

PARID: 05113308000

MOA / TAX DEED

19745 HARDROCK DR

LUC: 100

TAX YEAR: 2023

**Property Information**

Property Location: 19745 HARDROCK DR  
 Class: R - Residential  
 Use Code (LUC): 100 - Residential Vacant Land  
 Condo/Unit #:   
 Tax District: 22  
 Zoning: CE R6  
 Plat #: 73-184  
 HRA #: 000000  
 Grid #: NW1260  
 Deeded Acres:   
 Square Feet: 76,230  
 Legal Description: GREAT LAND ESTATES #3  
 BLK 5 LT 3

Economic Link: No

[Show Parcel on Map](#)**Owner**

Owner: MOA / TAX DEED  
 Co-Owner:   
 Care Of: REAL ESTATE SERVICES  
 Address: PO BOX 196650  
 City / State / Zip: ANCHORAGE, AK 99519 0000  
 Deed Book/Page: /

**Tax Information**

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
05113308000	RP	2022	1		607.78			.00	.00	607.78	22.28	60.78	.00	690.84	07/31/2022
05113308000	RP	2022	2		607.78			.00	.00	607.78	16.71	60.78	.00	685.27	09/30/2022
05113308000	RP	2021	1		1,292.83			.00	.00	1,292.83	113.31	129.28	140.00	1,675.42	06/15/2021
05113308000	RP	2020	1		1,233.26			.00	.00	1,233.26	167.48	123.32	140.00	1,664.06	07/15/2020
05113308000	RP	2019	1		1,186.57			.00	.00	1,186.57	249.85	118.66	45.00	1,600.08	06/15/2019
05113308000	RP	2018	1		1,181.74			.00	-363.42	818.32	226.77	81.84	530.00	1,656.93	06/15/2018
05113308000	RP	2017	1		1,162.42			220.39	-1,382.81	.00	.00	.00	.00	.00	06/15/2017
05113308000	RP	2016	1		1,087.55			113.77	-1,201.32	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)**Assessed Value**

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2023	RP	100	R	79,100	0	79,100

**Taxable Value**

Net Taxable Value	79,100
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**Land Summary**

Land Line #	Zoning	Size (Square Feet)	NBHD
1	CE R6	76,230	18B00

#### Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 2 - Low
3	ACCESS 5 - Average
4	PAVING 5 - Recycled asphalt
5	CORNER 4 - None
6	SEWER 1 - None
7	ENCROACH 4 - None
8	SETBACK 1 - None
9	WATER 1 - None
10	RESTRICT 4 - None
11	MAIN 4 - None
12	MISC 1 - Minor
13	WETLANDS 4 - None
14	SHAPE 4 - Typical
15	LOCATION 3 - Average
16	SIZE 3 -
17	SOILS 4 - Average

#### Entrances

Visit Date:	Measure Date:	Entrance Source:	Inspect Reason:
29-AUG-2016		0-Land Characteristics Inspection	-

#### Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2023	RP	100	R	79,100	0	79,100
2022	RP	100	R	80,500		80,500
2021	RP	100	R	80,500		80,500
2020	RP	100	R	80,500		80,500
2019	RP	100	R	80,500		80,500
2018	RP	100	R	80,500		80,500
2017	RP	100	R	80,500		80,500



# MOA PROPERTY REPORT

PAGE 1

Data Updated as of: January 22, 2023 3:02 AM

**Parcel Number:** 051-133-08-000

**Current Owner:** CASARTA LAWRENCE J & MARCIA E

**Address:** 19745 HARDROCK DR

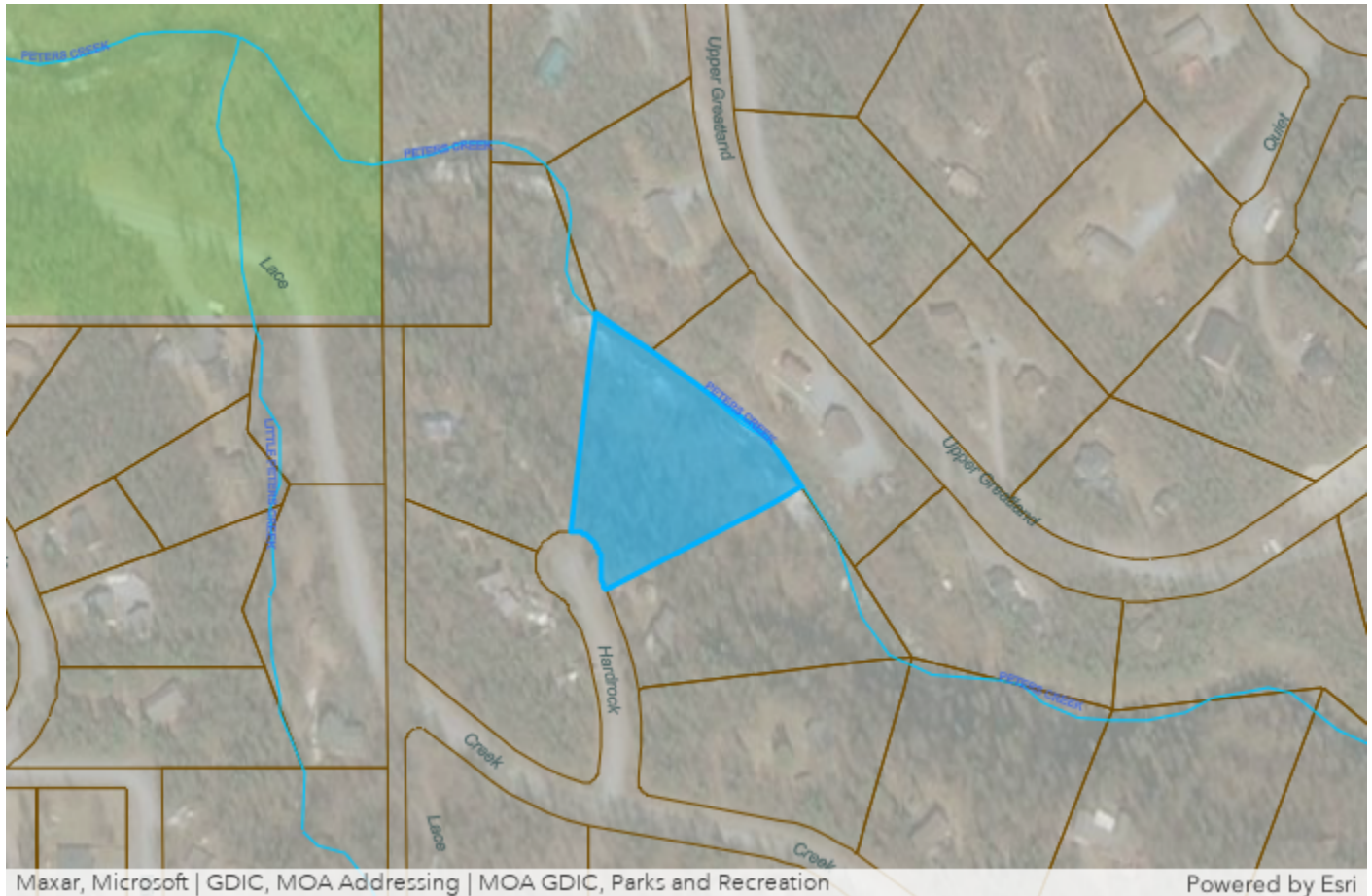
**Legal Description:** GREAT LAND ESTATES #3 BLK 5 LT 3

**Plat Number:** 73-184

**Grid:**      **Lot Size:** 1.75 acres (76,230 ft<sup>2</sup>)

**Property Tax Portal:** <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=05113308000>

**State of Alaska Plat Search:** <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



## TAX DISTRICT 22

Service Area	Service Area Classification
Police	Anchorage Metropolitan Police SA
Fire	Chugiak Fire Service Area
Building Safety Service	None
Parks	Eagle River Parks & Recreation SA
Road	Chugiak, Birchwood, Eagle River RRSA
Streetlights	None

**Tax District Map:**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=05113308000>

*This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.*

[https://cdn.ancgis.com/documents/legal/GIS\\_Data\\_Terms\\_and\\_Conditions.pdf](https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf)



# MOA PROPERTY REPORT

PAGE 2

Data Updated as of: January 22, 2023 3:02 AM

## PLANNING

Zoning District: <b>CE-R-6</b>	2040 Land Use Designation: <b>Residential &lt;1 - 1 DUA</b>
Zoning Improvement Area: <b>Class B</b>	Zoning District Type: <b>Rural Residential</b>

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=05113308000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=05113308000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=05b348c12f034bd88007a7a6ef833577&find=05113308000>

**Comprehensive Plan:** Chugiak-Eagle River

Chugiak-Eagle River Comprehensive Plan Update: <http://www.muni.org/Departments/OCPD/Planning/Documents/FINAL-Feb7.pdf>

**Other Plans:** yes: ☐ no: ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=05113308000>

**Wetland Classification:** None

<http://www.anchoragestormwater.com/maps.html>

## BUILDING SAFETY

**Service Area:** Inside ☐ Outside ☒

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelno=05113308000>

**Wind Zone:** 1 ☐ 2 ☐ 3 ☐ 4 ☐ None ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=05113308000>

**Flood Review Required:** All ☒ Some ☐ None ☐

<http://www.anchoragestormwater.com/maps.html>

**Seismic Code:** 1-Lowest ☐ 2-Moderate Low ☒ 3-Moderate ☐ 4-High ☐ 5-Very High ☐ None ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=05113308000>

## Water and Sewer

**AWWU Customer:** Water ☐ Sewer ☐ Not Current Customer ☒

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

### Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>

*This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.*

[https://cdn.ancgis.com/documents/legal/GIS\\_Data\\_Terms\\_and\\_Conditions.pdf](https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf)



## ADDITIONAL INFORMATION

*Nitrate Map:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=05113308000>

*Soil Boring Map:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=05113308000>

*MOA MapIt Link:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=05113308000>

## POLITICAL BOUNDARIES

Assembly District: **2**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=05113308000>

Community Council: **Chugiak**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=05113308000>

*Representative Lookup Map:* <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=05113308000&findSource=2>

# LITIGATION GUARANTEE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Prepared by: Juli Settle  
Title Officer:

File No.: 1752258

Guarantee No.: G-2226-104753

Date of Guarantee: June 28, 2022 at 8:00AM

Liability Amount: \$28,000.00

Fee: \$250.00

1. Name of Assured:  
Municipality of Anchorage
2. The Litigation Guarantee is furnished solely for the purposes of facilitating the filing of an action to:  
Foreclose Municipality of Anchorage Taxes
3. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:  
FEE SIMPLE
4. Title to said estate or interest at the date hereof is vested in:  
Lawrence J. Casarta and Marsha E. Casarta, husband and wife
5. The Land referred to in this Guarantee is situated in the State of Alaska, District of Anchorage, and is described as follows:  
See Exhibit "A" Attached Hereto

**LITIGATION GUARANTEE  
EXHIBIT "A"  
LEGAL DESCRIPTION**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: 1752258

Guarantee No.: G-2226-104753

Lot 3, Block 3, GREAT LAND ESTATES, UNIT NO. 3, according to the official plat thereof, filed under Plat No. 73-184, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

# LITIGATION GUARANTEE

## SCHEDULE B

ISSUED BY  
STEWART TITLE GUARANTY

File No.: 1752258

Guarantee No.: G-2226-104753

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements, or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.
5.
  - a. Unpatented mining claims;
  - b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof;
  - c. Water rights, claims, or title to water, whether or not the matters excepted under (1), (2) or (3) are shown by the public records.
6. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
7. Any lien or right to lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.
8. Rights or claims of parties in possession not shown by the Public Records.
9. Easements, or claims, of easement, not shown by the Public Records.
10. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
11. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
12. Taxes or special assessments which are not shown as existing liens by the Public Records.
13.
  - (a) Unpatented mining claims;
  - (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
  - (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
14. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).



## LITIGATION GUARANTEE SCHEDULE B

ISSUED BY  
STEWART TITLE GUARANTY

15. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
16. Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.
17. Taxes and/or assessments due the Municipality of Anchorage, as shown on the report attached hereto and made a part thereof.
18. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
19. Any adverse claim to any portion of said land which lies below the ordinary high-water line of Peters Creek.
20. Any question that may arise due to the shifting or changing in the course of Peters Creek.
21. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof:  
Granted To : Chugach Electric Association, Inc.  
Recorded : January 9, 1962  
Misc. Book : 40  
Page : 286  
Affects : Blanket Easement
22. Easements as shown on the plat of said subdivision.
23. Covenants and notes as shown on the plat of said subdivision.
24. Slope Easements as dedicated and reserved on the plat of said subdivision as follows:  
  
"There shall be reserved adjacent to the dedicated streets shown hereon, a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality."
25. Covenants, conditions and restrictions, including the terms and provisions thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, condition or restriction violates 42 USC 3604 (c), as contained in an instrument:  
Recorded : October 26, 1971  
Misc. Book : 205  
Page : 405  
  
Modified by instrument recorded June 9, 1978 in Book 304 at Page 399.
26. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:  
Case No. : 3AN-19-06397CI

## LITIGATION GUARANTEE SCHEDULE B

ISSUED BY  
STEWART TITLE GUARANTY

Tax Year : 2018 and prior years  
Recorded : July 18, 2019  
Instrument No. : 2019-024833-0

27. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:

Case No. : 3AN-21-04880CI  
Tax Year : 2020 and prior years  
Recorded : June 30, 2021  
Instrument No. : 2021-036427-0

28. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:

Case No. : 3AN-22-04985CI  
Tax Year : 2021 and prior years  
Recorded : June 9, 2022  
Instrument No. : 2022-021656-0

29. Any bankruptcy proceeding not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto

30. Occupant(s) or any parties whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

### END OF EXCEPTIONS

NOTE: Attention is called to the Military Reservist Relief Act of 1991 (sec. 800 to 810, Military and Veterans Code), and the Servicemembers Civil Relief Act of 2003 (50 U.S.C. Appendix, seq. 501 et seq) which replaces Soldiers' and Sailors' Civil Relief Act of 1940 and amendments thereto, which contain inhibitions against the sale of land under a Deed of Trust if the owner is entitled to the benefits of said acts. Also, federal law may require a judicial foreclosure, subject to applicable redemption rights, to cut off a junior United States judgment.

**LITIGATION GUARANTEE  
SCHEDULE C**

ISSUED BY  
STEWART TITLE GUARANTY

File No.: 1752258

Guarantee No.: G-2226-104753

Said necessary parties (other than those having a claim or interest by reason of matter as shown in Exceptions numbered 26, 27 and 28 to be made defendants in said action to be brought by

Municipality of Anchorage

as plaintiff, are as follows:

Lawrence J. Casarita  
Marsha E. Casarita  
Marcia E. Casarita

PARID: 05113308000  
CASARTA LAWRENCE J & MARCIA E

19745 HARDROCK DR

LUC: 100  
TAX YEAR: 2022

**Property Information**

Property Location: 19745 HARDROCK DR  
Class: R-Residential  
Use Code (LUC): 100-Residential vacant  
Condo/Unit #:   
Tax District: 22  
Zoning: CE R6  
Plat #:   
HRA #: 000000  
Grid #: NW1260  
Deeded Acres:   
Square Feet: 76,230  
Legal Description: GREAT LANDESTATES #3  
BLK 5 LT 3

**Show Parcel on Map****Owner**

Owner CASARTA LAWRENCE J & MARCIA E  
Co-Owner  
Care Of  
Address 2618 MORGANFAIR LN  
City / State / Zip KATY, TX 77450 0000  
Deed Book/Page 051/13

**Tax Information**

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
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05113308000	RP	2021	1		1,292.83			.00	.00	1,292.83	59.98	129.28	140.00	1,622.09	06/15/2021
05113308000	RP	2020	1		1,233.26			.00	.00	1,233.26	116.61	123.32	140.00	1,613.19	07/15/2020
05113308000	RP	2019	1		1,186.57			.00	.00	1,186.57	200.91	118.66	45.00	1,551.14	06/15/2019
05113308000	RP	2018	1		1,181.74			.00	-363.42	818.32	193.02	81.84	140.00	1,233.18	06/15/2018
05113308000	RP	2017	1		1,162.42			220.39	-1,382.81	.00	.00	.00	.00	.00	06/15/2017
05113308000	RP	2016	1		1,087.55			113.77	-1,201.32	.00	.00	.00	.00	.00	06/15/2016

**Make a Payment****Assessed Value**

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2022	RP	100	R	80,500		80,500

**Taxable Value**

Net Taxable Value 80,500

**Land Summary**

Land Line #	Zoning	Land Value	Size (Square Feet)	NBHD
1	CE R6	80,520	76,230	18B00

**Land Characteristics**

Line #	
1	VIEW 2 - Average
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4	PAVING 5 - Recycled asphalt
5	CORNER 4 - None
6	SEWER 1 - None
7	ENCROACH 4 - None
8	SETBACK 1 - None
9	WATER 1 - None
10	RESTRICT 4 - None
11	MAIN 4 - None
12	MISC 1 - Minor
13	WETLANDS 4 - None
14	SHAPE 4 - Typical
15	LOCATION 3 - Average
16	SIZE 3 -
17	SOILS 4 - Average

**Residential Card Summary**

Card/Building:	1
Stories:	-
Condition:	-
Grade:	
Exterior Wall:	-
Style:	-
Year Built:	
Effective Year:	
Square Feet of Living Area:	0
Total Rooms:	
Bedrooms:	
Full Baths:	
Half Baths:	
Additional Fixtures:	
Roofing Material:	-
Heating:	-
Fuel Type:	-

**Entrances**

Visit Date:	Measure Date:	Entrance Source:	Inspect Reason:
23-MAR-2006		1-Ext. Inspection of Land & Improvements	-
29-AUG-2016		0-Land Characteristics Inspection	-

**Appraised Value History**

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2022	RP	100	R	80,500		80,500
2021	RP	100	R	80,500		80,500
2020	RP	100	R	80,500		80,500
2019	RP	100	R	80,500		80,500
2018	RP	100	R	80,500		80,500
2017	RP	100	R	80,500		80,500

THE GRANTOR GREGORY L. FERNETTE AND JAMI P. FERNETTE

for and in consideration of ten dollars and other valuable consideration of

convey and quit claim to LAWRENCE J. CASARTA AND MARSHA E. CASARTA, husband and wife,  
as Tenants by the Entirety with Right of Survivorship  
whose address is

the following described real estate, situated in the

Anchorage

Recording District

State of Alaska including any interest therein which grantor may hereafter acquire

Lot 3, Block 5, GREATLAND ESTATES, located in the Anchorage Recording District,  
Third Judicial District, State of Alaska.

Dated this 12th

day of October, 1984

STATE OF ALASKA, }  
THIRD Judicial District } ss

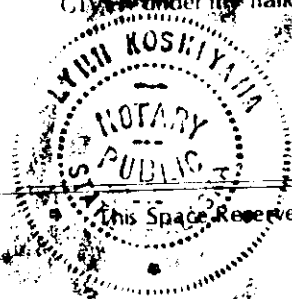
*Gregory L. Fernet*  
GREGORY L. FERNETTE  
*Jami P. Fernet*  
JAMI P. FERNETTE  
acting through his Attorney-in-fact,  
Charles F. Wachter

\*acting through his Attorney-in-fact Charles F. Wachter  
On this day personally appeared before me Charles E. Wachter as Attorney-in-fact for  
Gregory L. Fernet and as Attorney-in-fact for Jami P. Fernet  
to me known to be the individual described in and who executed the within and foregoing instrument, and  
acknowledged that they signed the same as their free and voluntary act and deed, for the  
uses and purposes therein mentioned

GIVEN under my hand and official seal this

12th

day of October, 1984



*Charles E. Wachter*  
Notary Public in and for the State of Alaska,  
My Commission Expires 1/20/87

AFTER RECORDING MAIL TO: Grantees Address  
MR & MRS LARRY CASARTA  
P.O. Box 671583  
Chugiak, Alaska 99567

Filed for Record at Request of:

85-011724

8

RECORDED-FILED  
ANCHORAGE REC.  
DISTRICT

FEB 20 12 23 PM '85

REQUESTED BY T.T.I. Co  
ADDRESS

85584

Form 4-1212  
(April 1952)

Anchorage 013056

VOL. 155 PAGE 241

## The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of May 20, 1862 (12 Stat. 392), and the acts supplemental thereto,

the claim of Harry Benjamin Mainhart has been established and that the requirements of law pertaining to the claim have been met, for the following-described land:

Seward Meridian, Alaska.

T. 15 N., R. 1 W.,

Sec. 10, E $\frac{1}{2}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ,  
E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ .

The area described contains 157.50 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1947 (61 Stat., 418, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305); excepting and reserving also, to the United States, pursuant to section 5 of the act of August 1, 1946 (60 Stat., 760, 42 U. S. C. sec. 1805), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same.

Reserving unto the United States, its permittee or licensee, the right to enter upon, occupy, and use, any part or all of said lands for the purposes provided in the Act of June 10, 1920 (41 Stat. 1063), and subject to the conditions and limitations of Section 24 of said Act as amended by the Act of August 26, 1935 (49 Stat. 846).

IN TESTIMONY WHEREOF, the undersigned officer of the Bureau of Land Management, in accordance with section 1 of the act of June 17, 1948 (62 Stat., 476, 43 U. S. C. sec. 15), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the SIXTH day of JULY in the year of our Lord one thousand nine hundred and FIFTY-FOUR and of the Independence of the United States the one hundred and SEVENTY-NINTH.

For the Director, Bureau of Land Management.

By

*S. C. Nichols*

Chief, Patents Section, Unit.

(SEAL)

ANCHORAGE PRECINCT, ANCHORAGE, ALASKA

JUL 21 1958

FILED FOR RECORD 11:00

DAVID B. DAINES, DISTRICT RECORDER

By *James H. Thompson*MAIL TO *City*

RECORD OF PATENTS: Patent Number 1145335

62-723

RIGHT-OF-WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, (whether one or more) Benjamin Macintosh

(Unmarried) ~~(husband and wife)~~ for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MATANUSKA ELECTRIC ASSOCIATION, Inc. a cooperative corporation (hereinafter called the "Cooperative"), whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Third Judicial Division, Territory of Alaska, and more particularly described as follows:

A tract of land approximately 45 acres in area, located 2.15 miles in a N E direction from the Town of Admiral McMillan, and further described as being in Section 9-10 Township 15 Range 1 W of the Seward Meridian,

and to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

The undersigned covenant that they are the owners of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

None

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 14 day of Jan 1947

Benjamin Macintosh (L.S.)  
300 (L.S.)

Signed, Sealed and delivered in the presence of:

Notary Public  
1-9-62  
12:50 P  
Requested by M. E. Gash  
Address \_\_\_\_\_

UNITED STATES OF AMERICA )  
TERRITORY OF ALASKA ) SS.

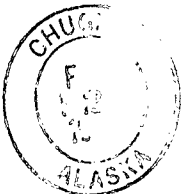
THIS IS TO CERTIFY that on this 2 day of Feb 1947 before me, the undersigned, a Notary Public in and for the Territory of Alaska, personally appeared

Benjamin Macintosh

each to me personally known and to me known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on the day and year in this certificate first above written.

(SEAL)



Marie S. McDowell  
Notary Public for Alaska  
My commission expires October 1948



GREAT LAND ESTATES  
COVENANTS AND RESTRICTIONS

WILLIAM J. KOEHLER and MARIANNA KOEHLER, being the owners of the real property known as GREAT LAND ESTATES, located within the East one-half of the Southwest quarter (E  $\frac{1}{2}$  SW $\frac{1}{4}$ ), East one-half of the West one-half of the Southwest quarter (E  $\frac{1}{2}$  W  $\frac{1}{2}$  SW $\frac{1}{4}$ ), Northwest quarter of the Northwest quarter of the Southwest quarter (NW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ), North one-half of the Southwest quarter of the Northwest quarter of the Southwest quarter (N  $\frac{1}{2}$  SW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ), Southeast quarter of the Southwest quarter of the Northwest quarter of the Southwest quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ), East one-half of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Southwest quarter (E  $\frac{1}{2}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ), East one-half of the Northwest quarter of the Northwest quarter of the Southwest quarter of the Southwest quarter (E  $\frac{1}{2}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ ), Southwest quarter of the Northwest quarter of the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ ), Southwest quarter of the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ ), East one-half of the Northwest quarter of the Southwest quarter of the Southwest quarter (E  $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ ), Section 10, Township 15 North, Range 1 West, Seward Meridian, Alaska, containing 157.50 acres according to the official plat and survey of said land of file in the Bureau of Land Management as disclosed by Patent No. 14455355, recorded in Volume 155, at Page 241, Anchorage Recording District, Alaska, do hereby impose upon said subdivision the following covenants and restrictions.

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes and no buildings shall be erected, placed or permitted to remain on any lot for any commercial use. The exterior of the dwelling must be completed as soon as the house is erected, and basements will not be used for living quarters until the exterior of the upper portion is completed. No lot shall be subdivided into smaller lots until said covenants and restrictions shall be changed by lawful authority.

DWELLING COSTS, QUALITY AND SIZE

No dwelling shall be permitted on any lot at a cost of less than twenty-five dollars (\$25.00) per square foot of floor used for living purposes, based upon cost levels prevailing at the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwelling shall be of a quality of workmanship and materials substantially the same or better that which can be produced on the date these covenants are recorded at the minimum cost stated herein. The ground floor area of the main structure exclusive of one-story open porches, carports, and garages, shall be not less than eight hundred (800) square feet.

NUISANCES

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

CONSTRUCTION

No structure of a temporary character, trailer, tent shack or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers kept for such purposes. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Berm piles containing stumps and debris shall be disposed of.

(PROTECTIVE COVENANTS FOR GREAT LAND ESTATES  
SUBDIVISION . . . . Continued )

TREES

No owner shall be permitted to completely clear a lot on which standing trees of size and beauty exist. Space may be cleared to provide for construction, and trees may be thinned so long as maximum natural beauty and esthetic value of trees are retained.

TERMS

These covenants are to run with the land and shall be binding on all persons and all parties claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for 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 the covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damage, and such actions may be brought by any lot owner or other holder of a real interest.

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.

LIVESTOCK AND POULTRY

No livestock, animals, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes, nor allowed to run loose, except on owner's lot. No dog teams will be allowed.

EASEMENTS

Easements for installations and maintenance of utilities and drainage facilities are reserved as shown on the record plat.

SEWAGE DISPOSAL AND WATER SYSTEMS

Sewage disposal systems in the nature of individual installations may be installed on a lot only if installed and constructed in accordance with the requirements of the Greater Anchorage Area Borough. Individual well or water systems may be installed on any lot provided, however, that any such water system so installed shall be in conformity with regulations of the Greater Anchorage Area Borough or any lot may be served by any public or privately owned system which may serve an area wider than any one lot, provided, however, that such systems shall likewise comply with the requirements of the Greater Anchorage Area Borough.

FACTORY BUILT MODULAR HOMES

The Subdivider developer reserves the right of approval for erection or installation of such structures. Prior to erection or installation of such structures, written approval must be obtained from the subdivider developer. The lot owner, if approval is given, will be required to sign a notarized document attesting that he will adhere to and conform to such requirements as may be placed in such document in addition to other restrictions and covenants contained in the Covenant. Such requirements will insure that the installation will be of a permanent nature and of a character and appearance normally ascribed to a conventionally built residential structure.

Know all men by these presents that we, the undersigned,  
in witness thereof have hereunto set our hands and seal this  
11<sup>th</sup> day of October, 1971.

William J Koehler  
William J Koehler  
Marianna Koehler  
Marianna Koehler

STATE OF ALASKA }  
NOTARIAL DISTRICT } SS.

THIS IS TO CERTIFY that on this 11th day of October, 1971,  
before me, the undersigned Notary Public in and for Alaska, duly  
commissioned and sworn as such, personally appeared William J.  
Koehler and Marianna Koehler, husband and wife, known to me and to  
be known to be the person named in and who executed the foregoing  
instrument; and they severally acknowledged to me that they signed the  
same freely and voluntarily, for the uses and purposes therein  
set forth.

WITNESS my hand and notarial seal.

71-031971  
700

Gary Deardorff  
Notary Public in and for Alaska,  
COMMISSION EXPIRES 12 MARCH 1975

RECORDED ~~FILED~~  
ANCHORAGE REC.  
DISTRICT

OCT 26 2 08 PM '71  
REQUESTED BY Great Land Realty  
ADDRESS Box 279  
Chugiak, AK 99567  
439132

We the undersigned residents of GREAT LAND ESTATES SUBDIVISION, UNIT #1, agree that the livestock and poultry clause of the subdivision covenants and restrictions filed October 11, 1971 should be revised to allow the residents of said subdivision to keep livestock, animals and poultry for their own use, and not bred or maintained for any commercial purpose, so long as they are not allowed to run loose except on owners lot or otherwise create a nuisance. No dog teams will be allowed.

NAME	LEGAL DESCRIPTION	DATE
<u>James L. Enace</u> James L. Enace	<u>Lot 1, Block 1</u>	<u>6-5-78</u>
<u>Kathleen J. Ryan</u> Kathleen J. Ryan	<u>Lot 3 &amp; 4 Block 1</u>	<u>5 JUNE '78</u>
<u>Donald A. Ryan</u> Donald A. Ryan	<u>Lot 3 &amp; 4 Block #1</u>	<u>5 JUNE '78</u>
<u>Patricia L. Sharp</u> Patricia L. Sharp	<u>LOT 5, Block 1</u>	<u>5 JUN 78</u>
<u>Richard B. Sharp</u> Richard B. Sharp	<u>Lot 5 Block 1</u>	<u>5 JUNE 78</u>
<u>Robert M. Haines</u> Robert M. Haines	<u>L 8 BK 1</u>	<u>6/5/78</u>
<u>Gloria Kachline</u> Gloria Kachline	<u>L 9 BK 1</u>	<u>6 Jun 78</u>
<u>Dale Kachline</u> Dale Kachline	<u>L 9 BK 1</u>	<u>6 Jun 78</u>
<u>Connie Walden</u> Connie Walden	<u>L 6 BK</u>	<u>6 Jun 78</u>
<u>J. A. Roseman</u> J. A. Roseman	<u>L 5 BK 2</u>	<u>6-5-78</u>
<u>Diane Roseman</u> Diane Roseman	<u>L 5 BK 2</u>	<u>6-5-78</u>
<u>R. S. Hill</u> R. S. Hill	<u>L 2 BK 2</u>	<u>6/5/78</u>
<u>Alice Hill</u> Alice Hill	<u>L 2 BK 2</u>	<u>6/5/78</u>
<u>Hilary Hillsher</u> Hilary Hillsher	<u>L 2 BK 1</u>	<u>6/5/78</u>
<u>Michael Pelman</u> Michael Pelman	<u>L 2 BK 1</u>	<u>6/5/78</u>
<u>Kaydev McCarthy</u> Kaydev McCarthy	<u>L 1 BK 1</u>	<u>6/5/78</u>
<u>Terry J. Tyler</u> Terry J. Tyler	<u>LOT 1, BLK 2</u>	<u>6/5/78</u>
<u>Connie M. Tyler</u> Connie M. Tyler	<u>L 1 BLK 2</u>	<u>6/5/78</u>

page 2 of amendment to covenants and restrictions  
of Great Land Estates, recorded Book 205, page 405

STATE OF ALASKA

15.

THIRD JUDICIAL DISTRICT,

THIS IS TO CERTIFY that on the 5th day of June 1978

before me, the undersigned, a Notary Public in and for the State of Alaska,  
duly commissioned and sworn as such, personally appeared all the attached  
named property owners, known to me and to me known

to be the individual described in and who executed the foregoing instrument,  
and they acknowledged to me that they signed and sealed the same  
freely and voluntarily for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day  
and year first hereinabove written.

*John J. Jensen*  
Notary Public in and for Alaska  
My commission expires: 10-23-79

return to lawyers title  
eagle river #78-12881A

78-029712  
2200

RECORDED-FILED  
ANCHORAGE REC.  
DISTRICT

JUN 9 8 44 AM '78

REQUESTED BY LAWYERS TITLE INSURANCE AGENCY, INC.  
ADDRESS \_\_\_\_\_

Poor Quality  
Original



