



*First American  
Title Insurance Company*

## LISTING PACKAGE

8/10/2026

hollyhomesrealestate@gmail.com

**Attn: Tiffany & Shelby Holly**

We appreciate the opportunity to serve you and thank you for choosing First American Title. Attached please find the following:

- ☒ Tax Information
- ☒ Vesting Deed
- ☐ Deed of Trust
- ☐ As Built
- ☒ As Built Not Found
- ☒ Plat Map
- ☐ Tax Map
- ☒ CCR's
- ☐ CCR's Not Found
- ☒ Other: Building Certification & Building Inspection

Owner Name(s): COCHRAN SARA ANN & KING JOHN ROGER

Physical Address: 46880 MOOSEBERRY AVE

Legal Description: T 5N R 11W SEC 13 Seward Meridian KN 0840044 CIRCLE PARK ESTATES SUB ADDN 2 LOT 6 BLK 5

Please do not hesitate to contact me at 907-561-1844 or [cs.alaska@firstam.com](mailto:cs.alaska@firstam.com) if I may be of further assistance. I understand you have a choice and hope you will choose First American Title for your next transaction. Have a wonderful day!

Sincerely,

*Kellie Trolz*

Kellie Trolz, Title Customer Service

Enclosures

### NOTICE OF DISCLAIMER OF LIABILITY

*This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by First American Title Insurance Co., and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact the above-named person to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.*

3035 C Street, Anchorage, AK 99503  
TEL 907-561-1844 | FAX 907-561-1948  
[ak.firstam.com](http://ak.firstam.com)



3396490

**SUMMARY OF BUILDING INSPECTIONS**  
**Site-Built Residential Construction**Owner of Record: Robin Severson - AK 1 ConstructionOwner of Record is: ☐ Owner-Builder ☒ Licensed Residential ContractorLegal Description: Lot 6 Block 5 Circle Park Estates Sub Addn 2 KN0840044 Kenai

(Include Recording District)

Recording DistrictSite Address: 46880 Mooseberry Avenue, Kenai

This certification is issued pursuant to the requirements of AS 18.56.300 and Alaska Housing Finance Corporation (AHFC) regulations 15 AAC 150.030. Use of alternate methods, such as videos, must have prior written approval of AHFC.

By my signature below, I certify I have the current, applicable certifications of authority. I am not personally or financially related to the builder, seller, buyer, real estate agent, or other interested party for this project, other than as a fee inspector. I certify that all inspections have been completed pursuant to the requirements of 15 AAC 150.035, including Section .04 Part B. of the AHFC New Construction Inspections Guidelines, per the standards adopted by 15 AAC 155.010

**1. Plan Approval**

|  | Printed Name       | Signature | License No.* | Date     |
|--|--------------------|-----------|--------------|----------|
|  | Robert C. Springer |           | 19           | 08/26/19 |

**2. Completion of Footings & Foundation**

|            | Printed Name       | Signature | License No.* | Date     |
|------------|--------------------|-----------|--------------|----------|
| Footings   | Robert C. Springer |           | 19           | 09/10/19 |
| Foundation | Robert C. Springer |           | 19           | 09/10/19 |

**3. Completion Of Framing, Electrical, Plumbing & Mechanical**

|            | Printed Name       | Signature | License No.* | Date     |
|------------|--------------------|-----------|--------------|----------|
| Framing    | Robert C. Springer |           | 19           | 12/12/19 |
| Electrical | Robert C. Springer |           | 19           | 12/12/19 |
| Plumbing   | Robert C. Springer |           | 19           | 12/12/19 |
| Mechanical | Robert C. Springer |           | 19           | 12/12/19 |

Recorder: Index by Legal, Owner and Builder

Form PUR-102

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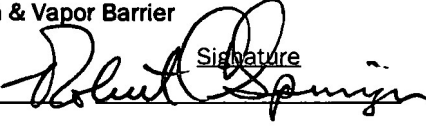
04/16

**Return To:**  
Kaitlyn N. Sipes  
PO Box 1217  
Sterling, AK 99672

Legal Description: Lot 6 Blk 5 Circle Park Estates Sub Addn 2

KN0840044 Kenai

**4. Completion of Installation of Insulation & Vapor Barrier**

| <u>Printed Name</u> | <u>Signature</u>                                                                   | <u>License No.*</u> | <u>Date</u> |
|---------------------|------------------------------------------------------------------------------------|---------------------|-------------|
| Robert C. Springer  |  | 19                  | 12/14/19    |

**5. Conditional Approval**

Items to be completed: \_\_\_\_\_

\_\_\_\_\_ To Be Completed By: \_\_\_\_\_

| <u>Printed Name</u> | <u>Signature</u> | <u>License No.*</u> | <u>Date</u> |
|---------------------|------------------|---------------------|-------------|
| Robert C. Springer  | _____            | 19                  | _____       |

**6. Final Approval**

| <u>Printed Name</u> | <u>Signature</u>                                                                   | <u>License No.*</u> | <u>Date</u> |
|---------------------|------------------------------------------------------------------------------------|---------------------|-------------|
| Robert C. Springer  |  | 19                  | 02/05/2020  |

\* License No. is the inspector's Registration # under AS 08.18 and 12 AAC 22

**CONTRACTOR'S CERTIFICATION**

Under penalty of perjury, by my signature below, I certify that the required inspections have been completed and the building meets or exceeds standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify that any/all engineered components are currently listed with the International Code Council (ICC) and to my knowledge there has been no action to rescind ICC approval. I further certify that the information below is true and correct.

Builder's Signature:  Date: 2-5-20

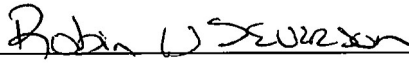
Builder's Name: Robin Severson/AKI Construction License No.: CON638703  
(if applicable)

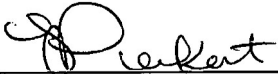
Residential Endorsement No.: RESR2596 Dated: 7/18/19

Business Name: AKI Construction

Address: 37347 WAKABA COAL ST.

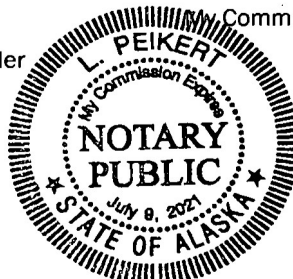
City: Kenai State: AK ZIP Code: 99644

Before me, a Notary Public in and for the State of Alaska,   
has executed the foregoing document of his/her own free will.

  
Notary Signature

Recorder: Index by Legal, Owner and Builder

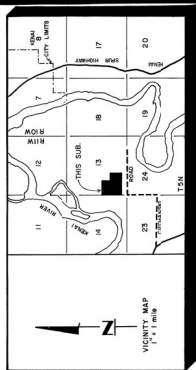
Commission Expires: 07-09-2021



Form PUR-102  
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04/16







# **CERTIFICATE OF OWNERSHIP and DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE SUBDIVISION SHOWN ON THE ATTACHED MAP AND WE ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHTS-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

*James E. Bishop, Notary Public*  
 JAMES E. BISHOP, Notary Public  
 SOLIDOTNA, ALASKA 99669  
 P.O. BOX 12  
 SUBSCRIBED AND SWORN BEFORE ME THIS 28 DAY OF May 1983 FOR JAMES E. Bishop 9-10-15-20-25-30-35-40-45-50-55-60-65-70-75-80-85-90-95-100-105-110-115-120-125-130-135-140-145-150-155-160-165-170-175-180-185-190-195-200-205-210-215-220-225-230-235-240-245-250-255-260-265-270-275-280-285-290-295-300-305-310-315-320-325-330-335-340-345-350-355-360-365-370-375-380-385-390-395-400-405-410-415-420-425-430-435-440-445-450-455-460-465-470-475-480-485-490-495-500-505-510-515-520-525-530-535-540-545-550-555-560-565-570-575-580-585-590-595-600-605-610-615-620-625-630-635-640-645-650-655-660-665-670-675-680-685-690-695-700-705-710-715-720-725-730-735-740-745-750-755-760-765-770-775-780-785-790-795-800-805-810-815-820-825-830-835-840-845-850-855-860-865-870-875-880-885-890-895-900-905-910-915-920-925-930-935-940-945-950-955-960-965-970-975-980-985-990-995-1000-1005-1010-1015-1020-1025-1030-1035-1040-1045-1050-1055-1060-1065-1070-1075-1080-1085-1090-1095-1100-1105-1110-1115-1120-1125-1130-1135-1140-1145-1150-1155-1160-1165-1170-1175-1180-1185-1190-1195-1200-1205-1210-1215-1220-1225-1230-1235-1240-1245-1250-1255-1260-1265-1270-1275-1280-1285-1290-1295-1300-1305-1310-1315-1320-1325-1330-1335-1340-1345-1350-1355-1360-1365-1370-1375-1380-1385-1390-1395-1400-1405-1410-1415-1420-1425-1430-1435-1440-1445-1450-1455-1460-1465-1470-1475-1480-1485-1490-1495-1500-1505-1510-1515-1520-1525-1530-1535-1540-1545-1550-1555-1560-1565-1570-1575-1580-1585-1590-1595-1600-1605-1610-1615-1620-1625-1630-1635-1640-1645-1650-1655-1660-1665-1670-1675-1680-1685-1690-1695-1700-1705-1710-1715-1720-1725-1730-1735-1740-1745-1750-1755-1760-1765-1770-1775-1780-1785-1790-1795-1800-1805-1810-1815-1820-1825-1830-1835-1840-1845-1850-1855-1860-1865-1870-1875-1880-1885-1890-1895-1900-1905-1910-1915-1920-1925-1930-1935-1940-1945-1950-1955-1960-1965-1970-1975-1980-1985-1990-1995-2000-2005-2010-2015-2020-2025-2030-2035-2040-2045-2050-2055-2060-2065-2070-2075-2080-2085-2090-2095-2100-2105-2110-2115-2120-2125-2130-2135-2140-2145-2150-2155-2160-2165-2170-2175-2180-2185-2190-2195-2200-2205-2210-2215-2220-2225-2230-2235-2240-2245-2250-2255-2260-2265-2270-2275-2280-2285-2290-2295-2300-2305-2310-2315-2320-2325-2330-2335-2340-2345-2350-2355-2360-2365-2370-2375-2380-2385-2390-2395-2400-2405-2410-2415-2420-2425-2430-2435-2440-2445-2450-2455-2460-2465-2470-2475-2480-2485-2490-2495-2500-2505-2510-2515-2520-2525-2530-2535-2540-2545-2550-2555-2560-2565-2570-2575-2580-2585-2590-2595-2600-2605-2610-2615-2620-2625-2630-2635-2640-2645-2650-2655-2660-2665-2670-2675-2680-2685-2690-2695-2700-2705-2710-2715-2720-2725-2730-2735-2740-2745-2750-2755-2760-2765-2770-2775-2780-2785-2790-2795-2800-2805-2810-2815-2820-2825-2830-2835-2840-2845-2850-2855-2860-2865-2870-2875-2880-2885-2890-2895-2900-2905-2910-2915-2920-2925-2930-2935-2940-2945-2950-2955-2960-2965-2970-2975-2980-2985-2990-2995-3000-3005-3010-3015-3020-3025-3030-3035-3040-3045-3050-3055-3060-3065-3070-3075-3080-3085-3090-3095-3100-3105-3110-3115-3120-3125-3130-3135-3140-3145-3150-3155-3160-3165-3170-3175-3180-3185-3190-3195-3200-3205-3210-3215-3220-3225-3230-3235-3240-3245-3250-3255-3260-3265-3270-3275-3280-3285-3290-3295-3300-3305-3310-3315-3320-3325-3330-3335-3340-3345-3350-3355-3360-3365-3370-3375-3380-3385-3390-3395-3400-3405-3410-3415-3420-3425-3430-3435-3440-3445-3450-3455-3460-3465-3470-3475-3480-3485-3490-3495-3500-3505-3510-3515-3520-3525-3530-3535-3540-3545-3550-3555-3560-3565-3570-3575-3580-3585-3590-3595-3600-3605-3610-3615-3620-3625-3630-3635-3640-3645-3650-3655-3660-3665-3670-3675-3680-3685-3690-3695-3700-3705-3710-3715-3720-3725-3730-3735-3740-3745-3750-3755-3760-3765-3770-3775-3780-3785-3790-3795-3800-3805-3810-3815-3820-3825-3830-3835-3840-3845-3850-3855-3860-3865-3870-3875-3880-3885-3890-3895-3900-3905-3910-3915-3920-3925-3930-3935-3940-3945-3950-3955-3960-3965-3970-3975-3980-3985-3990-3995-4000-4005-4010-4015-4020-4025-4030-4035-4040-4045-4050-4055-4060-4065-4070-4075-4080-4085-4090-4095-4100-4105-4110-4115-4120-4125-4130-4135-4140-4145-4150-4155-4160-4165-4170-4175-4180-4185-4190-4195-4200-4205-4210-4215-4220-4225-4230-4235-4240-4245-4250-4255-4260-4265-4270-4275-4280-4285-4290-4295-4300-4305-4310-4315-4320-4325-4330-4335-4340-4345-4350-4355-4360-4365-4370-4375-4380-4385-4390-4395-4400-4405-4410-4415-4420-4425-4430-4435-4440-4445-4450-4455-4460-4465-4470-4475-4480-4485-4490-4495-4500-4505-4510-4515-4520-4525-4530-4535-4540-4545-4550-4555-4560-4565-4570-4575-4580-4585-4590-4595-4600-4605-4610-4615-4620-4625-4630-4635-4640-4645-4650-4655-4660-4665-4670-4675-4680-4685-4690-4695-4700-4705-4710-4715-4720-4725-4730-4735-4740-4745-4750-4755-4760-4765-4770-4775-4780-4785-4790-4795-4800-4805-4810-4815-4820-4825-4830-4835-4840-4845-4850-4855-4860-4865-4870-4875-4880-4885-4890-4895-4900-4905-4910-4915-4920-4925-4930-4935-4940-4945-4950-4955-4960-4965-4970-4975-4980-4985-4990-4995-5000-5005-5010-5015-5020-5025-5030-5035-5040-5045-5050-5055-5060-5065-5070-5075-5080-5085-5090-5095-5100-5105-5110-5115-5120-5125-5130-5135-5140-5145-5150-5155-5160-5165-5170-5175-5180-5185-5190-5195-5200-5205-5210-5215-5220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# KENAI PENINSULA BOROUGH

BOX 850 • SOLDOTNA, ALASKA 99669  
PHONE 262-4441

STAN THOMPSON  
MAYOR

SUBDIVISION Circle Park Estates

Adn No. 2

## Certificate of Tax Department

I, Lawrence A. Semmens, do hereby certify the following:

That I am the Tax Collector for the Kenai Peninsula Borough.

That, as of the date of this certificate, all real property taxes levied by the Kenai Peninsula Borough through 31 December, 1983, on the area(s) described as:

055-530-13

Sec 13, T5N, R11W S.M., S $\frac{1}{2}$  NW $\frac{1}{4}$   
SW $\frac{1}{4}$ , W $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$ , SW $\frac{1}{4}$  SW $\frac{1}{4}$ , Exc Circle  
Park Estates Sub and ADDN No. 1  
CNTG 65.00 AC M/L

have been paid. Effective January 1, 1984, the 1984 taxes are a lien on this property.

This certificate is valid through June 30, 1984.

WITNESS my hand and seal this 5 day of March, 1984.

84-002560

10.00

~~RECORDED~~ FILED  
KENAI REC.  
DISTRICT

*Judith A. Dixon*  
*Lawrence A. Semmens*

Lawrence A. Semmens  
Kenai Peninsula Borough  
Treasury Manager

MAR 7 2 35 PM '84

REQUESTED BY Dowling-Rice

ADDRESS

325035

*AD*

PROTECTIVE COVENANTS & RESTRICTIONS

CIRCLE PARK ESTATES

Addition No. 2 with exception of Lot 5 Blk 5 & Lot 9 Blk 5

Located in the SW $\frac{1}{4}$  of Section 13, T5N, R11W, Seward Meridian.

PREAMBLE: The purpose of these protective covenants and restrictions is to insure to each individual property owner, that his property will be fully protected from any unsightly surroundings by maintaining as clean and as natural environment as is reasonably possible.

The homeowner is automatically part of the Circle Park Estates Homeowners Assn. for the purpose of maintaining the protective covenants and restrictions as well as for road maintenance and snow removal. Each family is to have one (1) vote with a minimum of three (3) families participating in the association.

1. LAND USE & BUILDING TYPE

- a. All lots shall be known and described as single family residential lots.
- b. No lot size shall be altered, surveyed or divided into smaller parcels.
- c. Permanent buildings will be constructed on an approved foundation existing below frost depth and shall contain a minimum of 1200 sq. ft. not including a garage.
- d. No retail or wholesale shop or store shall be permitted on any lot nor any industry or trade be carried on other than the construction of new homes.
- e. No temporary building of a nature to be a nuisance to adjacent property owners will be permitted.

2. BUILDING LOCATION

No building shall be located nearer than fifty (50') feet to the front property line or nearer than twenty (20') feet to the remaining lot lines. Exception: corner lots shall be considered as having more than one front property line.

3. Any and all fencing installed on any lot or around the perimeter of any lot or lots shall be installed in a professional like manner, no haphazard, or slipshod fencing that detracts from the area shall be installed or permitted on any lot or lots.

4. SELECTIVE LOT CLEARING

All lots are to be cleared selectively, with no more than fifty (50%) percent of the natural timber being removed for thinning and or site preparation.

5. WATER SUPPLY & SEWAGE

Individual water supply and sewage disposal systems on each lot shall be installed and maintained in compliance with the standards and requirements of local and Alaska State laws.

6. LIVESTOCK & POULTRY

No animals or livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets, provided they are not kept, bred or maintained for any commercial purposed. No more than 2 dogs may be kept on any one lot.

7. GARBAGE & REFUGE DISPOSAL

Trash and or garbage shall only be stored in clean sanitary containers. There shall not be stored, kept, maintained or permitted to be upon any portion of any said lot not fully enclosed by permanent type buildings, any old metal, broken down machinery, old cars or broken material commonly designated as "junk".

8. NUISANCE

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

9. SIGNS

No sign of any king shall be displayed to the public view on any lot except one professional sign not of more than one square foot, one sign of no more than 5 square feet advertising the property for sale or rent or signs by a builder to advertise the property during the construction and sales period.

10. GENERAL PROVISIONS

These covenants are to run with the land and shall be binding on all parties and persons for a period of fifteen (15) years from the date these covenants are recorded and shall be automatically extended for successive periods of ten (10) years unless an instrument is signed by a majority of the then property owners agreeing to change said covenants in whole or in part.

11. ENFORCEMENT

Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.

12. SEVERABILITY

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

DATED THIS 19 DAY OF APRIL 1985

James E. Crum  
JAMES E. CRUM

Lois L. Crum  
LOIS L. CRUM

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT ) SS.

On this day personally appeared before me James E. Crum and

Lois L. Crum

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER hand and official seal this 19th day of April, 1985.

Margaret R. Peltine  
Notary Public in and for the State of Alaska  
Commission Expires 11-17-86

85-003656  
14-

RECORDED  
KENAI PENINSULA  
DISTRICT

-3-

APR 19 12 22 PM '85

REQUESTED BY Lois Crum  
Box 13, Soldotna  
ADDRESS 995067