

PROPERTY PROFILE



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MAT-SU TITLE AGENCY, LLC

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It has been our pleasure to provide this property profile to assist you in the listing and sale of this property. Please acknowledge the time and effort in its preparation by using Mat-Su Title for the title and escrow services of the property.

PREPARED FOR:

Brad Baker

APPARENT RECORD OWNER:

Leon T Brown, Jr

ABBREVIATED LEGAL DESCRIPTION: Tract I, Red Shirt Lake, Alaska Subdivision, Alaska State Land Survey 70-7, Amended Plat No. 71-78, located in the Palmer Recording District, Third Judicial District, State of Alaska.

CCR'S: ☐ YES ☒ NONE FOUND

Prepared by: Andrea StClaire

Phone: 907-376-1834

Email: andreas@matsutitle.com

The attached documents are not a representation of the condition of the title to the property and are provided for information purposes only. Since a complete title search has not been conducted we disclaim all liability for the accuracy or completeness of any furnished information. Under this disclaimer of liability, we will not be liable to you even if we were negligent in providing inaccurate or incomplete information. The recipient and all others reviewing the enclosed information are not authorized to rely upon it for any purpose, including the closing or recordation of any real estate transaction relating to the property.

8/19/2020 9:00 AM

AS



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6396000T001

Site Information

Account Number	6396000T001	Subdivision	RED SHIRT LK AK ASLS 70-7
Parcel ID	40896	City	None
TRS	S18N05W33	Map LS05	Tax Map
Abbreviated Description (Not for Conveyance)	RED SHIRT LK AK ASLS 70-7 TRACT I		

Site Address

Ownership

Owners	BROWN LEON T JR CASSIDY J CASSIDY JAMES & ANNETTE	Buyers	
Primary Owner's Address	1415 SPAR AVE ANCHORAGE AK 99501-1810	Primary Buyer's Address	

Appraisal Information

Land Appraised				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2020	\$34,900.00	\$0.00	\$34,900.00	2020	\$34,900.00	\$0.00	\$34,900.00
2019	\$34,900.00	\$0.00	\$34,900.00	2019	\$34,900.00	\$0.00	\$34,900.00
2018	\$34,900.00	\$0.00	\$34,900.00	2018	\$34,900.00	\$0.00	\$34,900.00

Building Information

Building Item Details

Building Number					Description	Area	Percent Complete
Tax/Billing Information					Recorded Documents		
Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2020	Yes	0021	10.833	\$378.07	2/10/2012	WARRANTY DEED (ALL TYPES)	Palmer 2012-002603-0
2019	Yes	0021	10.959	\$382.47	3/28/1991	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 645 Pg: 932
2018	Yes	0021	10.879	\$379.68			

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

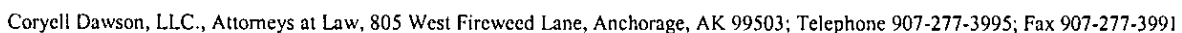
Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
7.41	7.41	Assembly District 007	10-045		

¹ 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: 8/18/2020 12:00:27 AM

² If account is in foreclosure, payment must be in certified funds.





DEED OF TRUST

THIS DEED OF TRUST made this 8th day of February, 2012

BETWEEN, LEON T. BROWN, JR., a married man, whose address is 365 Industrial Way, Anchorage, AK 99501, herein called **TRUSTOR**,

ALYESKA TITLE GUARANTY AGENCY, INC., whose address is 3801 Centerpoint Drive, Suite 102, Anchorage AK 99503, herein called **TRUSTEE**, and

GREG GILL, an unmarried man, whose address is 2208 Turnagain Parkway, Anchorage, AK 99517, herein called **BENEFICIARY**,

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

Tract I, of RED SHIRT LAKE, ALASKA SUBDIVISION, ALASKA STATE LAND SURVEY 70-7, according to Amended Plat 71-78, 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 Trustee.

FOR THE PURPOSE OF SECURING: 1. The performance of each agreement of Trustor herein contained. 2. Payment of indebtedness evidenced by one Deed of Trust Note of even date herewith, in the principal sum of \$17,000.00 payable to Beneficiary or order.

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

1. 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 and to pay when due all claims for labor performed and materials furnished therefor; 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 maintain in an orderly manner, paint, repair, keep free from freezing, and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. 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 attorney's 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 of Trust.

3. 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.

4. 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 five per cent per annum.

5. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do 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 his reasonable fees.

B. It is mutually agreed that:

1. Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the property. Trustor shall not do, nor allow anyone else to do, anything affecting the property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the property of household consumer products for consumer uses.

Trustor shall promptly give Beneficiary notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the property and Hazardous Substance or Environmental Law of which Trustor has actual knowledge. If Trustor learns, or is notified by any governmental or regulatory authority, 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.

"Hazardous Substances" are those substances defined as toxic or hazardous substances 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, and radioactive materials. As used in this paragraph, "Environmental Law" means federal laws and laws of the State of Alaska that relate to health, safety or environmental protection.

2. 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 moneys received by Beneficiary in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

3. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive Beneficiary's right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

4. At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said 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.

5. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said Note to Trustee for cancellation and retention and Deed of Trust, Page 2



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upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this 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".

6. 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 his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, 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.

7. 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 his 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.

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 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 preceding 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, Trustee, or Beneficiary, as hereunder defined, may purchase at such sale.

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 five per cent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

8. This Deed of Trust 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 Note secured hereby, whether or not named as a beneficiary herein, or, if the Note has been pledged, the pledgee thereof. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9. Trustee accepts this Trust when this Deed of Trust, 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 of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.

10. 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 hereunder with the same effect as if originally named Trustee herein.

11. Nothing contained herein shall be construed to limit the right of Beneficiary to foreclose this Deed of Trust by judicial action. Beneficiary shall further be entitled to bring an action upon the Note secured by this Deed of Trust without attempting to foreclose this Deed of Trust either by judicial action or by exercise of the power of sale. Trustor shall be liable for and agrees to pay any deficit.

12. If two or more persons be designated as Trustee herein, any, or all, powers granted herein to Trustee may be exercised by any of such persons, if the other person or persons is unable, for any reason, to act, and any recital of such inability in any instrument executed by any of such persons shall be conclusive against Trustor, his heirs and assigns.

13. The Deed of Trust Note secured by this Deed of Trust, unless sooner paid, is all due and payable on or before the _____ day of _____, 20____. It is agreed and acknowledged that the "date of maturity" of this instrument, as that term is used in AS 34.20.150, is 6 years after the due date specified above. If no date is entered above, then the maturity date is that date occurring 40 years from and after the date of execution of this Deed of Trust, unless terminated sooner in accordance with the provisions of the Deed of Trust Note.

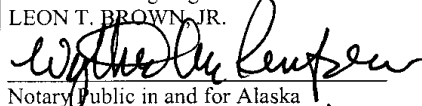
C. SPECIAL CONDITIONS AND COVENANTS

TRUSTOR:

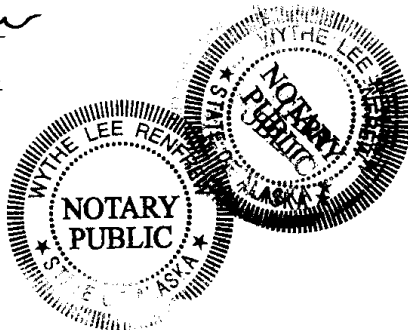

LEON T. BROWN, JR.

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on 2/8/12, by
LEON T. BROWN, JR.


Notary Public in and for Alaska
My commission expires: 11/12/12

Record in the Palmer Recording District
Return to: Greg Gill
2208 Turnagain Parkway
Anchorage, AK 99517



Deed of Trust, Page 4



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2012-002604-0

RED SHIRT LAKE, ALASKA SUBDIVISION

LEGAL DESCRIPTION - Parcel 1

Beginning at a point on the North line of Section 28, T.18 N., R. 5 W., S. 14 S., Alaska, Lat. 61° 37' 44.31" N., Long. 158° 11' 27.84" W., said point being at the intersection of said section line and the West boundary of U.S. Survey 3868, Corner 3 U.S. Survey 3868 bears N. 14° 47' E., 278.54' to the NW Cor. of Section 28, T.18 N., R. 5 W., S. 14 S., bears West 2287.58'; thence by two bearings and distances East along the North boundary of said Section 28, 1672.11' to a point of intersection with the East boundary of Lot 3, U.S.S. 3868, on a B.L.M. Brass Cap Mon. set for N.E. Cor. of Tr. A; thence S. 80° 05' E., 198.27' to a B.L.M. Brass Cap Mon. marking the Cor. of Lots 3 and 4, U.S.S. 3868, common to an angle point on the East boundary of Tr. A; thence N. 89° 58' W., 337.17' to a B.L.M. Brass Cap Mon. marking the N.W. Cor. of Lot 4, U.S.S. 3868, common to an angle point on the East boundary of Tr. A; thence S. 00° 01' W., 338.31' to a B.L.M. Brass Cap Mon. marking the Cor. of Lots 4 and 5, U.S.S. 3868, common to an angle point on the East boundary of Tr. A; thence S. 00° 02' W., 329.71' to a B.L.M. Brass Cap Mon. marking the SE Cor. of Lot 5, U.S.S. 3868, common to an angle point on the East boundary of Tr. A and the NW Cor. of Tr. X; thence S. 89° 58' E., 547.80' to a B.L.M. Brass Cap Mon. marking the SE MC of Lot 5 U.S.S. 3868, common to the NE MC of Tr. X; thence along the following meander courses of approximate mean high water of Red Shirt Lake: S. 53° 15' W., 44.07'; thence S. 71° 35' W., 112.31'; thence S. 58° 49' W., 104.38'; thence S. 34° 13' W., 85.59'; to a B.L.M. Brass Cap Mon. marking the NE MC of Lot 6, U.S.S. 3868, common to the SE MC of Tr. X; thence S. 89° 58' W., 725.43' to a B.L.M. Brass Cap Mon. marking the NW Cor. of Lot 6, U.S.S. 3868, common to the SW Cor. of Tr. X and an angle point on the East boundary of Tr. A; thence S. 00° 02' E., 329.55' to a B.L.M. Brass Cap Mon. marking the SE Cor. of Lot 6, U.S.S. 3868, common to the SE Cor. of Tr. A and NW Cor. of Tr. C and the NE Cor. of Tr. B; thence S. 89° 58' E., 578.75' to the SE MC of Lot 6 U.S.S. 3868, common to the NE MC of Tr. V; thence along the following meander courses of approximate mean high water of Red Shirt Lake: S. 14° 31' W., 142.27'; thence S. 82° 38' W., 114.01'; thence S. 62° 28' E., 112.14' to a B.L.M. Brass Cap Mon. marking the NE Cor. of Lot 7, U.S.S. 3868, common to the SE Cor. of Tr. V; thence S. 89° 58' W., 581.30' to a B.L.M. Brass Cap Mon. marking the NW Cor. of Lot 7, U.S.S. 3868, common to the SW Cor. of Tr. V and an angle point on the East boundary of Tr. B; thence S. 00° 03' W., 329.69' to a B.L.M. Brass Cap Mon. marking the SW Cor. of Lot 7, U.S.S. 3868, common to an angle point on the East boundary of Tr. B; thence N. 89° 58' E., 103.19' to a B.L.M. Brass Cap Mon. marking a point on the South boundary of Lot 7 and the NW Cor. of Lot 8 U.S.S. 3868, common to an angle point on the East boundary of Tr. B; thence S. 00° 02' E., 330.22' to a B.L.M. Brass Cap Mon. marking the SE Cor. of Lot 8 U.S.S. 3868, common to the NW Cor. of Tr. V, the NE Cor. of Tr. C and the SE Cor. of Tr. B; thence N. 89° 54' E., 715.21' to a B.L.M. Brass Cap Mon. marking the SE MC of Lot 8, U.S.S. 3868, common to the NE MC of Tr. V; thence along the following meander courses of approximate mean high water of Red Shirt Lake: S. 08° 27' W., 107.40'; thence S. 17° 09' E., 153.13'; thence S. 22° 23' W., 52.44'; thence S. 22° 23' W., 121.28'; thence S. 12° 17' W., 157.58'; thence S. 55° 29' W., 61.92'; thence S. 55° 29' W., 88.83'; thence S. 17° 31' E., 282.97'; to a B.L.M. Brass Cap Mon. marking the NE MC of Lot 9, U.S.S. 3868, common to the SE MC of Tr. T; thence S. 89° 59' W., 778.67' to a B.L.M. Brass Cap Mon. marking the NW Cor. of Lot 9, U.S.S. 3868, common to the SW Cor. of Tr. T, the NE Cor. of Tr. D and the SE Cor. of Tr. C; thence S. 00° 02' E., 329.71' to a B.L.M. Brass Cap Mon. marking the corner of Lots 9 and 10 U.S.S. 3868, common to an angle point on the East boundary of Tr. D; thence South 329.86' to a B.L.M. Brass Cap Mon. marking the corner of Lots 10 and 11, U.S.S. 3868, common to an angle point on the East boundary of Tr. D; thence S. 00° 02' E., 329.54' to a B.L.M. Brass Cap Mon. marking the SW Cor. of Lot 11 and a point on the North boundary of Lot 12, U.S.S. 3868, common to the SE Cor. of Tr. D; thence S. 89° 58' W., 505.45' to a B.L.M. Brass Cap Mon. marking the NW Cor. of Lot 12, U.S.S. 3868, common to the NE Cor. of Tr. E and an angle point on the South boundary of Tr. D; thence S. 00° 02' E., 329.79' to a B.L.M. Brass Cap Mon. marking the corner of Lots 12 and 13, U.S.S. 3868, common to an angle point on the East boundary of Tr. E; thence S. 00° 10' E., 355.82' to a B.L.M. Brass Cap Mon. marking the SW Cor. of Lot 13, U.S.S. 3868, common to the NW Cor. of Tr. S and an angle point on the East boundary of Tr. E; thence East 195.09' to a B.L.M. Brass Cap Mon. marking the NW Cor. of Lot 14 and a point on the south line of Lot 13 U.S.S. 3868, common to the NE Cor. of Tr. S; thence S. 00° 01' W., 520.60' to a B.L.M. Brass Cap Mon. marking the South MC of Lot 14 U.S.S. 3868, common to the East MC of Tr. S; thence along the following meander courses of approximate mean high water of Red Shirt Lake: S. 76° 22' W., 98.78'; thence S. 48° 10' W., 282.20' to a B.L.M. Brass Cap Mon. marking the NE MC of Lot 15, U.S.S. 3868, common to the SE MC of Tr. S; thence N. 89° 56' W., 203.58' to a B.L.M. Brass Cap Mon. marking the NW Cor. of Lot 15 U.S.S. 3868, common to the NE Cor. of Tr. F, the SE Cor. of Tr. E and the SW Cor. of Tr. S; thence South 583.61' to a B.L.M. Brass Cap Mon. marking the corner of Lots 15 and 16 U.S.S. 3868, common to an angle point on the East boundary of Tr. F; thence S. 00° 03' E., 582.77' to a B.L.M. Brass Cap Mon. marking the corner of Lots 16 and 17, U.S.S. 3868, common to an angle point on the East boundary of Tr. F; thence S. 00° 04' E., 329.77' to a B.L.M. Brass Cap Mon. marking the SW Cor. of Lot 17, U.S.S. 3868, common to the NW Cor. of Tr. R, the NE Cor. of Tr. G and the SE Cor. of Tr. F; thence N. 89° 58' E., 582.47' to a B.L.M. Brass Cap Mon. marking the SE MC of Lot 17 U.S.S. 3868, common to the NE MC of Tr. R; thence along the following meander courses of approximate mean high water of Red Shirt Lake: S. 25° 08' W., 177.35'; thence S. 40° 23' W., 205.00'; thence S. 24° 11' W., 84.35'; thence S. 15° 42' W., 119.18'; thence S. 36° 42' W., 130.82'; thence S. 29° 47' W., 99.14'; thence S. 15° 38' W., 118.37'; thence S. 77° 03' W., 185.55'; thence S. 42° 58' W., 116.73'; thence S. 38° 03' W., 88.37'; thence S. 81° 14' W., 114.13'; thence S. 40° 53' W., 102.81'; thence S. 34° 40' W., 208.92'; thence S. 31° 05' W., 166.88'; thence S. 41° 33' W., 150.25'; thence S. 30° 49' W., 178.34'; thence S. 32° 32' W., 168.38'; thence S. 51° 25' W., 180.62'; thence S. 86° 41' W., 53.48'; thence S. 85° 22' W., 57.48'; thence S. 56° 55' W., 68.47'; thence S. 51° 51' W., 59.81'; thence S. 48° 50' W., 44.32'; thence S. 52° 25' W., 54.00'; thence S. 28° 33' W., 64.73'; thence S. 06° 07' W., 158.13'; thence S. 20° 49' W., 168.13'; thence S. 03° 32' W., 65.34'; thence S. 41° 06' W., 128.33'; thence S. 22° 50' E., 140.72' to MC 1 U.S.S. 3868, common to the SE MC of Tr. T, the NE Cor. of FRACTIONAL SW 1/4, Section 33, T.18 N., R. 5 W., S. 14 S. and the NW MC of U.S.S. 3223; thence S. 89° 59' W. along the South boundary of Lot 1 U.S.S. 3868, common to the South boundary of Tr. I 989.56' to a B.L.M. Brass Cap Mon. marking Cor. No. 2 U.S.S. 3868, common to the SW Cor. of Tracts I and H; thence N. 14° 47' E. along the West boundary of Lot 1 U.S.S. 3868, 9834.31' to the True Point of Beginning containing 382.49 acres, more or less.

RED SHIRT LAKE, ALASKA SUBDIVISION

LEGAL DESCRIPTION - Parcel 3

Beginning at a B.L.M. Brass Cap Mon marking the NE corner of Lot 20 U.S.S. 3868, common to the SE corner of Tr. V-1 at Lat. $61^{\circ} 35' 13.27''$ N. Long. $150^{\circ} 10' 12.05''$ W from which Corner 10 of said U.S. Survey bears S. $25^{\circ} 26' 16.78''$ W 1678.26'; thence by true bearings and distances N. $66^{\circ} 55' 51.94''$ to a B.L.M. Brass Cap Mon marking the SE corner of Lot 21, U.S.S. 3868, common to an angle point on the South boundary of Tr. V-1; thence N. $16^{\circ} 32' 31.71''$ W. 715.31' to a B.L.M. Brass Cap Mon marking the NE corner of Lot 21 U.S.S. 3868 common to the SE corner of Tr. Q-1 and an angle point on the SW boundary of Tr. V-1; thence S. $73^{\circ} 23' 40.99''$ to a B.L.M. Brass Cap Mon marking the NW MC of Lot 21 U.S.S. 3868 common to the SW MC of Tr. Q-1; thence along the following meander courses of approximate mean high water of Red Shirt Lake: N. $20^{\circ} 29' 188.55''$; thence N. $38^{\circ} 52' 91.19''$; thence N. $32^{\circ} 52' 67.78''$; thence N. $37^{\circ} 29' 164.11''$; thence N. $29^{\circ} 57' 53.08''$; thence N. $22^{\circ} 34' 261.84''$; thence N. $20^{\circ} 39' 123.34''$; thence N. $50^{\circ} 33' 226.13''$; thence N. $16^{\circ} 59' 417.06''$; thence N. $15^{\circ} 33' 417.06''$; thence N. $48^{\circ} 37' 175.13''$; thence N. $59^{\circ} 13' 75.00''$; thence N. $11^{\circ} 29' 201.82''$; thence N. $00^{\circ} 16' 203.78''$; thence N. $10^{\circ} 43' 147.84''$; thence N. $04^{\circ} 18' 54.66''$; thence N. $12^{\circ} 23' 201.32''$; thence N. $12^{\circ} 18' 27.28''$; thence N. $17^{\circ} 01' 173.20''$; thence N. $19^{\circ} 56' 106.28''$; thence N. $27^{\circ} 59' 96.38''$; thence N. $49^{\circ} 05' 208.70''$; thence N. $40^{\circ} 37' 27.32''$; thence N. $37^{\circ} 53' 215.40''$; thence N. $05^{\circ} 24' 102.27''$; thence N. $25^{\circ} 43' 135.08''$; thence N. $48^{\circ} 37' 99.33''$; thence N. $61^{\circ} 23' 68.82''$; thence N. $02^{\circ} 16' 119.01''$; thence N. $06^{\circ} 15' 25.15''$; thence N. $06^{\circ} 00' 178.63''$; thence N. $33^{\circ} 54' 196.80''$ to a B.L.M. Brass Cap Mon marking the SW MC of Lot 22 U.S.S. 3868, common to the NW MC of Tr. C-1; thence S. $61^{\circ} 20' 304.47''$ to a B.L.M. Brass Cap Mon marking the SE corner of Lot 22 U.S.S. 3868, common to the SW corner of Tr. B-1 and an angle point on the North boundary of Tr. C-1; thence N. $28^{\circ} 42' 329.95''$ to a B.L.M. Brass Cap Mon marking the NE corner of Lot 22 U.S.S. 3868, common to an angle point on the West boundary of Tr. B-1; thence N. $61^{\circ} 19' 304.97''$ to a B.L.M. Brass Cap Mon marking the NW MC of Lot 22 U.S.S. 3868, common to the NW MC of Tr. B-1; thence along the following meander courses of approximate mean high water of Red Shirt Lake: N. $71^{\circ} 20' 168.13''$; thence S. $17^{\circ} 34' 249.75''$; thence S. $80^{\circ} 18' 295.17''$; thence S. $85^{\circ} 38' 45.35''$; thence S. $47^{\circ} 02' 153.36''$; thence S. $18^{\circ} 31' 186.56''$; thence S. $13^{\circ} 41' 181.32''$; thence S. $80^{\circ} 48' 62.69''$; thence N. $44^{\circ} 20' 148.06''$; thence S. $65^{\circ} 28' 104.23''$; thence S. $03^{\circ} 23' 162.69''$; thence S. $56^{\circ} 58' 93.73''$; thence S. $87^{\circ} 27' 161.76''$; thence S. $40^{\circ} 58' 168.68''$; thence S. $42^{\circ} 50' 313.71''$ to the westernmost MC of Lot 23 U.S.S. 3868, common to the NE MC of Tr. Y; thence S. $27^{\circ} 39' 732.37''$ to a B.L.M. Brass Cap Mon marking the southernmost corner of Lot 23 U.S.S. 3868, common to the SE corner of Tr. Y and the easternmost corner of Tr. V-1; thence S. $25^{\circ} 21' 323.99''$ to the point of Beginning, containing 173.69 acres, more or less.

This plat also represents a survey of FRACTIONAL $W\frac{1}{2}$, Section 28, T. 18N., R. 5W., S.M. containing 192.22 acres, more or less; FRACTIONAL $W\frac{1}{2}$, $W\frac{1}{4}$, $W\frac{1}{4}$, $W\frac{1}{4}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 33, T. 18N., R. 5W., S.M. containing 33.81 acres, more or less, and FRACTIONAL SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 33, T. 18N., R. 5W., S.M. containing 18.41 acres, more or less.

LEGAL DESCRIPTION - Parcel 2

Beginning at a B.L.M. Brass Cap Mon. marking Corner 10 U.S.S. 3868, common to the SE corner of Tract G-1 at Lat. $61^{\circ} 23' 58.34''$ N., Long. $150^{\circ} 10' 26.86''$ W.; thence by true bearings and distances N. $80^{\circ} 57'$ W. along the South boundary of U.S.S. 3868 1785.54' to a B.L.M. Brass Cap Mon. marking Corner 11 U.S.S. 3868, common to the SE corner of U.S.S. 3223 and the SW corner of Tr. U-1; thence N. $01^{\circ} 26'$ W. along a line common to the East boundary of U.S.S. 3223 and the West boundary of Tr. U-1 484.86' to the NE MC of U.S.S. 3223 common to the NW MC of Tr. U-1; thence along the following meander courses of approximate mean high water of Red Shirt Lake: N. $38^{\circ} 19'$ E. 36.80'; thence N. $63^{\circ} 00'$ E. 95.74'; thence N. $85^{\circ} 19'$ E. 158.19'; thence N. $63^{\circ} 34'$ E. 105.25'; thence N. $53^{\circ} 25'$ E. 132.30'; thence N. $70^{\circ} 12'$ E. 194.66'; thence N. $88^{\circ} 44'$ E. 13.83'; thence S. $79^{\circ} 41'$ E. 189.96'; thence S. $80^{\circ} 02'$ E. 75.55'; thence S. $72^{\circ} 40'$ E. 82.15'; thence S. $80^{\circ} 12'$ E. 200.48'; thence S. $65^{\circ} 25'$ E. 132.21'; thence N. $71^{\circ} 55'$ E. 67.92'; thence N. $51^{\circ} 04'$ E. 165.90'; thence N. $25^{\circ} 16'$ E. 36.14'; thence N. $47^{\circ} 04'$ E. 199.09'; thence N. $88^{\circ} 19'$ E. 225.28' to a B.L.M. Brass Cap Mon. marking the SW MC of Lot 19 U.S.S. 3868, common to the NW MC of Tr. P-1; thence S. $64^{\circ} 28'$ E. 562.05' to a B.L.M. Brass Cap Mon. marking the SE corner of Lot 19 U.S.S. 3868, common to the NE corner of Tr. P-1; thence S. $25^{\circ} 26'$ W. along the East boundary of U.S.S. 3868 876.74' to Corner 10 of said U. S. Survey, the point of beginning, containing 34.19 acres, more or less.

Cor 2
U.S.S. 3668

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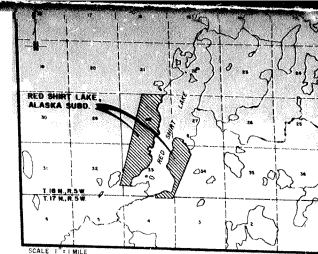
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U.S.

321

ALASKA STATE LAND SURVEY 70-7 RED SHIRT LAKE, ALASKA SUBDIVISION

Located Within Lot 1, U.S. Survey 3868, T.17 & 18N, R.5W, S.M.
Containing 590.37 Acres

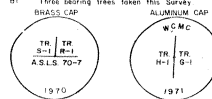


NOTES

Acres of 590.37 Acres does not include Fractional Sections.
For BLM Record Bearings and Distances see plat of U.S.S. 3868 approved 2/77/67.
All section lines shown herein except that portion traversing through the subdivision depicted herein have a 50 ft section line segment.

MONUMENT LEGEND

- BLM Copperweld Monuments Recovered this Survey.
- BLM-D.O. Brass Cap Monuments Recovered this Survey.
- Brass Cap Monuments Set this Survey.
- Aluminum Cap On 5/8" Rebar Set this Survey.
- Angle Point - No Monument Set.
- Three bearing trees taken this Survey.



TYPICAL MONUMENT MARKINGS

F.D. No. Sheet 2 of 2	
DATE OF SURVEY Beginning JUNE 1970 Ending JUNE 1971	NAME OF SURVEYOR P. M. LINDSEY & ASSOC. 2802 W. NORTHERN LTD. ANCHORAGE, ALASKA
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS ANCHORAGE, ALASKA	
RED SHIRT LAKE, ALASKA SUBDIVISION	
DRAWN BY: ALL-MLS 5-7-71	APPROVAL RECOMMENDED <i>[Signature]</i> State Geologist
DATE APPROVED: 7-16-71	APPROVED: <i>[Signature]</i> Director of Lands
SCALE: 1" = 400'	CHECKED: PLATE NO. 70-7

9-302: Added Section Information	
Corrected distance on N.W. side of Tract 1	Corrected bearing on N.E. side of Tract 10
Date 7-16-71	Revision 2