

PARID: 05147129000
MOA/TAX DEED

N/A

LUC: 100
TAX YEAR: 2024

Property Information

Property Location:
Class: R - Residential
Use Code (LUC): 100 - Residential Vacant Land
Condo/Unit #:
Tax District: 22
Zoning: CE R6
Plat #: 76-268
HRA #:
Grid #: NW1160
Deeded Acres:
Square Feet: 54,694
Legal Description: SUE TAWN ESTATE #2
BLK 1 LT 9

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 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
05147129000	RP	2024 1		528.09			.00	.00	528.09	.00	.00	.00	528.09	06/30/2024
05147129000	RP	2024 2		528.09			.00	.00	528.09	.00	.00	.00	528.09	08/31/2024
05147129000	RP	2023 1		537.79			.00	.00	537.79	54.23	53.78	.00	645.80	06/30/2023
05147129000	RP	2023 2		537.79			.00	.00	537.79	45.26	53.78	.00	636.83	08/31/2023
05147129000	RP	2022 1		560.97			.00	.00	560.97	89.05	56.10	140.00	846.12	07/31/2022
05147129000	RP	2022 2		560.97			.00	.00	560.97	83.91	56.10	.00	700.98	09/30/2022
05147129000	RP	2021 1		1,193.25			.00	.00	1,193.25	250.25	119.32	140.00	1,702.82	06/15/2021
05147129000	RP	2020 1		1,138.27			.00	.00	1,138.27	293.54	113.82	530.00	2,075.63	07/15/2020
05147129000	RP	2019 1		1,095.18			241.28	-1,000.00	336.46	85.27	.00	.00	421.73	06/15/2019
05147129000	RP	2018 1		1,090.72			123.61	-1,214.33	.00	.00	.00	.00	.00	06/15/2018
05147129000	RP	2017 1		1,072.89			55.06	-1,127.95	.00	.00	.00	.00	.00	06/15/2017
05147129000	RP	2016 1		1,003.79			.00	-1,003.79	.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	100	R	71,800	0	71,800

Taxable Value

Net Taxable Value: 71,800

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	CE R6	54,694	18B00

Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 3 - Hillside
3	ACCESS 5 - Average
4	PAVING 5 - Recycled asphalt
5	CORNER 1 - Yes
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 3 - Average
16	SIZE 3 -
17	SOILS 4 - Average

Entrances

Visit Date:	Measure Date:	Entrance Source:
29-JUN-2009		0-Land Characteristics Inspection
24-JUL-2018		0-Land Characteristics Inspection

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	100	R	71,800	0	71,800
2023	RP	100	R	71,800	0	71,800
2022	RP	100	R	74,300		74,300
2021	RP	100	R	74,300		74,300
2020	RP	100	R	74,300		74,300
2019	RP	100	R	74,300		74,300
2018	RP	100	R	74,300		74,300
2017	RP	100	R	74,300		74,300



MOA PROPERTY REPORT

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

Parcel Number: 051-471-29-000

Current Owner: STREET MICHAEL D & CYNTHIA C

Address:

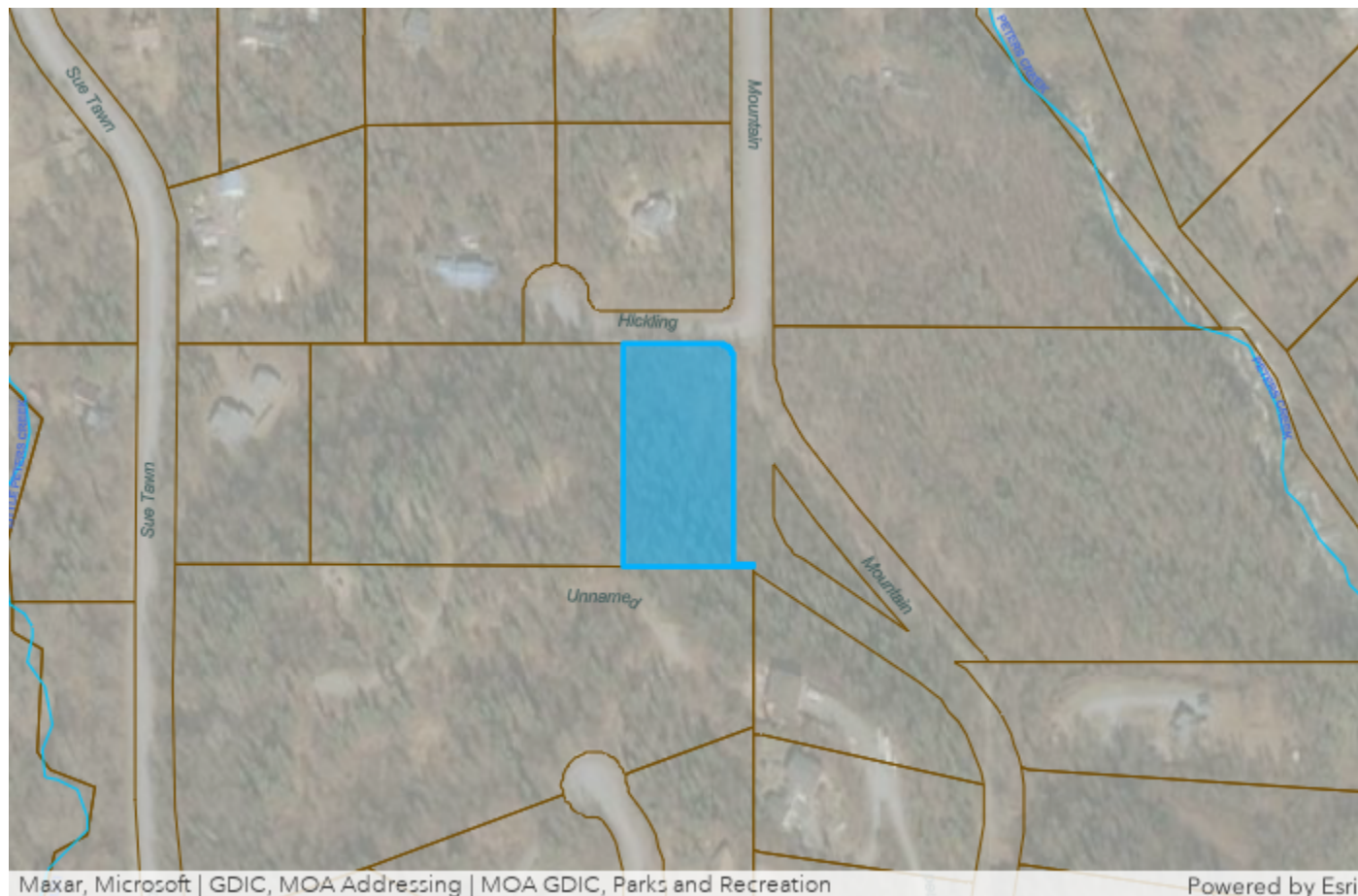
Legal Description: SUE TAWN ESTATE #2 BLK 1 LT 9

Plat Number: 760268

Grid: **Lot Size:** 1.26 acres (54,694 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=05147129000>

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



TAX DISTRICT 22

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

Tax District Map:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=05147129000>

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: CE-R-6	2040 Land Use Designation: Residential <1 - 1 DUA
Zoning Improvement Area: Class B	Zoning District Type: Rural Residential

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=05147129000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=05147129000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=05b348c12f034bd88007a7a6ef833577&find=05147129000>

Comprehensive Plan: Chugiak-Eagle River

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

Other Plans: yes: no:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=05147129000>

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=05147129000>

Wind Zone: 1 2 3 4 None

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=05147129000>

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=05147129000>

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=05147129000>

Soil Boring Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=05147129000>

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eaaa8a5f&find=05147129000>

POLITICAL BOUNDARIES

Assembly District: **2**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=05147129000>

Community Council: **Chugiak**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=05147129000>

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=05147129000&findSource=2>



First American

Limited Liability Report

Limited Liability Report

ISSUED BY

First American Title Insurance Company

REPORT NUMBER

File No.: 0209-4094622

Ref No.: Lot 9 Block 1 Sue Tawn Estates #2

To: Municipality Of Anchorage
Attn: John Brunns
4700 Elmore Road, 2nd Floor
Anchorage, AK 99507

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Effective Date: August 10, 2023 at 8:00 am

Fee: \$255.00

[Title is vested in:](#)

Michael D. Street and Cynthia C. Street, husband and wife

The land referred to in this Report is situated in the State of Alaska and is described as follows:

Lot 9, Block 1, SUE TAWN ESTATE ADDITION NO. 2, according to the official plat thereof, filed under Plat Number [76-268](#), Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The title to the herein described land is subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in order of their priority.

EXCEPTIONS

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Taxes levied by The Municipality of Anchorage for the year 2023. (Tax Information 907-343-6650; Assessment Information 907-786-5544):

Tax Account No.:	051-471-29-000
Levied Amount:	\$1,075.58
Balance Due:	\$1,075.58
Due Date(s):	1st half June 30th and 2nd half August 31st
Land Valuation:	\$71,800.00
Improvements:	\$0.00
Exemption(s):	\$0.00 None
Code Area:	22
Mill Rate:	14.980

Assessment Information:	
Sewer Trunk:	Not Available
Lateral:	Not Available
Water:	Not Available

3. Delinquent taxes for the year 2023, in the amount of \$1,138.32, plus any additional penalties and interest. (Amount good through date of tax report).
4. Delinquent taxes for the year 2022, in the amount of \$1,452.67, plus any additional penalties and interest. (Amount good through date of tax report).
5. Delinquent taxes for the year 2021, in the amount of \$1,602.39, plus any additional penalties and interest. (Amount good through date of tax report).
6. Delinquent taxes for the year 2020, in the amount of \$1,939.83, plus any additional penalties and interest. (Amount good through date of tax report).
7. Delinquent taxes for the year 2019, in the amount of \$393.41, plus any additional penalties and interest. (Amount good through date of tax report).

8. Right of Way Easement, including the terms and provisions thereof, granted to Matanuska 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: November 16, 1959
Recording Information: [Book E-5 Page 399](#)
Affects: Blanket Easement

9. The effect of the notes which appear on the plat of said subdivision. (Copy Attached)

10. Slope easements as dedicated and reserved on the plat of said subdivision as follows;

"There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality."

11. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)

12. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: November 24, 1976, [Book 149 Page 549](#)

13. The By-Laws, including the terms and provisions thereof of Sue-Tawn Estate Addition #2.
Recorded: November 24, 1976, [Book 149 Page 551](#)

14. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: May 5, 1977, [Book 189 Page 372](#)

15. Subject to any unpaid dues or assessments now due or owing the Sue Tawn Estate Addition No. 2 Homeowners Association.

16. Uniform Common Interest Ownership Act, including the terms, conditions and provisions provided therein, and in any supplements or amendments thereof, of the State of Alaska.

17. Judgment:
In Favor of: Credit Union 1
Against: Cynthia C Street
Amount: \$3,889.42 , together with interest, costs and attorneys' fees, if any.
Dated: July 9, 2018
Case No.: 3AN 18-1074SC
Recorded: July 18, 2018
Recording Information: Serial Number [2018-026553-0](#)

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

First American Title Insurance Company

A handwritten signature in black ink that reads "Choyu K. Brandon". The signature is written in a cursive style with a large initial 'C' and 'B'.

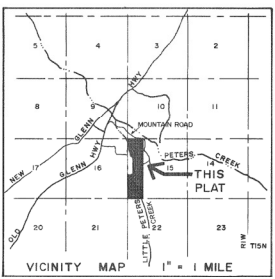
Choyu K. Brandon, Title Officer

NOTE: The attached plat, if any, 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.

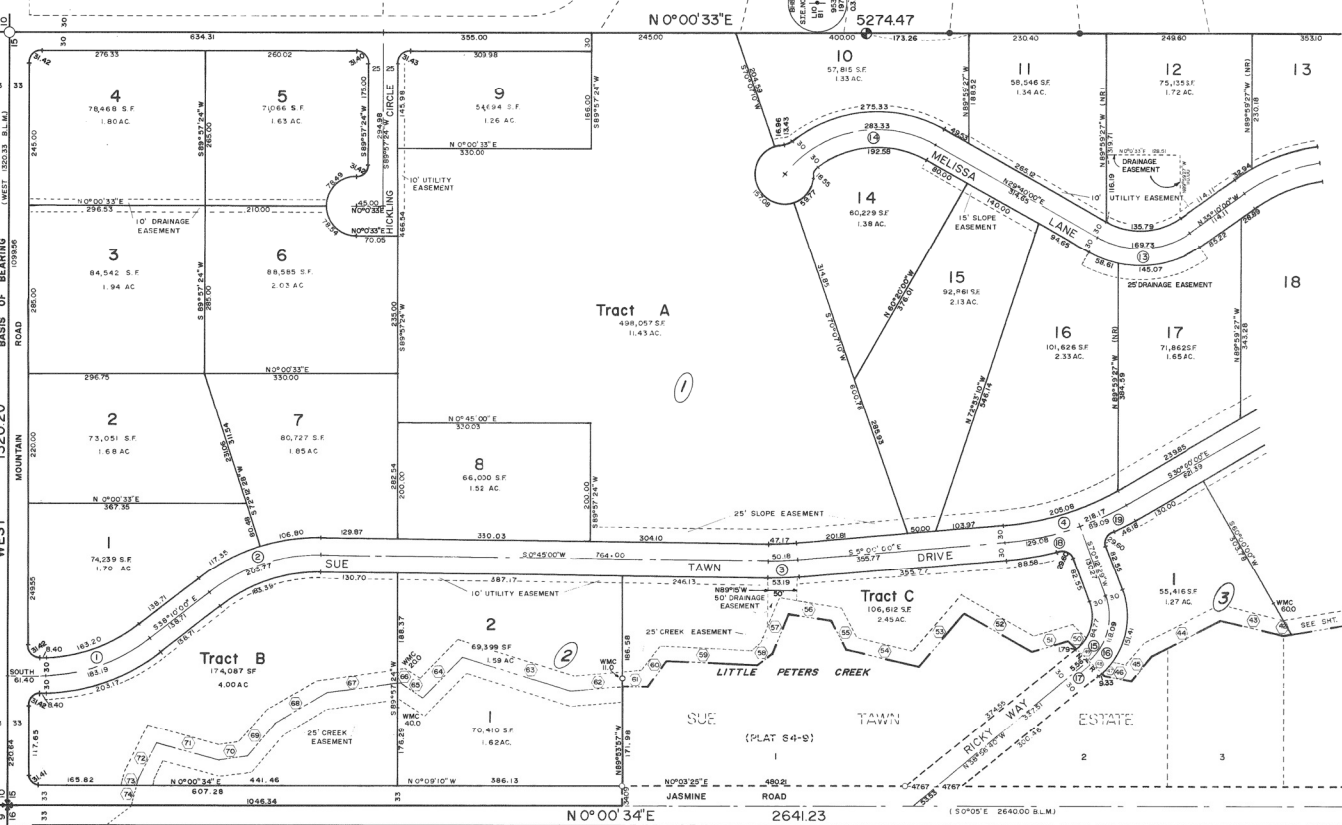


SLEEPY HOLLOW SUBDIVISION TRACT A
(PLAT 70-321)

SLEEPY HOLLOW SUBDIVISION NO. 1
(PLAT 73-64)



FOR SWING TIES
SEE F.B. 760356



CERTIFICATE OF OWNERSHIP AND 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, drainage, and other purposes for public use. This plat is to be recorded in the public records of the State of Alaska, and the same is to be subject to the provisions of the Alaska Statutes relating to the dedication of public use. It is the intent of the parties to this plat that the same shall be subject to the provisions of the Alaska Statutes relating to the dedication of public use. It is the intent of the parties to this plat that the same shall be subject to the provisions of the Alaska Statutes relating to the dedication of public use.

Charles S. Carter
Charles S. Carter
Box 519, Ocean View, Alaska
Small Business Administrator by *John W. Herring*
Beneficiary of deed of Trust
Volume 771, page 377

NOTARY'S ACKNOWLEDGMENT:
Subscribed and sworn to before me this 14 day of October, 1976.
Samuel E. Best
NOTARY FOR ALASKA My commission expires May 11, 1977

NOTE: Signature of Harold G. ... only to area ...
NOTE: Signature of Harold G. ... only to area ...

NOTARY'S ACKNOWLEDGMENT:
Subscribed and sworn to before me this 14 day of October, 1976.
Samuel E. Best
NOTARY FOR ALASKA My commission expires May 11, 1977

COVENANT

It is hereby agreed and covenanted by the subdivisions listed in the certificate of ownership, that the owners and occupants, who use the covenants and other portions of interest in the property being subdivided, that they or their heirs and assigns shall not be bound by any other covenants, conditions or restrictions, which are in effect at the time of the subdivision, and which are not shown on the plat, and which are not shown on the plat, and which are not shown on the plat.

Noted and acknowledged by any party to sign the petition or other action required by existing procedures for the establishment of a special assessment district will allow the Mayor of the Municipality of Anchorage or his successors to sign a petition or take other necessary action for that party by virtue of a special license of Attorney in law procured for that purpose.

76-268
Anchorage
Nov. 15, 76
3:00
Municipality of Anchorage

ACCEPTANCE OF DEDICATION BY MUNICIPALITY OF ANCHORAGE
THE MUNICIPALITY OF ANCHORAGE hereby accepts for public use and for public purposes the easements, rights-of-way, alleys, roadways, thoroughfares, and parks shown hereon, located at Anchorage, Alaska, as shown on the plat of *Charles S. Carter*, dated at Anchorage, Alaska, this 14 day of October, 1976.

John W. Herring
Municipal Clerk
for Mayor
PLAT APPROVAL
Plat approved by the MUNICIPALITY OF ANCHORAGE PLANNING AUTHORITY
this 7th day of October, 1976
John W. Herring

I, John W. Herring, professional Land Surveyor, do hereby certify that the plat of SUE TAWN ESTATE, ADDITION NO. 2 is a true and correct representation of lands actually surveyed and that all the distances and bearings are shown correctly and that all permanent easements and other interests, all other monuments, and lot corners have been set and staked, and if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement, on or before May 1, 1978.
October 26, 1976.
John W. Herring
No. 933-5

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	NO.
1	271.00	38°10'00"	183.19	95.14	179.82	1
2	305.00	38°55'00"	203.77	105.99	199.87	2
3	500.00	5°45'00"	50.18	25.11	50.16	3
4	500.00	25°30'00"	218.17	110.85	216.44	4
5	500.00	25°30'00"	222.53	113.14	220.70	5
6	500.00	9°40'00"	84.36	42.28	84.26	6
7	500.00	4°30'00"	39.27	19.65	39.26	7
8	400.00	26°15'30"	188.09	93.88	181.49	8
9	60.00	22°50'43"	76.28	44.27	71.25	9
10	201.00	37°50'43"	132.10	68.56	129.72	10
11	700.00	4°30'00"	172.79	92.20	167.46	11
12	300.00	26°30'00"	138.75	70.64	137.52	12
13	160.00	64°00'00"	169.73	96.26	160.82	13
14	200.00	61°10'00"	283.33	171.32	260.22	14
15	100.00	70°50'50"	123.65	71.13	115.92	15
16	100.00	67°39'39"	118.09	67.02	111.35	16
17	100.00	3°11'11"	5.56	2.78	5.56	17
18	500.00	14°47'31"	129.08	64.90	128.72	18
19	500.00	10°12'29"	89.09	44.66	88.97	19

MEANDERS OF LITTLE PETERS CREEK
(From Aerial Photography by North Pacific Aerial Surveys)

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
42	N 09°26'00"W	7.58	50	N 39°54'15"W	30.24
43	N 13°45'25"E	114.07	51	N 03°21'15"E	151.17
44	N 20°02'45"W	131.79	60	N 51°45'00"W	51.33
45	N 51°00'00"W	56.25	61	N 09°43'45"W	43.24
46	N 12°45'45"E	47.99	62	N 06°00'00"W	86.94
47	N 43°11'15"E	6.54	63	N 17°09'00"E	47.29
48	N 43°11'15"E	30.06	64	N 46°10'15"W	97.67
49	N 43°11'15"E	30.11	65	N 33°40'30"E	47.29
50	N 43°11'15"E	18.31	66	N 07°29'30"W	4.79
51	N 16°45'30"W	64.42	67	N 07°29'30"W	118.45
52	N 29°40'45"E	132.48	68	N 31°55'15"W	109.72
53	N 49°55'45"W	119.74	69	N 48°40'15"W	73.49
54	N 13°00'30"E	127.54	70	N 06°29'30"W	49.64
55	N 67°40'00"E	57.29	71	N 11°00'00"E	110.00
56	N 07°11'30"E	72.67	72	N 63°11'30"W	62.47
57	N 07°01'45"W	72.77	73	N 76°13'45"W	16.39
			74	N 76°13'45"W	33.88

LEGEND

- EXISTING B.L.M. BRASS CAPPED MONUMENT (B.M. 414)
- MONUMENT RECOVERED THIS SURVEY
- BERNHSEN FED. A-1 MONUMENT SET THIS SURVEY
- BEARER RECOVERED
- 3/4" IRON PIPE RECOVERED

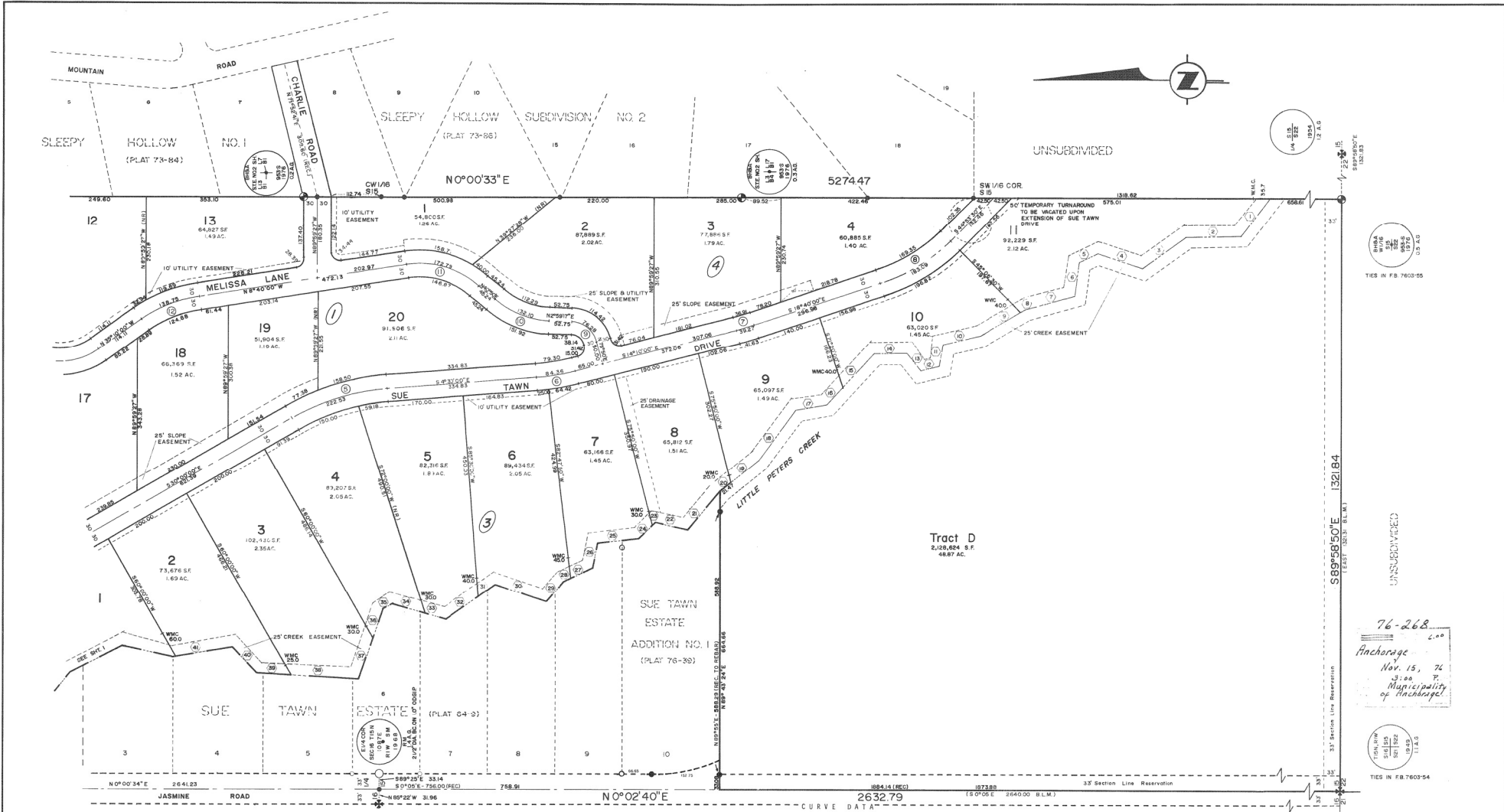
- Notes
- All lot lines terminating on a curve are radial unless otherwise noted.
 - All cut-de-sec radii are fifty feet (50.00').
 - All return radii are twenty feet (20.00').
 - The thread of Little Peters forms the true bounds of those lots and tracts fronting thereon. The meanders show are for lot area computations only, with the true corners being on the extension of the tract side lines and their intersection with the thread of the stream.

Prepared for CHARLES S. CARTER
FIELD BOOKS
BOOK NO. 7603
SHEETS ROK
BOOK NO. 7603
SHEETS RAG
BOOK NO. 7603
SHEETS JKH
ALASKA N.A.
DATE: OCT. 1976
SCALE
8 1/2" X 11" (100)
JOB NO. 76068



THIS PLAT IS FOR TRACT A, B, C, D, E & F & G & H & I & J & K & L & M & N & O & P & Q & R & S & T & U & V & W & X & Y & Z & AA & AB & AC & AD & AE & AF & AG & AH & AI & AJ & AK & AL & AM & AN & AO & AP & AQ & AR & AS & AT & AU & AV & AW & AX & AY & AZ & BA & BB & BC & BD & BE & BF & BG & BH & BI & BJ & BK & BL & BM & BN & BO & BP & BQ & BR & BS & BT & BU & BV & BW & BX & BY & BZ & CA & CB & CC & CD & CE & CF & CG & CH & CI & CJ & CK & CL & CM & CN & CO & CP & CQ & CR & CS & CT & CU & CV & CW & CX & CY & CZ & DA & DB & DC & DD & DE & DF & DG & DH & DI & DJ & DK & DL & DM & DN & DO & DP & DQ & DR & DS & DT & DU & DV & DW & DX & DY & DZ & EA & EB & EC & ED & EE & EF & EG & EH & EI & EJ & EK & EL & EM & EN & EO & EP & EQ & ER & ES & ET & EU & EV & EW & EX & EY & EZ & FA & FB & FC & FD & FE & FF & FG & FH & FI & FJ & FK & FL & FM & FN & FO & FP & FQ & FR & FS & FT & FU & FV & FW & FX & FY & FZ & GA & GB & GC & GD & GE & GF & GG & GH & GI & GJ & GK & GL & GM & GN & GO & GP & GQ & GR & GS & GT & GU & GV & GW & GX & GY & GZ & HA & HB & HC & HD & HE & HF & HG & HH & HI & HJ & HK & HL & HM & HN & HO & HP & HQ & HR & HS & HT & HU & HV & HW & HX & HY & HZ & IA & IB & IC & ID & IE & IF & IG & IH & II & IJ & IK & IL & IM & IN & IO & IP & IQ & IR & IS & IT & IU & IV & IW & IX & IY & IZ & JA & JB & JC & JD & JE & JF & JG & JH & JI & JJ & JK & JL & JM & JN & JO & JP & JQ & JR & JS & JT & JU & JV & JW & JX & JY & JZ & KA & KB & KC & KD & KE & KF & KG & KH & KI & KJ & KK & KL & KM & KN & KO & KP & KQ & KR & KS & KT & KU & KV & KW & KX & KY & KZ & LA & LB & LC & LD & LE & LF & LG & LH & LI & LJ & LK & LL & LM & LN & LO & LP & LQ & LR & LS & LT & LU & LV & LW & LX & LY & LZ & MA & MB & MC & MD & ME & MF & MG & MH & MI & MJ & MK & ML & MM & MN & MO & MP & MQ & MR & MS & MT & MU & MV & MW & MX & MY & MZ & NA & NB & NC & ND & NE & NF & NG & NH & NI & NJ & NK & NL & NM & NN & NO & NP & NQ & NR & NS & NT & NU & NV & NW & NX & NY & NZ & OA & OB & OC & OD & OE & OF & OG & OH & OI & OJ & OK & OL & OM & ON & OO & OP & OQ & OR & OS & OT & OU & OV & OW & OX & OY & OZ & PA & PB & PC & PD & PE & PF & PG & PH & PI & PJ & PK & PL & PM & PN & PO & PP & PQ & PR & PS & PT & PU & PV & PW & PX & PY & PZ & QA & QB & QC & QD & QE & QF & QG & QH & QI & QJ & QK & QL & QM & QN & QO & QP & QQ & QR & QS & QT & QU & QV & QW & QX & QY & QZ & RA & RB & RC & RD & RE & RF & RG & RH & RI & RJ & RK & RL & RM & RN & RO & RP & RQ & RR & RS & RT & RU & RV & RW & RX & RY & RZ & SA & SB & SC & SD & SE & SF & SG & SH & SI & SJ & SK & SL & SM & SN & SO & SP & SQ & SR & SS & ST & SU & SV & SW & SX & SY & SZ & TA & TB & TC & TD & TE & TF & TG & TH & TI & TJ & TK & TL & TM & TN & TO & TP & TQ & TR & TS & TT & TU & TV & TW & TX & TY & TZ & UA & UB & UC & UD & UE & UF & UG & UH & UI & UJ & UK & UL & UM & UN & UO & UP & UQ & UR & US & UT & UY & UZ & VA & VB & VC & VD & VE & VF & VG & VH & VI & VJ & VK & VL & VM & VN & VO & VP & VQ & VR & VS & VT & VU & VV & VW & VX & VY & VZ & WA & WB & WC & WD & WE & WF & WG & WH & WI & WJ & WK & WL & WM & WN & WO & WP & WQ & WR & WS & WT & WU & WV & WX & WY & WZ & XA & XB & XC & XD & XE & XF & XG & XH & XI & XJ & XK & XL & XM & XN & XO & XP & XQ & XR & XS & XT & XU & XV & XW & XX & XY & XZ & YA & YB & YC & YD & YE & YF & YG & YH & YI & YJ & YK & YL & YM & YN & YO & YP & YQ & YR & YS & YT & YU & YV & YW & YX & YY & YZ & ZA & ZB & ZC & ZD & ZE & ZF & ZG & ZH & ZI & ZJ & ZK & ZL & ZM & ZN & ZO & ZP & ZQ & ZR & ZS & ZT & ZU & ZV & ZW & ZX & ZY & ZZ

(76-268 sht. 1 of 2)



CURVE DATA

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	NO.
1	275.00	38°10'00"	183.19	95.14	179.82	1
2	300.00	30°55'00"	203.77	109.99	199.87	2
3	500.00	5°45'00"	50.18	25.11	50.16	3
4	500.00	25°00'00"	218.17	110.85	216.44	4
5	500.00	25°30'00"	222.53	113.14	220.70	5
6	500.00	9°40'00"	84.36	42.28	84.26	6
7	500.00	4°30'00"	39.27	19.65	39.26	7
8	400.00	26°13'30"	183.09	93.18	181.49	8
9	60.00	72°50'43"	76.28	44.27	71.25	9
10	200.00	37°50'43"	132.10	68.56	129.72	10
11	200.00	49°30'00"	172.79	92.70	167.46	11
12	300.00	26°30'00"	138.75	70.64	137.52	12
13	150.00	64°50'00"	169.73	95.25	160.82	13
14	200.00	81°10'00"	283.33	171.32	260.22	14
15	100.00	70°50'50"	123.65	71.13	115.92	15
16	100.00	67°39'39"	118.09	67.02	111.35	16
17	100.00	31°11'31"	5.56	2.78	5.56	17
18	500.00	14°47'31"	129.08	64.90	128.72	18
19	500.00	10°12'29"	89.09	44.66	88.97	19

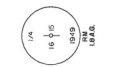
MEASUREMENTS OF LITTLE PETERS CREEK
(From Aerial Photographs by North Pacific Aerial Surveys)

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 53°09'45"W	103.50	21	N 49°42'00"W	113.02
2	N 00°29'15"E	124.27	22	N 14°08'45"E	72.18
3	N 3°13'00"W	121.68	23	N 43°16'30"W	14.33
4	N 10°51'15"E	101.39	24	N 43°16'30"W	34.98
5	N 25°21'00"W	45.49	25	N 07°08'45"W	94.03
6	N 83°12'30"W	78.65	26	N 79°27'00"W	56.25
7	N 15°26'00"W	116.50	27	N 26°14'45"W	49.47
8	N 30°11'00"W	107.6	28	N 26°14'45"W	22.44
9	N 30°11'00"W	104.80	29	N 49°29'00"W	57.88
10	N 13°06'45"W	87.29	30	N 18°21'30"E	116.11
11	N 80°38'00"W	49.76	31	N 34°36'15"W	45.37
12	N 09°50'00"W	104.33	32	N 34°36'15"W	89.29
13	N 51°20'30"E	46.74	33	N 15°10'15"E	40.51
14	N 01°12'45"W	75.62	34	N 15°10'15"E	84.45
15	N 47°12'00"W	104.33	35	N 23°09'30"E	26.21
16	N 47°12'00"W	48.44	36	N 71°38'30"W	68.68
17	N 09°50'00"W	70.25	37	N 71°38'30"W	97.38
18	N 54°37'45"W	140.79	38	N 03°37'45"E	152.81
19	N 39°10'30"W	86.59	39	N 03°37'45"E	71.44
20	N 39°10'30"W	24.22	40	N 45°03'00"E	80.68
			41	N 09°26'00"W	127.85

- LEGEND**
- Existing B.L.M. Brass Caped Monuments (3/4" DIA)
 - Monument Recovered This Survey
 - Berntsen Fed. A-1 Monument Set This Survey
 - Rebar Recovered
 - 3/4" Iron Pipe Recovered

5/8" x 30" Rebar set at all lot and/or witness rebar corners unless otherwise noted.

- Notes**
- All lot lines terminating on a curve are radial unless otherwise noted.
 - All call-out radii are fifty feet (50.00').
 - All return radii are twenty feet (20.00').
 - The thread of Little Peters Creek forms the true bounds of those lots and tracts fronting thereon. The meanders shown are for lot area computations only, with the true corners being on the extension of the tract side lines and their intersection with the thread of the stream.



NOTE: B.L.M. 1/4 COR. MON. HAS BEEN USED FOR R.M. AFTER REBAR SET AT 1/4 COR. POSITION

W. O. HERRING
11-9-76
Professional Land Surveyor
No. 953-S



I, John H. Herring, professional Land Surveyor, do hereby certify that the plat of SUE TAWN ESTATE, ADDITION NO. 2 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, on or before Nov. 1, 1978.

October 28, 1976.
John Herring
No. 953-S

Prepared for CHARLES S. CARTER

FIELD BOOKS	SKETCHES	RISK
BEAMAN 7603	SKETCH	BLK
SKETCH 7608	CHECKED	JHH
ADJUST. N/A	DATE	OCT. 1976
SCALE	4th. NW/1060, 1160	
JOB NO.	76068	



PLAT OF
SUE TAWN ESTATE
ADDITION NO. 2

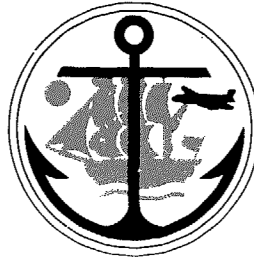
LOCATED IN SECTION 15, TOWNSHIP 18 NORTH, RANGE 1 WEST, 2nd ALASKA CONTAINING 37 LOTS, 4 TRACTS, AND 48.8 ACRES

2 OF 2 SHEET

FILE NO.

(76-268 sht. 2 of 2)

Municipality of Anchorage



POUCH 6-650
ANCHORAGE, ALASKA 99502
(907) 279-8686

GEORGE M. SULLIVAN,
MAYOR

DEPARTMENT OF FINANCE
Treasury Division

Case File No. S 3796

76-268

RECORDED-FILED	6.00
Anchorage REC. DEPT.	
DATE	Nov. 15, 1976
TIME	3:00 P.M.
Requested by	Municipality
Address	of Anchorage

CERTIFICATE OF TAX PAYMENT

THE MUNICIPALITY OF ANCHORAGE does hereby certify as follows:

THAT all real property taxes levied by the Municipality of Anchorage on the area described as:

These lands are presently designated as unsubdivided land and also Sue Tawn Estates, Lots 1 - 10, located in the W 1/2 W 1/2, Section 15, T15N, R1W, S.M., Alaska, and are proposed to be designated: Sue Tawn Estates, Addition No. 2, by Ivan Decker.

by Charles Carter have been paid.

THAT the special assessments, sewer agreements and permission to enter agreements (except City of Anchorage assessments) levied against this property are current.

WITNESS my hand and seal this 17th day of March, 1976.



Authorized Official

Two completed copies of this form must be submitted to the Anchorage Planning Department with any request for final approval of any subdivision, resubdivision or vacation. One copy of this form shall be filed in the office of the District Recorder at the time of filing an approved plat of subdivision or resubdivision or order of vacation. The other copy will be retained in the files of the Anchorage Planning Department.



AFFADAVIT

An area 60 feet wide consisting of 30 feet on each side of the line between Lots 7 and 8, Block 1 of Sleepy Hollow Subdivision, W1/2 Sec 15 T15N R1W SM Alaska is hereby dedicated for public use as a road right of way. The dedicated right of way is to be appended to and become a part of Addition No. 2, Sue Tawn Subdivision as shown on the plat of Sue Tawn Subdivision as approved by the Municipality of Anchorage.

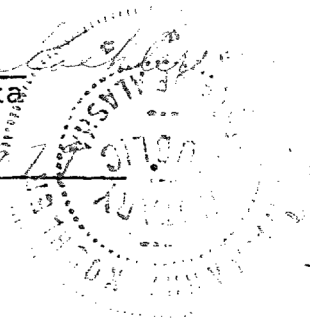
Harold Gross, owner

Notary's Acknowledgement:

Subscribed and sworn before me on this 20th day of December 1975.

[Signature]
Notary for Alaska

My commission expires Aug 8, 1977



76-268

RECORDED FILED 6.00
Anchorage REC. DIST.
DATE Nov. 15 1976
TIME 3:00 P.M.
MUNICIPALITY OF ANCHORAGE



COVENANT AND RECORD OF
TEMPORARY PUBLIC IMPROVEMENT VARIANCE

On OCTOBER 7, 1975 the Anchorage Platting Authority approved
Plat No. S-3796 for SWE TAWN EST. ADD NO. 2. In conjunction with said
(name of subdivision)

approval a temporary public improvement variance was granted, which variance temporarily
exempts the subdivider(s) from the requirement of constructing RISKY WAY,
which construction is a condition of approval of said plat, under the terms of the Anchorage
Subdivision Regulations and the above referenced approval. Under the terms of said variance the
requirements that the subdivider(s) construct the above referenced improvement shall be waived by
the Municipality until the Municipality, in its discretion, determines that said improvement should
be constructed.

In recognition of the temporary nature of the variance, the owner(s) together with the holders of
any beneficial or equitable interest of property within the subdivision, hereby agree and covenant
for themselves, their heirs, successors and assigns forever to sign a petition for a special assessment
district (or otherwise take action required of them under then existing requirements for the creation
of a special assessment district) for the above referenced improvement, at any time that such
improvement district is proposed by the Administration or the Assembly of the Municipality.
Refusal or unavailability of any party to sign a petition will allow the Mayor of the Municipality of
Anchorage or his successor to sign a petition (or take any other action required by then existing
procedures for special assessment districts) for that party, by virtue of a special power of attorney
hereby granted for that purpose. This agreement and covenant shall run with the land more
specifically described as: UNIT B, TRACT 3 AND LOT 12 OF SWE TAWN EST. ADD. NO 2
within the above referenced subdivision until the Mayor of the Municipality of Anchorage or his
designate records a document stating that the specified improvements have been built to the
standards set forth in the Anchorage Land Subdivision Regulations or such other regulations that
may apply at a later date.

Signed this 23 day of FEBRUARY, 1976

Charles S. Easter
(Owner's Signature)

76-268
FILED 6.00
Anchorage
Nov. 15 76
3:00 P.M.
MUNICIPALITY OF ANCHORAGE

Subscribed and Sworn before me this day.

William O. [Signature]
(Notary's Signature)
My Commission expires SEPT 10, 1978

CERTIFICATE OF SATISFACTION OF
OBLIGATION AND RELEASE OF COVENANT

WHEREAS, the property which is specifically described below, was granted a Temporary Public Improvement Variance by the Anchorage Municipal Platting Authority, on October 7, 1975, (Case No. S-3796), and

WHEREAS, the terms of the said variance provided that the said property shall be made subject to the obligation set forth in Exhibit "A," which is attached to this document and incorporated by reference as if fully set forth herein, and

WHEREAS, the said obligation was guaranteed by the granting of a covenant to the Municipality, said covenant being evidenced by a note on Subdivision Plat No. 76-268, and by the Covenant and Record of Temporary Public Improvement Variance, a copy of which is attached as Exhibit "A," and;

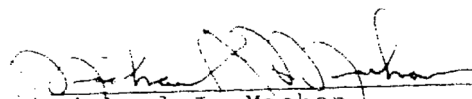
WHEREAS, the obligation set forth in Exhibit "A" has been fully performed and satisfied.

NOW, THEREFORE, the Municipality of Anchorage, in accordance with the terms of the aforementioned covenant, does hereby release from said covenant and said note the following described property:

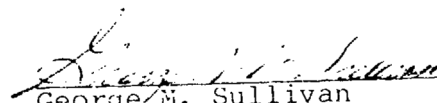
Lot 1, Block 4, Sue Tawn Estates, Addition #2,
T15N, R1W, S.M., Alaska.

DATED this 19th day of February, 1980.

RECOMMENDED BY:

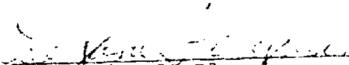


Michael J. Meehan
Director of Planning



George M. Sullivan
Mayor

ATTEST:



Municipal Clerk

De P. J. 1

JW/pa

**CERTIFICATE OF SATISFACTION OF
OBLIGATION AND RELEASE OF COVENANT**

WHEREAS, the property which is specifically described below, was granted a Temporary Public Improvement Variance by the Anchorage Municipal Platting Authority, on October 7, 1975, (Case No. S-3796), and

WHEREAS, the terms of the said variance provided that the said property shall be made subject to the obligation set forth in Exhibit "A," which is attached to this document and incorporated by reference as if fully set forth herein, and

WHEREAS, the said obligation was guaranteed by the granting of a covenant to the Municipality, said covenant being evidenced by a note on Subdivision Plat No. 76-268 and by the Covenant and Record of Temporary Public Improvement Variance, a copy of which is attached as Exhibit "A," and;

WHEREAS, the obligation set forth in Exhibit "A" has been fully performed and satisfied.


NOW, THEREFORE, the Municipality of Anchorage, in accordance with the terms of the aforementioned covenant, does hereby release from said covenant and said note the following described property:

Sue Tawn Estates Addition No. 2, located in Section 15, T15N, R1W, S.M., Alaska.

DATED this 20th day of June, 1980.

RECOMMENDED BY:


Michael J. Meghan
Director of Planning


George M. Sullivan
Mayor

ATTEST:


Municipal Clerk

JW/psl

76-268

CERTIFICATE OF SATISFACTION OF OBLIGATION AND RELEASE OF COVENANT

WHEREAS, the property, which is specifically described below, was granted a Temporary Public Improvement Variance by the Anchorage Municipal Platting Authority, on 15 November, 1976 (Case No. S-3796), and

WHEREAS, the terms of the said variance provided that the said property shall be made subject to the obligation set forth in Exhibit "A," which is attached to this document and incorporated by reference as if fully set forth herein, and

WHEREAS, the said obligation was guaranteed by the granting of a covenant to the Municipality, said covenant being evidenced by a note on Subdivision Plat No. 76-268, and by the Covenant and Record of Temporary Public Improvement Variance, a copy of which is attached as Exhibit "A," and;

WHEREAS, the obligation set forth in Exhibit "A" has been fully performed and satisfied.

NOW, THEREFORE, the Municipality of Anchorage, in accordance with the terms of the aforementioned covenant, does hereby release from said covenant and said note the following described property:

Lots 1 through 20 and Tract A of Block 1; Lots 1 and 2 and Tracts B and C of Block 2; Lots 1 through 11 and Tract D of Block 3; and Lots 1 through 4 of Block 4, Sue Tawn Estate Subdivision, Addition #2; in Section 15, T15N, R1W, S.M., Alaska.

DATED this 20th day of May, 1981.

RECOMMENDED BY:

[Signature of Michael J. Meenan]
Michael J. Meenan
Director of Planning

[Signature of George M. Sullivan]
George M. Sullivan
Mayor

ATTEST:

[Signature of Leanne Ferguson]
DEPUTY Municipal Clerk

CB/gjw

107863

RIGHT-OF-WAY EASEMENT.

EASE 5 PAGE 399

KNOW ALL MEN BY THESE PRESENTS, that (he) (she) the undersigned,

Charles S. & Tawana M. Carter

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

A tract of land approximately 40 acres in area, described as

N.W. 1/4 of N.W. 1/4

Homestead Settlement No. 021564

being in Section 15 Township 15 N Range 1 W.

(~~East~~) (West) of the Seward Meridian,

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

Peter Creek

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 14th day of June, 1953.

Charles S. Carter (L.S.)
Tawana M. Carter (L.S.)

Signed, Sealed and delivered in the presence of:

Ruth C. Pearson

UNITED STATES OF AMERICA)
Territory of Alaska) SS.

THIS IS TO CERTIFY that on this 16 day of June 1953 before me, the undersigned, a Notary Public in and for the Territory of Alaska, personally appeared

Charles S. & Tawana M. Carter

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

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

ANCHORAGE DISTRICT, ANCHORAGE, ALASKA

Ruth C. Pearson
Notary Public for Alaska

My commission expires April 15 - 1954

4.00 NOV 15 1953

FILED FOR RECORD

DISTRICT CLERK

By MAIL TO

5/4

Matemski, E. J. [unclear]
Palmer, Alaska

SUE-TAWN ESTATES SUBDIVISION, ADDITION NO. 2
COVENANTS AND RESTRICTIONS

CHARLES S. CARTER and TAWANA M. CARTER, being the owners of the real property known as SUE-TAWN ESTATES SUBDIVISION, ADDITION NO. 2, according to the official plat thereof, filed Nov 15 1976 under Plat No. 75-268, in the Anchorage Recording District, Third Judicial District, State of Alaska, do hereby impose upon said subdivision the following covenants and restrictions.

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes and no buildings shall be erected, placed or permitted to remain on any lot for any commercial use. The exterior of the dwelling must be completed as soon as the house is erected. No lot shall be subdivided into smaller lots until said covenants and restrictions shall be changed by lawful authority.

DWELLING COSTS, QUALITY AND SIZE

No dwelling shall be permitted on any lot at a cost of less than thirty dollars (\$30.00) per square foot of floor use for living purposes, based upon cost levels prevailing at the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwelling shall be of a quality of workmanship and materials substantially the same or better than which can be produced on the date these covenants are recorded at the minimum cost stated herein. The ground floor area of the main structure exclusive of one-story open porches, carports, and garages, shall be not less than 800 sq. ft.

NUISANCES

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

CONSTRUCTION

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

GARBAGE AND REFUSE DISPOSAL

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

TREES

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

TERMS

These covenants are to run with the land and shall be binding on all persons and all parties claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for periods of ten (10) years unless an instrument to change the covenants in whole or in part is signed by a majority of the then owners of the lots (recorded owners).

(Proctive covenants for SIEMEN ESTATES SUBDIVISION, ADD. #2)

SEVERABILITY

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

LIVESTOCK AND POULTRY

No livestock, animals or poultry of any kind shall be raised, bred, or kept on any lot for any commercial purposes, nor allowed to run loose, except on owner's lot. No dog teams will be allowed.

EASEMENTS

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

SEWAGE DISPOSAL

Sewage disposal systems in the nature of individual installations may be installed on a lot only if installed and constructed in accordance with the requirements of the Municipality of Anchorage.

FACTORY BUILT MODULAR HOMES OR MOBILE HOMES

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

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

Charles S. Carter
Charles S. Carter
Tawana M. Carter
Tawana M. Carter

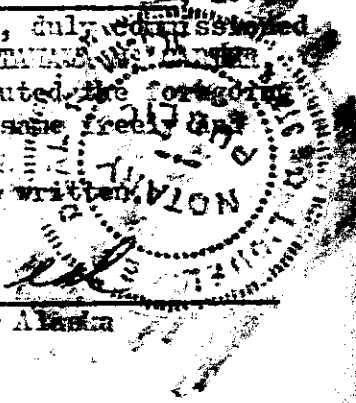
STATE OF ALASKA }
THIRD DISTRICT } ss.

THIS IS TO CERTIFY that on this 24 day of November 1978 before me, the undersigned, a Notary Public in and for Alaska, duly commissioned and sworn as such, personally appeared CHARLES S. CARTER and TAWANA M. CARTER, husband and wife, known to me to be the individuals who executed the foregoing instrument, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and seal the day and year first above written.

Lionel E. D...
Notary Public in and for Alaska

My commission expires: May 11 1979



BYLAWS
OF
SUE-TAWN ESTATE ADDITION #2
IMPROVEMENT ASSOCIATION

ARTICLE 1

The name of this Association is SUE-TAWN ESTATE ADDITION #2.

ARTICLE II

The purpose of this association is to regulate, maintain, and generally provide and care for the streets, roads and public ways when desired by the majority of lot owners, street lights when and if desired, sewerage and garbage disposal systems or arrangements when if feasibly available and desired as well as paving, gutters and drainage systems when and desired as determined by the Board of Directors from time to time as feasible. All within Sue-Tawn Estate Addition #2 as delineated upon recorded Plat No. 76-268 with exception of Tract B, Tract D and Lots #1 through 7, Block #1 which is included in the Sue-Tawn Estate Addition #2 profile street and water design, the Subdivision plat is recorded in the Anchorage Recording District, Third Judicial District, State of Alaska.

ARTICLE III

MEMBERSHIP

Section 1. Membership. The membership of this Association shall be limited to owners of real property located in Sue-Tawn Estate Addition #2 with exception of Tract B, Tract D and Lot #1 through 7, Block #1. Membership shall be on the basis of one membership for each lot within the Subdivision.

Section 2. Eligibility. Any natural person, persons, partnership or corporation owning property within the above described subdivisions shall be eligible for membership and such membership is automatic and mandatory for owners of lots or land parcels within the Subdivision.

Section 3. Members. The members shall consist of natural persons, partnerships or corporations who own lots or land parcels within Sue-Tawn Estate Addition #2 with exception of Tract B, Tract D and lots #1 through 7, Block #1.

Section 4. Termination of Membership. Membership shall cease upon transfer of title and ownership of any lot within the Sue-Tawn Estate Addition #2 with exception of Tract B, Tract D and Lots #1 through 7, Block #1.

Section 5. Lien. The Association shall have a lien on each outstanding membership/and upon the real property covered by said membership in order to secure payment of any sum which shall be due or become due from the holder thereof, for any reason whatsoever.

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MEETINGS OF MEMBERS

Section 1. Place of Meetings. Meetings of the membership shall be held at such place within Sue-Tawn Estate Addition #2 with exception of Tract B, Tract D and Lots #1 through 7, Block #1 convenient to the membership.

Section 2. Annual Meetings. The first annual meeting of the Association shall be held on 1st day of July, 1977. Thereafter, the Annual meetings of the Association shall be held on the Second Tuesday of July of each succeeding year if this is convenient for the majority of the Board of Directors of the Association. At such meeting, there shall be an election by ballot of officers in accordance with the requirement of Section 2 of Article V of these bylaws. It shall also be decided when the next annual meeting shall be.

Section 3. Regular Meetings. Regular meetings shall be held from time to time in order to conduct business necessary to the performance of responsibilities of the Association. Such meetings may be called by the President, the Secretary/treasurer, or by two-thirds of the members.

Section 4. Notice of Meetings. It shall be the duty of the secretary/treasurer to inform members of all meetings. Such notice may be delivered personally to members who reside within the Subdivision. When mailed, notices shall be mailed to the address of record at least five days prior to the meeting.

Section 5. Quorum. The presence, of a simple majority of the members shall constitute a quorum.

Section 6. Adjourned Meetings. If any meeting of members can not be organized because of quorum has not attended, the members who are present may, except as otherwise provided by law, adjourn the meeting to a time not less than 48 hours from the original date on which the meeting was called.

Section 7. Voting. At every meeting of the members, each member present, whether in person or by proxy, shall have the right to cast one vote on each question in proportion to his membership holding. The vote of the majority of those present, in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of statute or by these bylaws, a different vote is required, in which case such express provision shall govern and control.

Section 8. Proxies. A member may appoint only another member or a co-owner to act as their proxy. Members who reside within the Subdivision are not prohibited from appointing proxies, but are expected to attend meetings personally whenever possible. All proxies must be in writing and filed with the Secretary before the appointed time of each meeting.

Section 9. Order of Business. The order of business at Annual Meeting of the members shall be as follows:

- (a) Roll Call.
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- (c) Report of Officers.
- (d) Report of Committees.
- (e) Election of officers.
- (f) Unfinished business.
- (g) New Business.

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Section 3. Removal of Officers. Upon an affirmative vote of a majority of the Association, any officer may be removed, ^{whether} with or without cause, and his successor elected at any meeting of the membership called for such purpose.

Section 4. President. The president shall be the chief executive officer of the Association. He shall preside at all meetings of the members. He shall have all the general powers and duties which are usually vested in the office of president of an association, including but not limited to the power to appoint committees from among the membership as he may decide is appropriate to assist in the conduct of the affairs of the Association.

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These Bylaws may be amended by two-thirds vote of the members present and voting at the regular or special meeting of members, provided that a quorum as prescribed in Article IV, Section 5, is present at such meeting. A statement of any proposed amendment shall accompany the notice of any regular or special meeting at which such proposed amendment shall be voted upon.

CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY:

THAT we are the acting Subdivider of See-Tawn Estate Addition #2 with exception of Tract B, Tract D and Lots #1 through 7, Block #1.

THAT the foregoing By-Laws constitute the original By-Laws of said Association.

IN WITNESS WHEREOF, We have hereunto subscribed our name this 24 day of November, 1976.

Charles S. Carter
Charles S. Carter

Rayana H. Carter
Rayana H. Carter

STATE OF ALASKA }
THIRD DISTRICT } ss.

THIS IS TO CERTIFY that on this November 24 1976 before me, the undersigned, a Notary Public in and for Alaska, duly commissioned and sworn as such, personally appeared CHARLES S. CARTER and RAYANA H. CARTER, husband and wife known to me to be the individuals who executed the foregoing document, and they acknowledged to me that they signed the same freely and voluntarily for the purposes therein mentioned.

WITNESS my hand and seal the day and year first above written.

76-052505
15-

RECORDED FILES
ANCHORAGE REC.
DISTRICT

L. Will E. D...
NOTARY PUBLIC IN AND FOR ALASKA
Commission expires May 1977
Notary Public in and for the State of Alaska.

Nov 24 11 59 AM '76

REQUESTED BY GREAT LAND REALTY CO.
ADDRESS Box 269
Chugiak, Ak. 99587
32034

BYLAWS
OF
SUE-TAWN ESTATE ADDITION #2
IMPROVEMENT ASSOCIATION

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CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY:

THAT we are the acting Subdivider of See-Tawn Estate Addition #2 with exception of Tract B, Tract D and Lots #1 through 7, Block #1.

THAT the foregoing By-Laws constitute the original By-Laws of said Association.

IN WITNESS WHEREOF, We have hereunto subscribed our name this 24 day of November, 1976.

Charles S. Carter
Charles S. Carter

Rayana H. Carter
Rayana H. Carter

STATE OF ALASKA }
THIRD DISTRICT } ss.

THIS IS TO CERTIFY that on this November 24 1976 before me, the undersigned, a Notary Public in and for Alaska, duly commissioned and sworn as such, personally appeared CHARLES S. CARTER and RAYANA H. CARTER, husband and wife known to me to be the individuals who executed the foregoing document, and they acknowledged to me that they signed the same freely and voluntarily for the purposes therein mentioned.

WITNESS my hand and seal the day and year first above written.

76-052505
15-

RECORDED FILES
ANCHORAGE REC.
DISTRICT

L. Will E. D...
NOTARY PUBLIC IN AND FOR ALASKA
Commission expires May 1977
Notary Public in and for the State of Alaska.

Nov 24 11 59 AM '76

REQUESTED BY GREAT LAND REALTY CO.
ADDRESS Box 269
Chugiak, Ak. 99587
32034

SUE-TAWN ESTATES SUBDIVISION, ADDITION NO. 2
COVENANTS AND RESTRICTIONS

ORREN C. HICKLING and ELIZABETH HICKLING, being the owners of the real property known as:

Lots 1, 2, 3, 4, 5, 6 and 7, Block 1 & Tract B, SUE-TAWN ESTATES SUBDIVISION, ADDITION NO. 2, according to the official plat thereof, filed November 15, 1976, under Plat No. 76-268, in the Anchorage Recording District, Third Judicial District, State of Alaska,

do hereby impose upon said subdivision the following covenants and restrictions.

1. LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes and no buildings shall be erected, placed or permitted to remain on any lot for any commercial use. The exterior of the dwelling must be completed as soon as the house is erected. No lot shall be subdivided into smaller lots until said covenants and restrictions shall be changed by lawful authority.

2. DWELLING COSTS, QUALITY AND SIZE

No dwelling shall be permitted on any lot at a cost of less than thirty dollars (\$30.00) per square foot of floor use for living purposes, based upon cost levels prevailing at the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all 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. The ground floor area of the main structure exclusive of one-story open porches, carports, and garages, shall be not less than 800 square feet.

3. NUISANCES

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

4. CONSTRUCTION

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

5. GARBAGE AND REFUSE DISPOSAL

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

6. TREES

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

7. TERM

These covenants are to run with the land and shall be binding on all persons and all parties claiming under them for a period of twenty-five (25) years from the date these covenants are recorded after which time said covenants shall be automatically extended for periods of ten (10) years unless an instrument to change the covenants in whole or in part is signed by a majority of the then owners of the lots (recorded owners).

8. SEVERABILITY

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

9. LIVESTOCK AND POULTRY

No livestock, animals or poultry of any kind shall be raised, bred, or kept on any lot for any commercial purposes, nor allowed to run loose, except on owner's lot. No dog teams will be allowed.

10. EASEMENTS

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

11. SEWAGE DISPOSAL

Sewage disposal systems in the nature of individual installations may be installed on a lot only if installed and constructed in accordance with the requirements of the Municipality of Anchorage.

12. FACTORY-BUILT MODULAR HOMES OR MOBILE HOMES

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



RETURN DOCUMENTS TO:
Credit Union 1
1941 Abbott Road
Anchorage, AK 99507

Please find the enclosed certified
Judgment and have it recorded in the
Anchorage Recording District.

IN THE DISTRICT COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT ANCHORAGE

CREDIT UNION 1
Plaintiff(s),

CYNTHIA C STREET
Defendant(s)

CASE NO: 3AN 18-1074SC

DEFAULT JUDGMENT
FOR PLAINTIFF

Defendant has failed to appear or answer and default is hereby declared. Plaintiff has requested default judgment and has submitted a sufficient affidavit or sworn testimony.

IT IS ORDERED that plaintiff CREDIT UNION 1 from defendant CYNTHIA C STREET:

PRINCIPAL	\$3638.76
INTEREST on the principal (computed at 8.95 % from 4/5/18 to Judgment)	85.66
COSTS (filing, service, witness, etc. fees)	165.00
ATTORNEY FEES	0.00
PAYMENT	0.00
TOTAL JUDGMENT	\$3889.42

This judgment shall bear interest at the annual rate of 8.95% from the date of judgment until paid.

IT IS ALSO ORDERED that any counterclaim filed by the defendant is hereby dismissed (by judge's signature only).

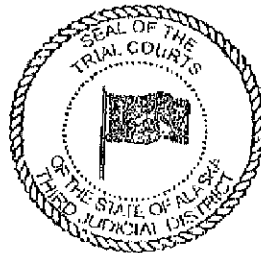
After this judgment is collected, the plaintiff shall file with the court a Satisfaction of Judgment (form SC-17).

7/9/18
Effective Date

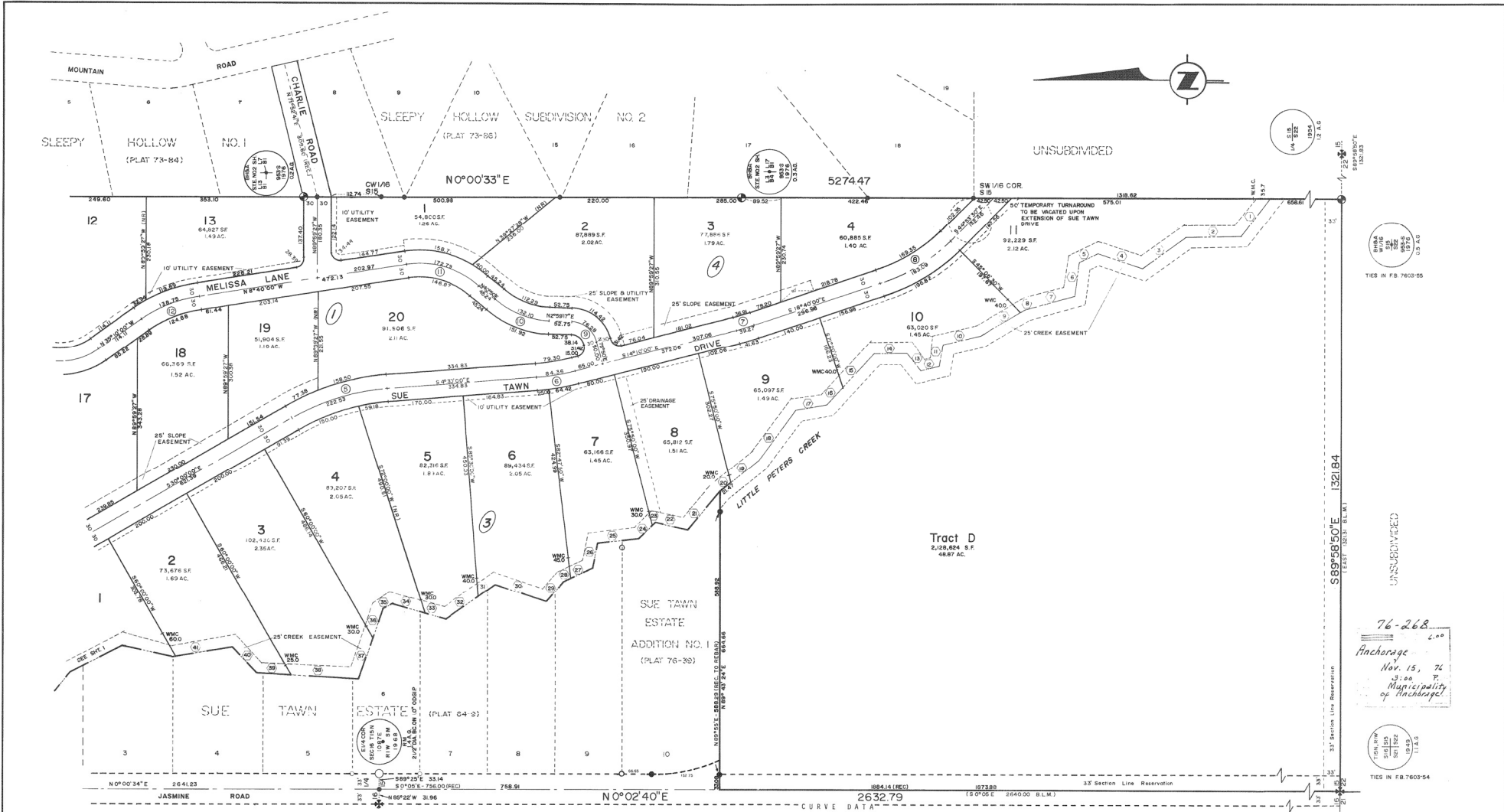
Judge/Deputy Clerk
MDavis
(Type or Print Name)

I certify that on 7-11-18
a copy of this judgment was mailed or delivered to:
Credit Union 1 /
C Street

Clerk:



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 at Anchorage
By:
Date: 7-11-18

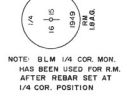


LEGEND

- Existing B.L.M. Brass Caped Monuments (3/4" DIA)
- Monument Recovered This Survey
- Berntsen Fed. A-1 Monument Set This Survey
- Rebar Recovered
- 3/4" Iron Pipe Recovered

5/8" x 30" Rebar set at all lot and/or witness rebar corners unless otherwise noted.

- Notes**
- All lot lines terminating on a curve are radial unless otherwise noted.
 - All call-out radii are fifty feet (50.00').
 - All return radii are twenty feet (20.00').
 - The thread of Little Peters Creek forms the true bounds of those lots and tracts fronting thereon. The meanders shown are for lot area computations only, with the true corners being on the extension of the tract side lines and their intersection with the thread of the stream.



NOTE: B.L.M. 1/4 COR. MON. HAS BEEN USED FOR R.M. AFTER REBAR SET AT 1/4 COR. POSITION

MEASUREMENTS OF LITTLE PETERS CREEK
(From Aerial Photography by North Pacific Aerial Surveys)

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 53°09'45"W	103.50	21	N 49°42'00"W	113.02
2	N 00°29'15"E	124.27	22	N 14°08'45"E	72.18
3	N 37°13'00"W	121.68	23	N 43°16'30"W	14.33
4	N 19°53'15"E	101.39	24	N 43°16'30"W	34.98
5	N 25°21'00"W	45.49	25	N 07°08'45"W	94.03
6	N 83°12'30"W	78.65	26	N 79°27'00"W	56.25
7	N 15°26'00"W	116.50	27	N 26°14'45"W	49.47
8	N 30°11'00"W	107.6	28	N 26°14'45"W	22.44
9	N 30°11'00"W	104.80	29	N 49°29'00"W	57.88
10	N 13°06'45"W	87.29	30	N 18°21'30"E	116.11
11	N 80°38'00"W	49.76	31	N 34°36'15"W	45.37
12	N 09°50'00"W	104.33	32	N 34°36'15"W	89.29
13	N 47°12'00"W	48.44	33	N 15°10'15"E	40.51
14	N 01°12'45"W	75.62	34	N 15°10'15"E	84.45
15	N 47°12'00"W	104.33	35	N 23°09'30"E	26.21
16	N 47°12'00"W	48.44	36	N 71°38'30"W	68.68
17	N 09°50'00"W	70.25	37	N 71°38'30"W	97.38
18	N 54°37'45"W	140.79	38	N 03°37'45"E	152.81
19	N 39°10'30"W	86.59	39	N 03°37'45"E	71.44
20	N 39°10'30"W	24.22	40	N 45°03'00"E	80.68
			41	N 09°26'00"W	127.85

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	NO.
1	275.00	38°10'00"	183.19	95.14	179.82	1
2	300.00	30°55'00"	203.77	109.99	199.87	2
3	500.00	5°45'00"	50.18	25.11	50.16	3
4	500.00	25°00'00"	218.17	110.85	216.44	4
5	500.00	25°30'00"	222.53	113.14	220.70	5
6	500.00	9°40'00"	84.36	42.28	84.26	6
7	500.00	4°30'00"	39.27	19.65	39.26	7
8	400.00	26°13'30"	183.09	93.18	181.49	8
9	60.00	72°50'43"	76.28	44.27	71.25	9
10	200.00	37°50'43"	132.10	68.56	129.72	10
11	200.00	49°30'00"	172.79	92.70	167.46	11
12	300.00	26°30'00"	138.75	70.64	137.52	12
13	150.00	64°50'00"	169.73	95.25	160.82	13
14	200.00	81°10'00"	283.33	171.32	260.22	14
15	100.00	70°50'50"	123.65	71.13	115.92	15
16	100.00	67°39'39"	118.09	67.02	111.35	16
17	100.00	31°11'31"	5.56	2.78	5.56	17
18	500.00	14°47'31"	129.08	64.90	128.72	18
19	500.00	10°12'29"	89.09	44.66	88.97	19

W.C. HERRING
11-9-76
Professional Land Surveyor
No. 953-S



I, John H. Herring, professional Land Surveyor, do hereby certify that the plat of SUE TAWN ESTATE, ADDITION NO. 2 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, on or before Nov. 1, 1978.

October 28, 1976.
John Herring
No. 953-S

Prepared for CHARLES S. CARTER

FIELD BOOKS	SKETCHES	RISK
BEAMAN 7603	SHAWN	8142
SHAWN 7608	CHICKS	4111
ALBERT N/A	DATE	OCT. 1976
SCALE	4111	NW1060, H160
JOB NO.	7608	



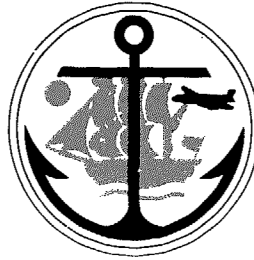
PLAT OF
SUE TAWN ESTATE
ADDITION NO. 2

LOCATED IN SECTION 15, TOWNSHIP 18 NORTH, RANGE 1 WEST, 2ND ALASKA CONTAINING 37 LOTS, 4 TRACTS, AND 48.8 ACRES

FILE NO. 2 OF 2

(76-268 sht. 2 of 2)

Municipality of Anchorage



POUCH 6-650
ANCHORAGE, ALASKA 99502
(907) 279-8686

GEORGE M. SULLIVAN,
MAYOR

DEPARTMENT OF FINANCE
Treasury Division

Case File No. S 3796

76-268

RECORDED-FILED	6.00
Anchorage REC. DEPT.	
DATE	Nov. 15, 1976
TIME	3:00 P.M.
Requested by	Municipality
Address	of Anchorage

CERTIFICATE OF TAX PAYMENT

THE MUNICIPALITY OF ANCHORAGE does hereby certify as follows:

THAT all real property taxes levied by the Municipality of Anchorage on the area described as:

These lands are presently designated as unsubdivided land and also Sue Tawn Estates, Lots 1 - 10, located in the W 1/2 W 1/2, Section 15, T15N, R1W, S.M., Alaska, and are proposed to be designated: Sue Tawn Estates, Addition No. 2, by Ivan Decker.

by Charles Carter have been paid.

THAT the special assessments, sewer agreements and permission to enter agreements (except City of Anchorage assessments) levied against this property are current.

WITNESS my hand and seal this 17th day of March, 1976.



Authorized Official

Two completed copies of this form must be submitted to the Anchorage Planning Department with any request for final approval of any subdivision, resubdivision or vacation. One copy of this form shall be filed in the office of the District Recorder at the time of filing an approved plat of subdivision or resubdivision or order of vacation. The other copy will be retained in the files of the Anchorage Planning Department.



AFFADAVIT

An area 60 feet wide consisting of 30 feet on each side of the line between Lots 7 and 8, Block 1 of Sleepy Hollow Subdivision, W1/2 Sec 15 T15N R1W SM Alaska is hereby dedicated for public use as a road right of way. The dedicated right of way is to be appended to and become a part of Addition No. 2, Sue Tawn Subdivision as shown on the plat of Sue Tawn Subdivision as approved by the Municipality of Anchorage.

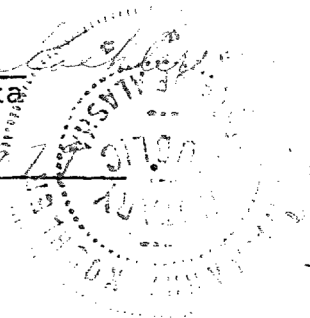
Harold Gross, owner

Notary's Acknowledgement:

Subscribed and sworn before me on this 20th day of December 1975.

[Signature]
Notary for Alaska

My commission expires Aug 8, 1977



76-268

RECORDED FILED 6.00
Anchorage REC. DIST.
DATE Nov. 15 1976
TIME 3:00 P.M.
MUNICIPALITY OF ANCHORAGE



COVENANT AND RECORD OF
TEMPORARY PUBLIC IMPROVEMENT VARIANCE

On OCTOBER 7, 1975 the Anchorage Platting Authority approved
Plat No. S-3796 for SWE TAWN EST. ADD NO. 2. In conjunction with said
(name of subdivision)

approval a temporary public improvement variance was granted, which variance temporarily
exempts the subdivider(s) from the requirement of constructing RISKY WAY,
which construction is a condition of approval of said plat, under the terms of the Anchorage
Subdivision Regulations and the above referenced approval. Under the terms of said variance the
requirements that the subdivider(s) construct the above referenced improvement shall be waived by
the Municipality until the Municipality, in its discretion, determines that said improvement should
be constructed.

In recognition of the temporary nature of the variance, the owner(s) together with the holders of
any beneficial or equitable interest of property within the subdivision, hereby agree and covenant
for themselves, their heirs, successors and assigns forever to sign a petition for a special assessment
district (or otherwise take action required of them under then existing requirements for the creation
of a special assessment district) for the above referenced improvement, at any time that such
improvement district is proposed by the Administration or the Assembly of the Municipality.
Refusal or unavailability of any party to sign a petition will allow the Mayor of the Municipality of
Anchorage or his successor to sign a petition (or take any other action required by then existing
procedures for special assessment districts) for that party, by virtue of a special power of attorney
hereby granted for that purpose. This agreement and covenant shall run with the land more
specifically described as: UNIT B, TRACT 3 AND LOT 12 OF SWE TAWN EST. ADD. NO 2
within the above referenced subdivision until the Mayor of the Municipality of Anchorage or his
designate records a document stating that the specified improvements have been built to the
standards set forth in the Anchorage Land Subdivision Regulations or such other regulations that
may apply at a later date.

Signed this 23 day of FEBRUARY, 1976

Charles S. Easter
(Owner's Signature)

76-268
FILED 6.00
Anchorage
Nov. 15 76
3:00 P.M.
MUNICIPALITY OF ANCHORAGE

Subscribed and Sworn before me this day.

William O. [Signature]
(Notary's Signature)
My Commission expires SEPT 10, 1978

CERTIFICATE OF SATISFACTION OF
OBLIGATION AND RELEASE OF COVENANT

WHEREAS, the property which is specifically described below, was granted a Temporary Public Improvement Variance by the Anchorage Municipal Platting Authority, on October 7, 1975, (Case No. S-3796), and

WHEREAS, the terms of the said variance provided that the said property shall be made subject to the obligation set forth in Exhibit "A," which is attached to this document and incorporated by reference as if fully set forth herein, and

WHEREAS, the said obligation was guaranteed by the granting of a covenant to the Municipality, said covenant being evidenced by a note on Subdivision Plat No. 76-268, and by the Covenant and Record of Temporary Public Improvement Variance, a copy of which is attached as Exhibit "A," and;

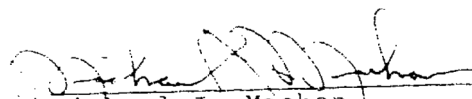
WHEREAS, the obligation set forth in Exhibit "A" has been fully performed and satisfied.

NOW, THEREFORE, the Municipality of Anchorage, in accordance with the terms of the aforementioned covenant, does hereby release from said covenant and said note the following described property:

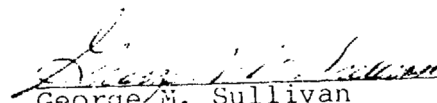
Lot 1, Block 4, Sue Tawn Estates, Addition #2,
T15N, R1W, S.M., Alaska.

DATED this 19th day of February, 1980.

RECOMMENDED BY:

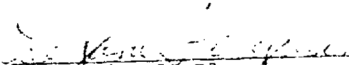


Michael J. Meehan
Director of Planning



George M. Sullivan
Mayor

ATTEST:



Municipal Clerk

De P. J. J.

JW/pa

**CERTIFICATE OF SATISFACTION OF
OBLIGATION AND RELEASE OF COVENANT**

WHEREAS, the property which is specifically described below, was granted a Temporary Public Improvement Variance by the Anchorage Municipal Platting Authority, on October 7, 1975, (Case No. S-3796), and

WHEREAS, the terms of the said variance provided that the said property shall be made subject to the obligation set forth in Exhibit "A," which is attached to this document and incorporated by reference as if fully set forth herein, and

WHEREAS, the said obligation was guaranteed by the granting of a covenant to the Municipality, said covenant being evidenced by a note on Subdivision Plat No. 76-268 and by the Covenant and Record of Temporary Public Improvement Variance, a copy of which is attached as Exhibit "A," and;

WHEREAS, the obligation set forth in Exhibit "A" has been fully performed and satisfied.


NOW, THEREFORE, the Municipality of Anchorage, in accordance with the terms of the aforementioned covenant, does hereby release from said covenant and said note the following described property:

Sue Tawn Estates Addition No. 2, located in Section 15, T15N, R1W, S.M., Alaska.

DATED this 20th day of June, 1980.

RECOMMENDED BY:

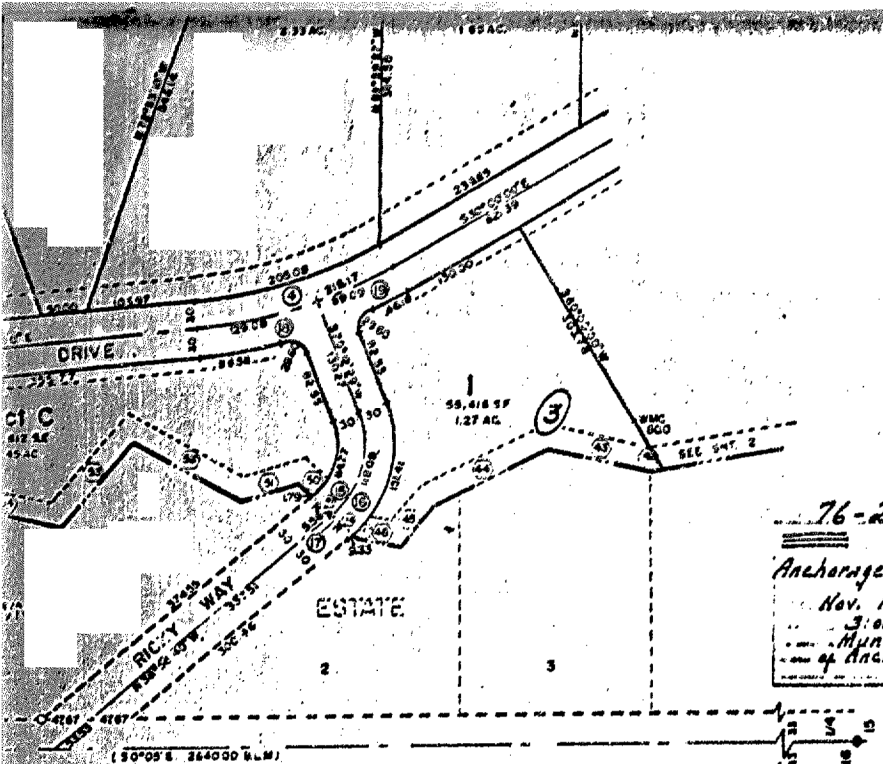

Michael J. Meghan
Director of Planning


George M. Sullivan
Mayor

ATTEST:


Municipal Clerk
Deputy

JW/psl



CURVE DATA

US	DELTA	LENGTH	TANGENT	CHORD	NO.
00	58°10'00"	183.19	95.14	179.82	1
00	38°55'00"	203.77	105.39	199.87	2
00	5°45'00"	50.18	25.11	50.16	3
00	25°00'00"	216.17	110.85	216.44	4
00	25°30'00"	222.53	113.14	220.70	5
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00	37°53'43"	132.10	68.56	129.72	10
00	49°33'00"	172.79	92.20	167.46	11
00	26°30'00"	138.75	70.84	137.52	12
00	64°50'00"	169.73	95.25	160.82	13
00	81°10'00"	293.33	171.32	260.22	14
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00	14°47'35"	139.08	64.90	128.72	18
00	10°12'29"	97.09	44.66	88.97	19

Prepared in accordance with
 Chapter 11, Article III, Chapter 11
 of the Alaska Statutes
 Date: 10-21-76



Prepared for CHARLES S. CARTER

THIS PLAT: 1/4, 1/2, 3/4 & TR A; 1/2, 1/4 & TR B & C; 1/2, 1/4 & TR D; 1/2, 1/4 & TR E

FIELD BOOKS	SHOWING ROW	EXAMINED BY	SUE TAWN ESTATE ADDITION NO. 2	1 OF 2
BOOK NO. 7603	GRANTEE RAO	CHANCEY JHM		
MAP NO. 7600	DATE	OCT 1976	LOCATED IN SECTION 19, TOWNSHIP 15 NORTH, RANGE 1 WEST, ALASKA	
AS BUILT MAP	DATE	NOV 10, 1980	CONTAINS 37 LOTS, 6 TRACTS, AND 4.51 ACRES	
SCALE	1" = 100'			

NOTICE: Structure of Harold G. ...
 NOTE: Structure of Harold G. ... is only to use ...
 acquired by Charles ... from ... of Sue ...
 Town Estate to ... in ... on ...
 ... by a separate instrument ... as an ...
 integral part of Sue Town Estate.

NOTARY'S ACKNOWLEDGMENT: 19 day of OCTOBER 1976
 Signed and sworn to before this 19 day of OCTOBER 1976
David E. Gess Notary Public for Alaska

COMMITMENT
 It is hereby agreed and intended by the subscribers ...
 to the Municipality of Anchorage.

Acceptance of Dedication by Municipality of Anchorage
 The MUNICIPALITY OF ANCHORAGE hereby accepts for public uses ...
 this 19 day of October 1976.

PLAT APPROVAL
 Plat approved by the MUNICIPALITY OF ANCHORAGE PLANNING AUTHORITY
 this 24 day of October 1976

I, John A. ... professional Land Surveyor, do hereby certify ...
 October 26, 1976.

90-026675
 10-
 RECORDED
 ANCHORAGE REC.
 JUN 25 9 22 AM '80
 REQUESTED BY Charles S. Carter
 ADDRESS

Poor Original

76-268

CERTIFICATE OF SATISFACTION OF OBLIGATION AND RELEASE OF COVENANT

WHEREAS, the property, which is specifically described below, was granted a Temporary Public Improvement Variance by the Anchorage Municipal Platting Authority, on 15 November, 1976 (Case No. S-3796), and

WHEREAS, the terms of the said variance provided that the said property shall be made subject to the obligation set forth in Exhibit "A," which is attached to this document and incorporated by reference as if fully set forth herein, and

WHEREAS, the said obligation was guaranteed by the granting of a covenant to the Municipality, said covenant being evidenced by a note on Subdivision Plat No. 76-268, and by the Covenant and Record of Temporary Public Improvement Variance, a copy of which is attached as Exhibit "A," and;

WHEREAS, the obligation set forth in Exhibit "A" has been fully performed and satisfied.

NOW, THEREFORE, the Municipality of Anchorage, in accordance with the terms of the aforementioned covenant, does hereby release from said covenant and said note the following described property:

Lots 1 through 20 and Tract A of Block 1; Lots 1 and 2 and Tracts B and C of Block 2; Lots 1 through 11 and Tract D of Block 3; and Lots 1 through 4 of Block 4, Sue Tawn Estate Subdivision, Addition #2; in Section 15, T15N, R1W, S.M., Alaska.

DATED this 20th day of May, 1981.

RECOMMENDED BY:

[Signature of Michael J. Meenan]
Michael J. Meenan
Director of Planning

[Signature of George M. Sullivan]
George M. Sullivan
Mayor

ATTEST:

[Signature of Leanne Ferguson]
DEPUTY Municipal Clerk

CB/gjw

WHEN RECORDED RETURN TO GRANTEE'S ADDRESS:

*MICHAEL D. STREET and CYNTHIA C. STREET
4110 DEBARR ROAD, #200
ANCHORAGE, AK 99508

L-86669

*Statutory Warranty Deed

CCC

THE GRANTOR POMPOSA L. PORTERFIELD and BRIAN B. PORTERFIELD, wife and husband,
Who acquired title as Pomposa Smithson and Brian Porterfield, both single persons.

whose address is P.O. BOX 878605, WASILLA, AK 99629 *pursuant to Sec. 34.15.030, Alaska Statutes,

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to the GRANTEE MICHAEL D. STREET and CYNTHIA C. STREET,
husband and wife

the following described real estate, situated in the ANCHORAGE RECORDING DISTRICT, State of Alaska:
LOT NINE (9), BLOCK ONE (1), SUE TAWN ESTATE ADDITION NO. 2, according to the
official plat thereof, filed under Plat No. 76-268, records of the Anchorage
Recording District, Third Judicial District, State of Alaska.

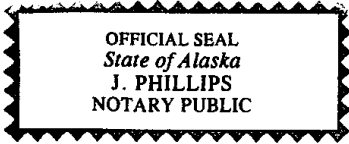
Pomposa L. Porterfield
POMPOSA L. PORTERFIELD

Brian B. Porterfield
BRIAN B. PORTERFIELD

State of Alaska
County of ANCHORAGE

This instrument was acknowledged before me on July 2, 2004 by POMPOSA L. PORTERFIELD and
BRIAN B. PORTERFIELD.

[Signature]
(Notary Public)
My commission expires 11/6/05



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.: **4094622**

Report Date: **August 15, 2023**

Remarks:

Property Information

Legal: **Lot 9, Blk. 1, Sue Tawn Estate Subdivision, No. 2**

Site: **N/A**

Lot Size: **54,694**

Zone: **CE R6**

Year Built: **N/A**

Plat No.: **76-268**

Tax Information

Tax Authority: **Municipality of Anchorage**

Tax Account: **051-471-29-000**

Land 2023: **\$71,800**

Building 2023: **\$0**

Exemption 2023:

None

Code Area: **22**

Mil Rate: **14.980**

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

Year: **23**

Levy: **\$1,075.58**

Balance: **\$1,075.58**

Del Balance: **\$1,138.32**

Del Bal 19: **\$393.41**

Del Bal 22: **\$1,452.67**

Del Bal 21: **\$1,602.39**

Del Bal 20: **\$1,939.83**

Assessment Information

<u>Type</u>	<u>Status</u>	<u>Unbilled Prin</u>	<u># Pymts</u>	<u>Due</u>	<u>Annual \$</u>	<u>Current Due</u>	<u>Del Balance</u>
Sewer Trunk	Not Available						
Sewer Lateral	Not Available						
Water	Not Available						
Roads	N/A						
Parks	N/A						
Gas	N/A						
Other	N/A						

Owner Title: **Street**

Owner Muni: **Street**

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