PARID: 02053111000
LEHRBAS TRACY

16021 ALTA CT

LUC: 100
TAX YEAR: 2026

Property Information

Property Location:	16021 ALTA CT
Class:	R - Residential
Use Code (LUC):	100 - Residential Vacant Land
Condo/Unit #:	
Tax District:	21
Zoning:	R7
Plat #:	2004-91
HRA #:	000000
Grid #:	SW3240
Deeded Acres:	
Square Feet:	30,247
Legal Description:	RABBIT CREEK VIEW & HEIGHTS BLK 1H LT 21A
Economic Link:	No

Show Parcel on Map

Owner

Owner	LEHRBAS TRACY
Co-Owner	
Care Of	
Address	16021 ALTA CT
City / State / Zip	ANCHORAGE, AK 99516 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
02053111000	RP	2025	1		336.56			.00	.00	336.56	21.32	33.66	.00	391.54	06/30/2025
02053111000	RP	2025	2		336.56			.00	.00	336.56	15.99	33.66	.00	386.21	08/31/2025
02053111000	RP	2024	1		345.03			.00	.00	345.03	57.52	34.50	140.00	577.05	06/30/2024
02053111000	RP	2024	2		345.02			.00	.00	345.02	51.48	34.50	.00	431.00	08/31/2024
02053111000	RP	2023	1		357.15			.00	.00	357.15	95.55	35.72	140.00	628.42	06/30/2023
02053111000	RP	2023	2		357.14			.00	.00	357.14	89.59	35.71	.00	482.44	08/31/2023
02053111000	RP	2022	1		360.36			.00	.00	360.36	117.28	36.04	530.00	1,043.68	07/31/2022
02053111000	RP	2022	2		360.36			.00	.00	360.36	113.97	36.04	.00	510.37	09/30/2022
02053111000	RP	2021	1		700.83			.00	-700.83	.00	.00	.00	.00	.00	06/15/2021
02053111000	RP	2020	1		665.34			235.67	-901.01	.00	.00	.00	.00	.00	07/15/2020
02053111000	RP	2019	1		633.75			138.07	-771.82	.00	.00	.00	.00	.00	06/15/2019
02053111000	RP	2018	1		578.14			262.88	-841.02	.00	.00	.00	.00	.00	06/15/2018
02053111000	RP	2017	1		567.46			663.72	-1,231.18	.00	.00	.00	.00	.00	06/15/2017
02053111000	RP	2016	1		532.57			217.62	-750.19	.00	.00	.00	.00	.00	06/15/2016

Make a Payment

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	100	R	42,900	0	42,900

Taxable Value

Net Taxable Value	42,900

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R7	30,247	11A00

Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 3 - Hillside
3	ACCESS 4 - Fair
4	PAVING 2 - Dirt/Gravel
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 5 - None
13	WETLANDS 4 - None
14	SHAPE 4 - Typical
15	LOCATION 1 - Poor
16	SIZE 3 -
17	SOILS 4 - Average

Entrances

Visit Date:	Measure Date:	Entrance Source:
10-SEP-2010		0-Land Characteristics Inspection
23-OCT-2017		0-Land Characteristics Inspection

Permits

Permit #:	Permit Date:	Purpose:	Amount:
05 0831	08-JUL-2005	-	$0

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	100	R	42,900	0	42,900
2025	RP	100	R	42,900	0	42,900
2024	RP	100	R	42,900	0	42,900
2023	RP	100	R	42,900	0	42,900
2022	RP	100	R	42,900		42,900
2021	RP	100	R	39,000		39,000
2020	RP	100	R	39,000		39,000
2019	RP	100	R	39,000		39,000
2018	RP	100	R	35,600		35,600
2017	RP	100	R	35,600		35,600

MOA PROPERTY REPORT

Data Updated as of: February 1, 2026 3:03 AM

Parcel Number: 020-531-11-000 **Current Owner:** LEHRBAS TRACY

Address: 16021 ALTA CT **Legal Description:** RABBIT CREEK VIEW & HEIGHTS BLK 1H LT 21A

Plat Number: 2004-91 **Grid:** SW3240 **Lot Size:** 0.69 acres (30,247 ft^2)

Property Tax Portal: https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=02053111000

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

TAX DISTRICT 21

Service Area	*Service Area Classification*
Police	*Anchorage Metropolitan Police SA*
Fire	*Anchorage Fire Service Area*
Building Safety Service	*Anchorage Building Safety Service Area (ABSSA)*
Parks	*Anchorage Parks & Recreation SA*
Road	*Rabbit Creek View/Heights LRSA*
Streetlights	*None*

Tax District Map: https://experience.arcgis.com/experience/12f0a01ff77f4468aaf89fd610e250f9/page/Page#data_s=where%3AdataSource_1-PropertyInformation_Hosted_90%3AParcel_ID%3D'02053111000'&zoom_to_selection=true

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. *Terms and Conditions*

Data Updated as of: February 1, 2026 3:03 AM

PLANNING

Zoning District: **R-7**	2040 Land Use Designation: **Large Lot Residential**
Zoning Improvement Area: **Class B**	Zoning District Type: **Single Family Residential**

Planning Portal: http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=02053111000

Zoning Map: https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=02053111000

Land Use Map: https://experience.arcgis.com/experience/1c01c59894454f1086fe55266917b6c9/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_1972%3AParcel_ID%3D%2702053111000%27&zoom_to_selection=true

Comprehensive Plan: Anchorage

Anchorage 2040 Land Use Plan: http://www.muni.org/Departments/OCPD/Planning/Publications/Pages/Anchorage2040LandUsePlan.aspx

Other Plans: yes: ☑ no: ☐

https://experience.arcgis.com/experience/29c0649863d74132adb225df3ed99d1b/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_6586%3AParcel_ID%3D%2702053111000%27&zoom_to_selection=true

Wetland Classification: None

https://moawms.maps.arcgis.com/home/gallery.html?sortField=numviews&sortOrder=desc

BUILDING SAFETY

Service Area: Inside ☑ Outside ☐

Building Permit Portal: https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelno=02053111000

Wind Zone: I ☐ 2 ☐ 3 ☐ 4 ☑ None ☐

https://experience.arcgis.com/experience/eda8a802f0f04b319f9519ccadf465ba/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_169%3AParcel_ID%3D%2702053111000%27&zoom_to_selection=true

Flood Review Required: All ☐ Some ☐ None ☑

https://moawms.maps.arcgis.com/home/gallery.html?sortField=numviews&sortOrder=desc

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

https://experience.arcgis.com/experience/3cabd21aeb694222bc2f937c94758176/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_9164%3AParcel_ID%3D%2702053111000%27&zoom_to_selection=true

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

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Data Updated as of: February 1, 2026 3:03 AM

ADDITIONAL INFORMATION

Nitrate Map: https://experience.arcgis.com/experience/8aa8f823d4dc4cb0ac1f51f6f80e4971#data_s=where%3AdataSource_1-PropertyInformation_Hosted_4044%3AParcel_ID%3D'02053111000'&zoom_to_selection=true

Soil Boring Map: https://experience.arcgis.com/experience/fed5a55c768c4158aa11f1c601b57c87/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_3100%3AParcel_ID%3D%2702053111000%27&zoom_to_selection=true

MOA MapIt Link: https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=02053111000

POLITICAL BOUNDARIES

Assembly District: **6**

https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=02053111000

Community Council: **Bear Valley**

https://experience.arcgis.com/experience/39a5dc6d3b31404aa07c5c80903c8551/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_8234%3AParcel_ID%3D%2702053111000%27&zoom_to_selection=true

Representative Lookup Map: https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=02053111000&findSource=2

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LITIGATION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

SUBJECT TO THE LIMITATIONS CONTAINED HEREIN, THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE,

STEWART TITLE GUARANTY COMPANY

GUARANTEES

the Assured named in Schedule A against loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, as of Date of Guarantee shown in Schedule A.

1. The title to the herein described estate or interest is vested in the vestee named in Schedule A.

2. Except for the matters shown in Schedule B, there are no defects, liens, encumbrances or other matters affecting title to the estate or interest in the land shown in Schedule A, which matters are not necessarily shown in the order of their priority.

3. (a) The current interest holders claiming some right, title or interest by reason of the matters shown in Part II of Schedule B are as shown therein. The vestee named in Schedule A and parties claiming to have some right, title or interest by reason of the matters shown in Part II of Schedule B may be necessary parties defendant in an action, the nature of which is referred to in Schedule A. (b) The current interest holders claiming some right, title or interest by reason of the matters shown in Part I of Schedule B may also be necessary parties defendant in an action, the nature of which is referred to in Schedule A. However, no assurance is given hereby as to those current interest holders.
4. The return address for mailing after recording, if any, as shown on each and every document referred to in Part II of Schedule B by specific recording information, and as shown on the document(s) vesting title as shown in Schedule A are as shown in Schedule C.

THIS LITIGATION GUARANTEE IS FURNISHED SOLELY FOR THE PURPOSE OF FACILITATING THE FILING OF THE ACTION REFERRED TO IN SCHEDULE A. IT SHALL NOT BE USED OR RELIED UPON FOR ANY OTHER PURPOSE.

In witness whereof, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Authorized Countersignature

Stewart Title of Alaska
480 E 36th Ave
Anchorage, AK 99503

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

GUARANTEE CONDITIONS AND STIPULATIONS

1. **Definition of Terms –** The following terms when used in this Guarantee mean:
   (a) "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date;
2. **Exclusions from Coverage of this Guarantee –** The Company assumes no liability for loss or damage by reason of the following:
   (a) 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.
   (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
   (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
   (d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances. (2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.
3. **Notice of Claims to be Given by Assured Claimant –** An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required, provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
4. **No Duty to Defend or Prosecute –** The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
5. **Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate –** Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its option as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
6. **Proof of Loss or Damage –** In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated

by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

7. **Options to Pay or Otherwise Settle Claims; Termination of Liability –** In case of a claim under this Guarantee, the Company shall have the following additional options:
   (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
   The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.
   Such Purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of the indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.
   Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its option under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.
   (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.
   To Pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.
   Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.
8. **Determination and Extent of Liability –** This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.
   The liability of the Company under this Guarantee to the Assured shall not exceed the least of:
   (a) the amount of liability stated in Schedule A;
   (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
   (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.
9. **Limitation of Liability --**
   (a) If the Company establishes the title or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
   (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
   (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.
10. **Reduction of Liability or Termination of Liability –** All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to paragraph 5 shall reduce the amount of liability pro tanto.
11. **Payment of Loss –**
   (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
   (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.
12. **Subrogation Upon Payment or Settlement –** Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.
   The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of

subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest and costs of collection.

13. Arbitration – Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provisions or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgement upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof. The law of the situs of the land shall apply to an aribitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to This Guarantee; Guarantee Entire Contract –

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent – All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P.O. Box 2029, Houston, Texas 77252-2029.

LITIGATION GUARANTEE
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Prepared by:
Title Officer: Nichole Smith

File No.: 2686993

Guarantee No.: G-2226-105345

Date of Guarantee: August 26, 2025 at 8:00AM

Liability Amount: $28,000.00

Fee: $330.00

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 on 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:

   Tracy Lehbras, a single man

5. The Land referred to in this Guarantee is situated in the State of Alaska, District of , and is described as follows:

   See Exhibit “A” Attached Hereto

LITIGATION GUARANTEE
EXHIBIT “A”
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2686993 Guarantee No.: G-2226-105345

Lot 21A, Block 1H, RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION, according to the official plat thereof, filed under Plat No. 2004-91, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Property Address for description purposes only: 16021 Alta Court, Anchorage, AK 99516

LITIGATION GUARANTEE
SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

File No.: 2686993 Guarantee No.: G-2226-105345

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).

15. All matters contained in the United States Patent and/or in Acts authorizing the issuance thereof.

16. 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.

17. Taxes and/or assessments due the Municipality of Anchorage, as shown on the report attached hereto and made a part thereof.

18. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof:
    Granted To: Chugach Electric Association, Inc.
    Recorded: November 5, 1959 in Book 111 at Page 157
    Affects: Blanket Easement

19. All matters shown on the plat filed under Plat No. 2004-91 located in the Anchorage Recording District, Third Judicial District, State of Alaska.

20. 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-23-05662CI
    Tax Year : 2022 and prior years
    Recorded :September 12, 2023 as Instrument No. 2023-025235-0

21. 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-24-07694CI
    Tax Year : 2023 and prior years
    Recorded :October 22, 2024 as Instrument No. 2024-029478-0

22. 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-25-06269CI
    Tax Year : 2022, 2023, and 2024
    Recorded : August 28, 2025 as Instrument No. 2025-024042-0

23. 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

24. 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 B

ISSUED BY
STEWART TITLE GUARANTY

LITIGATION GUARANTEE
SCHEDULE C

ISSUED BY
STEWART TITLE GUARANTY

File No.: 2686993 Guarantee No.: G-2226-105345

Said necessary parties (other than those having a claim or interest by reason of matter as shown in Exceptions numbered 20, 21, and 22 to be made defendants in said action to be brought by

Municipality of Anchorage

as plaintiff, are as follows:

Tracy Lehbras

STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice ("**CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided.
b. To provide, support, personalize, and develop our website, products, and services.
c. To create, maintain, customize, and secure your account with Stewart.
d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
e. To prevent and/or process claims.
f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
l. Auditing for compliance with federal and state laws, rules, and regulations.
m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
b. Affiliated Companies.
c. Parties involved in litigation and attorneys, as required by law.
d. Financial rating organizations, rating bureaus and trade associations.
e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Internet or other similar network activity
Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.

2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.

3. Debug products to identify and repair errors that impair existing intended functionality.

4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.

5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).

6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.

7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.

8. Comply with a legal obligation.

9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at **OptOut@stewart.com**; or

2. Visiting **https://www.stewart.com/en/quick-links/ccpa-request.html**

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.

- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

https://www.stewart.com/en/privacy.html

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Property Tax Research, Inc.
Telephone (907) 748-2552 PropertyResearchLLC@gmail.com

Title Company: Stewart Title **Order Number:** 2686993 **Sequence:** 1.1

Escrow Number: **Date:** 7/27/2025 **Spl Instructions:**

LEGAL INFORMATION

Tax Number: 020-531-11-000 **Code Area:** 21 **Mil Rate:** 15.690

Subdivision: RABBIT CREEK VIEW & HTS **Lot:** 21A **Block:** 1H

Legal:

Address: 16021 ALTA

TAXES

Taxing Authority/Dates: ANCHORAGE 6/30 & 8/31 **Tax Year:** 2025

Tax Amount: 673.12 **Amount Due:** **Delinquent Amount:** 709.45

Good Thru: 7/31/2025 **State Exemption Amount:**

Tax1: 2024 TAXES 874.79 DUE THRU 7/31/2025 2023 TAXES 1071.26 DUE THRU 7/31/2025

Tax2: 2022 TAXES 1124.10 DUE THRU 7/31/2025

ASSESSMENTS

Assmt1: NO SEWER AVAILABLE

Assmt2: NO WATER AVAILABLE

Assmt3: RESURVEY PAID

Assmt4:

Assmt5:

Owner per Title Co: LEHRBAS

Owner per Muni: SAME

Land Value: 42900 **Bldg Value** 0

Zone: R7

Lot Size: 30247

Comments1:

Comments2:

Comments3:

This report is guaranteed accurate to the date of posting. Liability limited by agreement.

Marcia

A L A S K A

2023-033071-0

Recording Dist: 301 - Anchorage
11/28/2023 01:57 PM Pages: 1 of 1

AFTER RECORDING MAIL TO:

Tracy Lehrbas
16021 Alta Ct
Anchorage, AK 99516

WFtt 76999-23-11-15

QUIT CLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the sum of Ten Dollars ($10.00)

Grantor: Tammy K. Lehrbas, a single woman, whose address is: 16041 Alta Ct, Anchorage, AK 99516 does hereby CONVEY to

Grantee: Tracy Lehbras, a single man, whose address is: 16021 Alta Ct., Anchorage, AK 99516 conveys

the following real property in the State of Alaska:

LOT 21 BLOCK 1, OF RABBIT CREEK VIEW & HEIGHTS, according to Plat 70-381, filed in the, **in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.**

Dated: 11/29/23

Tammy K. Lehrbas

Tammy K. Lehrbas

THIS INSTRUMENT IS BEING RECORDED BY STEWART TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EFFECT, IF ANY, ON THE TITLE OF THE ESTATE HEREIN.

STATE OF ALASKA } ss,

THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on Nov. 27, 2023, before me, personally appeared Tammy K. Lehbras, known to me to be the individual described in and who executed the foregoing instrument and she acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.

Christine Hughes

Notary Public for the State of Alaska

My commission expires: _____

State of Alaska
NOTARY PUBLIC
Christine Hughes
My Commission Expires Dec 1, 2025

17717

CHUGACH ELECTRIC ASSOCIATION, INC.

ANCHORAGE, ALASKA

RIGHT-OF-WAY EASEMENT

VOL. 111 PAGE 157

KNOW ALL MEN BY THESE PRESENTS, that (We), the undersigned George S and Alta C. Wilson (husband and wife), for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the CHUGACH ELECTRIC ASSOCIATION, INC., a co-operative corporation, (hereinafter called the "Cooperative") whose post office address is Anchorage, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Anchorage Recording Precinct, Third Division, Territory of Alaska, and more particularly described as follows:

E½ of W½ of Section 1, T.11 N R 3 W Seward Meridian
containing 160 acres more of less

NOV 5 1954

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 or endanger the operation and maintenance of said line or system.

THE UNDERSIGNED agree(s) 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(s) that (they are) the owner(s) 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) hand(s) and seal(s) this 2nd day of November, 1954.

Signed, Sealed and Delivered In the Presence of:

Lawrence E Clark
Mary Clark

George S Wilson (L.S.)
Alta C Wilson (L.S.)
(L.S.)
(L.S.)

UNITED STATES OF AMERICA
TERRITORY OF ALASKA } ss.

THIS IS TO CERTIFY that on this 2nd day of November, 1954 before me, a Notary Public in and for the Territory of Alaska, residing therein, duly commissioned and sworn, personally appeared George S and Alta C Wilson (husband and wife), known to me to be the identical individual(s) described in and who executed the foregoing instrument, and he (they) personally acknowledged to me that he (they) executed the same freely and voluntarily for the uses and purposes therein specified.

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

Milton H. Fogelstrand Jr.

Notary Public for Alaska, residing at Anchorage, Alaska

My commission expires: September 4, 1956

4/4 3 32

COVER SHEET

FOR RABBIT CREEK VIEW AND RABBIT CREEK HEIGHTS SUBDIVISION REPLAT

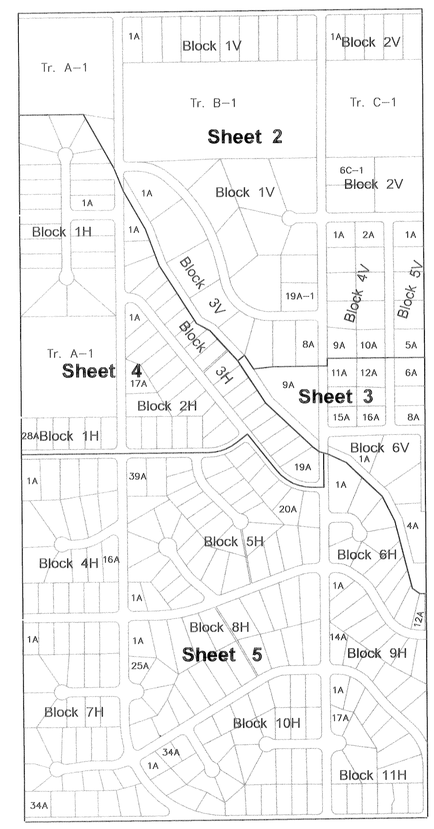
NOTES

PURPOSE and AUTHORIZATION:

1. This is a resubdivision of Rabbit Creek View Subdivision (P70–133) and two subsequent resubdivisions, P73–161 and P92–24, and of Rabbit Creek Heights Subdivision (P70–381). It is based on a retracement survey of the boundary of and lots within the two subdivisions. It was undertaken to correct gross survey and platting errors. The subdivisions have been determined to be defective in accordance with criteria established in Ch. 43 of Temporary and Special Acts 1995 of the Alaska Statutes (Manifestly Defective Surveys), by Civil Action 3AN–98–11718, and as set forth in Final Judgment dated March 31, 2004. All changes and decisions of the Court are incorporated in this Replat; and any title, rights, and interests that are held or may be held in the original lots extinguished by this action are transferred to the new lots. The Court has jurisdiction over the resubdividing process for the property owners, funded through an assessment district process. The Municipality of Anchorage's Title 21 plat approval process is not applicable to this resubdivision.

COVER SHEET NOTES:

1. Rabbit Creek View (RCV) and Rabbit Creek Heights (RCH) Subdivisions are combined on this plat. Blocks formerly in RCV are suffixed "V" (Block 1V, e.g.) and blocks formerly in RCH are suffixed "H" (Block 1H, e.g.). Reference is made hereon to RCV and RCH for informational purposes.
2. Sheets 1–5 of the Rabbit Creek View and Rabbit Creek Heights Subdivision Replat as approved by by the Superior Court follow this cover sheet.



SHEET INDEX

PREPARED FOR

RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION
SPECIAL SURVEY ASSESSMENT DISTRICT IV96
Municipality of Anchorage, Department of Public Works
P.O. Box 196650, Anchorage, AK 99519

AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH.43, TEMPORARY AND SPECIAL ACTS 1995, ALASKA STATUTES, "MANIFESTLY DEFECTIVE SURVEYS"

Final Judgment Dated March 31, 2004 in Civil Action No. 3AN-98-11718
Recorded as Serial No. 2004 022267-0, Anchorage Recording District, 3rd Judicial District, Alaska

PLAT OF

RABBIT CREEK VIEW SUBDIVISION

TRACT A-1; GREENBELT AND PICNIC AREA; BLOCK 1V, LOTS 1A-18A, 19A-1, 19B-1, TRACT B-1; BLOCK 2V, LOTS 1A-5A, 6A-1, 6B-1, 6C-1, TRACT C-1; BLOCK 3V, LOTS 1A-9A; LITTLE RABBIT CREEK WALKWAY & GREENBELT TRACT; BLOCK 4V, LOTS 1A-16A; BLOCK 5V, LOTS 1A-8A; BLOCK 6V, LOTS 1A-4A; LITTLE RABBIT CREEK PARK AND PICNIC AREA

A RESUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plats 70-133, 73-161 & 92-24)
Containing 125.840 acres

AND

RABBIT CREEK HEIGHTS SUBDIVISION

BLOCK 1H, LOTS 1A-28A, TRACT A-1; BLOCK 2H, LOTS 1A-17A; BLOCK 3H, LOTS 1A-19A; BLOCK 4H, LOTS 1A-21A; BLOCK 5H, LOTS 1A-40A; BLOCK 6H, LOTS 1A-12A; BLOCK 7H, LOTS 1A-34A; BLOCK 8H, LOTS 1A-25A; BLOCK 9H, LOTS 1A-14A; BLOCK 10H, LOTS 1A-34A; BLOCK 11H, LOTS 1A-17A

REPLAT

A RESUBDIVISION OF RABBIT CREEK HEIGHTS SUBDIVISION (Plat 70-381)
Containing 194.349 acres

BOTH LOCATED WITHIN
THE E1/2 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. M., AK
Containing a Total of 320.189 acres

DATE OF RETRACEMENT SURVEY
Beginning 9-7-97
Ending 11-98

DATE OF SUBDIVISION SURVEY AND RE-MONUMENTATION
Beginning 5-02
Ending 9-03

NAME OF SURVEYOR

KEAN & ASSOCIATES
6927 Old Seward Hwy, Suite 101
Anchorage AK 99518

DRAWN:	SJW
CHECKED:	RTK
PROJ. NO.	97118, 99106

DATE: August 9, 2004	**GRID:** 3240-41, 3340-41	**SCALE:** As Shown	**COVER SHEET:** 1 OF 1

NOTE:

SEE SHEET 1 FOR PLAT APPROVAL SIGNATURES AND GENERAL PLAT NOTES.

UNOFFICIAL GRAPHIC SCALE
0 1/2 1 MILE 2 MILES

SURVEYOR'S CERTIFICATE

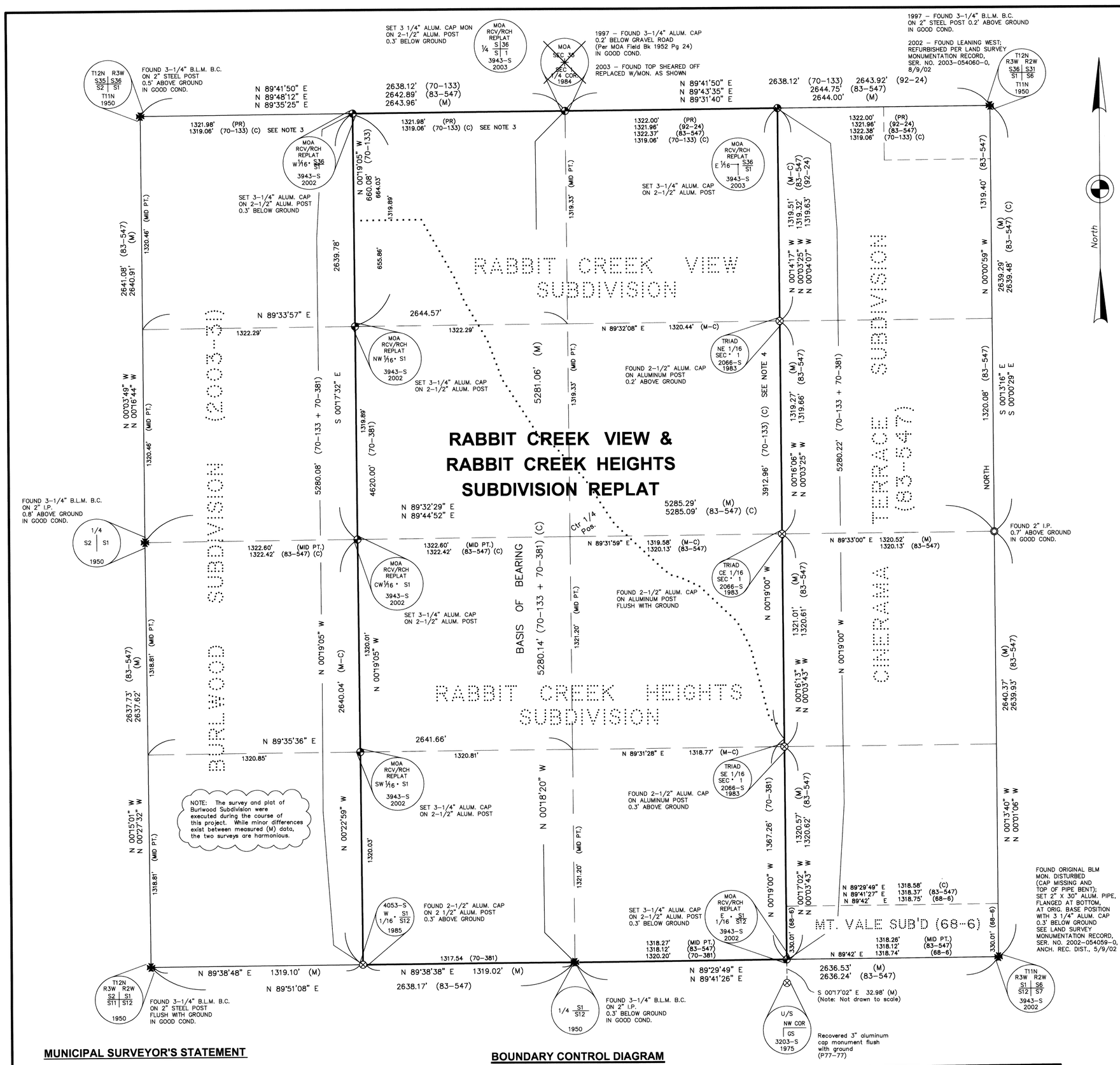
I, Robert T. Kean, professional land surveyor, do hereby certify that this plat of Rabbit Creek View and Rabbit Creek Heights Subdivision Replat is a true and correct representation of lands actually surveyed, that the distances and bearings are shown correctly, and that all permanent exterior control monuments and all other monuments and lot corners have been set and staked in accordance with municipal standards. This plat incorporates all decisions rendered in the Final Judgment of Superior Court Action No. 3AN–98–11718 Civil.

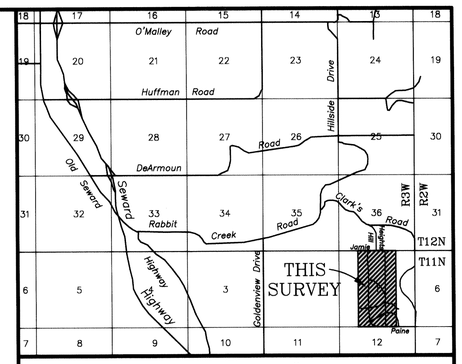
August 09, 2004.
Date

Robert T. Kean, RLS No. 3943–S

STATE OF ALASKA 49TH ROBERT T. KEAN No. 3943-S REGISTERED PROFESSIONAL LAND SURVEYOR

ANCHORAGE RECORDING DISTRICT 2004-91





VICINITY MAP 1" = 1 MILE

NOTES

PURPOSE and AUTHORIZATION:

1. This is a resubdivision of Rabbit Creek View Subdivision (P70–133) and two subsequent resubdivisions, P73–161 and P92–24, and of Rabbit Creek Heights Subdivision (P70–381). It is based on a retracement survey of the boundary of and lots within the two subdivisions. It was undertaken to correct gross survey and platting errors. The subdivisions have been determined to be defective in accordance with criteria established in Ch. 43 of Temporary and Special Acts 1995 of the Alaska Statutes (Manifestly Defective Surveys), by Civil Action 3AN–98–11718, and as set forth in Final Judgment dated March 31, 2004. All changes and decisions of the Court are incorporated in this Replat; and any title, rights, and interests that are held or may be held in the original lots extinguished by this action are transferred to the new lots. The Court has jurisdiction over the resubdividing process for the property owners, funded through an assessment district process. The Municipality of Anchorage's Title 21 plat approval process is not applicable to this resubdivision.

BOUNDARY CONTROL DIAGRAM:

2. Record information shown on the Boundary Control Diagram is from:
   - Plat of Township No. 11 North, Range No. 3 West of the Seward Meridian, AK, Accepted October 28, 1954 (BLM)
   - Plat of Mountain Vale Subdivision (Plat 68–6)
   - Plat of Rabbit Creek View Subdivision (Plat 70–133)
   - Plat of Rabbit Creek Heights Subdivision (Plat 70–381)
   - Plat of Cinerama Terrace Subdivision (Plat 83–547)
   - Plat of Rabbit Creek View Subdivision Lots 6A, 6B, 6C Block 2 (Plat 92–24)

3. The record distance of 1319.06' for the north boundary of Rabbit Creek View west of the N 1/4 corner shown on the Boundary Control Diagram is one–half of the record (P70–133) distance between the 1/4 corner and the section corner (2638.12'). The sum of the sub–distances for this course on P70–133 (658.12' and 660.49') is 1318.61'. This discrepancy is likely due to a transposition on P70–133: 660.49' should be 660.94'.

4. The plat of Rabbit Creek View gives six sub–distances along the east subdivision boundary that total 3687.46' (330.00', 1054.12', 728.00', 445.50', 500.00', 629.84'). From record lot dimensions, the total is actually 3912.96' (330.00' + 1054.12' + 923.50' + 475.50' + 500.00' + 629.84').

GENERAL PLAT NOTES:

5. Rabbit Creek View (RCV) and Rabbit Creek Heights (RCH) Subdivisions are combined on this plat. Blocks formerly in RCV are suffixed "V" (Block 1V, e.g.) and blocks formerly in RCH are suffixed "H" (Block 1H, e.g.). Reference is made hereon to RCV and RCH for informational purposes.

6. Plats 70–133 and 70–381 contained numerous mathematical errors, and the retracement uncovered a multitude of errors in the survey. The rationale used to resolve the subdivision's interior boundaries was based on a combination of recovered monumentation and the intent of the original plat. Findings and methodologies are detailed in the Complaint and other court documents. Little comparison to record dimensional data is noted on this plat as it would be complex and largely meaningless. As part of the re–monumentation effort, all existent interior monumentation was removed.

7. The bearings shown hereon are local plane bearings as oriented to the Basis of Bearing, and distances are reduced to horizontal field distances.

8. Distance discrepancies, due to rounding, of 0.01' may be noted hereon.

9. Primary monuments set this survey are magnetized aluminum post monuments having a 30" x 2 1/2" O.D. shaft, 3 1/4" diameter alum. cap, and a flanged base, OR a 3 1/4" aluminum cap on a 48" x 3/4" aluminum drive rod.

10. Secondary monuments set this survey are 5/8" x 30" rebar with 1 3/4" diameter orange plastic caps. Unless shown otherwise, all block, lot and tract corners are staked with secondary monuments.

11. Little Rabbit Creek is shown hereon for informational purposes. The creek and other planimetric features are from photogrammetric mapping performed by AeroMap U.S. from low level aerial photography dated 5–21–97 and control provided by Kean and Associates.

12. Right–of–way widths are to the exact foot shown (33' implies 33.00', e.g.).

13. All lot lines are non–radial, unless otherwise noted.

14. Lots fronting on cul–de–sacs shall have no direct vehicular access to Carl or Nickleen Streets.

15. This subdivision, at the time of filing, is not served by public water and sewer facilities. No on–site water and/or sewage disposal facility may be constructed without prior approval of the Municipality's Dept. of Health and Human Services.

EASEMENTS

16. Easements shown hereon by dashed lines (see Legend) are carried forward from the record plats or are being dedicated by this plat. Unless otherwise noted they are 10' Utility Easements. Those dedicated this plat are noted "Dedicated This Plat".

17. Easements of record (except general easements) are indicated by an easement number ("V–1", "H–1," e.g.) in an oval placed within the affected lots, and the location by shading and/or hatching. Recorded easements are existent and not dedicated this plat. Additional information is given in the "Easement Interests of Record" tables (Sheets 3 & 4).

18. The locations of easements of record shown on this plat were interpreted from the descriptions on the recorded instruments. Chugach Electric Association, Inc. (CEA) has reviewed the locations of its easements as shown on this plat and concurs they are accurate as to intent.

19. CEA general easements (Bk 111, Pg 156 and Bk 111, Pg 157) pre–date P70–133, P70–281, P73–161, and P92–24 and encumber all lots in this subdivision except those for which a "Release of General ROW with Specific Easement Reserved" is noted in the tables of Easement Interests. Rights established under the foregoing easements by location of facilities are unaffected by this plat. Anchor and guy easements shown are per record plats and recorded instruments and may not reflect actual anchor and guy locations.

20. Anchorage Telephone Utility (ATU) was purchased by Alaska Communications Systems (ACS) in 1999. ATU executed a telecom use agreement that allows ACS to use ATU's easements in perpetuity.

21. By final judgment entered in Case Number 3AN–98–11718 Civil on MARCH 31, 2004, the Superior Court determined that the statute authorizing that action did not require adjudication of claims to prescriptive rights within the Rabbit Creek View Subdivision or the Rabbit Creek Heights Subdivision. Any and all claims of prescriptive rights, whether or not presently accrued, are and shall remain unaffected by this plat.

GRAPHIC SCALE

0m 100m 200m 300m 400m

0ft 500ft 1000ft 1500ft

1 METER = 3.280833 U.S. SURVEY FT. 1 U.S. ACRE = 0.4047 HECTARE

MUNICIPAL SURVEYOR'S STATEMENT

I, Thomas Knox, Municipal Surveyor, have reviewed the certificates, notes, plat boundary, lot line information and monumentation shown hereon. The plat meets municipal standards.

Thomas W. Knox — 5/24/04

Thomas W. Knox, Municipal Surveyor — Date

TAX CERTIFICATION

Not applicable under MANIFESTLY DEFECTIVE SURVEY act. See APPROVAL AND AUTHORITY.

APPROVAL AND AUTHORITY

The Alaska Superior Court, Third Judicial District, in Action No. 3AN–98–11718 Civil in accordance with the criteria set forth in Ch. 43 of Temporary and Special Acts 1995 of the Alaska Statutes, MANIFESTLY DEFECTIVE SURVEYS, has approved the "Plat of Rabbit Creek View and Rabbit Creek Heights Subdivision Replat" as a replacement for Rabbit Creek View Subdivision (P70–133, P73–161, and P92–24) and Rabbit Creek Heights Subdivision (P70–381).

In accordance with that judgment entered the 31st day of March, 2004 and recorded as Serial No. 2004–022267–0, Anchorage Recording District, Third Judicial District, State of Alaska.

ACCEPTANCE AND DEDICATION BY THE MUNICIPALITY OF ANCHORAGE

The Municipality of Anchorage hereby accepts for public uses and for public purposes the easements dedicated on this plat.

Dated at Anchorage, Alaska this 23 day of June, 2004.

Barbara J. Durant — Municipal Clerk

R. Nelson — Mayor of Anchorage

BOUNDARY CONTROL DIAGRAM

LEGEND

- BLM Monument Recovered
- Primary Monument Recovered
- Iron Pipe Monument Recovered
- Primary Monument Set This Survey – see Note 9
- Alum. Cap Secondary Monument Set This Survey – see Note 10
- (70–133) Record Information, Plat 70–133
- (M) Measured
- (C) Computed Distance
- (PR) Prorated Distance
- RCV Rabbit Creek View
- RCH Rabbit Creek Heights

SURVEYOR'S CERTIFICATE

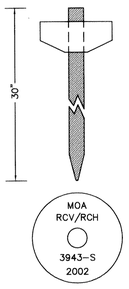
I, Robert T. Kean, professional land surveyor, do hereby certify that this plat of Rabbit Creek View and Rabbit Creek Heights Subdivision Replat is a true and correct representation of lands actually surveyed, that the distances and bearings are shown correctly, and that all permanent exterior control monuments and all other monuments and lot corners have been set and staked in accordance with municipal standards. This plat incorporates all decisions rendered in the Final Judgment of Superior Court Action No. 3AN–98–11718 Civil.

4-15-04

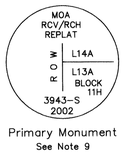
Date

Robert T. Kean, RLS No. 3943–S

STATE OF ALASKA 49TH ROBERT T. KEAN No. 3943–S REGISTERED PROFESSIONAL LAND SURVEYOR

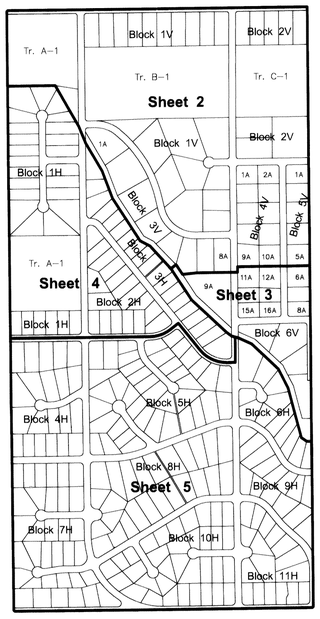


Secondary Monument w/red plastic cap
See Note 10



Primary Monument
See Note 9

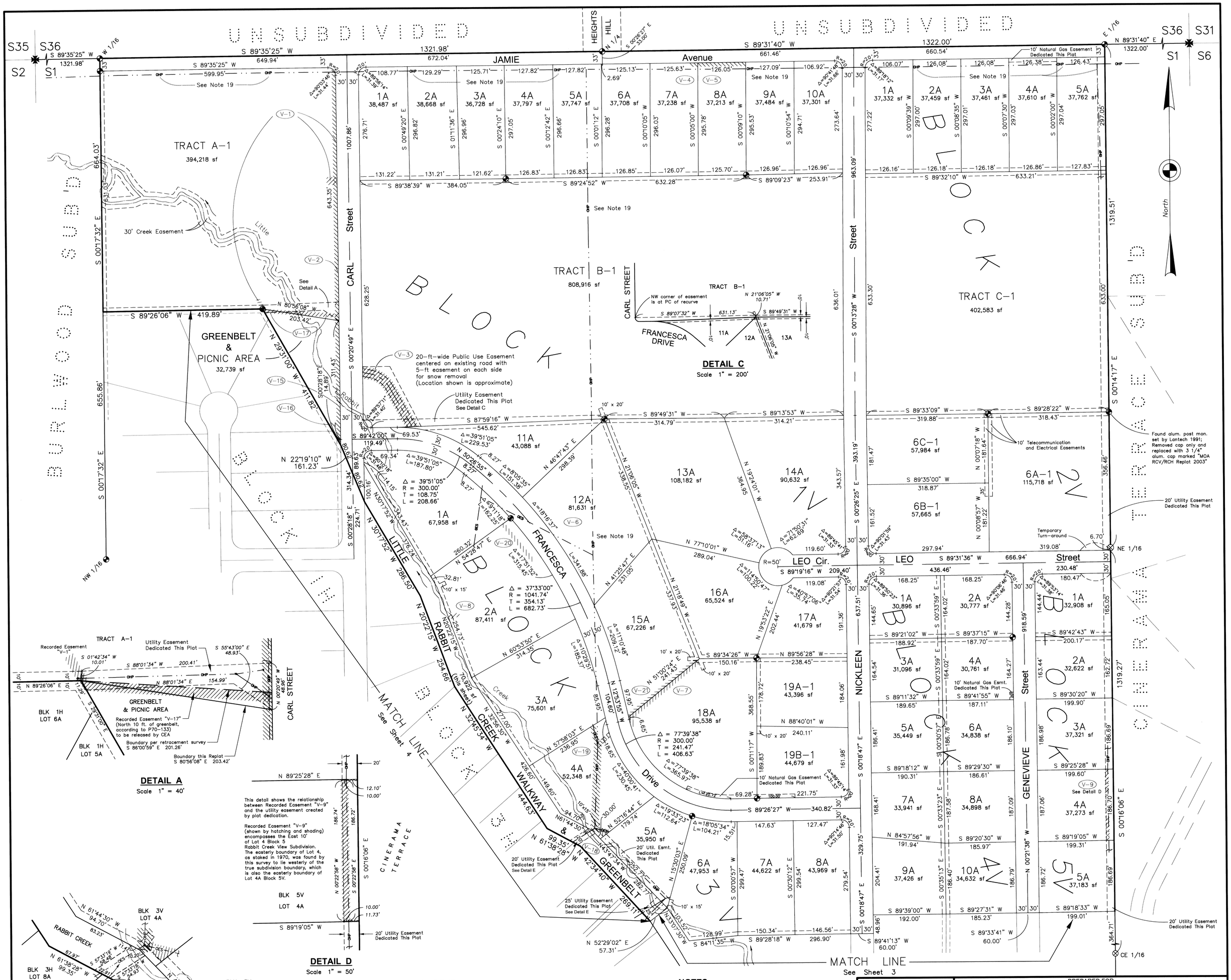
TYPICAL CAP MARKINGS



SHEET INDEX

DATE OF RETRACEMENT SURVEY Beginning 9-7-97 Ending 11-98	PREPARED FOR **RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION SPECIAL SURVEY ASSESSMENT DISTRICT IV96** Municipality of Anchorage, Department of Public Works P.O. Box 196650, Anchorage, AK 99519
DATE OF SUBDIVISION SURVEY AND RE-MONUMENTATION Beginning 5-02 Ending 9-03	**AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH.43, TEMPORARY AND SPECIAL ACTS 1995, ALASKA STATUTES, "MANIFESTLY DEFECTIVE SURVEYS"** Final Judgment Dated March 31, 2004 in Civil Action No. 3AN-98-11718 Recorded as Serial No. 2004-022267-0, Anchorage Recording District, 3rd Judicial District, Alaska
NAME OF SURVEYOR **KEAN & ASSOCIATES** 6927 Old Seward Hwy, Suite 101 Anchorage AK 99518	PLAT OF **RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT** **A RESUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plats 70-133, 73-161 & 92-24)** Containing 125.840 acres **AND** **A RESUBDIVISION OF RABBIT CREEK HEIGHTS SUBDIVISION (Plat 70-381)** Containing 194.349 acres
DRAWN: SJW CHECKED: RTK	**BOTH LOCATED WITHIN** **THE E1/2 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. M., AK** Containing a Total of 320.189 acres
PROJ. NO. 97118, 99106	**DATE:** April 9, 2004 **GRID:** 3240-41, 3340-41 **SCALE:** 1" = 300' **SHEET:** 1 OF 5

ANCHORAGE RECORDING DISTRICT 2004-91

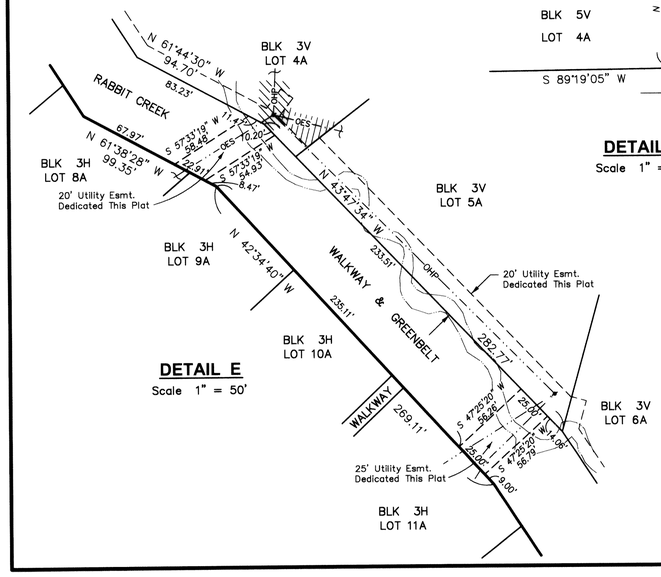


DETAIL A

Scale 1" = 40'

DETAIL D

Scale 1" = 50'



DETAIL E

Scale 1" = 50'

LEGEND

- BLM Monument Recovered
- Primary Monument Recovered
- Primary Monument Set (3 1/4" alum. cap)
- Platted Easement (Utility Easement unless otherwise noted; See Note 16)
- (V-15) Easement Interest Created by Instrument (See Note 17 and "Easement Interests of Record" table, Sheet 3)
- Location of Easement Created by Instrument (See Note 18)
- RCV Rabbit Creek View
- RCH Rabbit Creek Heights
- —OHP— Overhead Power Line owned by CEA
- —OES— Overhead Electric Service Line owned by CEA
- CEA Chugach Electric Association

NOTES

SEE SHEET 1

GRAPHIC SCALE

0m 125m

0ft 250ft 500ft

1 METER = 3.280833 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARE

DATE OF RETRACEMENT SURVEY Beginning 9-7-97 Ending 11-98	PREPARED FOR **RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION** **SPECIAL SURVEY ASSESSMENT DISTRICT IV96** Municipality of Anchorage, Department of Public Works P.O. Box 196650, Anchorage, AK 99519
DATE OF SUBDIVISION SURVEY AND RE-MONUMENTATION Beginning 5-02 Ending 9-03	**AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH.43, TEMPORARY AND SPECIAL ACTS 1995, ALASKA STATUTES, "MANIFESTLY DEFECTIVE SURVEYS"** Final Judgment Dated March 31, 2004 in Civil Action No. 3AN-98-11718 Recorded as Serial No. 2004-022267-0, Anchorage Recording District, 3rd Judicial District, Alaska
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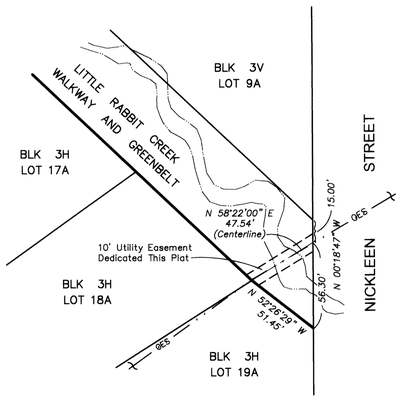
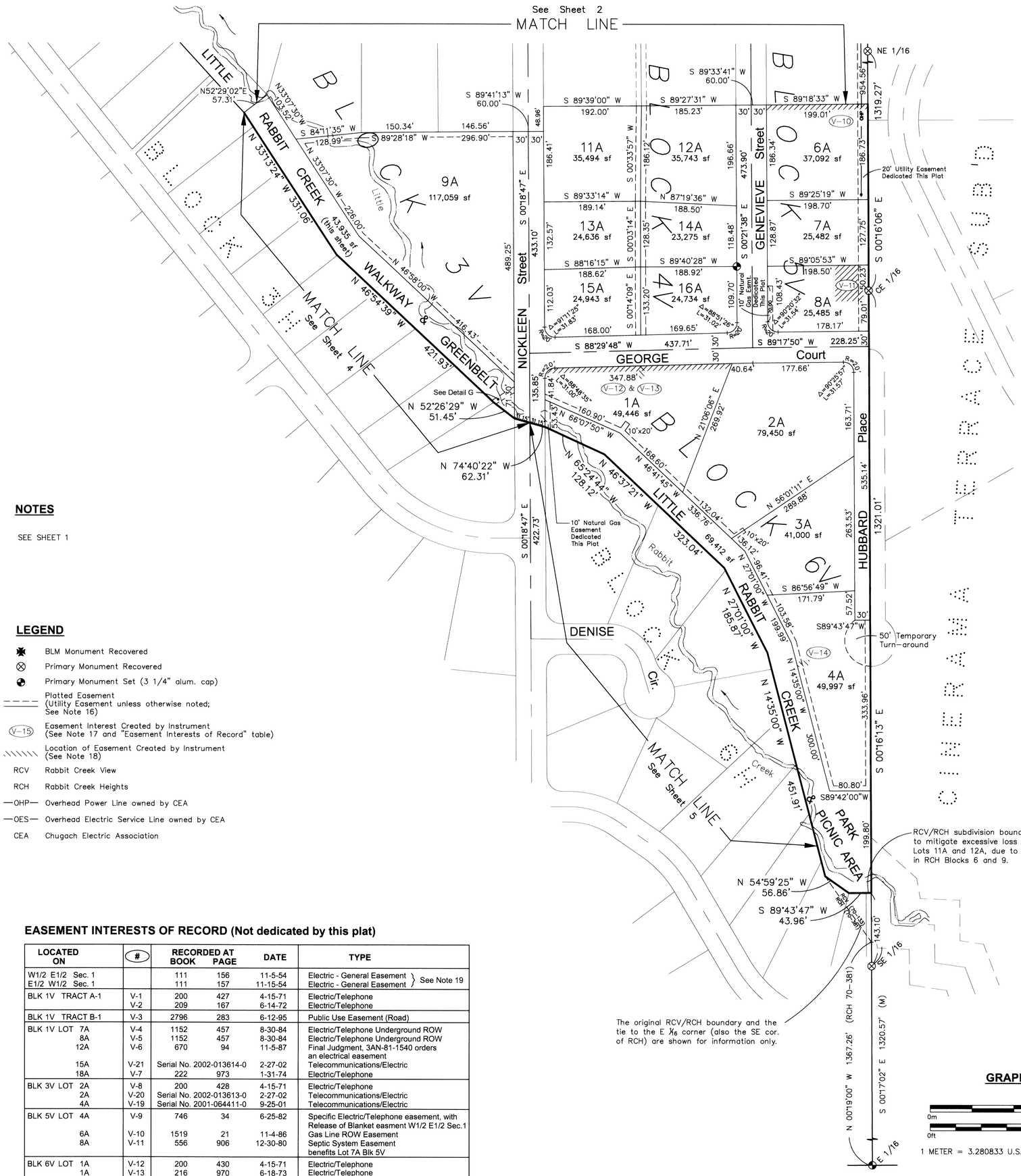
DRAWN: SJW CHECKED: RTK	**BOTH LOCATED WITHIN** **THE E1/2 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. M., AK** Containing a Total of 320.189 acres
PROJ. NO. 97118, 99106	**DATE:** April 9, 2004 **GRID:** 3240-41, 3340-41 **SCALE:** 1" = 100' **SHEET:** 2 OF 5

ANCHORAGE RECORDING DISTRICT 2004-91



DETAIL G

Scale 1" = 50'



NOTES

SEE SHEET 1

LEGEND

- BLM Monument Recovered
- Primary Monument Recovered
- Primary Monument Set (3 1/4" alum. cap)
- Platted Easement (Utility Easement unless otherwise noted; See Note 16)
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- Location of Easement Created by Instrument (See Note 18)
- RCV Rabbit Creek View
- RCH Rabbit Creek Heights
- —OHP— Overhead Power Line owned by CEA
- —OES— Overhead Electric Service Line owned by CEA
- CEA Chugach Electric Association

EASEMENT INTERESTS OF RECORD (Not dedicated by this plat)

LOCATED ON	#	RECORDED AT BOOK	PAGE	DATE	TYPE
W1/2 E1/2 Sec. 1		111	156	11-5-54	Electric - General Easement } See Note 19
E1/2 W1/2 Sec. 1		111	157	11-15-54	Electric - General Easement } See Note 19
BLK 1V TRACT A-1	V-1	200	427	4-15-71	Electric/Telephone
	V-2	209	167	6-14-72	Electric/Telephone
BLK 1V TRACT B-1	V-3	2796	283	6-12-95	Public Use Easement (Road)
BLK 1V LOT 7A	V-4	1152	457	8-30-84	Electric/Telephone Underground ROW
8A	V-5	1152	457	8-30-84	Electric/Telephone Underground ROW
12A	V-6	670	94	11-5-87	Final Judgment, 3AN-81-1540 orders an electrical easement
15A	V-21	Serial No. 2002-013614-0		2-27-02	Telecommunications/Electric
18A	V-7	222	973	1-31-74	Electric/Telephone
BLK 3V LOT 2A	V-8	200	428	4-15-71	Electric/Telephone
2A	V-20	Serial No. 2002-013613-0		2-27-02	Telecommunications/Electric
4A	V-19	Serial No. 2001-064411-0		9-25-01	Telecommunications/Electric
BLK 5V LOT 4A	V-9	746	34	6-25-82	Specific Electric/Telephone easement, with Release of Blanket easment W1/2 E1/2 Sec.1
6A	V-10	1519	21	11-4-86	Gas Line ROW Easement
8A	V-11	556	906	12-30-80	Septic System Easement benefits Lot 7A Blk 5V
BLK 6V LOT 1A	V-12	200	430	4-15-71	Electric/Telephone
1A	V-13	216	970	6-18-73	Electric/Telephone
4A	V-14	203	862	7-28-71	Electric/Telephone
GREENBELT	V-15	209	167	6-14-72	Electric/Telephone
W. OF CARL	V-16	224	350	3-21-74	Telephone
	V-17	101	311	5-13-76	Electric/Telephone
GREENBELT BETWEEN CARL & NICKLEEN	V-18	1353	68	11-25-85	Municipal ROW Permit For Overhead Electrical Powerline

WATER RIGHTS

LOCATED ON	RECORDED AT BOOK	PAGE	DATE	TYPE
BLK 5V LOT 7A	1719	108	3/25/88	Well
BLK 1V LOT 12A	1196	325	12/4/84	Well

GRAPHIC SCALE

0m 125m

0ft 250ft 500ft

1 METER = 3.280833 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARE

DATE OF RETRACEMENT SURVEY Beginning 9-7-97 Ending 11-98	PREPARED FOR **RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION** **SPECIAL SURVEY ASSESSMENT DISTRICT IV96** Municipality of Anchorage, Department of Public Works P.O. Box 196650, Anchorage, AK 99519
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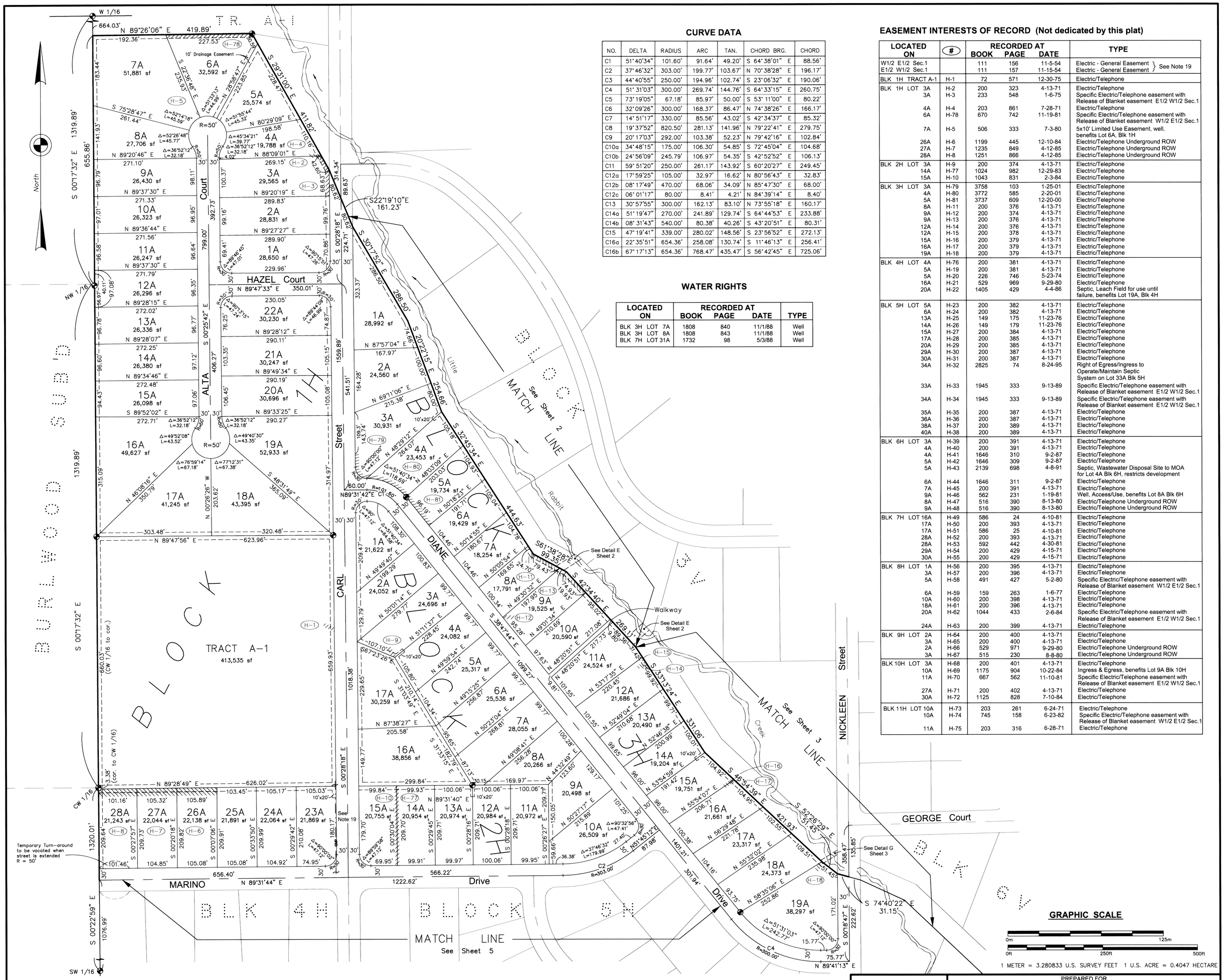
PROJ. NO. 97118, 99106	**DATE:** April 9, 2004 **GRID:** 3240-41, 3340-41 **SCALE:** 1" = 100' **SHEET:** 3 OF 5

ANCHORAGE RECORDING DISTRICT 2004-91



CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHORD BRG.	CHORD
C1	51°40'34"	101.60'	91.64'	49.20'	S 64°38'01" E	88.56'
C2	37°46'32"	303.00'	199.77'	103.67'	N 70°38'28" E	196.17'
C3	44°40'55"	250.00'	194.96'	102.74'	S 23°06'32" E	190.06'
C4	51°31'03"	300.00'	269.74'	144.76'	S 64°33'15" E	260.75'
C5	73°19'05"	67.18'	85.97'	50.00'	S 53°11'00" E	80.22'
C6	32°09'26"	300.00'	168.37'	86.47'	N 74°38'26" E	166.17'
C7	14°51'17"	330.00'	85.56'	43.02'	S 42°34'37" E	85.32'
C8	19°37'52"	820.50'	281.13'	141.96'	N 79°22'41" E	279.75'
C9	20°17'03"	292.00'	103.38'	52.23'	N 79°42'16" E	102.84'
C10a	34°48'15"	175.00'	106.30'	54.85'	S 72°45'04" E	104.68'
C10b	24°56'09"	245.79'	106.97'	54.35'	S 42°52'52" E	106.13'
C11	59°51'20"	250.00'	261.17'	143.92'	S 60°20'27" E	249.45'
C12a	17°59'25"	105.00'	32.97'	16.62'	N 80°56'43" E	32.83'
C12b	08°17'49"	470.00'	68.06'	34.09'	N 85°47'30" E	68.00'
C12c	06°01'17"	80.00'	8.41'	4.21'	N 84°39'14" E	8.40'
C13	30°57'55"	300.00'	162.13'	83.10'	N 73°55'18" E	160.17'
C14a	51°19'47"	270.00'	241.89'	129.74'	S 64°44'53" E	233.88'
C14b	08°31'43"	540.00'	80.38'	40.26'	S 43°20'51" E	80.31'
C15	47°19'41"	339.00'	280.02'	148.56'	S 23°56'52" E	272.13'
C16a	22°35'51"	654.36'	258.08'	130.74'	S 11°46'13" E	256.41'
C16b	67°17'13"	654.36'	768.47'	435.47'	S 56°42'45" E	725.06'

WATER RIGHTS

LOCATED ON	RECORDED AT BOOK	PAGE	DATE	TYPE
BLK 3H LOT 7A	1808	840	11/1/88	Well
BLK 3H LOT 8A	1808	843	11/1/88	Well
BLK 7H LOT 31A	1732	98	5/3/88	Well

EASEMENT INTERESTS OF RECORD (Not dedicated by this plat)

LOCATED ON	#	RECORDED AT BOOK	PAGE	DATE	TYPE
W1/2 E1/2 Sec.1		111	156	11-5-54	Electric - General Easement } See Note 19
E1/2 W1/2 Sec.1		111	157	11-15-54	Electric - General Easement } See Note 19
BLK 1H TRACT A-1	H-1	72	571	12-30-75	Electric/Telephone
BLK 1H LOT 3A	H-2	200	323	4-13-71	Electric/Telephone
3A	H-3	233	548	1-6-75	Specific Electric/Telephone easement with Release of Blanket easement E1/2 W1/2 Sec.1
4A	H-4	203	861	7-28-71	Electric/Telephone
6A	H-78	670	742	11-19-81	Specific Electric/Telephone easement with Release of Blanket easement W1/2 E1/2 Sec.1
7A	H-5	506	333	7-3-80	5x10' Limited Use Easement, well, benefits Lot 6A, Blk 1H
26A	H-6	1199	445	12-10-84	Electric/Telephone Underground ROW
27A	H-7	1235	849	4-12-85	Electric/Telephone Underground ROW
28A	H-8	1251	866	4-12-85	Electric/Telephone Underground ROW
BLK 2H LOT 3A	H-9	200	374	4-13-71	Electric/Telephone
14A	H-77	1024	982	12-29-83	Electric/Telephone
15A	H-10	1043	831	2-3-84	Electric/Telephone
BLK 3H LOT 3A	H-79	3758	103	1-25-01	Electric/Telephone
4A	H-80	3772	585	2-20-01	Electric/Telephone
5A	H-81	3737	609	12-20-00	Electric/Telephone
8A	H-11	200	376	4-13-71	Electric/Telephone
9A	H-12	200	374	4-13-71	Electric/Telephone
9A	H-13	200	376	4-13-71	Electric/Telephone
12A	H-14	200	376	4-13-71	Electric/Telephone
12A	H-15	200	378	4-13-71	Electric/Telephone
15A	H-16	200	379	4-13-71	Electric/Telephone
16A	H-17	200	379	4-13-71	Electric/Telephone
19A	H-18	200	379	4-13-71	Electric/Telephone
BLK 4H LOT 4A	H-76	200	381	4-13-71	Electric/Telephone
5A	H-19	200	381	4-13-71	Electric/Telephone
5A	H-20	226	746	5-23-74	Electric/Telephone
16A	H-21	529	969	9-29-80	Electric/Telephone
20A	H-22	1405	429	4-4-86	Septic, Leach Field for use until failure, benefits Lot 19A, Blk 4H
BLK 5H LOT 5A	H-23	200	382	4-13-71	Electric/Telephone
6A	H-24	200	382	4-13-71	Electric/Telephone
13A	H-25	149	175	11-23-76	Electric/Telephone
14A	H-26	149	179	11-23-76	Electric/Telephone
15A	H-27	200	384	4-13-71	Electric/Telephone
17A	H-28	200	385	4-13-71	Electric/Telephone
20A	H-29	200	385	4-13-71	Electric/Telephone
29A	H-30	200	387	4-13-71	Electric/Telephone
30A	H-31	200	387	4-13-71	Electric/Telephone
34A	H-32	2825	74	8-24-95	Right of Egress/Ingress to Operate/Maintain Septic System on Lot 33A Blk 5H
33A	H-33	1945	333	9-13-89	Specific Electric/Telephone easement with Release of Blanket easement E1/2 W1/2 Sec.1
34A	H-34	1945	333	9-13-89	Specific Electric/Telephone easement with Release of Blanket easement E1/2 W1/2 Sec.1
35A	H-35	200	387	4-13-71	Electric/Telephone
36A	H-36	200	387	4-13-71	Electric/Telephone
38A	H-37	200	389	4-13-71	Electric/Telephone
40A	H-38	200	389	4-13-71	Electric/Telephone
BLK 6H LOT 3A	H-39	200	391	4-13-71	Electric/Telephone
4A	H-40	200	391	4-13-71	Electric/Telephone
4A	H-41	1646	310	9-2-87	Electric/Telephone
5A	H-42	1646	309	9-2-87	Electric/Telephone
5A	H-43	2139	698	4-8-91	Septic, Wastewater Disposal Site to MOA for Lot 4A Blk 6H, restricts development
6A	H-44	1646	311	9-2-87	Electric/Telephone
7A	H-45	200	391	4-13-71	Electric/Telephone
9A	H-46	562	231	1-19-81	Well, Access/Use, benefits Lot 8A Blk 6H
8A	H-47	516	390	8-13-80	Electric/Telephone Underground ROW
9A	H-48	516	390	8-13-80	Electric/Telephone Underground ROW
BLK 7H LOT 16A	H-49	586	24	4-10-81	Electric/Telephone
17A	H-50	200	393	4-13-71	Electric/Telephone
17A	H-51	586	25	4-10-81	Electric/Telephone
28A	H-52	200	393	4-13-71	Electric/Telephone
28A	H-53	592	442	4-30-81	Electric/Telephone
29A	H-54	200	429	4-15-71	Electric/Telephone
30A	H-55	200	429	4-15-71	Electric/Telephone
BLK 8H LOT 1A	H-56	200	395	4-13-71	Electric/Telephone
3A	H-57	200	396	4-13-71	Electric/Telephone
5A	H-58	491	427	5-2-80	Specific Electric/Telephone easement with Release of Blanket easement W1/2 E1/2 Sec.1
6A	H-59	159	263	1-6-77	Electric/Telephone
10A	H-60	200	398	4-13-71	Electric/Telephone
18A	H-61	200	396	4-13-71	Electric/Telephone
20A	H-62	1044	433	2-6-84	Specific Electric/Telephone easement with Release of Blanket easement E1/2 W1/2 Sec.1
24A	H-63	200	399	4-13-71	Electric/Telephone
BLK 9H LOT 2A	H-64	200	400	4-13-71	Electric/Telephone
3A	H-65	200	400	4-13-71	Electric/Telephone
2A	H-66	529	971	9-29-80	Electric/Telephone Underground ROW
3A	H-67	515	230	8-8-80	Electric/Telephone Underground ROW
BLK 10H LOT 3A	H-68	200	401	4-13-71	Electric/Telephone
10A	H-69	1175	904	10-22-84	Ingress & Egress, benefits Lot 9A Blk 10H
11A	H-70	667	562	11-10-81	Specific Electric/Telephone easement with Release of Blanket easement E1/2 W1/2 Sec.1
27A	H-71	200	402	4-13-71	Electric/Telephone
30A	H-72	1125	828	7-10-84	Electric/Telephone
BLK 11H LOT 10A	H-73	203	261	6-24-71	Electric/Telephone
10A	H-74	745	158	6-23-82	Specific Electric/Telephone easement with Release of Blanket easement W1/2 E1/2 Sec.1
11A	H-75	203	316	6-28-71	Electric/Telephone

GRAPHIC SCALE

0m 125m
0ft 250ft 500ft

1 METER = 3.280833 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARE

NOTES

SEE SHEET 1

LEGEND

- BLM Monument Recovered
- Primary Monument Recovered
- Primary Monument Set (3 1/4" alum. cap)
- Platted Easement (Utility Easement unless otherwise noted; See Note 16)
- (H-15) Easement Interest Created by Instrument (See Note 17 and "Easement Interests of Record" table)
- Location of Easement Created by Instrument (See Note 18)
- RCV Rabbit Creek View
- RCH Rabbit Creek Heights
- —OHP— Overhead Power Line owned by CEA
- CEA Chugach Electric Association

DATE OF RETRACEMENT SURVEY
Beginning 9-7-97
Ending 11-98

DATE OF SUBDIVISION SURVEY AND RE-MONUMENTATION
Beginning 5-02
Ending 9-03

NAME OF SURVEYOR

KEAN & ASSOCIATES
6927 Old Seward Highway Suite 101
Anchorage AK 99518

DRAWN: SJW
CHECKED: RTK
PROJ. NO. 97118, 99106

PREPARED FOR
RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION
SPECIAL SURVEY ASSESSMENT DISTRICT IV96
Municipality of Anchorage, Department of Public Works
P.O. Box 196650, Anchorage, AK 99519

AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH.43, TEMPORARY AND SPECIAL ACTS 1995, ALASKA STATUTES, "MANIFESTLY DEFECTIVE SURVEYS"
Final Judgment Dated March 31, 2004 in Civil Action No. 3AN-98-11718
Recorded as Serial No. 2004-022267-0, Anchorage Recording District, 3rd Judicial District, Alaska

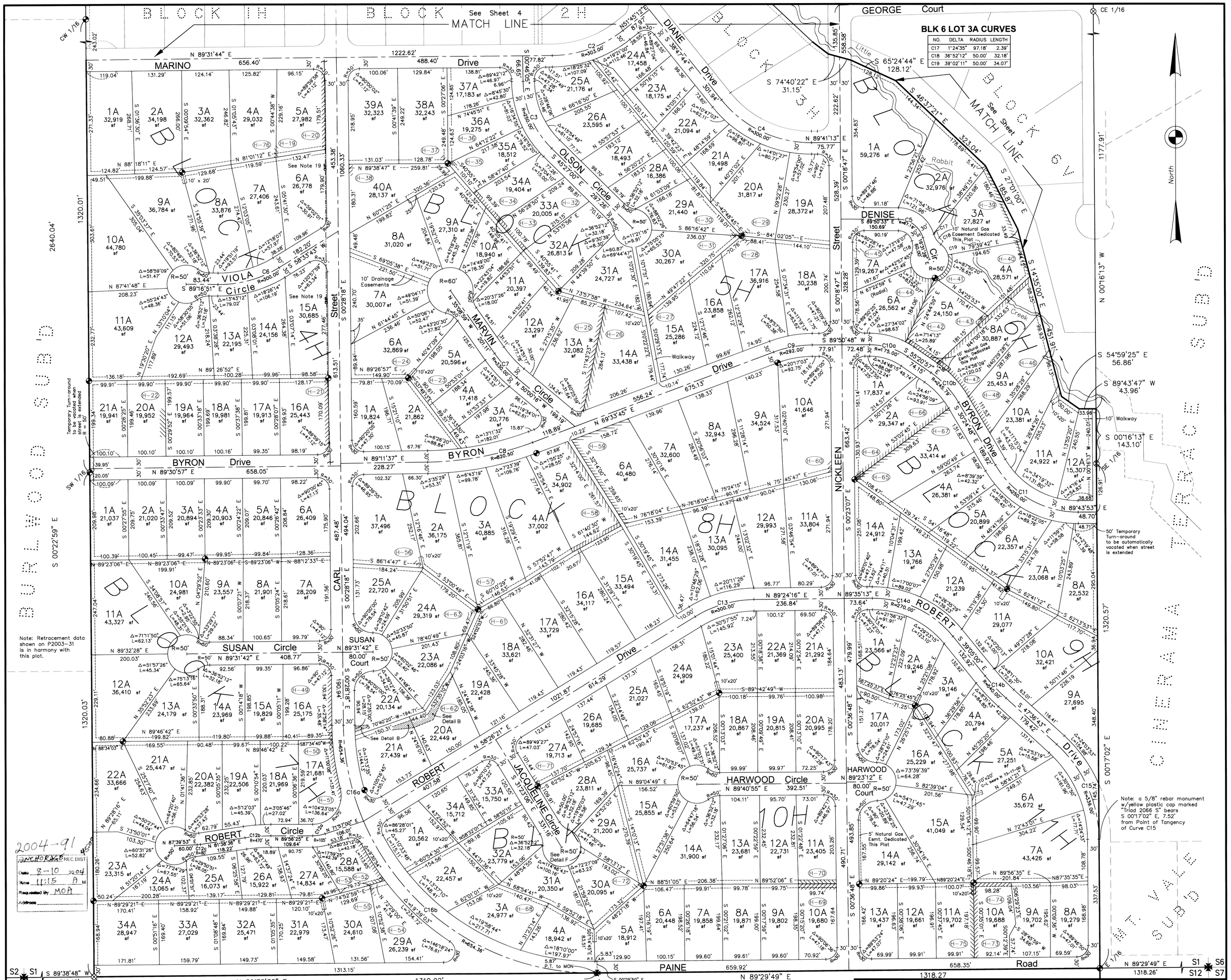
PLAT OF
RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT

A RESUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plats 70-133, 73-161 & 92-24)
Containing 125.840 acres
AND
A RESUBDIVISION OF RABBIT CREEK HEIGHTS SUBDIVISION (Plat 70-381)
Containing 194.349 acres

BOTH LOCATED WITHIN
THE E1/2 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. M., AK
Containing a Total of 320.189 acres

DATE: April 9, 2004 | GRID: 3240-41, 3340-41 | SCALE: 1" = 100' | SHEET: 4 OF 5

ANCHORAGE RECORDING DISTRICT 2004-91

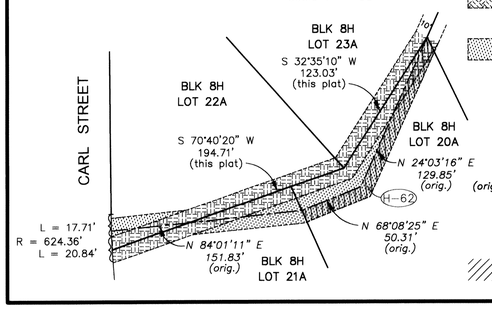


BLK 6 LOT 3A CURVES

NO.	DELTA	RADIUS	LENGTH
C17	1°24'35"	97.18'	2.39'
C18	36°52'12"	50.00'	32.18'
C19	39°02'11"	50.00'	34.07'

DETAIL B

Scale 1" = 60'



KEY (Detail B)

- Utility easement established by agreement of the parties and approved by the Superior Court (10' each side property line per this plat)
- Utility easement established by agreement of the parties and approved by the Superior Court, which easement shall be vacated if and when CEA replaces at one time substantially all of the electric facilities existing within said easement as of the date of this replat for a reason other than repair of damage caused by the negligent or intentional act of any of the owners of any of the lots burdened by this easement, or of their successors, assigns or agents
- (orig) Denotes boundaries as originally staked in 1970, as determined by retracement survey for this replat, which were revised according to an agreement by the owners of Lots 20, 21, 22, and 23 to be as shown on this plat
- Recorded Easement "H-62" (northwesterly 10' of Lot 20 as originally staked)

LEGEND

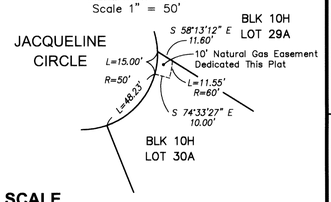
- BLM Monument Recovered
- Primary Monument Recovered
- Primary Monument Set (3 1/4" alum. cap)
- Platted Easement (Utility Easement unless otherwise noted; See Note 16)
- (H-15) Easement Interest Created by Instrument (See Note 17 & "Easement Interests of Record" table, Sheet 4)
- Location of Easement Created by Instrument (See Note 18)
- RCV Rabbit Creek View
- RCH Rabbit Creek Heights
- —OHP— Overhead Power Line owned by CEA
- CEA Chugach Electric Association
- A.P. Angle Point

NOTES

SEE SHEET 1

DETAIL F

Scale 1" = 50'



GRAPHIC SCALE

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DATE OF RETRACEMENT SURVEY Beginning 9-7-97 Ending 11-98	PREPARED FOR RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION SPECIAL SURVEY ASSESSMENT DISTRICT IV96 Municipality of Anchorage, Department of Public Works P.O. Box 196650, Anchorage, AK 99519
DATE OF SUBDIVISION SURVEY AND RE-MONUMENTATION Beginning 5-02 Ending 9-03	AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH.43, TEMPORARY AND SPECIAL ACTS 1995, ALASKA STATUTES, "MANIFESTLY DEFECTIVE SURVEYS" Final Judgment Dated March 31, 2004 in Civil Action No. 3AN-98-11718 Recorded as Serial No. 2004-022267-0, Anchorage Recording District, 3rd Judicial District, Alaska
NAME OF SURVEYOR KEAN & ASSOCIATES 6927 Old Seward Highway Suite 101 Anchorage AK 99518	PLAT OF RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT A RE-SUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plats 70-133, 73-161 & 92-24) Containing 125.840 acres AND A RE-SUBDIVISION OF RABBIT CREEK HEIGHTS SUBDIVISION (Plat 70-381) Containing 194.349 acres
DRAWN: SJW CHECKED: RTK	BOTH LOCATED WITHIN THE E1/2 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. M., AK Containing a Total of 320.189 acres
PROJ. NO. 97118, 99106	DATE: April 9, 2004 GRID: 3240-41, 3340-41 SCALE: 1" = 100' SHEET: 5 OF 5

SCHADT LAW OFFICE, P.C.
Attorneys at Law
2909 Arctic Boulevard, Suite #103
Anchorage, Alaska 99503
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ANCHORAGE RECORDING DISTRICT
2004-91

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

MUNICIPALITY OF ANCHORAGE on behalf of all property owners within RABBIT CREEK VIEW SUBDIVISION and RABBIT CREEK HEIGHTS SUBDIVISION SPECIAL SURVEY ASSESSMENT DISTRICT 1V96, Plaintiffs, vs. RABBIT CREEK VIEW SUBDIVISION according to Plats No. 70-133, 73-161, and 92-24, and RABBIT CREEK HEIGHTS SUBDIVISION according to Plat No. 70-381, and all persons claiming any interest in or lien upon the real property herein described or any part of it, Defendants.	Case No. 3AN-98-11718 Civil

FINAL JUDGMENT APPROVING RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT

This in rem cause of action having been filed on December 30, 1998, pursuant to the Manifestly Defective Surveys Act, CSSB 79 (CRA) set forth as Ch. 43 of Temporary and Special Acts 1995 of the Alaska Statutes, and the Civil Rules of the Alaska Rules of Court as amended by the Act, and the court finding that the plaintiffs duly posted the property affected herein, described as follows:

> The subdivided lots and tracts of Rabbit Creek View Subdivision according Plats No. 70-133, 73-161, and 92-24, and Rabbit Creek Heights Subdivision according to Plat No. 70-381, Anchorage Recording District, Third Judicial District, State of Alaska.

ATTACHMENT TO RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION PLAT

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and properly served the persons with interests in the property by personal service where possible or by publication , and all unknown persons claiming any interest in or lien upon the property by publication and the court having jurisdiction.

The court having made due inquiry in the manner and method by which the plaintiff Municipality of Anchorage prepared the proposed Rabbit Creek View and Rabbit Creek Heights Subdivision Replat, a reduced version of which is attached as Exhibit 1 and having found that such replat is in accordance with the Manifestly Defective Surveys Act, CSSB 79 (CRA) set forth as Ch. 43 of Temporary and Special Acts 1995 of the Alaska Statutes and that plaintiffs did not abuse their discretion and acted within the scope of their statutory and constitutional authority; and the court having determined and equitably adjudicated the land boundaries of each parcel of land located within the entire area of the real property sought to be affected by this in rem action and the Court having further found that the replat satisfies the requirements of its order of June 13, 2003 in this matter, and the Court being otherwise fully advised in the premises;

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. The currently platted and recorded description and field location of streets, greenbelts, walkways, tracts, easements, and lots within defendant subdivisions are manifestly defective due to a defective survey which negatively affects the quiet enjoyment and property rights of the owners of the land within the subdivisions.

2. That the person or persons having estates, rights, title, interests and claims in and to each parcel at the commencement of this litigation, whether legal or equitable, present or future, vested or contingent, whether mortgage or liens of any description are those persons

ANCHORAGE RECORDING DISTRICT 2004-91

named in Exhibit 8 of Plaintiff's Complaint with all persons acquiring later interests in the real property taking them subject to this litigation due to the lis pendens recorded by plaintiff at the commencement of this litigation.

3. That the land boundaries of each lot or parcel of land and public streets, greenbelts, easements, and right of ways whether owned publicly or privately within the following described real property:

> RABBIT CREEK VIEW SUBDIVISION according to Plat No. 70-133, 73-161, and 92-24, and RABBIT CREEK HEIGHTS SUBDIVISION according to Plat No. 70-381,

being the area affected by this cause of action, are approved, fixed, dedicated and determined as described and shown on the Replat which equitably allocates the land voluntarily vacated by the plaintiff for mitigation, and to the extent reasonably practicable minimizes disruption to lines or boundaries of parcels or lots that were not found to be materially incorrect.

4. That the Rabbit Creek View and Rabbit Creek Heights Subdivision Replat is approved as a substitute for the manifestly defective original plats and surveys; and the plaintiff is directed to file the replat with the District Recorder of the Anchorage Recording District.

5. That the boundaries and sizes of the parcels as set forth in the replat do not alter preexisting uses or development of the parcels, which preexisting uses and development may continue to the extent they would have been able to continue had there been no replat, nor does this judgment or its effect make a parcel or lot ineligible for a use or development for which it was eligible before this judgment.

6. That the title rights of the subject parcels are unaffected by this action except that the judgment as to the boundaries is final, so that the right to bring actions other than for

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ANCHORAGE RECORDING DISTRICT 2004-91

location of the boundaries is unaffected and may be asserted at any time and in any manner permitted by law.

7. That the rights of the holders of encumbrances and liens against the subject parcels are unaffected by this action, except that the property subject to the encumbrance or lien will henceforth be the parcel in the replat that corresponds to the same parcel in the original plats.

8. That the rights of holders of easements against the subject parcels are unaffected by this action, except that the locations of the easements affected by the replat shall be as depicted or listed on the replat.

9. That the remonumentation done in compliance with the replat is approved and all other monumentation be removed.

10. The surveying, remonumentation, and related costs, court costs, and attorneys fees for the replat and for this action are to be assessed to the assessment district by plaintiff using its special assessment procedures with all other parties bearing their own costs and attorneys fees.

11. That the Manifestly Defective Surveys Act, CSSB 79 (CRA) set forth as Ch. 43 of Temporary and Special Acts 1995 of the Alaska Statutes does not require the adjudication of claims to prescriptive rights within the Rabbit Creek View Subdivision or the Rabbit Creek Heights Subdivision. Any and all claims of prescriptive rights, whether or not presently accrued, are and shall remain unaffected by this Final Judgment and the Replat it approves.

12. That plaintiff shall record a certified copy of this Final Judgment at the expense of the assessment district with the recorder for the Anchorage Recording District.

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ANCHORAGE RECORDING DISTRICT 200491

DATED in Anchorage, Alaska, this 31st day of March, 2004.

Mark Rand
Judge of the Superior Court

certify that on March 31, 2004
of the above was mailed to each of the following
their addresses of record:
G. Schadt to make distribution
and file certificate of service

Administrative Assistant

I hereby certify that this is a true and correct
copy of the original on file in my office.
ATTEST:
Clerk of the Trial Courts
By S. Corpuz Deputy
8-2-04

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Attorneys at Law
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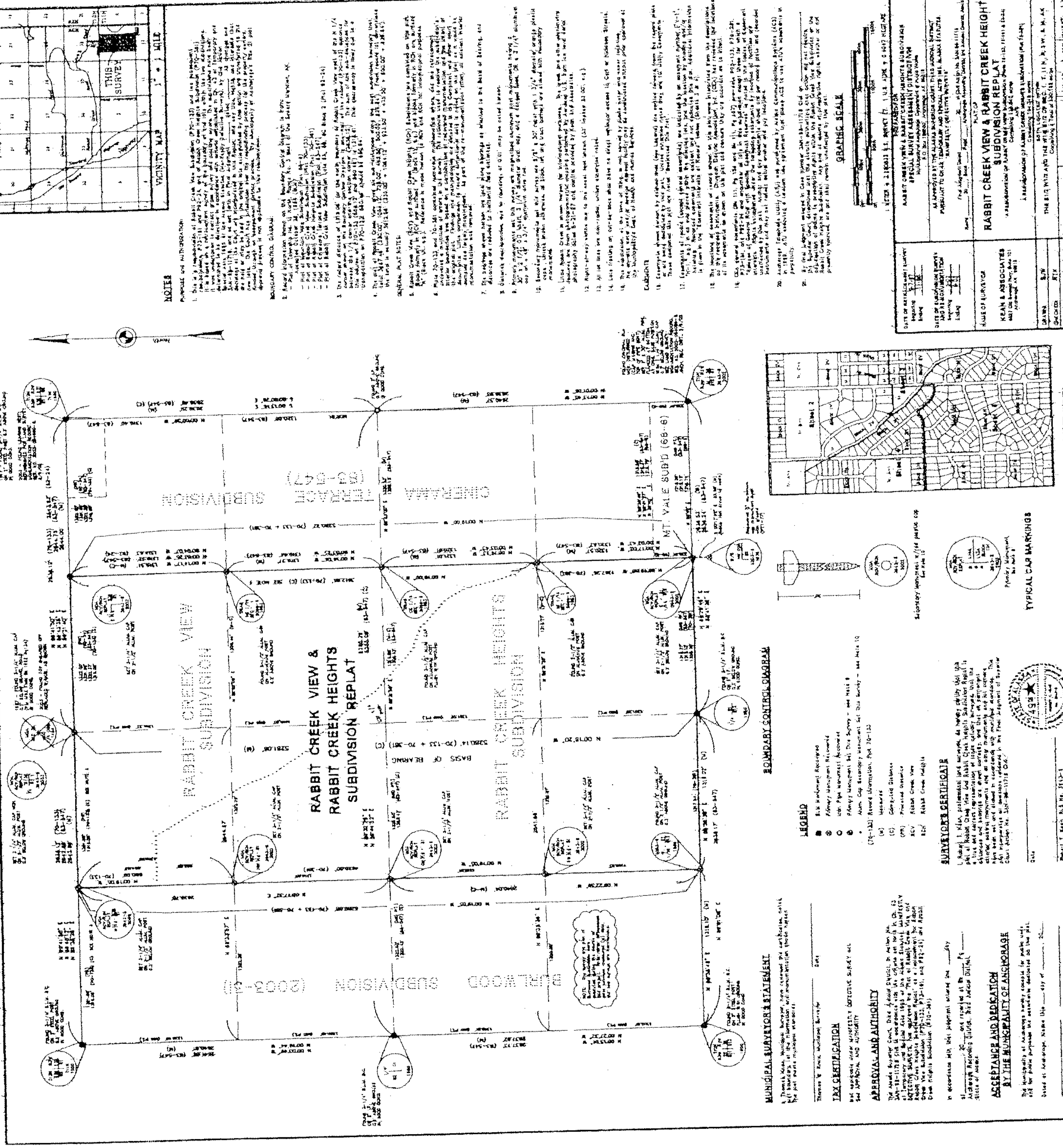
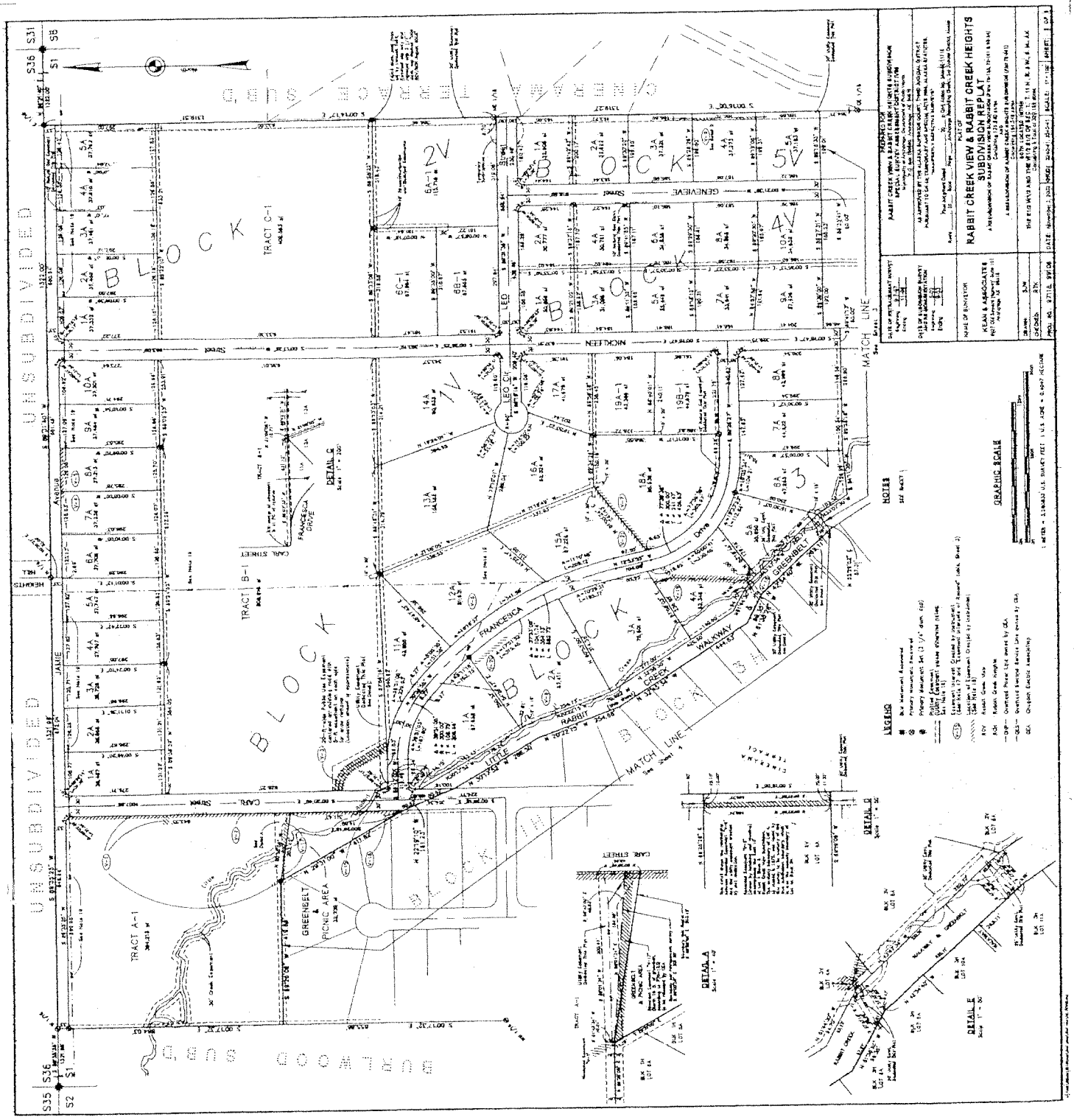
ANCHORAGE RECORDING DISTRICT 2004-91



ANCHORAGE RECORDING DISTRICT 2004 91



ANCHORAGE RECORDING DISTRICT 2004-91

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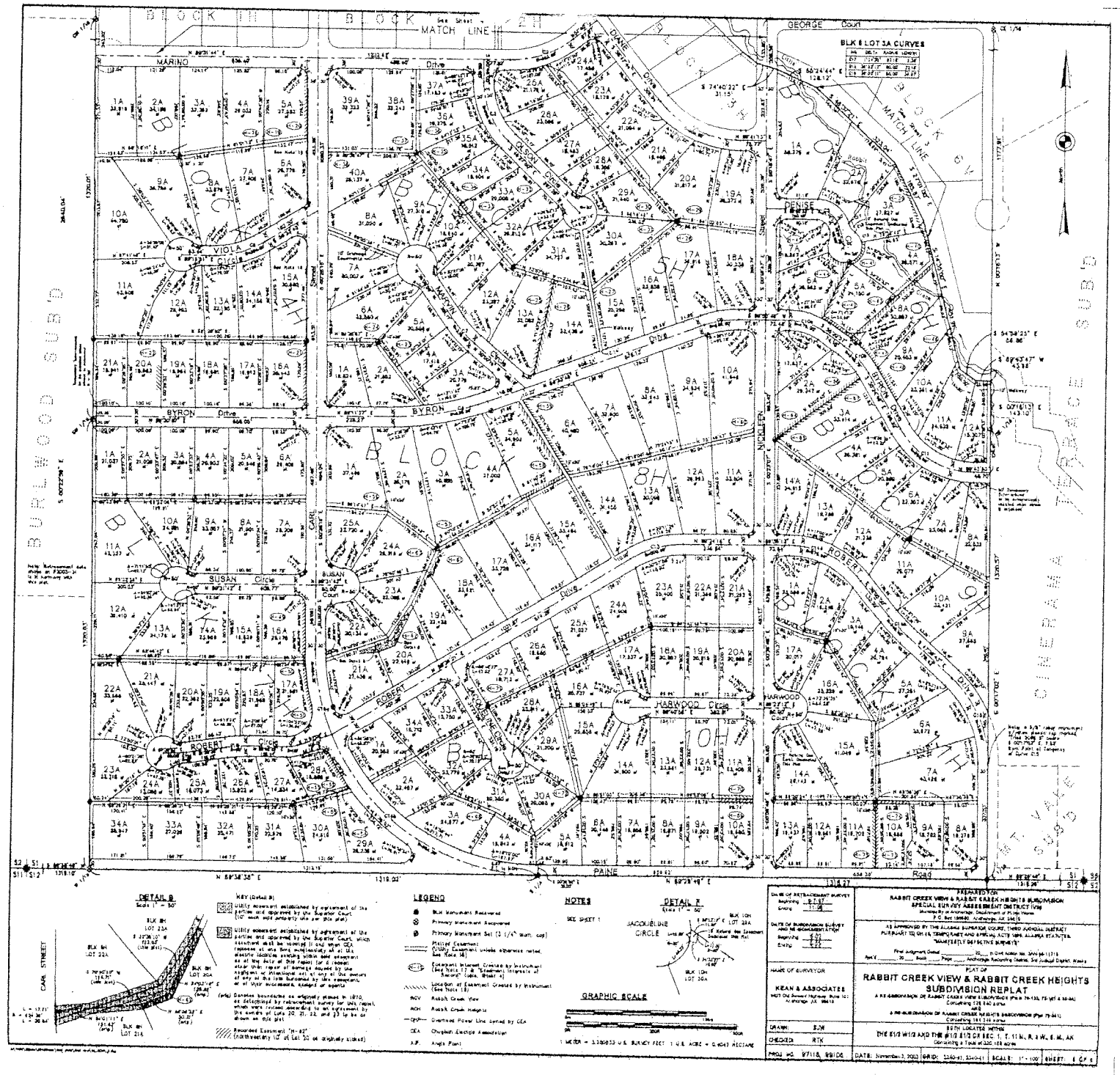
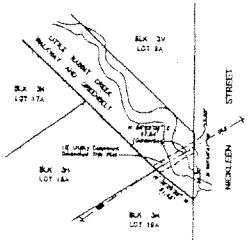
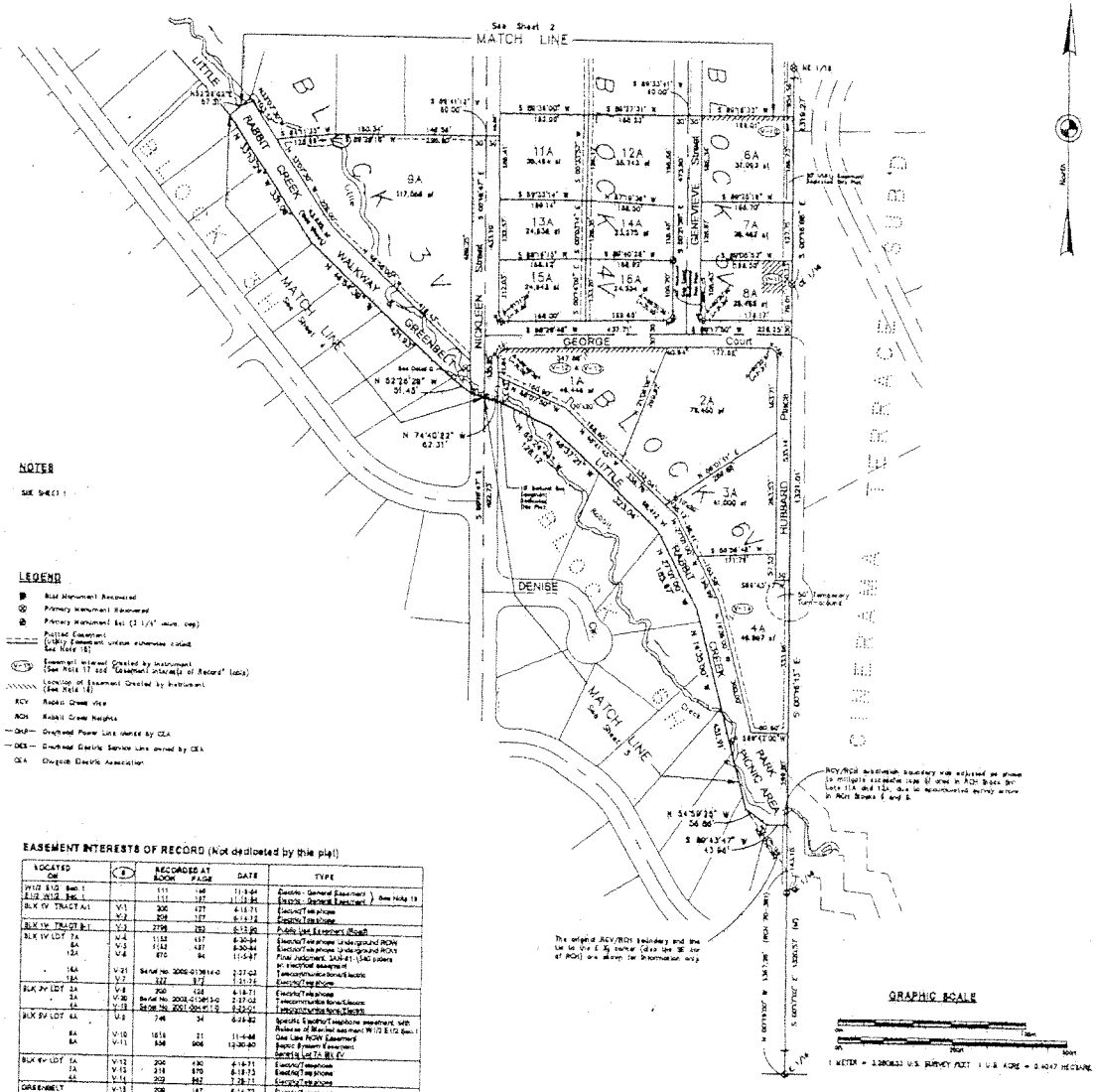


ANCHORAGE RECORDING DISTRICT 2004-91



DETAIL G
Scale 1" = 50'



NOTES

SEE SHEET 1

LEGEND

- Rod Monument Recovered
- Primary Monument Recovered
- Primary Monument Set (3 1/4" brass cap)
- Public Easement (Utility Easement unless otherwise noted) See Note 8)
- Easement referred Created by Instrument (See Note 17 and "Easement Interests of Record" table)
- Location of Easement Created by Instrument (See Note 18)
- RCV Rabbit Creek View
- RCH Rabbit Creek Heights
- OHP Overhead Power Line owned by CEA
- OES Overhead Electric Service Line owned by CEA
- CEA Chugach Electric Association

EASEMENT INTERESTS OF RECORD (Not dedicated by this plat)

LOCATED ON	(#)	RECORDED AT BOOK	PAGE	DATE	TYPE
W1/2 E1/2 Sec. 1		111	148	11-1-54	Electric - General Easement) See Note 19
E1/2 W1/2 Sec. 1		111	187	11-12-54	Electric - Service Easement)
BLK IV TRACT A-1	V-1	306	427	4-16-71	Electric/Telephone
	V-2	306	427	4-16-71	Electric/Telephone
BLK IV TRACT B-1	V-3	2798	283	6-13-96	Public Use Easement (Road)
BLK IV LOT 7A	V-4	1152	457	8-30-84	Electric/Telephone Underground ROW
8A	V-5	1153	487	8-30-84	Electric/Telephone Underground ROW
12A	V-6	670	84	11-5-87	Final Judgment 3AN-81 1340 (utility poles in electrical easement)
16A	V-21	Serial No. 2000-013614-0		2-27-03	Telecommunication Bond/Electric
18A	V-7	322	877	1-31-74	Electric/Telephone
BLK IV LOT 3A	V-8	200	428	4-16-71	Electric/Telephone
3A	V-20	Serial No. 2002-012461-0		2-27-02	Telecommunication Bond/Electric
4A	V-19	Serial No. 2001-004417-0		3-23-01	Telecommunication Bond/Electric
BLK IV LOT 4A	V-9	748	34	6-23-82	Specific Electric/Telephone easement, with Release of Blanket easement W1/2 E1/2 Sec. 1
8A	V-10	1016	21	11-4-84	Gas Line ROW Easement
8A	V-11	936	906	12-30-80	Public Drainage Easement Serves Lot 7A BLK IV
BLK IV LOT 1A	V-12	200	430	4-16-71	Electric/Telephone
1A	V-13	318	870	8-18-73	Electric/Telephone
4A	V-14	202	842	1-28-71	Electric/Telephone
GREENBELT W. OF CARL	V-15	200	187	4-14-72	Electric/Telephone
	V-16	224	360	3-27-74	Telephone
	V-17	131	211	5-12-78	Electric/Telephone
GREENBELT BETWEEN CARL & NICKLEEN	V-18	1253	64	11-23-86	Municipal ROW Permit For Overhead Electric Powerline

WATER RIGHTS

LOCATED ON	RECORDED AT BOOK	PAGE	DATE	TYPE
BLK IV LOT 7A	1716	104	3/28/86	Well
BLK IV LOT 12A	1196	235	12/3/84	Well

This original RCV/RCH boundary and the line for the E 1/4 corner (drop line 36' east of RCH) are shown for information only

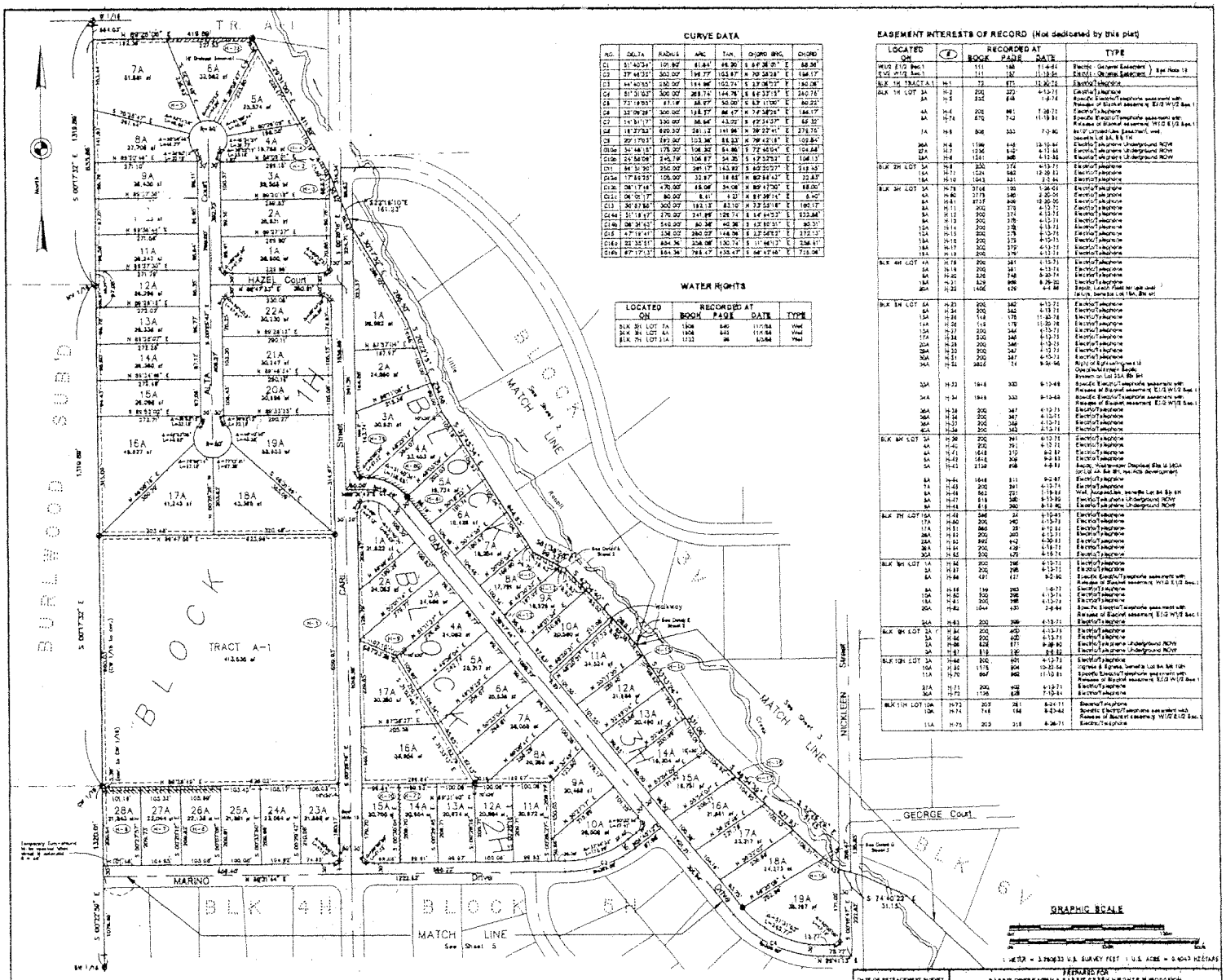
RCV/RCH subdivision boundary was adjusted as shown (a multiple adjacent case of lots in RCH Blocks 3H Lots 11A and 13A, due to reconstructed survey where in RCH Blocks 6 and 8.

GRAPHIC SCALE

1 METER = 3.280833 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARE

DATE OF RETRACEMENT SURVEY Beginning 7-1-97 Ending 7-1-97	PREPARED FOR RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION SPECIAL SURVEY ASSESSMENT DISTRICT 1998 Municipality of Anchorage, Department of Public Works P.O. Box 196650, Anchorage, AK 99519
DATE OF SUBDIVISION SURVEY AND RE-MONUMENTATION Beginning 7-1-97 Ending 7-1-97	AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO 24.60. TEMPORARY AND SPECIAL ACTS 1998, ALASKA STATUTES THE WATERFLY DAY NATIVE SURVEYOR Final Judgment Dated _____ 20__ in CIVIL ACTION No. 3AN-98-11773 Page 4 of 8 Book ____ Page ____ Anchorage Recording Office, 3rd Judicial District, Alaska
NAME OF SURVEYOR KEAN & ASSOCIATES 5801 Old Seward Highway, Suite 101 Anchorage, AK 99518	PLAT OF RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT A RESUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plat 75-139, 79-181 & 83-241) Containing 123.840 acres AND A RESUBDIVISION OF RABBIT CREEK HEIGHTS SUBDIVISION (Plat 75-181) Containing 104.546 acres
DRAWN: SJW CHECKED: RBK	BOTH LOCATED WITHIN THE E1/2 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. M., AK Containing a Total of 228.386 acres
PROJ. NO. 97118, 98106	DATE: November 2, 2000 FIELD: 3240-41, 3240-43 SCALE: 1" = 100' SHEET: 1 OF 3

ANCHORAGE RECORDING DISTRICT 2004-91



CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHORD BRG.	CHORD
C1	31°40'34"	101.92'	61.84'	44.20'	S 64°26'26" E	60.96'
C2	37°44'35"	300.00'	198.77'	103.87'	N 70°38'28" E	196.17'
C3	44°40'55"	230.00'	144.66'	102.74'	S 27°06'27" E	140.96'
C4	51°31'03"	300.00'	269.74'	144.79'	S 64°37'15" E	260.76'
C5	72°11'03"	47.18'	59.42'	33.00'	S 63°11'06" E	55.23'
C6	32°09'28"	300.00'	168.37'	86.47'	N 74°34'28" E	166.17'
C7	14°31'17"	330.00'	83.64'	42.02'	S 42°34'37" E	83.32'
C8	18°27'33"	620.00'	241.13'	121.98'	N 39°22'41" E	239.75'
C9	20°17'03"	297.00'	103.36'	52.23'	N 79°42'18" E	102.84'
C10a	34°46'15"	175.00'	106.20'	54.86'	S 72°45'04" E	104.64'
C10b	24°56'06"	245.79'	106.87'	54.35'	S 72°37'53" E	106.13'
C11	84°31'30"	230.00'	241.17'	148.82'	S 62°20'07" E	219.45'
C12a	17°49'25"	105.00'	32.67'	16.48'	N 60°54'42" E	32.53'
C12b	28°17'16"	170.00'	83.96'	34.08'	N 80°47'00" E	83.00'
C13	06°26'17"	80.00'	8.61'	4.31'	N 85°38'14" E	8.60'
C14	30°37'50"	300.00'	192.13'	83.10'	N 33°53'16" E	189.17'
C14a	31°18'47"	270.00'	141.98'	126.74'	S 34°44'53" E	232.86'
C14b	08°38'43"	510.00'	80.58'	40.38'	S 13°18'31" E	80.51'
C15	47°18'41"	138.00'	260.07'	144.06'	S 23°54'53" E	252.13'
C16a	22°32'51"	884.36'	334.08'	130.74'	S 11°46'13" E	332.11'
C16b	87°17'13"	884.36'	768.17'	433.47'	S 64°47'46" E	716.06'

WATER RIGHTS

LOCATED ON	RECORDED AT BOOK	PAGE	DATE	TYPE
BLK 3H LOT 7A	1908	640	11/1/64	WAC
BLK 3H LOT 4A	1908	643	11/1/64	WAC
BLK 7H LOT 11A	1733	36	6/3/64	WAC

EASEMENT INTERESTS OF RECORD (Not dedicated by this plat)

LOCATED ON	#	RECORDED AT BOOK	PAGE	DATE	TYPE
W1/2 E1/2 Sec 1		111	148	11-4-61	Electric (Overhead Easement)
E1/2 W1/2 Sec 1		111	152	11-13-61	Electric (Overhead Easement) Bjw Note 19
BLK 1H TRACT A-1	H-1	72	671	12-20-74	Electric/Telephone
BLK 1H LOT 3A	H-2	200	377	4-13-71	Electric/Telephone
1A	H-3	32	648	1-8-74	Electric/Telephone
					Specific Electric/Telephone easement with Release of Blanket easement W1/2 E1/2 Sec 1
3A	H-4	200	961	7-28-71	Electric/Telephone
5A	H-74	670	742	11-19-81	Specific Electric/Telephone easement with Release of Blanket easement W1/2 E1/2 Sec 1
7A	H-6	808	333	7-3-80	8x10' Underground Easement, and Deed Lot 5A, 6A, 7A
9A	H-8	1196	448	12-10-84	Electric/Telephone Underground ROW
10A	H-7	1236	642	4-11-85	Electric/Telephone Underground ROW
12A	H-9	1261	868	4-12-85	Electric/Telephone Underground ROW
BLK 2H LOT 1A	H-8	200	374	4-13-71	Electric/Telephone
1BA	H-10	1224	663	12-28-83	Electric/Telephone
1CA	H-10	1043	321	2-3-84	Electric/Telephone
BLK 3H LOT 3A	H-78	3164	190	1-26-93	Electric/Telephone
4A	H-80	3179	540	2-22-93	Electric/Telephone
5A	H-81	3137	806	12-22-92	Electric/Telephone
6A	H-11	200	375	4-13-71	Electric/Telephone
8A	H-12	200	377	4-13-71	Electric/Telephone
9A	H-13	200	378	4-13-71	Electric/Telephone
10A	H-14	200	379	4-13-71	Electric/Telephone
12A	H-15	200	379	4-13-71	Electric/Telephone
13A	H-16	200	379	4-13-71	Electric/Telephone
14A	H-17	200	379	4-13-71	Electric/Telephone
15A	H-18	200	379	4-13-71	Electric/Telephone
BLK 4H LOT 3A	H-78	200	381	4-13-71	Electric/Telephone
4A	H-19	200	381	4-13-71	Electric/Telephone
5A	H-20	326	748	8-20-74	Electric/Telephone
13A	H-21	829	998	8-26-82	Electric/Telephone
20A	H-22	1406	629	4-4-86	Bepub. Lot 20A Fixed no ele. and Tel/Ch. Service Lot 19A, 20A only
BLK 5H LOT 3A	H-23	200	382	4-13-71	Electric/Telephone
5A	H-24	200	382	4-13-71	Electric/Telephone
13A	H-25	118	178	11-20-78	Electric/Telephone
14A	H-26	143	178	11-20-78	Electric/Telephone
15A	H-27	200	384	4-13-71	Electric/Telephone
17A	H-28	200	385	4-13-71	Electric/Telephone
20A	H-29	200	386	4-13-71	Electric/Telephone
28A	H-30	200	387	4-13-71	Electric/Telephone
30A	H-31	200	387	4-13-71	Electric/Telephone
31A	H-32	3612	14	9-24-94	Right of Ways (Highway 1-3) Obedin/Alaska Roads. Shown on Lot 31A, 6b 6H
33A	H-33	1848	333	6-13-88	Specific Electric/Telephone easements with Release of Blanket easement E1/2 W1/2 Sec 1
34A	H-34	1848	333	6-13-88	Specific Electric/Telephone easements with Release of Blanket easement E1/2 W1/2 Sec 1
36A	H-35	200	387	4-13-71	Electric/Telephone
38A	H-36	200	387	4-13-71	Electric/Telephone
39A	H-37	200	387	4-13-71	Electric/Telephone
40A	H-38	200	387	4-13-71	Electric/Telephone
BLK 6H LOT 3A	H-39	200	391	4-13-71	Electric/Telephone
4A	H-40	200	391	4-13-71	Electric/Telephone
5A	H-41	1648	370	8-2-87	Electric/Telephone
6A	H-42	1648	309	8-2-87	Electric/Telephone
8A	H-43	2130	898	4-8-91	Septic, Well/Water Disposal Site (LSCA (SOLD AS 8A 6H, for Hill Development)
9A	H-44	1848	311	8-2-87	Electric/Telephone
7A	H-45	200	391	4-13-71	Electric/Telephone
8A	H-46	963	721	1-15-88	Well, Accessible, benefits Lot 8A 6b 6H
9A	H-47	818	340	8-13-86	Electric/Telephone Underground ROW
9A	H-48	818	360	8-13-86	Electric/Telephone Underground ROW
BLK 7H LOT 15A	H-49	346	241	6-10-83	Electric/Telephone
17A	H-50	200	392	4-13-71	Electric/Telephone
17A	H-51	866	29	4-15-86	Electric/Telephone
28A	H-52	200	393	4-13-71	Electric/Telephone
29A	H-53	992	642	4-30-93	Electric/Telephone
30A	H-54	200	394	4-13-71	Electric/Telephone
30A	H-55	200	429	4-16-74	Electric/Telephone
BLK 8H LOT 1A	H-56	200	398	4-13-71	Electric/Telephone
3A	H-57	200	398	4-13-71	Electric/Telephone
8A	H-58	127	127	9-2-80	Specific Electric/Telephone easements with Release of Blanket easement W1/2 E1/2 Sec 1
8A	H-59	119	283	1-6-77	Electric/Telephone
10A	H-60	200	398	4-13-71	Electric/Telephone
13A	H-61	200	398	4-13-71	Electric/Telephone
20A	H-62	1044	633	2-6-84	Specific Electric/Telephone easements with Release of Blanket easement E1/2 W1/2 Sec 1
24A	H-63	200	398	4-13-71	Electric/Telephone
BLK 9H LOT 3A	H-64	200	400	4-13-71	Electric/Telephone
5A	H-65	200	400	4-13-71	Electric/Telephone
8A	H-66	822	871	9-28-90	Electric/Telephone Underground ROW
9A	H-67	818	126	8-8-86	Electric/Telephone Underground ROW
BLK 10H LOT 3A	H-68	200	401	4-13-71	Electric/Telephone
10A	H-69	1178	904	10-23-84	Engines & Egress, benefits Lot 9A 10H
11A	H-70	867	962	11-13-81	Specific Electric/Telephone easements with Release of Blanket easement E1/2 W1/2 Sec 1
31A	H-71	200	402	4-13-71	Electric/Telephone
30A	H-72	1136	628	7-10-84	Electric/Telephone
BLK 11H LOT 10A	H-73	203	281	8-24-71	Electric/Telephone
10A	H-74	748	184	8-23-82	Specific Electric/Telephone easements with Release of Blanket easement W1/2 E1/2 Sec 1
11A	H-75	203	318	8-26-71	Electric/Telephone

LEGEND

- BLM Monument Recovered
- Primary Monument Recovered
- Primary Monument Set (3 1/4" silver cap)
- Platted Easement (Utility Easement unless otherwise noted, See Note 18)
- (H-15) Easement interest Created by Instrument (See Note 17 and Easement Interests of Record table)
- Location of Easement Created by Instrument (See Note 18)
- RCV Rabbit Creek View
- RCH Rabbit Creek Heights
- —OHP— Overhead Power Line owned by CEA
- CEA Chugach Electric Association

NOTES

SEE SHEET 1

GRAPHIC SCALE

1 METER = 3.280833 U.S. SURVEY FEET (1 U.S. ACRE = 0.4047 HECTARE)

DATE OF RETRACEMENT SURVEY Beginning 8-1-97 Ending 11-24	PREPARED FOR RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION SPECIAL SURVEY ASSESSMENT DISTRICTS Municipality of Anchorage, Department of Public Works P.O. Box 196650, Anchorage AK 99519
DATE OF SUBDIVISION SURVEY AND THE MONUMENTATION Beginning 6-23-97 Ending 8-21-97	AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH 53, TEMPORARY AND SPECIAL ACTS 1994, ALASKA STATUTES, "MUNICIPALITY OF ANCHORAGE" Final Judgment Order 95 - 11-04 Judge No. MAN-95-1171 Book ___ 79 ___ Page ___ Anchorage Recording Office, 3rd Judicial District, Alaska
NAME OF SURVEYOR KEAN & ASSOCIATES 6927 Old Seward Highway, Suite 101 Anchorage, AK 99518	PLAT OF RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT A RESUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plat 79-148) Containing 133.340 acres and A RESUBDIVISION OF RABBIT CREEK HEIGHTS SUBDIVISION (Plat 79-48) Containing 104.515 acres BOTH LOCATED WITHIN THE E1/2 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. M., AK Containing a total of 237.855 acres
DRAWN S.M. CHECKED RTK	
PROJ. NO. 97116, 98106	DATE: November 3, 2003 GRID: 3340-41, 3349-41 SCALE: 1" = 100' SHEET: 1 OF 5