



HAINES BOROUGH  
Planning & Zoning  
P.O. Box 1209  
Haines, AK 99827-1209  
907-766-2231 Ext. 23  
907-766-2716 (fax)

**September 10, 2015**

To: Haines Borough Planning Commission  
From: Tracy Cui, Planning and Zoning Technician III

Re: Hill Top Subdivision Preliminary Long Plat  
C-USS-A2-2716; Multiple Residential Zone

On August 26, 2015, Highland Estates, Inc submitted a long plat subdivision application through its agent Dave Smith. Haines Borough Code (HBC) 18.70.040 allows "Subdivision, Residential" in the multiple residential zone. HBC 18.100.050 requires a preliminary plat to be submitted to the Planning Commission for review and approval before any construction begins, and the application for approval of the preliminary plat shall be placed on the agenda for the next planning commission meeting.

In reviewing the application, staff found the ownership of one portion of the proposed subdivision is unclear. It appears that one portion of land was sold by a party claiming to have good title but was actually owned by someone else, which causes confusion as to the true owner of the property. For this reason, titles are also called a "cloudy title", meaning that it is difficult to "see" who the proper owner is. According to our property file records:

- Attachment 1: In 1978, Port Chilkoot Company conveyed a 34.13-acre property to Martin & Allie Cordes. The property boundaries are marked in green color, per the legal description indicated in deed.
- Attachment 2: In 1995, Martin & Allie Cordes conveyed Tract A-3-1 (36.0113 acres) and Tract A-3-2 (3.3839 acres) to Highland Estates, Inc. **This appears to be confusing because Attachment 1 shows Cordes only owned one portion of Tract A-3-1 at that time.**
- Attachment 3: In 1996, Port Chilkoot Company conveyed a 1.20-acre property to Martin & Cordes. The property boundaries are marked in green color, per the legal description indicated in deed.
- Attachment 4: In 2000, Martin & Allie Cordes quitclaimed that 1.20-acre property to Allie Cordes.
- Attachment 5: In 2010, Omar Cordes, as the personal representative of Allie Cordes, quitclaimed that 1.20 acres to himself.

Based on the records we have, the findings are as follows:

- Attachment 2 may be a defective title unless there are other deed(s) showing Cordes owned the remaining portion of Tract A-3-1 and Tract A-3-2 before 1995.

- If Attachment 2 is correct, which means Highland Estates owned Tract A-3-1 and Tract A-3-2 after 1995, then Attachments 3, 4 and 5 will be defective titles.
- Cordes has been paying property tax on that 1.21-acre property.
- Roger Schnabel has been paying property tax on that 34.13-acre property (portion of Tract A-3-1).

Staff is currently working with the property owner and title agency to clarify the ownership on this matter. It is very important that title defects be discovered and properly addressed well before the property is subdivided. Investigating the background of property titles involves predicting any potential defects that might arise in the future. For this reason, staff recommend the Planning Commission postpone the decision on the preliminary plat until the ownership matter is resolved.

Thank you very much for considering this recommendation.

THE GRANTOR PORT CHILKOOT COMPANY, an Alaska corporation,  
residing at Box 271, Haines, Alaska, 99827  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys and warrants to MARTIN A. CORDES and ALLIE M. CORDES,  
husband and wife, of Haines, Alaska

**BOX 6 HAINES \***

the following described real estate:

A certain tract or parcel of land located and being situate within a fraction of U.S. Survey No. 2716 (Sec. 34, T.30S., R.59E., C.R.M.), First Judicial District, Haines, Alaska, being described as follows:

Beginning at a Monument for the point of intersection of Gruening Drive and Seaton Way (an abandoned street right-of-way which is denoted on the original plat of PORT CHILKOOT SUBDIVISION, dated 7/59), said Monument being N 69°10' E - 201.13' from a Monument located at the intersection of Bartlett Boulevard and Seaton Way; Thence S 9° 17'00" E - 939.73' to a land Monument for Corner 5, Tract B, U.S. Survey No. 2716; the true point and place of Beginning for this description;

Thence S 7°29'45" W - 150.06' to Land Monument Corner 4, Tract B, U.S. Survey No. 2716; Thence S 7°29'45" W - 216.02'; Thence S 71°15'00" W - 598.68'; Thence N 49°21'45" W - 1410.74'; Thence N 8°00'15" E - 597.42' to the Southerly right-of-way limits of Major Road; thence along the Southerly right-of-way limits of Major Road, N 86°11'45" E - 224.58' to a point of curvature; thence along said Southerly right-of-way of Major Road, Easterly along a 12°11'26" curve to the right, through an arc of 22°33'30", (Radius = 470.00') an arc length of 185.05' (Chord = S 82°31'30" E - 183.85') to a point of right-of-way tangency; then continuing along said right-of-way, S 71°41'45" E - 205.76' to a point of curvature; thence along the Southerly right-of-way of Major Road, Westerly, along a 15°04'40" curve to the left, through an arc of 15°03'50" (Radius = 380.00'), an arc length of 99.91' (Chord = S 78°29'45" E - 99.62') to a monument on the Southerly right-of-way of Major Road: Thence S 47°42'45" E - 1226.98'; Thence S 7°29'45" W - 35.10' to land monument Corner 5, Tract B, U.S. Survey No. 2716, the true point and place of beginning for this description.

Containing 34.13 acres, more or less.  
situated in the State of Alaska.

DATED this 7th day of April, 1978

Betty Jean Heinmiller (seal)  
BETTY JEAN HEINMILLER, Secretary  
PORT CHILKOOT COMPANY  
Carl W. Heinmiller (seal)  
CARL W. HEINMILLER, President  
PORT CHILKOOT COMPANY

ACKNOWLEDGEMENT

STATE OF ALASKA  
CITY OF HAINES

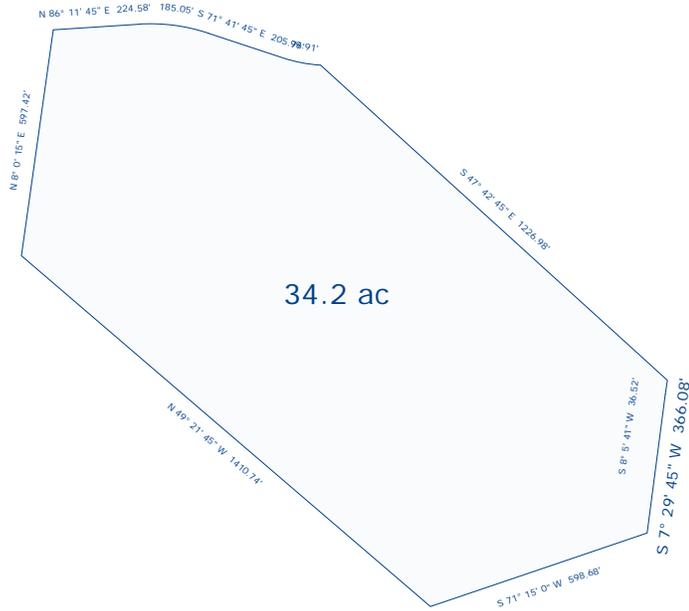
THIS CERTIFIES that on this 7th day of April, 1978, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared CARL W. HEINMILLER and BETTY JEAN HEINMILLER, as officers of PORT CHILKOOT COMPANY, to me known and known to me to be the person(s) named as grantor(s) in the foregoing deed and they (individually) acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned, as President and Secretary, respectively, of the Grantor, PORT CHILKOOT COMPANY, an Alaskan corporation. WITNESS my hand and official seal the day and year in this certificate first above written.

Paula P. J. Marlin  
Notary Public for Alaska.  
My commission expires: 9/21/80

# SKETCH/AREA TABLE ADDENDUM

SUBJECT	Address			
	City <b>Haines</b>	County <b>USA</b>	State <b>AK</b>	Zip
	Legal 1			
	Primary Owner			
	Appraiser Name <b>DMO</b>			

## Legal for Book 5 Page 124



Scale: 1" = 500'

SURVEY DESCRIPTION	<p><b>Subject Site</b></p> <p>Beginning at a point of the Tract described by Metes and Bounds as follows:</p> <p>THENCE South 7° 29' 45" West, a distance of 366.08 Feet;</p> <p>THENCE South 71° 15' 0" West, a distance of 598.68 Feet;</p> <p>THENCE North 49° 21' 45" West, a distance of 1410.74 Feet;</p> <p>THENCE North 8° 0' 15" East, a distance of 597.42 Feet;</p> <p>THENCE North 86° 11' 45" East, a distance of 224.58 Feet;</p> <p>THENCE along a curve to the Right, said curve having a radius of 470.00 Feet, a central angle of 22° 33' 30", a chord which bears South 82° 31' 30" East, a distance of 185.05 Feet;</p> <p>THENCE South 71° 41' 45" East, a distance of 205.76 Feet;</p> <p>THENCE along a tangent curve to the Left, said curve having a radius of 380.00 Feet, a central angle of 15° 3' 50", a distance of 99.91 Feet;</p> <p>THENCE South 47° 42' 45" East, a distance of 1226.98 Feet;</p> <p>THENCE South 7° 29' 53" West, a distance of 1.00 Feet;</p> <p>THENCE South 8° 5' 41" West, a distance of 36.52 Feet to point of beginning;</p> <p>Said tract containing 34.20 acres (1489900.73 sf) of land, more or less.</p> <p>Perimeter = 4952.72 Feet</p> <p>No significant error of closure.</p>
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**OWNERSHIP CERTIFICATE**

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED WITHIN (OUR) FREE CONSENT, AND TO BE PUBLIC OR PRIVATE USE, AS NOTED.

DATE: August 8, 1989  
 WITNESSES: *Walter J. Haines*  
 WITNESS: \_\_\_\_\_  
 WITNESS: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

STATE OF ALASKA  
 THIS IS TO CERTIFY THAT ON THIS 8<sup>th</sup> DAY OF AUGUST 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED: **MARTIN CORDES**, **ARTHUR J. HAINES**, and **WALTER J. HAINES**, all known to be the persons recognized and acknowledged to me that they signed and acknowledged the same freely and voluntarily for the uses and purposes therein mentioned. WITNESSES MY HAND AND OFFICIAL SEAL, THE 17<sup>th</sup> DAY OF AUGUST 1989.

*Walter J. Haines*  
 Notary Public for the State of Alaska  
 My Commission Expires: 1-15-91

**CORPORATE OWNERSHIP CERTIFICATE**

I HEREBY CERTIFY THAT **ALASKA TRACT A-3-1** IS THE PROPERTY OF **ALASKA TRACT A-3-1**, INCORPORATED UNDER THE LAWS OF THE STATE OF ALASKA, AND THAT SAID INCORPORATED ENTITY IS THE OWNER OF SAID TRACT A-3-1, AND THAT SAID TRACT A-3-1 IS BEING OFFERED FOR PUBLIC OR PRIVATE USE, AS NOTED.

WITNESSES MY HAND AND OFFICIAL SEAL, THE 17<sup>th</sup> DAY OF AUGUST 1989.

*Walter J. Haines*  
 Notary Public for the State of Alaska  
 My Commission Expires: 1-15-91

**NOTARY ACKNOWLEDGEMENT**

STATE OF ALASKA  
 THIS IS TO CERTIFY THAT ON THE 17<sup>th</sup> DAY OF AUGUST 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED: **ALASKA TRACT A-3-1**, INCORPORATED UNDER THE LAWS OF THE STATE OF ALASKA, AND THAT SAID TRACT A-3-1 IS BEING OFFERED FOR PUBLIC OR PRIVATE USE, AS NOTED.

WITNESSES MY HAND AND OFFICIAL SEAL, THE 17<sup>th</sup> DAY OF AUGUST 1989.

*Walter J. Haines*  
 Notary Public for the State of Alaska  
 My Commission Expires: 1-15-91

**CERTIFICATION OF APPROVAL BY THE HAINES PLATTING BOARD**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN EXAMINED AND FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS OF THE HAINES DISTRICT PLATTING BOARD, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER, HAINES, ALASKA, ON OCTOBER 10, 1989.

*Walter J. Haines*  
 Mayor, Haines, Alaska

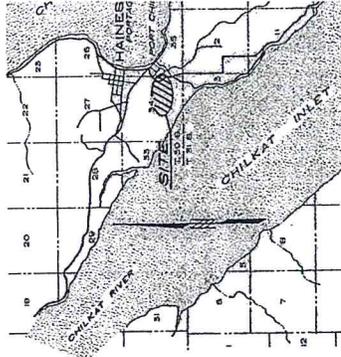
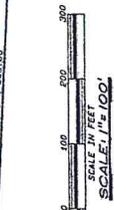
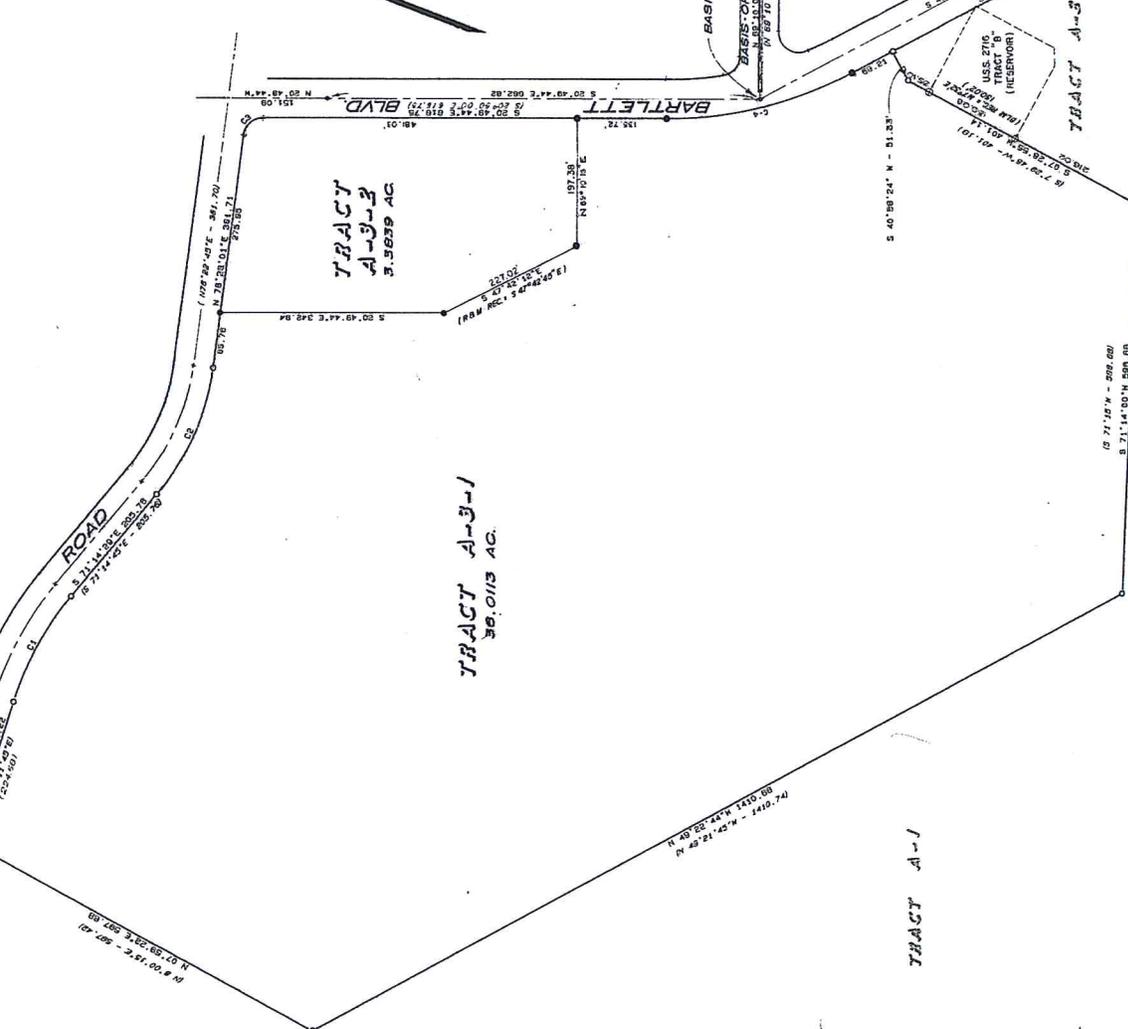
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MEMORANDA SHOWING THE DATA ACTUALLY OBTAINED AS DESCRIBED, AND THAT ALL NECESSARIES AND CORRECTED DATA AND CALCULATIONS ARE SHOWN AND CORRECTED.

*Walter J. Haines*  
 Surveyor

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG	CHORD END
1	39° 12' 30"	300.00	254.72	110.21	211.87	5 87° 25' 45"E	5 87° 25' 45"E
2	39° 17' 15"	300.00	254.72	110.21	211.87	5 87° 25' 45"E	5 87° 25' 45"E
3	39° 17' 15"	603.00	493.35	206.44	399.87	5 89° 13' 24"E	5 89° 13' 24"E
4	28° 14' 01"	603.00	493.35	206.44	399.87	5 34° 56' 45"E	5 34° 56' 45"E



**LEGEND**

NOTE: NOT ALL SYMBOLS WERE USED ON PLAT. RECOVERED OLD MON. THAT HAS SINCE BEEN DEST. OLD OR BLK MON. RECOVERED THIS SURVEY. PRIMARY MON. RECOVERED THIS SURVEY. SECONDARY MON. RECOVERED THIS SURVEY. PRIMARY MONUMENT SET THIS SURVEY. SECONDARY MON. WITH PLASTIC CAP SET THIS SURVEY. SECONDARY MON. WITH ALUMINUM CAP SET THIS SURVEY. HIGHWAY RIGHT-OF-WAY MON. RECOVERED THIS SURVEY. STONE MON. WITH LEAD PLUG RECOVERED THIS SURVEY.

**NOTES**

1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS OBTAINED TO THE BASIS OF BIRMINGHAM.

2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

3. RECORD BEARINGS AND DISTANCES ARE SHOWN BY OR DISTANCES ARE SHOWN WITHOUT PARENTHESES RECORD BEARINGS AND DISTANCES WHERE THERE IS A PLAT ENGINEERING PLAT OF MARTIN CORDES.

**CLIENT**

MARTIN CORDES  
 HAINES, ALASKA 99827  
 (907) 766-2341

**SURVEYOR**

WALTER J. HAINES  
 HAINES, ALASKA 99827  
 (907) 766-2341

**A - RESUBDIVISION PLAT OF MARTIN CORDES PROPERTY WITH TRACT A-3, U.S.S. 2716 WITHIN SEC. 34, T30S, R36E, 01W, HAINES, ALASKA.**

**DATE: MARCH 8, 1989**

**DRAWN BY: T. H. KIRCHNER**

**HAINES PLAT**

**89-8**

**ALASKA LAND SURVEYING CO.**

**JANUARY 8, 1989**

**FIELD BOOK**

**FILE NO.**

**FILE NO.**

# Attachment 3 Statutory Quitclaim Deed

BOOK 28 PAGE 31

THE GRANTOR Port Chilkoot Company

residing at P.O. Box 271 Haines, AK 99827

for and in consideration of ten dollars and other valuable considerations

conveys and quitclaims to Martin A. Cordes and Allie Cordes, joint tenants with rights of survivorship, of P.O. Box 6, Haines AK 99827

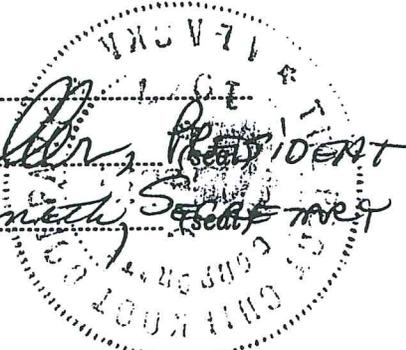
all interest which I (we) have, if any, in the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED AND BEING SITUATE WITHIN A FRACTION OF U.S. SURVEY NO. 2716 (SEC. 34, T.30S., R.59E., C.R.M.), FIRST JUDICIAL DISTRICT, HAINES, ALASKA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT CORNER 5, TRACT B, U.S. SURVEY NO. 2716, SAID CORNER BEING LOCATED S 9°17' E - 939.73' FROM A MONUMENT AT THE INTERSECTION OF SEATON WAY AND GRUENING DRIVE AS DENOTED ON THE RECORDED PLAT OF PORT CHILKOOT SUBDIVISION DATED 7/59 AND ALSO BEING LOCATED, N 82°30'30" W - 150.11' FROM CORNER 1, TRACT B, U.S. SURVEY NO. 2716; THENCE ALONG LINE 1/7 OF THE MARTIN CORDES TRACT OF A FRACTION OF U.S. SURVEY NO. 2716, N 7°29'45"E - 35.10' TO CORNER 7 OF MARTIN CORDES TRACT; THENCE ALONG LINE 7/6 OF THE AFOREMENTIONED MARTIN CORDES TRACT WITHIN A FRACTION OF U.S. SURVEY NO. 2716, N47°42'45"W - 512.44' TO A POINT; THENCE N 69°10'00" E - 171.86' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BARTLETT BOULEVARD AS DENOTED BY THE AFOREMENTIONED PORT CHILKOOT SUBDIVISION PLAT; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LIMITS OF BARTLETT BOULEVARD, S 20°50'00" E - 85.72' TO A POINT OF RIGHT-OF-WAY CURVATURE; THENCE ALONG A 28°14'00" CURVE TO THE LEFT, THROUGH AN ARC OF 9°29'27" (RADIUS = 603.69') AN ARC LENGTH OF 297.48' (CHORD = S 39°57'00" E - 294.48') TO A POINT OF RIGHT-OF-WAY TANGENCY; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY BARTLETT BOULEVARD, S 49°04'00" E 69.21' TO THE NORTH CORNER OF TRACT A-2 USS NO. 2716, A POINT ON THE WESTERLY RIGHT-OF-WAY OF BARTLETT BOULEVARD; THENCE S 44°18'17" W - 76.45' TO CORNER 7 OF THE MARTIN CORDES TRACT; THENCE ALONG PROPERTY LINE 7/1 OF THE MARTIN CORDES TRACT S 7°29'45" W - 35.10' TO CORNER 5, TRACT B, U.S. SURVEY NO. 2716 THE TRUE POINT AND PLACE OF BEGINNING FOR THIS DESCRIPTION. CONTAINING 1.20 ACRES, MORE OR LESS.

situated in the State of Alaska.

DATED this 10th day of June, 1996  
*Lee Himmelfarb, President*  
*Annette J. Smith, Secretary*



### ACKNOWLEDGEMENT

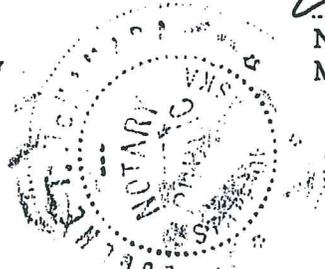
STATE OF ALASKA

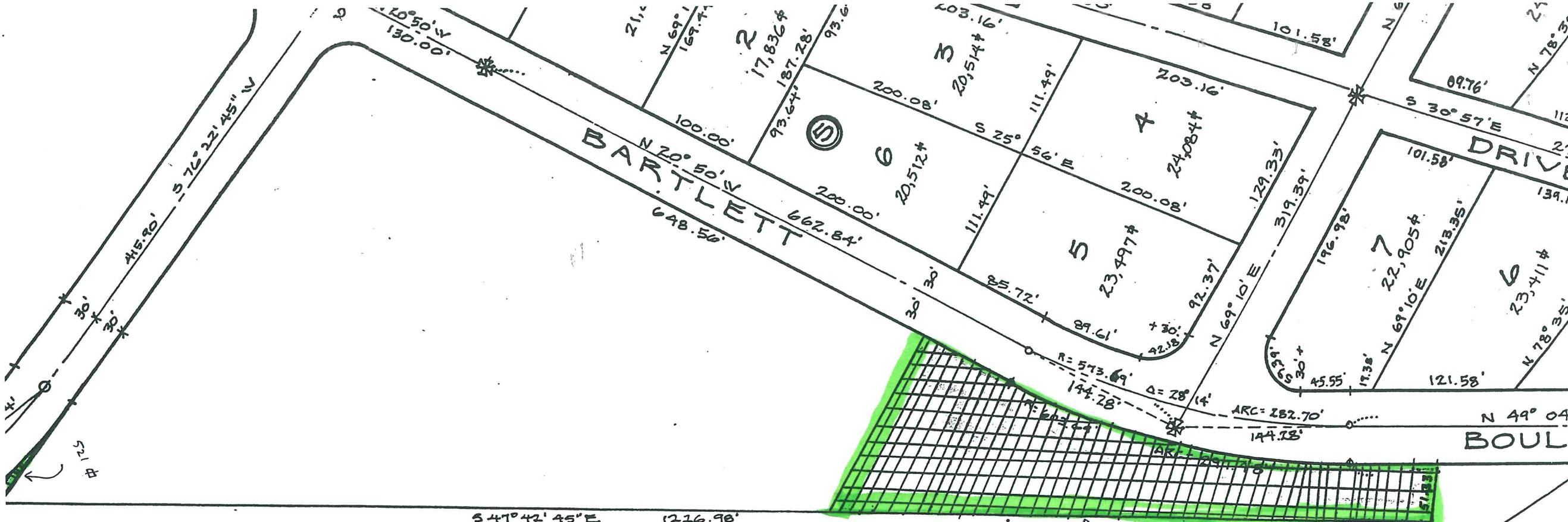
ss.

THIS CERTIFIES that on this 10th day of JUNE 1996, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared ANNETTE SMITH & LEE HEMMELFARB to me known and known to me to be the person(s) named as grantor(s) in the foregoing deed and INDIVIDUALLY (individually) acknowledged to me that THEY executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

*Eugene M. Demman*  
Notary Public for Alaska.  
My commission expires: 7-19-97





DATE	6/26	10	96
TIME	1:50	P	M
Requested By	Allie Murray		
Address	Cordes		
HAINES REC. DIST	18020		

96 284

TRACT "A"  
3 AC

BOOK 28 PAGE 30

**Attachment 4 QUITCLAIM DEED**

The Grantor, ALLIE M. CORDES whose address is, B-6 HAINES ALASKA in consideration of ten dollars and other valuable consideration, does hereby grant, demise, convey, release, and quitclaim, all right, title, and interest without warranty unto ALLIE M. CORDES, whose address is B-6 HAINES ALASKA, the following described real property situated in the THREAVAK Recording District, First Judicial District, State of Alaska, as follows:

T 30 S, R 59 E, SEC 14 LOT- 1-2 HAINES HWY- 6 MILE T30S R59E  
BLOCK 3 LOT 10 CHILKAT LAKE SUB. T29S R57E, CRM

PORTION USS 2716 1.21 ACRES [detail/disc on Attachment "A"]

BLOCK 1, LOTS 1 + 6 YOUNG SUB. 12,696 SQ FT. Sec 26 R59E CRM

BLOCK 1, LOTS 3-8 YOUNG SUB 10,330 SQ FT. sec 26 R59E CRM

BLOCK 3 LOT- 1 YOUNG SUB 7,680 SQ FT Sec 26 R59E CRM

T 30 S, R 59 E, SEC 27, TL 3 CORDES SUB. 94,615 SQ FT. Sec 27  
59E, CRM

Containing

SUBJECT, HOWEVER, to valid existing trails, roads, easements, conditions and restrictions of record, if any.

DATED this 31<sup>st</sup> day of July, <sup>2000</sup> ~~1999~~ at HAINES AK

Grantor:

Allie M Cordes

State of Alaska )  
  :SS  
First Judicial District )

THIS IS TO CERTIFY that on this 31<sup>st</sup> day of July, <sup>2000</sup> ~~1999~~, in Haines, AK before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Allie M. Cordes known to me and to me known to be the person            represents            to be, and the same identical person who executed the above and foregoing QUITCLAIM DEED and who acknowledged to me that she executed the same freely and voluntarily for the purposes and uses herein mentioned.

WITNESS my hand and official seal the day, month and year in this certificate first written above.

Karen L. Hensley  
Notary Public, State of Alaska  
My commission expires: 2-21-03

CC  
Family Transfer  
C✓  
10-21-10

ALASKA

2010-000359-0

Recording Dist: 106 - Haines  
8/20/2010 2:52 PM Pages: 1 of 2



PERSONAL REPRESENTATIVE'S DEED

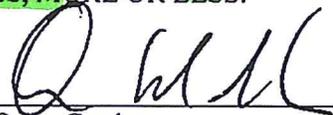
THE GRANTOR, Omar Cordes, Personal Representative of the Estate of Allie Mary Cordes, Case No. 1JU-09-254 PR ("Estate"), whose address is The Mount Austin, 8 Mount Austin Road, Block 3, 5/A, The Peak, Hong Kong, conveys, and quitclaims to Omar Cordes, a single person, whose address is The Mount Austin, 8 Mount Austin Road, Block 3, 5/A, The Peak, Hong Kong, all interest which the Estate of Allie Mary Cordes has, if any, in the following described parcel of real property located in the Haines Recording District, First Judicial District, State of Alaska:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED AND BEING SITUATE WITHIN A FRACTION OF U.S. SURVEY NO. 2716 (SEC. 34, T.30S., R.59E., C.R.M.), FIRST JUDICIAL DISTRICT, HAINES, ALASKA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT CORNER 5, TRACT B, U.S. SURVEY NO. 2716, SAID CORNER BEING LOCATED S 9°17' E - 939.73' FROM A MONUMENT AT THE INTERSECTION OF SEATON WAY AND GRUENING DRIVE AS DENOTED ON THE RECORDED PLAT OF PORT CHILKOOT SUBDIVISION DATED 7/59 AND ALSO BEING LOCATED, N 82° 30'30" W - 150.11' FROM CORNER 1, TRACT B, U.S. SURVEY NO. 2716; THENCE ALONG LINE 1/7 OF THE MARTIN CORDES TRACT OF A FRACTION OF U.S. SURVEY NO. 2716, N 7° 29'45"E - 35.10' TO CORNER 7 OF MARTIN CORDES TRACT ; THENCE ALONG LINE 7/6 OF THE AFOREMENTIONED MARTIN CORDES TRACT WITHIN A FRACTION OF U.S. SURVEY NO. 2716, N 47° 42'45"W - 512.44' TO A POINT; THENCE N 69°10'00" E - 171.86' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BARTLETT BOULEVARD AS DENOTED BY THE AFOREMENTIONED PORT CHILKOOT SUBDIVISION PLAT; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LIMITS OF BARTLETT BOULEVARD, S 20°50'00" E - 85.72' TO A POINT OF RIGHT-OF-WAY CURVATURE; THENCE ALONG A 28°14'00" CURVE TO THE LEFT, THROUGH AN ARC OF 9°29'27" (RADIUS = 603.69') AN ARC LENGTH OF 297.48' (CHORD = S 39°57'00" E - 294.48') TO A POINT OF RIGHT-OF-WAY TANGENCY; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF BARTLETT BOULEVARD, S 49°04'00" E 69.21' TO THE NORTH

CORNER OF TRACT A-2 USS NO. 2716, A POINT ON THE WESTERLY RIGHT-OF-WAY OF BARTLETT BOULEVARD; THENCE S 44°18'17" W - 76.45' TO CORNER 7 OF THE MARTIN CORDES TRACT; THENCE ALONG PROPERTY LINE 7/1 OF THE MARTIN CORDES TRACT S 7°29'45" W - 35.10' TO CORNER 5, TRACT B, U.S. SURVEY NO. 2716 THE TRUE POINT AND PLACE OF BEGINNING FOR THIS DESCRIPTION. CONTAINING 1.20 ACRES, MORE OR LESS.

DATED August 6, 2010

  
Omar Cordes  
Personal Representative of the  
Estate of Allie Mary Cordes

**ACKNOWLEDGMENT**

STATE OF ALASKA            )  
  ) ss:  
FIRST JUDICIAL DISTRICT    )

THIS CERTIFIES that on this 6th day of August, 2010, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Omar Cordes, to me known and known to me to be the person whose name is subscribed on the foregoing instrument, and after being first duly sworn according to law he stated to me under oath that he is the Personal Representative of the Estate of Allie Mary Cordes and that as such he is authorized to execute the foregoing instrument on behalf of said Estate and did execute the same freely and voluntarily as the free act and deed of said Estate.

WITNESS my hand and official seal the day and year in this certificate first above written.

  
Notary Public for Alaska #111998  
My Commission Expires: 12/09/2012

Return to:  
BethAnn Boudah Chapman  
Faulkner Banfield, P.C.  
One Sealaska Plaza, Ste. 202  
Juneau, AK 99801-1245  
23734-#6

