

PARID: 01407128000
MOA/TAX DEED

3424 E 67TH AVE

LUC: 101
TAX YEAR: 2024

Property Information

Property Location: 3424 E 67TH AVE
Class: R - Residential
Use Code (LUC): 101 - Residential 1 Family
Condo/Unit #:
Tax District: 03
Zoning: R1
Plat #: 69-115
HRA #: 000000
Grid #: SW2035
Deeded Acres:
Square Feet: 8,546
Legal Description: CAMPBELL HEIGHTS
BLK 2 LT 10B

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
01407128000	RP	2024	1		2,745.46			.00	.00	2,745.46	.00	.00	.00	2,745.46	06/30/2024
01407128000	RP	2024	2		2,745.46			.00	.00	2,745.46	.00	.00	.00	2,745.46	08/31/2024
01407128000	RP	2023	1		2,695.85			.00	.00	2,695.85	271.82	269.59	.00	3,237.26	06/30/2023
01407128000	RP	2023	2		2,695.84			.00	.00	2,695.84	226.89	269.58	.00	3,192.31	08/31/2023
01407128000	RP	2022	1		2,615.25			.00	.00	2,615.25	415.15	261.53	140.00	3,431.93	07/31/2022
01407128000	RP	2022	2		2,615.25			.00	.00	2,615.25	391.18	261.53	.00	3,267.96	09/30/2022
01407128000	RP	2021	1		5,038.39			.00	.00	5,038.39	1,056.63	503.84	140.00	6,738.86	06/15/2021
01407128000	RP	2020	1		4,656.33	-855.00	-2,564.99	.00	.00	1,236.34	318.83	123.64	530.00	2,208.81	07/15/2020
01407128000	RP	2019	1		4,510.45	-818.00	-2,453.99	.00	.00	1,238.46	411.95	123.84	45.00	1,819.25	06/15/2019
01407128000	RP	2018	1		4,464.08	-820.00	-2,459.99	322.26	-1,506.35	.00	.00	.00	.00	.00	06/15/2018
01407128000	RP	2017	1		4,481.89	-313.20	-2,348.99	204.81	-2,024.51	.00	.00	.00	.00	.00	06/15/2017
01407128000	RP	2016	1		4,167.71	-297.80	-2,233.49	275.52	-1,911.94	.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	96,900	243,200	340,100

Taxable Value

Net Taxable Value 340,100

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R1	8,546	07H00

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:	02 - BI-LEVEL
Year Built:	1962
Effective Year:	1962
Square Feet of Living Area:	1820
Total Rooms:	6
Bedrooms:	4
Full Baths:	2
Half Baths:	0
Additional Fixtures:	0
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS

Sections

Card #	Addition #	Description	Area
1	0		910
1	1	FIN DAYLIGHT BSMT	910
1	2	ATTACHED GAR	448
1	3	ENCLS FR PORCH	42
1	4	COVERED OPEN PORCH	28

OBY - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
RS1 - Storage Shed, Frame	1979			128

Entrances

Visit Date:	Measure Date:	Entrance Source:
20-JUN-2013		0-Land Characteristics Inspection
20-JUN-2013		9-Quick Re-Inventory Inspection
03-SEP-2019		9-Quick Re-Inventory Inspection
18-JAN-2023		9-Quick Re-Inventory Inspection

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	101	R	96,900	243,200	340,100
2023	RP	101	R	96,900	219,700	316,600
2022	RP	101	R	96,900	213,700	310,600
2021	RP	101	R	96,900	182,700	279,600
2020	RP	101	R	96,900	175,400	272,300
2019	RP	101	R	96,900	178,800	275,700
2018	RP	101	R	96,900	175,300	272,200
2017	RP	101	R	92,200	194,000	286,200

Exemption Value History

Tax Year	Roll Type	Code	Property Exemption	Sen/Vet Exemption	Res Exemption	Total
2020	RP	R-01		150,000	50,000	200,000
2020	RP	S-01		150,000	50,000	200,000
2019	RP	R-01		150,000	50,000	200,000
2019	RP	S-01		150,000	50,000	200,000
2018	RP	R-01		150,000	50,000	200,000
2018	RP	S-01		150,000	50,000	200,000
2017	RP	R-01		150,000	20,000	170,000
2017	RP	S-01		150,000	20,000	170,000



MOA PROPERTY REPORT

Data Updated as of: January 22, 2023 3:15 AM

Parcel Number: 014-071-28-000

Current Owner: HENDRICKS ANN & ROY L

Address: 3424 E 67TH AVE

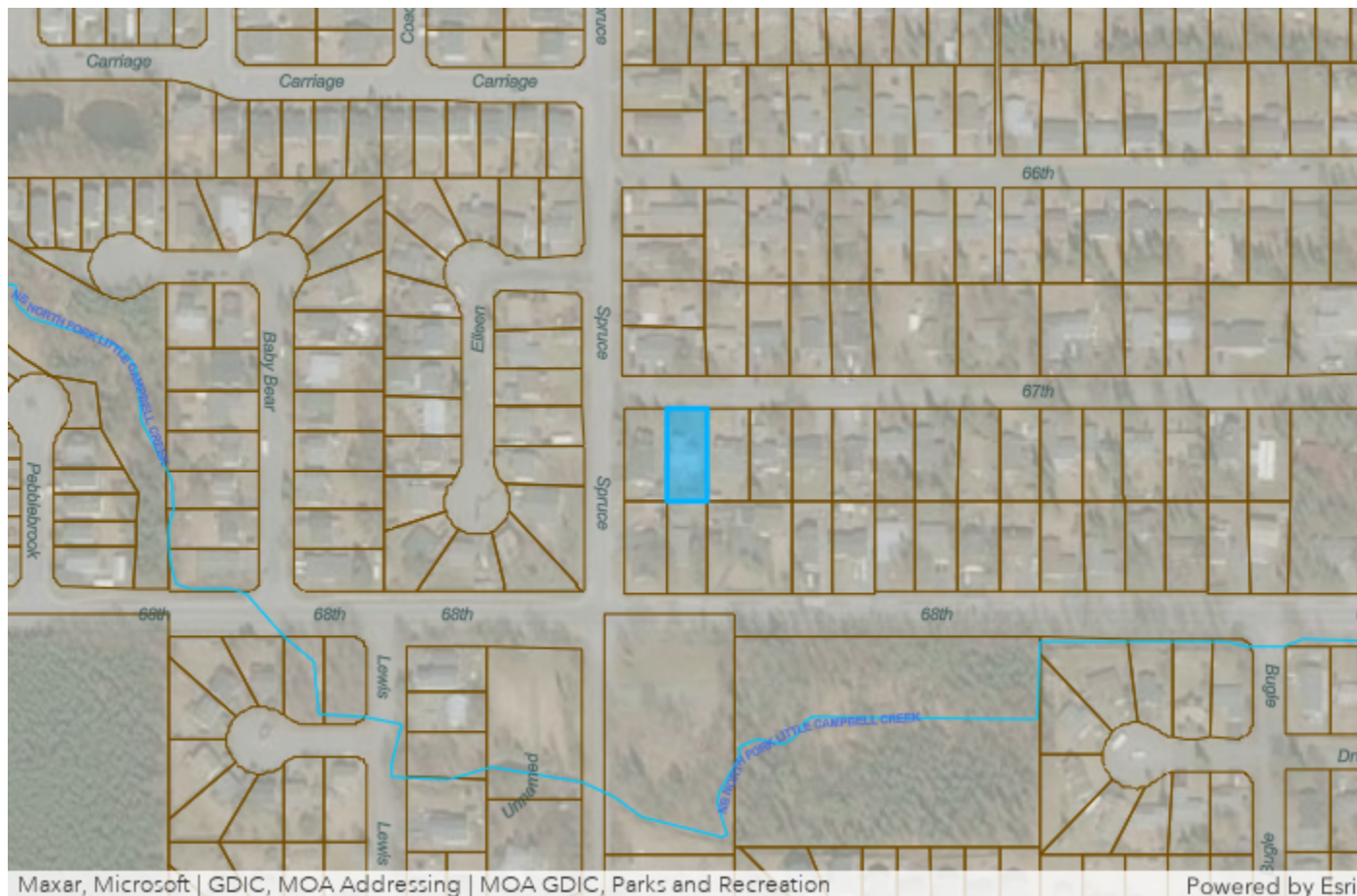
Legal Description: CAMPBELL HEIGHTS BLK 2 LT 10B

Plat Number: 690115

Grid: Lot Size: 0.2 acres (8,546 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=01407128000>

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=01407128000>

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-1	2040 Land Use Designation: Single Family and Two Family
Zoning Improvement Area: Other	Zoning District Type: Single Family Residential

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=01407128000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=01407128000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=4b8d89792820483c81b41c874eb5e843&find=01407128000>

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=01407128000>

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=01407128000>

Wind Zone: 1 2 3 4 None

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=01407128000>

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=01407128000>

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=01407128000>

Soil Boring Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=01407128000>

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eaea8a5f&find=01407128000>

POLITICAL BOUNDARIES

Assembly District: **4**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=01407128000>

Community Council: **Abbott Loop**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=01407128000>

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=01407128000&findSource=2>

**LITIGATION GUARANTEE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Prepared by: Nichole Smith
Title Officer: Nichole Smith

File No.: 2108248

Guarantee No.: G-2226-105022

Date of Guarantee:

Liability Amount: \$28,000.00

Fee: \$263.00

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:

Foreclosure 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:

Ann Hendricks and Roy L. Hendricks

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

See Exhibit "A" Attached Hereto

LITIGATION GUARANTEE

EXHIBIT "A"

LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

File No.: 2108248

Guarantee No.: G-2226-105022

Lot 10B, Block 2, CAMPBELL HEIGHTS SUBD., according to the official plat thereof, filed under Plat No 69-115, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

LITIGATION GUARANTEE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

File No.: 2108248

Guarantee No.: G-2226-105022

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

LITIGATION GUARANTEE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

15. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
16. Taxes and/or assessments due the Municipality of Anchorage.
17. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof: Granted To: Chugach Electric Association, Inc. Recorded: March 17, 1952 [in Book 70 at Page 323](#) Affects: Blanket Easement
18. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof: Granted To: Chugach Electric Association, Inc. Recorded: January 20, 1953 [in Book 84 at Page 295](#) Affects: Blanket Easement
19. All matters shown on the plat filed under Plat No. [69-115](#) located in the Anchorage Recording District, Third Judicial District, State of Alaska.
20. Easement, including terms and provisions thereof, for the purpose set out therein:
Granted to: Anchorage For: Sewer line and appurtenances
Recorded: September 15, 1976 [in Book 131 at Page 652](#)
Affects: The South Ten Feet (S 10') of said lot
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-22-04985 CI
Tax Year : 2021 and prior years
Recorded : June 9, 2022
Instrument No. : [2022-02656-0](#)
22. 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
23. Occupant(s) or any parties whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

END OF EXCEPTIONS

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

**LITIGATION GUARANTEE
SCHEDULE C**

ISSUED BY
STEWART TITLE GUARANTY

File No.: 2108248

Guarantee No.: G-2226-105022

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

Municipality of Anchorage

as plaintiff, are as follows:

Ann Hendricks
Roy L Hendricks

CC

A
L
A
S
K
A

2017 - 045055 - 0

Recording District 301 Anchorage
10/27/2017 02:38 PM Page 1 of 1



QUITCLAIM DEED OF REPURCHASE
(Alaska Statute 34.15.050)

The **GRANTOR**, MUNICIPALITY OF ANCHORAGE, a municipal corporation organized and existing under its charter and laws of the State of Alaska, whose address is Real Estate Services, 4700 Elmore Road, Anchorage; mailing address P. O. Box 196650, Anchorage, AK 99519-6650, for and in consideration of one-dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, in a repurchase transaction pursuant to AS 29.45.470 hereby conveys and quitclaims, without warranty of any kind, to the **GRANTEE(S)** Ann Hendricks and Roy L. Hendricks, being the prior owner(s) of record, or assigns of said prior owner(s), whose address of municipal record is 3424 E. 67th Avenue, Anchorage, AK 99507, all rights, title and interest the Grantor may have acquired, if any, by virtue of the **CLERK'S DEED**, signed on 11/28/2016 recorded on 11/30/2016 as Document Number 2016-050689-0, Records of the Anchorage Recording District, Third Judicial District, State of Alaska, under Case No. 3AN-15-05409 CI, in and to the real property described as follows:

TAX PARCEL ID NO.: 014-071-28-00014

Lot 10B, Block 2, **CAMPBELL HEIGHTS SUBD.**, according to the official plat thereof, filed under Plat No 69-115, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

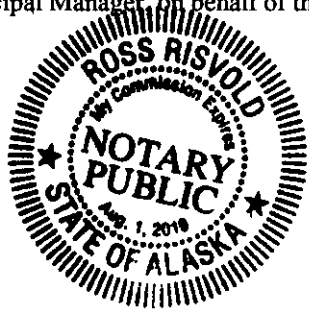
Dated this 24 day of Oct, 2017

MUNICIPALITY OF ANCHORAGE

Michael K. Abbott, Municipal Manager

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 24th day of October, 2017, by Michael K. Abbott, Municipal Manager, on behalf of the Municipality of Anchorage.



Notary Public in and for the State of Alaska
My Commission expires: 08/01/2019

RETURN TO:
Ann Hendricks
3424 E. 67th Ave.
Anchorage, AK 99507

CHUGACH ELECTRIC ASSOCIATION, INC. ANCHORAGE, ALASKA

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that (We), the undersigned, Ralph Kent

+ Lewis Beatty (associated 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:

Campbell Heights Subdivision in the SE 1/4 Section 4 Township 12 North, Range 3 West, Seward Meridian

Electric lines will follow roads and property lines, never exceeding two feet within the property lines.

Anchorage Precinct, Anchorage, Alaska. Filed for Record APP 14 1952 at clock 11:00 AM by Chugach Electric Assoc. is: Ray Ald. District Recorder

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) (he is) 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:-----

IN WITNESS WHEREOF, the undersigned (have) (has) set (their) (his) hand(s) and seal(s) this 17th day of March 1952.

Signed, Sealed and Delivered in the Presence of:

Witness signatures and notary seal for State of Wyoming, County of Laramie, United States of America.

THIS IS TO CERTIFY that on this 17th day of March 1952 before me, a Notary Public in and for the State and County of Wyoming, residing therein, duly commissioned and sworn, personally appeared

Ralph V. Kent and Lewis J. Beatty (associated husband and wife) known to me to be the identical individuals) 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.

Notary Public signature and seal for State of Wyoming, County of Laramie, My commission expires January 10, 1953

3/4 3.00

CHUGACH ELECTRIC ASSOCIATION, INC.
ANCHORAGE, ALASKA

X 309

RIGHT-OF-WAY EASEMENT

VOL. 84 PAGE 295

KNOW ALL MEN BY THESE PRESENTS, that I (We), the undersigned Paul Abernathy

(unmarried) (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:

NE 1/4 of Section 4, Township 12
north, Range 3 west, Second
Meridian

Anchorage Precinct, Anchorage, Alaska.
Filed for record JAN 20 1954 o'clock 11-A M
By CHUGACH ELECTRIC ASSOCIATION, INC.
At ANCHORAGE, ALASKA. District Recorder

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) (he is) 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:

IN WITNESS WHEREOF, the undersigned (have) (has) set (their) (his) hand(s) and seal(s) this

12 day of December 1954

Signed, Sealed and Delivered
In the Presence of:

Donald F. Kaiser
Junice Cameron

Paul Abernathy (L.S.)

(L.S.)
(L.S.)
(L.S.)

UNITED STATES OF AMERICA
TERRITORY OF ALASKA

ss.

THIS IS TO CERTIFY that on this 12 day of December 1954 before me, a Notary Public in and for the Territory of Alaska, residing therein, duly commissioned and sworn, personally appeared

Paul Abernathy

(unmarried) (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.

Donald F. Kaiser
Anchorage
Notary Public for Alaska, residing at
My commission expires: Jan 21, 1954

4/3
#3.25

KNOW ALL MEN BY THESE PRESENTS, that Roy H. Hendricks, hereinafter called the GRANTOR, do hereby CONVEY unto ANCHORAGE, GRANTEE, a municipal corporation organized and existing under the laws of the State of Alaska, an easement and right of way in perpetuity, with the right, privilege and authority to ANCHORAGE, it's successors and assigns, to construct, install, operate, maintain and repair a sanitary sewer line for the disposal of wastes through, across, over and under the following described lands, to wit:

the South 10 feet of Lot 10B, Block 2, CAMPBELL HEIGHTS SUBDIVISION, according to the official Plat thereof, on file in the office of the District Recorder, Anchorage Recording District, S.M., Alaska.

and that only such rights in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance and repair of said utilities and appurtenances, reserving unto the property owners the right to use said property in any way and for any purpose not inconsistent with the rights hereby acquired; provided that ANCHORAGE shall have the right without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon said property for the purposes herein described, without incurring any legal obligation or liability therefor; provided that such work shall be accomplished in such a manner that the private improvements existing in said easement area shall not be disturbed or destroyed, or in the event that they are disturbed or destroyed, they shall be replaced in as good condition as they were immediately before the property was entered upon by ANCHORAGE; and provided that no building or buildings or other permanent structure shall be constructed or permitted to remain within the boundaries of said easement without written permission of ANCHORAGE, it's successors or assigns.

This agreement shall be a covenant running with the land and shall be binding on the GRANTOR his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set HIS hand and seal on this 10th day of July, 1976.

Roy H. Hendricks

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, this 10th day of July, 1976, personally appeared Roy H. Hendricks, to me known and known to be the person described in and who executed the above instrument and he acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

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

76040635
5 -

RECORDED - FILED
ANCHORAGE REC.
DISTRICT

MUNICIPALITY OF ANCHORAGE
JUL 15 1 17 PM '76

Bonnie A. Thomas
Notary Public in and for Alaska
My commission expires: 2/10/80

OWNERSHIP AFFIDAVIT

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.

Worrie B. Williams

Worrie B. Williams
6808 Spruce St
Anchorage Alaska
Owner Lots 9A-9B-10A-10B-10C-10D

John L. Whedbee

John L. Whedbee
2905 Arlic Blvd.
Anchorage Alaska

Audrey A. Whedbee

Audrey A. Whedbee
2905 Arlic Blvd.
Anchorage Alaska
Owners Lots 8A-8B-8C-8D

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 13th day of

July, 1969

Manice Higgins

Manice Higgins
Notary for Alaska

11-27-71
My Commission expires

PLAT APPROVAL

Plat approved by the Borough Planning Commission this 25th day of June, 1969

[Signature]
Authorized Official

SURVEYOR CERTIFICATE

I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

21st day of May, 1969



David A. Lucas
Surveyor

PLAT OF
LOTS 8A, 8B, 8C, 8D,
9A, 9B, 10A, 10B, 10C, & 10D

Containing 2.92 Acres more or less

RESUBDIVISION OF LOTS 8-9-10, BLOCK 2
CAMPBELL HEIGHTS SUBD.

LOCATED IN
NE1/4, SECTION 4, T12N, R3W, S1M.

LUCAS SURVEYING CO.
1803 KEPNER ST
ANCHORAGE, ALASKA

DATE: 21 MAY, 1969

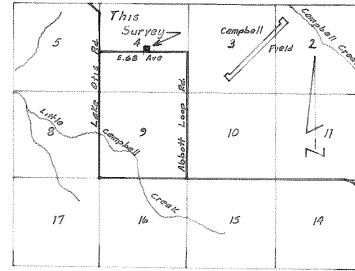
SCALE: 1"=100'

DRAWN: D.L.L.

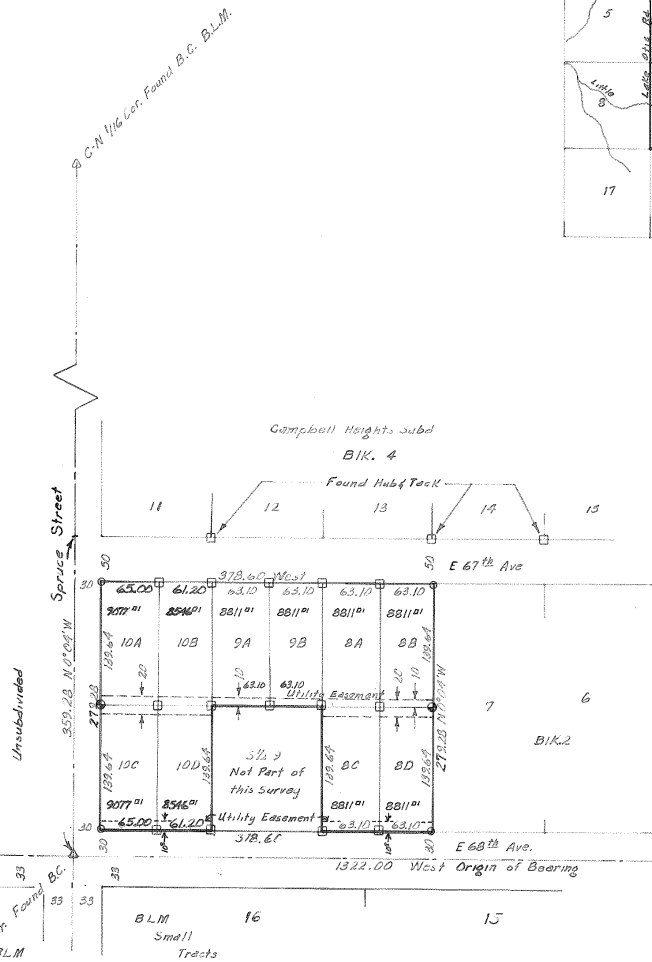
SHEET: 1 OF 1

CHKD:

GRID: 2035



Vicinity Map
1" = 1 Mile



LEGEND:

- △ BLM Brass Cap Monument
- ◆ Monument set subsequent to approval
- 3/4" Iron Pipe
- Hub & Tack

69-115

RECORDED - FILED 2-
Anchorage REC DATE
MAY 21 1969
FILED 11:30 A.M.
Recorded by C.A.B.
Paul B. Jones
Presiding District Judge

69-115 FO