaska Craftsman Home program or other comparable building course specifically approved in writing by AHFC.  
 C.  I hereby Certify that I am the owner of the building and eligible to self certify compliance with BEES ventilation requirements under the provision of AS 18.56.096 and that I have taken the Alaska Craftsman Home Program or other comparable building course specifically approved in writing by AHFC.

TO BE COMPLETED ONLY IF BOX A OR B ABOVE IS MARKED		
Name: <u>David A. Petersen</u>	Signature: <u>X [Signature]</u>	
License or Certification # and Type: <u>lic.# 23246</u>	Date: <u>7-14-97</u>	

V. By my signature below I hereby certify that AS 18.56.096(c) has been met and that the building meets or exceeds the Standard set forth under AS 18.56.096(c).  
 Builder/Owner's Name David A. Petersen Signature [Signature]  
 Address P.O. Box 1743  
 City, State Soldotna, AK Zip 99669 Date 7-14-97

Before me, a Notary Public in and for the State of Alaska David A. Petersen  
 has executed the foregoing document of his or her own free will. (Builder/Owner)

375305  
 My Commission expires: 4-13-99  
 Return to: KENAI PENINSULA MORTGAGE LOANS  
NATIONAL BANK OF ALASKA  
3555 KENAI SPUR HWY.  
SOLDOTNA, ALASKA 99669

'97 JUL 16 AM 9 57

COVENANTS, CONDITIONS & RESTRICTIONS  
MOVING BY THE RIVER SUBDIVISION  
Plat #84-160

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision.

SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five feet (25') from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within ten feet (10') from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

ARCHITECTURAL CONTROL

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural review committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line unless similarly approved.

ARCHITECTURAL REVIEW COMMITTEE

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the member of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee.

Committee Members:

Alternates:

Gene Dursin Box 35 Sterling, AK 99672	262-5664	Spence DeVito Box 317 Soldotna, AK 99669 283-7437
Matt Amundson Box 3022 Kenai, AK 99611	283-3585	Lorraine (Sammy) Crawford 36615 Chinulna Dr. Kenai, AK 99611 283-9271
Herman Stenga Box 506 Soldotna, AK 99669	262-4358	Thomas Thorpe 121 N. Kobuk Soldotna, AK 99669 262-9291
Michael P. McLane Box 468 Soldotna, AK 99669	283-4218	Vicki Weber Box 2073 Kenai, AK 99611 262-1219
Roger Boyd Box 4233 Soldotna, AK 99669	283-9113	Mitch Robinson 215 Corral Avenue Soldotna, AK 99669 262-9074
		Paul Zobeck 298 E. Marydale Soldotna, AK 99699 262-5469

\*Submittals are to be made through Michael P. McLane or his designated successor.

Building and use restrictions for the Mooring by the River Subdivision as per plat 84- located within the City of Soldotna, Alaska.

LAND USE AND BUILDING TYPE

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as greenhouses, garages, and work studios may be considered for approval on a case by case basis by the architectural review committee.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than fourteen hundred (1400) square feet. The exterior of the dwelling must be completed in one (1) year from the start of construction.

\* Exterior colors shall be of earth tone; roof color shall be of earth tone except as where specifically approved by architectural review committee. Dwellings of smaller size may be considered for approval by the architectural review committee. Lots 10 through 16 Block One shall be of the same value as the minimum standard set by these covenants but may be of smaller size due to limited usable building area on these lots.

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition, and all vehicles used in connection with any lot must be licensed. No heavy equipment may be parked on any lot or street except during a time that it is working in the subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business. No RV vehicle, boat, camper, or motor home may be stored in front of home. Lots 10 through 16 Block One shall be exempt from back yard storage requirement as long as adequate screening, approved by the architectural review committee, is provided.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

FENCES

No chain link fences are to be permitted in front yards; wood slat chain link may be considered for approval on rear yards by architectural review committee.

TV ANTENNA/SATELLITE DISH

TV antennas and satellite dish locations must be approved by the architectural review committee.

BUILDING LOCATION

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown in the R-3 zone, City of Soldotna Zoning Code.

EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

TEMPORARY STRUCTURES

No structure of a temporary character, i.e., trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than one (1) square foot, one (1) sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SELECTIVE CLEARING OF LOTS

Clearing on all lots shall be selective and not cover more than fifty percent (50%) of the gross lot area, with the remaining area left in its natural state. A plot plan of proposed clearing limits must be submitted to the architectural review committee and approved by written notice before any clearing may take place.

TREES

No trees may be removed from any lot, except those trees necessary for clearing a construction site for a dwelling to be constructed on that lot. It is the intent of this provision that all persons purchasing a lot shall do their utmost to maintain the trees and the natural wooded surroundings of their properties. In the event of the excess removal of trees on any lot, the owner shall be responsible, at his own expense, for replanting and maintaining live trees to the satisfaction of the architectural review committee. Any lot re-contouring shall be done only with the written approval of the architectural review committee.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

This declaration may be amended during the first 20-year period by an instrument signed by not less than 90% of the lot owners and thereafter by an instrument signed by not less than 65% of the lot owners. Any amendment must be recorded.

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 one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership or property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration this 5<sup>th</sup> day of July, 1984.

*Stanley S. McLane*  
Stanley S. McLane  
Managing Partner MSM--Owner

This is to certify that on this 5<sup>th</sup> day of July 1984 before me, the undersigned, duly commissioned and sworn, personally appeared Stanley S. McLane to me known to be the person \_\_\_\_\_ described in and who executed the above and foregoing instrument and acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year mentioned in the certificate above written.

84-008424

17-

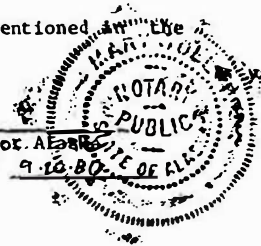
RECORDED  
Kearney Co.  
DISTRICT

JUL 9 3 37 PM '84

REQUESTED BY CMA

ADDRESS \_\_\_\_\_

*Mary Nell*  
Notary Public in and for the State of Alaska  
My Commission Expires: 9-10-80



AMENDED COVENANTS BOOK 0437 PAGE 573

CHANGE IN MEMBERSHIP OF ARCHITECTURAL REVIEW COMMITTEE

Pursuant to Paragraph 4 of the Covenants, Conditions, and Restrictions of Mooring By The River Subdivision, recorded in Book 240 at Page 446 Kenai Recording District, current active members of the Architectural Review Committee acknowledge a change in membership of the Architectural Review Committee.

1. The original Covenants, Conditions, and Restrictions at Paragraph 4 provided that the Architectural Review Committee was composed of Gene Dursin, Matt Amundson, Herman Stenga, Roger Boyd, and Michael P. McLane. The only remaining active member is Michael P. McLane.

2. In the event of death or resignation of any member of the committee, the remaining member(s) shall have full authority to designate a successor.

3. This is to give notice that Michael P. McLane, as the sole remaining active member of the Architectural Review Committee, nominated the following persons as the new members of the Architectural Review Committee:

- A. William and Brenda Benner
B. Ken and Gay Bryant
C. Fred and Lana Esposito
D. Randy and Sharon Hughes
E. Weldon and Karen Martin
F. Dick and Hope Roe
G. Wayne and Arlene Selden
H. Paul and Jeanne Whitney

94-1625
KENAI REC 15
DISTRICT
REQUESTED BY BEANER FOR
94 FEB 22 AM 10 54

DATED this 18 day of FEB, 1994.

Michael P. McLane
Michael P. McLane

STATE OF ALASKA )
) ss.
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 18th day of Feb, 1994, by Michael P. McLane.

Notary Public in and for Alaska
My commission expires: 1-27-97

