

LISTING PACKAGE

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

REAL PROPERTY TAXES:

2010 Assessed Value:

PAN No.	:	0438961	Tax Amount*	:	\$7,041.50
Land	:	\$34,454	Misc. Improvement	:	\$0
Building	:	\$444,169	Total Assessed Value	:	\$478,623

*Taxes for 2010 are DELINQUENT in the amount of \$5,570.16 plus penalties and fees.

MIL RATE	:	14.7120
PARCEL SIZE	:	1.86 Acres/81,021.6 Sq. Feet
ZONING	:	RE-2/MHS (Rural Estate/Mobile Home Subdivision) See attached information sheet
STRUCTURE AGE/YR BUILT	:	13 Years/1998
FIRE DISTRICT	:	Steese
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Weller Elementary Tanana Middle Lathrop High
MLS AREA	:	45
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.5278
LATITUDE	:	64.9379

- B. There are no covenants that apply to this property

LISTING PACKAGE

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

1. Warranty Deed in Lieu of Foreclosure recorded as Instrument No. 2011-006948-0 to: CITIMORTGAGE, INC
2. Deed of Trust recorded as Instrument No. 2008-000889-0
Deed of Trust Assignment recorded as Instrument No. 2011-002986-0
Substitution of Trustee recorded as Instrument No. 2011-002987-0
Notice of Default recorded as Instrument No. 2011-002987-0.
3. Summary of Building Inspections recorded in Book 1186 at Page 884.
4. As Built Survey
5. Notes and /or Easements as Stated on the Plat.
6. Plat Map
7. Neighborhood Map
8. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0438961	PROPERTY PHYSICAL DESCRIPTION LOT 4 CARTER 1ST ADDN OUT OF TL-348 & TL-349 SEC 3 T1N-R1E	TWN-RNG 1N 1E
NEIGHBORHOOD 0601 Chena Hot Springs Hills	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0937 STEESE VOLUNTEER FIRE SERVICE AREA	MOST RECENT MILLAGE RATE 14.7120	STATUS TAXABLE
FIRE SERVICE AREA STEESE VOL FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA

Parcel
1 81021.6 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
 CORPORATE	CO-OWNER OWNERSHIP	1192 CARTLEB RD

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. 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.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
ANNUAL DELINQUENT TAX REPORT	3/31/2011			
Deed of Trust	1/16/2008			2008-000889-0
Deed of Trust	10/1/2003			2003-025378-0
Quit Claim Deed	3/8/2002			2002-004662-0
Deed of Trust	3/8/2002			2002-004663-0
Deed of Trust	2/16/2000	1185	19	
Deed of Trust	6/11/1999	1144	711	
Deed of Trust	8/18/1998	1087	948	
Quit Claim Deed	11/6/1997	1034	168	
Warranty Deed	10/24/1997	1032	207	
Deed of Trust	10/24/1997	1032	208	
Gift Deed	5/1/1993	793	241	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$34,454.00	\$444,169.00	\$478,623.00	\$328,623.00
2009	\$34,454.00	\$442,173.00	\$476,627.00	\$476,627.00
2008	\$34,454.00	\$447,967.00	\$482,421.00	\$482,421.00
2007	\$26,798.00	\$467,097.00	\$493,895.00	\$493,895.00
2006	\$21,438.00	\$452,246.00	\$473,684.00	\$473,684.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 04/25/11 04:02 AM)

If taxes are delinquent interest calculation date is: 4/29/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$7,041.50	\$2,206.80	\$735.46	\$5,570.16	\$0.00	\$5,570.16
2009	\$6,858.66	\$0.00	\$0.00	\$6,858.66	\$6,858.66	\$0.00
2008	\$6,942.04	\$0.00	\$394.26	\$7,336.30	\$7,336.30	\$0.00
2007	\$7,592.16	\$0.00	\$0.00	\$7,592.16	\$7,592.16	\$0.00

Building Details for PAN 0438961

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 0 1998

SFR-HILLSIDE DLB/Split Entry Residential

Amenities

QUANTITY

QUANTITY	DESCRIPTION
1	2-Fix. Bath_SFR
3	3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	2371	1	227	Main Area	2x6 CUS Siding
2	906	1	154	Secondary L.A.	2x6 CUS Siding
2	1391	1	145	Basement W/FINISH	Bsmt Wall

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	201	Deck
1	980	Basement AS Garage

2371
 906
 1391

 4668

Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-243-0477

Property

TAXID 438961	Map 2	Zoning RE-2/MHS	Primary Use RESIDENTIAL	Year Built 1998	Lot Sq Ft 81021.6	Acres 1.86
------------------------	-----------------	---------------------------	-----------------------------------	---------------------------	-----------------------------	----------------------

Property Owner

Owner 1
ARRINGTON JESSE

First Name JESSE	Last Name ARRINGTON
----------------------------	-------------------------------

Owner 2
MARSH MAE

Owner 3

Mailing
PO BOX 74742

City FAIRBANKS	St AK	Zip 99707
--------------------------	-----------------	---------------------

Other

Elementary School
WELLER

Middle School
TANANA

High School
LATHROP

Flood Zone X

Legal

Subdivision
CARTER 1

Block	Lot
	04

Site Address
1192 CARTLEB RD

Legal

LOT 4 CARTER 1ST ADDN OUT OF
TL-348 & TL-349 SEC 3 T1N-R1E

Business

Neighborhood
CHENA HOT SPRINGS HILLS

Property Assessment

Land 10	Bldg 10	Total 10
34454	444169	478623

Tax Status	Mill Rate	Est Taxes
TAXABLE	14.712	7042

Road Service

Fire Service
STEESE

Voter Precinct
33-245

Legislature
Q33

Elevation
1400

Forest Coverage

Cultural

Census Tract	Census Blk	MLS
19	2005	45

Latitude	Longitude
64.9379212	-147.5278884

FNSB Planning Dist	Zip Code
6 STEELE CREEK	99712

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
ARRINGTON JESSE	34454	476627	14.39	ARRINGTON JESSE MARSH MAE	15167	430516	17.03
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
ARRINGTON JESSE	34454	482421	14.39	ARRINGTON	15167	413648	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
ARRINGTON	26798	493895	15.372	ARRINGTON JESSE III	15167	391748	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
ARRINGTON JESSE	21438	473684	16.18	MARSH DICK MAE	13417	386168	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
ARRINGTON JESSE	21438	461004	16.54	MARSH DICK MAE	13417	345034	

DISCLAIMER -- Though every effort is made to be as accurate as possible, these maps and data are not the official representation of any of the information included. The maps and data are made available solely for informational purposes. Alaska Street Master maps and data is made available on the condition that users agree that Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough shall not be liable for tangible or intangible loss or damage of any kind, including physical injury, death, property damage, economic loss or consequential damages arising from any errors, inaccuracies or omissions in the maps and data, even if such errors, inaccuracies or omissions are attributable in whole or in part to Alaska Street Master's negligence or failure to use due care in obtaining or presenting the maps and data. By accessing and using these maps and data, you accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability. If you do not wish to accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability do not access or use the maps and data in this program. THERE MAY BE ERRORS IN THE MAPS OR DATA. THE MAPS OR DATA MAY BE OUTDATED, INACCURATE, AND MAY OMIT IMPORTANT INFORMATION. THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE. BECAUSE MAPS OR DATA MAY BE INACCURATE OR UNSUITABLE FOR YOUR PURPOSE, DO NOT RELY ON ANY INFORMATION IN THIS PROGRAM AS BEING TOTALLY ACCURATE. DO NOT REPRESENT TO OTHERS THAT INFORMATION OBTAINED FROM THIS PROGRAM IS TOTALLY ACCURATE OR COMPLETE.

005055
FAIRBANKS
RECORDING DISTRICT

2000 MR -6 AM 8:45

REQUESTED BY
etc

BK1186PG884

SUMMARY OF BUILDING INSPECTIONS
For Site-Built Construction

Owner of record: Jesse Arrington & Mae Marsh
Legal description: Lot 4 Carter Subdivision 1st Addition Plot # 85-268
Site address: 4570 Elliot Lane
Fairbanks Recording Dist.

This certificate is issued pursuant to the requirements of AK Statute 18.56.300 and AHFC's regulations 15 AAC 150.030.

By my signature below I certify I have the current, applicable certifications of authority. I am not personally or financially related to the builder, seller, buyer, realtor, or other interested party for this project, other than as a fee inspector.

004649

- 1) **PLAN APPROVAL:**
Bryan F. Borjesson / [Signature] 1066671-55 Sept. 14, 1998
Signature ICBO# Date
- 2) **COMPLETION OF FOOTINGS AND FOUNDATION:**
 - a. Footings: Bryan F. Borjesson / [Signature] 1066671-55 Sept. 17, 1998
Signature ICBO# Date
 - b. Foundation: Bryan F. Borjesson / [Signature] 1066671-55 Sept. 25, 1998
Signature ICBO# Date
- 3) **COMPLETION OF FRAMING, ELECTRICAL, PLUMBING & MECHANICAL**
a. Framing: (if preassembled panels were used, each panel was appropriately stamped with the ICBO filing number)
Bryan F. Borjesson / [Signature] 1066671-55 November 5, 1998
Signature ICBO# Date
- b. Electrical: Bryan F. Borjesson / [Signature] 1066671-55 March 6, 1999
Signature ICBO# Date
- c. Plumbing: Bryan F. Borjesson / [Signature] 1066671-55 March 6, 1999
Signature ICBO# Date
- d. Mechanical: Bryan F. Borjesson / [Signature] 1066671-55 March 6, 1999
Signature ICBO# Date

- 4) **COMPLETION OF INSTALLATION OF INSULATION AND VAPOR BARRIER:**
Bryan F. Borjesson / [Signature] 1066671-55 3/16/99
Signature ICBO# Date
- 5) **CONDITIONAL APPROVAL:**
Items to be completed: _____

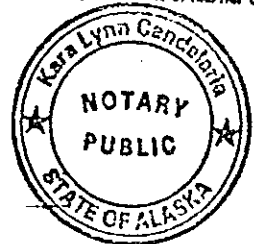
To be completed by: _____
Bryan F. Borjesson / [Signature] 1066671-55 _____
Signature ICBO# Date

6) **FINAL APPROVAL:**
Bryan F. Borjesson / [Signature] 1066671-55 2/4/00
Signature ICBO# Date

By my signature below I hereby certify that the required inspections have been completed and that the building meets or exceeds the standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify that any preassembled wall panels are currently listed with ICBO and to my knowledge there has been no action taken to retract the ICBO approval.

Builder's Signature: [Signature] Date: Feb 11 - 08
Builder's Name: Mae E Marsh Builder's License # _____
Name of Business: _____
Address: _____
City/State: _____

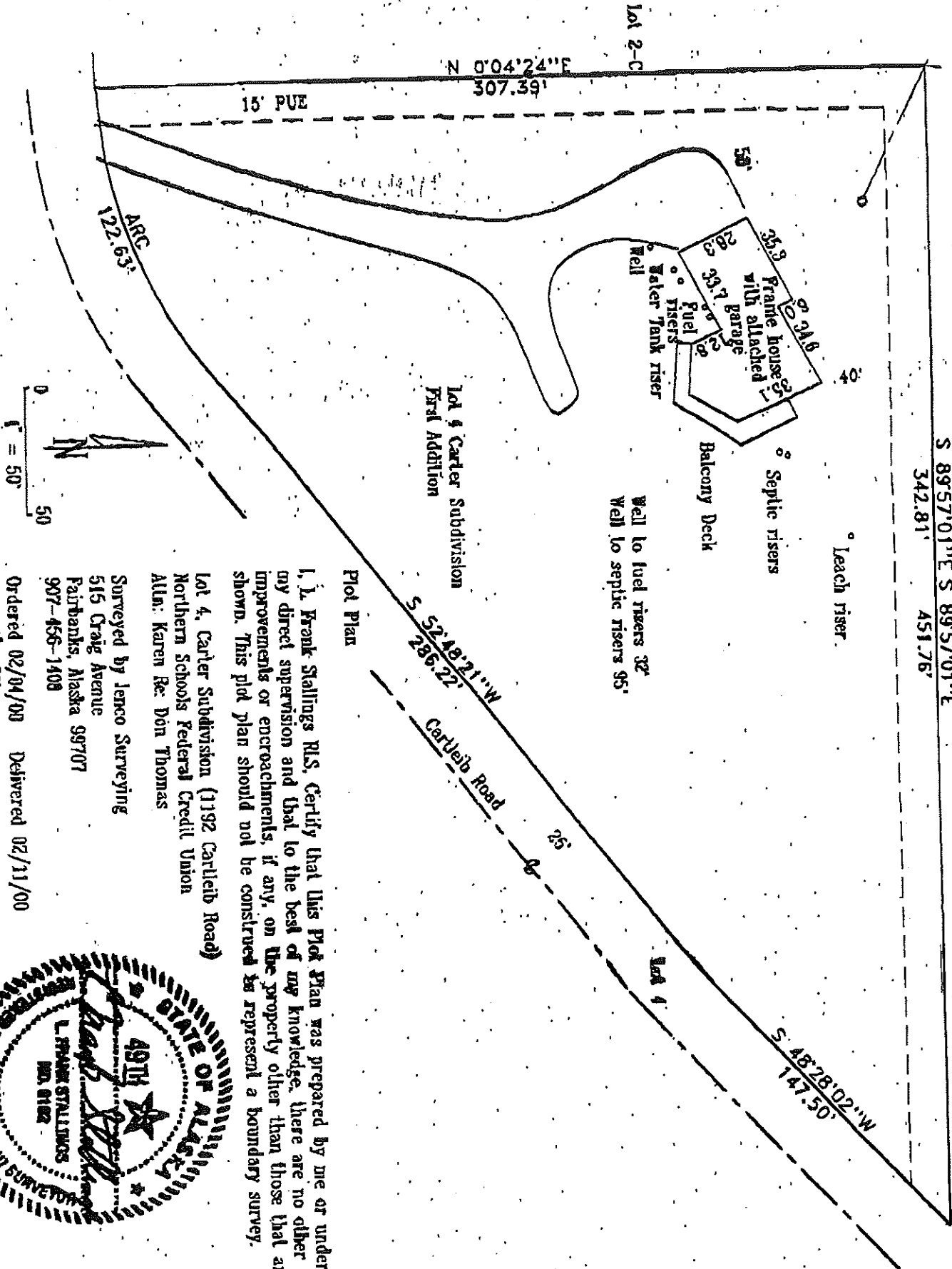
Before me, a Notary Public in and for the State of Alaska, JESSE ARRINGTON III AND MAE E. MARSH has executed the foregoing document of his/her own free will.



Kara Lynn Gendron
My Commission expires 10/19/2003

Return to:
Northern Schools F.R.O.
PO Box 74600
Fairbanks, AK 99707

From: Dennis Jennings 9074681418 To: Tara



Tract C
 S 89°57'01" E S 89°57'01" E
 342.81' 451.76'

Lot 4 Carter Subdivision
 Final Addition

Plot Plan

I, L. Frank Stallings RLS, Certify that this Plot Plan was prepared by me or under my direct supervision and that to the best of my knowledge, there are no other improvements or encroachments, if any, on the property other than those that are shown. This plot plan should not be construed to represent a boundary survey.

Lot 4, Carter Subdivision (1192 Cartleib Road)
 Northern Schools Federal Credit Union
 Attn: Karen Re: Don Thomas

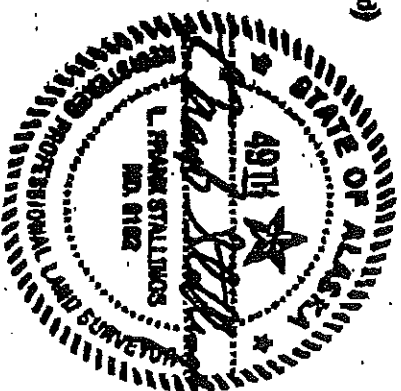
Surveyed by Jenco Surveying
 515 Craig Avenue
 Fairbanks, Alaska 99707
 907-456-1408

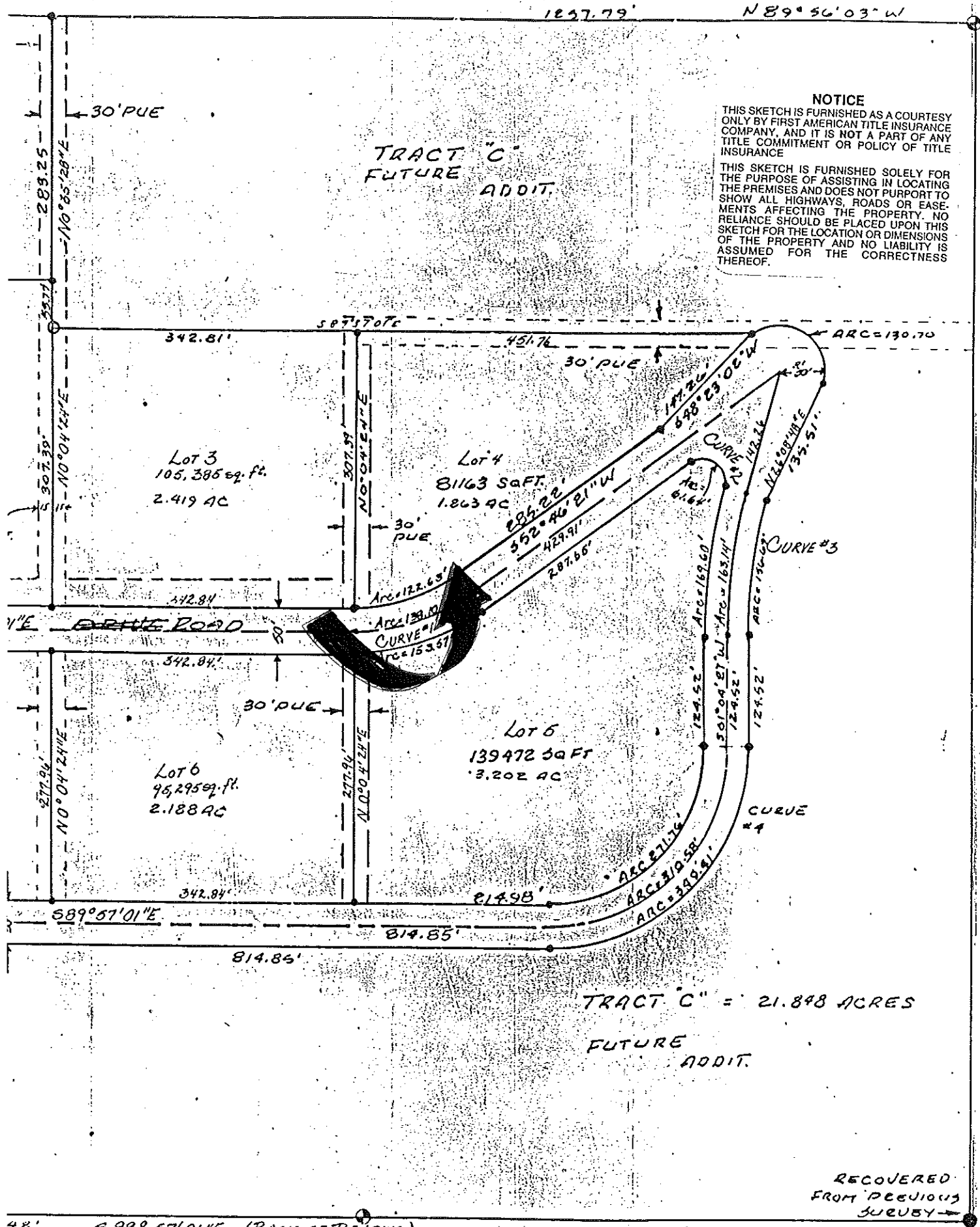
Ordered 02/04/00 Delivered 02/11/00

Scale 1" = 50'

Drawn By: DCJ

Checked By: ISP





NOTICE
 THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF ANY TITLE COMMITMENT OR POLICY OF TITLE INSURANCE
 THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.

TRACT "C" = 21.848 ACRES
 FUTURE
 ADDIT.

RECOVERED
 FROM PREVIOUS
 SURVEY

30' CENTER
1/16 COR.

Note for DETAIL "A"

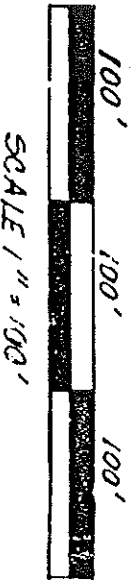
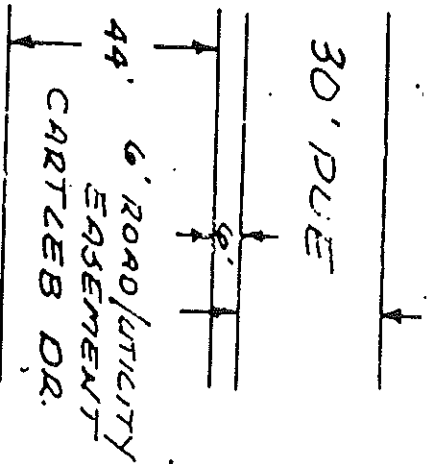
Note: The 6' road and utility easement shown on the plat may be used only for utility purposes until such time as the dedicated 44' road adjoining the south boundary is widened, and that widening requires that all or a portion of the road and utility easement be utilized for roadway purposes. In the event such widening occurs, the utility facilities located within the 6' road and utility easement shall be relocated, to a site/lying within the 30' public utility easement north of and adjacent to the 6' road and utility easement.

TUNGSTEN HILL
SUBDIVISION
The actual cost of such relocation shall be paid by the person or entity responsible for such widening. Upon relocation of the utility facilities to the 30' P.U.E. the 6' utility easement shall automatically be extinguished and become part of a 50' roadway dedication for Cartleb Court.

TWN
TIN

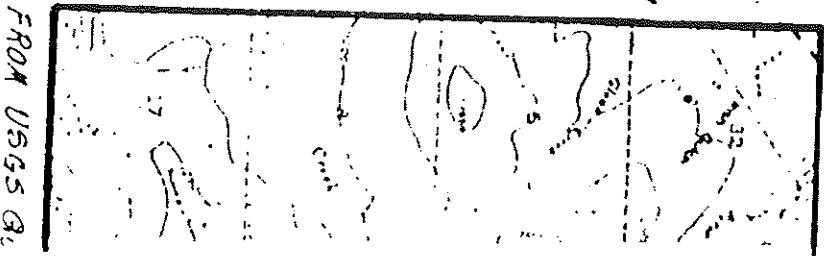
DETAIL

"A"



1319.44'

10.70



FROM USGS Q.

1039.48' S 89° 57' 01" E (BASE OF BEARING)

UNSUBDIVIDED

OWNER + CAP, SET THIS SURVEY
FIBER + CAP

MONUMENT SET THIS SURVEY

EASEMENTS

ANGLE	RADIUS	TANGENT	ARC LENGTH
30°	225.1455	71.34'	138.0969
99°	25.00'	71.13	61.69
116°	652.11	82.03	163.19
832°	200.00'	196.46	310.58
942°	125.00	49.44	94.1641

VISION IS SITUATE
PART OF SECTION OF THE
E 3/4 OF SEC. 3, T. 1,
R. 10 E. N. 10 S. OF GILMORE

- 1) A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANY FOR INSTALLATION, MAINT, REPAIR OR REMOVAL OF YARD POLE.
- 2) A 30' KEY RADIUS AT EACH POLE LOCATION NECESSARY FOR SUPPORTIVE DEVICES.
- 3) UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE DEAD, WEAKE, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT OR IN THE VICINITY OF THE EASEMENT. SUCH TREES SHALL BE IDENTIFIED BY THE UTILITY COMPANIES.

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH IBAAC 72-065 AND IS APPROVED BY THE STATE OF ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION

William D. Morgan 11-13-85
SIGNATURE / DATE

The Notary,
United States of
State of Alaska
This is to
1985, before
me, the Notary,
appeared William D. Morgan
HE, MICHAEL LEE
MICHAEL LEE
individual and he acknowledged
freely and voluntarily
wherein specified the day
herein written

Notarize above, being voluntary, with no
the part of the Estate of the deceased

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

1-3003
Sec 10
Date: Aug 30, 1975

Henry W. Carter
Mary Margaret Carter
John Carter
Marian Carter
Donor

William A. Perkins
Greg
Shirley Perkins

The Notary's Acknowledgement:
United States of America)

State of Alaska) ss:

This is to certify that on this 30th day of August, 1975, before me, a Notary Public for the state of Alaska, appeared the following persons, personally known to be the identical individuals mentioned and who executed the within plat, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein specified. Witness my hand and notarial seal the day and year in this Certificate first herein written.

Notary Public in and for the State of Alaska
My commission expires 9/30/87

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, David M. Cary, a registered land surveyor duly registered under the laws of the State of Alaska, do hereby certify that this plat represents the survey made by me or under my direct supervision and that this plat is a true and correct representation of the lands surveyed and that compliance has been made with all of the applicable requirements of the Fairbanks North Star Borough Subdivision Regulation Section 17.16.030. Monuments.



Registration No. 2011-3

FIRST ADDITION CARTER SUBDU.
LOT 1 BK 1 CARTER SUBDU ORIG.
PREPARED BY DAVID M. CARY
LAND SURVEYOR
PREPARED FOR, MINA C. CEBERT
SUBMITTED BY R. MATHEWS
DRAWN BY DJH & DMM.
CHECKED BY D.M.M.
SCALE, 1"=100'
DATE 8-85

Chapter 18.18
RE-4 AND RE-2 RURAL ESTATE DISTRICTS

Sections:

- 18.18.010 Intent.
- 18.18.020 Use regulations.
- 18.18.030 Standards.

18.18.010 Intent.

These districts are intended for low density residential development and other compatible uses in areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

18.18.020 Use regulations.

A. Permitted Uses. In the RE-4 and RE-2, rural estate districts, permitted uses are:

1. Accessory uses;
2. Bed and breakfast homestays;
3. Bed and breakfast residence;
4. Church buildings;
5. Domestic livestock;
6. Guesthouse;
7. Home occupations;
8. Single-family detached dwellings;
9. Two-family attached dwellings.

B. Conditional Uses. In the RE-4 and RE-2, rural estate district, conditional uses are:

1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of such uses;
2. Animal and veterinary hospitals;
3. Cemeteries;
4. Clubs and lodges;
5. Communications towers;
6. Day care facilities;
7. Group homes;
8. Hostels;
9. Kennels, minor;

10. Kennels, major, in RE-4 district only, on lots of not less than 160,000 square feet in area;
11. Mobile homes;
12. Professional offices;
13. Public utility and service uses including, but not limited to: fire stations, transfer stations, neighborhood dumpsters, public dumping sites, electric substations, gas regulator stations, telephone exchanges, 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;
14. Residential cluster development;
15. School buildings. (Ord. 2009-05 § 6, 2009; Ord. 95-005 § 2, 1995; Ord. 94-046 § 4, 1994; Ord. 89-099 § 6, 1990; Ord. 88-010 § 2, 1988)

18.18.030 Standards.

In the RE-4 and RE-2, rural estate districts, geometric standards are:

A. Lot Area.

1. In the RE-4 district, lot area shall not be less than 160,000 square feet.
2. In the RE-2 district, lot area shall not be less than 80,000 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 25 feet;
3. Rear yard shall not be less than 25 feet.

C. Building Height. Unlimited.

D. Exceptions to Yard and Building Height Requirements. See Chapter 18.50 FNSBC.

E. Parking. See Chapter 18.50 FNSBC.

F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-010 § 2, 1988)

This page of the Fairbanks North Star Borough Code is current through Ordinance 2011-17, passed April 14, 2011.

Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Borough Website: <http://www.co.fairbanks.ak.us/>
Borough Telephone: (907) 459-1401
Code Publishing Company

18.48.050 MHS – Mobile home subdivision designation.

A. Purpose. This designation is intended to provide an alternative to conventional housing by permitting mobile home development on privately owned lots. Also, this designation is intended to be applied to a large area where a multilot mobile home subdivision can be established and is not intended to be applied on an individual lot-by-lot basis. (Ord. 88-010 § 2, 1988)

18.48.060 CF – Correctional facilities designation.

A. Purpose. This designation is intended to provide for the location of correctional facilities.

B. Regulations and Standards. Neither a center or correctional facility shall be located within 1,000 feet of either a habitable dwelling or a school, excluding private trade, clerical skills, or other adult training centers. (Ord. 92-006 § 4, 1992)

18.48.070 GWP – Groundwater damage protection.

A. Purpose. This designation is intended to prohibit construction of basements and structures below the natural elevation of the ground surface in order to minimize damage caused by elevated groundwater.

B. Regulations and Standards. Any new construction or any additions to existing basements and structures below natural elevation of the ground surface is prohibited, except as permitted in this subsection. The placement of foundations, footings or crawlspaces below the natural elevation of the ground surface is permitted, except that crawlspaces shall not be used for mechanical and electrical equipment or storage purposes of any kind below the surface of the natural elevation of the exterior ground surface. (Ord. 2005-21 § 2, 2005; Ord. 94-088 § 2, 1995)

18.48.080 ANSA – Airport noise sensitive area.

A. Purpose. This designation is intended to provide information and notice to property owners, future property owners, developers, public officials and others that the designated properties may be affected by aircraft noise. This designation is intended to encourage airport compatible land uses in the area surrounding the Fairbanks International Airport.

B. Regulations and Standards. There are no regulations included or intended to be included with this overlay designation. Designated properties are defined within an area where estimated 24-hour average aircraft noise levels may reach or exceed 60 Ldn (day/night decibels). (Ord. 98-054 § 2, 1999)

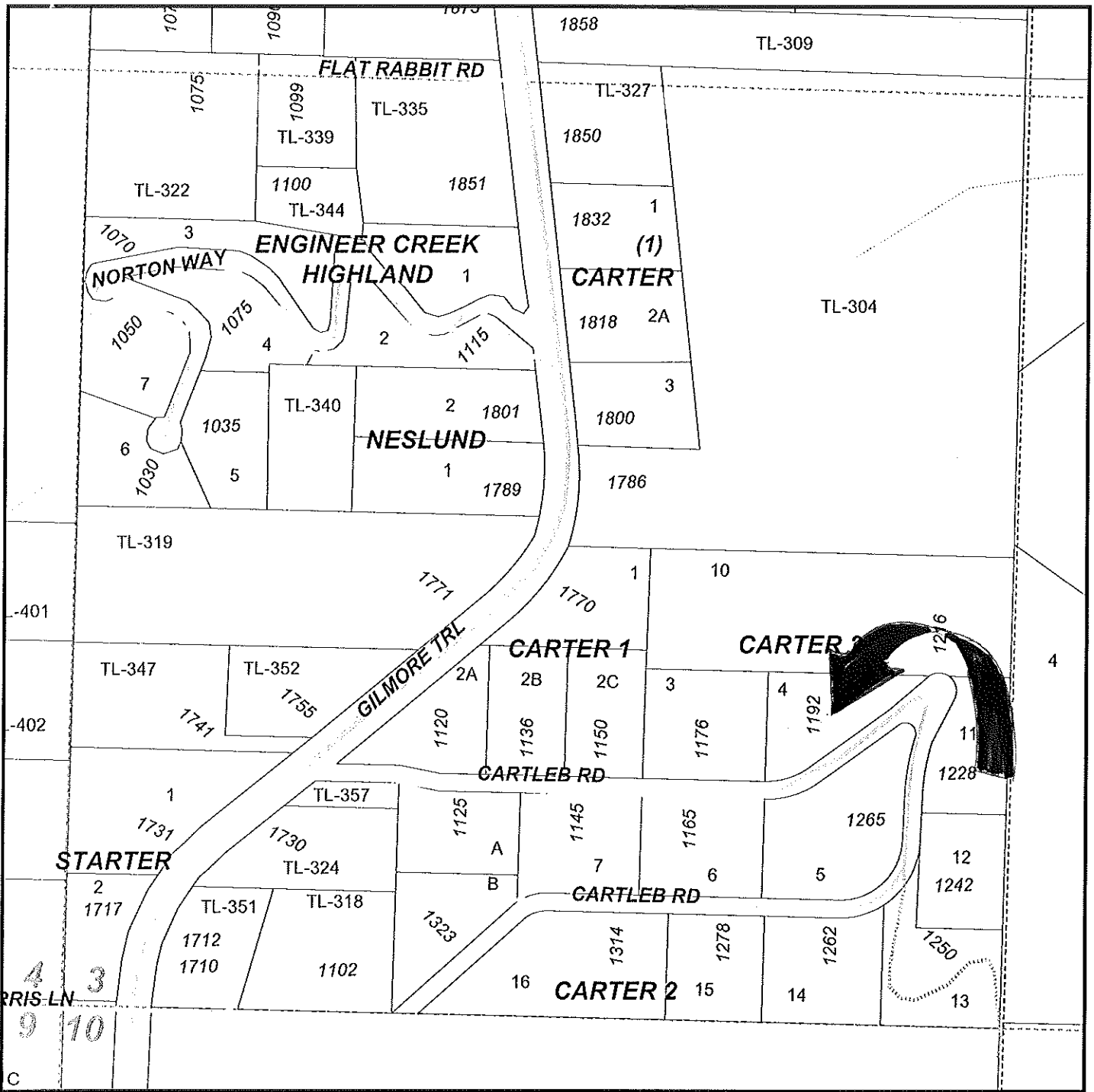
18.48.090 WS – Waterways setback designation.

A. Purpose. This designation is intended to protect the banks of rivers, sloughs and waterways in the developed areas of the borough and to restrict structural development in the Chena River floodway and flood hazard areas. The zone has been further designed to prohibit most structural development within the zone unless the structures are directly related to recreational waterfront purposes. This zone does not convey public use of private property.

B. Regulations and Standards. Permitted uses in this zone are: dock, deck or boat launch. Conditional uses are: boat houses, roads, bridges, trails, bike paths, bank stabilization and utilities. There shall be no minimum lot area except as may be required by the State of Alaska Department of Environmental Conservation in areas where community sewer and water are unavailable. Setback from ordinary high water mark (except for permitted structures) shall not be less than 25 feet. (Ord. 2000-08 § 2, 2000)

18.48.100 WP – Waterways protection designation.

A. Purpose. This designation is intended to promote riparian habitat, prevent erosion, minimize natural hazards and promote waterway ambiance and aesthetics. Natural vegetation is to be preserved to the greatest extent possible. Preservation of wildlife and the restoration of disturbed areas to a more natural state is also intended. This zone does not convey public use of private property.



Owner

ARRINGTON JESSE MARSH MAE
 PO BOX 74742
 FAIRBANKS AK 99707

Legal

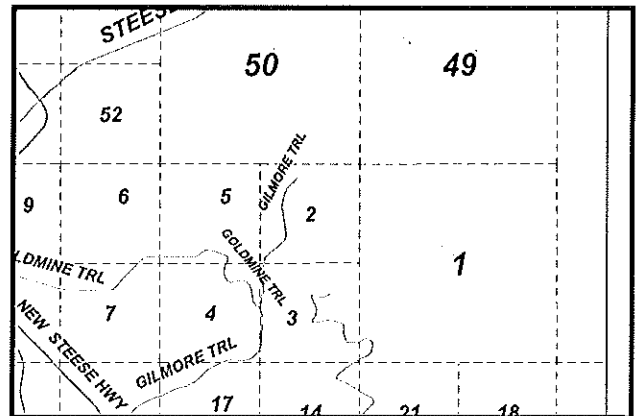
LOT 4 CARTER 1ST ADDN OUT OF
 TL-348 & TL-349 SEC 3 T1N-R1E

Address 1192 CARTLEB RD

Tax ID	FNSB MAP	ASM Book
438961	111B1	6 STEELE CREEK2
T R S	Zoning	Zip Code Area
F001N001E03	RE-2/MHS	99712
Land App	Bldg Appr	SQ FT / ACRE
34454	444169	81021.6 1.86
Mill Rate	Primary Use	Tax Year
14.712	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
7042	1998	TAXABLE

Census Tract	19
Census Blk Grp	2005
Elem School	WELLER
Middle School	TANANA
High School	LATHROP
Road Service	
Fire Service	STEESE
Latitude	64.9379212
Longitude	-147.5278884
MLS Area	45
Voting Dist	33-245
Legislature	Q33
Flood Zone	X
Elevation	1400

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Alaska Street Master Property Report

<u>TAXID</u>	<u>OWNER1</u>	<u>SUBDIVISION</u>	<u>block lot</u>	<u>SITEADDRESS</u>
120863	ROSSI JEFFREY M	CARTER	01 03	1800 GILMORE TRL
127566	HIGHLAND PROPERTIES	ENGINEER CREEK H	01	
127574	NILES CRAIG S	ENGINEER CREEK H	02	
127582	RANGEL SUSAN L	ENGINEER CREEK H	03	1070 NORTON WAY
211346	SATHER KENNETH R	SIEVERS PROPERTY	02	1090 FLAT RABBIT RD
211397	NICHOLS THOMAS L	1N 1E	03 309	1858 GILMORE TRL
211486	SZUBERLA CURT A	1N 1E	03 318	1102 NORRIS LN
211494	WEAVER REX R	1N 1E	03 319	1771 GILMORE TRL
211516	NOONAN EDWARD T	1N 1E	03 321	
211524	BRUDEN PHILLIP R	1N 1E	03 322	1075 FLAT RABBIT RD
211532	MANN HERBERT K	NESLUND PROPERTY	02	1801 GILMORE TRL
211575	WENDT ANTHONY R	1N 1E	03 327	1850 GILMORE TRL
211613	THOMPSON SHELDON C	SIEVERS PROPERTY	01	1070 FLAT RABBIT RD
211630	MCNARY DAVID M	1N 1E	03 335	1851 GILMORE TRL
211672	MCPAHAN MARK E	1N 1E	03 339	1099 FLAT RABBIT RD
211681	AUNE ANN L	1N 1E	03 340	
211753	JACHIM FAMILY TRUST	1N 1E	03 347	1741 GILMORE TRL
212245	OSBORNE MICHAEL J	1N 1E	10 1002	1248 CARTLEB RD
341029	UNIVERSITY OF ALASKA	TUNGSTEN	08 04	2060 TUNGSTEN TRL
362832	HUSTED EDGAR S	HENDERSON PROPER	03	1873 GILMORE TRL
362841	HAVENS WARD L	1N 1E	03 351	1710 GILMORE TRL
369276	GRAHAM RICHARD	1N 1E	03 352	1755 GILMORE TRL
438910	GERLITZ MARKUS	CARTER 1	01	1770 GILMORE TRL
438928	GRAY MORGAN A	CARTER 1	02A	1120 CARTLEB RD
438936	CARTER J W FAMILY	CARTER 1	02B	1136 CARTLEB RD
438952	ABBOTT ROHN D	CARTER 1	03	1176 CARTLEB RD
438961	ARRINGTON JESSE	CARTER 1	04	1192 CARTLEB RD
438979	MORSE STUART A	CARTER 1	05	1265 CARTLEB RD
438987	FOSTER SHIRLEE N	CARTER 1	06	1165 CARTLEB RD
438995	SCHWARBER JAMES A	CARTER 1	07	1145 CARTLEB RD