

YUKON

TITLE COMPANY

LISTING PACKAGE

DATE: February 2, 2018

LP2018-252

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

PROPERTY OWNER: JONES

STREET ADDRESS: N/A

LEGAL DESCRIPTION: Lot 4, FIREWEED SUBDIVISION,
Plat No. 2001-10

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

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- A. The subject property lies outside of an organized tax industry:
RECORDING DISTRICT : 414
- B. 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.
- C. There is no As Built Survey available.

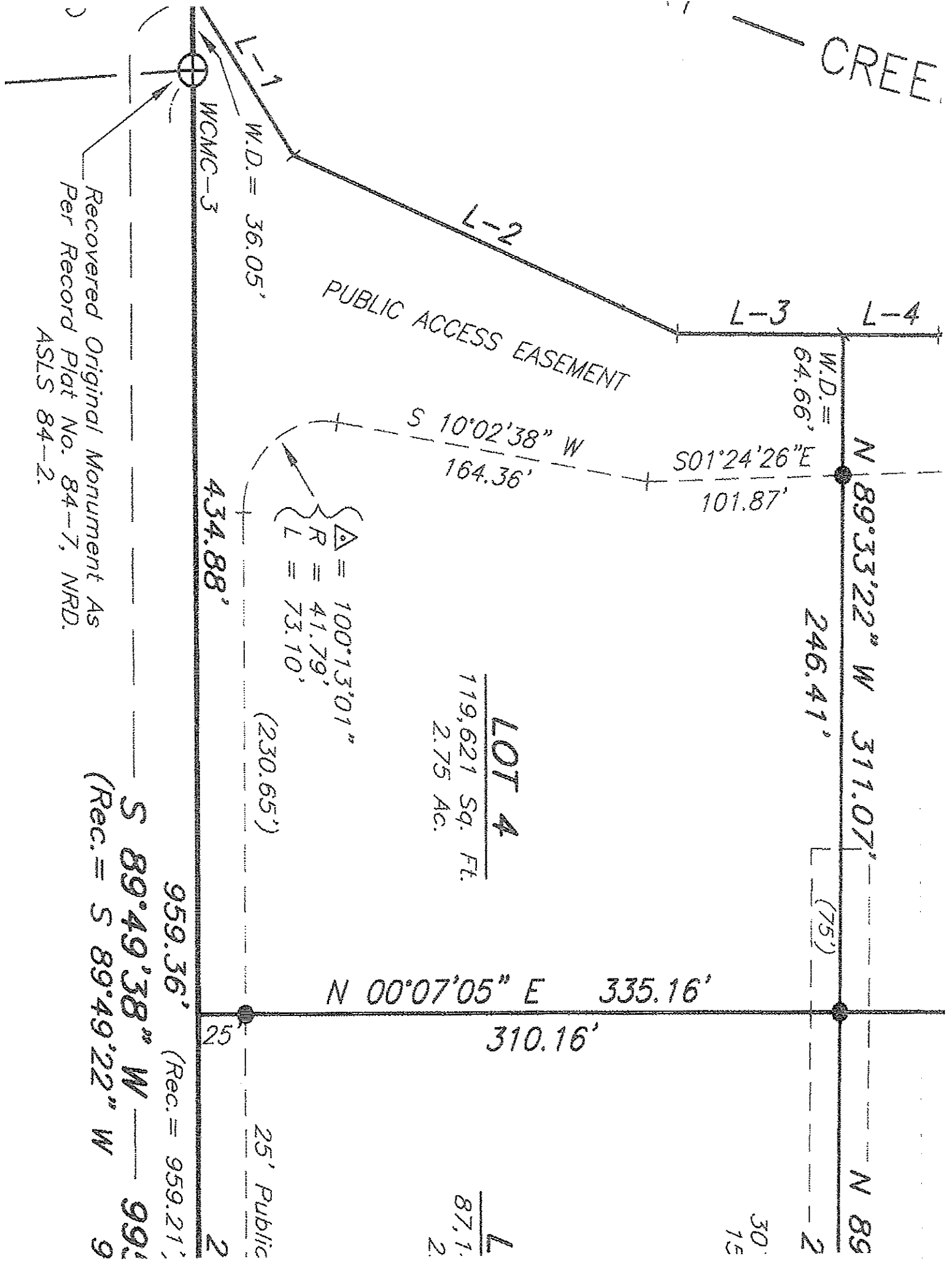
The following information has been obtained from Yukon Title Company, Inc. records:

1. Last Deed of Record recorded as Instrument No. 2004-000664-0 to:

STEPHEN R. JONES & THUY B. JONES

2. Notes and /or Easements as Stated on the Plat.
3. Plat Map

CREE



Recovered Original Monument As
 Per Record Plat No. 84-7, NRD.
 ASLS 84-2.

LOT 4
 119,621 Sq. Ft.
 2.75 Ac.

LOT 2
 87,100 Sq. Ft.
 2.00 Ac.

LOT 9
 30,000 Sq. Ft.
 0.69 Ac.

LOT 15
 15,000 Sq. Ft.
 0.34 Ac.

LOT 2
 S 89°49'38" W 991.21'
 (Rec. = S 89°49'22" W 991.21')

959.36' (Rec. = 959.21')

25' Public

N 00°07'05" E 335.16'
 310.16'

(230.65')

434.88'

W.C.M.C.-3

W.D. = 36.05'

$\Delta = 100'13'01"$
 $R = 41.79'$
 $L = 73.10'$

S 10°02'38" W 164.36'

S 01°24'26" E 101.87'

W.D. = 64.66'

246.41'

(75')

N 89°33'22" W 311.07'
 N 89°

L-3

L-4

L-2

PUBLIC ACCESS EASEMENT

NOTES:

1. ORIGINAL MONUMENT, WCMC 2 ASLS 90-130, WAS DISTURBED SUBSEQUENT TO THIS BOUNDARY SURVEY. RESET MONUMENT ACCORDING TO THIS RETRACEMENT.
 2. AS PER NOTE 9 OF THE PLAT OF SURVEY, ASLS 84-2, TRACT A IS SUBJECT TO A 50' ACCESS EASEMENT ALONG THE ORDINARY HIGH WATER LINE OF DRY CREEK.
 3. IN ADDITION TO THE UTILITY EASEMENTS SHOWN, THERE IS A 35 FOOT RADIUS EASEMENT AT EACH, GVEA, POWER POLE FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.
 4. THIS SUBDIVISION HAS NOT BEEN INSPECTED FOR WASTEWATER DISPOSAL SYSTEMS. BE AWARE THAT SOIL CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT.
 5. THIS SUBDIVISION LIES WITHIN THE DENALI BOROUGH AND IS NOT SUBJECT TO TAXATION AT THIS TIME.
 6. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 96-07, ADOPTED BY THE DENALI BOROUGH ON JUNE 16, 1996.
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