



**First American  
Title Insurance Company**

## LISTING PACKAGE

2/17/2026

[jennifergopez@cyberbacker.com](mailto:jennifergopez@cyberbacker.com)

**Attn:** Jennifer Gopez

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:

Owner Name(s): RG CONSTRUCTION LLC

Physical Address: 300 W ASHBROOK DR

Legal Description: LOT 3 BLK 2 PRIMROSE POINTE PH 3, PLAT NUMBER 2024-28, PALMER RECORDING DISTRICT

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.*

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503  
TEL 907-561-1844 | FAX 907-561-1948  
[ak.firstam.com](http://ak.firstam.com)



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 58488B02L003

### Site Information

Account Number 58488B02L003 Subdivision PRIMROSE POINTE PH 3  
 Parcel ID 545311 City Wasilla  
 TRS S17N01W04 Map WA12 Tax Map  
 Abbreviated Description PRIMROSE POINTE PH 3 BLOCK 2 LOT 3  
 (Not for Conveyance)

Site Address 300 W Ashbrook Dr

### Ownership

Owners RG CONSTRUCTION LLC Buyers  
 Primary Owner's Address 383 W STAR DUST CIR WASILLA AK 99654 Primary Buyer's Address

### Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2026	\$69,000.00	\$131,200.00	\$200,200.00	2026	\$69,000.00	\$131,200.00	\$200,200.00
2025	\$60,000.00	\$0.00	\$60,000.00	2025	\$60,000.00	\$0.00	\$60,000.00

### Building Information

Structure 0 of 1

Residential Units 2 Use Duplex  
 Condition Standard Design Two Story  
 Basement None Construction Type Frame  
 Year Built 2025 Grade 04.8  
 Foundation Concrete Block Well Well P - Public Water  
 Septic Septic - 1 - Septic Tank

### Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		100%
0	Garage (10.3) Area - 11M	874 Sq. Ft.	43 %
0	First Story	1458 Sq. Ft.	28 %
0	Second Story	1828 Sq. Ft.	28 %

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	No	0035	::	::
2025	Yes	0035	10.265	\$615.90

### Recorded Documents

Date Type  
 7/17/2025 WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)

[Palmer 2025-012907-0](#)

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

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

### Land and Miscellaneous

Gross Acreage 0.46 Taxable Acreage 0.46 Assembly District 004 Precinct [27-425](#) Fire Service Area 130 Central Mat-Su Road Service Area  
 No Borough Road Service see the [City of Wasilla Website](#)

<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: 2/17/2026 11:00:01 AM



WHEN RECORDED RETURN TO:  
Grantee

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File No.: STA 2670616

## STATUTORY WARRANTY DEED

**THE GRANTOR(S): Shadowoods LLC, an Alaska limited liability company**

whose mailing address is: **20441 Ptarmigan Blvd, Eagle River, AK 99577**

for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to

**The GRANTEE(S): RG Construction LLC, an Alaska limited liability company**

whose mailing address is: 383 W Star Dust Cir, Wasilla, AK 99654

the following described real estate:

**See Exhibit "A" attached hereto and made a part hereof.**

SUBJECT TO reservations and exceptions, in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof, easements, encumbrances, leases, rights-of-way, covenants, conditions, reservations, matters on plats, by-laws and all other restrictions of record, if any.

Dated: 7/16/25, 2025

GRANTOR:

Shadowoods LLC

By: [Signature]  
Kenneth Duffus, Member

State of Alaska

Third Judicial District

The foregoing instrument was acknowledged before me on 16 day of July, 2025  
by Kenneth Duffus as Member of Shadowoods LLC.

Witness my hand and official seal.

[Signature]  
Notary Public in and for the State of Alaska  
My Commission Expires: 2/3/29

Notary Public  
LISA RAVENSCROFT  
State of Alaska  
My Commission Expires 2/3/29

\*M.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 3 and 6, Block 2, PRIMROSE POINTE PHASE 3, according to the official plat thereof, filed under Plat No. 2024-28, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.





FATICO 4303975

**CONSTRUCTION DEED OF TRUST**This Construction Deed of Trust, made this 7<sup>TH</sup> day of October, 2025,

Between RG CONSTRUCTION LLC, an Alaska limited liability company, whose address is 383 W. Star Dust Circle, Wasilla, AK 99654, herein called TRUSTOR,

FIRST AMERICAN TITLE INSURANCE COMPANY, whose address is 892 E. USA Circle Suite 101, Wasilla, AK 99654, herein called TRUSTEE, and

COAST MORTGAGE CORPORATION, an Alaska corporation, whose address is C/O Christina Carlson VP, 4048 Dellman Drive, Roanoke, TX 76262, herein called BENEFICIARY,

WITNESSETH: That Trustor GRANTS, BARGAINS, SELLS, and CONVEYS TO TRUSTEE IN TRUST WITH POWER OF SALE, that property described as:

Lot 3, Block 2, PRIMROSE POINTE PHASE 3, according to the official plat thereof, filed under Plat Number 2024-28, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits; to have and to hold the same, with the appurtenances, unto the Trustee.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor herein contained. (2) Payment of indebtedness evidenced by one Construction Deed of Trust Note of even date herewith, in the Principal sum of \$375,000.00 payable to Beneficiary or order. (3) Performance of Trustor's obligations under the "Loan Agreement and Escrow of Funds" agreement of even date herewith. The term "indebtedness" is defined as follows:

a. Debt incurred under the terms of the Construction Deed of Trust Note, revolving loan agreement, contract, guaranty or other evidence of debt dated of even date herewith, together with all amendments, extensions, modifications or renewals.

b. All future advances from Beneficiary to Trustor under such evidence of debt, whether obligatory or discretionary. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances which exceed the amount shown herein. Any such commitment must be agreed to in a separate writing.

c. All sums advanced and expenses incurred by Beneficiary for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Beneficiary under the terms of this Security Instrument.

A. To protect the security of this Construction Deed of Trust, Trustor agrees:

1. Care. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to do all other acts which from the character or use of said property may be reasonably necessary.2. Insurance. To provide, maintain and deliver to Beneficiary builder's risk insurance and/or homeowner's insurance satisfactory to and with loss payable to the above named Beneficiary in an amount equal to the full insurable value of the property. The amount collected under any builder's risk insurance, or homeowner's insurance, or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at the option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate

any act done pursuant to such notice. If there are no improvements or structures located on this property, this paragraph shall not apply.

3. Defend. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary, or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorneys fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

4. Taxes. To pay: at least ten days before delinquency, all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

5. Expenditures. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof with interest from date of expenditure at the rate set forth in the Construction Deed of Trust Note secured hereby.

6. Protection of Security. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay reasonable attorneys fees.

7. Hazardous Substances. (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, or radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup, including but not limited to, autobody and engine repair shops and storage lots.

Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Trustor shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law; (b) which creates an Environmental Condition; or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Trustor shall promptly give Beneficiary written Notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Trustor has actual knowledge; (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance; and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Trustor learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Trustor shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Beneficiary for an Environmental Cleanup.

B. It is mutually agreed that:

1. Condemnation. Any award or damages in connection with any condemnation for public use of or injury to said property or any part thereof, is hereby assigned and shall be paid to Beneficiary who may apply or release such monies as received in the same manner and with the same effect as above provided for disposition of proceeds of builder's risk insurance, homeowner's insurance, or other insurance.

2. No Waiver. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive the right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. Trustee Special Powers. At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said Deed of Trust Note for endorsement, and without affecting the personal liability of any person for payment of



the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. Reconveyance. Upon written request of Beneficiary stating that all sums secured hereby have been paid and upon surrender of this Deed and said Deed of Trust Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Construction Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. Additional Security. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect such rents, issues and profits, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Default.

a. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of its election to cause to be sold the herein described property to satisfy the obligation hereof, and shall cause such notice to be recorded in the office of the recorder of each recording precinct wherein said real property or some part thereof is situated.

b. Notice of sale having been given as then required by law and not less than the time then required by law having elapsed after recordation of such notice of default, Trustee, without demand on Trustor, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest and best bidder for cash in lawful money of the United States, payable at time of sale. Notwithstanding the foregoing, the Beneficiary shall be entitled to enter an offset bid at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the proceeding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor or Beneficiary, as hereunder defined, may purchase at such sale.

c. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof not then repaid with accrued interest at the rate set forth in the Construction Deed of Trust Note secured hereby; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

7. Binding. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the Construction Deed of Trust Note secured hereby, whether or not named as a Beneficiary herein, or, if the Construction Deed of Trust Note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

8. Acceptance. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party.

9. Substitute Trustee. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and stead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee herein under with the same effect as if originally named Trustee herein.

10. Maturity. For purposes of AS 34.20.150, this Construction Deed of Trust and Construction Deed of Trust Note matures on September 30, 2026.

11. Remedies. The power of sale conferred by this Construction Deed of Trust and permitted by the laws of the State of Alaska is not an exclusive remedy and when not exercised, Beneficiary may



foreclose this Construction Deed of Trust judicially or seek any other remedy available at law or permissible by the terms of this Construction Deed of Trust or any agreement incorporated herein.

C. SPECIAL CONDITIONS AND COVENANTS:

1. This Construction Deed of Trust is to be held for collection by Coast Mortgage Corporation at C/O Christina Carlson VP, 4048 Dellman Drive, Roanoke, TX 76262.

2. Trustor shall not sell, transfer or convey the property encumbered herein without payment in full of the outstanding balance of the Construction Deed of Trust Note hereby secured and payment in full of any other amounts due under the terms of this Construction Deed of Trust and Construction Deed of Trust Note hereby secured. Sale of the property without such payment in full shall be considered a default of this Construction Deed of Trust.

3. A default under the terms of any obligation secured by an encumbrance on the property described herein that is senior in priority to this Construction Deed of Trust shall be deemed a default on the Trustor's obligations hereunder and on the Construction Deed of Trust Note secured hereby.

4. Trustor agrees to build according to building plans submitted to and approved by Beneficiary. Failure to build according to said plans or other violation of the Loan Agreement and Escrow of Funds shall be considered a default of this Construction Deed of Trust.

TRUSTOR:

RG CONSTRUCTION LLC

By [Signature]  
ROMAN GERASIMYUK, Member

STATE OF ALASKA                    )  
  )        ss.  
THIRD JUDICIAL DISTRICT        )

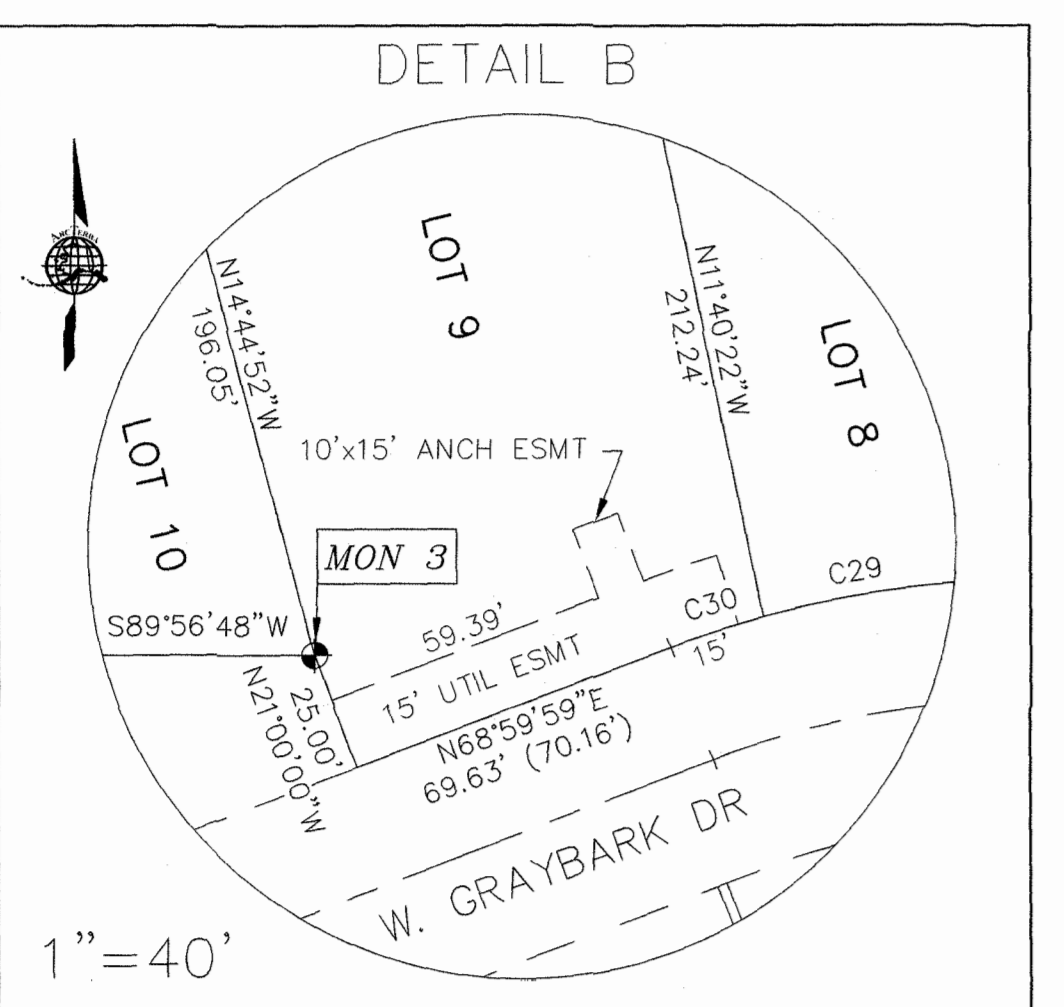
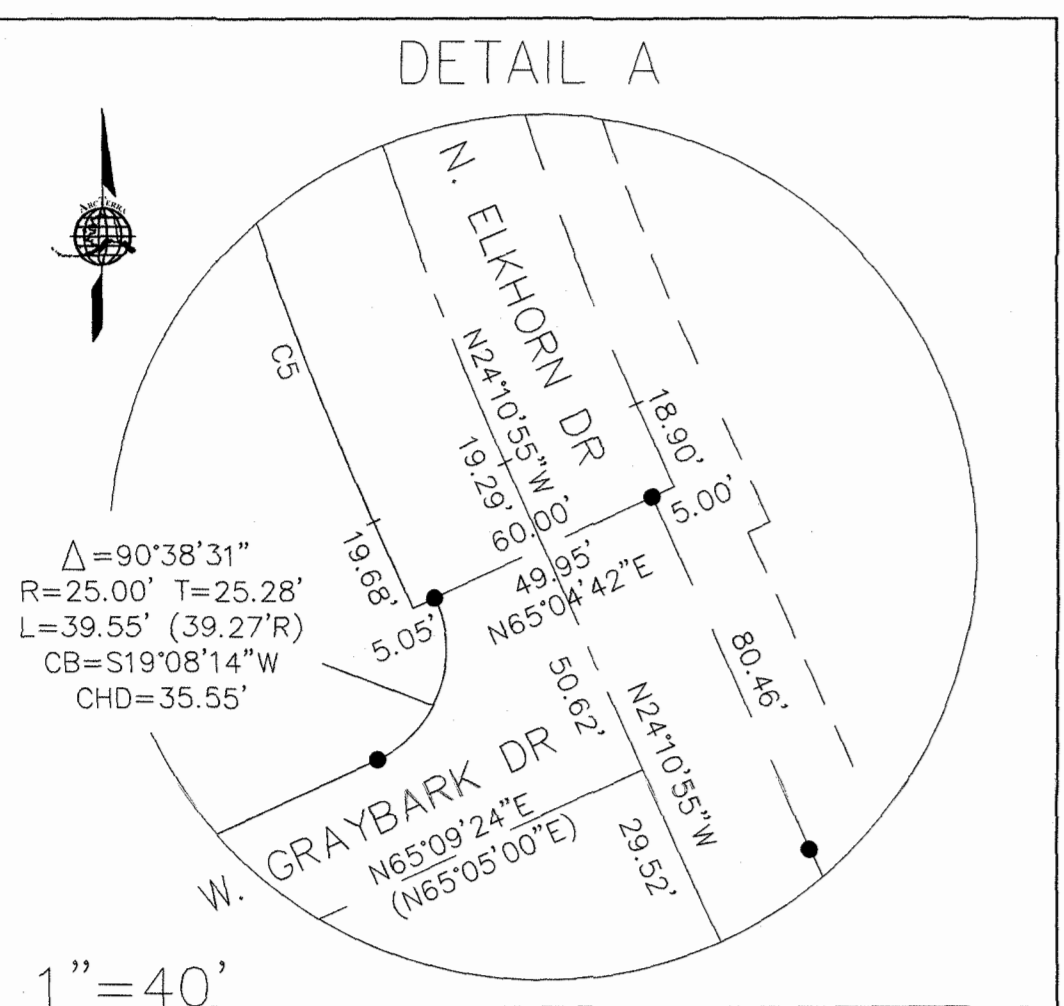
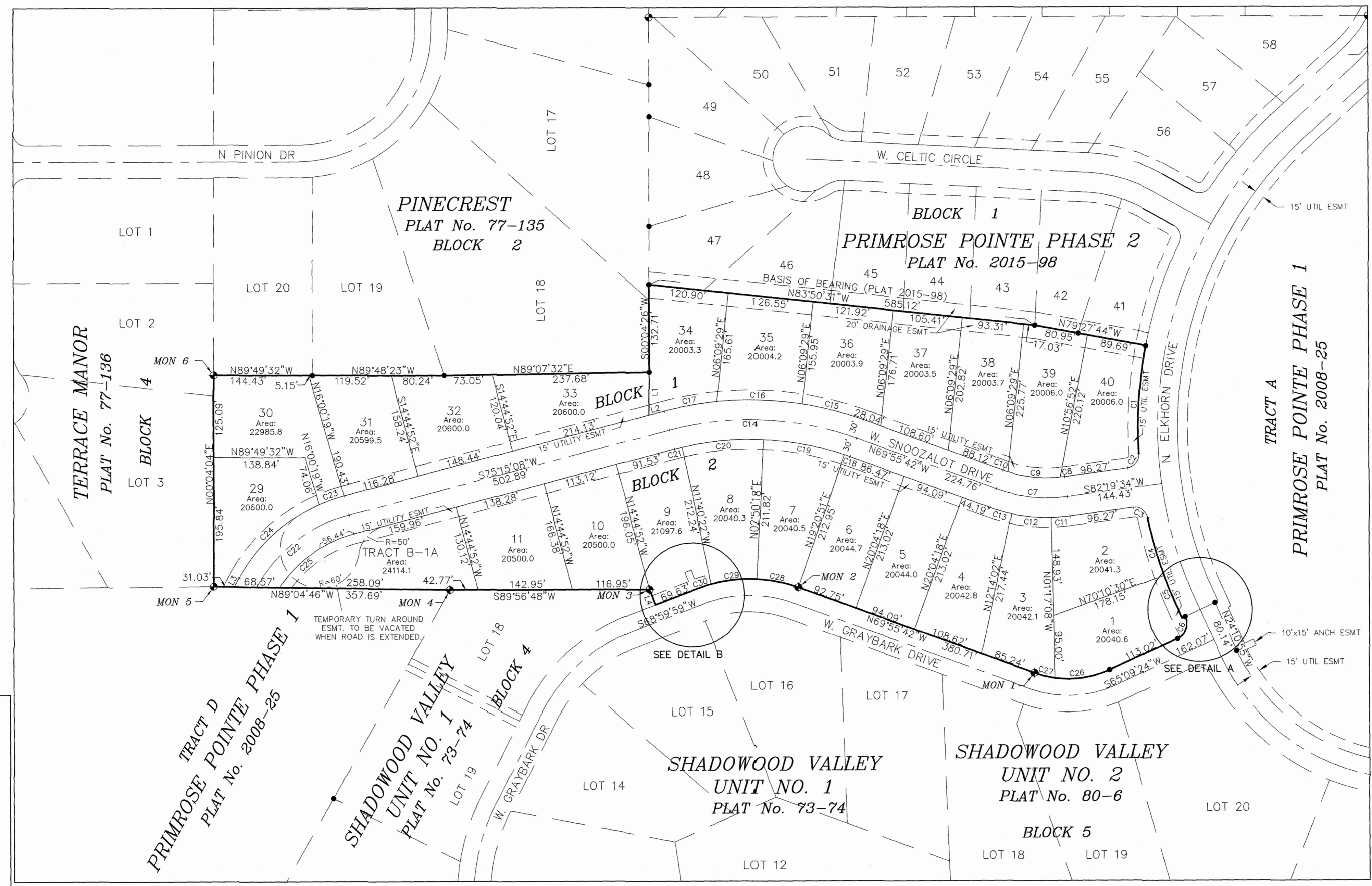
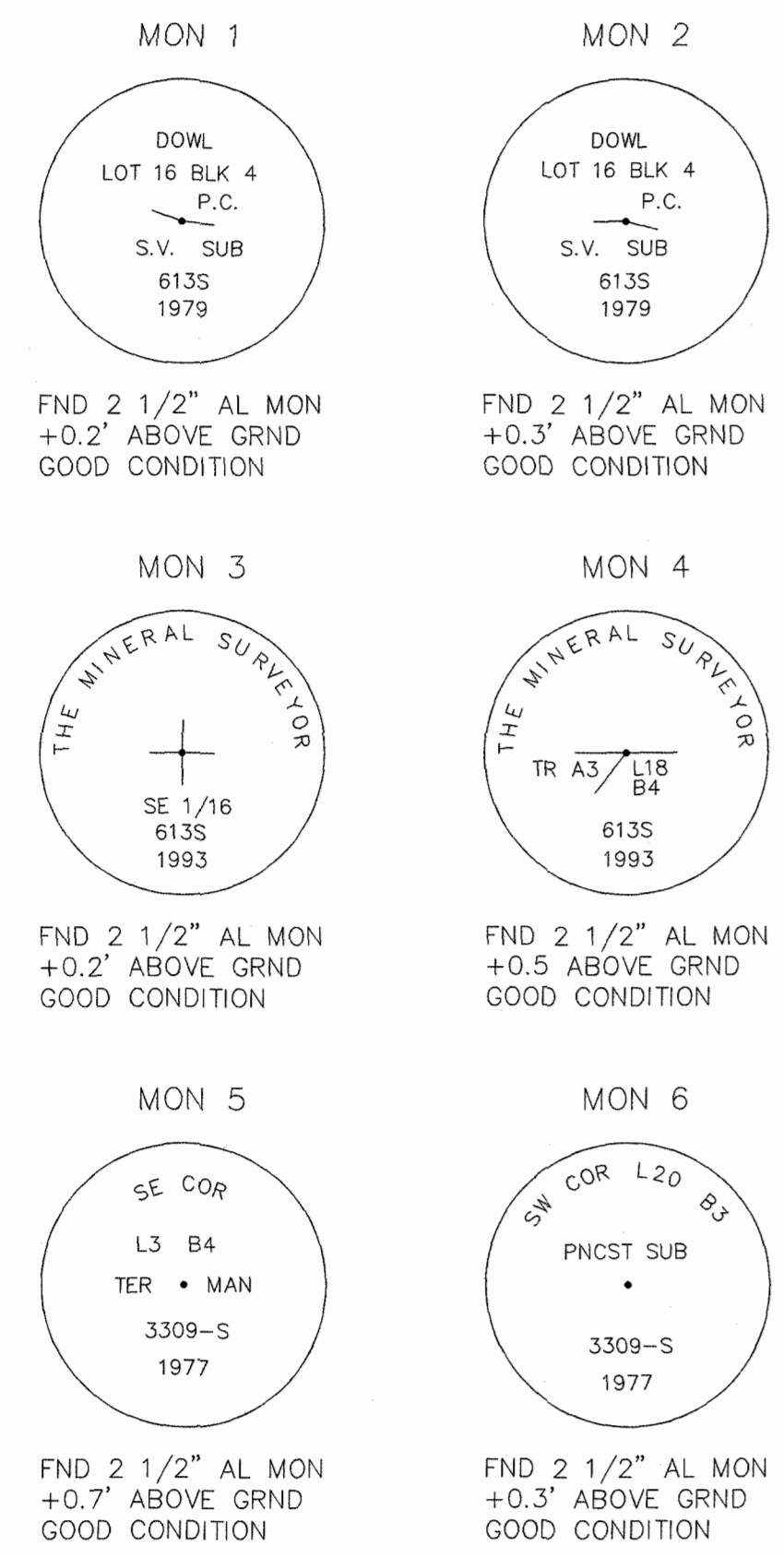
The foregoing instrument was acknowledged before me on October 7, 2025, by ROMAN GERASIMYUK, Member of RG CONSTRUCTION LLC, an Alaska limited liability company, on behalf of the company.

Natasha Crothers  
Notary Public in and for Alaska  
My commission expires: 5/23/27



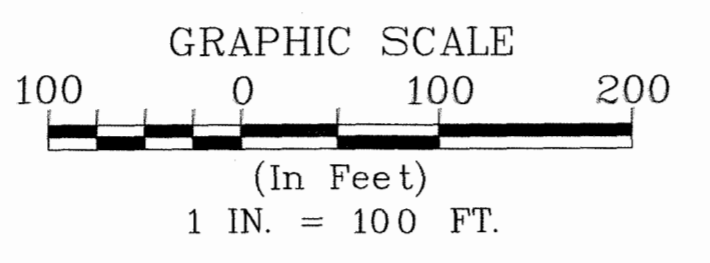
Record in Palmer Recording District.  
Return to:  
Coast Mortgage Corporation  
C/O Christina Carlson VP  
4048 Dellman Drive  
Roanoke, TX 76262





LINE	LENGTH	BEARING
L1	65.21	S00°01'03"W
L2	24.05	S75°15'08"W
L3	15.51	N28°39'16"E
L4	25.00	S21°00'00"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRNG	CHORD	CURVE
C1	142°3'53"	660.00	165.85	83.10	S03°44'31"W	165.42	C1
C2	85°47'00"	20.00	29.94	18.58	N39°28'04"E	27.22	C2
C3	85°47'00"	20.00	29.94	18.58	N54°46'56"W	27.22	C3
C4	7°56'04"	660.00	91.40	45.77	S15°51'28"E	91.33	C4
C5	4°21'25"	660.00	50.19	25.11	S22°00'13"E	50.18	C5
C6	90°38'31"	25.00	39.55	25.28	N19°08'14"E	35.55	C6
C7	27°44'44"	225.00	108.96	55.57	S83°48'04"E	107.90	C7
C8	1°55'08"	195.00	6.53	3.27	N83°17'08"E	6.53	C8
C9	23°29'04"	195.00	79.93	40.53	S84°00'48"E	79.37	C9
C10	2°20'32"	195.00	7.97	3.99	S71°05'58"E	7.97	C10
C11	6°23'18"	255.00	28.43	14.23	N85°31'13"E	28.42	C11
C12	13°31'10"	255.00	60.17	30.23	S84°31'33"E	60.03	C12
C13	7°50'16"	255.00	34.88	17.47	S73°50'50"E	34.86	C13
C14	34°42'10"	470.00	285.62	147.38	N87°20'17"W	281.25	C14
C15	10°59'14"	500.00	95.88	48.09	N75°25'19"W	95.73	C15
C16	14°34'58"	500.00	127.26	63.98	N88°12'25"W	126.92	C16
C17	91°45'57"	500.00	80.72	40.45	S79°52'37"W	80.63	C17
C18	1°10'06"	440.00	8.97	4.49	N70°30'45"W	8.97	C18
C19	1°16'34"	440.00	124.99	62.92	N79°14'05"W	124.57	C19
C20	15°48'44"	440.00	121.43	61.10	S84°43'17"W	121.04	C20
C21	1°33'46"	440.00	12.00	6.00	S76°02'02"W	12.00	C21
C22	46°31'53"	225.00	182.73	96.74	S51°59'12"W	177.75	C22
C23	9°00'41"	255.00	40.11	20.09	S70°44'48"W	40.06	C23
C24	3°25'51"	255.00	167.28	86.78	S47°26'52"W	164.30	C24
C25	41°46'28"	195.00	142.17	74.41	S84°21'54"W	139.05	C25
C26	32°20'36"	150.00	84.67	43.50	N81°45'30"E	83.55	C26
C27	12°19'35"	150.00	32.27	16.20	S75°54'24"E	32.21	C27
C28	17°14'00"	212.20	63.83	32.16	N78°32'42"W	63.59	C28
C29	18°18'20"	212.20	67.80	34.19	S83°41'08"W	67.51	C29
C30	5°28'09"	212.20	20.26	10.14	S71°47'54"W	20.25	C30



**NOTES:**

- There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.
- No individual 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 State of Alaska, Department of Environmental Conservation, which governs these systems.
- Phase 3 will have onsite individual septic systems and will be served with water by the City of Wasilla.
- Set 3/8"x30" rebar with self-identifying yellow plastic cap as LS-10408 at all lot corners unless otherwise noted.
- There exists a blanket Electric Transmission and/or Telephone Distribution Right of Way Easements granted to Matanuska Electric Association, Inc. recorded May 27, 1957, in Book 24 at Page 194, recorded August 9, 1957, in Book 17 at Page 121, and recorded April 24, 2008 Ser. No. 2008-009313-0.
- All distances are ground, U.S. feet and Areas are in square feet.
- Restrictive covenants were recorded in the Palmer Recording District on 3/15/24 at # 2024-009313-0

**LEGEND:**

- ◆ = SURVEY MONUMENT FOUND OR SET
- = FND % REBAR
- AL MON = ALUMINUM MONUMENT
- US 10408 TYPICAL YPC (YELLOW PLASTIC CAP) SET THIS SURVEY (NOT TO SCALE)

**SURVEYOR'S CERTIFICATE**

I hereby certify that I am a registered professional land surveyor in the State of Alaska and that this plat represents a survey made by me or under my supervision, and that the monuments shown on the plat actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

John L. Schuller LS-10408 Date 2-29-24

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I certify that I am the owner of the property shown and described in this plan and that I adopt this plan of subdivision by my free consent, dedicate all rights-of-way to the Matanuska-Susitna Borough and grants all easements to the use shown.

Shadowwoods LLC Date 2/29/24

Shadowwoods LLC  
Ken Duffus, Manager  
20441 Ptarmigan Blvd  
Eagle River, Alaska 99577-8736

**NOTARY ACKNOWLEDGMENT**

Subscribed and sworn to before me this 29 day of February, 2024, for Ken Duffus, Shadowwoods, LLC.  
Notary for the State of Alaska  
My commission expires 8/8/27

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

I certify that this subdivision plan has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by plat resolution number 2024-03, dated 10/27/2024, and that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.



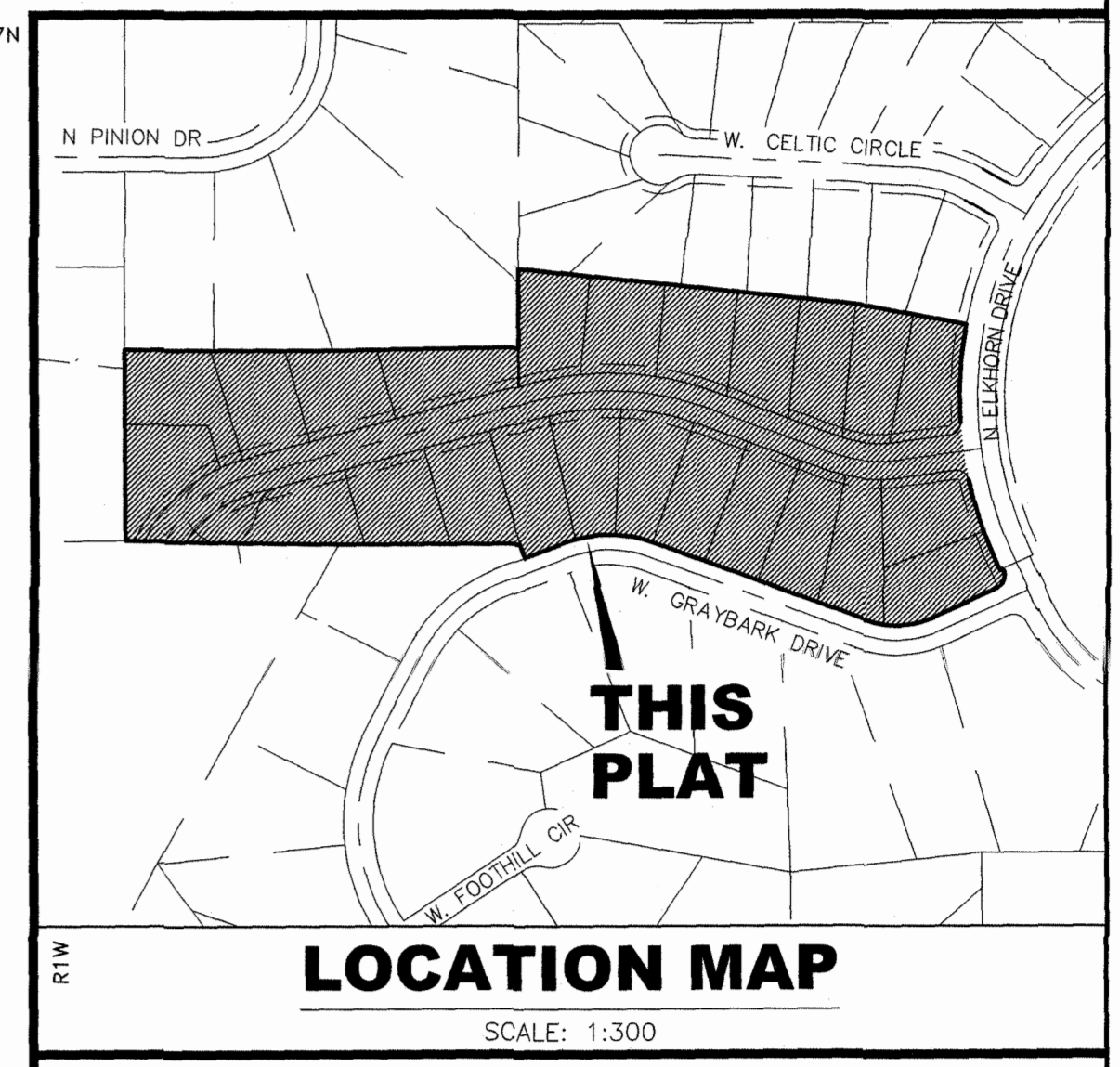
March 12, 2024  
Planning and Land Use Director  
Attest: Karla Plating Clerk

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all current taxes and special assessments through December 31, 2024, against the property, included in the subdivision or resubdivision, hereon have been paid.  
Tax Collection Official (Borough) Date 3/12/2024

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all current taxes and special assessments through March 4, 2024, against the property, included in the subdivision or resubdivision, hereon have been paid.  
Tax Collection Official (City) Date 3/04/2024



**PRIMROSE POINT PHASE 3**

A PLAT OF:  
TRACT C, PRIMROSE POINT PHASE 1, PLAT 2008-25 &  
TRACT B-1, PRIMROSE POINT PHASE 2, PLAT 2015-98  
LOCATED WITHIN  
THE SE 1/4 OF SEC 4 T17N R1W SM ALASKA  
PALMER RECORDING DISTRICT  
Containing 13.3+/- Acres

FLD BK:	230130
DATE:	2/29/24
DRAWN:	KMD
CHECKED:	JLS
SCALE:	1"=100'
SHEET:	1 of 1
GRID:	WASILLA 24-008

SHADOWOOD VALLEY, UNIT NO. 1

COVENANTS RESTRICTING USE OF LAND:

BUILDING RESTRICTIONS

K.L.M. COMPANY, a partnership, being fee owners of the following described real property:

Shadowood Valley, Unit No. 1, located in Section 4,  
Township 17 North, Range 1 West, Seward Meridian,  
Alaska,

the same being the real property now duly platted as "SHADOWOOD VALLEY, UNIT NO. 1", a subdivision near the City of Wasilla, Alaska, as said plat is now recorded in Plat File #73-74, in the office of the Recorder for the Palmer Recording Precinct, Third Judicial District, State of Alaska, hereby make the following declarations as to limitations, restrictions and uses to which the lots and/or tracts constituting said addition may be put, hereby specifying that said declarations shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said addition, this declaration of restrictions being designed for the purpose of keeping said addition desirable, uniform and suitable in architectural design and use as herein specified:

1. PURPOSE.

The purpose of these restrictions is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each site owner the full benefit and enjoyment of his home, with no greater restriction upon the free and undisturbed use of his site than is necessary to insure the same advantages to the other site owners. Anything tending to detract from the attractiveness and value of the property for residence purposes will not be permitted.

2. LAND USE.

No lot shall be used except for residential purposes. No lot shall be used as a dumping area for rubbish, trash, garbage, junk auto-

mobiles and equipment, or wreckage.

3. TRACT A-1.

Tract A-1 is specifically excluded from the requirements of these covenants and restrictions.

4. SEWAGE DISPOSAL.

Any outhouses, septic tanks, or sewage drain fields shall be installed in accordance with State of Alaska and Matanuska-Susitna Borough regulations.

5. TEMPORARY STRUCTURES.

No trailer or mobile home less than 14 feet in width, or temporary building or structure shall be erected, constructed or moved upon any lot and remain on the lot for a period of time exceeding 12 months from the purchase date of the lot. No quonset hut will be allowed on the property. All buildings constructed or placed in the subdivision shall be finished on the exterior within 12 months after start of construction. Tar paper, roofing paper, celotex, nuwood or like material as exterior siding, or finish will not be permitted.

6. BUILDING LOCATION.

No building shall be located on any lot nearer than 30 feet to any side street line. No dwelling shall be located on any lot nearer than 40 feet to the rear lot line, or nearer than 30 feet to the front lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

7. RE-SUBDIVISION.

The area of lots herein described shall not be reduced in size by re-subdivision, EXCEPT that owners of three (3) contiguous lots may divide the inner or middle lot, thus increasing the size of the two (2) remaining lots which shall then be treated for all purposes pertinent to these covenants as enlarged single lots. In any event the footage of any building site shall not be less than 40,000 square feet.

8. NUISANCES.

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

9. OPEN BURNING.

Open burning or brush or trash will not be permitted unless permission is obtained from authorized fire official. Fire prevention rules will be strictly followed.

10. TREES.

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

11. LIVESTOCK AND POULTRY.

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

12. GARBAGE AND REFUSE DISPOSAL.

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

13. TERM.

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

14. ENFORCEMENT.

Enforcement shall be by proceedings at law or in equity





of land that cannot possibly encompass what is now Parcel 2, as that parcel by itself contains 42.04 acres. Thus, any reference to "Tract B" was simply a scrivener's error on the plat.

5. I have reviewed Plat no. 73-74, Shadowood Valley Unit No. 1. Tract B is located adjacent the northeastern boundary of Shadowood Valley Unit No. 1 as indicated on the vicinity map, and is shown outside the surveyed boundary of the plat. Plat no. 80-6, Shadowood Valley Unit No. 2, is a subdivision of Tract B. This plat created six (6) lots approximately one acre in size, dedicated a road right-of-way across the southern portion of the property, and created a 42.035 acre tract identified as B-1, with an attached note stating "for future development". The covenants filed with this plat state that Tract B-1 is specifically excluded from the requirements of these covenants and restrictions. Plat no. 80-6 bears the signatures of the owners of the property, Lewis E. Dickinson, Maurice P. Oswald and Kenneth B. Walch. This plat not only shows a further subdivision of Tract B but is signed by the three owners of the property with the statement that Tract B-1 has been created for further development.

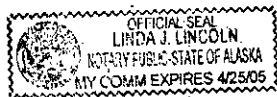
6. It was always my intention in the creation of all subdivisions, plats and CCR's that Parcels 1 and 2 be excepted from all restrictions, as I always intended to subdivide them further.

7. As a result I do not believe that exceptions 15 and 16 to the Preliminary Commitment referred to above are appropriate and should be stricken.

Dated: Jan. 22, 2005.

Kenneth B. Walch  
Kenneth B. Walch

Subscribed and sworn to before me this 22 day of January, 2005.



Linda J. Lincoln  
Notary Public in and for Alaska  
My Commission Expires: \_\_\_\_\_

6150

Return to:  
Kenneth Walch  
7902 Arlene St.  
Anchorage AK 99502



2 of 2  
2005-002515-0