



# stewart title®

Property Profile Report

02/20/2024

U.S. Survey No. 2683 Wasilla, AK

**Prepared by:**

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Stewart Title

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**Prepared for:**

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- |                                     |                             |                                     |  |
|-------------------------------------|-----------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <b>Tax Report</b>           | <input checked="" type="checkbox"/> | <b>Plat Map</b>                                |
| <input type="checkbox"/>            | <b>BEES Certificate</b>     | <input checked="" type="checkbox"/> | <b>No As-Built</b>                             |
| <input type="checkbox"/>            | <b>Summary of Bldg Insp</b> | <input type="checkbox"/>            | <b>As-Built Attached</b>                       |
| <input checked="" type="checkbox"/> | <b>Vesting Deed</b>         | <input type="checkbox"/>            | <b>As-Built Requested/Will forward if rcvd</b> |
| <input type="checkbox"/>            | <b>Deed of Trust</b>        | <input type="checkbox"/>            | <b>Other - First Right of Refusal</b>          |
| <input type="checkbox"/>            | <b>CC&amp;R's</b>           | <input type="checkbox"/>            | <b>Notice of Default</b>                       |

## **Disclaimer**

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The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 4U02683000L00

**Site Information**

Account Number	4U02683000L00	Subdivision	
Parcel ID	85837	City	None
TRS	S17N08W02	Map FH07	Tax Map
Abbreviated Description (Not for Conveyance)	U.S. SURVEY 2683		

**Ownership**

Owners	KELLEY CATHERINE & HILARY	Buyers	
Primary Owner's Address	% LEONARD KELLEY 821 N ST STE 205 ANCHORAGE AK 99501-3285	Primary Buyer's Address	

**Appraisal Information**

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2024	\$27,000.00	\$6,500.00	\$33,500.00	2024	\$27,000.00	\$6,500.00	\$33,500.00
2023	\$27,000.00	\$5,900.00	\$32,900.00	2023	\$27,000.00	\$5,900.00	\$32,900.00
2022	\$27,000.00	\$5,900.00	\$32,900.00	2022	\$27,000.00	\$5,900.00	\$32,900.00

**Building Information**

<b>Structure 1 of 2</b>			
Residential Units	1	Use	Residential Building
Condition	Sub-Standard	Design	Cabin
Basement	None	Construction Type	None
Year Built		1945 Grade	1210 - Cabin
Foundation	Wood Sills	Building Appraisal	\$2000
Well		Septic	

**Structure 2 of 2**

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Log
Year Built		1980 Grade	1215 - Cabin
Foundation	Unknown	Building Appraisal	\$4500
Well		Septic	

**Building Item Details**

Building Number	Description	Area	Percent Complete
2	First Story		
		480 Sq. Ft.	100%

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed
2024	No	0021	::	::
2023	Yes	0021	8.783	\$288.96
2022	Yes	0021	9.293	\$305.74

**Recorded Documents**

Date	Type
4/16/2018	WARRANTY DEED (ALL TYPES)
6/30/1994	WARRANTY DEED (ALL TYPES)
3/6/1986	QUITCLAIM DEED (ALL TYPE)

**Recording Info (offsite link to DNR)**

- [Anchorage 2018-013235-0](#)
- [Anchorage Bk: 2675 Pg: 101](#)
- [Anchorage Bk: 1394 Pg: 231](#)

**Tax Account Status <sup>2</sup>**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
5.00	5.00	Assembly District 007	<a href="#">30-590</a>		

<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 2/20/2024 3:00:01 PM

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

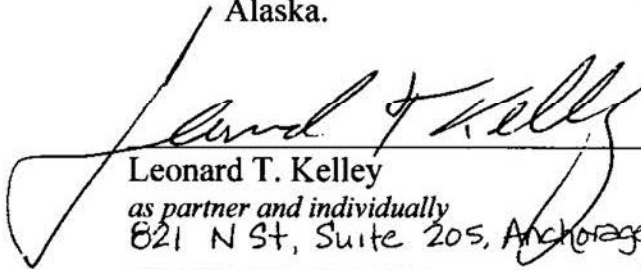
<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

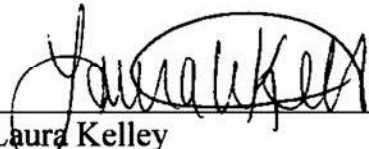


**WARRANTY DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Grantor, S & K ENTERPRISES, AN ALASKAN General Partnership, by partners Leonard T. Kelley and Laura Kelley and individually by Leonard T. Kelley and Laura Kelley, hereby CONVEYS and WARRANTS to Grantee, 1989 CATHERINE AND HILARY KELLEY TRUST whose address is 821 N Street, Suite 205, Anchorage, Alaska, 99501, the following property situated in the Anchorage Recording District, state of Alaska:

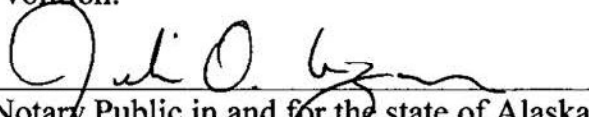
The tract of land embraced in U.S. Survey No. 2683, situated on Alexander Cree, about nine (9) miles Northwest of Susitna Station, Alaska, containing five (5) acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management, located in the Anchorage Recording District, Third Judicial District, state of Alaska.

  
\_\_\_\_\_  
Leonard T. Kelley  
as partner and individually  
821 N St, Suite 205, Anchorage, AK 99501

  
\_\_\_\_\_  
Laura Kelley  
as partner and individually  
821 N Street, Suite 205,  
Anchorage, AK 99501

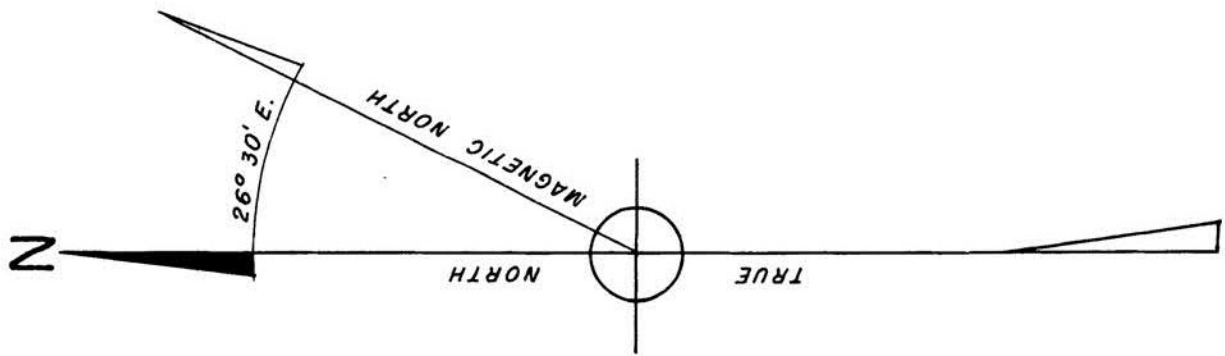
STATE OF ALASKA )  
)SS:  
THIRD JUDICIAL DISTRICT )

On the 26<sup>th</sup> day of February, 2018, Leonard T. Kelley and Laura who are known to me, did personally appear before me, a notary public in and for the state of Alaska, and **SUBSCRIBED AND SWORN** to me, the undersigned Notary Public, that they signed of their own free will and volition.

  
\_\_\_\_\_  
Notary Public in and for the state of Alaska  
My Commission Expires: 1/8/21

After recording return document to  
1989 Catherine & Hilary Kelley Trust,  
821 N Street, Suite 205,  
Anchorage, AK 99501





WEST 10.00

ORIGINAL

333

4-879  
(April 1933)

# FIELD NOTES

OF

U. S. S. U. R. V. E. Y. No. 2683

HOME SITE OF VERNON S. ROSS

SITUATED

ON ALEXANDER CREEK, ABOUT 9 MILES NORTHWEST OF SUSITNA STATION

in

Latitude  $61^{\circ}40'00''$  North ( at corner No. 1 ) Longitude  $150^{\circ}40'00''$  West.

AND

ESTABLISHMENT OF U. S. LOCATION MONUMENT No. 2683

Of the \_\_\_\_\_ Meridian,

In the State of \_\_\_\_\_ TERRITORY OF ALASKA

EXECUTED BY

F. W. WILLIAMSON CADASTRAL ENGINEER

## FIELD NOTES OF U.S. SURVEY No. 2683

## Chains

Survey begun June 26th 1946 and executed with a W. and L.E. Gurley transit No. 38105. The horizontal plates read by double opposite verniers to single minutes of arc, which is also the least count on the vernier of the vertical circle. After satisfactory tests the instrument was found free from appreciable error and approved by the district cadastral engineer for Alaska. Prior to beginning the survey I examine all the adjustments of the transit and find them correct.

All measurements were made with a 5 chain steel tape graduated its entire length to single links; first and last links to tenths of a link. The tape was tested on a base laid out with a 66 foot standard steel tape and found correct. All measurements were made on the slope to nearest tenth of a link and the vertical angle of each interval was ascertained with the transit circle; the horizontal equivalents, to nearest link, are entered in the field note record.

June 26, at corner No. 1 I make a series of 3 altitude observations of the sun for azimuth, each with the telescope in direct and reverse positions, observing the opposite limbs of the sun; the horizontal angle is turned left from mark to sun.  
Latitude  $61^{\circ}40'$  N. longitude  $150^{\circ}40'$  W. ( approximate ).

Observation	Inst.	Vertical angle	Horizontal angle	Time 135° meridian.
$\alpha$	D	$45^{\circ}14'30''$	$22^{\circ}22'00''$	2:20 p.m.
$\beta$	R	$44^{\circ}33'00''$	$22^{\circ}40'00''$	
Mean		$44^{\circ}53'45''$	$22^{\circ}31'00''$	
$\alpha$	R	$44^{\circ}52'00''$	$21^{\circ}14'00''$	
$\beta$	D	$44^{\circ}14'30''$	$21^{\circ}31'00''$	
Mean		$44^{\circ}33'15''$	$21^{\circ}22'30''$	
$\alpha$	D	$44^{\circ}40'00''$	$20^{\circ}27'00''$	2:30 p.m. 2:25 p.m.
$\beta$	R	$44^{\circ}00'00''$	$20^{\circ}37'00''$	
Mean		$44^{\circ}20'00''$	$20^{\circ}37'00''$	

Course to mark 1st observation S.  $70^{\circ}37'04''$  W.  
 Course to mark 2nd observation S.  $70^{\circ}37'04''$  W.  
 Course to mark 3rd observation S.  $70^{\circ}34'56''$  W.  
 Mean of 3 observations S.  $70^{\circ}36'22''$  W.

All lines were deflected from the true meridian and carried by fore and back sights.

The magnetic declination is  $26^{\circ}30'$  East.

335

## FIELD NOTES OF U.S. SURVEY No. 2683

Chains U.S.L.M. No. 2683, hereinafter described, bears S. 26°16' W., 1.12 chs.

## West

Over rolling land, through spruce and birch timber and dense undergrowth.

7.70 Leave level land, ascend 35 ft.

10.00 Point for cor. No. 2

Set a galvanized iron pipe, 30 ins. long, 1½ ins. diam., 24 ins. in the ground stamped with dies on SE. side

S 2683

C 2

1946

from which

A spruce, 8 ins. diam., bears N. 41°30' E., 33 lks. dist., mkd.  
S 2683 C 2 BT.

A spruce, 7 ins. diam., bears S. 32°20' E., 29 lks. dist., mkd.  
S 2683 C 2 BT.

## South

Descend through spruce and birch timber and dense undergrowth.

4.00 Foot of descent, 35 ft. below cor. No. 2.

Thence over level land.

5.00 Point for cor. No. 3

Set a galvanized iron pipe, 30 ins. long, 1½ ins. diam., 24 ins. in the ground, stamped with dies on NE. face.

S 2683

C 3

1946

from which

A birch, 9 ins. diam., bears N. 15°45' E., 56 lks. dist., mkd.  
S 2683 C 3 BT.

FIELD NOTES OF U.S. SURVEY No. 2683

Chains

from which

A spruce, 6 ins. diam., bears N. 39°45' W., 21 1/2 lks. dist., mkd.  
WC S 2683 C 4 BT.

A spruce, 6 ins. diam., bears N. 86°15' W., 33 lks. dist., mkd.  
WC S 2683 C 4 BT.

Descend steep creek bank.

9.65 Edge of creek, right bank of Alexander Creek, course S. 10° E., 25 ft. below witness cor.

10.00 True point for corner No. 4, impracticable to establish as corner point falls in Alexander creek.

North

Follow up Alexander creek, 50 lks. wide, 2 ft. deep, clear water, swift current.

4.20 Leave creek, ascend bank 4 ft. high.

Thence over level land.

5.00 Corner No. 1, containing 5.00 acres.

ESTABLISHMENT OF U.S. LOCATION MONUMENT No. 2683.

On a prominent point, set a granite rock, 24 x 12 x 12 ins., 18 ins. in the ground, mkd.

U S L M  
2683

on S. face, with cross on top.

from which

A birch, 12 ins. diam., bears N. 14°30' E., 40 lks. dist., mkd.  
U S L M 2683 BT.

A birch, 6 ins. diam., bears N. 57°35' W., 51 lks. dist., mkd.  
U S L M 2683 BT.

Corner No. 1 bears N. 26°16' E., 1.12 chs. dist.

337

## FIELD NOTES OF U.S. SURVEY No. 2683.

## REPORT OF SURVEY.

This survey is situated in a very remote location particularly so in summer season. Access in winter season is evidently by winter trail on Alexander creek. The nearest settlement is Susitna Station about 9 miles SE.

Access in summer season is only possible by float plane on a small lake about  $3\frac{1}{2}$  miles distant, East of the survey, and then overland by foot without trail. Regular corner posts were dropped from float plane near the survey but after diligent search could not be located later. Galvanized iron pipe found on the survey were used for corners as suitable rock was not available.

## GENERAL DESCRIPTION.

This survey is situated on Alexander Creek, a tributary of the Susitna River, approximately 9 miles NW. of Susitna Station.

Alexander creek is about 50 lks. wide, mud and gravel bottom, swift current. It is not navigable.

The claim is nearly all level land. The soil is sandy loam and glacial silt. It is covered with spruce and birch timber and dense undergrowth, berry bushes and second growth.

The claimant has well constructed log buildings and about  $\frac{1}{2}$  acre cleared. He was not present at the time of survey.

The only location stake found was group of 4 birch trees near the boat landing.



CERTIFICATE OF SURVEYOR

I, F. W. WILLIAMSON, CADASTRAL ENGINEER, HEREBY CERTIFY upon honor that, in pursuance of special instructions bearing date of the 20 day of February 1946, received from the district cadastral engineer for Alaska, with assignment instructions dated June 4, 1946, I have surveyed U.S. Survey No. 2683 Homesite of Vernon S. Ross, situated on Alexander Creek, about 9 miles Northwest of Susitna Station

of the Meridian, in the State of Territory of Alaska, which are represented in the foregoing field notes as having been executed by me and under my direction; and that said survey has been made in strict conformity with said instructions, the Manual of Instructions for the Survey of the Public Lands of the United States, and in the specific manner described in the foregoing field notes.

APR 15 1947 Juneau Alaska

F. W. Williamson F. W. Williamson Cadastral Engineer

CERTIFICATE OF APPROVAL

Bureau of Land Management, Public Survey OFFICE OF SUPERVISION OF SURVEYS, Juneau Alaska

JUN 3 1947, 19

The foregoing field notes of the survey of U.S. Survey No. 2683 Homesite of Vernon S. Ross, situated on Alexander Creek, about 9 miles Northwest of Susitna Station

executed by F. W. Williamson Cadastral Engineer, under special instructions dated February 20, 1946, and assignment instructions dated June 4, 1946, having been critically examined, and the necessary corrections made prior to their certification by the engineer, the said field notes, and the survey therein described, are hereby approved.