

# Seller's Real Estate Disclosure Statement for Unimproved Property

(To be completed by Seller when property is listed)

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



In the Property Address or Location:

Nikiski Ak

Legal Description: Lot 159 Moose Point Subdivision

Real Property Tax ID Number: 02544301

Owner's Name(s) (please print): Madison Coburn

All disclosures in this statement are made in good faith and to the best of the Seller's knowledge. The Seller is disclosing known defects or other conditions in the real property or the real property being transferred. Disclosure need not require a search of public records nor does it require a professional inspection of the property. If additional information or explanation is necessary, use Section 16, or attach an Unimproved Property Disclosure Addendum/Amendment (UPDA) form and/or other appropriate documentation to this form.

YES NO

1. How long have you owned the property? 36 years

2. **ENCROACHMENTS/EASEMENTS.**(e.g. fences, buildings, rockeries, driveways, garden, septic, well, etc.)

- ☐ ☒ A. Does anything on your property extend onto (encroach on) an adjacent lot?  
☐ ☒ B. Does anything on an adjacent lot extend onto (encroach on) your property?  
☐ ☒ C. Are you aware of any easements or other's rights affecting the property?

If you marked "Yes" on any of the above, explain in Section 16.

3. **ACCESS.**

- ☐ ☒ A. Is there a road or easement for access to the property?  
☐ ☒ B. If your answer to A is "Yes," is there a recorded document?  
☐ ☒ C. If the road or access is shared with any other property, is there a written agreement for sharing the maintenance and repair costs?  
☐ ☐ D. If your answer to C is "Yes," is a copy attached to this form?  
☐ ☒ E. If the road or other access is improved, is there any standing or running water, flooding, mud, etc., that affects use of the access during any time of the year? If "Yes", explain in Section 16.

4. **SURVEY.**

- ☒ ☐ A. Has the property ever been surveyed?  
☒ ☐ B. If your answer to A is "Yes," is a copy of the survey attached?

5. **PROPERTY BOUNDARIES.** If known, describe the property boundaries: (e.g. fence, hedge, survey stakes, rockery, etc.)

North line: \_\_\_\_\_

South line: \_\_\_\_\_

East line: \_\_\_\_\_

West line: \_\_\_\_\_

6. **ZONING & RESTRICTIONS.**

The present zoning of the property is \_\_\_\_\_.

- ☐ ☒ A. Are you aware of any covenants, codes, or restrictions regarding the use of the property?  
☐ ☒ B. Are you aware of any proposed covenants, codes or restrictions, including future construction?  
☐ ☒ C. Is the property, or any part of it, in a designated shoreline master plan, slide area, avalanche area, wetlands, erosion zone or environmentally sensitive area?

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YES NO

7. **SOIL STABILITY, STORAGE TANKS & CONTAMINATION.**

- ☐ ☒ A. Are you aware of any settlement, earth movement, cracking, slides, accretion, erosion or similar problems affecting the property?
- ☐ ☒ B. To the best of your knowledge has any part of the property been built-up, dug-out or altered, in any way, including but not limited to: fill dirt; waste; toxic waste; organic or off-site material; used for a landfill; or legal/illegal dumping?
- ☐ ☒ C. Has the property ever been used for commercial or industrial purposes, including but not limited to: a service station; auto repair shop; dry cleaners; printing shop; manufacturing facility; or any other use which might have contaminated the soil?
- ☐ ☒ D. Are you aware of any soil contamination or has the property been tested for hazardous waste contamination? (If "tested" attach a copy of the inspection report.)
- ☐ ☒ E. Do you have any reason to believe that the soils may not be acceptable for the installation of a septic system? (If "Yes," explain in Section 16.)
- ☐ ☒ F. Does the property currently have a storage tank that was used to store anything that is defined as fuel, toxic and/or hazardous.
- ☐ ☒ G. Are you aware of the property previously having a storage tank? If "Yes", the storage tank was removed on or about: \_\_\_\_\_
- ☐ ☐ H. If the answer to G is "Yes", is a copy of the removal report and soils report attached?

8. **FLOODING OR SEEPAGE.**

- ☐ ☒ A. Has there been, or is there currently, standing water on the property during any time of the year? If "Yes", explain in Section 16.
- ☐ ☐ B. If your answer to A is "Yes," has anything been done to mitigate? Explain in Section 16.
- ☐ ☒ C. Is the property located in a designated flood zone or flood plain?

9. **SEWAGE.**

- ☐ ☒ A. Is the property served by: ☐ public sewer main ☐ septic tank system ☐ other disposal system (describe): \_\_\_\_\_
- ☐ ☒ B. Is public sewer on or adjacent to the property?
- ☐ ☒ C. If there is a sewer main across one or more sides of the property, is there a connection or hook-on charge payable before the property can be connected to the sewer?

10. **WATER.**

- ☐ ☒ A. Is the property served by a public water main?
- ☐ ☒ B. Is there a well on this property? If "Yes", provide location, depth, source and/or provide documentation: \_\_\_\_\_
- ☐ ☒ C. Does the well provide water to any other properties or entities?
- ☐ ☐ D. If your answer to C is "Yes," is there a written maintenance agreement for sharing costs of repair or replacement? If "Yes", attach a copy.
- ☐ ☒ E. Has the water been tested? (attach any report(s))
- ☐ ☒ F. Are you aware of any deficiencies or defects in the well system?

11. **ELECTRICITY & GAS.**

- ☐ ☒ A. Is electricity on or adjacent to the property?
- ☐ ☒ B. Is natural gas on or adjacent to the property?

12. **NEIGHBORHOOD.**

- ☐ ☒ A. Are you aware of any waste dumps, disposal sites or landfills within one mile of the property?
- ☐ ☒ B. Are you aware of any manufacturing, agricultural, quarrying or other uses or conditions within one mile of the property, which cause smoke, smell, noise or pollution?
- ☐ ☒ C. Are you aware of any abandoned coal or other mine shafts under or within one mile of the property?

Form 7083. Revised 10/19.

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Buyer(s)

Seller(s)

TRANSACTIONS  
TransactionDesk Edition

Seller's Real Estate Disclosure Statement for Unimproved Property Described As:

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YES NO

- ☐ ☒ D. Are you aware of any street or utility improvements planned that may affect and/or be assessed against the property?
- ☐ ☒ E. Are you aware of any zoning or land use changes planned or being considered that may affect the Property.
- ☐ ☒ F. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc.? If "Yes", explain in Section 16.
- ☐ ☒ G. Are you aware if there is water access (lakes, rivers, streams, etc.) included in the purchase of this property? If "Yes", explain in Section 16 how or where these rights are defined?

13. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS.

- ☐ ☒ Are you aware if there are any covenants or any recorded/unrecorded agreements requiring owners of the property to pay for (and/or waiving the right to protest) future public improvements including, but not limited to: roads or streets; flood and/or storm water control, street lighting; sewer, water, telephone, electrical, gas and/or other utilities? If "Yes", explain in Section 16.

14. DEVELOPER INFORMATION.

If this information relates to a development where the owner plans to install utilities as a part of the purchase price and/or a part of the marketing plan for the property, include the projected date for installation on the following:

Electric	Date _____	Source _____
Natural Gas	Date _____	Source _____
Public Water	Date _____	Source _____
Public Sewer	Date _____	Source _____
Paved Streets	Date _____	Source _____
Street Lights	Date _____	Source _____
Storm Drains	Date _____	Source _____
Other: _____	Date _____	Source _____

15. OTHER.

- ☐ ☒ A. Are you aware of anything else which could affect the value or desirability of the property? If "Yes", explain in Section 16.
- ☐ ☒ B. Are there any government protected or declared endangered wildlife on or within one mile of the property? If "Yes", in Section 16.
- ☐ ☒ C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16.
- ☐ ☒ D. Is there a burial site tied to this property? If "Yes", explain in Section 16.

16. COMMENTS. Reference Item Number (i.e. #3E). If additional space is needed, use the attached UPDA.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Attached Addenda:

- ☐ Unimproved Property Disclosure Addendum/Amendment (UPDA)

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Buyer(s)

Seller(s)

M.C.C.



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The foregoing information is furnished to the best of my/our knowledge, after careful consideration of each of the questions. I/We understand that representations will be made to prospective buyers based on the foregoing information, and I/we authorize copies of this to be given to prospective buyers. I/We agree to hold harmless the Brokers and Licensees of Alaska Multiple Listing Service, Inc. from any claim that the foregoing information is incorrect.

Seller Signature(s)

Seller 1: Madison Coburn  
Madison Coburn

Date: 6/16/2025

Seller 2: \_\_\_\_\_

Date: \_\_\_\_\_

Seller 3: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer's Notice and Receipt of Copy

**Buyer Awareness Notice:** Buyer is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Buyer's potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: [www.dps.state.ak.us](http://www.dps.state.ak.us).

The State of Alaska maintains a list of properties that have been identified by Alaska law enforcement agencies as illegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of these properties, go to <http://www.dec.state.ak.us>.

**Buyer Awareness Notice:** Buyer is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

**The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.**

Buyer Signature(s)

Buyer 1: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer 2: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer 3: \_\_\_\_\_

Date: \_\_\_\_\_



CURVE DATA TABLE

NO	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CRD BEARING	NO	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CRD BEARING	NO	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CRD BEARING
1	1,300.00'	48° 50' 42"	1,108.26'	590.32'	1,075.00'	S 89° 51' 44" E	22	20.00'	44° 24' 55"	15.50'	8.16'	15.12'	S 40° 08' 47" E	43	1,680.00'	10° 32' 09"	308.92'	154.90'	308.49'	S 13° 56' 56" W
2	1,330.00'	33° 50' 41"	785.63'	404.65'	774.26'	S 84° 20' 22" E	23	20.00'	44° 24' 55"	15.50'	8.16'	15.12'	N 84° 33' 42" W	44	1,680.00'	13° 24' 40"	393.24'	197.52'	392.34'	S 27° 59' 21" W
3	1,330.00'	13° 01' 23"	302.30'	151.80'	301.65'	S 72° 33' 37" E	24	50.00'	118° 03' 41"	103.03'	83.32'	85.74'	S 76° 58' 10" E	45	1,680.00'	16° 43' 54"	490.60'	247.06'	488.86'	S 42° 59' 39" W
4	3,800.00'	37° 56' 40"	2,516.56'	1,306.38'	2,470.83'	N 46° 44' 36" E	25	50.00'	75° 13' 09"	65.93'	38.75'	61.26'	N 68° 59' 35" W	46	1,650.00'	42° 10' 01"	1,214.32'	636.14'	1,107.10'	N 30° 16' 34" E
5	3,830.00'	17° 14' 33"	1,152.59'	580.69'	1,148.25'	N 57° 05' 39" E	26	50.00'	75° 13' 09"	65.93'	38.75'	61.26'	N 06° 23' 30" E	47	1,650.00'	08° 45' 51"	252.39'	126.44'	252.14'	N 04° 48' 38" E
6	3,830.00'	10° 56' 48"	731.74'	366.99'	730.63'	N 42° 59' 59" E	27	20.00'	83° 15' 00"	29.00'	17.78'	26.57'	N 22° 37' 30" E	48	1,620.00'	20° 09' 19"	569.88'	287.91'	566.94'	N 41° 16' 55" E
7	26.00'	84° 42' 55"	29.57'	18.24'	26.95'	N 70° 13' 31" E	28	1,930.00'	07° 57' 23"	268.05'	134.24'	267.84'	N 15° 01' 16" W							
8	921.17'	39° 44' 34"	638.96'	332.94'	626.23'	N 07° 59' 46" E	29	1,900.00'	24° 25' 51"	810.16'	411.33'	804.03'	S 06° 47' 05" E							
9	951.17'	40° 43' 39"	676.12'	353.05'	661.97'	N 08° 29' 19" W	30	230.00'	90° 14' 45"	362.27'	230.99'	325.97'	S 42° 52' 38" E							
10	1,480.00'	07° 42' 13"	198.99'	90.65'	198.64'	N 08° 01' 24" W	31	170.00'	90° 14' 45"	267.76'	170.73'	240.93'	N 42° 52' 38" W							
11	1,430.00'	25° 45' 33"	665.38'	338.41'	659.79'	N 08° 42' 29" E	32	200.00'	90° 14' 45"	315.02'	200.86'	283.45'	N 42° 52' 38" W							
12	1,480.00'	20° 11' 25"	521.53'	263.50'	518.84'	N 31° 40' 58" E	33	20.00'	44° 24' 55"	15.50'	8.16'	15.12'	S 19° 57' 44" E							
13	1,480.00'	18° 38' 43"	481.62'	242.96'	473.50'	N 54° 55' 38" E	34	20.00'	44° 24' 55"	15.50'	8.16'	15.12'	N 24° 27' 11" E							
14	1,450.00'	55° 27' 15"	1,402.39'	762.14'	1,349.25'	S 15° 51' 07" W	35	50.00'	41° 10' 11"	15.93'	18.78'	35.16'	S 21° 35' 08" E							
15	1,450.00'	22° 25' 26"	567.48'	287.42'	563.87'	S 54° 47' 27" W	36	50.00'	110° 09' 39"	96.13'	71.62'	82.00'	N 08° 25' 10" W							
16	20.00'	84° 46' 40"	29.59'	18.26'	27.00'	N 00° 36' 40" W	37	50.00'	64° 00' 00"	55.85'	31.24'	52.99'	S 31° 00' 00" W							
17	20.00'	91° 23' 43"	31.90'	20.49'	28.63'	S 88° 41' 22" E	38	50.00'	53° 30' 00"	46.69'	25.20'	45.01'	S 84° 45' 00" W							
18	330.00'	19° 21' 14"	111.47'	56.27'	110.34'	S 88° 41' 22" E	39	20.00'	95° 17' 06"	33.26'	21.94'	29.56'	S 40° 21' 27" E							
19	270.00'	19° 21' 14"	91.20'	46.04'	90.77'	N 52° 40' 37" W	40	20.00'	81° 19' 08"	28.39'	17.18'	26.06'	S 51° 20' 26" W							
20	300.00'	19° 21' 14"	101.34'	51.16'	100.80'	S 52° 40' 37" E	41	1,680.00'	06° 51' 23"	201.04'	100.64'	200.92'	S 03° 51' 24" W							
21	1,620.00'	56° 52' 52"	251.59'	120.95'	251.33'	N 0° 51' 34" E	42	1,620.00'	21° 52' 40"	615.58'	313.10'	614.63'	N 20° 15' 56" E							

NO. 16

SEE SHEET NO. 16

1361

1361

RED SQUIREL LN

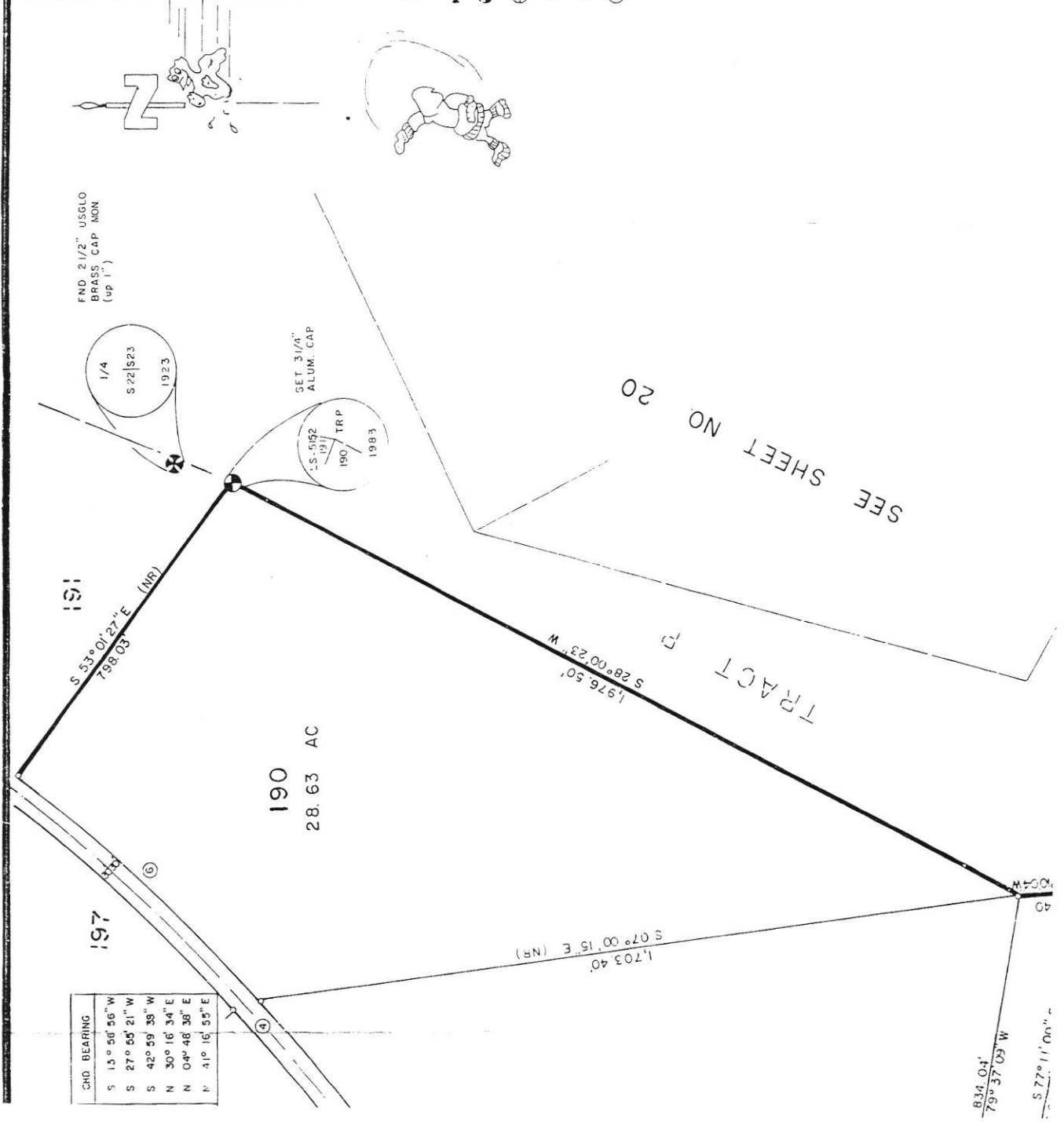
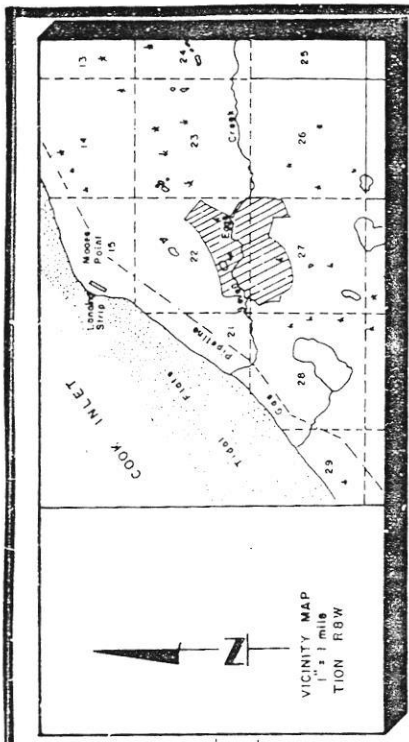
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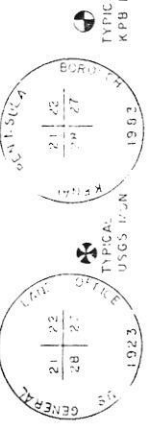
185





# LEGEND

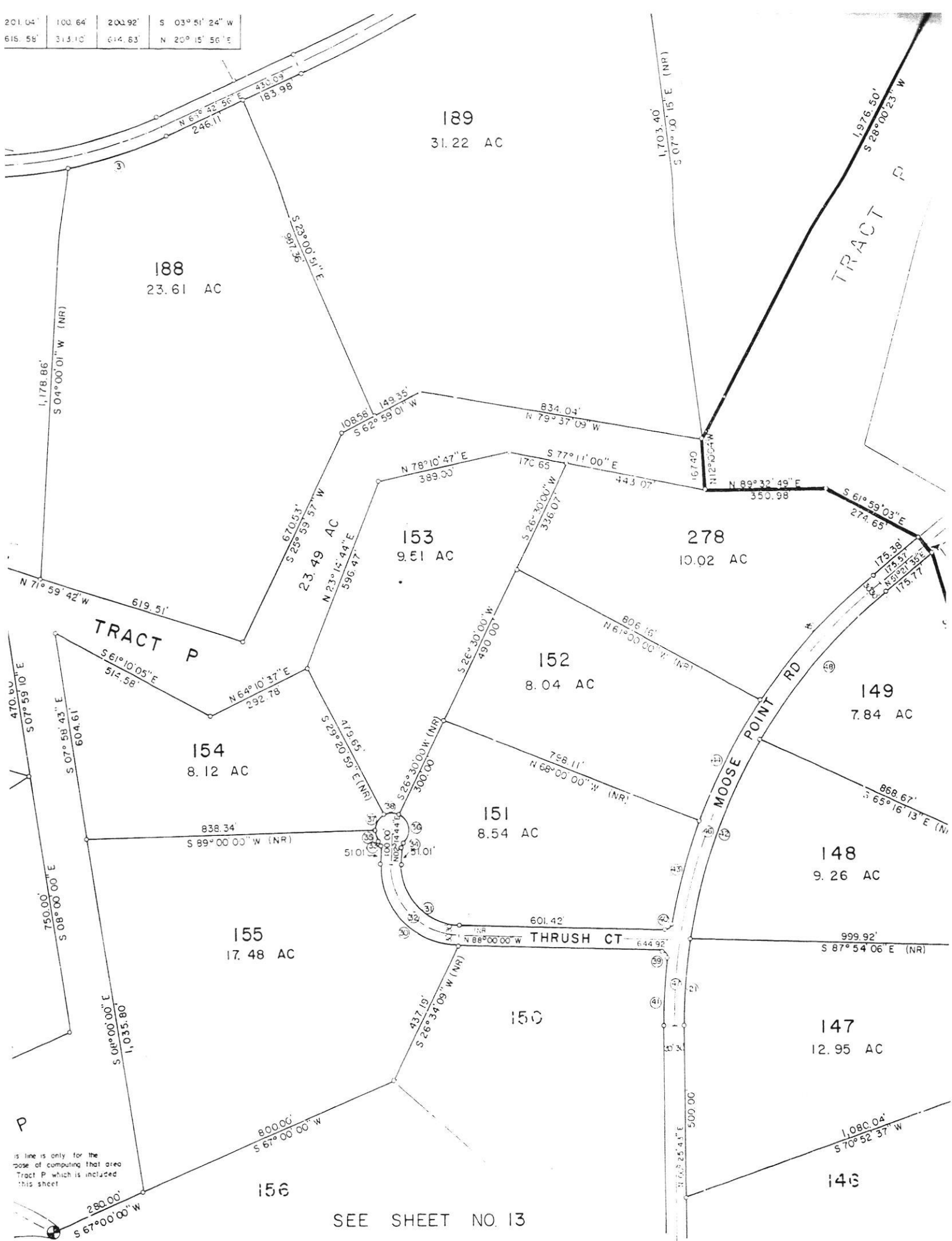
- ⊗ GLO AND/OR BLM MONUMENT RECOVERED
- ⊙ KENAI PENINSULA BOROUGH ALUMINUM MONUMENT SET
- ⊕ KPB OFFICIAL OR PRIMARY MONUMENT RECOVERED
- 5/8" REBAR WITH 1 1/2" ALUMINUM CAP RECOVERED
- 5/8" x 30" REBAR WITH 1 1/2" ALUMINUM CAP SET
- ⊙ USC & GS, USGS, USCE AND BLM ET POINTS



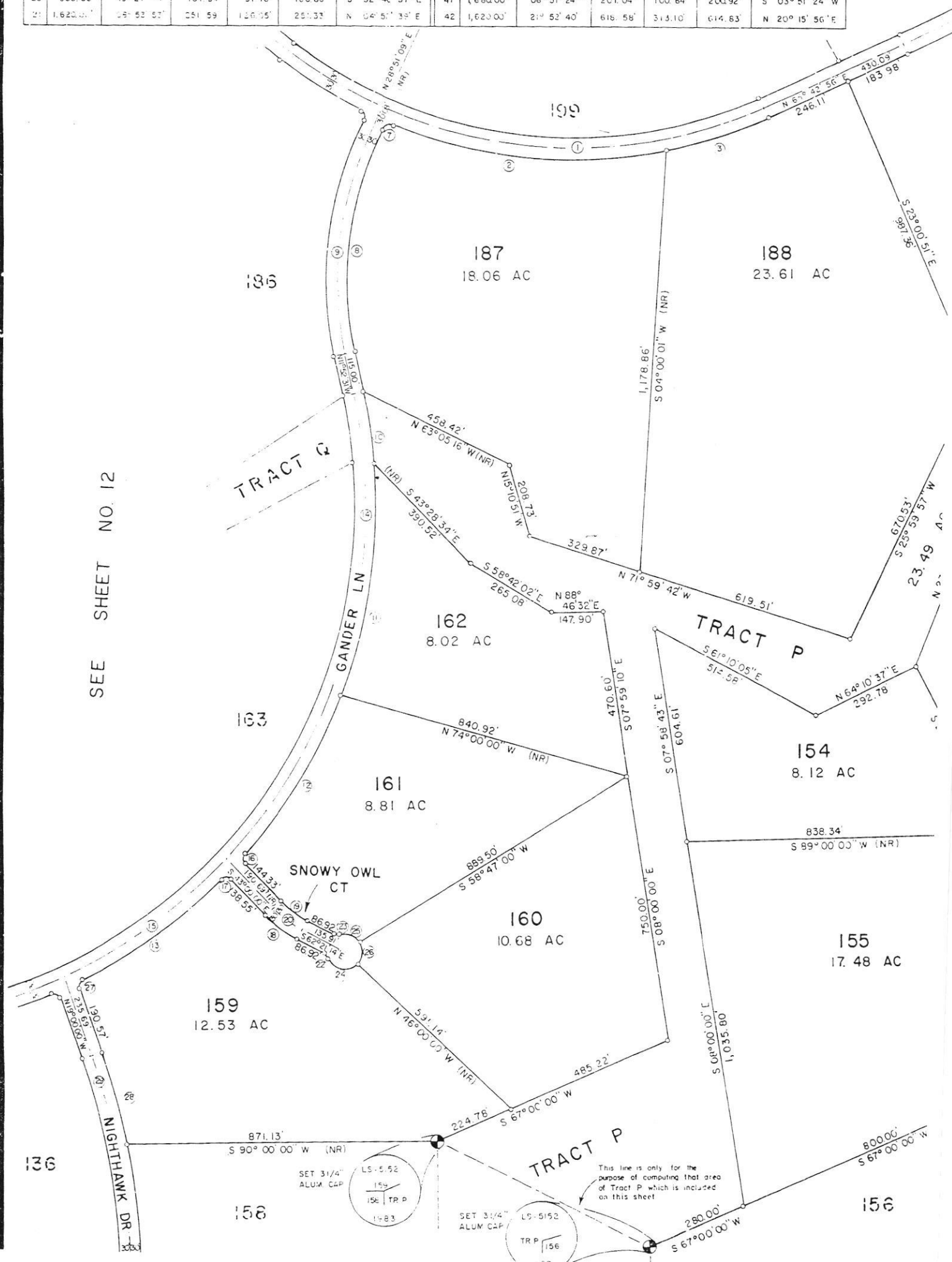
# NOTES

- 1) A building setback of 20' is required from all street right of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
- 2) All wastewater disposal systems shall comply with existing laws at the time of construction.
- 3) The 20' building setback is hereby dedicated as a utility easement.
- 4) A pedestrian access easement exists 50' from line of mean or ordinary high water along Cook Inlet.
- 5) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of

is line is only for the  
pose of computing that area  
Tract P which is included  
this sheet

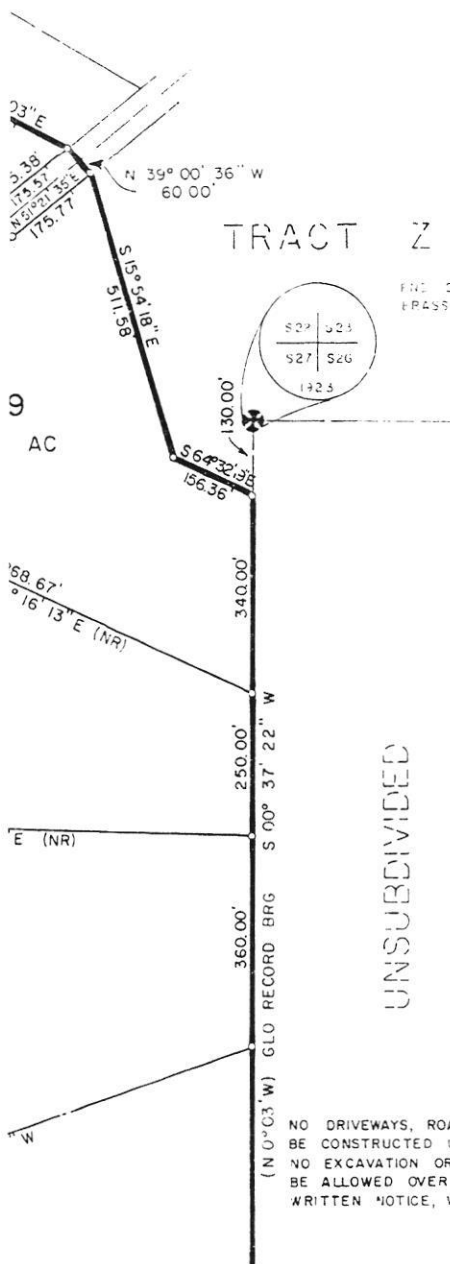


13	480.00	15° 36' 43"	481.62	242.96	773.30	S 15° 51' 07" W	35	50.00'	41° 10' 11"	75.93'	18.78'	35.16'	S 21° 36' E
14	1,450.00	55° 27' 15"	1,402.39	762.14'	1,349.25'	S 54° 47' 27" W	36	50.00'	110° 09' 39"	96.13'	71.62'	82.00'	N 06° 25' 10" W
15	1,450.00'	22° 25' 26"	567.48'	287.42'	563.87'	S 54° 47' 27" W	36	50.00'	110° 09' 39"	96.13'	71.62'	82.00'	N 06° 25' 10" W
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17	20.00'	91° 23' 43"	31.90'	20.49'	18.63'	S 68° 41' 52" E	36	50.00'	53° 30' 00"	46.69'	25.20'	45.01'	S 89° 46' 00" W
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21	1,620.00'	06° 51' 24"	201.59'	100.95'	200.33'	N 06° 51' 39" E	42	1,620.00'	21° 52' 40"	618.58'	313.10'	614.63'	N 20° 15' 50" E





SEE SHEET NO. 20



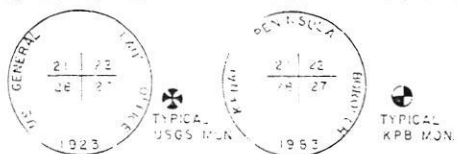
UNSUBDIVIDED

CAUTION NOTE

NO DRIVEWAYS, ROADWAYS OR OTHER STRUCTURES OR IMPROVEMENTS SHALL BE CONSTRUCTED UPON, OVER OR ACROSS PIPELINE RIGHTS-OF-WAY AND NO EXCAVATION OR CONSTRUCTION ACTIVITY INVOLVING DIRT MOVING SHALL BE ALLOWED OVER OR ON PIPELINE RIGHTS-OF-WAY WITHOUT THE PRIOR WRITTEN NOTICE, WITHIN 30 DAYS OF CONSTRUCTION, TO PHILLIPS OR TESORO.

84-65  
RECORDED - FILED 64.00  
Kenai REC. DIST  
3-27 84  
11:38 A  
KPB

USC & GS, USGS, USCE AND BLM ET POINTS



NOTES

- 1) A building setback of 20' is required from all street right of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
- 2) All wastewater disposal systems shall comply with existing laws at the time of construction.
- 3) The 20' building setback is hereby dedicated as a utility easement.
- 4) A pedestrian access easement exists 50' from line of mean or ordinary high water along Cook Inlet.
- 5) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 ACC 80.
- 6) Lots within this subdivision cannot be further subdivided without obtaining prior written approval from the Alaska Department of Environmental Conservation.
- 7) All bearings refer to the Nikiski Pipeline Control at a bearing of N 46° 09' 18" E between PI's 139 & 140 as shown on recorded plat no. 82-115.

SURVEYOR'S CERTIFICATE


I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this plat represents a survey made by me or under my supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the normal standards of practice of registered land surveyors within the State of Alaska.

Date AUG, 1983 Registration Number LS-5152



Clifford E. Baker  
Registered Land Surveyor  
Clifford E. Baker

CERTIFICATE OF APPROVAL BY THE ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Version has been reviewed in accordance with  
and is approved subject to any noted restrictions  
Robert L. Gagne P.E. 3-22-84  
SIGNATURE TITLE DATE

 MOOSE POINT  
SUBDIVISION  
DOWLING-RICE and ASSOCIATES  
P.O. BOX 1974 SOLDOTNA, ALASKA 99669  
ENGINEERS 262-9011 SURVEYORS  
DATE OF SURVEY: AUG 1983 SCALE: 1" = 200'  
DATE DRAFTED: AUG/SEPT 1983 SHEET 14 of 28  
DRAFTED: DP CHECKED: CS