



YUKON

TITLE COMPANY

LISTING PACKAGE

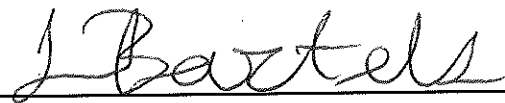
DATE: June 2, 2017

LP-2017-1743

PREPARED FOR: Meyeres Real Estate
627 Gaffney Road
Fairbanks, AK 99701
Attn: Audrey Foldoe

PROPERTY OWNER: FISH
STREET ADDRESS: 4569 MELAN DR S
LEGAL DESCRIPTION: LOT 18 BLOCK D MELBAR
Plat No. 75-175

Thank you for using Yukon Title Company, Inc.



Logan Bartels
Customer Service

NOTICE OF DISCLAIMER OF LIABILITY

YUKON TITLE COMPANY, INC. • 714 Gaffney Road • Fairbanks, Alaska 99701 • Phone: 907-456-3474 • Fax: 907-456-3476

This letter and the accompanying materials do not constitute a Policy of Title Insurance or a Commitment for Title Insurance. Further, it is not an Abstract of Title. These materials are furnished as a courtesy by Yukon Title Company, Inc. and the Company does not take responsibility for the completeness or the accuracy of the materials. If you desire a complete report on the status of title, please contact Yukon Title Company, Inc. to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

**LISTING
PACKAGE**

- A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES

2016 Assessed Value:

PAN No.	: 140422	Tax Amount*	: \$695.32
Land	: \$13,702	Building	: \$23,118
Total Assessed Value	: \$36,820		

Taxes for 2016 are FULLY PAID.

MILL RATE	: 16.881
PARCEL SIZE	: 2.03 Acres / 88426.8 Sq. Feet
ZONING	: RA-5
STRUCTURE AGE/YR BLT	: 18 / 1997
FIRE DISTRICT	: POTLATCH
ROAD SERVICE AREA	: POTLATCH
SCHOOLS	: TWO RIVERS
	: North Pole
	: North Pole
MLS AREA	: 747
RECORDING DISTRICT	: 401
LONGITUDE	: -147.16879838
LATITUDE	: 64.86746017

- B. There is no As Built Survey available.
- C. There are no covenants that apply to this property. *NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.

**LISTING
PACKAGE**

The following information has been obtained from Yukon Title Company, Inc. records.

1. Last Deed of Record recorded as Instrument No. 2015-019126-0.
to: ABRAHAM J. FISH & SUMMER H. FISH.
2. Last Deed of Trust recorded as Instrument No. 2015-019127-0.
3. Notes and / or Easements as Stated on the Plat.
4. Plat Map.
5. Neighborhood Map
6. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0140422	PROPERTY PHYSICAL DESCRIPTION LOT 18 BLOCK D MELBAR	
NEIGHBORHOOD 0602 Two Rivers	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 2216 Potlatch Service Area	MOST RECENT MILLAGE RATE 16.8810	STATUS TAXABLE
FIRE SERVICE AREA Not within a fire service area.		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 2.03 Acres		

OWNER

ADDRESS

NAME	INTEREST	SITUS ADDRESS
FISH, ABRAHAM J	OWNERSHIP	4569 MELAN DR S
FISH, SUMMER H	CO-OWNER	

Documents

Documents are current as of 12-31-2016

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders Office Search page](#). The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Warranty Deed	11/20/2015			2015-019126-0
Deed of Trust	11/20/2015			2015-019127-0
Warranty Deed	3/25/2011			2011-004755-0
Warranty Deed	3/25/2011			2011-004756-0
Deed of Trust	11/4/2003			2003-029465-0
Warranty Deed	11/4/2003			2003-029464-0
Deed of Trust	6/3/1999	1143	357	
Warranty Deed	6/3/1999	1143	356	
Trustees Deed	11/5/1996	977	987	
Order	11/1/1993	821	798	1993-022597-0
Ordinance	10/22/1992			
Warranty Deed	10/11/1984	393	208	

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2017	\$13,702	\$23,118	\$36,820	Data Pending	Data Pending
2016	\$13,702	\$27,487	\$41,189	\$0	\$41,189
2015	\$13,702	\$26,948	\$40,650	\$0	\$40,650
2014	\$13,702	\$28,146	\$41,848	\$0	\$41,848
2013	\$13,702	\$33,728	\$47,430	\$0	\$47,430
2012	\$8,374	\$34,262	\$42,636	\$0	\$42,636

[Pay Property Taxes by credit card](#)

Tax History (Updated: 06/01/17 03:50 AM AST)

Balance due figures are only valid until 04/14/2017, additional fees will be added at the close of business this day. If taxes are delinquent the interest calculation date is: 5/30/2017. All prior year delinquent payments must be made with guaranteed funds.

For payments made after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

YEAR	TAX LEVIED	STATE EXEMPTED	FEEs	TOTAL DUE	TOTAL PAID	NET DUE
2016	\$695.32	\$0.00	\$148.42	\$843.74	\$843.74	\$0.00
2015	\$691.18	\$0.00	\$0.00	\$691.18	\$691.18	\$0.00

Building Details for PAN 0140422

Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
View Details	1	1997	SFR, No Plumbing Ranch	Residential

Amenities

QUANTITY	DESCRIPTION
1	3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	616	1.25	76	Main Area	2x4cust/2x6 Std (Old)

Chapter 18.28
RA-40, RA-20, RA-10 AND RA-5 RURAL AND AGRICULTURAL DISTRICTS

Sections:

- 18.28.010 Intent.
- 18.28.020 Use regulations.
- 18.28.030 Standards.

18.28.010 Intent.

These districts are intended for agricultural uses of land for very low density residential development. These districts are intended for areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988. 2004 Code § 18.14.010.)

18.28.020 Use regulations.

A. Permitted Uses. In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, permitted uses are:

1. Accessory uses;
2. Agribusiness;
3. Agricultural uses;
4. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of said uses, in the RA-40 and RA-20 districts only;
5. Animal and veterinary hospitals;
6. Animal boarding and breeding facilities;
7. Archery range;
8. Bed and breakfast homestay;
9. Bed and breakfast residence;
10. Blacksmith shop;
11. Church buildings;
12. Commercial agriculture;
13. Commercial and/or domestic livestock;
14. Communications tower, major;
15. Communications tower, minor;
16. Community garden, neighborhood;
17. Community garden, regional;
18. Golf courses and related buildings;

19. Grange hall;
20. Guesthouse;
21. Home occupations;
22. Kennels, major and minor;
23. Marijuana cultivation facility, indoor large;
24. Marijuana cultivation facility, indoor small;
25. Marijuana cultivation facility, outdoor limited;
26. Mobile homes;
27. Public utility and service uses including, but not limited to: fire stations, transfer stations, electric substations, gas regulator stations, sewage treatment plants, well and water pumping stations, water filtration plants, water reservoirs, and other similar uses. These uses do not include the installation and maintenance of utility lines which are permitted uses in all zoning districts;
28. Riding academies and stables;
29. Sawmills, noncommercial;
30. Shooting range, indoor;
31. Shooting range, outdoor permitted;
32. Single-family detached dwellings;
33. Storage of fertilizers, farm supplies and common livestock husbandry;
34. Trade/technical/vocational school;
35. Two-family attached dwellings.

B. Conditional Uses. In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, conditional *uses* are:

1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of said uses, in the RA-10 and RA-5 districts only;
2. Biosolids application when used for agricultural purposes or beneficial land application, conditionally permitted in the RA-40 district only;
3. Cemeteries;
4. Clubs and lodges;
5. Day care facilities;
6. Dormitories and other dwelling units, including mobile homes, placed on the premises to be used by individuals employed in the agricultural uses of the premises;
7. Group homes;

8. Hostels;
9. Marijuana cultivation facility, indoor unlimited;
10. Marijuana cultivation facility, outdoor unlimited;
11. Marijuana product manufacturing facility, limited;
12. Marijuana retail agricultural accessory facility;
13. Marijuana testing facility;
14. Mobile home parks;
15. Neighborhood dumpsters;
16. Public dumping sites;
17. Professional offices;
18. Residential cluster development;
19. Sawmills, *commercial*;
20. School buildings;
21. Shooting range, outdoor;
22. Stadiums, arenas and *fairgrounds*;
23. Wildlife and animal parks. (Ord. 2017-21 § 4, 2017; Ord. 2017-14 § 4, 2017; Ord. 2015-67 §§ 5, 6, 2016; Ord. 2015-41 §§ 3, 4, 2015; Ord. 2012-58 §§ 2, 3, 5, 6, 2013; Ord. 2012-22 § 3, 2012; Ord. 2009-05 § 4, 2009; Ord. 94-046 § 2, 1994; Ord. 93-064 § 4, 1994; Ord. 93-053 § 2, 1993; Ord. 90-075 § 2, 1990; Ord. 90-006 § 3, 1990; Ord. 89-099 § 4, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.14.020.)

18.28.030 Standards.

In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, geometric standards are:

A. Lot Area.

1. In the RA-40 district, lot area shall not be less than 1,600,000 square feet.
2. In the RA-20 district, lot area shall not be less than 800,000 square feet.
3. In the RA-10 district, lot area shall not be less than 400,000 square feet.
4. In the RA-5 district, lot area shall not be less than 200,000 square feet.

B. Required Yards for Buildings.

1. Front yard shall not be less than 35 feet.
2. Side yard shall not be less than 10 feet.
3. Rear yard shall not be less than 10 feet.

C. Building Height. Unlimited.

D. Exceptions to Yard, Lot Area, and Building Height Requirements. See Chapter 18.96 FNSBC.

E. Parking. See Chapter 18.96 FNSBC.

F. Signs. See Chapter 18.96 FNSBC. (Ord. 2016-12 § 3, 2016; Ord. 88-070 § 3, 1988; Ord. 88-010 § 2, 1988. 2004 Code § 18.14.030.)

DEPARTMENT OF COMMERCE AND DEVELOPMENT
 STATE OF ALASKA
 UNITED STATES OF AMERICA

REGISTERED LAND SURVEYOR
 STATE OF ALASKA
 No. 12345

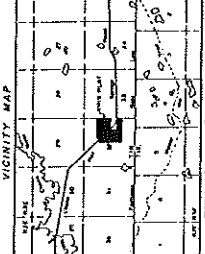
CERTIFICATE OF PAYMENT OF TAXES
 No. 12345

CERTIFICATE OF APPROVAL BY THE
 ENGINEERING COMMISSION
 No. 12345

STUTZMANN ENGINEERING COMPANY
 FAIRBANKS, ALASKA 99701

DATE OF PLAN: 12/15/74
 DRAWN BY: S. GILL

75-15
 12-15-74

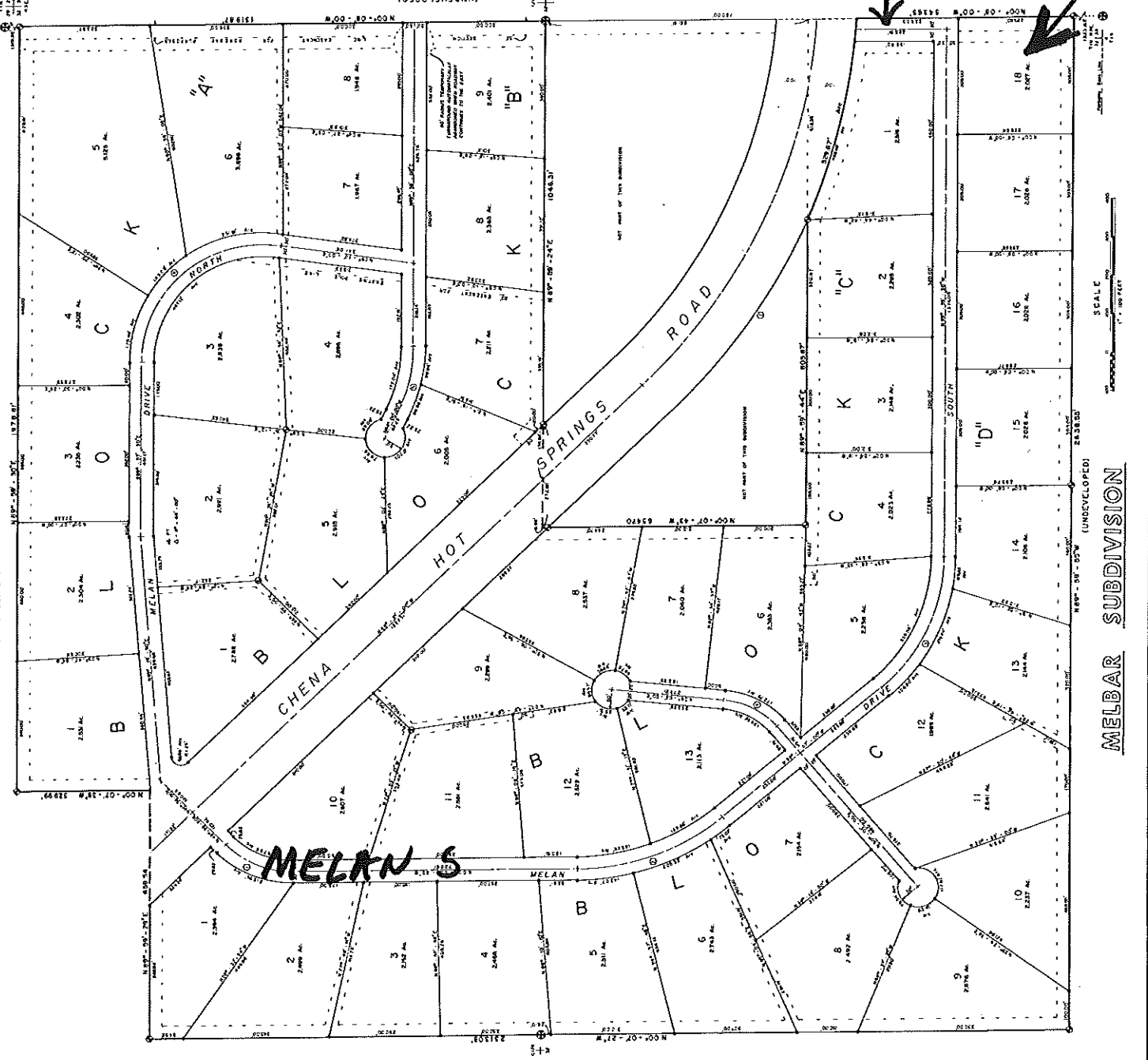


NOTES
 1. THIS PLAN WAS PREPARED BY MEASUREMENT FROM THE ORIGINAL SURVEY RECORDS AND FIELD RECHECKS.

LEGEND
 1. ALL MEASUREMENTS MADE BY MEASUREMENT FROM THE ORIGINAL SURVEY RECORDS AND FIELD RECHECKS.

5. CURVE DATA

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
1+10	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
1+20	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
1+30	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
1+40	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
1+50	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
1+60	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
1+70	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
1+80	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
1+90	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
2+00	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
2+10	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
2+20	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
2+30	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
2+40	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
2+50	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
2+60	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
2+70	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
2+80	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
2+90	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
3+00	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
3+10	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
3+20	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
3+30	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
3+40	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
3+50	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
3+60	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
3+70	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
3+80	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
3+90	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
4+00	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
4+10	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
4+20	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
4+30	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
4+40	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
4+50	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
4+60	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
4+70	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
4+80	N 89° 30' 00" W	100.00	89° 30' 00"	100.00
4+90	N 89° 30' 00" W	100.00	89° 30' 00"	100.00



MELBAR

SUBDIVISION

DESCRIBED AS S 1/2 NE 1/4, N 1/2 SE 1/4, EXCEPTING
 N 1/2 NW 1/4 SW 1/4 NE 1/4, N 1/2 NE 1/4
 SW 1/4 SECTION 32, T.1N, R.3E, FAIRBANKS MERIDIAN,
 CONTAINING 17,004.67 ACRES

STANDS

MELBAR SUBDIVISION

SCALE
 1" = 100 FEET

STUTZMANN ENGINEERING COMPANY
 FAIRBANKS, ALASKA 99701
 DATE OF PLAN: 12/15/74
 DRAWN BY: S. GILL

NOTES

1. THIS AREA NOT FLOODED IN AUGUST 1967
2. THIS AREA OVERLAIN BY "FAIRBANKS," "MINTO," AND "TANANA" SOIL SERIES. (S.C.S, U.S.D.A. PUBLICATION 25)
3. LOT 1 BLOCK "A," LOT 1 BLOCK "D," LOTS 1,5, AND 6 BLOCK "B," AND LOTS 1, 8, 9, AND 10 BLOCK "C" SHALL NOT HAVE DIRECT ACCESS ONTO CHENA HOT SPRINGS ROAD BUT ARE REQUIRED TO UTILIZE THE PLATTED SUBDIVISION STREETS FOR VEHICULAR ACCESS.

R2E R3E

FROM U.S.G.S. FAIRBANKS-D-1 QUAD. 1" = 1 MILE

NOTES

1. THIS AREA NOT FLOODED IN AUGUST 1967.
2. THIS AREA OVERLAIN BY "FAIRBANKS", "MINTO", AND "TANANA" SOIL SERIES. (S.C.S. U.S.D.A. PUBLICATION 25)
3. LOT 1, BLOCK "A", LOT 1, BLOCK "D", LOTS 1, 5, AND 6, BLOCK "B", AND LOTS 1, 8, 9, AND 10, BLOCK "C" SHALL NOT HAVE DIRECT ACCESS ONTO CHENA HOT SPRINGS ROAD BUT ARE REQUIRED TO UTILIZE THE PLATTED SUBDIVISION STREETS FOR VEHICULAR ACCESS.

LEGEND

- ⊗ = G.L.O. BRASS CAPPED MONUMENT.
- ⊙ = ALUMINUM PIPE AND CAP.
- = 5/8" RE-BAR AND SURV. CAP.
- ③ = CURVE NUMBER.
- = 30' PUBLIC UTILITY EASEMENT.

Q CURVE DATA

No.	Δ	R	T	D	L	E
1	45° - 45' - 00"	240.00'	101.26'	23.87°	191.64'	20.49'
2	39° - 51' - 30"	572.98'	207.74'	10°	398.58'	36.52'
3	60° - 02' - 30"	441.68'	206.15'	12.97°	385.76'	47.30'

acknowledged to me that I voluntarily for the uses and

Witness my hand and seal of this Certificate first herein

[Signature]
M.

CERTIFICATE OF REG

I, Paul E. Stutzmann, registered under the laws of certify that this plot represents my direct supervision and that of the lands surveyed and that has been made with all of applicable requirements of North Star Borough Regulation Section 49.10.100 Monument

Registration No. 705-5

CERTIFICATE OF P

I, the undersigned, being ~~Paul E. Stutzmann~~ for the Fairbanks Borough, the following description of records in the name of

Description: TL-320
R3E, F.1M

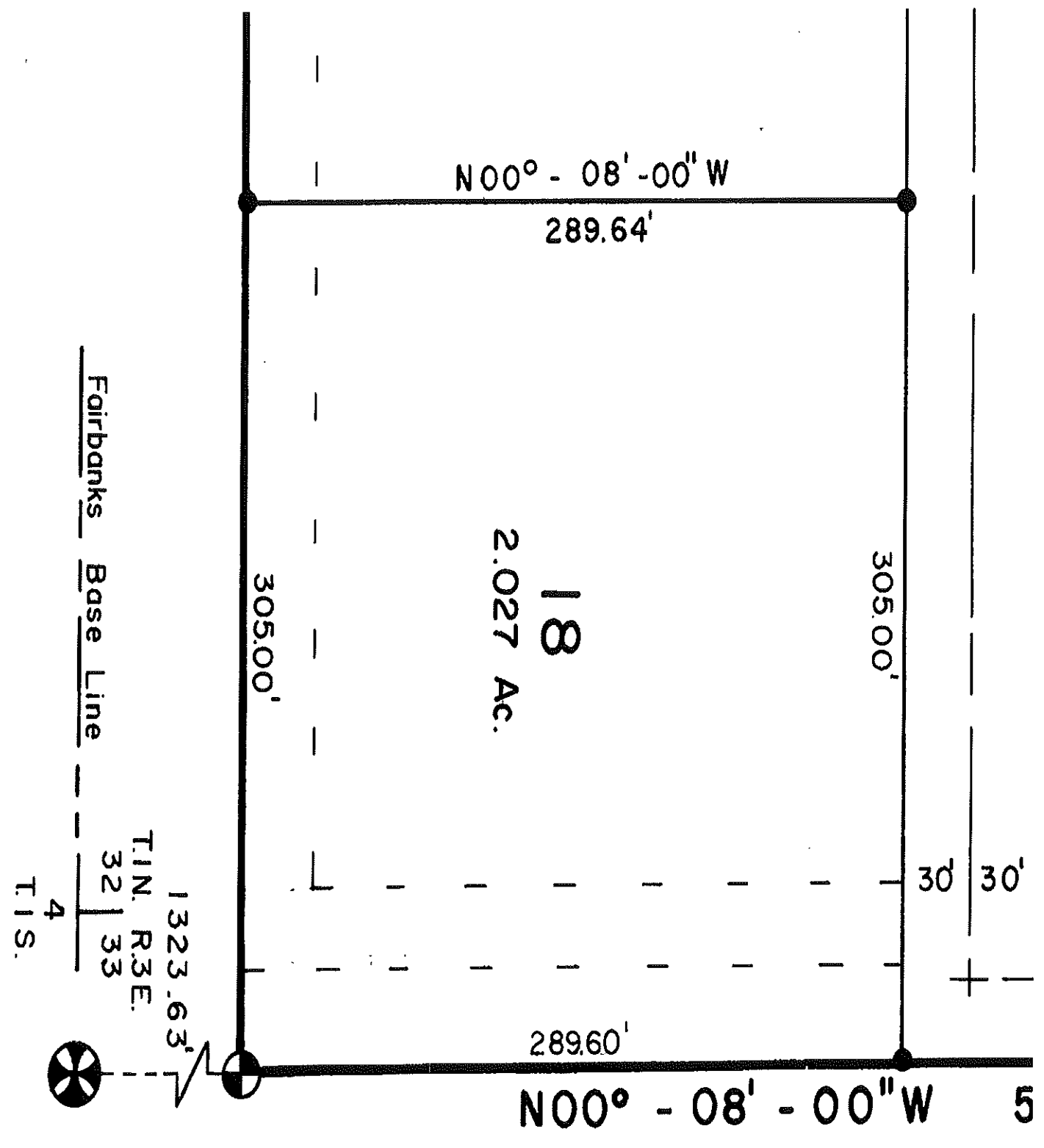
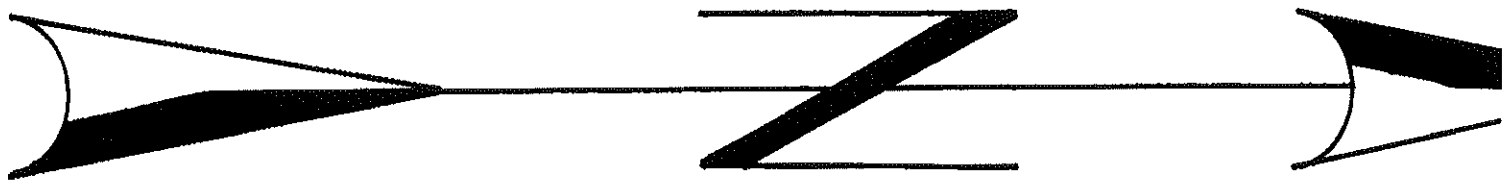
and that, according to the assessed and due against North Star Borough, are Dated at Fairbanks, Alaska

[Signature]
Clerk - ~~Paul E. Stutzmann~~
Fairbanks North Star Borough



CERTIFICATE OF /

I hereby certify that the been found to comply and Zoning, of the Fair Ordinance, and that the Commission, motion of plot shown hereon has Fairbanks Recording District Dated at Fairbanks, Alaska



N00° - 08' - 00" W
289.64'

18
2.027 Ac.

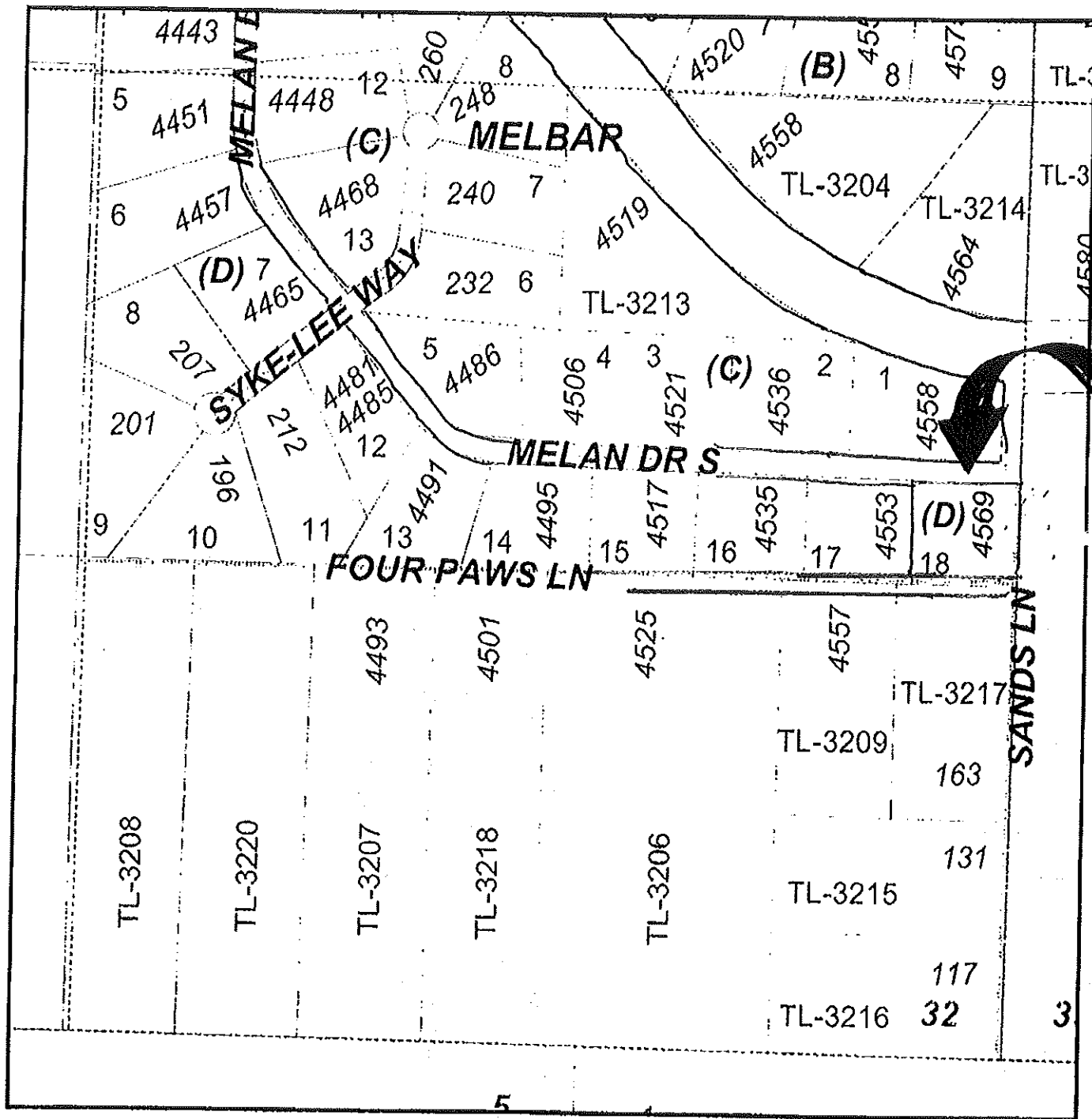
305.00'

30' 30'

289.60'
N00° - 08' - 00" W 5

305.00'

Fairbanks Base Line
1323.63'
T.1N. R.3E.
32 | 33
4
T.1S.



Owner

HENNINGER KIM BEATTIE RICHARD
4569 MELAN DR
FAIRBANKS AK 99712

Legal

LOT 18 BLOCK D MELBAR

Address 4569 MELAN DR S

Tax ID	FNSB MAP	ASM Book	Latitude
140422	113	38	64.8876
T R S	Zoning	Zip Code Area	Longitude
F001N003E32	RA-S	99712	-147.1688
Land App	Bldg Appr	SQ FT / ACRE	MLS Area
8374	53180	87120 2	47
MHI Rate	Primary Use	Tax Year	Voting Dist
16288	RESIDENTIAL	2009	33-260
Est Taxes	Year Built	Tax Status	Legislature
841	1897	TAXABLE	Q33

Census Tract	19
Census Blk Grp	1037
Elem School	TWO RIVERS
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	POTLATCH
Fire Service	NONE
Latitude	64.8876
Longitude	-147.1688
MLS Area	47
Voting Dist	33-260
Legislature	Q33
Flood Zone	X
Elevation	600

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