



LISTING PACKAGE

DATE: October 6, 2010

LP2010-2195

PREPARED FOR:

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

PROPERTY OWNER:

~~WELLS FARGO BANK, N.A.~~

BAC/VA

STREET ADDRESS:

1315 & 1303 Gull Road

LEGAL DESCRIPTION:

Lots 5 & 6, Block "B", SKYRIDGE HEIGHTS
SUBDIVISION, Plat No. 82-10

Thank you for using Yukon Title Company, Inc.



Felina Kelly
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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LISTING PACKAGE

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

REAL PROPERTY TAXES:

(As to Lot 5)

PAN No.	:	0349691	Tax Amount*	:	\$234.34
Land	:	\$14,597	Misc. Improvement	:	\$0
Building	:	\$0	Total Assessed Value	:	\$14,597

*Taxes for 2010 are HALF PAID.

(As to Lot 6)

PAN No.	:	0349704	Tax Amount*	:	\$2,707.08
Land	:	\$15,547	Misc. Improvement	:	\$0
Building	:	\$171,158	Total Assessed Value	:	\$186,705

*Taxes for 2010 are HALF PAID.

MIL RATE	:	16.0540
PARCEL SIZE	:	⑤ 0.9179 Acres/39,988 Sq. Feet ⑥ .91 Ac/39,988
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	14 Years/1996 (As to Lot 6)
FIRE DISTRICT	:	Steese
ROAD SERVICE AREA	:	McGrath Estates
SCHOOLS	:	Joy Elementary Tanana Middle Lathrop High
MLS AREA	:	40
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.6709 (As to Lot 5) -147.6708 (As to Lot 6)
LATITUDE	:	64.9181 (As to Lot 5) 64.9177 (As to Lot 6)

↓
 2 Lots
 TOTAL
 Sq ft
79,976

B. There is no As Built Survey available (As to Lot 5)



LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2010-017991-0 to: ~~WELLS FARGO BANK N.A.~~ SECRETARY OF VETERANS AFFAIRS
2. As Built Survey (As to Lot 6)
3. Covenants, Conditions and Restrictions.
4. Notes and /or Easements as Stated on the Plat.
5. Plat Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0349691	PROPERTY PHYSICAL DESCRIPTION <u>LOT 5 BLOCK B SKYRIDGE HEIGHTS PLAT 82-10</u> <u>1/19/82 OUT OF TL-1317 SEC 13 T1N-R1W</u>	TWN-RNG 1N 1W
NEIGHBORHOOD 0902 Farmers Loop	BUSINESS	PROPERTY CLASS Vacant Land
MILLAGE GROUP 2165 MCGRATH ESTATES SERVICE AREA	MOST RECENT MILLAGE RATE 16.0540	STATUS TAXABLE
FIRE SERVICE AREA STEESE VOL FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 39988 Square Feet		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
SECRETARY OF VETERANS AFFAIRS,	OWNERSHIP	<u>1315 GULL RD</u>

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 #
Warranty Deed	10/4/2010			<u>2010-018340-0</u>
Trustees Deed	9/29/2010			<u>2010-017991-0</u>
Warranty Deed	6/22/2007			<u>2007-013911-0</u>
Multi-Parcel Deed of Trust	6/22/2007			<u>2007-013912-0</u>
Warranty Deed	8/29/1997	<u>1021</u>	<u>756</u>	
Deed in Lieu of Foreclosure	9/22/1994	<u>874</u>	<u>549</u>	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$14,597.00	\$0.00	\$14,597.00	\$14,597.00
2009	\$14,597.00	\$0.00	\$14,597.00	\$14,597.00
2008	\$14,597.00	\$0.00	\$14,597.00	\$14,597.00
2007	\$14,597.00	\$0.00	\$14,597.00	\$14,597.00
2006	\$10,106.00	\$0.00	\$10,106.00	\$10,106.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 11/10/10 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$234.34	\$0.00	\$0.00	\$234.34	\$234.34	\$0.00
2009	\$229.06	\$0.00	\$0.00	\$229.06	\$229.06	\$0.00
2008	\$227.74	\$0.00	\$0.00	\$227.74	\$227.74	\$0.00
2007	\$241.54	\$0.00	\$0.00	\$241.54	\$241.54	\$0.00
2006	\$175.74	\$0.00	\$0.00	\$175.74	\$175.74	\$0.00

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

Property Summary

[back to Search Page](#)

PAN 0349704	PROPERTY PHYSICAL DESCRIPTION LOT 6 BLOCK B SKYRIDGE HEIGHTS	TWN-RNG 1N 1W
NEIGHBORHOOD 0902 Farmers Loop	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 2165 MCGRATH ESTATES SERVICE AREA	MOST RECENT MILLAGE RATE 16.0540	STATUS TAXABLE
FIRE SERVICE AREA STEESE VOL FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA

Parcel
1 39988 Square Feet

OWNER

NAME	INTEREST
SECRETARY OF VETERANS AFFAIRS,	OWNERSHIP

ADDRESS

SITUS ADDRESS
1303 GULL RD

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Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Warranty Deed	10/4/2010			2010-018340-0
Trustees Deed	9/29/2010			2010-017991-0
Quit Claim Deed	6/22/2007			2007-013910-0
Warranty Deed	6/22/2007			2007-013911-0
Multi-Parcel Deed of Trust	6/22/2007			2007-013912-0
Deed of Trust	6/20/2005			2005-012278-0
Deed of Trust	10/29/2002			2002-022410-0
Deed of Trust	7/9/1998	1078	651	
Warranty Deed	8/4/1995	913	3	1995-013242-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$15,547.00	\$171,158.00	\$186,705.00	\$166,705.00
2009	\$15,547.00	\$175,913.00	\$191,460.00	\$171,460.00
2008	\$15,547.00	\$175,913.00	\$191,460.00	\$171,460.00
2007	\$15,547.00	\$174,205.00	\$189,752.00	\$189,752.00
2006	\$9,069.00	\$168,470.00	\$177,539.00	\$177,539.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 11/10/10 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$2,707.08	\$0.00	\$0.00	\$2,707.08	\$2,707.08	\$0.00
2009	\$2,720.48	\$0.00	\$0.00	\$2,720.48	\$2,720.48	\$0.00
2008	\$2,703.22	\$0.00	\$0.00	\$2,703.22	\$2,703.22	\$0.00
2007	\$3,140.02	\$0.00	\$0.00	\$3,140.02	\$3,140.02	\$0.00
2006	\$3,087.58	\$0.00	\$0.00	\$3,087.58	\$3,087.58	\$0.00

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

Building Details for PAN 0349704

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1996 Duplex DLB/Split Entry Residential

Amenities

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

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	912	1	124	Main Area	2x6 CUS Siding
2	528	1	92	Basement W/FINISH	Bsmt Wall

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
3	624	Basement AS Garage

912
528

1440

Alaska Street Master

<http://www.fairbanks.alaskastreetmaster.com> - 907-248-0477

Property

TAXID	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
349691	336	GU-1	VACANT LAND	0	39988	0.92

Legal

Property Owner

Owner 1
ELLIOTT DAVID

First Name	Last Name
DAVID	ELLIOTT

Owner 2

Owner 3

Mailing

1303 GULL RD

City	St	Zip
FAIRBANKS	AK	99712

Other

Elementary School

JOY

Middle School

TANANA

High School

LATHROP

Flood Zone

X

Legal

Subdivision
SKYRIDGE HEIGHTS

Block	Lot
B	05

Site Address

1315 GULL RD

Site Address - Assessing

Business

Neighborhood

FARMERS LOOP

Property Assessment

Land 10	Bldg 10	Total 10
14597	0	14597
Tax Status	Mill Rate	Est Taxes
TAXABLE	16.054	234

Road Service
MCGRATH ESTATES

Fire Service
STEESE

Voter Precinct
33-255

Legislature
Q33

Elevation
1000

Forest Coverage

Cultural

Census Tract	Census Blk	MLS
12	3003	40

Latitude	Longitude
64.91818021	-147.6709201

FNSB Planning Dist	Zip Code
4 NORTH FAIRBANKS	99712

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
ELLIOTT DAVID	14597	14597	15.692	WESCOTT PAMELA S	7486	7486	18.46
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
ELLIOTT DAVID	14597	14597	15.6	WESCOTT PA	6550	6550	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
ELLIOTT DAVID	14597	14597	16.548	WESCOTT PAMELA S	6550	6550	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
WESCOTT PAMELA S	10106	10106	17.39	WESCOTT PAMELA S	6550	6550	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
WESCOTT PAMELA S	7486	7486	17.77	WESCOTT PAMELA S	6550	6550	

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Alaska Street Master

<http://www.alaskastreetmaster.com> 907-243-0377

Property

TAXID 349704	Map 336	Zoning GU-1	Primary Use RESIDENTIAL	Year Built 1996	Lot Sq Ft 39988	Acres 0.92
------------------------	-------------------	-----------------------	-----------------------------------	---------------------------	---------------------------	----------------------

Legal

LOT 6 BLOCK B SKYRIDGE HEIGHTS

Property Owner

Owner 1

ELLIOTT DAVID

First Name

DAVID

Last Name

ELLIOTT

Legal

Subdivision

SKYRIDGE HEIGHTS

Block

B

Lot

06

Owner 2

Site Address

1303 GULL RD

Business

Owner 3

Neighborhood

FARMERS LOOP

Mailing

1303 GULL RD

City

FAIRBANKS

St

AK

Zip

99712

Site Address - Assessing

Property Assessment

Land 10	Bldg 10	Total 10
15547	171158	186705

Tax Status	Mill Rate	Est Taxes
TAXABLE	16.054	2997

Other

Elementary School

JOY

Road Service

MCGRATH ESTATES

Forest Coverage

Cultural

Middle School

TANANA

Fire Service

STEESE

Census Tract

12

Census Blk

3003

MLS

40

High School

LATHROP

Voter Precinct

33-255

Legislature

Q33

Latitude

64.91778984

Longitude

-147.6708135

Flood Zone

X

Elevation

1000

FNSB Planning Dist

4 NORTH FAIRBANKS

Zip Code

99712

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
ELLIOTT DAVID	15547	191460	15.692	WESCOTT PAMELA S WESCOTT ANDREW G	7558	153472	18.46
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
ELLIOTT DAVID	15547	191460	15.6	WESCOTT PA	6478	147313	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
ELLIOTT DAVID	15547	189752	16.548	WESCOTT PAMELA S	6478	138441	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
WESCOTT PAMELA S	9069	177539	17.39	WESCOTT PAMELA S	6478	134784	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
WESCOTT PAMELA S	7558	169670	17.77	WESCOTT PAMELA S	6478	134784	

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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.

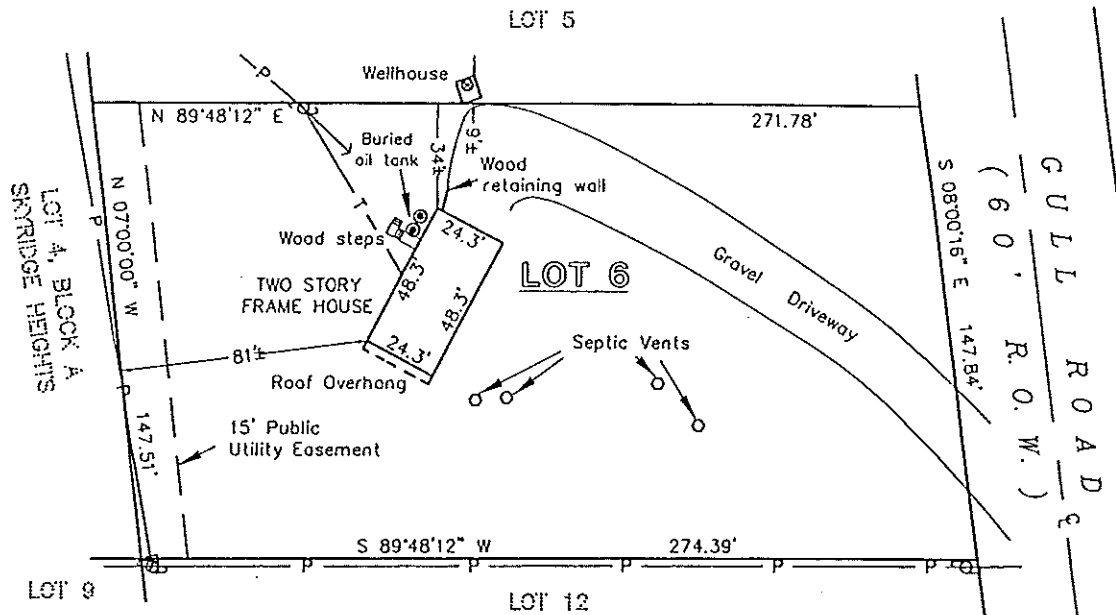
D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)

This page of the Fairbanks North Star Borough Code is current through Ordinance 2010-36, passed August 12, 2010.

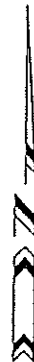
Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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

LOT 6, BLOCK "B" SKYRIDGE HEIGHTS SUBDIVISION



FOWLER SUBDIVISION
FIRST ADDITION



MORTGAGE LOAN INSPECTION PLOT PLAN

97-058

LOT 6, BLOCK "B", SKYRIDGE HEIGHTS SUBDIVISION (PLAT NO. 82-10, FRD, AK)

MORTGAGEE: National Bank of Alaska
MORTGAGOR OR OWNER: Wescott

INSPECTED: 7/31/97
DRAWN: 7/31/97 BY: EGW/JAM
SCALE: 1" = 50'

CERTIFICATION STATEMENT

This inspection plot is made for and at the instance of National Bank of Alaska. I, Jamie A. Milton, 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 encroach upon the premises in question, and that there are no roadways, transmission lines or any other visible easements except as indicated hereon. I further certify that this mortgagee's inspection was prepared for identification purposes only for the mortgagee in connection with a new mortgage and is not intended or represented to be a land or property line survey; that no property corners were set; and is not to be used or relied upon for the establishment of any fence, building, or other improvement lines.

Jamie A. Milton

JAMIE A. MILTON, Registered Land Surveyor
601 College Road

Design
Block, Inc.

Fairbanks, Alaska

01.32' 33'

1.548 Ac.

1.400 Ac.

50.0061 (500.03)

SECC

N 89° 48' 12" E
366.98'

267.19'

30' PUBLIC EASEMENT

2
1.206 Ac.

10
0.918 Ac.

W

39.89'

263.79'

B
L
O
C
K

3
0.918 Ac.

9
0.918 Ac.

W

151.34'

266.48'

4
0.918 Ac.

8
0.918 Ac.

W

150.42'

269.14'

30' PUBLIC UTILITY EASEMENT

5
0.918 Ac.

194.85'

N 89° 48' 12" E

W

148.95'

271.78'

N 89° 48' 12" E

6
0.918 Ac.

7
0.918

W

147.51'

274.39'

N 89° 48' 12" E

PUBLIC UTILITY EASEMENT

60.56'

498.7'

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.

ROBERT FOWLER PROPERTY

FUTURE

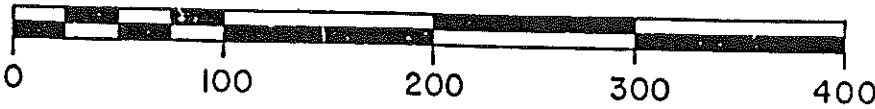
ADDITION

DIVISION

NORT

50.

SCALE : 1" = 100'



LEGEND

- ⊗ RECOVERED BLM OR GLO BRASS CAPPED MONUMENT
- ⊕ MONUMENT RECOVERED THIS SURVEY
- ⊙ 2" DIAMETER ALUMINUM MONUMENT WITH MAGNETS (BERNTSEN) SET THIS SURVEY
- 5/8" REBAR WITH SURV-KAP SET PREVIOUS SURVEY
- 5/8" REBAR WITH 1 1/2" ALUMINUM CAP SET THIS SURVEY

NOTES

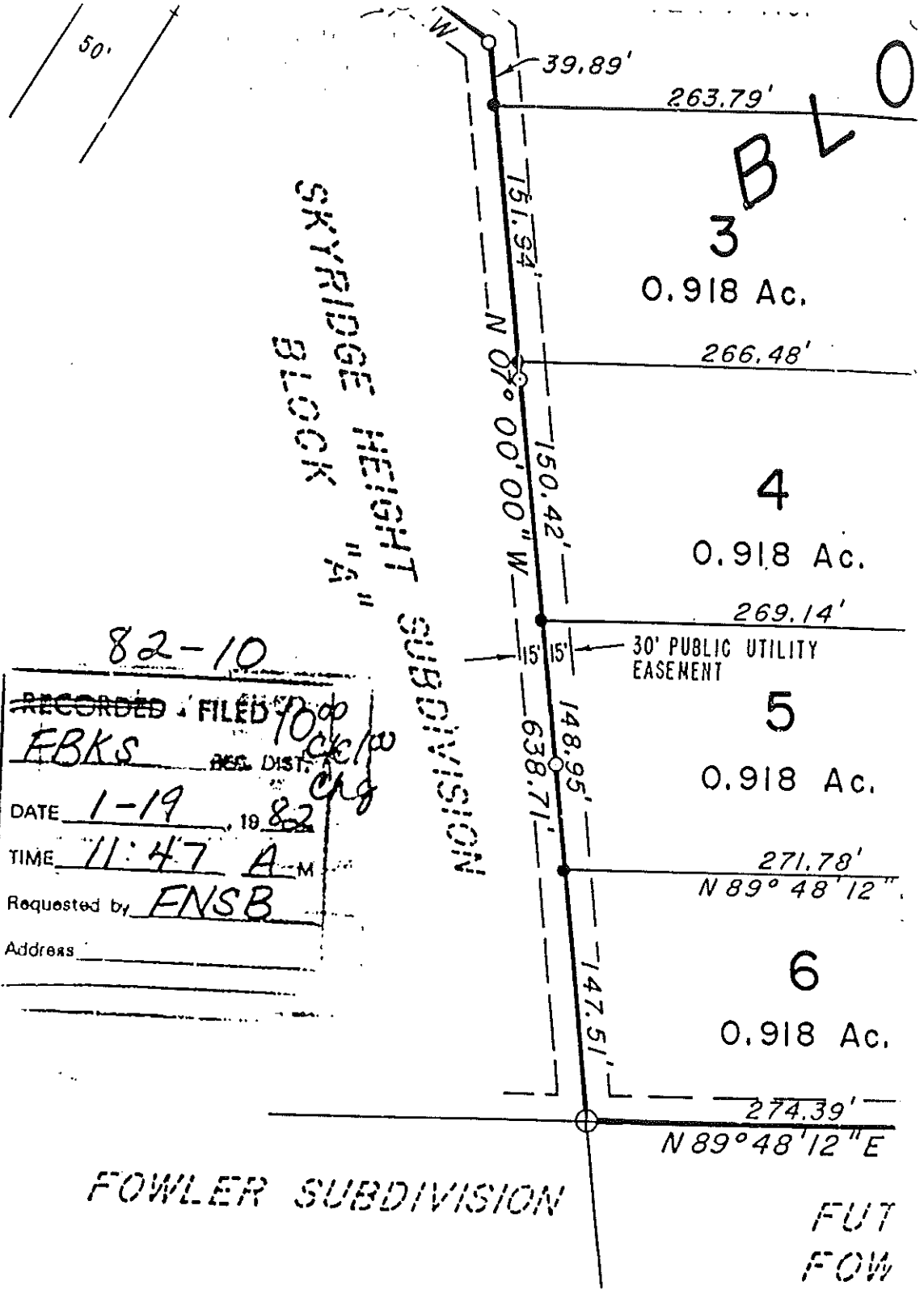
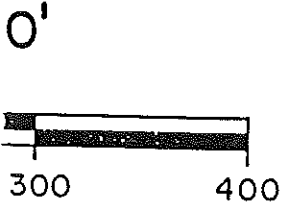
1. This area is overlain by Fairbanks Silt Loam Soil Series as per U.S.D.A., S.C.S. Publication No. 25, 1959.
2. No lot shall enjoy direct access onto Skyridge Drive.
3. The Basis of Bearing for this plat is the east line of Section 13 which is taken from the BLM plat of Township No. 1 North, Range No. 1 West of the Fairbanks Meridian, Alaska and bears Due North.
4. This plat is subject to the PROTECTIVE COVENANTS in Book _____, Page _____; Fairbanks Recording District Office.
5. The utility companies shall have a 30' radius key easement at each pole location as necessary for supportive devices.
6. The utility companies shall have the right to remove any dead, weak, overhanging or otherwise dangerous trees adjacent to or in the vicinity of the easement. Such trees shall be identified by the utility company.
7. A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair or removal of yard poles.

82-10

RECORDED FILED <i>92</i>	REC. DIST.
<i>FBKS</i>	
DATE <i>1-19</i> , 19 <i>80</i>	
TIME <i>11:47 A</i>	
Requested by <i>FNSB</i>	
Address _____	

FOWLER

SKY



CAPPED MONUMENT
 VEY
 NT WITH MAGNETS

PREVIOUS SURVEY
 CAP SET THIS SURVEY

82-10

RECORDED	FILED	1000
FBKS	REG. DIST.	ck/10
DATE	1-19	1982
TIME	11:47	A.M.
Requested by	FNSB	
Address		

Silt Loam Soil Series
 No. 25, 1959.
 to Skyridge Drive.
 is the east line of
 BLM plat of Town-
 of the Fairbanks Mer-

TIVE COVENANTS
 irbanks Recording Dis-

30' radius key ease-
 ssary for supportive

he right to remove
 erwise dangerous trees
 easement. Such trees
 mpany,

ined necessary by the
 installation, mainte-
 les.

FOWLER SUBDIVISION

FUT
 FOW

BLOC SKYRIDGE HEIGI

A PORTION OF THE NW1/4 NW
 CONTAINING 14

CERTIFICATE OF PAYMENT OF TAXES

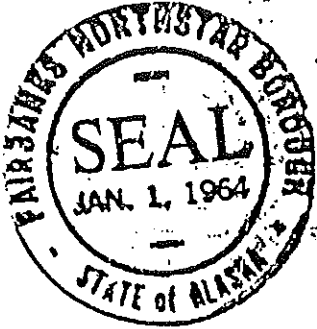
I, the undersigned, being duly appointed and qualified Clerk for the Fairbanks North Star Borough, do hereby certify that, according to the records of the Fairbanks North Star Borough, the following described property is, carried on the tax records in the name of: Edward P. Bennett & Roxie M. Bennett, SHELLEY J. MOORE, Robert B. Fowler; R. STOUARSKY

Description: NW1/4 NW1/4 Sec. 13 T. 1N R. 1W

and that, according to the records in my possession, all taxes assessed and due against said land and in favor of the Fairbanks North Star Borough, are paid in full.

Dated at Fairbanks, Alaska, this 15th day of January, 1982

Amy Patricia
Clerk
Fairbanks North Star Borough



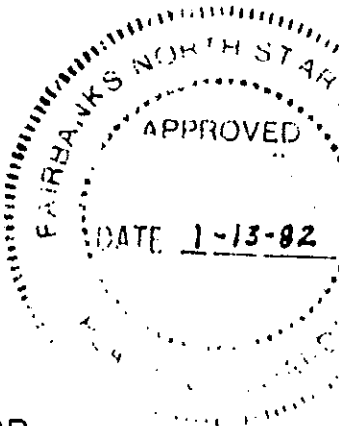
CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I hereby certify that the subdivision plat shown hereon has been found to comply with the regulations of Title 17, Subdivisions, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved by the board motion of January 13, 1982, and that the plat shown hereon has been approved for recording in the Fairbanks Recording District, Fairbanks, Alaska.

Dated at Fairbanks, Alaska, this 15th day of January, 1982.

Attest:
Amy Patricia
Clerk

Jeannette James
Chairman, Fairbanks North Star
Borough Platting Board



STUTZMANN ENGINEERING COMPANY
9 ADAK STREET
FAIRBANKS, ALASKA
P. O. BOX 1429

BLOCK "B"
SKYRIDGE HEIGHTS SUBDIVISION

A PORTION OF THE NW1/4 NW1/4 SEC. 13, T. 1N., R. 1W., F.M., AK.

FOR: Skyridge Heights Development Co.

DESIGN BY: GEW

SCALE: 1" = 100'

SURVEY BY: DAM

DATE: November 1981

DRAWN BY: JLK

DATE: 11-12-81

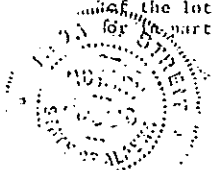
SHEET 1 OF 1

5 COR.
13

ON

PROTECTIVE COVENANTS OF SKYRIDGE HEIGHTS SUBDIVISION
REF. PLAT 82-10 RECORDED 1-19-82 Block "B"

1. Subdivision of any lot is not permitted.
2. Construction of a dwelling unit for more than two families is prohibited; one out-building from each of the following categories is acceptable: a) greenhouses; b) saunas; c) garages.
3. House trailers of any size are not permitted.
4. No commercial establishments, businesses, schools or churches may be constructed.
5. No more than fifty percent (50%) of the timbered area of any lot may be cleared. This provision relates to the area of timber standing at the time of recordation of the plat.
6. Timber may be cleared or felled only with hand tools or chain saws, with the exception of the building site and driveway area.
7. Hunting is not permitted.
8. Snow machine travel is not permitted along subdivision roadways.
9. All buildings must be set back a minimum of 25 feet from any lot line, exclusive of eaves or steps.
10. The first floor (ground level) of any dwelling unit must contain a minimum of 300 square feet, exclusive of open porch areas and garages.
11. No parking by residents will be allowed on subdivision roads.
12. Recreational easements are for non-motorized use only.
13. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except for the following provision: dogs, cats and other household pets, to a maximum of three, may be kept as long as they are not kept, bred, or maintained for any commercial purposes.
14. No lot will be allowed to be a storage site for "junk" cars, or any other miscellaneous items that will detract from the esthetic qualities of the property.
15. The exterior of all dwelling units must be completed within two years of the start of their construction.
16. These covenants are to run with the land and shall be binding to all parties and all persons claiming under them for a period of thirty (30) 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.



State of Alaska)
Judicial District) ss

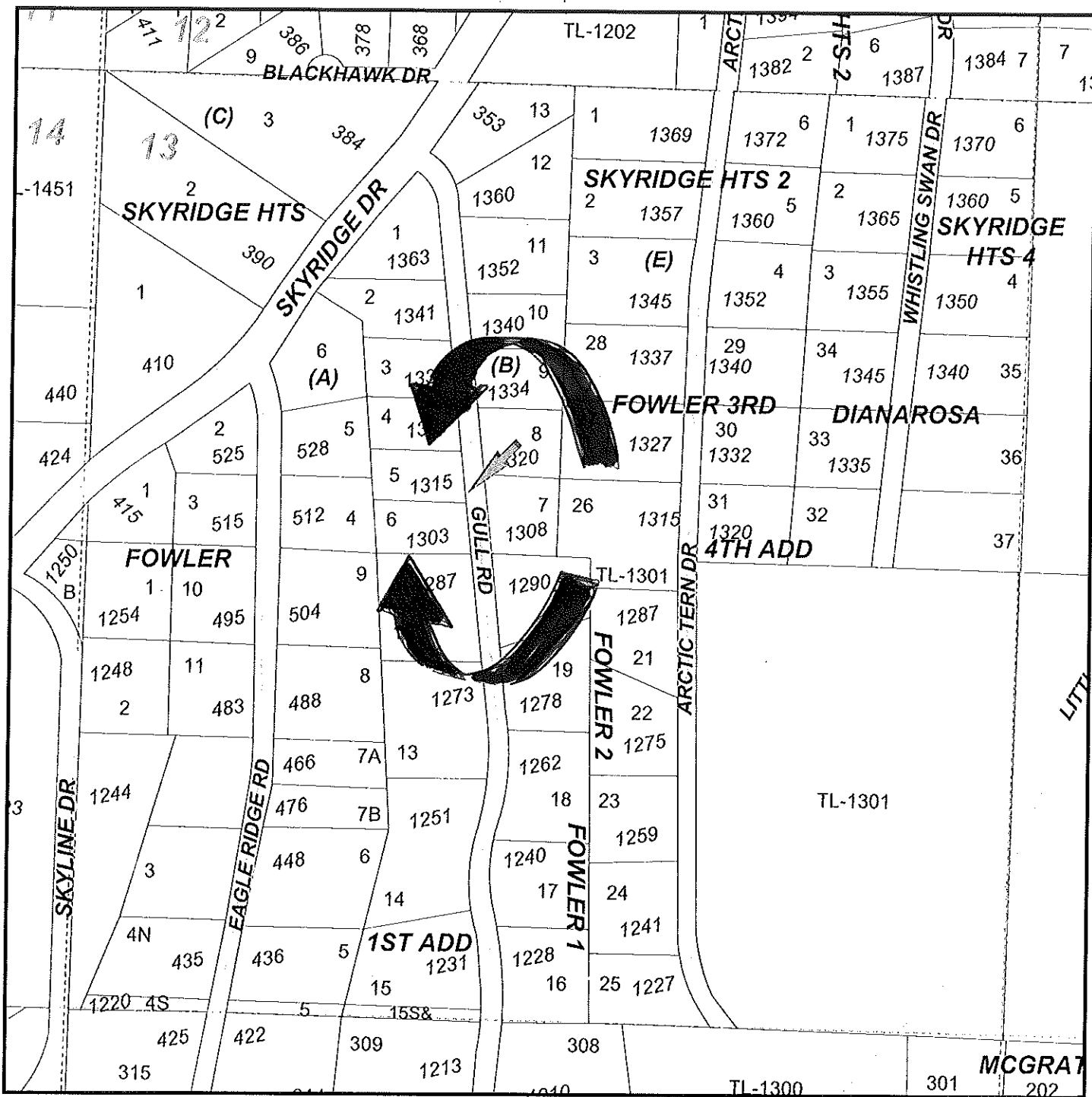
Richard Jovarsky by Shelley J. Moore
 Richard Jovarsky, by Shelley J. Moore his
 Attorney in fact
 Shelley J. Moore
 Edward P. Benoit
 Roxy M. Benoit

On this day personally appeared before me to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 9th day of December 1981.

Notary Public in and for the State of Alaska
My Commission expires 12/31/1982

RECEIVED 12/10/81



Owner

ELLIOTT DAVID
1303 GULL RD
FAIRBANKS AK 99712

Legal

LOT 6 BLOCK B SKYRIDGE
HEIGHTS

Address 1303 GULL RD

Tax ID	FNSB MAP	ASM Book
349704	411F1	4 NORTH FAIRBANKS335
T R S	Zoning	Zip Code Area
F001N001W13	GU-1	99712
Land App	Bldg Appr	SQ FT / ACRE
15547	171158	39988 0.92
Mill Rate	Primary Use	Tax Year
16.054	RESIDENTIAL	2010
Est Taxes	Year Bullt	Tax Status
2997	1996	TAXABLE

Census Tract	12
Census Blk Grp	3003
Elem School	JOY
Middle School	TANANA
High School	LATHROP
Road Service	MCGRATH ESTATES
Fire Service	STEESE
Latitude	64.91778984
Longitude	-147.6708135
MLS Area	40
Voting Dist	33-255
Legislature	Q33
Flood Zone	X
Elevation	1000

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