

DEEDS

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
FOURTH JUDICIAL DISTRICT

STATE OF ALASKA,

Plaintiff,

vs.

8,651 Square Feet, more or less;
526 Square Feet, more or less;
3120 Square Feet, more or less;
LAURA C. NEHRBAS HOYT, also
known as Laura Clare Nehrbas;
GOLDEN VALLEY ELECTRIC ASSOCIATION;
CITY OF FAIRBANKS; ALVIN MARTIN;
PHYLLIS K. MARTIN; UNITED STATES
OF AMERICA; TRANSAMERICA TITLE
INSURANCE COMPANY; FAIRBANKS
NORTH STAR BOROUGH; JOHN
BOUCHARD,

Defendants.

FILED in the Superior Court
State of Alaska, Fourth District

MAR 26 1970

OLGA T. STEGER Clerk

1st *Cressley* Deputy

Civil Action No. 70 - 220

DECLARATION OF TAKING

I, the undersigned, Robert L. Beardsley, Commissioner of Highways of the State of Alaska, on behalf of said State, do hereby make the following declaration:

I.

(a) The property and access hereinafter described is taken under the authority of and in accordance with AS 19.05, AS 19.10 and AS 19.20, which authorize the acquisition of property and access by the Department of Highways, State of Alaska, deemed necessary for the public use of the State of Alaska.

(b) The public use for which it is necessary to take the property and access is for right of way for a Federal Aid Highway designated as Alaska Project No. F-062-4(21), GILLAM WAY EAST & SOUTH. This highway will form a part of the State primary highway system. The property and access hereinafter described is deemed necessary by the undersigned for said public use of the State of Alaska.

DISTRICT ATTORNEY
FOURTH JUDICIAL DISTRICT, STATE OF ALASKA
604 BARNETTE ST., FAIRBANKS, ALASKA
PHONE 432-1565

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II.

The property and access to be acquired aggregates:
Parcel No. 31 - 8,651 Square Feet, more or less;
Parcel No. P-31 - 526 Square Feet, more or less;
Parcel No. P-31A - 3,120 Square Feet, more or less;
located in the Fairbanks Recording District, State of Alaska.
The property and access being taken for public use is more particularly described in Schedules "A", "B" and "C" attached hereto, and by this reference made a part hereof. This is the description of the same land described in the Complaint filed in the above-entitled action.

III.

Schedule "B" attached hereto is a plat showing the property and access taken. Schedule "C" attached hereto is a parcel vicinity map which shows the location, route, and termini of said project, on which the property and access taken is designated as Parcel Nos. 31, P-31 and P-31A.

IV.

The estate or interest in Parcel Nos. 31, P-31 and P-31A taken for public use is as follows:

Parcel No. 31, an estate in fee simple;

Parcel No. P-31, a temporary construction easement in, on and over Parcel No. P-31 for the duration of Alaska Project No. F-062-4(21), such easement being more fully described in Schedules "A" and "B" attached;

Parcel No. P-31A, a temporary construction easement in, on and over Parcel No. P-31A for the duration of Alaska Project No. F-062-4(21), such easement being more fully described in Schedules "A" and "B" attached.

V.

The amount of money estimated by the undersigned as

DISTRICT ATTORNEY
FOURTH JUDICIAL DISTRICT, STATE OF ALASKA
604 BARNETTE ST., FAIRBANKS, ALASKA
PHONE 452-1565

1 just compensation for the real property or the interests in it
2 being condemned is:

3 Parcel No. 31 - \$36,217.00

4 Parcel No. P-31 - \$10.00

5 Parcel No. P-31A - \$10.00

6 VI.

7 The persons or entities who, as disclosed by a diligent
8 search of the records, may have or claim an interest in the said
9 property are:

10 LAURA C. NEHRBAS HOYT,
11 also known as
12 Laura Clare Nehrbas

13 GOLDEN VALLEY ELECTRIC ASSOCIATION

14 CITY OF FAIRBANKS

15 ALVIN MARTIN

16 PHYLLIS K. MARTIN

17 UNITED STATES OF AMERICA

18 TRANSAMERICA TITLE INSURANCE COMPANY

19 FAIRBANKS NORTH STAR BOROUGH

20 JOHN BOUCHARD

21 VII.

22 By reason of the provisions of the above-mentioned
23 statutes, the estate or interest described in Paragraph IV
24 hereof does immediately vest in the State of Alaska.

25 IN WITNESS WHEREOF, I, the undersigned,
26 Robert L. Beardsley, Commissioner of Highways of the State of
27 Alaska, on behalf of said State, have hereunto subscribed my
28 name this 5th day of March, 1970 at
29 Juneau, Alaska.

30
31 Robert L. Beardsley
32 ROBERT L. BEARDSLEY
Commissioner of Highways

1
2 SUBSCRIBED and SWORN to before me this 5th day
3 of March, 1970 at Juneau, Alaska.

4 S. Graw Zack
5 Notary Public in and for Alaska

6 My commission expires November 4, 1973 My Commission Expires

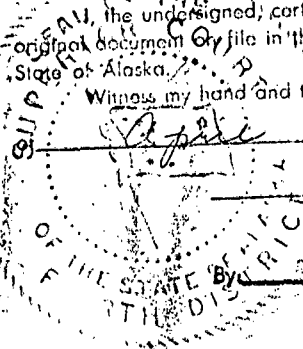
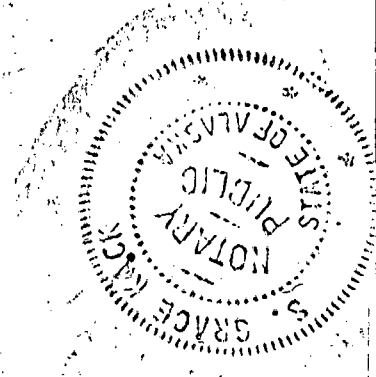
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8 STATE OF ALASKA
FOURTH JUDICIAL DISTRICT) ss.

9 I, the undersigned, certify that this is a true and full copy of an
10 original document on file in the Superior Court, Fourth Judicial District,
State of Alaska.

11 Witness my hand and the seal of this court this 14th day
12 of March, 1970, at Fairbanks, Alaska.

13 By Olga T. Steger
14 Clerk of the Superior Court

15 By Shelma Adamson
16 Deputy



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DISTRICT ATTORNEY
FOURTH JUDICIAL DISTRICT, STATE OF ALASKA
604 BARNETTE ST., FAIRBANKS, ALASKA
PHONE 452-1565

31. A tract of land for Alaska Project F-062-4(21) situate in Section 10, T. 1 S., R. 1 W., F.M., in Lots 15, 3 & 2, Block 1, Gateway Subdivision, Fourth Judicial District, State of Alaska, said tract being described as follows:

Beginning at the southeast corner of Lot 2; thence westerly along the southerly line of Lots 2, 3 & 15 a distance of 178.37 feet to the southwest corner of Lot 15; thence northerly along the westerly line of Lot 15 a distance of 85.98 feet to the northerly right of way line of Alaska Project F-062-4(21); thence S. 78°51'20" E. along said right of way line a distance of 175.17 feet to the easterly line of Lot 2; thence southerly along said easterly line a distance of 14.09 feet to the point of beginning.

Containing 8651 square feet, more or less.

To enable the grantee to construct and maintain a public highway, known as Alaska Project No. F-062-4(21), as a controlled access facility, as contemplated by Sec. 19.20.010 through Sec. 19.20.050, Alaska Statutes, the grantor hereby convey and warrant to the grantee any and all rights or easements appurtenant to the grantors remaining property by reason of its abutting said highway, including, without limiting the foregoing, all rights of ingress to or egress from the grantors remaining property contiguous to the lands hereby conveyed to or from said highway EXCEPTING and reserving to the grantor, successors or assigns, the Right of Access to said highway via Gaffney Road.

PROJECT NO. F-062-4(21)

PARCEL NO. 31

SCHEDULE "A"

P-31. A tract of land for Alaska Project F-062-4(21) situate in Section 10, T. 1 S., R. 1 W., F.M., in Lots 15, 3 & 2, Block 1, Gateway Subdivision, Fourth Judicial District, State of Alaska, said tract being described as follows:

Beginning at the intersection of the northerly right of way line of Alaska Project F-062-4(21) and the westerly line of Lot 15, said intersection being northerly along said westerly line a distance of 85.98 feet from the southwest corner of said lot; thence northerly along said westerly line a distance of 3.04 feet; thence S. 78°51'20" E. a distance of 175.17 feet to the easterly line of Lot 2; thence southerly along said easterly line a distance of 3.04 feet to an intersection with said northerly right of way line, said intersection being northerly a distance of 14.09 feet from the southeast corner of Lot 2; thence N. 78°51'20" W. along said right of way line a distance of 175.17 feet to the point of beginning.

Containing 526 square feet, more or less.

PROJECT NO. F-062-4(21)

PARCEL NO. P-31

SCHEDULE "A"

P-31A. A tract of land for Alaska Project F-062-4(21) situate in Section 10, T. 1 S., R. 1 W., F.M., in Lots 2 & 3, Block 1, Gateway Subdivision, Fourth Judicial District, State of Alaska, said tract being described as follows:

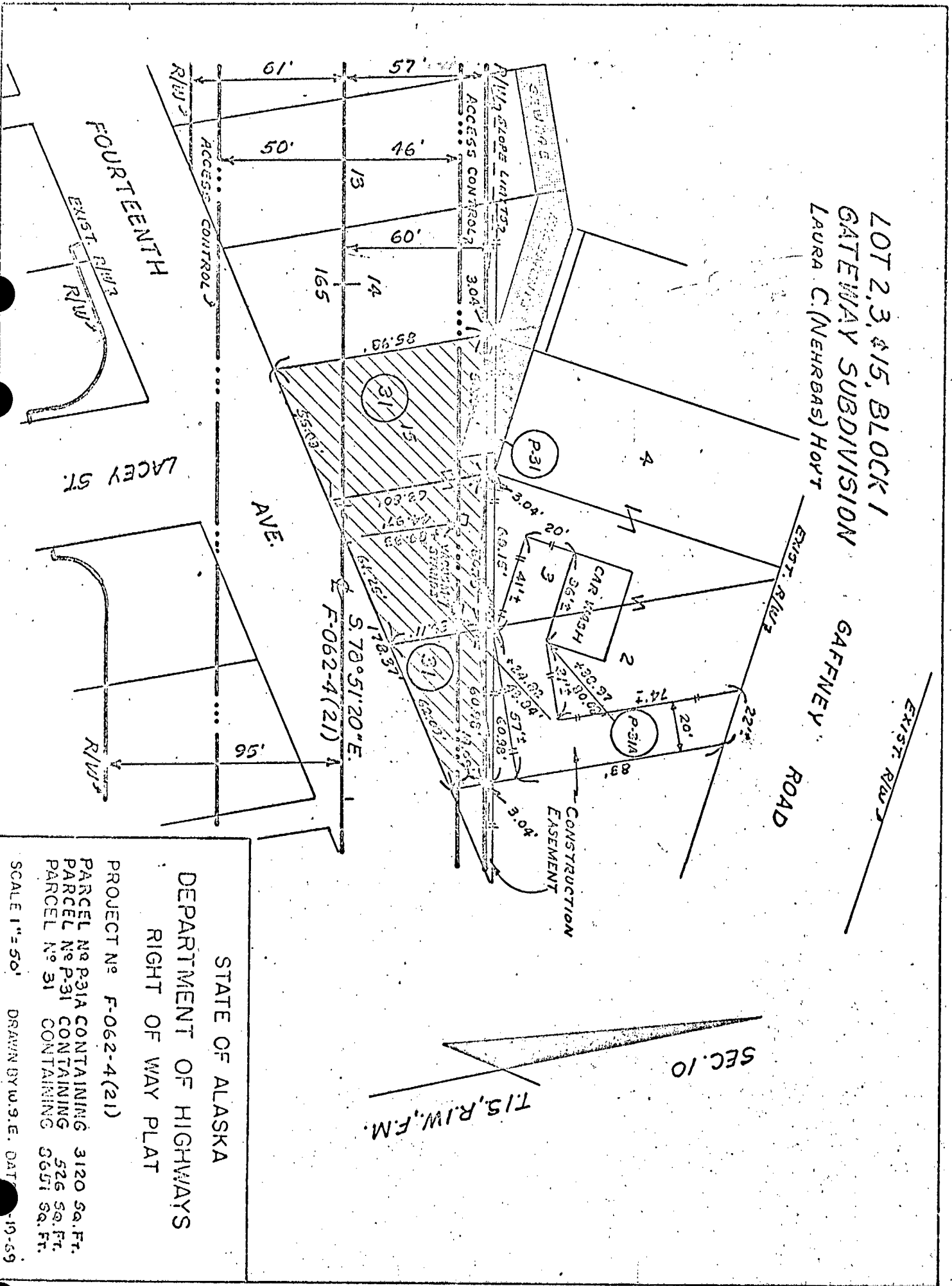
Beginning at the northeast corner of Lot 2; thence westerly along the northerly line of said lot a distance of 22 feet, more or less; thence southerly, parallel with and 20 feet westerly of the easterly line of said lot, a distance of 74 feet, more or less; thence westerly and perpendicular to said easterly line a distance of 31 feet, more or less, to the southeast corner of a building; thence westerly along said building a distance of 36 feet, more or less, to the southwest corner of said building; thence southerly along an extension of the westerly side of said building a distance of 20.00 feet; thence easterly and perpendicular to said westerly side a distance of 41 feet, more or less; thence easterly and perpendicular to said easterly line of said lot a distance of 57 feet, more or less, to said easterly line; thence northerly along said easterly line a distance of 83.00 feet to the point of beginning.

Containing 3120 square feet, more or less.

PROJECT NO. F-062-4(21)

PARCEL NO. P-31A

SCHEDULE "A"



LOT 2, 3, & 15, BLOCK 1
GATEWAY SUBDIVISION
LAURA C. (NEHRBAS) HOYT

GAFFNEY ROAD

EXIST. R/W

FOURTEENTH

LACEY ST.

AVE.

SEC. 10

T15, R1W, FM.

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS
RIGHT OF WAY PLAT

PROJECT No F-062-4(21)

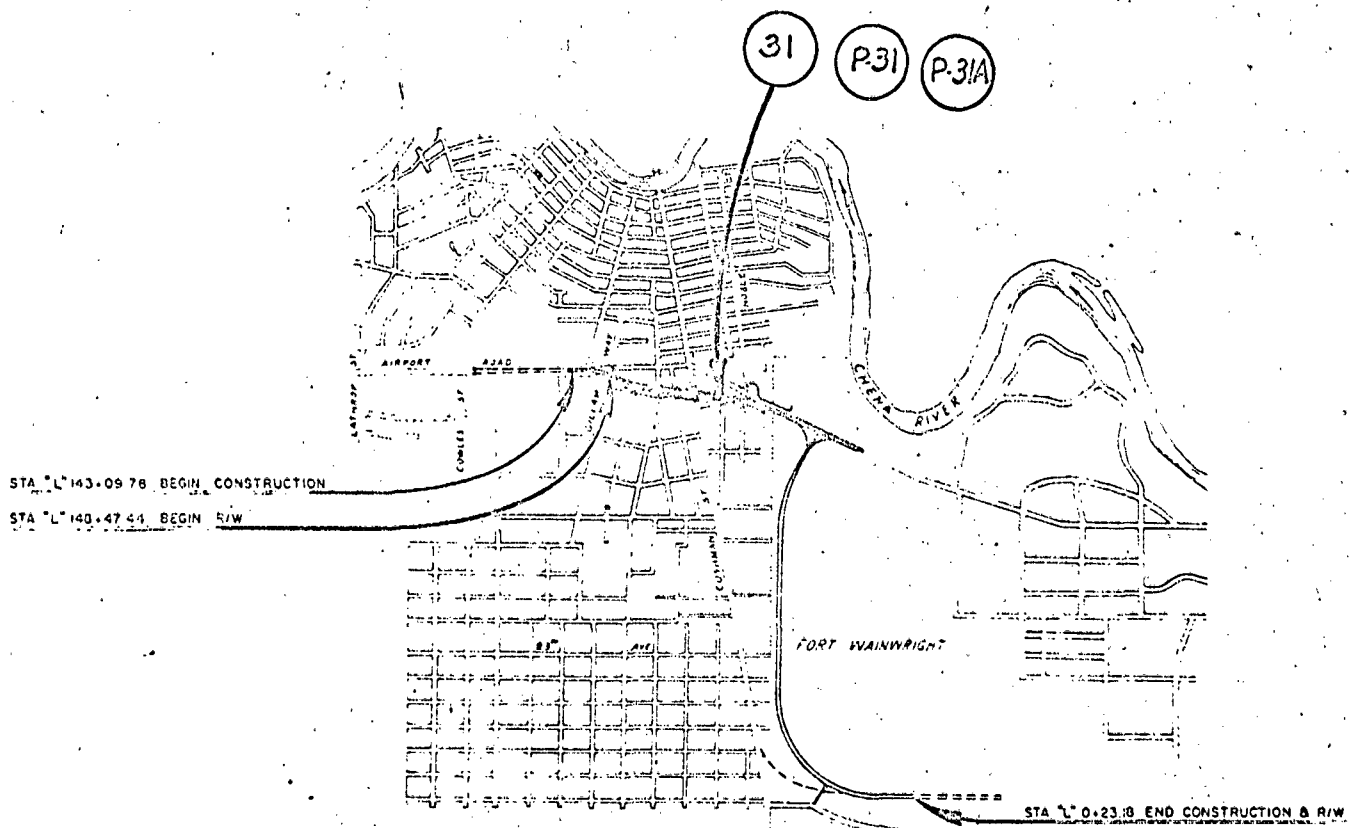
PARCEL No P-31A CONTAINING 3120 Sq. Ft.
PARCEL No P-31 CONTAINING 526 Sq. Ft.
PARCEL No 31 CONTAINING 8651 Sq. Ft.

SCALE 1"=50' DRAWN BY W. J. E. DATE 10-19-59

SCHEDULE "B"

STATE OF ALASKA -
DEPARTMENT OF HIGHWAYS

PROJECT No. F-062-4(21)



PARCEL VICINITY MAP
1"=3000'

SCHEDULE "C"

RECORDED FILED

FAIRBANKS RECORDING DISTRICT

Date APR 14 1970 Time 1:22 P.M.

Requested by District Attorney Office

Address 604 Barnette

26/ks