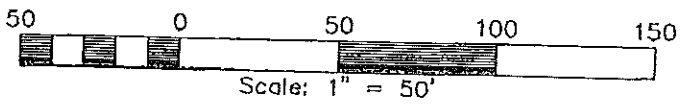
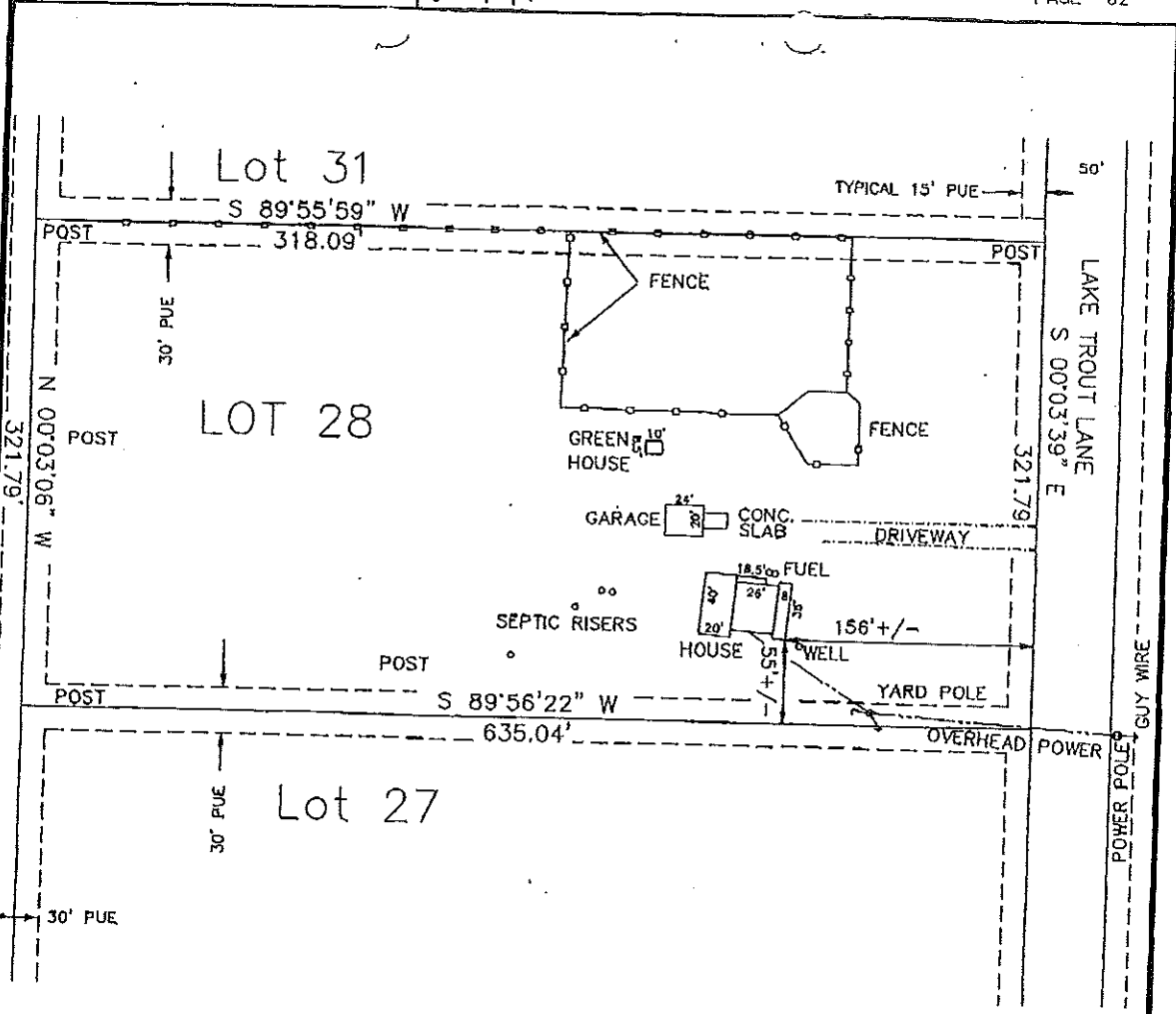


150141



**NOTES:**

BEARINGS, DISTANCES AND EASEMENTS SHOWN ARE FROM THE PLAT OF RECORD AND NO OTHER SOURCE WAS RESEARCHED.

**CERTIFICATION STATEMENT:**

I, Kathleen A. Kelley, a Professional Land Surveyor, registered in the State of Alaska, hereby certify that the improvements, located within and measured from found monumentation within: LOT 28, THOMAS SUBDIVISION - THIRD ADDITION according to the plat filed 10/22/1975 as plot number 75--160; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, lie entirely within said described area, that there are no visible encroachments to or from this property, except as shown. Said plat is the basis of information for this survey which represents only visible improvements. Easements shown are those shown on the above specified plat, or described in the current title report, if provided. Liability of this survey is limited to the relationship of existing improvements to found monumentation and does not constitute a boundary survey, and it is subject to any inaccuracies that a subsequent boundary survey may disclose and it shall not be used to establish any fence, structure, or other improvements and is limited to the fee charged unless additional coverage is specifically requested and paid for. Bearings and distances shown are recorded. This survey is prepared in accordance with the ASPLS Mortgage location survey standards.

**MORTGAGE LOCATION SURVEY**

INSPECTED BY: Kathleen A. Kelley PLS, P.O. Box 80423, FBX, AK 99708

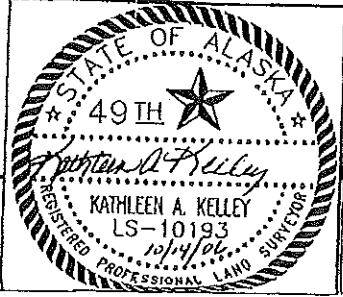
DATE THE ABOVE CONDITIONS WERE FOUND: OCTOBER 8, 2006  
 File Name: C:\2006\_Projects\PLOT\_PLANS\Thomas 3rd Add\Lot 28.dwg

DESCRIPTION: LOT 28, THOMAS SUBDIVISION - THIRD ADDITION

MORTGAGEE: ALASKA USA MORTGAGE COMPANY

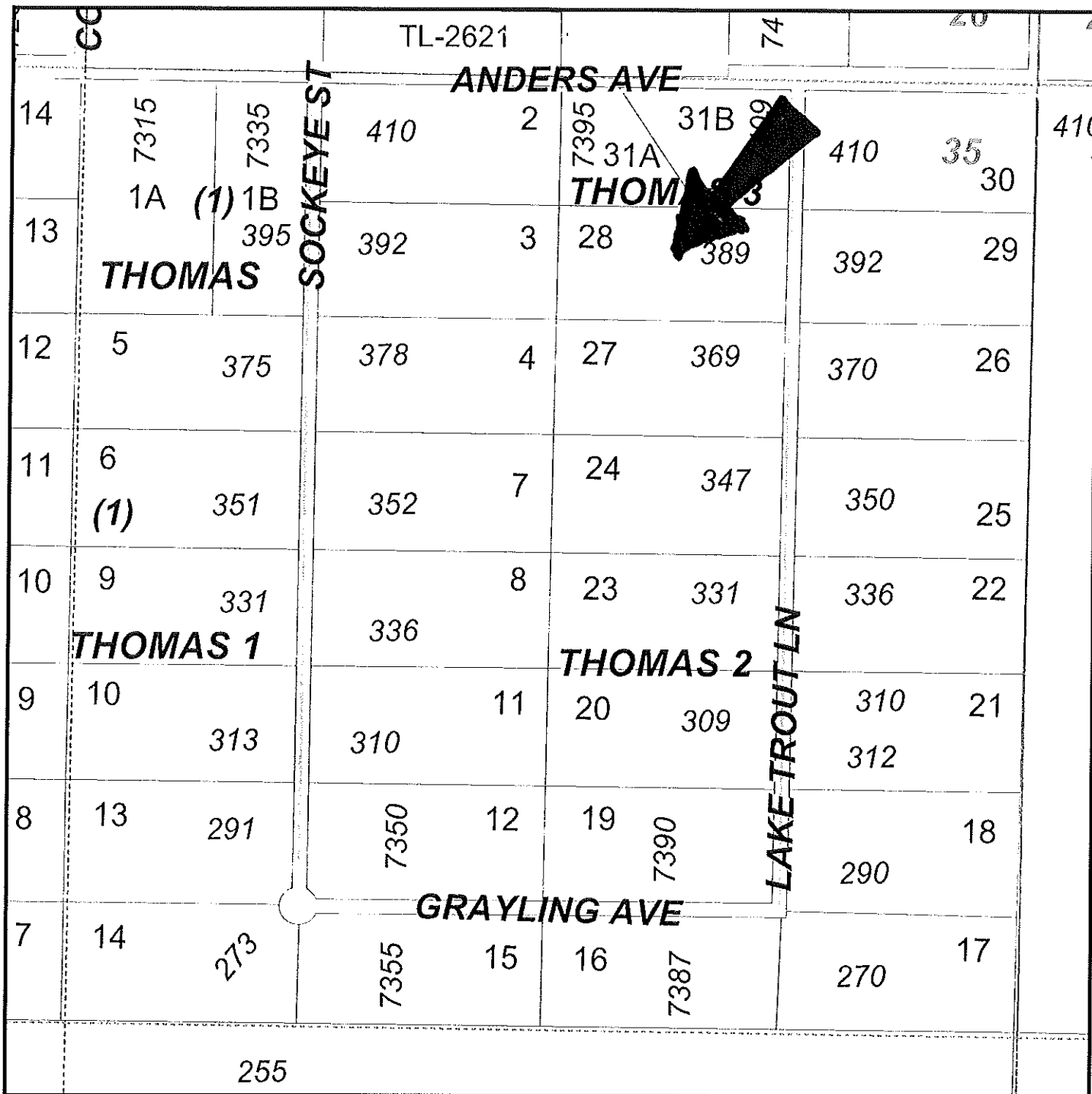
MORTGAGOR OR OWNER: MICHAEL W. CHASE & CINDIE A. CHASE

PROPERTY ADDRESS: 388 LAKE TROUT LANE, THOMAS, AK









Owner  
 SECRETARY OF VETERANS AFFR C/O COUNTRYWIDE HOME  
 LOANS  
 2375 N GLENVILLE MS RGV B 85  
 RICHARDSON TX 75082

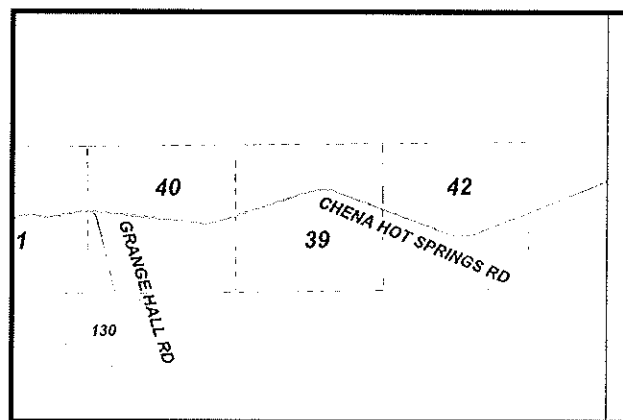
Legal  
 LOT 28 THOMAS 3RD ADDN

Address 389 LAKE TROUT LN

Tax ID	FNSB MAP	ASM Book
158381	114G	39
TRS	Zoning	Zip Code Area
F001N004E35	GU-1	99712
Land App	Bldg Appr	SQ FT / ACRE
15477	163851	174240 4
Mill Rate	Primary Use	Tax Year
15.459	RESIDENTIAL	2009
Est Taxes	Year Built	Tax Status
2772	1983	TAXABLE

Census Tract	19
Census Blk Grp	1030
Elem School	TWO RIVERS
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	
Fire Service	NONE
Latitude	64.8765
Longitude	-146.8688
MLS Area	47
Voting Dist	33-260
Legislature	Q33
Flood Zone	X
Elevation	600

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3rd Add. 75-160

Lots 24-31

BOOK 27 PAGE 32  
Fairbanks Recording Dist

DECLARATION OF PROTECTIVE COVENANTS

FOR

THOMAS SUBDIVISION, THIRD ADDITION

WE, EDDIE L. ANDERS and MARTHA K. ANDERS, being the fee owners of all lots of that certain subdivision known as the THOMAS SUBDIVISION, THIRD ADDITION, according to the plat thereof filed October 22, 1975 as Plat No. 75-160, Records of the Fairbanks Recording District, State of Alaska, desiring to ensure the orderly development and use of lots in said subdivision, and desiring to prevent nuisances or impairment of the attractiveness or value of such lots, do hereby declare and adopt the following protective covenants as to limitations and restrictions upon the use of said lots, and each thereof, hereby specifying that the same shall constitute covenants running with the land and shall be binding upon the within parties, and those claiming under the within parties through succession in interest to any lot or lots in said subdivision, to stand for the benefit and protection of present and future owners of lots in said subdivision, and the same shall be enforceable at the instance of the record owner of any lot, and the successors in interest thereto, by proceedings in equity to restrain violation or by proceedings at law to recover damages for the violation thereof, said protective covenants to remain in effect for a period of twenty-five (25) years, commencing at the date of recordation hereof, but subject to modification or renewal by written instrument executed by all then record owners of said lots, placed of record in said Fairbanks Recording District, namely:

1. No obstructions shall be placed in drainage ditches adjoining any lot. Metal culverts of an adequate diameter or as required by public authority, shall be placed under driveways leading from public roads onto said lots to avoid the obstruction of any drainage ditches.
2. Any lot or portion thereof used for parking or storing of commercial vehicles, machinery, surplus equipment, scrap or any other items directly connected with the use of the land for residential purposes shall not be carried on upon any lot, unless completely fenced from view of all other lots.
3. No building or obstacle of any nature whatsoever, or portion thereof shall be erected or stored within forty (40) lineal feet of the owners' perimeter: street, interior or rear lot line or line.
4. No kennels shall be permitted within the subdivision and no private livestock shall be allowed to constitute a nuisance, including howling dogs.
5. Only buildings of a residential nature shall be erected, placed or permitted upon any lot; and not more than two single family dwelling structures or one duplex dwelling structure, with outbuildings, including a garage of not more than four car capacity, shall be allowed upon any lot.
6. No lot shown on said plat of said subdivision and hereafter covered by deed shall be further subdivided or partitioned into parcels less than 2 1/2 acres each.

DATED this 22<sup>nd</sup> day of October, 1975.

Eddie L. Anders  
Eddie L. Anders - Owner

Martha K. Anders  
Martha K. Anders - Owner

By Martha K. Anders



74-46  
74-113  
75-160

BK01195PG0243

**PROTECTIVE COVENANTS FOR  
FOR  
THOMAS SUBDIVISION REVISED**

L-2 BLK-1	L-5 BLK-1	L-6 BLK-1	L-7 BLK-1	L-9 BLK-1	L-10 BLK-1	L-11 BLK-1	L-12 BLK-1	L-19 BLK-1	L-13 BLK-1
L-17 BLK-1	L-18 BLK-1	L-22 BLK-1	L-24 BLK-1	L-26 BLK-1	L-27 BLK-1	L-28 BLK-1	L-29 BLK-1	L-30 BLK-1	L-31 BLK-1
L-21 BLK-1	L-25 BLK-1								

1. For the purposes of considering and enforcing these covenants, the above described properties shall be named Thomas Subdivision Revised.
2. No obstructions shall be placed in drainage ditches adjoining any lot. At such time as the road and ditches provide adequate drainage from or alongside a lot, culverts of an adequate diameter or as required by public authority, shall be placed under driveways leading from public roads onto said lot to avoid the obstruction of any drainage ditches.
3. No building or obstacles shall be erected or stored within forty (40) lineal feet of an owner's perimeter street, interior, or rear lot lines. Parking or storing of vehicles, machinery, scrap, or any other items on any lot shall not constitute a nuisance and shall not constitute a hazard to water quality.
4. No dog kennels shall be permitted within the subdivision and no animals shall be allowed to constitute a nuisance, including howling dogs. No lot shall have more than five (5) dogs. This shall not apply to puppies under ten (10) weeks of age.

009407

2000HY-1 PH 1:28

BK 01195PG0244

FAIRBANKS  
RECORDING DISTRICT

REQUESTED BY  
P. A. ELLINGSON

5. No lot or plot of ground shown on the plats of Thomas Subdivision Revised shall be further subdivided to less than two (2) acres. Only one (1) residential building shall be erected or placed on any lot of three (3) acres or less as platted and recorded after January 1, 2000.

6. The protective covenants and agreements contained herein shall run with the land and remain in effect until January 1, 2025, but shall be subject to a change or renewal collectively by the affirmative vote of all record owners of properties in Thomas Subdivision Revised at anytime.

7. Should any of these covenants singularly be determined to be no longer valid, all others shall remain in effect.

FAIRBANKS DISTRICT

(RETURN TO)

PHYLLIS A. ELLINGSON *Phyllis A. Ellingson*

P.O. BOX 16181

TWO RIVERS, ALASKA

99716