

CURVE DATA				
No.	Delta	Radius	Tangent	Length
1	90° 00' 00"	20.00'	20.00'	31.42'
2	10° 12' 00"	375.00'	33.47'	66.76'
3	11° 05' 55"	375.00'	36.43'	72.64'
4	16° 50' 56"	375.00'	55.54'	110.28'
5	22° 36' 10"	50.00'	9.99'	19.72'
6	88° 45' 18"	50.00'	34.21'	60.00'
7	139° 45' 32"	50.00'	136.48'	121.96'
8	10° 18' 39"	325.00'	29.32'	58.48'
9	27° 19' 31"	325.00'	79.00'	155.00'
10	45° 00' 00"	350.00'	144.97'	274.89'
11	83° 00' 00"	20.00'	17.69'	28.97'
12	97° 00' 00"	20.00'	22.61'	33.86'
13	30° 00' 00"	175.00'	46.89'	91.62'
14	30° 00' 00"	200.00'	53.59'	104.72'
15	1° 30' 00"	225.00'	2.95'	5.99'
16	17° 00' 00"	225.00'	33.63'	66.76'
17	11° 30' 00"	225.00'	22.66'	45.16'
18	90° 03' 10"	20.00'	20.02'	31.43'
19	89° 56' 50"	20.00'	19.96'	31.39'

NOTES:  
 1. See sheet (1) one for notes pertaining to this subdivision.

RECORDED - FILED - 11  
 4-19-76  
 5:17 P.M.  
 WATKINS & SUTHERLAND  
 ENGINEERS & ARCHITECTS  
 ANCHORAGE, ALASKA

PLAT OF  
**EDGEWOOD ESTATES**  
 CONTRACTING ENGINEERS & ASSOC.  
 212 E INTERNATIONAL AIRPORT RD. ANCHORAGE ALASKA 99502

DRAWN	B.J.S.	DATE	1975	SCALE	1" = 100'	DWG. N°	75-19
CHECKED	R.J.	GRID ANCHORAGE	C 7	QUADRANGLE		SHEET	2 OF 2

114/732

RESERVATIONS AND RESTRICTIVE COVENANTS

EDGEWOOD ESTATES SUBDIVISION

TIMBERLAND III  
TIMBERLINE DEVELOPMENT CORPORATION, an Alaskan corporation,  
being the Owner of record, sometimes referred to as Grantor herein,  
of all and the whole of subject property; declares reservations  
and restrictions as follows:

TO THE PUBLIC:

Declaration of Restrictions on EDGEWOOD ESTATES SUBDIVISION  
according to Plat 76-30, being within the Palmer Recording Dis-  
trict, Third Judicial District, State of Alaska.

General Conditions

1. All restrictive covenants listed and/or contained herein are subject in all instances to compliance with State of Alaska and Matanuska-Susitna Borough health ordinances, restrictions and regulations, zoning regulations, or other established pertinent restrictions.

2. These restrictive covenants, easements, reservations and requirements upon the lands within said subdivision and any amendments thereto shall run with the land and remain in full force and effect for a period of forty (40) years from and after the date hereof.

3. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant; whether to restrain such violation(s) or to recover damages.

4. These covenants and restrictions are severable and the invalidation of one shall not invalidate any other covenant hereof and each covenant shall be independent to such extent.

5. A majority of the lots in the subdivision (record owners thereof) may amend a particular covenant.

Restrictions

1. No mobile homes shall be placed on any lot except to serve as a single family dwelling during the construction of a permanent home, and said mobile home is to be removed upon completion of the permanent dwelling. Said mobile home is to be removed within twelve months after start of construction.

2. The owner shall not 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 the natural beauty and aesthetic value of the natural foliage is retained.

3. Lots of this subdivision shall be used only for single-family homes, including accessory buildings.

4. Buildings shall be set back a minimum of twenty-five (25) feet from front or twenty (20) feet from rear lot lines, a minimum of ten (10) feet from side lot lines, except that corner lots shall have a building set-back of fifteen (15) feet from the street side lot line provided that in any instance in which a

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ATTORNEYS AT LAW  
100 1/2 STREET, SUITE 2  
ANCHORAGE, ALASKA  
99504

"Covenants and restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin are deleted unless and only in the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons"

**COPY**

governmental entity shall have more restrictive requirements, the requirements of said governmental entity shall control.

5. An accessory building is defined as a detached subordinate building, the use of which is customarily incidental to that of the main building and which is located on the same lot as the main building such as private garage or garden tool storage shed.

6. Noxious activity. No noxious or offensive activity shall be carried on within the subdivision, nor shall anything be done or permitted which shall constitute a public nuisance therein. No trash or debris shall be permitted to remain upon any lot for a period of time in excess of that normally required for regular garbage disposal. No trade or business of any nature shall be permitted upon any lot in the subdivision.

7. Inoperable vehicle. No inoperable vehicle shall be parked or maintained upon any lot or within any street or alley or easement, adjacent to any lot in the subdivision. A vehicle temporarily parked for repair by the owner or under the owner's direction for a period of not to exceed thirty (30) days (subject to the availability of parts) shall not be considered a violation of this provision.

8. Sewer and water installations shall in all cases meet or exceed minimum requirements of governmental entities having regulatory control of same, and as required, shall be approved by such entity.

9. Noise controls. Any motorized vehicles or mechanical equipment which create annoying or undesirable noises in the neighborhood shall not be operated within the subdivision. The operation of motorcycles, motorbikes, and/or snowmobiles on any paths, trails, or roads within the subdivision shall not be permitted except as designated and approved for such uses.

10. Signs. No billboard of any character shall be erected, posted, painted or displayed upon or about any of the property. No sign of any kind, except signs used by the Grantor or by a builder or owner to advertise the property during the construction and sale period, shall be displayed to the public view on any lot, part or portion of the property without the prior approval of the Grantor. Grantor shall have the right to remove or cause the removal of any signs erected and displayed without said prior approval.

11. No quonset type buildings shall be permitted.

12. There shall be no resubdivision of existing lots.

13. All buildings or structures in the subdivision shall be built in compliance with applicable building codes and any other applicable regulation of any governmental entity having regulatory control of such function.

DATED this 9 day of April, 1976.

TIMBERLAND<sup>LLC</sup>  
TIMBERLINE DEVELOPMENT CORPORATION

By: Carolyn R. Heagy  
Its: President  
By: Glenn A. Hamilton

BAER & BARKER  
ATTORNEYS AT LAW  
26<sup>TH</sup> STREET, SUITE 1  
ANCHORAGE, ALASKA  
277-1744

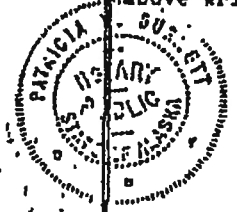


STATE OF ALASKA  
THIRD DISTRICT

THIS IS TO CERTIFY that on this 9th day of April 1976, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Caroleen K. Hovey and David G. Gault, known to me and known to be the President and Secretary, respectively, of TIMBERLINE DEVELOPMENT CORPORATION, and they acknowledged to me that such corporation executed the foregoing instrument pursuant to its By-Laws or a resolution of its Board of Directors.

WITNESS my hand and official seal the day and year last above written.

Patricia J. [Signature]  
Notary Public in and for Alaska  
My Commission expires: 4-16-78



76-003302  
9-

RECORDED-FILED  
PALMER REC.  
DISTRICT

APR 13 3 08 PM '76  
REQUESTED BY MATANUSKA-SUSITHA BOROUGH INC.  
ADDRESS \_\_\_\_\_ PALMER, ALASKA 99645

711933

COPY

WICK & BARKER  
ATTORNEYS AT LAW  
1700 STREET, SUITE 100  
ANCHORAGE, ALASKA  
276-1744

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