

Property Tax Research, Inc.

Telephone (907) 205-7519

Fax (907) 272-3629

Title Company: FidelityTitle

Order Number: F-89876

Sequence: 2.2

Escrow Number:

Date: 4/24/2023 **Spl Instructions:**

LEGAL INFORMATION

Tax Number: 020-581-57-000

Code Area: 23

Mil Rate: 16.14

Subdivision RABBIT CREEK VIEW & HTS

Lot: 3A

Block: 11H

Legal:

Address:

TAXES

Taxing Authority/Dates: ANCHORAGE 7/31 & 9/30

Tax Year: 2022

Tax Amount: 608.48

Amount Due: 0

Delinquent Amount: 0

Good Thru:

State Exemption Amount:

Tax1:

Tax2:

ASSESSMENTS

Assmt1: NO SEWER AVAILABLE

Assmt2: NO WATER AVAILABLE

Assmt3: RESURVEY PAID

Assmt4:

Assmt5:

Owner per Title LIVINGSTON

Owner per SAME

Land Value: 37700

Bldg Value 0

Zone: R7

Comments1: PROPOSED 2023 VALUES LAND: 37700 BLDG: 0

Comments2:

Lot Size: 19146

Comments3:

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

Marcia

Property Tax Research, Inc.

Telephone (907) 205-7519

Fax (907) 272-3629

Title Company: FidelityTitle Order Number: F-89876 Sequence: 1.2

Escrow Number: Date: 4/24/2023 Spl Instructions:

LEGAL INFORMATION

Tax Number: 020-581-56-000 Code Area: 23 Mil Rate: 16.14

Subdivision RABBIT CREEK VIEW & HTS Lot: 2A Block: 11H

Legal:

Address:

TAXES

Taxing Authority/Dates: ANCHORAGE 7/31 & 9/30 Tax Year: 2022

Tax Amount: 610.10 Amount Due: 0 Delinquent Amount: 0

Good Thru: State Exemption Amount:

Tax1:

Tax2:

ASSESSMENTS

Assmt1: NO SEWER AVAILABLE

Assmt2: NO WATER AVAILABLE

Assmt3: RESURVEY PAID

Assmt4:

Assmt5:

Owner per Title LIVINGSTON

Owner per SAME

Land Value: 37800

Bldg Value 0

Zone: R7

Comments1: PROPOSED 2023 VALUES LAND: 37800 BLDG: 0

Comments2:

Lot Size: 19246

Comments3:

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

Marcia

QUITCLAIM DEED

The Grantor: ALFY. S. BAKHOUM
PO BOX 110666
ANC. AK. 99511

whether one or more, in consideration of _____ dollars
(\$ _____), and other good and valuable consideration, in hand paid, conveys
and quitclaims to:

RETURN TO →

SANIEA. L. LIVINGSTON
220 DOIL ST
ANCHORAGE AK
99507

Grantee, whether one or more, all interest which the Grantor has, if any, in the following
real property: RABBIT CREEK HEIGHTS
BLK 11 LOT 2 + LOT 3 PLAT 70-381

ALF-09 1998C ALASKA LEGAL FORMS P.O. Box 242743 Anchorage AK 99524
DISCLAIMER: Use of this form constitutes no liability against Alaska Legal Forms nor its owners.

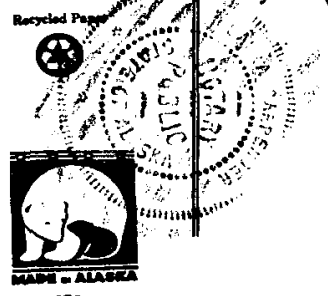
Situate in the ~~ANCHORAGE~~ Recording District of the 3RD Judicial District of
the State of Alaska.

[Signature]
GRANTOR GRANTOR (If Applicable)

STATE OF ALASKA)
)ss.
3RD JUDICIAL DISTRICT)

I CERTIFY that ALFY. S. BAKHOUM and (if
applicable), N/A did appear before
me and sign the above Quitclaim Deed freely and voluntarily for the stated purposes and
reasons set forth therein on this 3rd day of April, 1999.

[Signature]
Notary Public in Alaska
My Commission Expires 12-22-99



014897
ANCHORAGE
RECORDING DISTRICT

1999 MR -3 AM 11:52
REQUESTED BY Bakhoum

Return to Donnie
1300 W 39th Pl
Anchorage, AK 99503
A
In
of
9/0

WARRANTY DEED

WF 26062-91-10-22

The Grantors, [✓]GEORGE S. WILSON, by and through his Attorney in Fact, WILLIAM R. WILSON and WILLIAM R. WILSON, individually, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid, receipt of which is hereby acknowledged, do hereby convey, and warrant to the Grantees, *Ally and/or Kathryn Bohraun* as TENANTS BY THE ENTIRETY, with the right of survivorship, and to their assigns, and to the heirs of the survivor, the following described real property situate in the Anchorage Recording District, Third Judicial District, State of Alaska, to-wit:

Rabbit Creek Heights Subdivision GAAB
Lots 1-2-3-4-5, Lots 16-17, Block 11
Plot # 70-381

together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, but subject, however, to all restrictions, easements and covenants of record.

DATED at Anchorage, Alaska, this *18th* day of *January*, 19 *71*.

91-046605

ANCHORAGE REC. DISTRICT
REQUESTED BY *S. Livingston*

George S. Wilson
GEORGE S. WILSON, by and through his Attorney in Fact WILLIAM R. WILSON
William R. Wilson
WILLIAM R. WILSON

*91 OCT 31 AM 9 31

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this *18th* day of *January*, 19 *71* before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared WILLIAM R. WILSON, individually, and as Attorney in Fact for GEORGE S. WILSON, known to me to be the identical individual whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the said instrument for the purposes and consideration expressed therein as his free act and deed.

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



William R. Wilson
Notary Public in and for Alaska
My Commission expires: *10-23-74*

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

790999

155 MAR 75

Anchorage 023645

The United States of America,

To all to whom these presents shall come, Greeting:

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

and the acts supplemental thereto, the claim of William Robert Wilson,

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

Seward Meridian, Alaska.

T. 11 N., R. 3 W.,

Sec. 1, NW $\frac{1}{4}$ SE $\frac{1}{4}$.

The area described contains 160.00 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, tramways, trails, bridges and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1917 (61 Stat., 417, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305)

APPROVED FOR SIGNATURE, ANCHORAGE, ALASKA
4/3 3 25
32
MAY 3 1938
DISTRICT SECURITIES
[Signature]

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1918 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **FIRST** day of **APRIL** in the year of our Lord one thousand nine hundred and **FIFTY-SEVEN** and of the Independence of the United States the one hundred and **EIGHTY-FIRST**.

For the Director, Bureau of Land Management.

By _____
Chief, Patents Section.

Patent Number 1169801

17716 17716

CHUGACH ELECTRIC ASSOCIATION, INC.
ANCHORAGE, ALASKA

VOL. 111 PAGE 156 RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that I (We), the undersigned William R.

and Mary F. Wilson (~~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:

W 1/2 of E 1/2 of Section 1, T 11 N R 3 W, Seward Meridian
containing 160 acres more or less.

ANCHORAGE OFFICE
Anchorage, Alaska
FILED
NOV 5 1954
GORDON W. BAYNE
By _____
Notary Public
Mellon B. Wilson

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) (~~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: None

IN WITNESS WHEREOF, the undersigned (have) (~~has~~) set (their) (~~his~~) hand(s) and seal(s) this
2nd day of November, 1954.

Signed, Sealed and Delivered
In the Presence of
Mellon B. Wilson
Alta C. Wilson
} William R. Wilson (L.S.)
} Mary F. Wilson (L.S.)
} _____ (L.S.)
} _____ (L.S.)

UNITED STATES OF AMERICA
TERRITORY OF ALASKA } ss.

THIS IS TO CERTIFY that on this 2nd day of November, 1954, before me, a Notary Public in and for the Territory of Alaska, residing therein, duly commissioned and sworn, personally appeared
Mellon B. Wilson and Mary F. Wilson

(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.

Mellon B. Lightfoot
Notary Public for Alaska, residing at Anchorage, Alaska
My commission expires: Sept. 17, 1957

4/4 522

COVER SHEET

FOR RABBIT CREEK VIEW AND RABBIT CREEK HEIGHTS SUBDIVISION REPLAT

NOTES

PURPOSE and AUTHORIZATION:

1. This is a redivision of Rabbit Creek View Subdivision (P70-133) and two subsequent redivisions, P73-161 and P92-24, and of Rabbit Creek Heights Subdivision (P70-395). It is based on a retracement survey of the boundary of one lot within the two subdivisions. It was undertaken to correct gross survey and plotting errors. The subdivisions have been determined to be defective in accordance with criteria established in Ch. 43 of Temporary and Special Acts 1995 of the Alaska Statutes (Manifestly Defective Surveys) by Civil Action SAN-98-1718, and as set forth in Final Judgment dated March 31, 2004. All changes and decisions of the Court are incorporated in this Replat, and any title, rights, and interests that are held or may be held in the original lots extinguished by this action are transferred to the new lots. The Court has jurisdiction over the redividing process for the property owners, funded through an assessment district process. The Municipality of Anchorage's Title 21 plat approval process is not applicable to this redivision.

COVER SHEET NOTES:

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

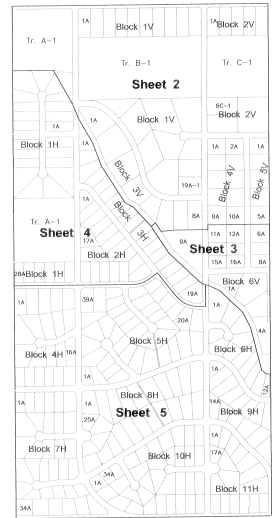


NOTE:
SEE SHEET 1 FOR PLAT APPROVAL SIGNATURES AND GENERAL PLAT NOTES.

SURVEYOR'S CERTIFICATE

I, Robert T. Keon, professional land surveyor, do hereby certify that this plat of Rabbit Creek View and Rabbit Creek Heights Subdivision Replat is a true and correct representation of lands actually surveyed, that the distances and bearings are shown correctly, and that all permanent exterior control monuments and all other monuments and lot corners have been set and staked in accordance with municipal standards. This plat incorporates all decisions rendered in the Final Judgment of Superior Court Action No. SAN-98-1718 Civil.

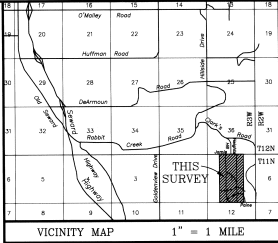
Date: August 09, 2004
Robert T. Keon, RLS No. 3943-S



SHEET INDEX

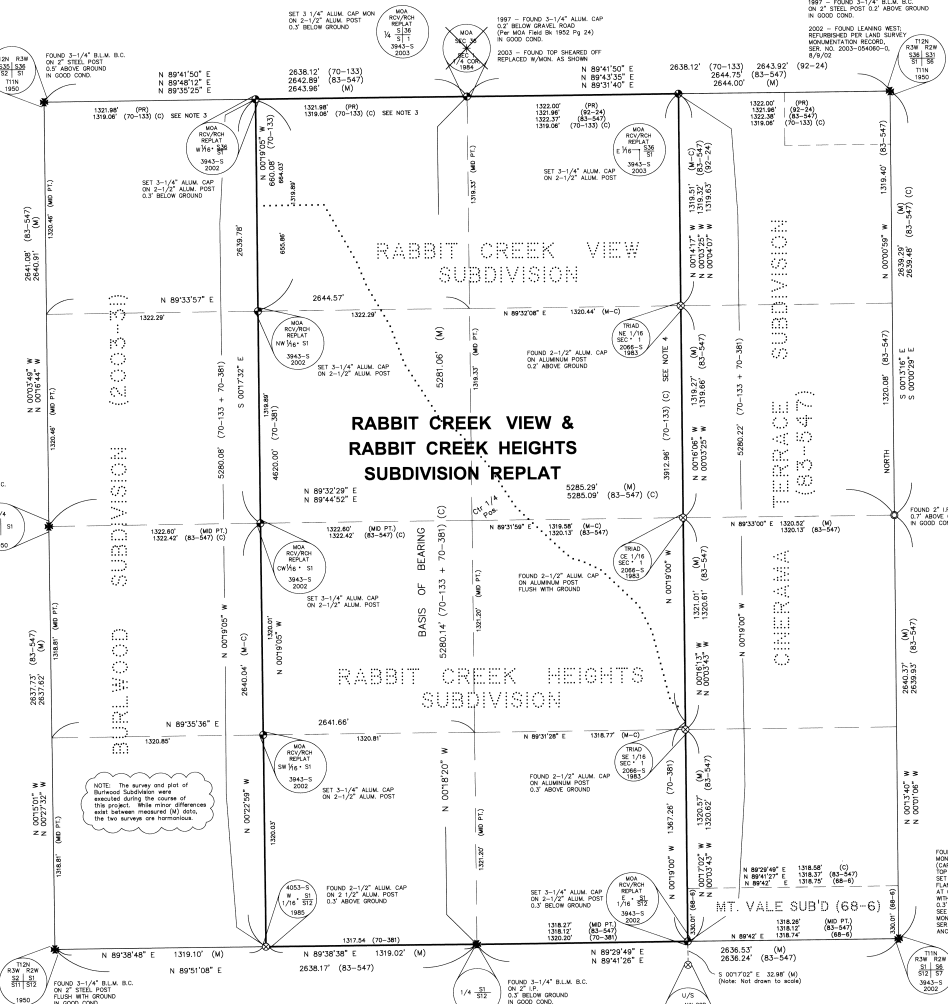
DATE OF RETRACEMENT SURVEY	Beginning: 9-7-97
Ending:	11-98
DATE OF SUBDIVISION SURVEY AND RE-DIVISION	Beginning: 1-01
Ending:	9-03
NAME OF SURVEYOR	KEAN & ASSOCIATES 6927 Old Swinesey Hwy., Suite 101 Anchorage, AK 99518
DRAWN:	SJW
CHECKED:	RTK
PROD. NO.	97118, 99108

<p>PREPARED FOR RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION SPECIAL SURVEY ASSESSMENT DISTRICT IV96 Municipality of Anchorage, Department of Public Works P.O. Box 196650, Anchorage, AK 99519</p> <p>AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH. 43, TEMPORARY AND SPECIAL ACTS 1995, ALASKA STATUTES, "MANIFESTLY DEFECTIVE SURVEYS" Final Judgment Dated March 31, 2004 in Civil Action No. SAN 98-1718 Recorded as Serial No. 2004-02287-D, Anchorage Recording District, 5th Judicial District, Alaska</p>
<p>PLAT OF RABBIT CREEK VIEW SUBDIVISION</p> <p>TRACT A-1, GREENBELLY AND PICNIC AREA; BLOCK IV, LOTS 1A-18A, 19A-1, 19A-1, TRACT B-1, BLOCK 2V, LOTS 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 117A, 118A, 119A, 120A, 121A, 122A, 123A, 124A, 125A, 126A, 127A, 128A, 129A, 130A, 131A, 132A, 133A, 134A, 135A, 136A, 137A, 138A, 139A, 140A, 141A, 142A, 143A, 144A, 145A, 146A, 147A, 148A, 149A, 150A, 151A, 152A, 153A, 154A, 155A, 156A, 157A, 158A, 159A, 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NOTES

- PURPOSE AND AUTHORIZATION:**
- This is a re-survey of Rabbit Creek View Subdivision (P70-133) and two subsequent re-surveyings, P73-161 and P92-24, and of Rabbit Creek Heights Subdivision (P70-381). It is based on a retrospective survey of the boundary of and lots within the two subdivisions. It was undertaken to correct gross survey and plotting errors. The subdivisions have been determined to be defective in accordance with criteria established in Ch. 43 of Temporary and Special Acts 1995 of the Alaska Statutes (Manifestly Defective Surveys), by Civil Action No. 95-11718, and as set forth in Final Judgment dated March 31, 2004. All changes and decisions of the Court are incorporated in this Replat, and only title, rights, and interests that are held or may be held in the original lots extrajudicially by this action are transferred to the new lots. The Court has jurisdiction over the re-surveying process for the property owners, funded through an assessment district process. The Municipality of Anchorage's title c/ plat approval process is not applicable to this re-survey.
- BOUNDARY CONTROL DIAGRAM:**
- Record information shown on the Boundary Control Diagram is from:
 - Plat of Township No. 11 North, Range No. 3 West of the Seward Meridian, AK, Accepted October 28, 1954 (84-1)
 - Plat of Mountain View Subdivision (Plat 68-6)
 - Plat of Rabbit Creek View Subdivision (Plat 70-133)
 - Plat of Rabbit Creek Heights Subdivision (Plat 70-381)
 - Plat of Cinerama Terrace Subdivision (Plat 83-547)
 - Plat of Rabbit Creek View Subdivision Lots 48, 62, Block 2 (Plat 92-24)
 - The record distance of 1319.05' for the north boundary of Rabbit Creek View west of the N 1/4 corner shown on the Boundary Control Diagram is one-half of the record (P70-133) distance between the 1/4 corner and the section corner (2638.12'). The sum of the sub-distances for this course on P70-133 (658.12' and 660.45') is 1318.57'. This discrepancy is likely due to a transcription error on P70-133. 660.45' should be 660.90'.
 - The plat of Rabbit Creek View gives the sub-distances along the east subdivision boundary that total 3887.46' (330.00' + 1054.12' + 728.00' + 445.00' + 500.00' + 509.84'). From record lot dimensions, the total is actually 3912.95' (935.00' + 1054.12' + 923.50' + 475.50' + 500.00' + 629.84').
- GENERAL PLAT NOTES:**
- Rabbit Creek View (RCV) and Rabbit Creek Heights (RCH) subdivisions are combined on this plat. Blocks formerly in RCV are surfaced field distances. Blocks formerly in RCH are surfaced "Block IV, e.g." and blocks formerly in RCV are surfaced "Block III, e.g.". Reference is made herein to RCV and RCH for informational purposes.
 - Plats 70-133 and 70-381 contained numerous mathematical errors, and the re-surveying uncovered a multitude of errors in the survey. The rationale used to resolve the subdivisions' interior boundaries was based on a combination of recovered monumentation and the intent of the original plat. Findings and methodology are detailed in the Complaint and other court documents. Little comparison to record dimensional data is noted on this plat as it would be complex and largely meaningless. As part of the re-mentumation effort, all easement interior monumentation was removed.
 - The bearings shown hereon are local plane bearings as oriented to the Basis of Bearing, and distances are reduced to horizontal field distances.
 - Distance discrepancies, due to rounding, of 0.01' may be noted hereon.
 - Primary monuments set this survey are magnetized aluminum post monuments having a 3" x 1/2" O.D. shaft, 3/4" diameter aluminum cap, and a flanged base. OR a 3 1/4" aluminum cap on a 3 1/4" diameter iron rod.
 - Secondary monuments set this survey are 5/8" x 30" rebar with 1 3/4" diameter orange plastic caps. Unless shown otherwise, all block lot and tract corners are staked with secondary monuments.
 - Little Rabbit Creek is shown hereon for informational purposes. The creek and other planimetric features are from photogrammetric mapping performed by AeroMap U.S. from low level aerial photography dated 5-9-97 and contour provided by Ken and Associates.
 - Right-of-way widths on the exact foot notes (33' implies 33.00', e.g.).
 - All lot lines are non-parallel, unless otherwise noted.
 - Lots fronting on call-de-secas shall have no direct vehicular access to Cor. or Nooked Streets.
 - This subdivision, of the time of filing, is not served by public water and sewer facilities. No on-site water and/or sewage disposal facility may be constructed without prior approval of the Municipality's Dept. of Health and Human Services.
- EASEMENTS**
- Easements shown hereon by dashed lines (see Legend) are carried forward from the record plats upon which they are based. The plat of this survey notes they are for utility easements. Those dedicated this plat are noted "Dedicated This Plat".
 - Easements of record (except general easements) are indicated by an easement number ("1", "11", e.g.) in an oval placed within the affected site, and the location by abutting and/or hatching. Recorded easements are existent and not dedicated this plat. Additional information is given in the "Easement Interests of Record" tables (Sheets 2 & 4).
 - The locations of easements of record shown on this plat were interpreted from the descriptions on the recorded instruments. Chugach Electric Association, Inc. (CEA) has reviewed the locations of its easements as shown on this plat and concurs they are accurate as to intent.
 - CEA general easements (Bk 111, Pg 156 and Bk 111, Pg 157) pre-date P70-133, P70-281, P73-161, and P92-24 and encumber all lots in this subdivision except those for which a Release of General ROW with Specific Easement Reserved is noted in the Tables of Easement Interests. Rights established under the foregoing easements by location of facilities are unaffected by this plat. Anchor and guy easements shown are per record plats and recorded instruments and may not reflect actual anchor and guy locations.
 - Anchorage Telephone Utility (ATU) was purchased by Alaska Communications Systems (ACS) in 1959. ATU executed a leasehold use agreement that allows ACS to use ATU's easements in perpetuity.
 - By final judgment entered in Case Number 3AN-88-11718 Civil on March 31, 2004, the Superior Court determined that the statute authorizing that action did not require adjudication of claims to prescriptive rights within the Rabbit Creek View Subdivision or the Rabbit Creek Heights Subdivision. Any and all claims of prescriptive rights, whether or not presently accreted, are and shall remain unaffected by this plat.



MUNICIPAL SURVEYOR'S STATEMENT

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

Thomas W. Knox, Municipal Surveyor
Date: 5/24/04

TAX CERTIFICATION

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

APPROVAL AND AUTHORITY

The Alaska Superior Court, Third Judicial District, in Action No. 3AN-88-11718 Civil in accordance with the criteria set forth in Ch. 43 of Temporary and Special Acts 1995 of the Alaska Statutes, MANIFESTLY DEFECTIVE SURVEYS, has approved the "Plat of Rabbit Creek View and Rabbit Creek Heights Subdivision Replat" as a replacement for Rabbit Creek View Subdivision (P70-133, P73-161, and P92-24) and Rabbit Creek Heights Subdivision (P70-381).

In accordance with that judgment entered the 31st day of March, 2004 and recorded as Serial No. 2004-02287-0, Anchorage Recording District, Third Judicial District, State of Alaska.

ACCEPTANCE AND DEDICATION BY THE MUNICIPALITY OF ANCHORAGE

The Municipality of Anchorage hereby accepts for public use and for public purposes the easements dedicated on this plat. Dated at Anchorage, Alaska this 23 day of June, 2004.

Mayor of Anchorage
Municipal Clerk

BOUNDARY CONTROL DIAGRAM

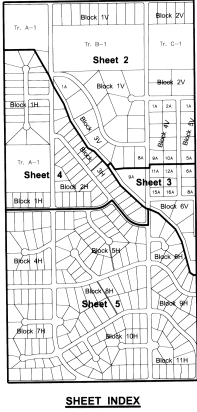
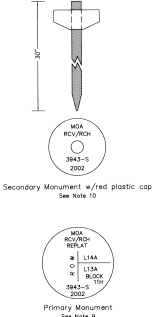
LEGEND

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

SURVEYOR'S CERTIFICATE

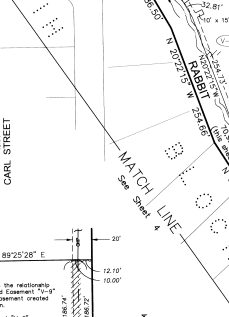
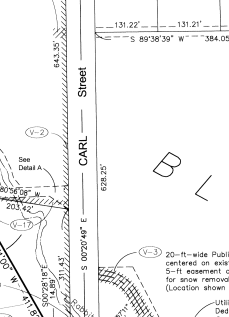
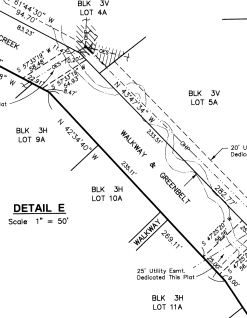
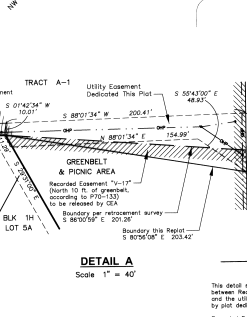
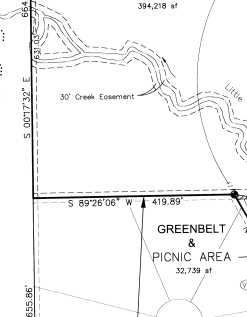
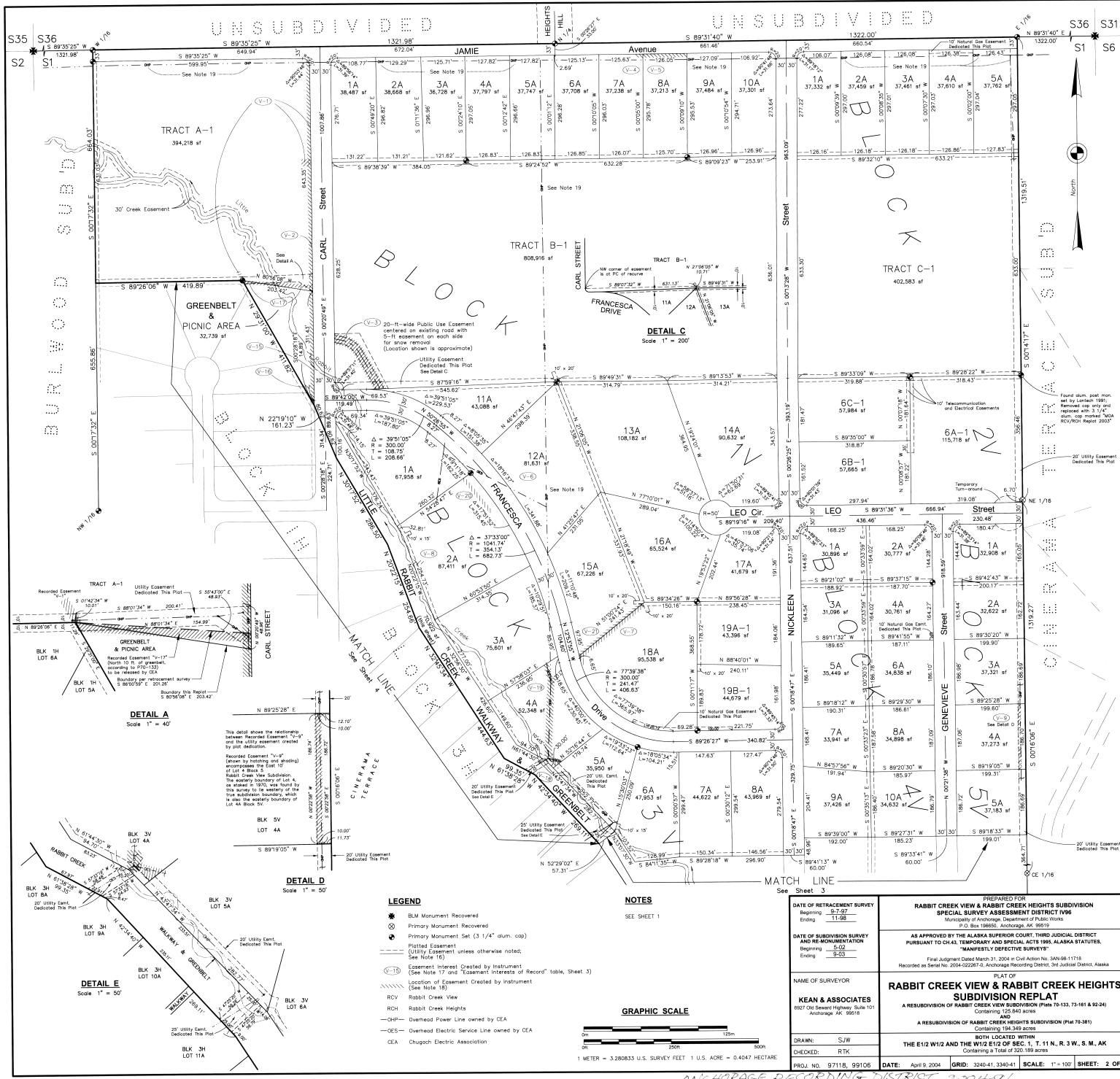
I, Robert T. Keen, professional land surveyor, do hereby certify that this plat of Rabbit Creek View and Rabbit Creek Heights Subdivision Replat is a true and correct representation of lands actually surveyed, that the distances and bearings are shown correctly, and that all permanent exterior control monuments and all other monuments and lot corners have been set and staked in accordance with municipal standards. This plat incorporates all decisions rendered in the Final Judgment of Superior Court Action No. 3AN-88-11718 Civil.

Robert T. Keen, RLS No. 3943-S
Date: 4-14-04



DATE OF RETRACEMENT SURVEY		PREPARED FOR	
Beginning	8-7-97	RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION SPECIAL SURVEY ASSESSMENT DISTRICT V/M	
Ending	11-98	Municipality of Anchorage, Department of Public Works	
DATE OF SUBDIVISION SURVEY AND RE-MONUMENTATION		AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH. 43, TEMPORARY AND SPECIAL ACTS 1995, ALASKA STATUTES, "MANIFESTLY DEFECTIVE SURVEYS"	
Beginning	9-03	Final Judgment Dated March 31, 2004 in Civil Action No. 3AN-88-11718	
Ending	9-03	Recorded as Serial No. 2004-02287-0, Anchorage Recording District, Third Judicial District, Alaska	
NAME OF SURVEYOR		RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT	
KEAN & ASSOCIATES 607 6th Street, Suite 101 Anchorage, AK 99518		A RESUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plats 70-133, 73-161 & 92-24) Containing 150.840 acres AND RABBIT CREEK HEIGHTS SUBDIVISION (Plat 70-381) Containing 104.349 acres	
DRAWN:		BOTH LOCATED WITHIN "MANIFESTLY DEFECTIVE SURVEYS"	
SUN		THE E1/2 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. 8, AK Containing a Total of 320.189 acres	
CHECKED:		PROJECT NO. 97118, 99106	
RTK		DATE: April 9, 2004	
PROJ. NO. 97118, 99106		GRID: 3240+1, 3340+1	
		SCALE: 1" = 300'	
		SHEET: 1 OF 5	

ANCHORAGE RECORDING DISTRICT 2004-91

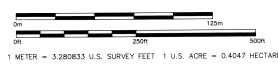


- LEGEND**
- BLM Monument Recovered
 - ⊙ Primary Monument Recovered
 - ⊙ Primary Monument Set (3 1/4" alum. cap)
 - Platted Easement (Utility Easement unless otherwise noted; See Note 16)
 - ⊖ Easement Interest Created by Instrument (See Note 17 and Easement Interests of Record Table, Sheet 3)
 - Location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

NOTES

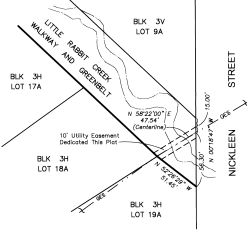
SEE SHEET 1

GRAPHIC SCALE

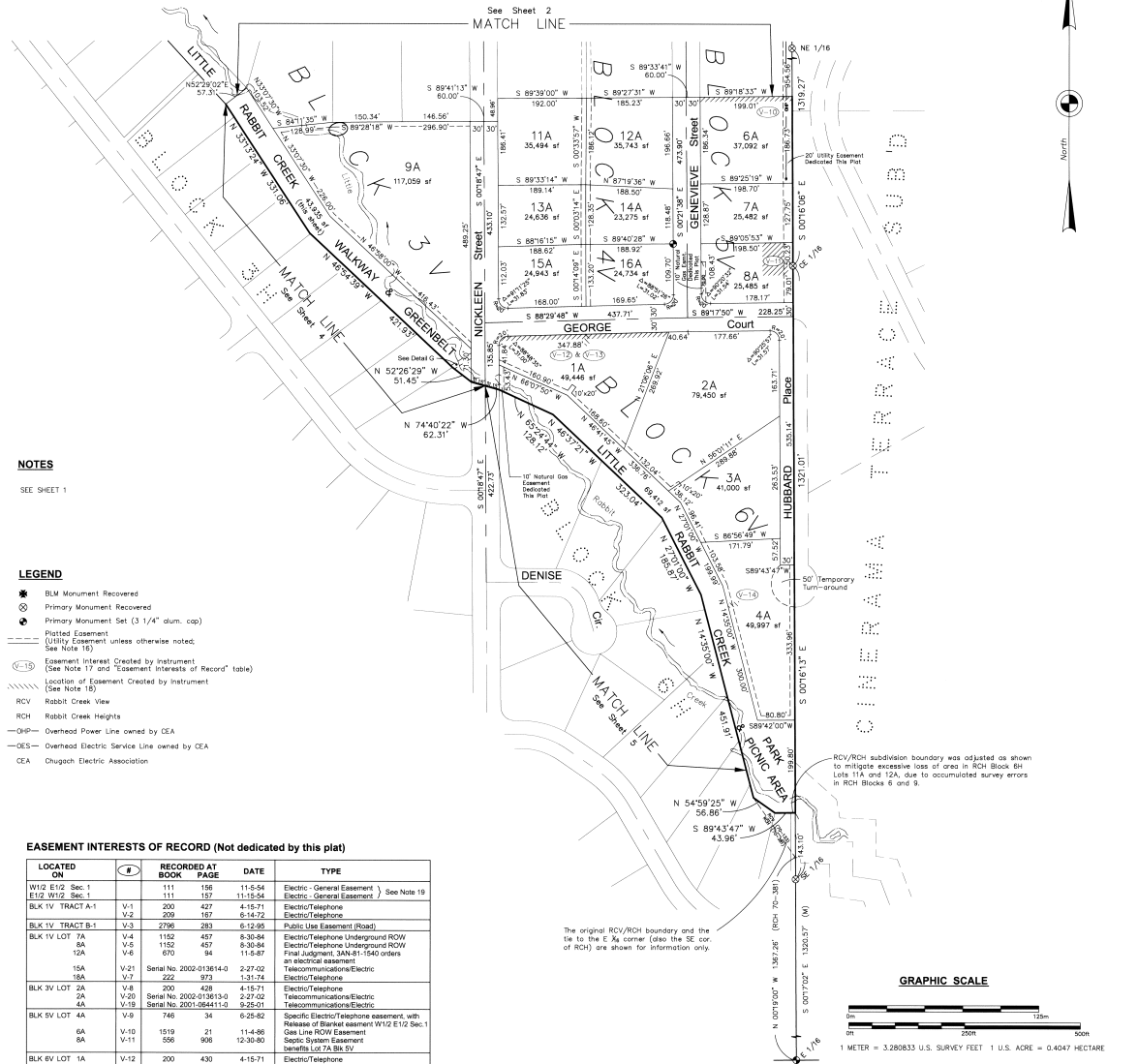


<p>DATE OF RETRACEMENT SURVEY</p> <p>Beginning 9-7-97 Ending 11-98</p> <p>DATE OF SUBDIVISION SURVEY AND RE-MONUMENTATION</p> <p>Beginning 6-02 Ending 9-03</p> <p>NAME OF SURVEYOR</p> <p>KEAN & ASSOCIATES 6507 Old Swearing Highway, Suite 101 Anchorage, AK 99518</p> <p>DRAWN: S/JW CHECKED: R/TK PROJ. NO.: 97118, 99106</p>	<p>PREPARED FOR</p> <p>RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION SPECIAL SURVEY ASSESSMENT DISTRICT IV96 Municipality of Anchorage, Department of Public Works P.O. Box 196650, Anchorage, AK 99519</p> <p>AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH.43, TEMPORARY AND SPECIAL ACTS 1998, ALASKA STATUTES, "MANIFESTLY DEFECTIVE SURVEYS"</p> <p>Final Judgment Dated March 31, 2004 in Civil Action No. 3AN-08-11718 Recorded as Serial No. 2004-022807-S, Anchorage Recording District, 3rd Judicial District, Alaska</p> <p>PLAT OF</p> <p>RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT A RESUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plats 70-133, 73-161 & 92-24) AND A RESUBDIVISION OF RABBIT CREEK HEIGHTS SUBDIVISION (Plat 70-381) BOTH LOCATED WITHIN THE E1/2 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. M. AK Containing a Total of 320.189 acres</p> <p>DATE: April 9, 2004 GRID: 3240-41, 3340-41 SCALE: 1" = 100' SHEET: 2 OF 5</p>
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ANCHORAGE RECORDING DISTRICT 2004-91



DETAIL G
Scale 1" = 50'



NOTES
SEE SHEET 1

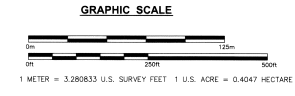
- LEGEND**
- BLM Monument Recovered
 - Primary Monument Recovered
 - ⊙ Primary Monument Set (3 1/4" diam. cap)
 - ⊖ Platted Easement (Utility Easement unless otherwise noted. See Note 16)
 - ⊖ Easement Interest Created by Instrument (See Note 17 and "Easement Interests of Record" table)
 - ⊖ Location of Easement Created by Instrument (See Note 18)
 - ⊖ RCV Rabbit Creek View
 - ⊖ RCH Rabbit Creek Heights
 - OP— Overhead Power Line owned by CEA
 - OS— Overhead Electric Service Line owned by CEA
 - CEA Chugach Electric Association

EASEMENT INTERESTS OF RECORD (Not dictated by this plat)

LOCATED ON	RECORDED AT BOOK PAGE	DATE	TYPE
W1/2 E1/2 Sec. 1 E1/2 W1/2 Sec. 1	111 156	11-5-54	Electric - General Easement See Note 19
BLK 1V TRACT A-1	V-1 200 427	4-15-71	Electric/Telephone
BLK 1V TRACT B-1	V-3 2796 283	6-12-95	Public Use Easement (Road)
BLK 1V LOT 7A	V-4 1152 457	6-30-84	Electric/Telephone Underground ROW
9A	V-5 1152 457	6-30-84	Electric/Telephone Underground ROW
12A	V-6 670 94	11-5-87	Final Judgment 3AN-81-1540 orders on electrical easement
15A	V-21 Serial No. 2002-013614-0	2-27-02	Telecommunications/Electric
16A	V-2 222 973	1-31-14	Electric/Telephone
BLK 3V LOT 2A	V-8 200 428	4-15-71	Electric/Telephone
2A	V-20 Serial No. 2002-013613-0	2-27-02	Telecommunications/Electric
4A	V-19 Serial No. 2001-064411-0	3-25-01	Telecommunications/Electric
BLK 5V LOT 4A	V-9 746 34	6-25-82	Specific Electric/Telephone easements, with Release of Burden easement W1/2 E1/2 Sec. 1
6A	V-10 1519 21	11-4-86	Gas Line ROW Easement
8A	V-11 556 906	12-30-80	Slope System Easement benefits Lot 7A Bk 5V
BLK 6V LOT 1A	V-12 200 430	4-15-71	Electric/Telephone
1A	V-13 216 370	6-18-72	Electric/Telephone
4A	V-14 203 862	7-28-71	Electric/Telephone
GREENBELT W. OF CARL	V-15 306 167	4-14-72	Electric/Telephone
V-16 224 350	3-21-74	Telephone	
V-17 101 311	5-13-76	Electric/Telephone	
GREENBELT BETWEEN CARL & NICKLEEN	V-18 1353 69	11-25-80	Municipal ROW Permit For Overhead Electrical Powerline

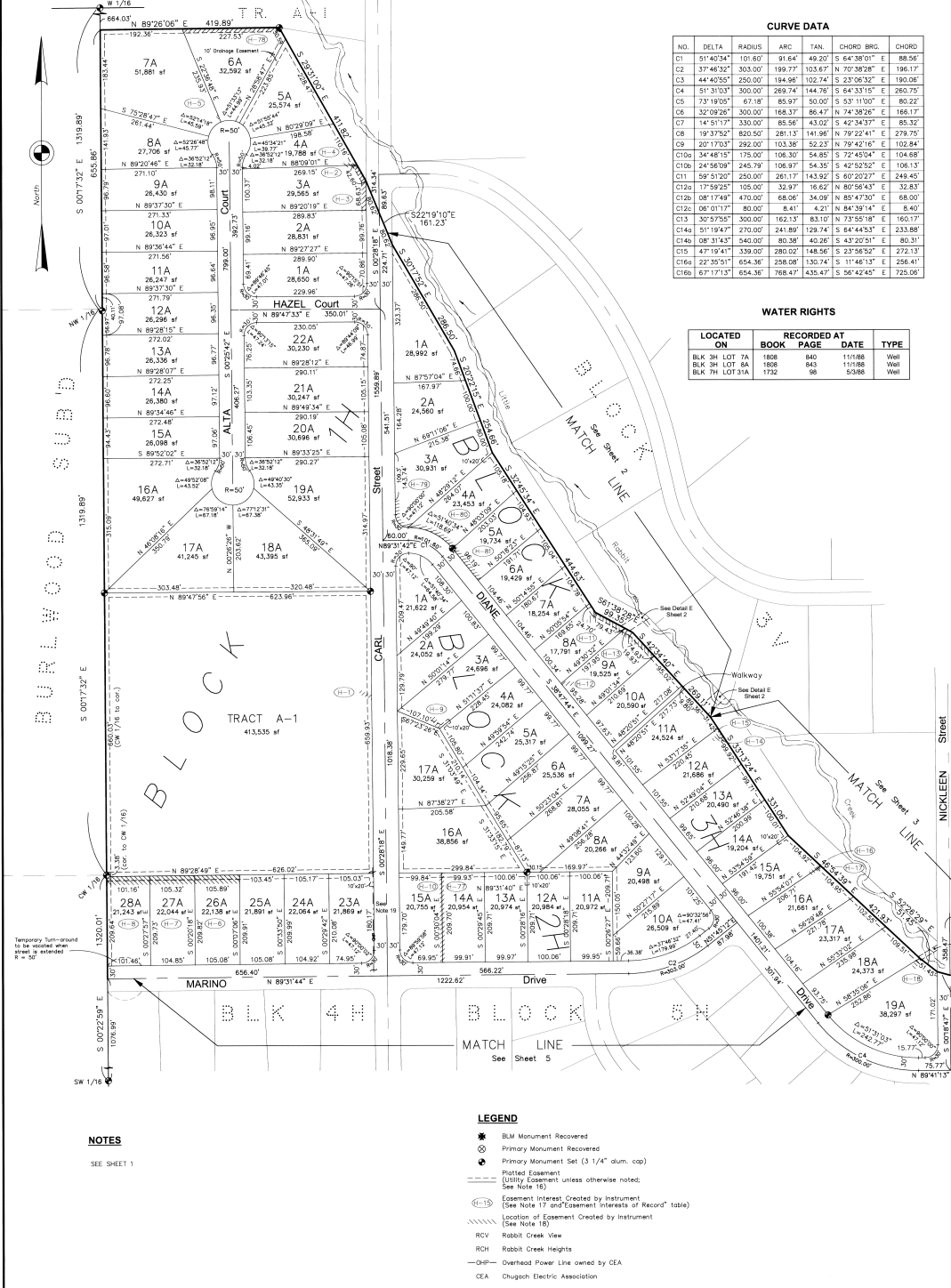
WATER RIGHTS

LOCATED ON	RECORDED AT BOOK PAGE	DATE	TYPE
BLK 5V LOT 7A	1719 108	3-25-88	Well
BLK 1V LOT 12A	1196 325	1-24-84	Well



DATE OF RETRACEMENT SURVEY Beginning 8-7-97 Ending 11-98	PREPARED FOR RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION SPECIAL SURVEY ASSESSMENT DISTRICT IV96 Municipality of Anchorage, Department of Public Works P.O. Box 19600, Anchorage, AK 99519
DATE OF SUBDIVISION SURVEY AND RE-MONUMENTATION Beginning 8-02 Ending 8-03	AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH. 43, TEMPORARY AND SPECIAL ACTS 1995, ALASKA STATUTES, "MANIFESTLY OBJECTIVE SURVEY" Final Judgment Dated March 31, 2004 in Civil Action No. 3AN-95-11718 Recorded as Serial No. 2004-02287-0, Anchorage Recording District, 3rd Judicial District, Alaska
NAME OF SURVEYOR KEAN & ASSOCIATES 6927 Old Seaward Highway, Suite 101 Anchorage, AK 99518	PLAT OF RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT A RESUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plats 103, 73-161 & 82-24) Containing 123,840 acres AND A RESUBDIVISION OF RABBIT CREEK HEIGHTS SUBDIVISION (Plat 78-381) Containing 194,348 acres
DRAWN: S.J.W. CHECKED: R.T.K.	BOTH LOCATED WITHIN THE E1/2 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. M., AK Containing a Total of 320,189 acres
PROJ. NO. 97118, 99106	DATE: April 9, 2004 GRID: 3240-41, 3340-41 SCALE: 1" = 100' SHEET: 3 OF 5

ANCHORAGE RECORDING DISTRICT 2004-91



CURVE DATA

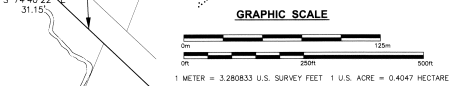
NO.	DELTA	RADIUS	ARC	TAN.	CHORD BRG.	CHORD
C1	51°40'34"	101.657	91.64'	49.20'	S 64°30'01" E	88.58'
C2	37°46'32"	303.000	199.77'	103.67'	S 70°38'26" E	196.17'
C3	44°40'55"	250.000	184.96'	102.74'	S 23°06'32" E	190.06'
C4	51°31'03"	300.000	269.74'	144.78'	S 64°33'15" E	260.75'
C5	73°19'05"	67.187	85.97'	50.00'	S 33°11'00" E	80.22'
C6	32°09'26"	300.000	188.37'	86.47'	S 74°38'26" E	166.17'
C7	14°51'17"	330.000	85.58'	43.02'	S 42°34'37" E	85.32'
C8	19°37'52"	820.500	281.13'	141.96'	S 79°22'41" E	279.75'
C9	20°17'03"	292.000	103.38'	52.23'	N 84°43'16" E	102.84'
C10A	34°48'15"	195.000	106.30'	54.85'	S 72°45'04" E	104.68'
C10B	24°56'09"	245.790	168.37'	86.47'	S 42°52'52" E	106.13'
C11	59°51'20"	250.000	261.17'	143.92'	S 60°20'27" E	249.45'
C12A	17°59'25"	105.000	32.97'	16.62'	N 80°58'43" E	32.83'
C12B	08°17'49"	470.000	66.26'	34.09'	N 85°47'30" E	66.00'
C12C	06°01'17"	80.000	8.41'	4.21'	N 84°39'14" E	8.40'
C13	30°57'55"	300.000	162.13'	83.10'	N 73°55'18" E	160.17'
C14A	51°19'47"	270.000	241.89'	129.74'	S 64°43'15" E	233.68'
C14B	08°31'43"	140.000	80.38'	40.26'	S 83°20'21" E	80.31'
C15	47°19'41"	330.000	280.02'	148.56'	S 23°58'52" E	272.13'
C16A	22°30'51"	654.360	238.08'	130.74'	S 11°46'13" E	256.41'
C16B	67°17'13"	654.360	388.47'	435.47'	S 58°42'45" E	725.06'

WATER RIGHTS

LOCATED ON	RECORDED AT	BOOK	PAGE	DATE	TYPE
BLK 3H LOT 7A	1808	840	11/18/88	Well	
BLK 3H LOT 6A	1808	843	11/18/88	Well	
BLK 7H LOT 31A	1732	98	5/8/88	Well	

EASEMENT INTERESTS OF RECORD (Not dictated by this plat)

LOCATED ON	RECORDED AT	BOOK	PAGE	DATE	TYPE
WI12 E12 Sec.1	111	196	11-5-54	Electric - General Easement	See Note 19
E12 WI2 Sec.1	111	192	11-5-54	Electric - General Easement	
BLK 1H LOT 3A	H-1	72	571	12-30-75	Electric/Telephone
BLK 1H LOT 3A	H-2	200	523	4-13-71	Electric/Telephone
BLK 1H LOT 3A	H-3	200	523	4-13-71	Electric/Telephone
BLK 1H LOT 3A	H-4	203	861	7-28-71	Release of Blanket easement E12 WI2 Sec.1
BLK 1H LOT 3A	H-7	670	742	11-18-81	Specific Electric/Telephone easement with Release of Blanket easement E12 WI2 Sec.1
BLK 2H LOT 3A	H-9	200	374	4-13-71	Electric/Telephone
BLK 2H LOT 3A	H-10	1043	831	2-3-84	Electric/Telephone
BLK 2H LOT 3A	H-11	200	374	4-13-71	Electric/Telephone
BLK 2H LOT 3A	H-12	200	374	4-13-71	Electric/Telephone
BLK 2H LOT 3A	H-13	200	374	4-13-71	Electric/Telephone
BLK 2H LOT 3A	H-14	200	374	4-13-71	Electric/Telephone
BLK 2H LOT 3A	H-15	200	374	4-13-71	Electric/Telephone
BLK 2H LOT 3A	H-16	200	374	4-13-71	Electric/Telephone
BLK 2H LOT 3A	H-17	200	374	4-13-71	Electric/Telephone
BLK 2H LOT 3A	H-18	200	374	4-13-71	Electric/Telephone
BLK 4H LOT 4A	H-19	200	381	4-13-71	Electric/Telephone
BLK 4H LOT 4A	H-20	200	381	4-13-71	Electric/Telephone
BLK 4H LOT 4A	H-21	529	969	9-28-80	Specific Electric/Telephone easement with Release of Blanket easement E12 WI2 Sec.1
BLK 4H LOT 4A	H-22	1405	429	4-4-86	Electric/Telephone
BLK 5H LOT 5A	H-23	200	382	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-24	200	382	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-25	149	175	11-23-76	Electric/Telephone
BLK 5H LOT 5A	H-26	149	175	11-23-76	Electric/Telephone
BLK 5H LOT 5A	H-27	200	384	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-28	200	384	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-29	200	385	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-30	200	385	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-31	200	387	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-32	2825	74	8-24-96	Electric/Telephone
BLK 5H LOT 5A	H-33	1945	333	9-13-89	Specific Electric/Telephone easement with Release of Blanket easement E12 WI2 Sec.1
BLK 5H LOT 5A	H-34	1945	333	9-13-89	Specific Electric/Telephone easement with Release of Blanket easement E12 WI2 Sec.1
BLK 5H LOT 5A	H-35	200	387	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-36	200	387	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-37	200	388	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-38	200	389	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-39	200	391	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-40	200	391	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-41	1645	310	9-28-80	Specific Electric/Telephone easement with Release of Blanket easement E12 WI2 Sec.1
BLK 5H LOT 5A	H-42	1645	310	9-28-80	Specific Electric/Telephone easement with Release of Blanket easement E12 WI2 Sec.1
BLK 5H LOT 5A	H-43	2139	698	4-8-91	Specific Wastewater Disposal Site to MCA for Lot 5A, Bk 5H, restricts development
BLK 5H LOT 5A	H-44	1646	311	9-28-80	Well, Access Use, benefits Lot 5A, Bk 5H
BLK 5H LOT 5A	H-45	200	391	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-46	562	231	1-19-81	Well, Access Use, benefits Lot 5A, Bk 5H
BLK 5H LOT 5A	H-47	562	231	1-19-81	Well, Access Use, benefits Lot 5A, Bk 5H
BLK 5H LOT 5A	H-48	516	390	8-13-80	Electric/Telephone Underground ROW
BLK 5H LOT 5A	H-49	516	390	8-13-80	Electric/Telephone Underground ROW
BLK 5H LOT 5A	H-50	200	393	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-51	200	393	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-52	200	393	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-53	592	442	4-30-81	Electric/Telephone
BLK 5H LOT 5A	H-54	592	442	4-30-81	Electric/Telephone
BLK 5H LOT 5A	H-55	200	429	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-56	200	396	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-57	200	396	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-58	200	396	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-59	159	263	4-6-77	Release of Blanket easement WI2 E12 Sec.1
BLK 5H LOT 5A	H-60	200	398	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-61	200	398	4-13-71	Electric/Telephone
BLK 5H LOT 5A	H-62	1044	433	2-6-84	Specific Electric/Telephone easement with Release of Blanket easement E12 WI2 Sec.1
BLK 5H LOT 5A	H-63	200	399	4-13-71	Electric/Telephone
BLK 9H LOT 9A	H-64	200	400	4-13-71	Electric/Telephone
BLK 9H LOT 9A	H-65	200	400	4-13-71	Electric/Telephone
BLK 9H LOT 9A	H-66	529	071	9-28-80	Electric/Telephone Underground ROW
BLK 9H LOT 9A	H-67	515	230	2-3-80	Electric/Telephone Underground ROW
BLK 10H LOT 10A	H-68	200	401	4-13-71	Electric/Telephone
BLK 10H LOT 10A	H-69	1175	904	10-22-84	Ingress & Egress, benefits Lot 9A, Bk 10H
BLK 10H LOT 10A	H-70	607	562	11-18-81	Specific Electric/Telephone easement with Release of Blanket easement E12 WI2 Sec.1
BLK 10H LOT 10A	H-71	200	402	4-13-71	Electric/Telephone
BLK 10H LOT 10A	H-72	1125	828	7-10-84	Electric/Telephone
BLK 11H LOT 11A	H-73	203	261	6-24-71	Electric/Telephone
BLK 11H LOT 11A	H-74	145	159	2-3-52	Specific Electric/Telephone easement with Release of Blanket easement E12 WI2 Sec.1
BLK 11H LOT 11A	H-75	203	318	6-28-71	Electric/Telephone



NOTES
SEE SHEET 1

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

PREPARED FOR
RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION
SPECIAL SURVEY ASSESSMENT DISTRICT #96
Municipality of Anchorage, Department of Public Works
P.O. Box 76685, Anchorage, AK 99519

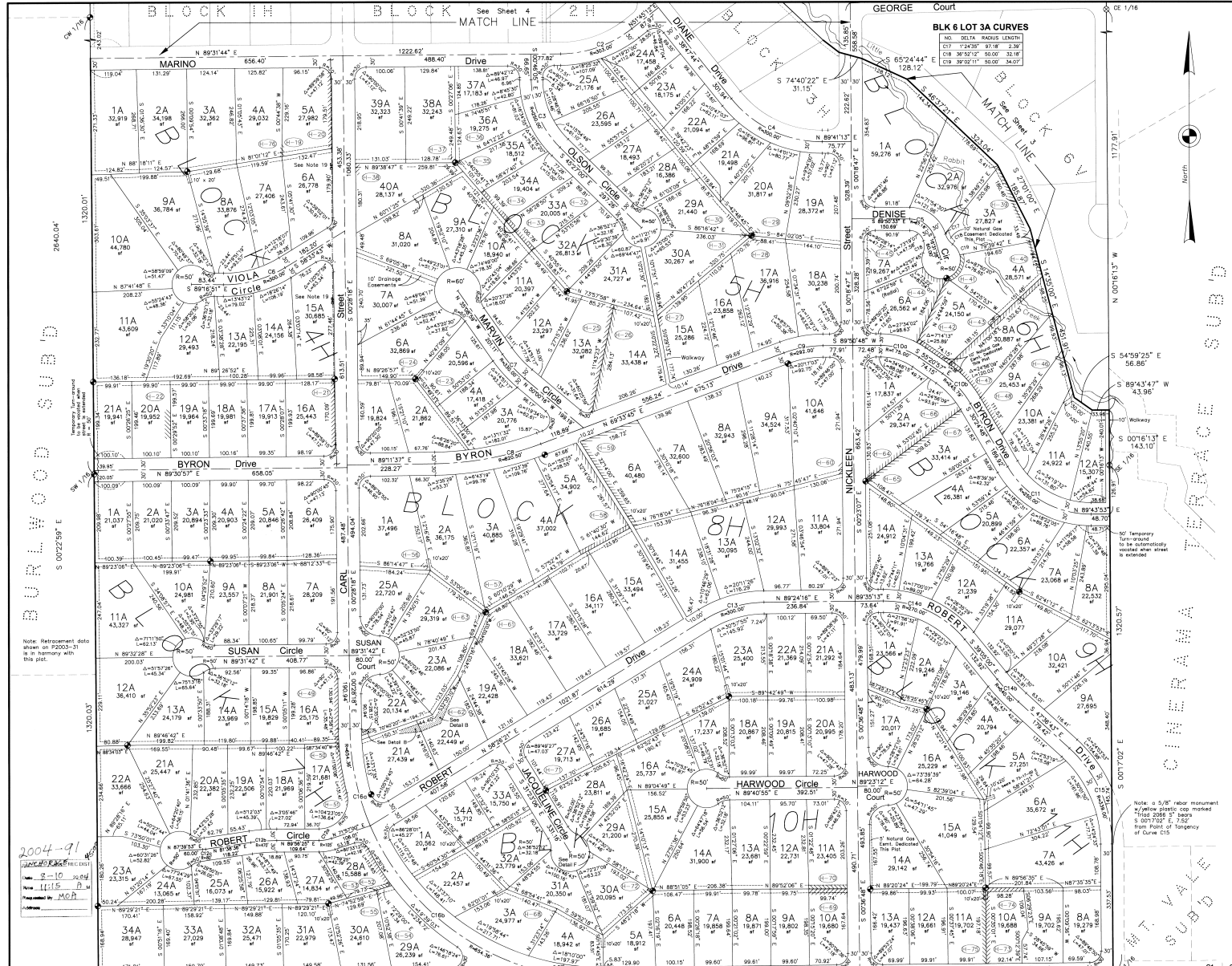
AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT
PURSUANT TO CH.43, TEMPORARY AND SPECIAL ACTS 1985, ALASKA STATUTES,
"HAZARDOUSLY DEFECTIVE SURVEYS"
Final Judgment Dated March 31, 2004 in Civil Action No. 3AN-88-11718
Recorded as Serial No. 2004-02267-0, Anchorage Recording District, 3rd Judicial District, Alaska

NAME OF SURVEYOR
KEAN & ASSOCIATES
6500 Old Seward Highway, Suite 101
Anchorage, AK 99518

RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT
A RESUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plats 70-133, 73-161 & 92-24)
Containing 125,840 acres
A RESUBDIVISION OF RABBIT CREEK HEIGHTS SUBDIVISION (Plat 70-381)
Containing 54,340 acres

DRAWN: SJW
CHECKED: RTK
PROJ. NO.: 97118, 99106
DATE: April 9, 2004
GRID: 3240-41, 3340-41
SCALE: 1" = 100'
SHEET: 4 OF 5

ANCHORAGE RECORDING DISTRICT 2004-91



BLK 6 LOT 3A CURVES

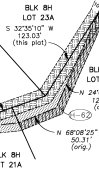
NO.	DELTA	RADIUS	LENGTH
1	113°42'12"	87.16'	2.38'
2	38°52'12"	100.00'	32.18'
3	39°02'11"	100.00'	34.07'

Note: Retracement data sheet on P2003-3 is in harmony with this plot.

Note: a 5/8" rebar monument of yellow plastic cap marked "TRUST 2066 07" bears S 0°17'02" E, 7.52' from Point of Tangency of Curve C15.

2004-91
 2-10-04
 11:15 P
 MCH

DETAIL B
 Scale 1" = 60'



KEY (Detail B)

- Utility easement established by agreement of the parties and approved by the Superior Court (10' each side property line per this plot).
- Utility easement established by agreement of the parties and approved by the Superior Court, which easement shall be voided if and when CEA replaces at one time substantially all of the electric facilities existing within said easement on the date of this replat for a reason other than repair of damage caused by the negligent or intentional act of any of the owners of any of the lots burdened by this easement, or of their successors, assigns or agents.
- (orig) Denotes boundaries as originally staked in 1970, as determined by retracement survey for this replat, which were revised according to an agreement by the owners of Lots 20, 21, 22, and 23 to be as shown on this replat.
- Recorded Easement "11-62" (northwesterly 10' of Lot 20 as originally staked).

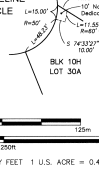
LEGEND

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

NOTES

SEE SHEET 1

DETAIL F
 Scale 1" = 50'



GRAPHIC SCALE



DATE OF RETRACEMENT SURVEY	
Beginning	9-7-97
Ending	11-98
DATE OF SUBDIVISION SURVEY AND RECONSTRUCTION	
Beginning	6-02
Ending	9-03
NAME OF SURVEYOR	
KEAN & ASSOCIATES 6927 Old Seaweed Highway, Suite 101 Anchorage AK 99518	
DRAWN: SJW	
CHECKED: RTK	
PROJ. NO. 97118, 99106	

PREPARED FOR	
RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION SPECIAL SURVEY ASSESSMENT DISTRICT IV96 Municipality of Anchorage, Department of Public Works P.O. Box 196000, Anchorage, AK 99518	
AS APPROVED BY THE ALASKA SUPERIOR COURT, THIRD JUDICIAL DISTRICT PURSUANT TO CH. 45, TEMPORARY AND SPECIAL ACTS 1996, ALASKA STATUTES, "HARMLESSLY DESTRUCTIVE SURVEYS" Final Judgment Dated March 31, 2004 in Civil Action No. 3AN-08-17118 Recorded as Serial No. 2004-02281-D, Anchorage Recording District, 3rd Judicial District, Alaska	
PLAT OF	
RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT A RE-SUBDIVISION OF RABBIT CREEK VIEW SUBDIVISION (Plats 70-133, 72-161 & 92-24) AND "HARMLESSLY DESTRUCTIVE SURVEYS" A RE-SUBDIVISION OF RABBIT CREEK HEIGHTS SUBDIVISION (Plat 70-381) Containing 125,545 acres AND Containing 194,543 acres	
80% LOCATED WITHIN THE E12 W1/2 AND THE W1/2 E1/2 OF SEC. 1, T. 11 N., R. 3 W., S. M., AK Containing a Total of 320,188 acres	
DATE: April 9, 2004	GRID: 3240-41, 3340-41
SCALE: 1" = 100'	SHEET: 5 OF 5

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

MUNICIPALITY OF ANCHORAGE on
behalf of all property owners within RABBIT
CREEK VIEW SUBDIVISION and RABBIT
CREEK HEIGHTS SUBDIVISION SPECIAL
SURVEY ASSESSMENT DISTRICT 1V96,

Plaintiffs,

vs.

RABBIT CREEK VIEW SUBDIVISION
according to Plats No. 70-133, 73-161,
and 92-24, and RABBIT CREEK HEIGHTS
SUBDIVISION according to Plat No. 70-381,
and all persons claiming any interest in
or lien upon the real property herein
described or any part of it,

Defendants.

Case No. 3AN-98-11718 Civil

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

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

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

ATTACHMENT TO
RABBIT CREEK VIEW & RABBIT CREEK
HEIGHTS SUBDIVISION PLAT

SCHADT LAW OFFICE, P.C.

Attorneys at Law
2909 Arctic Boulevard, Suite #103
Anchorage, Alaska 99503
Telephone: (907) 562-0990
Facsimile: (907) 562-0989

ANCHORAGE RECORDING DISTRICT
2004-91

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

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

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. The currently platted and recorded description and field location of streets, greenbelts, walkways, tracts, easements, and lots within defendant subdivisions are manifestly defective due to a defective survey which negatively affects the quiet enjoyment and property rights of the owners of the land within the subdivisions.
2. That the person or persons having estates, rights, title, interests and claims in and to each parcel at the commencement of this litigation, whether legal or equitable, present or future, vested or contingent, whether mortgage or liens of any description are those persons

ANCHORAGE RECORDING DISTRICT 2004-91

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SCHADT LAW OFFICE, P.C.
Attorneys at Law
2909 Arctic Boulevard, Suite #103
Anchorage, Alaska 99503
Telephone: (907) 562-0990
Facsimile: (907) 562-0989

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

Mark Rind
Judge of the Superior Court

certify that on March 31, 2004
of the above was mailed to each of the following
their addresses of record:

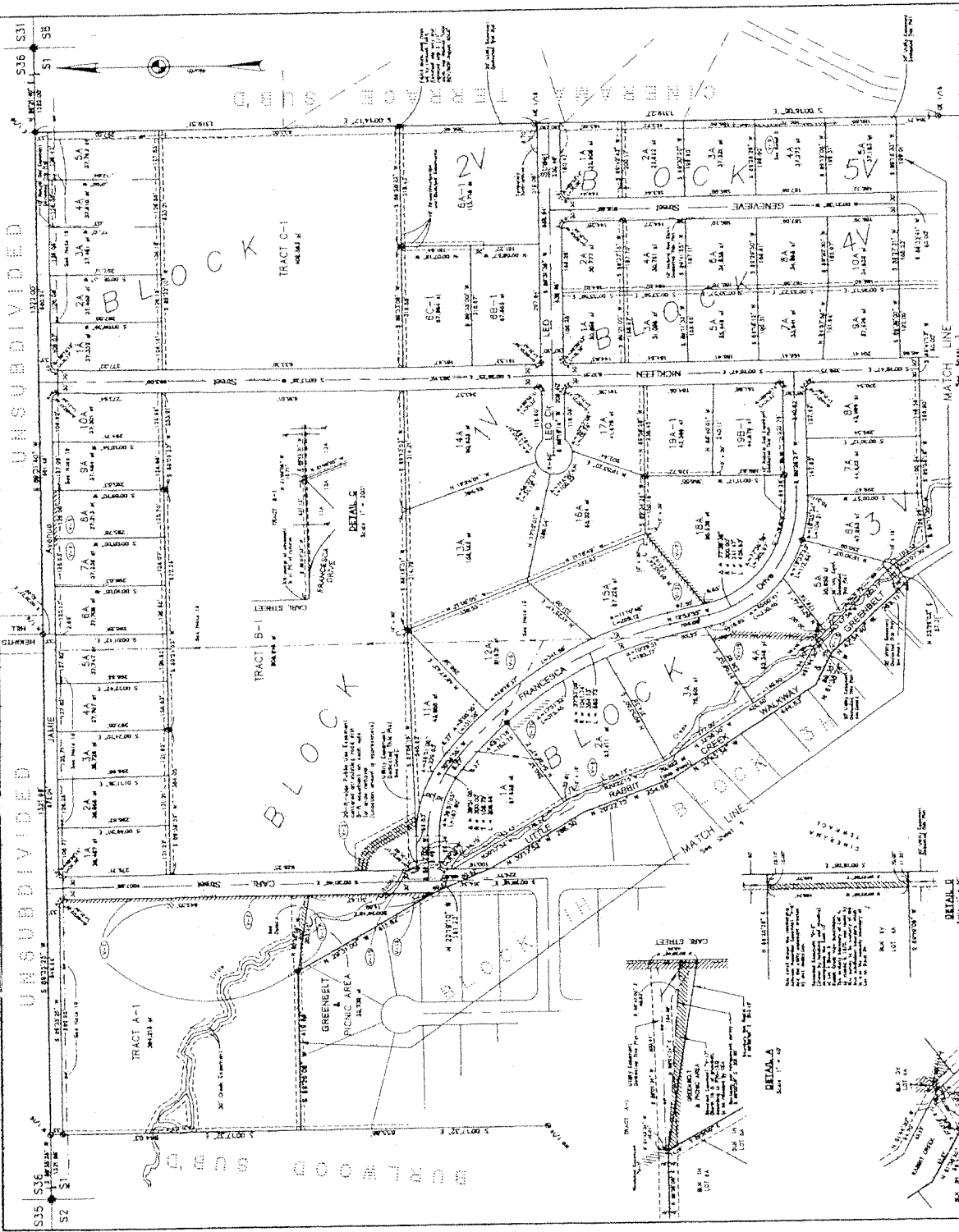
G. Schadt to make distribution
and file certificate of service

[Signature]
Administrative Assistant

certify that this is a true and correct
copy of the original on file in my office.

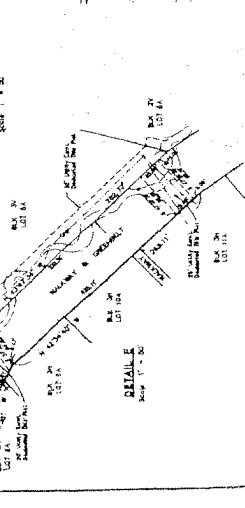
ATTEST:

[Signature] Clerk of the Trial Courts
By [Signature] Deputy
8-2-04



UNSUBDIVIDED RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION REPLAT A RE-PLAT OF RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION (PART 141) A RE-PLAT OF RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION (PART 141) A RE-PLAT OF RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION (PART 141)	
NAME OF APPLICANT KILAN & ASSOCIATES 1000 West 10th Ave. #11 Anchorage, Alaska 99501	DATE 08/11/04
NAME OF ENGINEER KILAN & ASSOCIATES 1000 West 10th Ave. #11 Anchorage, Alaska 99501	DATE 08/11/04
PROJECT NO. 2004-91	SCALE AS SHOWN

LEGEND 1. All dimensions shown 2. Property boundaries shown 3. Property boundaries shown 4. Property boundaries shown 5. Property boundaries shown 6. Property boundaries shown 7. Property boundaries shown 8. Property boundaries shown 9. Property boundaries shown 10. Property boundaries shown 11. Property boundaries shown 12. Property boundaries shown 13. Property boundaries shown 14. Property boundaries shown 15. Property boundaries shown 16. Property boundaries shown 17. Property boundaries shown 18. Property boundaries shown 19. Property boundaries shown 20. Property boundaries shown 21. Property boundaries shown 22. Property boundaries shown 23. Property boundaries shown 24. Property boundaries shown 25. Property boundaries shown 26. Property boundaries shown 27. Property boundaries shown 28. Property boundaries shown 29. Property boundaries shown 30. Property boundaries shown 31. Property boundaries shown 32. Property boundaries shown 33. Property boundaries shown 34. Property boundaries shown 35. Property boundaries shown 36. Property boundaries shown 37. Property boundaries shown 38. Property boundaries shown 39. Property boundaries shown 40. Property boundaries shown 41. Property boundaries shown 42. Property boundaries shown 43. Property boundaries shown 44. Property boundaries shown 45. Property boundaries shown 46. Property boundaries shown 47. Property boundaries shown 48. Property boundaries shown 49. Property boundaries shown 50. Property boundaries shown 51. Property boundaries shown 52. Property boundaries shown 53. Property boundaries shown 54. Property boundaries shown 55. Property boundaries shown 56. Property boundaries shown 57. Property boundaries shown 58. Property boundaries shown 59. Property boundaries shown 60. Property boundaries shown 61. Property boundaries shown 62. Property boundaries shown 63. Property boundaries shown 64. Property boundaries shown 65. Property boundaries shown 66. Property boundaries shown 67. Property boundaries shown 68. Property boundaries shown 69. Property boundaries shown 70. Property boundaries shown 71. Property boundaries shown 72. Property boundaries shown 73. Property boundaries shown 74. Property boundaries shown 75. Property boundaries shown 76. Property boundaries shown 77. Property boundaries shown 78. Property boundaries shown 79. Property boundaries shown 80. Property boundaries shown 81. Property boundaries shown 82. Property boundaries shown 83. Property boundaries shown 84. Property boundaries shown 85. Property boundaries shown 86. Property boundaries shown 87. Property boundaries shown 88. Property boundaries shown 89. Property boundaries shown 90. Property boundaries shown 91. Property boundaries shown 92. Property boundaries shown 93. Property boundaries shown 94. Property boundaries shown 95. Property boundaries shown 96. Property boundaries shown 97. Property boundaries shown 98. Property boundaries shown 99. Property boundaries shown 100. Property boundaries shown	NOTES 1. See Block 1 2. See Block 2 3. See Block 3 4. See Block 4 5. See Block 5 6. See Block 6 7. See Block 7 8. See Block 8 9. See Block 9 10. See Block 10 11. See Block 11 12. See Block 12 13. See Block 13 14. See Block 14 15. See Block 15 16. See Block 16 17. See Block 17 18. See Block 18 19. See Block 19 20. See Block 20 21. See Block 21 22. See Block 22 23. See Block 23 24. See Block 24 25. See Block 25 26. See Block 26 27. See Block 27 28. See Block 28 29. See Block 29 30. See Block 30 31. See Block 31 32. See Block 32 33. See Block 33 34. See Block 34 35. See Block 35 36. See Block 36 37. See Block 37 38. See Block 38 39. See Block 39 40. See Block 40 41. See Block 41 42. See Block 42 43. See Block 43 44. See Block 44 45. See Block 45 46. See Block 46 47. See Block 47 48. See Block 48 49. See Block 49 50. See Block 50 51. See Block 51 52. See Block 52 53. See Block 53 54. See Block 54 55. See Block 55 56. See Block 56 57. See Block 57 58. See Block 58 59. See Block 59 60. See Block 60 61. See Block 61 62. See Block 62 63. See Block 63 64. See Block 64 65. See Block 65 66. See Block 66 67. See Block 67 68. See Block 68 69. See Block 69 70. See Block 70 71. See Block 71 72. See Block 72 73. See Block 73 74. See Block 74 75. See Block 75 76. See Block 76 77. See Block 77 78. See Block 78 79. See Block 79 80. See Block 80 81. See Block 81 82. See Block 82 83. See Block 83 84. See Block 84 85. See Block 85 86. See Block 86 87. See Block 87 88. See Block 88 89. See Block 89 90. See Block 90 91. See Block 91 92. See Block 92 93. See Block 93 94. See Block 94 95. See Block 95 96. See Block 96 97. See Block 97 98. See Block 98 99. See Block 99 100. See Block 100
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ANCHORAGE RECORDING DISTRICT 2004-91

