

Property Information

Property Location: 4121 W 89TH CT
 Class: R - Residential
 Use Code (LUC): 101 - Residential 1 Family
 Condo/Unit #:
 Tax District: 03
 Zoning: R2A
 Plat #: 73-150
 HRA #: 000000
 Grid #: SW2325
 Deeded Acres:
 Square Feet: 8,716
 Legal Description: LAKEHURST
 BLK 5 LT 10A

Economic Link: No

[Show Parcel on Map](#)

Owner

Owner: MOA/TAX DEED
 Co-Owner:
 Care Of: REAL ESTATE SERVICES
 Address: PO BOX 196650
 City / State / Zip: ANCHORAGE, AK 99519
 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
01121309000	RP	2024	1		2,808.43			.00	.00	2,808.43	.00	.00	.00	2,808.43	06/30/2024
01121309000	RP	2024	2		2,808.42			.00	.00	2,808.42	.00	.00	.00	2,808.42	08/31/2024
01121309000	RP	2023	1		2,681.38			.00	.00	2,681.38	270.36	268.14	.00	3,219.88	06/30/2023
01121309000	RP	2023	2		2,681.37			.00	.00	2,681.37	225.67	268.14	.00	3,175.18	08/31/2023
01121309000	RP	2022	1		2,620.31			.00	.00	2,620.31	415.96	262.03	140.00	3,438.30	07/31/2022
01121309000	RP	2022	2		2,620.31			.00	.00	2,620.31	391.94	262.03	.00	3,274.28	09/30/2022
01121309000	RP	2021	1		5,332.11			.00	.00	5,332.11	1,118.24	533.22	140.00	7,123.57	06/15/2021
01121309000	RP	2020	1		5,013.72			.00	.00	5,013.72	1,292.96	501.38	530.00	7,338.06	07/15/2020
01121309000	RP	2019	1		4,657.69			170.00	-170.00	4,657.69	1,549.33	340.77	.00	6,547.79	06/15/2019
01121309000	RP	2018	1		4,769.12			.00	-4,769.12	.00	.00	.00	.00	.00	06/15/2018
01121309000	RP	2017	1		4,677.64			.00	-4,677.64	.00	.00	.00	.00	.00	06/15/2017
01121309000	RP	2016	1		4,411.90			.00	-4,411.90	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	101	R	102,400	245,500	347,900

Taxable Value

Net Taxable Value 347,900

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R2A	8,716	09000

Land Characteristics

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

Residential Card Summary

Card/Building:	1
Stories:	1 - One story above ground level
Condition:	7 - Average
Grade:	C
Exterior Wall:	1 - WOOD
Style:	01 - RANCH
Year Built:	1963
Effective Year:	1974
Square Feet of Living Area:	1824
Total Rooms:	5
Bedrooms:	2
Full Baths:	1
Half Baths:	0
Additional Fixtures:	0
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS

Sections

Card #	Addition #	Description	Area
1	0		1,824
1	1	CANOPY	52

OBY - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
XP2 - Porch, Open	2010			72
RS1 - Storage Shed, Frame	1989			320

Entrances

Visit Date:
29-JUN-2009
18-AUG-2015
21-OCT-2021

Measure Date:

Entrance Source:
0-Land Characteristics Inspection
1-Ext. Inspection of Land & Improvements
9-Quick Re-Inventory Inspection

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	101	R	102,400	245,500	347,900
2023	RP	101	R	102,400	212,500	314,900
2022	RP	101	R	102,400	208,800	311,200
2021	RP	101	R	102,400	193,500	295,900
2020	RP	101	R	102,400	190,800	293,200
2019	RP	101	R	102,400	182,300	284,700
2018	RP	101	R	104,300	186,500	290,800
2017	RP	101	R	99,000	199,700	298,700



MOA PROPERTY REPORT

Data Updated as of: January 22, 2023 3:09 AM

Parcel Number: 011-213-09-000

Current Owner: WILKINSON CHRISTINA

Address: 4121 W 89TH CT

Legal Description: LAKEHURST BLK 5 LT 10A

Plat Number: Click "More Info" above t

Grid: **Lot Size:** 0.2 acres (8,716 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=01121309000>

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



TAX DISTRICT 3

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	Anchorage Roads and Drainage SA
Streetlights	Anchorage Roads and Drainage SA

Tax District Map:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=01121309000>

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

https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



PLANNING

Zoning District: R-2A	2040 Land Use Designation: Compact Mixed Residential Low
Zoning Improvement Area: Class A	Zoning District Type: Two Family Residential

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=01121309000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=01121309000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=4b8d89792820483c81b41c874eb5e843&find=01121309000>

Comprehensive Plan: Anchorage

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

Other Plans: yes: no:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=01121309000>

Wetland Classification: None

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

BUILDING SAFETY

Service Area: Inside Outside

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelno=01121309000>

Wind Zone: 1 2 3 4 None

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbef6b9160394df0ab2b8d96b64c9b1e&find=01121309000>

Flood Review Required: All Some None

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

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

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=01121309000>

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>



ADDITIONAL INFORMATION

Nitrate Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=01121309000>

Soil Boring Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=01121309000>

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eaea8a5f&find=01121309000>

POLITICAL BOUNDARIES

Assembly District: **3**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=01121309000>

Community Council: **Sand Lake**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=01121309000>

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=01121309000&findSource=2>



Issued by

First American Title Insurance Company

3035 C Street, Anchorage, AK 99503

Title Officer: Kaitlyn Hanrahan

Phone: (907)561-1844

FAX: (907)562-0540



First American Title™

First American Title Insurance Company

3035 C Street
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

LITIGATION GUARANTEE

LIABILITY: \$	6,000.00	ORDER NO.:	0209-4094650
FEE: \$	250.00	YOUR REF.:	4094650

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

First American Title Insurance Company

a Corporation, herein called the Company

GUARANTEES

Municipality of Anchorage

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated below,

1. The title to the herein described land was vested in the vestee named, subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in the order of their priority; AND

Dated: August 18, 2023 at 8:00 A.M.

First American Title Insurance Company

Kaitlyn Hanrahan, Title Officer

SCHEDULE A

Title to said estate or interest at the date hereof is vested in:

Christina Wilkinson, a single person

The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

Fee Simple Estate

The land referred to in this Guarantee is situated in the State of Alaska , Anchorage Recording District, and is described as follows:

Lot 10A, Block 5, LAKEHURST SUBDIVISION, according to the official plat thereof, filed under Plat Number 73-150, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

SCHEDULE B

EXCEPTIONS:

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: July 16, 1952
Recording Information: [Book 75, Page 193](#)
Affects: Blanket Easement
3. Reservation of All oil, gas and mineral rights as reserved in an instrument
Recorded: February 4, 1965
Recording Information: [Book 319 Page 219](#)

Note: Title to the mineral estate, as it pertains to said property, has not been further searched and no insurance is provided under this policy.
4. Covenants, conditions and restrictions, as shown on the Plat of said subdivision.

And amendments thereto,
Recorded: July 18, 1961
Recording Information: Misc. [Book 32, Page 288](#)

And amendments thereto,
Recorded: August 30, 1961
Recording Information: Misc. [Book 34, Page 202](#)
5. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)
6. The effect of the notes which appear on the plat of said subdivision. (Copy Attached)
7. No past or current municipal taxes, assessments, or tax foreclosure judgments are being shown for purposes of this report.

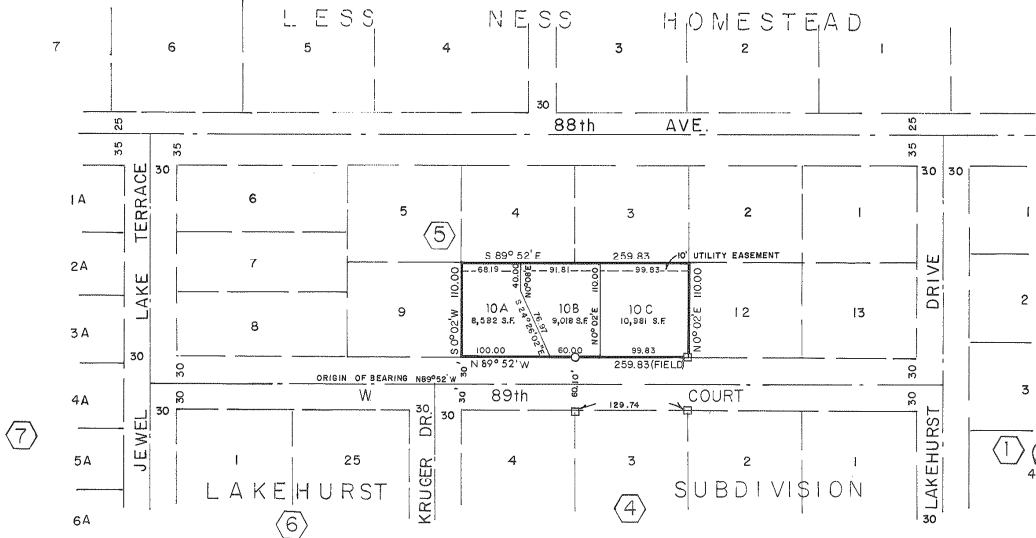
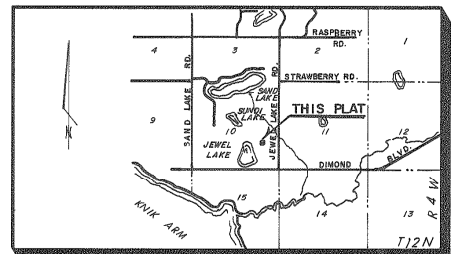
NOTE: THIS GUARANTEE IS RESTRICTED TO THE USE OF THE ASSURED HEREIN AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

NOTICE

The attached plat, if any, is furnished as a courtesy only by First American Title Insurance Company, and is not part of any title commitment or policy of title insurance.

The plat is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon

this plat for location or dimensions of the property and no liability is assumed for the correctness thereof.



WILTERN L. BRYAN
 NEDDIE BRYAN
 Book 416 P. 644

Frank Jones Realty
 as LIEN HOLDER

Josephine Bennett Collum
 as LIEN HOLDER

CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Dennis M. Hedman
 411 W. 89th Ave.
 ANCHORAGE, ALASKA

Teri Jo Hedman

Ronald C. Phares
 RONALD C. PHARES

Marge V. Phares
 MARGE V. PHARES

John Collum
 JOHN COLLUM

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 21st day of July, 1973

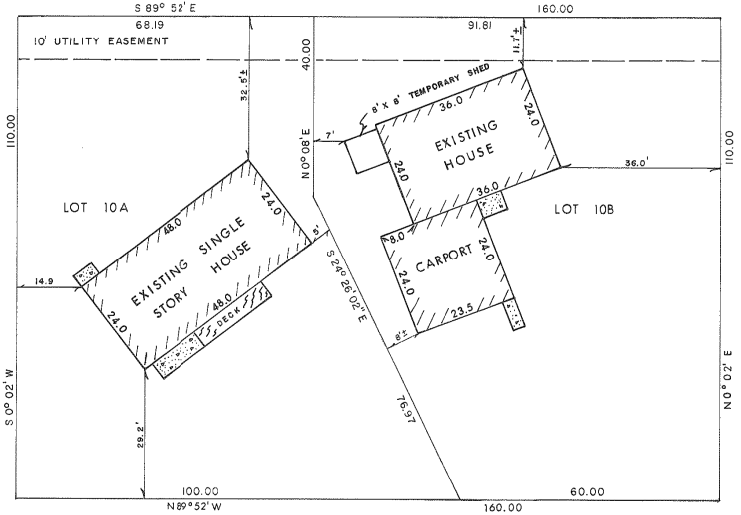
Notary for Alaska

My Commission expires _____

LEGEND
 □ EXISTING HUB AND TACK
 ○ EXISTING REBAR



**PLOT PLAN
 LOT 10A & 10B**



NOTE: THIS SUBDIVISION AT THE TIME OF FILING IS NOT SERVED BY PUBLIC WATER AND SEWER FACILITIES. NO ADDITIONAL DEVELOPMENT CAN OCCUR WITHOUT PRIOR APPROVAL OF THE G.A.A.B. DEPT. OF ENVIRONMENTAL QUALITY.

PLAT APPROVAL

Plat approved by the Borough Planning Commission this 21 day of June 1973

Donna Matthews
 Authorized Official

SURVEYOR'S CERTIFICATE

I, C.A. Henschel, professional land surveyor, do hereby certify that the plat of LOTS 10A, 10B & 10C, BLK. 5, LAKEHURST SUBDIVISION is a true and correct representation of lands actually surveyed and that all the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement.

C.A. Henschel
 Signature of Land Surveyor

APPROVED
 In accord with Chapter 21,
 Code of Ordinances.
 Date 7/31/73
 By [Signature]
 Director of Public Works
 Greater Anchorage Area Borough

73-150
 RECORDED FILED 2-
 Anchorage
 8-1-73
 4:18 P.
 G.A.A.B.



LOTS 10A, 10B & 10C, BLK. 5, LAKEHURST SUBDIVISION A RESUBDIVISION OF LOTS 10 & 11 BLOCK 5, LAKEHURST SUBD. LOCATED IN THE SE 1/4 SECTION 10, T12N, R4W, SEWARD MERIDIAN, AK. CONTAINING 0.856 ACRES, 5 LOTS			
HEWITT V. LOUNSBURY & ASSOCIATES ENGINEERS - SURVEYORS - PLANNERS			
ANCHORAGE			ALASKA
DATE: MAY 1973	SCALE: 1" = 100'		
DRAWN: M.A.	SHEET: 1 of 1		
CHECKED: P.R.M.	GRID: 2325		

1973-486

1973-486

73-150-FO

18A-B

CHUGACH ELECTRIC ASSOCIATION, INC.
ANCHORAGE, ALASKA

Vol. 75 PAGE 193

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that David & Frances J. Witham (We), the undersigned (husband and wife), for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto the CHUGACH ELECTRIC ASSOCIATION, INC., a cooperative 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:
SE 1/4, SW 1/4 Sec. 10, NE 1/4, NE 1/4, NW 1/4, NE 1/4, NE 1/4 NW 1/4 Sec. 15 T. 12. N. R. 4. W. Second Meridian containing 160 acres.

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, add to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

THE UNDERSIGNED agree(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 avow(s) that (they are) (is/are) the owner (s) of the above-described lands, and that said lands are free and clear of encumbrances and liens of whatever character except those held by the following persons: Unpatented land

IN WITNESS WHEREOF, the undersigned (have) (has) set (their) (his) hand(s) and seal(s) this 2nd day of August 1948.

Signed, Sealed and Delivered
In the Presence of:
David B. Witham (L.S.)
Frances J. Witham (L.S.)
Arthur M. Grant (L.S.)
Arthur M. Grant (L.S.)

UNITED STATES OF AMERICA }
TERRITORY OF ALASKA }

THIS IS TO CERTIFY that on this 2nd day of August 1948, before me, a Notary Public in and for the Territory of Alaska, residing therein, duly commissioned and sworn, personally appeared DAVID C. WITHAM and FRANCES J. WITHAM (husband and wife), known to me to be the identical individual(s) described in and who executed the foregoing instrument, and (s)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.

4/5 3:25
Notary Public for Alaska, residing at Anchorage
At Anchorage, Alaska, this 2nd day of August 1948 at 4:12 PM
for record FILED o'clock
By Chugach Electric Assn My commission expires Sept. 11 1951
At City ROSE BLUM
District Recorder

WARRANTY DEED

BOOK 319 PAGE 219
Anchorage Recording District

THIS INDENTURE, made and entered into this 11th day of SEPTEMBER, 1958, by and between BURL C. STEPHENS and MARIAN S. STEPHENS, husband and wife, and ANTONIO R. LABATE, of Anchorage, Alaska, parties of the first part, hereinafter called the Grantors, and HAROLD M. EBY, a single man, of the same place, party of the second part, hereinafter called the Grantee,

W I T N E S S E T H:

That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other good and valuable considerations to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN, SELL, CONVEY, CONVIRM and WARRANT unto the said Grantee, his heirs, executors, administrators, and assigns, the following described tract of land situated in the Anchorage Recording Precinct, Third Judicial Division, Territory of Alaska, and more particularly described as follows:

Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 10, Township 12 North, Range 4 West, Seward Meridian, according to the official map and plat thereof on file and of record in the office of the U. S. Commissioner and ex-Officio Recorder, Third Judicial Division, Territory of Alaska.

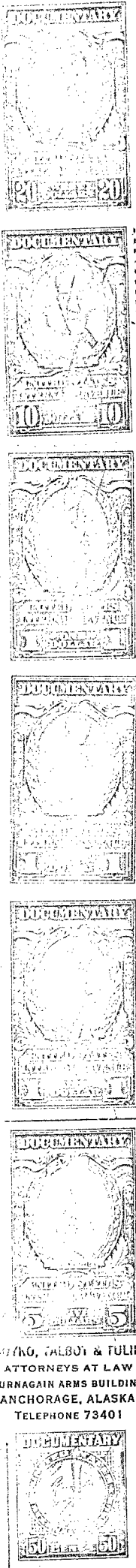
TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining there is reserved to the parties of the first part, their heirs, and assigns FOREVER, all mineral, oil and gas rights in and under the property herein described, together with the right to remove the same by any subterranean process without damage to surface improvements.

TO HAVE AND TO HOLD the said premises, all and singular, together with the appurtenances and privileges thereto incident unto the said party of the second part, his heirs, executors, administrators, and assigns, FOREVER and the said parties of the first part covenant and agree with the said party of the second part that they are the lawful owners of said premises, that they have the legal right to sell the same, and that there are no liens or other encumbrances against the said property; and the parties of the first part do by these presents warrant and will forever defend the said party of the second part, his heirs, executors, administrators and assigns, in the quiet and peaceable possession of said premises, against any and all persons having or claiming any right, title, or interest or estate therein, by any lawful claim.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year hereinabove first written.

WITNESSES:

Burl C. Stephens (Seal)
Burl C. Stephens
Marian S. Stephens (Seal)
Marian S. Stephens
Antonio R. LaBate (Seal)
Antonio R. LaBate



WYKAG, TALBOT & TULIN
ATTORNEYS AT LAW
TURNAGAIN ARMS BUILDING
ANCHORAGE, ALASKA
TELEPHONE 73401

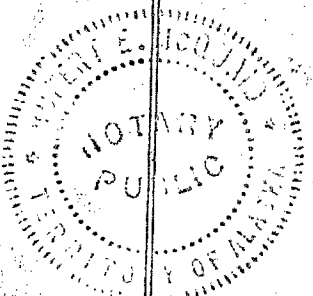
UNITED STATES OF AMERICA)
) ss.
TERRITORY OF ALASKA)

BOOK 319 PAGE 220
Anchorage Recording District

THIS IS TO CERTIFY, that on this 4th day of SEPTEMBER, 1958, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn as such, personally came and appeared BURL C. STEPHENS, MARIAN S. STEPHENS and ANTONIO R. LABATE, to me known and to me known to be the individuals described in and who executed the above instrument of writing, and they acknowledged to me, each for himself or herself, and not one for the other, that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS MY HAND AND NOTARIAL SEAL, the day and year first above in this certificate written.

Robert E. McQuaid
Notary Public in and for Alaska
My commission expires: 4-5-61



66-002339

5-

RECORDED-FILED
ANCHORAGE REC.
DISTRICT

FEB 4 1 26 PM '66

REQUESTED BY Harold M. Ely

ADDRESS 819 E 4th
137688 city

BOYKO, TALBOT & TULIN
ATTORNEYS AT LAW
TURNAGAIN ARMS BUILDING
ANCHORAGE, ALASKA
TELEPHONE 73401

61-10313

MODIFICATION OF RESTRICTIONS
OF
LAKEHURST SUBDIVISION

The undersigned, HAROLD M. EBY, owner and developer of property hereinafter described, hereby modifies those certain covenants and restrictions dated July 19, 1959, and pertaining to the following described property:

All and the whole of the LAKEHURST SUBDIVISION located in the Southeast one-quarter (SE $\frac{1}{4}$) of Southeast one-quarter (SE $\frac{1}{4}$) of Section 10, Township 12 North, Range 4 West, Seward Meridian, Alaska, in the Anchorage Recording Precinct, Anchorage, Alaska, according to map and plat thereof prepared by Donald L. Bradshaw, Registered Land Surveyor, dated July 19, 1959.

Said covenants and restrictions are hereby modified as follows:

NO. 1. LAND USE AND BUILDING TYPE

No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family dwelling or duplex not to exceed two and one-half stories in height and a private garage for not more than two cars, EXCEPTING THEREFROM, Lots Twelve, Thirteen, Fourteen, and Fifteen (12, 13, 14 & 15), of Block One (1).

NO. 3 DWELLING COST, QUALITY AND SIZE

No dwelling shall be permitted on any Lot at a cost of less than \$12,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 450 square feet for one-story dwelling, nor less than 900 square feet for a dwelling of more than one story. Only modern trailers with lean-to attachments which will meet the cost and size requirements and approval of the Architectural Control Committee will be permitted.

NO. 8. TEMPORARY STRUCTURES

No tent, shack, barn or other outbuilding shall be used on any Lot at any time as a residence either temporary or permanent. No basement or garage shall be used as a permanent residence.

NO. 20. LIMITED ACCESS ROADS

No private driveways will be built or maintained entering Jewel Lake Road. All private driveways from Lots abutting on the above mentioned road are restricted to access only to interior roads. No private driveways will be built or maintained entering Sand Lake Road except with the permission and in accordance with the regulations of the Bureau of Public Roads.

There have been no Lots sold in the said subdivision precedent to the date hereof.

SIGNED at Anchorage, Alaska, this 18th day of July 1961.

Harold M. Eby
Harold M. Eby

STATE OF ALASKA)
THIRD DISTRICT) ss:

On July 18, 1961, before me the undersigned, a Notary Public in and for Alaska, personally appeared HAROLD M. EBY, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Sally M. Harris
Notary Public in and for Alaska
My commission expires: 4-25-65

5.02

RECORDED - FILED
<i>Conch</i> REC. DIST.
DATE 7-18 1961
TIME 11:55 AM
Subscribed by <i>Harold M. Eby</i>
Address <i>612 E. 15th St.</i>
<i>Conch</i>

BOOK 24 PAGE 302
Anchorage Recording District

61-12630

MODIFICATION OF RESTRICTIONS
OF
LAKEHURST SUBDIVISION

The undersigned, HAROLD M. EBY, owner and developer of property herein-
after described, hereby modifies those certain covenants and restrictions
dated July 19, 1959, and pertaining to the following described property:

All and the whole of the LAKEHURST SUBDIVISION located in the
Southeast one-quarter (SE $\frac{1}{4}$) of Southeast one-quarter (SE $\frac{1}{4}$) of
Section 10, Township 12 North, Range 1 West, Seward Meridian,
Alaska, in the Anchorage Recording Precinct, Anchorage, Alaska,
according to map and plat thereof prepared by Donald L. Bradshaw,
Registered Land Surveyor, dated July 19, 1959.

Article No. 5 of said covenants and restrictions is hereby modified
as follows:

NO. 5 - LOT AREA AND WIDTH

No dwelling shall be erected or placed on any lot having a width
of less than 50 feet at the minimum building setback line,
EXCEPTING THEREFROM, Lot Nine (9) of Block Seven (7) on which no
dwelling shall be erected or placed having a width of less than
50 feet at the minimum building setback line, nor shall any
dwelling be erected or placed on any lot having an area of less
than 7000 square feet.

There have been no Lots sold in the said subdivision precedent to the
date hereof.

SIGNED at Anchorage, Alaska, this 30 day of August, 1961.

Harold M. Eby
Harold M. Eby

STATE OF ALASKA)
THIRD DISTRICT) ss:

On August 30, 1961, before me the undersigned, a Notary Public
in and for Alaska, personally appeared HAROLD M. EBY, known to me to be the
person whose name is subscribed to the within instrument and acknowledged that
he executed the same.

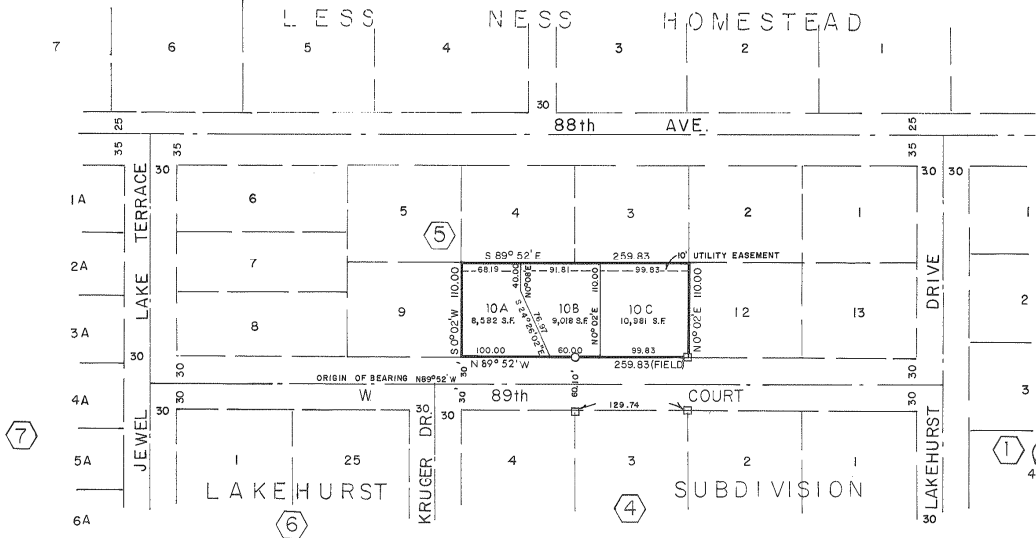
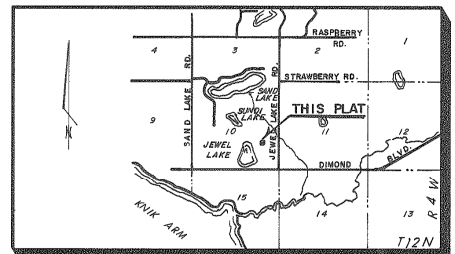
WITNESS my hand and official seal.

302

RECORDED - FILED
<u>Arch</u> sec. dist.
DATE <u>8-30</u> 19 <u>61</u>
TIME <u>2:03</u> <u>P</u> M
Submitted by <u>H.M.Eby</u>
Address <u>217 E 2nd</u>
<u>Anchorage</u>

NEIL S. MACKAY
ATTORNEY AT LAW
SOUTH BLDG. - 1st F. FL.
P. O. BOX 244
ANCHORAGE, ALASKA
99501-0244

Neil S. Mackay
Notary Public in and for Alaska
My Commission expires: 8-2-63



WILTERN L. BRYAN
 NEDDIE BRYAN
 Book 416 P. 644

Frank Jones Realty
 as LIEN HOLDER

Josephine Bennett Collum
 as LIEN HOLDER

VICINITY MAP
 1" = 1 Mile

CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Dennis M. Hedman
 411 W. 89th Ave.
 ANCHORAGE, ALASKA

Teri Jo Hedman

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 21st day of July, 1973

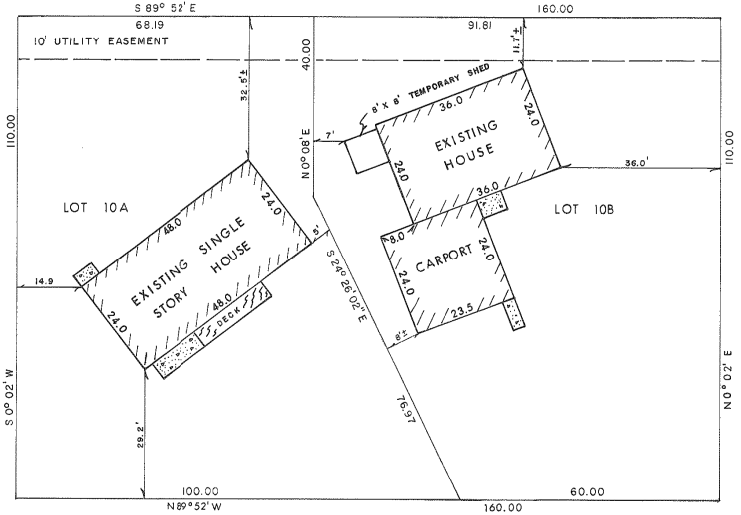
My Commission Exp. on September 1, 1974

Notary for Alaska
 My Commission expires

LEGEND

□ EXISTING HUB AND TACK
 ○ EXISTING REBAR

**PLOT PLAN
 LOT 10A & 10B**



NOTE: THIS SUBDIVISION AT THE TIME OF FILING IS NOT SERVED BY PUBLIC WATER AND SEWER FACILITIES. NO ADDITIONAL DEVELOPMENT CAN OCCUR WITHOUT PRIOR APPROVAL OF THE G.A.A.B. DEPT. OF ENVIRONMENTAL QUALITY.

PLAT APPROVAL

Plat approved by the Borough Planning Commission this 21 day of June 1973

Jonna Matthews
 Authorized Official

SURVEYOR'S CERTIFICATE

I, C.A. Henschel, professional land surveyor, do hereby certify that the plat of LOTS 10A, 10B & 10C, BLK. 5, LAKEHURST SUBDIVISION is a true and correct representation of lands actually surveyed and that all the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement.

C.A. Henschel
 Signature of Land Surveyor

APPROVED
 In accord with Chapter 21,
 Code of Ordinances.

Date 7/31/73
 By [Signature]
 Director of Public Works
 Greater Anchorage Area Borough

73-150
 RECORDED FILED 2-
 Anchorage
 8-1-73
 4:18 P.
 G.A.A.B.



LOTS 10A, 10B & 10C, BLK. 5, LAKEHURST SUBDIVISION A RESUBDIVISION OF LOTS 10 & 11 BLOCK 5, LAKEHURST SUBD. LOCATED IN THE SE 1/4 SECTION 10, T12N, R4W, SEWARD MERIDIAN, AK. CONTAINING 0.856 ACRES, 5 LOTS			
HEWITT V. LOUNSBURY & ASSOCIATES ENGINEERS - SURVEYORS - PLANNERS			
ANCHORAGE		ALASKA	
DATE:	MAY 1973	SCALE:	1" = 100'
DRAWN:	M.A.	SHEET:	1 of 1
CHECKED:	P.R.M.	GRID:	2325

1973-486

1973-486

73-150-FO

cc

ALASKA

2014-022101-0

Recording District 301 Anchorage

06/10/2014 01:04 PM Page 1 of 2



Record in the Anchorage Recording District

After recording return to:

Estate of Terry A. Klouda
Christina Wilkinson, Personal Representative
P.O. Box 222214
Anchorage, AK 99522

PERSONAL REPRESENTATIVE DEED

The Grantor, CHRISTINA WILKINSON, Personal Representative of the ESTATE OF TERRY A. KLOUDA, in Probate Case No. 3AN-13-000954 PR, in the Superior Court for the State of Alaska, Third Judicial District, at Anchorage; whose address is P.O. Box 222214, Anchorage, Alaska 99522; for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to the Grantee, CHRISTINA WILKINSON, a single person, whose address is P.O. Box 222214, Anchorage, Alaska 99522, the following-described real estate:

LOT TEN "A" (10-A), BLOCK FIVE (5), LAKEHURST SUBDIVISION, according to the official plat thereof, filed under Plat Number 73-150, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT to all reservations, restrictions, and easements now of record.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD all and singular the above-mentioned and described premis.

DATED this 29th day of May, 2014.

GRANTOR:

ESTATE OF TERRY A. KLOUDA

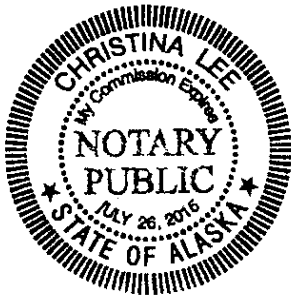
Christina Wilkinson

CHRISTINA WILKINSON,
Personal Representative

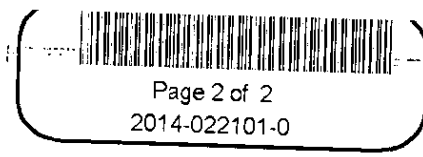
STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

BEFORE ME, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared CHRISTINA WILKINSON, who, being duly sworn, stated that she is the Personal Representative of the ESTATE OF TERRY A. KLOUDA, and that she executed the foregoing instrument on behalf of said Estate as the free act and deed of said Estate by authority granted in the Letters Testamentary entered by the Superior Court for the State of Alaska, Third Judicial District, at Anchorage, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 29th day of May, 2014.



Ch Lee
Notary Public in and for Alaska
My Commission Expires: July 26, 2015



Northern Property Tax Service, LLC

Phone: (907) 562-9794

Email: taxes@nptslc.com

Property Tax and Special Assessment Report

First American Title Insurance Company

File No.: **4094650**

Report Date: **August 15, 2023**

Remarks:

Property Information

Legal: **Lot 10A, Blk. 5, Lakehurst Subdivision**

Site: **4121 W 89th Ct**

Lot Size: **8,716**

Zone: **R2A**

Year Built: **N/A**

Plat No.: **N/A**

Tax Information

Tax Authority: **Municipality of Anchorage**

Tax Account: **011-213-09-000**

Land 2023: **\$102,400**

Building 2023: **\$212,500**

Exemption 2023:

None

Code Area: **3**

Mil Rate: **17.030**

Due Date: **6/30 & 8/31/23**

Year: **23**

Levy: **\$5,362.75**

Balance: **\$5,362.75**

Del Balance: **\$5,675.58**

Del Bal 19: **\$6,155.78**

Del Bal 22: **\$6,271.50**

Del Bal 21: **\$6,674.79**

Del Bal 20: **\$6,876.08**

Assessment Information

<u>Type</u>	<u>Status</u>	<u>Unbilled Prin</u>	<u># Pymts</u>	<u>Due Annual \$</u>	<u>Current Due</u>	<u>Del Balance</u>
Sewer Trunk	Paid					
Sewer Lateral	Paid					
Water	Paid					
Roads	N/A					
Parks	N/A					
Gas	N/A					
Other	N/A					

Owner Title: **Wilkinson**

Owner Muni: **Wilkinson**

In consideration of the fee paid for this report, the information is guaranteed as of the date of this report, subject to the accuracy of the information and balances provided by the applicable taxing authority.

By 

Northern Property Tax Service, LLC