



# stewart title®

Property Profile Report

06/22/2026

ASLS 2002-6 Block 2, Lot 1

Prepared by:

Christi Erwin

Stewart Title of Alaska

2002 E Bogard Road, Ste A

Wasilla AK 99654

Mobile (907) 354-5186

[christi.erwin@stewart.com](mailto:christi.erwin@stewart.com)

Prepared for:

**Greta Froelich**  
**McKinley View Real Estate,**  
**LLC.**  
**Mile 11.5 Talkeetna Spur**  
**Talkeetna, Alaska 99676**

Report Provided by:

Stewart Title

2002 E Bogard Road, Ste A

Wasilla AK 99654

(907)376-2220 Main

[www.stewart.com/wasilla](http://www.stewart.com/wasilla)

- |                                     |                             |                                     |  |
|-------------------------------------|-----------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <b>Tax Report</b>           | <input type="checkbox"/>            | <b>CCR</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 checked="" type="checkbox"/> | <b>Deed of Trust</b>        | <input type="checkbox"/>            | <b>Other - Party Wall Agreement</b>            |
| <input checked="" type="checkbox"/> | <b>Plat Map</b>             | <input type="checkbox"/>            | <b>Notice of Default</b>                       |

## Disclaimer

This property report is provided “as is” without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

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: 57183B02L001

**Site Information**

Account Number	57183B02L001	Subdivision	ASLS 2002-6
Parcel ID	518548	City	None
TRS	S23N04W08	Map MO10	Tax Map
Abbreviated Description (Not for Conveyance)	ASLS 2002-6 BLOCK 2 LOT 1		

**Ownership**

Owners	HAAG ANDREW JOSEPH	Buyers	
Primary Owner's Address	PO BOX 821 TALKEETNA AK 99676-0821	Primary Buyer's Address	

**Appraisal Information**

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2026	\$55,400.00	\$0.00	\$55,400.00	2026	\$55,400.00	\$0.00	\$55,400.00
2025	\$48,200.00	\$0.00	\$48,200.00	2025	\$48,200.00	\$0.00	\$48,200.00
2024	\$48,200.00	\$0.00	\$48,200.00	2024	\$48,200.00	\$0.00	\$48,200.00

**Building Information**

**Building Item Details**

Building Number	Description	Area	Percent Complete
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**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed
2026	Yes	0051	::	::
2025	Yes	0051	15.702	\$756.84
2024	Yes	0051	16.119	\$776.93

**Recorded Documents**

Date	Type
12/23/2021	QUITCLAIM DEED (ALL TYPE)
5/17/2013	Patent

Recording Info (offsite link to DNR)

- [Talkeetna 2021-002151-0](#)
- [Talkeetna 2013-000634-0](#)

**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
14.83	14.83	Assembly District 007	<a href="#">30-595</a>	024 Talkeetna FSA	015 Caswell Lakes RSA

<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.

<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.

Last Updated: 6/18/2026 3:00:00 PM



2021 Over-The Counter  
Parcel 18-006  
MSB007858  
TRS 23N04W08

**QUITCLAIM DEED**

The GRANTOR, **Matanuska-Susitna Borough**, a municipal corporation organized and existing under the laws of the state of Alaska, whose address is 350 East Dahlia Avenue, Palmer, Alaska 99645, for Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quitclaims to the GRANTEE(S), **Andrew Joseph Haag, a single person**, whose address of record is P.O. Box 821, Talkeetna, Alaska 99676, all interest it has, if any, in the following described real property:

Lot 1, Block 2, Alaska State Land Survey No. 2002-6, according to the survey plat recorded in the Talkeetna Recording District on February 11, 2013, as Plat No. 2013-2, Third Judicial District, State of Alaska.  
(Tax ID 57183B02L001)

TOGETHER WITH all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances hereto;

SUBJECT TO valid existing rights, including reservations, easements, and exceptions in the U.S. Patent or other state or federal conveyance, and in acts authorizing the issue thereof; easements, rights-of ways, covenants, conditions, reservation, notes on the plat, and restrictions of record, if any.

Dated this 22 day of November, 2021.

GRANTOR:

MATANUSKA-SUSITNA BOROUGH,  
a municipal corporation by:

A handwritten signature in black ink, appearing to read 'MB', written over a horizontal line.

MICHAEL BROWN, Borough Manager





**NOTES:**

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH A.S. 29.65 AND SI 2002-6.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR FOR CLOSURE OF THIS SURVEY IS NOT GREATER THAN 1:5000.
- ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 5000 FEET OF, OR BOUNDED BY A CERTIFIED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50 FOOT (50') EASEMENT EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER (OHW) OF MONTANA CREEK FORM THE TRUE COURSE OF TRACTS A & B. THE APPROXIMATE BEARING AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE COURSE BEING AN EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- THE FEMA FLOOD HAZARD AREA (FHA) IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, B, C, X, Y, Z, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. THE FEMA IN THE SUBJECT PARCEL IS LABELED AS "ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED". THE REMAINING SUBJECT PROPERTY IS "AREAS OF MINIMAL FLOODING". THE FEMA FHA WAS DIGITIZED, AND THE DETERMINATIONS ARE FROM THE FEMA FIRM MAP NUMBER 22170C101C, WITH AN EFFECTIVE DATE OF 3/17/11. THE LAND SURVEYOR MAKES NO INTERPRETATIONS OTHER THAN DIGITIZING THE HORIZONTAL LOCATION OF THE FEMA FROM THE FEMA MAP, OR DETERMINATIONS OR GUARANTEES AS TO THE UNLIEKHOOD OR LOCATION OF A FLOOD EVENT.
- BASES OF COORDINATES: THE NAD 83 COORDINATES DEPICTED ON THIS PLAT ARE BASED ON USING HUNGARION TRIMBLE BRAND, HP 4200, REAL TIME KINEMATIC GPS SURVEY EQUIPMENT WITH NGS OPUS POST-PROCESSING ON THE C 1/4 CORNER OF SECTION 8, THE NAD 27 COORDINATES WERE CONVERTED BY CORSPON 6 SOFTWARE.
- SECTION LINE EASEMENTS ARE DETERMINED THROUGH AS 19.10.010.
- AT THE TIME OF THIS SURVEY, THE BLM WAS IN THE PROCESS OF COMPLETING THE FINAL PLAT OF THE "TOWNSHIP 23 NORTH, RANGE 4 WEST, OF THE SENARD MERIDIAN, ALASKA DEPENDENT RESURVEY AND SUBDIVISION". THE WITNESS CORNERS TO THE BLM ESTABLISHED AT THE 1/4 CORNER OF SECTION 8 WERE SET BY THE BLM IN THIS RECENT SURVEY. THE ORIGINAL SECTION CORNER, THE 1/4 CORNER, AND ALL ORIGINAL ACCESSORIES, WERE ORIENTATED BY MONTANA CREEK. THE BLM ESTABLISHED THE SECTION CORNER USING A BEARING TREE CREATED AS A MONUMENT ACCESSORY FOR U.S. SURVEY NO. 303A (ALASKA ROADROAD ROW). THE ABOVE MENTIONED MONUMENTS WERE RECOVERED AND ACCEPTED BY THIS SURVEY.
- KEYSTONE SURVEYING (LS# 7330) IS THE SURVEYOR OF RECORD FOR THE "VIEWS AT MONTANA CREEK" (PLAT NO. 2007-160 IN THE PALMER RECORDING DISTRICT AND PLAT NO. 2007-10 IN THE TALKEETNA RECORDING DISTRICT). THIS SURVEYOR SET THE NON-ACCEPTED REBAR, WITH ORANGE PLASTIC CAPS, THAT ARE SHOWN IN DETAIL 5. THERE IS NO INDICATION OF ANY RECORDED ALASKA DOT/PP MONUMENTS SHOWN ON THE PLAT MENTIONED ABOVE. THERE IS NO EXPLANATION, ON SAID PLAT, OF WHY THE ALASKA DOT/PP MONUMENTS OF RECORD WERE IGNORED AND DOUBLE PLANKED. ATTEMPTED CONTACT OF SAID SURVEYOR OF RECORD WAS UNSUCCESSFUL.
- THE LAND SURVEYOR OF RECORD FOR PLAT NO. 94-548S IN THE PALMER RECORDING DISTRICT SET OR RECORDED THE REBAR NOT ACCEPTED IN DETAIL 3. NOTE NO. 4 IN SAID PLAT EXPLAINS THAT NO SECTION BREAKDOWN WAS PERFORMED FOR THAT SURVEY. THEREFORE, THOSE REBAR DO NOT REPRESENT ALIQUOT CORNERS. AT THE TIME OF THIS SURVEY, THERE APPEARS TO BE NO PHYSICAL EVIDENCE THAT THOSE NON-ACCEPTED REBAR WERE HELD UP AS PROPERTY CORNERS, OTHER THAN A 6 - 10 FOOT WIDE CUT LINE WHICH THE NEW SET CORNERS STILL FALL IN THE MIDDLE OF.
- THERE ARE NO PLATS OF RECORD THAT SHOW THE ORIGINS OF THE REBAR NOT ACCEPTED IN DETAIL 4. GIVEN THE CIRCUMSTANCES DESCRIBED IN NOTE 11 OF THIS PLAT, THE SURVEYOR HAS NO REASON TO BELIEVE THAT IT WAS SET BASED ON A SECTION BREAK DOWN. AT THE TIME OF THIS SURVEY, THERE APPEARS TO BE NO PHYSICAL EVIDENCE THAT THAT NON-ACCEPTED REBAR WAS HELD UP AS A PROPERTY CORNER.
- TRACT A IS A REMNANT PARCEL CREATED BY THE SEGREGATION OF NAVIGABLE WATER. IT IS A SUBSTANDARD LOT PER MATANUSKA SUSITNA BOROUGH CODE "MSB 27.20.060(A)(1)".
- IN ACCORDANCE SI 2002-4 AN MEA TRANSMISSION LINE EASEMENT (A-056341) IS TO BE SHOWN AS 50' ON BOTH SIDES OF THE EXISTING TRANSMISSION LINE. ONLY THOSE PORTIONS OVER THE SUBJECT PROPERTY HAVE BEEN DELINEATED.
- BASE FLOOD ELEVATION (BFE) CONTOURS WERE CREATED FROM THE "FLOOD HAZARD STUDY, 196 MILE, CASWELL SHEEP, GOOSE, MONTANA, ANSBER, AND BRICH CREEKS AND TRIBUTARIES, ALASKA WILDER COOPERATIVE STUDY, SUSITNA RIVER BASIN, TALKEETNA SUBURBAN MATANUSKA-SUSITNA BOROUGH, ALASKA" DATED APRIL, 1981, PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, COLUMBUS, MISSOURI. THE SURVEYOR, IN COOPERATION WITH STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES, DEPARTMENT OF FISH AND GAME, THE "100 YEAR FLOOD" ELEVATIONS WERE USED AS THE BFE ELEVATIONS, WHICH ARE TIED TO US CGS SURVEY BENCHMARK "3-105" LOCATED AT THE NORTHEAST CORNER OF THE PARKS HIGHWAY BRIDGE OVER MONTANA CREEK, WITH AN ELEVATION OF 258.46 FEET. THE LAND SURVEYOR MAKES NO INTERPRETATIONS OR DETERMINATIONS AS TO THE ACCURACY OR POSSIBLE DEFICIENCIES IN THE ABOVE MENTIONED FLOOD STUDY.

**NOTES (CONT.):**

- LOTS 1 AND 2, BLOCK 2 ARE TO SHARE A COMMON ACCESS POINT TO MONTANA CREEK ROAD AT THE NORTH COMMON CORNER OF SAID LOTS.
- TRACTS A, B, AND C ARE TO BE RETAINED BY THE STATE OF ALASKA.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL LAND OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- STRUCTURES AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS ARE SUBJECT TO MSB 17.55.020, SETBACKS FOR SHORELINES.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

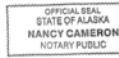
11796  
REGISTRATION NUMBER  
12/14/12  
DATE  
REGISTERED LAND SURVEYOR  
D. J. MOSEY



**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2013-2014 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OF RESURVEYING, HEREON HAVE BEEN PAID.

12/13  
DATE  
JAN. COLLIERSON OFFICIAL



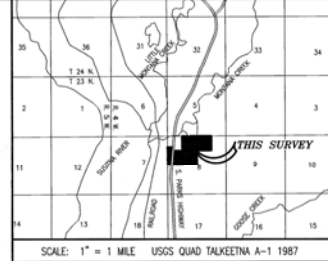
**APPLICANT CERTIFICATE**

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE APPLICANTS AS SHOWN HEREON. WE APPROVE THIS SURVEY PLAT.  
ADL No. 227715, LOTS 1, 2 AND 3, BLOCK 1, LOTS 1 AND 2, BLOCK 2, LOT 1, BLOCK 3, AND A PORTION OF MONTANA CREEK ROAD.

1-9-13  
DATE  
JAN. MOONEY BOROUGH MANAGER

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF JAN. 2013, FOR Jana Mooney, Borough Manager  
NOTARY PUBLIC FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: 9-10-15



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS 2002-6, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

1/15/2013  
DATE  
Jana Mooney DIRECTOR, DIVISION OF MINING, LAND AND WATER

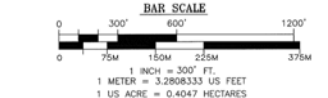
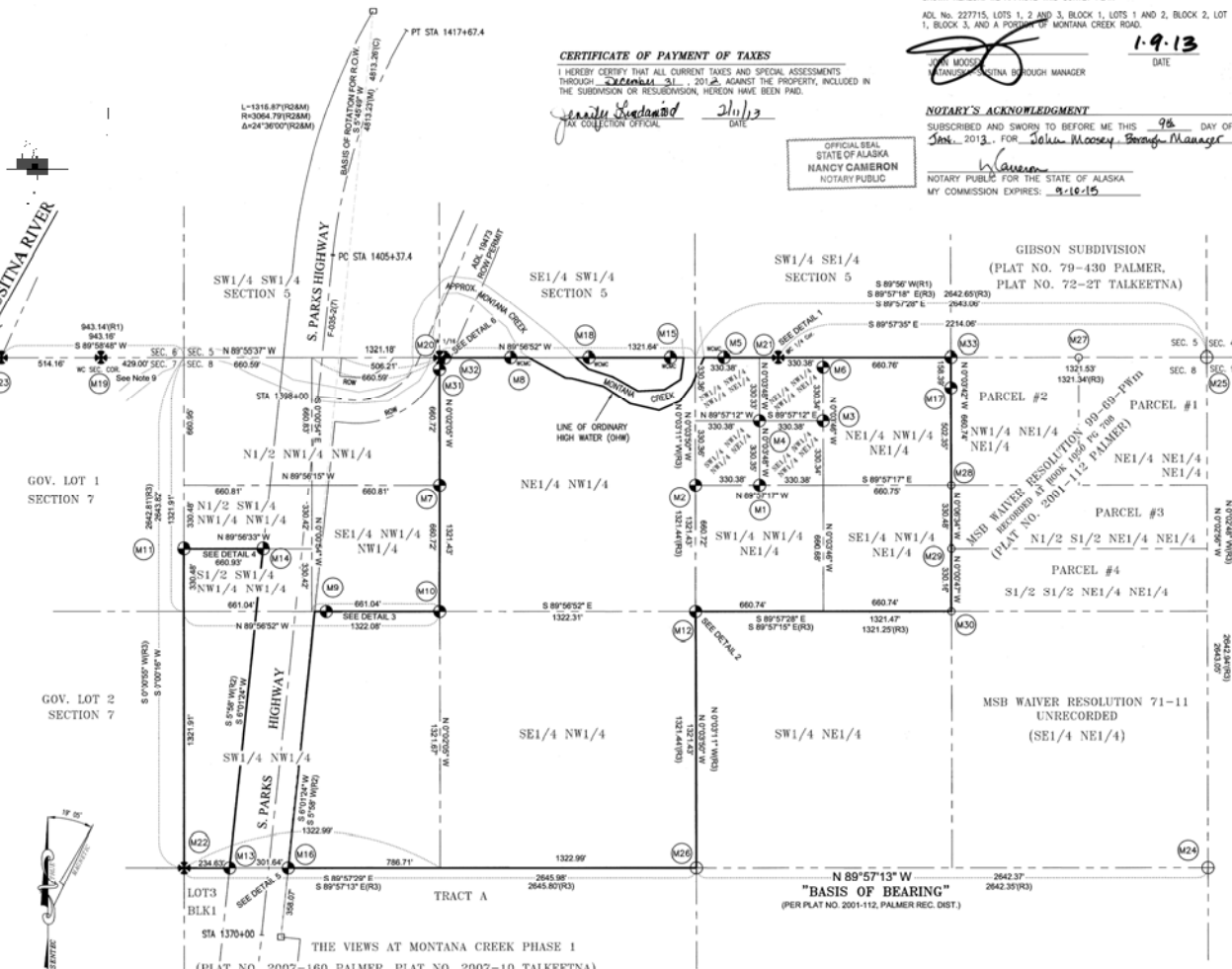
**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF January 2013, FOR Bernad Tarnings  
NOTARY PUBLIC FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: 10/1/13

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION 71-11 DATED FEBRUARY 11, 2013 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

February 11, 2013. ATTESTED: Melinda M. Schindler  
PLANNING DIRECTOR



**LEGEND:**

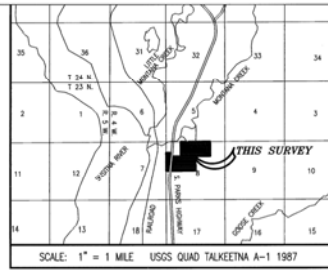
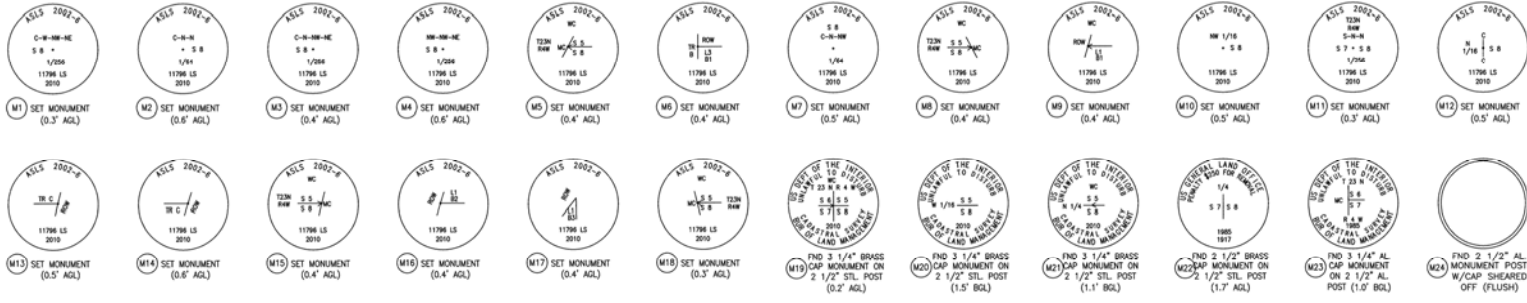
- GLD/BLM MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY (DESCRIBED ON SHEET 2)
- PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY (5/8"X30" REBAR WITH 1 1/2" ALUMINUM CAP)
- SECONDARY MONUMENT RECOVERED
- DOT/PP CONCRETE ROW MARKER
- RECOVERED 5/8" REBAR NOT ACCEPTED (THOSE WITH PLASTIC SURVEY CAPS ARE NOTED WITH LSF#)
- POWER POLE
- GUY WIRE
- BASE FLOOD BENCHMARK ELEVATION
- SURVEYED LINE
- SECTION/ALLOTMENT PART LINE
- EASEMENT LINE
- DOT/PP PROJECT R.O.W. CENTERLINE
- FEMA FLOOD HAZARD AREA
- FLOOD HAZARD BOUNDARY (SEE NOTES 15 & 16)
- 252.5' BASE FLOOD ELEVATION CONTOUR

BOUNDARY CONTROL: SEE SHEET 3 FOR SUBDIVISION	
DATE OF SURVEY: BEGINNING: SEP 2008 ENDING: SEP 2010	SURVEYED BY: SERVIC SURVEYING, LLC 3025 CASWELL ST, SUITE 300 ANCHORAGE, ALASKA 99503 (907)563-3635 FAX: (907)563-2817
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
<b>ALASKA STATE LAND SURVEY NO. 2002-6</b>	
A SUBDIVISION OF A PORTION OF THE N1/2, SECTION 8, CREATING LOTS 1-3, BLOCK 1; LOTS 1 AND 2, BLOCK 2; LOT 1, BLOCK 3; TRACTS A, B AND C, AND DEDICATION OF THE MONTANA CREEK ROAD	
LOCATED IN SURVEYED SECTION 8, T. 23 N., R. 4 W., SENARD MERIDIAN, ALASKA CONTAINING 152.48 ACRES MORE OR LESS	
FIELD BOOK: 889/1-435-89	DRAWN BY: JAN 11/2012
CHECKED BY: MAM	APPROVED BY: JAN 14/13
SCALE: 1" = 300'	FILE NO. ASLS 2002006
SHT 1 OF 3	

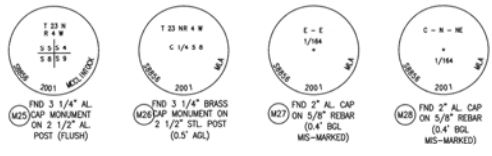
TALKEETNA 2013-2

**MONUMENT DETAIL:**

NOTE: ALL SET MONUMENTS ARE 3 1/4" ALUMINUM CAPS ON 2 1/2" x 30" ALUMINUM PIPE, FLARED AT BOTTOM, WITH ONE WAGON DIRECTLY UNDERNEATH THE PIPE AND ONE GLEED TO THE UNDERSIDE OF THE CAP.



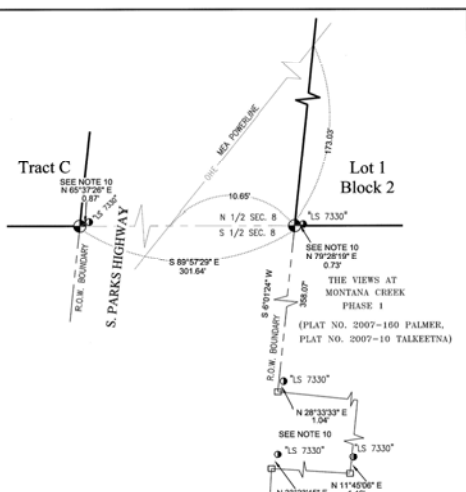
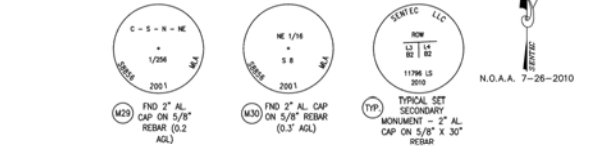
SCALE: 1" = 1 MILE. USGS QUAD TALKETNA A-1 1987



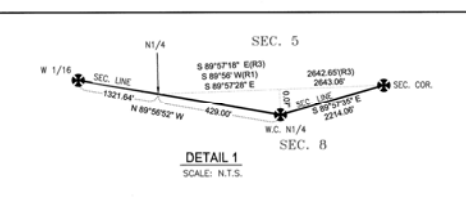
MONUMENT ACCESSORIES			
MONUMENT	TREE	BEARING	DIST
M1	5" C	N 63 1/2° E	4.4'
	7" S	S 1 1/2° W	12.1'
	8" S	N 82° W	13.8'
	6" S	N 76 1/2° E	13.0'
	5" S	S 41° W	5.9'
	9" S	N 58 1/2° W	11.4'
	6" B	S 63° E	1.4'
M2	13" B	S 31 1/2° W	10.8'
	10" S	N 26 1/2° W	34.6'
	6" S	S 81 1/2° E	10.5'
M3	16" B	S 61° W	7.3'
	10" S	N 20 1/2° W	6.7'
M4	6" B	N 22° E	7.6'
	15" S	S 72 1/2° W	17.2'
	12" C	N 39 1/2° W	21.7'
M5	5" C	N 66° E	3.7'
	10" C	S 26 1/2° E	6.5'
	5" B	S 47 1/2° W	14.6'
M6	7" B	N 46 1/2° E	12.2'
	8" B	S 34° E	8.9'
M7	9" S	S 45° W	19.8'
	26" C	S 48° E	42.7'
M8	12" B	S 3° W	50.9'
	14" B	S 54° W	42.3'
	4" S	N 49° E	8.1'
M9	14" S	S 13 1/2° E	6.7'
	12" B	N 16 1/2° W	13.9'
M10	7" S	N 69° E	24.4'
	10" S	S 16 1/2° W	3.5'
	12" B	N 73° W	17.4'
	11" S	N 14 1/2° E	7.3'
M11	20" C	S 43° E	28.3'
	13" S	S 24° W	16.2'

MONUMENT ACCESSORIES			
MONUMENT	TREE	BEARING	DIST
M12	7" S	S 6° E	23.5'
	6" S	S 44° W	8.8'
	5" S	N 23 1/2° W	11.8'
M13	5" C	N 88 1/2° E	19.4'
	7" C	N 58 1/2° W	4.8'
	5" B	N 4° W	23.1'
M14	12" C	S 58° E	19.3'
	10" B	S 36° E	22.6'
	13" S	S 12 1/2° W	24.0'
	16" S	N 38° E	16.0'
M15	5" S	S 70 1/2° E	25.2'
	4" C	S 7 1/2° W	29.6'
M16	4" S	S 35° E	14.8'
	7" B	S 89° W	34.2'
	6" B	N 28° W	52.1'
M17	10" B	N 67 1/2° E	81.4'
	9" S	S 50° E	41.2'
	10" B	S 30° E	33.7'
	20" C	S 29° E	5.2'
M18	10" S	N 86 1/2° W	14.1'
	15" B	N 13° W	4.4'
M19	8" B	N 12° E	87.0'
	8" S	S 13° E	37.4'
M20	18" C	S 79° E	95.9'
	36" C	S 8° W	56.0'
M21	9" S	N 8 1/2° E	35.0'
	10" C	S 13 1/2° E	44.2'
M22	12" B	N 4° E	17.2'
	8" S	N 60° W	20.1'
	14" B	N 29° W	35.6'

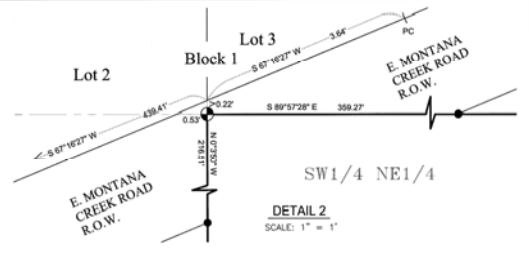
MONUMENT ACCESSORIES			
MONUMENT	TREE	BEARING	DIST
M23	9" Spruce	N 68° W	29.0'
M24	5" S	S 44° E	59.0'
	5" S	S 49° W	39.0'
M25	7" S	S 66° E	84.3'
	11" S	S 54° W	64.7'
	9" S	N 49° W	96.0'
M26	4" S	N 89° E	115.5'
	4" S	S 39° E	113.9'
M27	6" B	N 9° E	57.6'
	10" B	S 33° E	50.1'
	6" S	S 33° W	58.1'
M28	4" S	N 80° E	25.3'
	8" S	S 11° E	22.1'
	5" S	N 82° W	14.5'
M29	7" B	N 85° E	29.3'
	4" S	S 30° E	13.0'
	4" S	N 51° W	10.9'
M30	4" S	N 42° E	29.6'
	10" B	S 67° E	24.8'
	4" S	S 66° W	27.8'
M31	36" C	N 31° W	7.8'
	34" C	N 50 1/2° E	56.8'
M32	32" C	S 58 1/2° E	69.6'
	36" C	S 29 1/2° W	63.2'
	34" C	S 33° E	30.8'
M33	11" C	N 55° E	29.1'
	12" B	S 46° E	144.4'
	8" S	N 60° W	123.0'
	8" B	N 18 1/2° W	59.3'



**DETAIL 5**  
SCALE: 1" = 5'



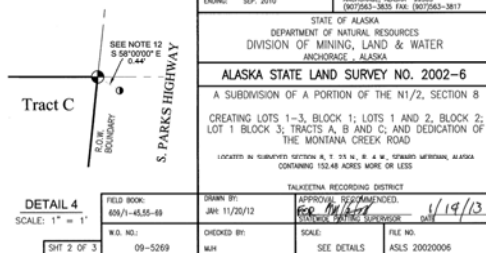
**DETAIL 1**  
SCALE: N.T.S.



**DETAIL 2**  
SCALE: 1" = 1'



**DETAIL 3**  
SCALE: N.T.S.



**DETAIL 4**  
SCALE: 1" = 1'

DATE OF SURVEY: BEGINNING: SEP 2009; ENDING: SEP 2010

SURVEYED BY: SENEIC SURVEYING, LLC; 2025 GABRIEL STREET, SUITE 209; ANCHORAGE, ALASKA 99503; (907)463-3038 FAX: (907)463-3817

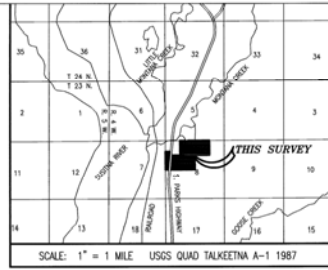
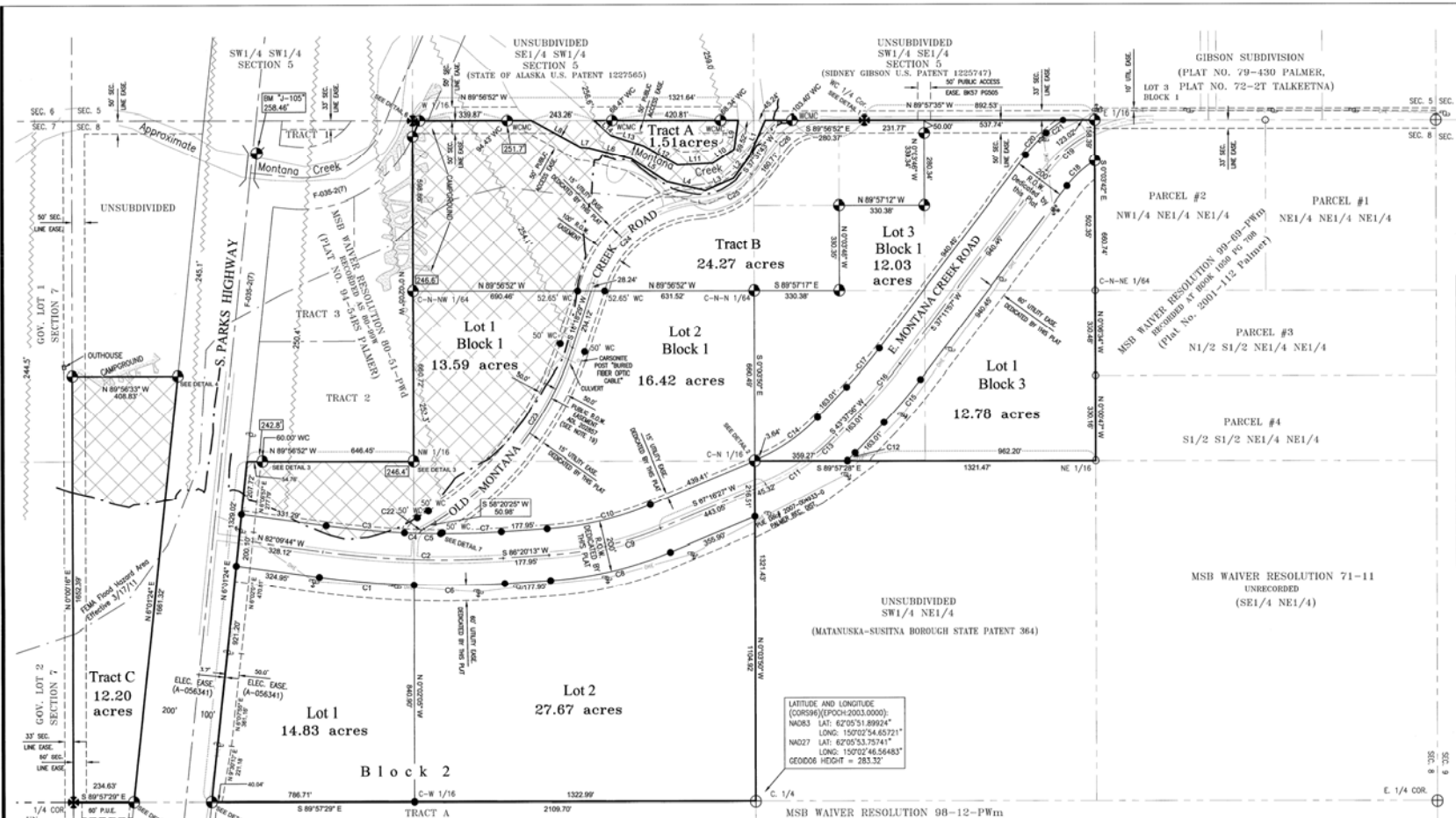
STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND & WATER  
ANCHORAGE, ALASKA

**ALASKA STATE LAND SURVEY NO. 2002-6**  
A SUBDIVISION OF A PORTION OF THE N1/2, SECTION 8  
CREATING LOTS 1-3, BLOCK 1; LOTS 1 AND 2, BLOCK 2;  
LOT 1 BLOCK 3; TRACTS A, B AND C; AND DEDICATION OF  
THE MONTANA CREEK ROAD

LOCATED BY MEASUREMENTS ACCORDING TO 57 S.M.A.S. & W. & 58 S.M.A.S. & W. & 59 S.M.A.S. & W. & 60 S.M.A.S. & W. & 61 S.M.A.S. & W. & 62 S.M.A.S. & W. & 63 S.M.A.S. & W. & 64 S.M.A.S. & W. & 65 S.M.A.S. & W. & 66 S.M.A.S. & W. & 67 S.M.A.S. & W. & 68 S.M.A.S. & W. & 69 S.M.A.S. & W. & 70 S.M.A.S. & W. & 71 S.M.A.S. & W. & 72 S.M.A.S. & W. & 73 S.M.A.S. & W. & 74 S.M.A.S. & W. & 75 S.M.A.S. & W. & 76 S.M.A.S. & W. & 77 S.M.A.S. & W. & 78 S.M.A.S. & W. & 79 S.M.A.S. & W. & 80 S.M.A.S. & W. & 81 S.M.A.S. & W. & 82 S.M.A.S. & W. & 83 S.M.A.S. & W. & 84 S.M.A.S. & W. & 85 S.M.A.S. & W. & 86 S.M.A.S. & W. & 87 S.M.A.S. & W. & 88 S.M.A.S. & W. & 89 S.M.A.S. & W. & 90 S.M.A.S. & W. & 91 S.M.A.S. & W. & 92 S.M.A.S. & W. & 93 S.M.A.S. & W. & 94 S.M.A.S. & W. & 95 S.M.A.S. & W. & 96 S.M.A.S. & W. & 97 S.M.A.S. & W. & 98 S.M.A.S. & W. & 99 S.M.A.S. & W. & 100 S.M.A.S. & W.

TALKKETNA RECORDING DISTRICT  
EXPIRES: 12/31/2013  
JMR: 11/29/12  
FILE NO.: 09-5269  
SEE DETAILS: ASSS 20020006

TALKKETNA 2013-2



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	368.13	3392.09	5°33'16"	184.73	368.98	S 85°02'22" E
C2	700.96	3492.09	11°30'37"	351.66	699.78	S 87°54'45" E
C3	306.36	3392.09	5°39'29"	152.79	305.29	S 84°44'28" E
C4	66.17	3392.09	0°56'55"	28.08	66.19	S 87°47'40" E
C5	83.73	3392.09	1°24'52"	41.87	83.73	S 88°58'33" E
C6	351.91	3392.09	5°36'47"	176.09	351.79	N 89°08'37" E
C7	238.62	3392.09	3°58'48"	117.86	238.57	N 88°19'37" E
C8	478.49	1441.17	19°03'47"	241.98	477.29	N 78°48'20" E
C9	446.22	1341.17	19°03'47"	225.19	444.17	N 78°48'20" E
C10	412.89	1241.17	19°03'47"	208.40	411.09	N 78°48'20" E
C11	185.47	613.32	13°02'58"	93.14	185.07	N 69°44'28" E
C12	42.07	613.32	2°58'22"	21.04	42.07	N 44°56'17" E
C13	150.32	613.32	10°35'23"	75.38	150.11	N 48°54'47" E
C14	294.51	713.32	23°39'21"	149.39	292.42	N 55°28'46" E
C15	218.96	1954.66	6°25'09"	109.48	218.86	N 49°23'11" E
C16	207.77	1854.50	6°25'09"	104.00	207.66	N 49°24'31" E
C17	196.57	1754.50	6°25'09"	98.39	196.47	N 49°24'31" E
C18	147.40	404.07	20°34'07"	74.53	146.59	S 47°38'58" W
C19	243.98	604.07	27°43'56"	124.42	241.61	S 51°03'05" W
C20	117.00	604.07	11°11'07"	65.16	117.74	S 42°47'30" W
C21	81.58	604.07	7°44'17"	40.85	81.52	S 52°15'12" W
C22	27.00	75.40	20°17'17"	13.65	26.86	S 48°54'46" W
C23	877.40	1255.78	40°01'55"	457.48	859.69	N 38°19'22" E
C24	550.91	462.98	68°10'40"	313.33	518.98	S 52°23'49" W
C25	233.58	273.37	48°57'28"	124.48	228.54	N 62°00'28" E
C26	45.44	211.29	12°19'24"	22.81	45.36	S 43°41'25" W

LATITUDE AND LONGITUDE (CORNER) (IP004-2003.0000).  
 NAD83 LAT: 62°05'51.89924"  
 LONG: 150°02'54.65721"  
 NAD27 LAT: 62°05'53.78341"  
 LONG: 150°02'46.56483"  
 GEOD06 HEIGHT = 283.32'

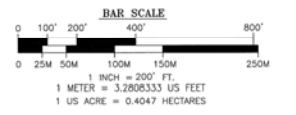
LINE	LENGTH	BEARING
L1	157.75	N 23°12'27" E
L2	101.51	N 36°22'28" E
L3	119.02	N 68°20'25" E
L4	153.82	S 78°50'09" E
L5	163.78	S 54°40'31" E
L6	170.23	S 75°38'34" E
L7	32.29	S 85°15'40" E
L8	216.90	S 61°01'22" E
L9	114.59	N 8°05'07" E
L10	99.31	N 57°10'06" E
L11	135.60	N 87°14'37" E
L12	151.30	S 60°19'48" E
L13	131.42	S 72°03'35" E
L14	88.60	S 47°55'52" E

AREA OF MONTANA CREEK ROAD ROW 17.18 ACRES

**LEGEND:**

- GLO/BLM MONUMENT RECOVERED
- ⊕ PRIMARY MONUMENT SET THIS SURVEY (DESCRIBED ON SHEET 2)
- ⊕ PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY (5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP)
- SECONDARY MONUMENT RECOVERED
- DOT/PP CONCRETE ROW MARKER
- ⊕ RECOVERED 5/8" REBAR NOT ACCEPTED (THOSE WITH PLASTIC SURVEY CAPS ARE NOTED WITH LSH)
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ BASE FLOOD BENCHMARK ELEVATION
- SURVEYED LINE
- SECTION/ALGOUT PART LINE
- EASMENT LINE
- DOT/PP PROJECT R.O.W. CENTERLINE
- FEMA FLOOD HAZARD AREA (SEE NOTES 15 & 16)
- FLOOD HAZARD BOUNDARY (SEE NOTES 15 & 16)
- BASE FLOOD ELEVATION CONTOUR

2013-2  
 Plat #  
 TALLEKETA  
 REC DIST  
 Feb. 11, 2013  
 TIME 3:06 PM



SUBDIVISION: SEE SHEET 1 FOR BOUNDARY CONTROL

DATE OF SURVEY: RECORDED: 09/2009  
 688/1-4555-49  
 ENDING: SEP. 2010

SURVEYED BY: SENSIC SURVEYING, LLC  
 2075 GAMBEL STREET, SUITE 208  
 ANCHORAGE, ALASKA 99503  
 (907)243-3265 FAX: (907)255-3817

STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF MINING, LAND & WATER  
 ANCHORAGE, ALASKA

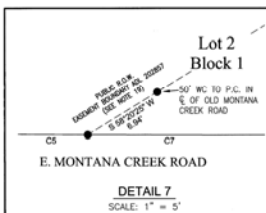
ALASKA STATE LAND SURVEY NO. 2002-6  
 A SUBDIVISION OF A PORTION OF THE N1/2, SECTION 8

CREATING LOTS 1-3, BLOCK 1; LOTS 1 AND 2, BLOCK 2; LOT 1 BLOCK 3; TRACTS A, B AND C; AND DEDICATION OF THE MONTANA CREEK ROAD

LOCATED IN SURVEYED SECTION 8, T. 23 N., R. 4 W., SEWARD MERIDIAN, ALASKA CONTAINING 15.48 ACRES MORE OR LESS

TALLEKETA RECORDING DISTRICT  
 APPROVAL BY: [Signature]  
 1/19/13

FIELD BOOK: 688/1-4555-49  
 W.D. NO.:  
 CHECKED BY: MAH  
 FILE NO.:  
 SCALE: 1" = 200'



DETAIL 7  
 SCALE: 1" = 5'

**FLOOD HAZARD AREA**



No Marks/Seals Outside of Border

AFFIDAVIT

We hereby certify that We hold the herein specified property interest in the property shown and described hereon and that We hereby consent to subdivision, by the Matanuska-Susitna Borough as shown on the Plat of ASLS 2002-6, noting the Parks Highway is excluded from this subdivision action and excepting therefrom the Leasehold interest therein described as ADL 418997 Right-Of-Way Lease for The Alaska Stand Alone Gas Pipeline/ASAP By and Between the State of Alaska and the Alaska Gasline Development Corporation recorded in the Palmer Recording District at:

Reception/Serial No. 2012-002021-0

NW¼NE¼, NE¼NW¼, S½SW¼NW¼NW¼, S½NW¼ Section 8, T23N, R4W S.M. AK

Current Legal Description

*Joe Dubler*  
Signature

Joe Dubler  
Printed Name

3301 C St., Anchorage, AK  
Address

ASLS 2002-6  
Proposed Subdivision Name

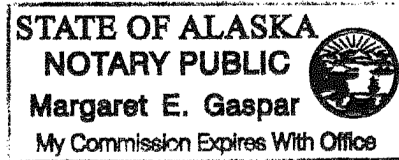
Leasehold  
Interest in Property

Alaska Gasline Development Corp  
Company Name

VP/CFO  
Representative's Title

NOTARY CERTIFICATION

State of Alaska )  
Third Judicial District )ss )



SUBSCRIBED and SWORN to (or affirmed) before me this 25 day of January 2013, by Atty Joe Dubler  
(name of signers(s))

*Margaret E. Gaspar*  
(signature and seal of notary)  
My commission expires: with office

FILE: 59542750.DAT 000123272

NGS OPUS SOLUTION REPORT

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All computed coordinate accuracies are listed as peak-to-peak values.  
 For additional information: [www.ngs.noaa.gov/OPUS/Using\\_OPUS.html#accuracy](http://www.ngs.noaa.gov/OPUS/Using_OPUS.html#accuracy)

USER: [hurstj@eeiteam.com](mailto:hurstj@eeiteam.com) DATE: October 05, 2009  
 RINEX FILE: 5954275r.09o TIME: 20:59:22 UTC

SOFTWARE: page5 0909.08 master10.pl 081023 START: 2009/10/02 17:53:00  
 EPHEMERIS: igr15515.eph [rapid] STOP: 2009/10/02 20:31:00  
 NAV FILE: brdc2750.09n OBS USED: 6175 / 6315 : 98%  
 ANT NAME: TRM39105.00 NONE # FIXED AMB: 50 / 52 : 96%  
 ARP HEIGHT: 1.262 OVERALL RMS: 0.012(m)

REF FRAME: NAD\_83(CORS96)(EPOCH:2003.0000) ITRF00 (EPOCH:2009.7529)

X:	-2592950.897(m)	0.024(m)	-2592951.815(m)	0.024(m)
Y:	-1494114.845(m)	0.019(m)	-1494113.800(m)	0.019(m)
Z:	5613705.617(m)	0.024(m)	5613705.940(m)	0.024(m)

LAT:	62 5 51.89924	0.016(m)	62 5 51.89631	0.016(m)
E LON:	209 57 5.34279	0.004(m)	209 57 5.24880	0.004(m)
W LON:	150 2 54.65721	0.004(m)	150 2 54.75120	0.004(m)
EL HGT:	95.318(m)	0.035(m)	95.732(m)	0.035(m)
ORTHO HGT:	86.356(m)	0.125(m)	[NAVD88 (Computed using GEOID06)]	

	UTM COORDINATES	STATE PLANE COORDINATES
	UTM (Zone 05)	SPC (5004 AK 4)
Northing (Y) [meters]	6888577.454	901819.508
Easting (X) [meters]	654056.911	497466.254
Convergence [degrees]	2.60887337	-0.04287579
Point Scale	0.99989074	0.99990008
Combined Factor	0.99987582	0.99988516

US NATIONAL GRID DESIGNATOR: 5VPJ5405788577(NAD 83)

BASE STATIONS USED

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
AI0952	TSEA ANCHORAGE CORS ARP	N611114.374	W1495341.819	101783.3
DE9153	ZAN1 ANCHORAGE WAAS 1 CORS ARP	N611345.129	W1494648.805	97829.0
DJ3043	POT5 POTATO POINT 5 CORS ARP	N610322.533	W1464148.517	212493.3

NEAREST NGS PUBLISHED CONTROL POINT

TT1427	J 105	N620612.	W1500338.	883.0
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This position and the above vector components were computed without any knowledge by the National Geodetic Survey regarding the equipment or field operating procedures used.