



LISTING PACKAGE

DATE: November 30, 2011

LP2011-2420

PREPARED FOR:

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

PROPERTY OWNER:

FALK

STREET ADDRESS:

735 Cyclone Drive

LEGAL DESCRIPTION:

**Lot 1, Block 4, SECLUDED ACRES
SUBDIVISION, 2nd ADDITION, Plat No. 98-59**

Thank you for using Yukon Title Company, Inc.

A handwritten signature in black ink that reads 'Jessica Adkins'. The signature is written in a cursive style and is positioned above a horizontal line.

**Jessica Adkins
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:

2011 Assessed Value:

PAN No.	:	0497045	Tax Amount*	:	\$2,155.70
Land	:	\$8,145	Misc. Improvement	:	\$0
Building	:	\$160,023	Total Assessed Value	:	\$168,168

*Taxes for 2011 are FULLY PAID.

MIL RATE	:	14.4510
PARCEL SIZE	:	1.111 Acres/48,395 Sq. Feet
ZONING	:	GU-1 (General Use13) See attached information sheet
STRUCTURE AGE/YR BUILT	:	13 Years/1998
FIRE DISTRICT	:	N/A
ROAD SERVICE AREA	:	Secluded Acres
SCHOOLS	:	Ladd Elementary Tanana Middle Lathrop High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500, A
LONGITUDE	:	-147.5599
LATITUDE	:	64.8349



LISTING PACKAGE

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

1. Last Deed of Record recorded in Book 1158 at Page 298 to: **KATHLEEN A. FALK**
2. Deed of Trust recorded as Instrument No. 2008-005626-0.
3. As Built Survey
4. Covenants, Conditions and Restrictions in Book 1074 at Page 393.
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 0497045	PROPERTY PHYSICAL DESCRIPTION LOT 1 BLOCK 4 SECLUDED ACRES 2ND ADDN OUT 1S 1E OF TL-908 SEC 9 T1S-R1E	TWN-RNG
NEIGHBORHOOD 0600 Secluded	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 2227 SECLUDED ACRES SERVICE AREA	MOST RECENT MILLAGE RATE 14.4510	STATUS TAXABLE
FIRE SERVICE AREA Not within a fire service area.		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 48395.16 Square Feet		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
FALK, KATHLEEN A	OWNERSHIP	735 CYCLONE DR

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 #
Deed of Trust	3/28/2008			2008-005626-0
Deed of Trust	5/6/2005			2005-008665-0
Deed of Trust	12/6/2002			2002-025664-0
Warranty Deed	8/30/1999	1158	298	
Deed of Trust	8/30/1999	1158	299	
Covenants	6/16/1998	1074	393	
Plat	6/16/1998			1998-014185-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$8,145.00	\$160,023.00	\$168,168.00	\$148,168.00
2010	\$8,145.00	\$160,465.00	\$168,610.00	\$148,610.00
2009	\$8,145.00	\$166,619.00	\$174,764.00	\$154,764.00
2008	\$8,145.00	\$167,061.00	\$175,206.00	\$155,206.00
2007	\$8,145.00	\$148,569.00	\$156,714.00	\$136,714.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 11/30/11 04:02 AM)

If taxes are delinquent interest calculation date is: 11/1/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$2,155.70	\$0.00	\$0.00	\$2,155.70	\$2,155.70	\$0.00
2010	\$2,149.32	\$0.00	\$0.00	\$2,149.32	\$2,149.32	\$0.00
2009	\$2,190.40	\$0.00	\$0.00	\$2,190.40	\$2,190.40	\$0.00
2008	\$2,201.50	\$0.00	\$0.00	\$2,201.50	\$2,201.50	\$0.00
2007	\$2,086.76	\$0.00	\$0.00	\$2,086.76	\$2,086.76	\$0.00

For questions regarding taxes, contact the FNSB Division of Treasury and Budget at 907-459-1441.

Building Details for PAN 0497045

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 0 1998 SFR A-Frame Residential

Amenities

DESCRIPTION

2 Fix. Bath_Comm

3-Fix. Bath_SFR

Primary Details

QUANTITY

1

1

SECTIONID

FOOTPRINT

STORIES

PERIMETER

INTERIORDESC

WALLTYPE

1

945

2

124

Main Area

2x6 CUS Siding

Secondary Sections

SECTIONID

FOOTPRINT

SECTIONDESC

2

120

Deck

3

64

Deck

Alaska Street Master

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

Property

Taxid 497045	Map 89	Zoning GU-1	Primary Use RESIDENTIAL	Year Built 1998	Lot Sq Ft 48395.16	Acres 1.11
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Legal

LOT 1 BLOCK 4 SECLUDED
ACRES 2ND ADDN OUT OF
TL-908 SEC 9 T1S-R1E

Property Owner

Owner 1
FALK KATHLEEN A

Legal

Subdivision
SECLUDED ACRES 2

First Name
KATHLEEN

Last Name
FALK

Block
04

Lot
01

Owner 2

Site Address
735 CYCLONE DR

Plat Number 98-59	Deed Date 8/30/1999	DNR Doc# 19990212850
	Mortgage Date 3/28/2008	DNR Doc# 20080056260

Owner 3

Neighborhood
SECLUDED

Mailing
PO BOX 58175

Property Assessment

City
FAIRBANKS

St
AK

Zip
99711

Site Address - Assessing
735 CYCLONE

Land 2011 8145	Bldg 2011 160023	Total 2011 168168
Taxable Value 148168	Tax Assessed 2155.7	Tax Exempted 0
Tax Status TAXABLE	Mill Rate 14.4510	Tax Year 2011

Other

Elementary School
LADD

Road Service
SECLUDED ACRES

Forest Coverage
B & W Spruce, Birch and Aspen (sawtimber, pole)

Middle School
TANANA

Fire Service
Not within a fire service area.

Census Tract 12	Census Blk 1095	MLS 50
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High School
LATHROP

Voter Precinct
Steese East Precinct

Legislature
P32

Latitude 64.83496457	Longitude -147.559953
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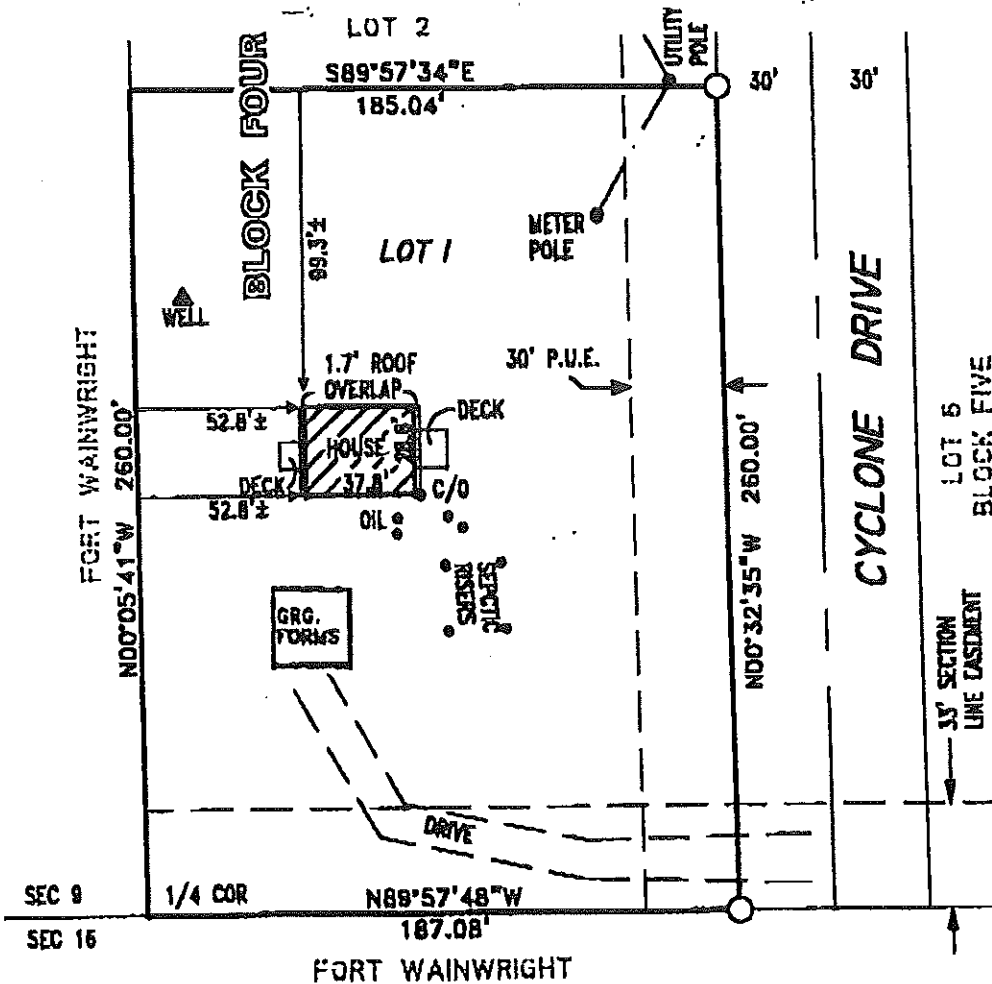
Flood Zone X500,A

Elevation 400	FNSB Planning Dist 13C FT. WAINWRIGHT /	Zip Code 99712
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Ownership History

2010 Owner FALK KATHLEEN A	10 Land 8145	10 Total 168610	10 Mill 14.369	2005 Owner FALK KATHLEEN A	05 Land 9379	05 Total 147546	05 Mill 16.23
2009 Owner FALK KATHLEEN A	09 Land 8145	09 Total 174764	09 Mill 14.065	2004 Owner FALK KATHLEEN A	04 Land 9379	04 Total 135883	04 Mill 16.66
2008 Owner FALK KATHLEEN A	08 Land 8145	08 Total 175206	08 Mill 14.1	2003 Owner FALK KATHL	03 Land 9379	03 Total 129581	
2007 Owner FALK KATHL	07 Land 8145	07 Total 156714	07 Mill 15.16	2002 Owner FALK KATHLEEN A	02 Land 9379	02 Total 116617	
2006 Owner FALK KATHLEEN A	06 Land 8145	06 Total 149299	06 Mill 15.94	2001 Owner FALK KATHLEEN A	01 Land 9379	01 Total 115673	

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.



THIS IS NOT A PROPERTY SURVEY

PFSEC184.DWG

DATE OF INSPECTION: 7-27-98 ADDRESS: _____ CYCLONE DRIVE SCALE: 1"=60'

- 1. ○ = SYMBOL FOR FOUND SURVEY MONUMENTATION
- 2. BEARINGS, DISTANCES AND EASEMENTS SHOWN ARE FROM THE PLAT OF RECORD AND NO OTHER SOURCE WAS RESEARCHED.

PREPARED FOR: JOHN LUNDGREN

PREPARED BY: RCH SURVEYS 348 DRIVEWAY ST. FAIRBANKS, AK 99701 (907) 451-7411

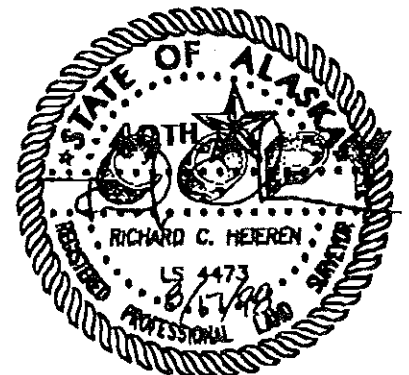
LEGAL DESCRIPTION: LOT 1 BLOCK FOUR SECLUDED ACRES SUBDIVISION

FAIRBANKS RECORDING DISTRICT: Filed Instrument #98-59

PLOT PLAN

FOR TITLE INSURANCE PURPOSES ONLY

I, RICHARD C. HEIEREN, A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, HEREBY CERTIFY TO THE ABOVE THAT I AM FAMILIAR WITH THE ABOVE DESCRIBED PROPERTY AND THAT THE IMPROVEMENTS LOCATED THEREON LIE WHOLLY WITHIN THE PROPERTY LINES AND DO NOT OVERLAP ONTO THE PROPERTY LYING ADJACENT THERETO, THAT NO IMPROVEMENTS ON THE PROPERTY LYING ADJACENT THERETO ENCOACH UPON THE PREMISES IN QUESTION, AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR ANY VISIBLE EASEMENTS EXCEPT AS INDICATED HEREON. LIABILITY OF THIS INSPECTION IS LIMITED TO THE RELATIONSHIP OF IMPROVEMENTS TO THE EXISTING MONUMENTATION AND DOES NOT EXTEND TO THE ACCURACY OF SAID MONUMENTATION, AND IS LIMITED TO THE FEE CHARGED UNLESS ADDITIONAL COVERAGE IS SPECIFICALLY REQUESTED AND PAID FOR.



Chapter 18.44
GU-1 GENERAL USE DISTRICT

Sections:

- 18.44.010 Intent.
- 18.44.020 Use regulations.
- 18.44.030 Standards.

18.44.010 Intent.

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

18.44.020 Use regulations.

A. Permitted Uses. In the GU-1, general use district, permitted uses are:

1. Any use except for correctional facilities.

B. Conditional Uses. In the GU-1, general use district, conditional uses are:

1. Adult entertainment facilities as a principal use;
2. Biosolids application when used for agricultural purposes or beneficial land application;
3. Large scale development;
4. Nuclear power plant;
5. Petrochemical plant;
6. Petroleum refinery and storage;
7. Residential cluster development;
8. Sanitary landfill;
9. Storage of hazardous substances as the principal use of the property or which are unrelated to those uses that are either permitted outright or conditionally in this zoning district. (Ord. 2006-82 § 7, 2007; Ord. 94-066 § 2, 1994; Ord. 93-064 § 6, 1994; Ord. 92-006 § 2, 1992; Ord. 90-007 § 2, 1990; Ord. 88-010 § 2, 1988)

18.44.030 Standards.

In the GU-1, general use district, geometric standards are:

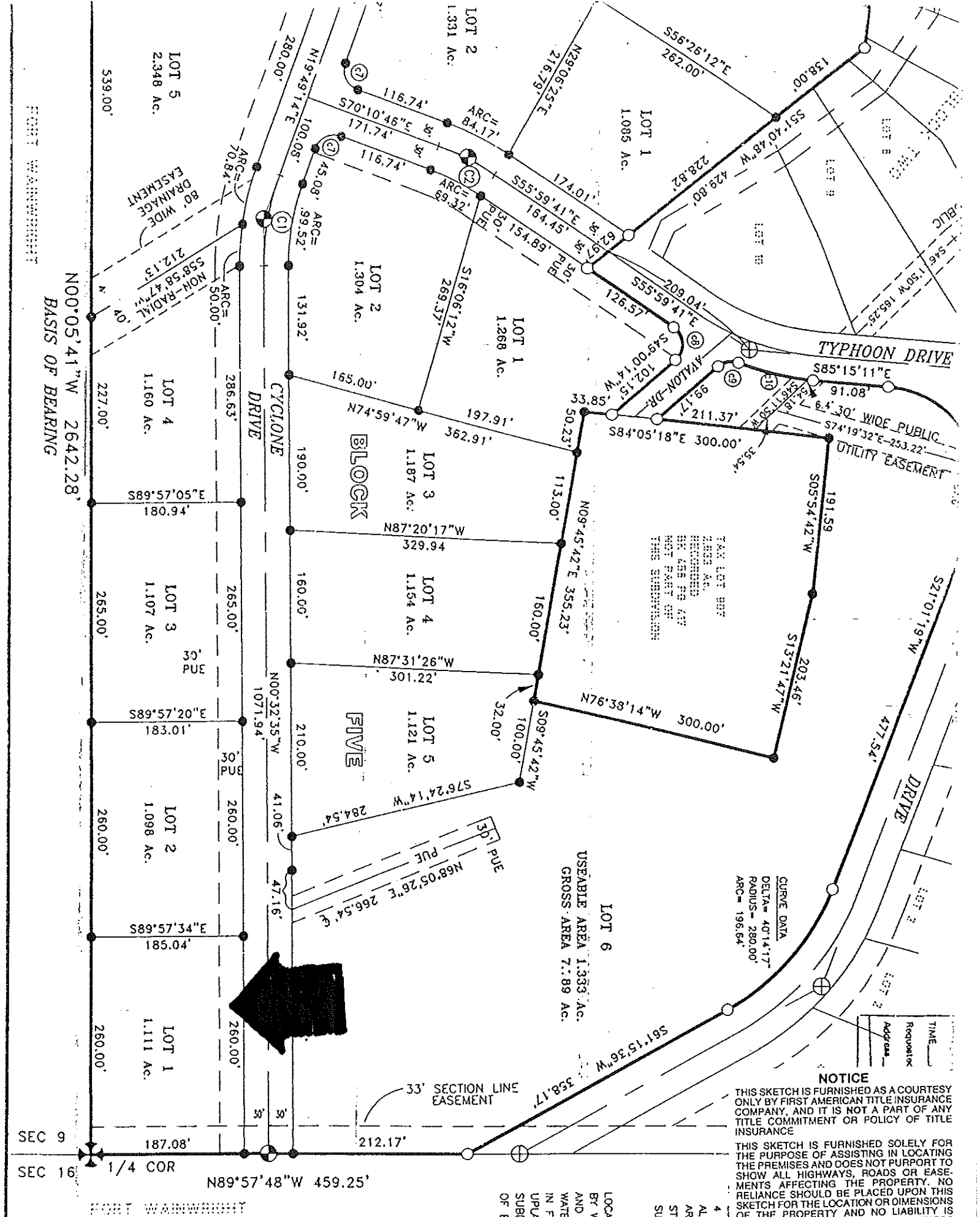
A. Lot Area.

1. In the GU-1 district, lot area shall not be less than 40,000 square feet.

B. Required Yards for All Buildings. Front, side and rear yards shall not be required.

C. Building Height. Unlimited.

D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)



CURVE DATA
 DELTA= 40°14'17"
 RADIUS= 280.00'
 ARC= 196.64'

LOT 6
 USEABLE AREA 1.333 Ac.
 GROSS AREA 7.189 Ac.

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.

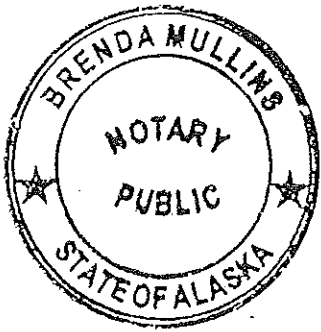
LOCAL SURFACE BY WATER RE AND EXISTING WATER FOR F IN FILLING TH UPLANDS. PL OF SUBMISSION OF ENGINEER

SCA	F/A	4	OW	LOC	S

FORT WARREN

FORT WARREN

SEC 9
 SEC 16
 1/4 COR
 N89°57'48"W 459.25'



Carmel Hillunen
TAX COLLECTOR
FAIRBANKS NORTH STAR BOROUGH

FN

CERTIFICATE OF

I, RICHARD C. HEIER
REGISTERED IN THE
THIS PLAT TO BE A
OF LANDS ACTUAL
DIRECT SUPERVISION
TITLE 17, SUBDIVISIO
CODE, AND THAT
SHOWN CORRECTLY
HAVE BEEN SET.

UTILITY EASEMENTS

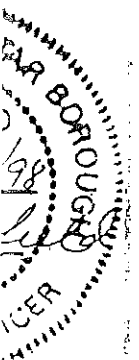
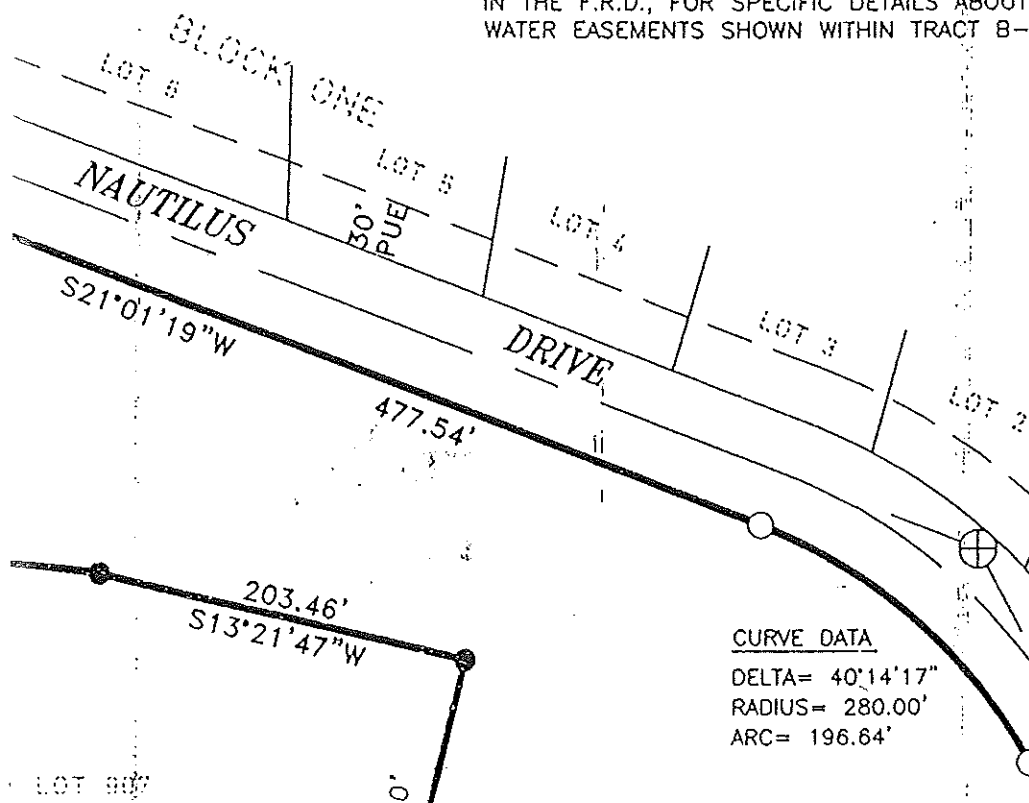
1. THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.
2. A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
3. THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY AND THEN REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
4. AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.
5. REFER TO THE PLAT OF THE FIRST ADDITION TO SECLUDED ACRES SUBDIVISION, FILED INSTRUMENT No.96-97 ON 8/8/96 IN THE F.R.D., FOR SPECIFIC DETAILS ABOUT PUBLIC UTILITY WATER EASEMENTS SHOWN WITHIN TRACT B-1.

GENERAL

1. AT THE TO THIS
2. ROADS OF THE SUBJECT PARAGR ON FOR WITH THE
3. SOILS F MANUAL
4. THIS AR DATED 1
5. THE TBM MAPPING
6. BEING T OR IN F BY THE SHALL E THE BOB STRUCTU FROM T
7. THE LOT FOR ON SUBDIVIS SEPARAT BOTTOM REQUIRE SITE WA CONSERV SYSTEME DISPOSA ANY NA
8. PROTECT BOOK/C
9. LOT 6 4 ACRE

98-59

RECORDED & FILED 20
FAIRBANKS REG. DIST.
DATE JUNE 16, 1998
TIME 2:29 P M
Requested by FNSB
Address _____



13812
3
er.
ASKA
S

GENERAL NOTES

1. AT THE DATE OF THE FILING OF THIS PLAT THE ONLY PHYSICAL ACCESS TO THIS SUBDIVISION IS BY THE FORT WAINWRIGHT NETWORK OF ROADS.
2. ROADS MAY BE USED ON FORT WAINWRIGHT SUBJECT TO THE AUTHORIZATION OF THE UNITED STATES ARMY. AUTHORIZATION TO USE THE ROADS IS SUBJECT IN PART TO ARMY REGULATION 190-16, PHYSICAL SECURITY, PARAGRAPH 2-4, AND PERSONS GRANTED PERMISSION TO USE THE ROADS ON FORT WAINWRIGHT WILL BE REQUIRED TO REGISTER THEIR VEHICLES WITH THE UNITED STATES ARMY.
3. SOILS FOR THIS SUBDIVISION ARE SALCHAKET SILT LOAM PER USDA SOILS MANUAL NO. 25, 1959 SERIES.
4. THIS AREA IS WITHIN FLOOD ZONE "X" AND ZONE "AE" PER F.I.R.M. MAPPING DATED 1/02/92, BASE FLOOD ELEVATION IS 444' MSL.
5. THE TBM SHOWN WAS ESTABLISHED FROM US ARMY CORPS OF ENGINEERS MAPPING (1975 ADJUSTMENT-USGS NGVD 1929).
6. BEING THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED, IN WHOLE OR IN PART, WITHIN FLOOD ZONE "AE", A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ALL DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH FEDERAL REGULATIONS AND TITLE 15 OF THE BOROUGH CODE. ANY CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT TO A STRUCTURE IN THE FLOOD HAZARD ZONE REQUIRES A FLOOD PLAIN PERMIT FROM THE FAIRBANKS NORTH STAR BOROUGH.
7. THE LOTS WITHIN THIS SUBDIVISION HAVE BEEN DETERMINED TO BE SUITABLE FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. HOWEVER, PORTIONS OF THIS SUBDIVISION MAY BE SUBJECT TO HIGH GROUND WATER LEVELS. A VERTICAL SEPARATION DISTANCE OF FOUR (4) FEET MUST BE MAINTAINED BETWEEN THE BOTTOM OF ANY LEACH AREA AND THE NORMAL HIGH WATER LEVEL. THIS MAY REQUIRE INSTALLATION OF A LIFT STATION. PRIOR TO INSTALLATION OF ANY ON-SITE WASTEWATER DISPOSAL SYSTEM, ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION MUST BE CONTACTED. ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF ADEC. NO WASTEWATER DISPOSAL SYSTEM MAY BE PLACED WITHIN 100', MEASURED HORIZONTALLY FROM ANY NATURAL OR MAN MADE WATER BODY.
8. PROTECTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN MISC. BOOK 1074 PAGES 393 OF THE FAIRBANKS RECORDING DISTRICT.
9. LOT 6 BLOCK FIVE CONTAINS AN EXISTING GRAVEL POND. A MINIMUM 4 ACRE-FOOT RETENTION AREA WILL BE PROVIDED TO ACCEPT DRAINAGE FROM ALL OF THE SECLUDED ACRES DEVELOPMENT. USEABLE DEPTH OF THE RETENTION AREA IS BETWEEN 437.0' AND 439.0' MSL. DRIVEWAYS CROSSING DRAINAGE STRUCTURES REQUIRE A MINIMUM OF A 12" DIA. CULVERT TO FACILITATE SURFACE DRAINAGE (SEE SPECIAL DRAINAGE AND WETLANDS NOTES BELOW).

SPECIAL DRAINAGE AND WETLANDS NOTES

LOCAL SURFACE DRAINAGE FROM SPRING RUNOFF AND RAIN IS ACCOMMODATED BY WATER RETENTION AREAS INCLUDING DRAINAGE DITCHES, A GRAVEL POND, AND EXISTING NATURAL LOW AREAS. RETENTION AREAS ARE INTENDED TO HOLD WATER FOR PERCOLATION AND EVAPORATION. LOT OWNERS ARE DISCOURAGED IN FILLING THOSE LOW AREAS IN THAT PORTION OF THE SUBDIVISION WITHIN UPLANDS. PRIOR TO ANY FILLING ACTIVITY OF WETLANDS WITHIN THIS SUBDIVISION LOT OWNERS ARE REQUIRED TO CONTACT THE US ARMY CORPS OF ENGINEERS WETLANDS PERMIT SECTION.

SCALE: 1"=100'

59
 FILED 20
 REG. DIST.
 116 1998
 9 P M
 NSB



PLATE IV

HAVE THE RIGHT TO IDENTIFY
D, WEAK, OVERHANGING OR
S ADJACENT TO OR IN THE

ICATED WITHIN ALL LOTS FOR
AS DETERMINED NECESSARY

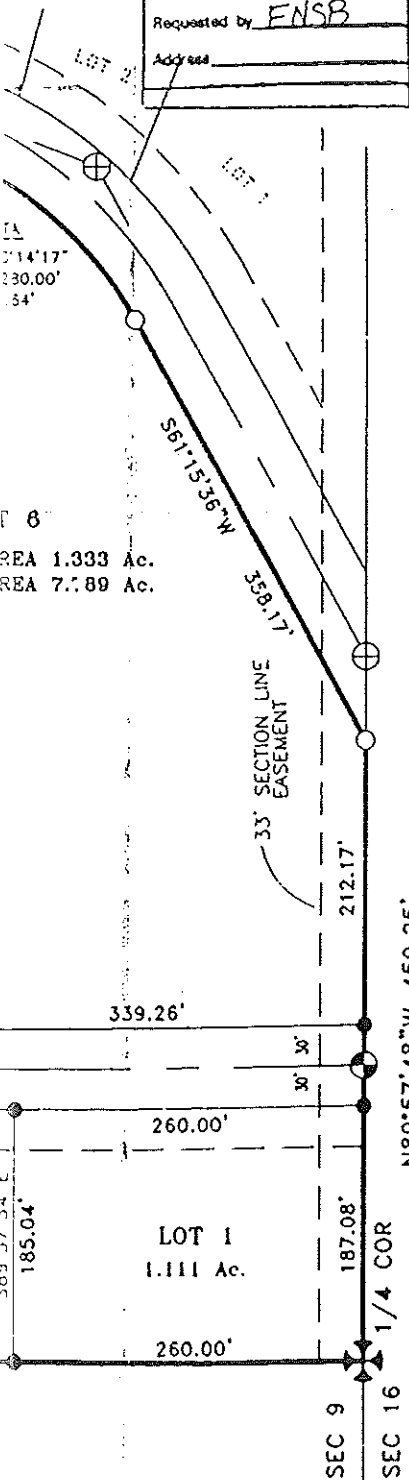
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98-59

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Requested by FNSB
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SCALE: 1"=100'



**SECLUDED ACRES
SUBDIVISION 2ND ADDITION**
*Includes a Replat of Tract B and Vacation
of a Public Road Easement as shown on
Secluded Acres 1st Add. (Instr. #96-7 FRD)*

LOCATION: PORTION W1/2 SE1/4 SEC 9 T1S R1E FM AK		
OWNER: JOHN LUNDGREN PO BOX 73278 FAIRBANKS, ALASKA 99707		
SURVEYOR: RCH SURVEYS (907) 348 DRIVEWAY STREET 451-7411 FAIRBANKS, ALASKA 99701		
FAIRBANKS RECORDING DISTRICT		
F.N.S.B. #: SD 017-97	DESIGNED: JL	CHECKED: <i>[Signature]</i>
SCALE: 1"=100'	DRAWN: PC2	DATE: 6/13/98

FAIRBANKS 98-59

F_LUN02D.DWG

PROTECTIVE COVENANTS
of
SECLUDED ACRES SECOND ADDITION
FRD # 98-59

The following Covenants are expressly agreed and accepted as a contractual consideration for this property transfer by all parties:

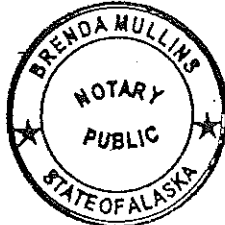
1. To not re-subdivide this property in any manner except for the purposes of annexing all of one or more lots.
2. No structure of a temporary character, mobile home, trailer, tent, shack, garage, barn or other building shall be used on any lot at any time as a residence either temporarily or permanently.
3. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority company is responsible.
4. No sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than five (5) square feet advertising the property for sale or rent.
5. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes. No animal kennels shall be permitted.
6. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers.
7. No oil drilling, oil development, oil refining, or operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavation or shafts be permitted upon or in any lot.
8. No fences are allowed over six (6) feet in height or extending more than forty (40) feet from the residence.
9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.
10. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
11. Invalidity of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

NOTARIZED SIGNATURES:

John Lundgren
John Lundgren

THIS IS TO CERTIFY that on this 13th day of June 1998, before me, a Notary in and for the State of Alaska, duly sworn and commissioned as such, personally appeared John Lundgren, as owner of Secluded Acres Subdivision, Second Addition (less Tract B, First Addition Secluded Acres Subdivision), known to me and known to be the owner of said subdivision, and he acknowledged to me that he executed the foregoing instrument as a voluntary act as the owner of said subdivision.

Brenda Mullins
Notary Public in and for the State of Alaska
My Commission Expires 10/29/00

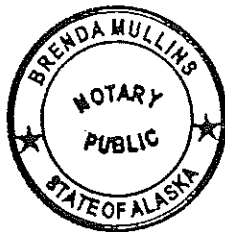


Evelyn B. Webster
Evelyn B. Webster

THIS IS TO CERTIFY that on this 13th day of June 1998, before me, a Notary in and for the State of Alaska, duly sworn and commissioned as such, personally appeared Evelyn B. Webster, as owner of Tract B, First Addition Secluded Acres Subdivision, known to me and known to be the owner of said Tract B, and she acknowledged to me that she executed the foregoing instrument as a voluntary act as the owner of said Tract B.

Brenda Mullins
Notary Public in and for the State of Alaska

My Commission Expires 10/29/00

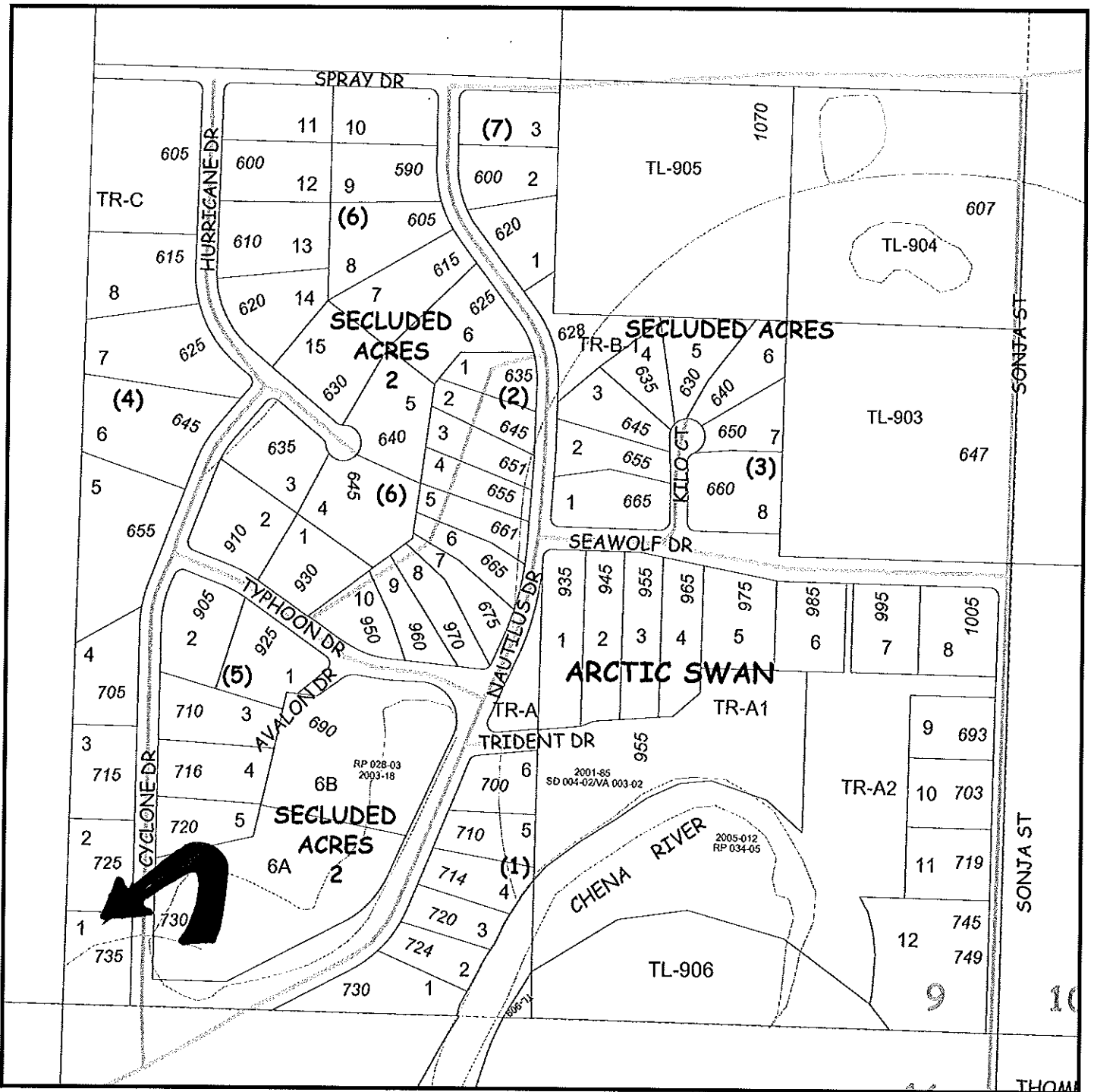


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FAIRBANKS RECORDING DISTRICT
REQUESTED BY
FNSB

RETURN:

Herb Mann
FNSB Planning
PO Box 71287
Fairbanks AK 99707

FAIRBANKS RECORDING
DISTRICT OFFICE



Owner

FALK KATHLEEN A
 PO BOX 58175
 FAIRBANKS AK 99711

Legal

LOT 1 BLOCK 4 SECLUDED ACRES 2ND
 ADDN OUT OF TL-908 SEC 9 T1S-R1E

Address 735 CYCLONE DR

Tax ID	FNSB MAP	ASM Book
497045	211B3	89
T R S	Zoning	Zip Code Area
F001S001E09	GU-1	99712
Land App	Bldg Appr	SQ FT / ACRE
8145	160023	48395.16 1.11
Mill Rate	Primary Use	Tax Year
14.4510	RESIDENTIAL	2011
Est Taxes	Year Built	Tax Status
2430	1998	TAXABLE

Census Tract	12
Census Blk Grp	1095
Elem School	LADD
Middle School	TANANA
High School	LATHROP
Road Service	SECLUDED ACRES
Fire Service	Not within a fire service area.
Latitude	64.83496457
Longitude	-147.659953
MLS Area	50
Voting Dist	Steele East Precinct
Legislature	P32
Flood Zone	X500A
Elevation	400

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