



YUKON

TITLE COMPANY

LISTING PACKAGE

DATE: July 21, 2016

LP-2016-2326

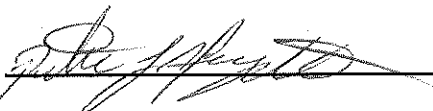
PREPARED FOR: Meyeres Real Estate
627 Gaffney Road
Fairbanks, AK 99701
Attn: Audrey Foldoe

PROPERTY OWNER: GALVIN

STREET ADDRESS: 913 NINTH AVE

LEGAL DESCRIPTION: Parcel 4A, Block 114, FAIRBANKS TOWNSITE. Plat
No. 86-187

Thank you for using Yukon Title Company, Inc.



Peter Honeycutt
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.	: 40720	Tax Amount*	: \$2827.66
Land	: \$26,250	Building	: \$159,411
Total Assessed Value	: \$185,661		

The first half taxes for 2016 are Due 9/1/2016 delinquent 9/2/2016;
the second half taxes are due 11/1/2016; delinquent 11/2/2016.

MILL RATE	: 17.069
PARCEL SIZE	: .17 Acres / 7500.00 Sq. Feet
ZONING	: TF
STRUCTURE AGE/YR BLT	: 77 / 1938
FIRE DISTRICT	: CITY OF FAIRBANKS
ROAD SERVICE AREA	: CITY OF FAIRBANKS
SCHOOLS	: DENALI
	: Ryan
	: Lathrop
MLS AREA	: 710
RECORDING DISTRICT	: 401
LONGITUDE	: -147.73511057
LATITUDE	: 64.84135511

- 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. 2001-025890-0.
to: SUSAN J. GALVIN REVOCABLE TRUST.
2. Easement recorded as Instrument No. 2003-004812-0.
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 0040720	PROPERTY PHYSICAL DESCRIPTION PARCEL 4A BLOCK 114 FAIRBANKS TOWNSITE REPLAT 86-187 12/19/86 PREVIOUSLY ASSESSED AS LOT 4A BLOCK 114 TOWNSITE	PROPERTY CLASS Residential
NEIGHBORHOOD 0140 Townsite-Weeks Field	BUSINESS	STATUS TAXABLE
MILLAGE GROUP 0005 TOWNSITE	MOST RECENT MILLAGE RATE 17.0690	ADDITIONAL INFORMATION Building Details View Property Location
FIRE SERVICE AREA CITY OF FAIRBANKS		
LAND AREA Parcel Parcel 4A Block 114 7500 Square Feet		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
GALVIN SUSAN J REVOCABLE TRUST,	OWNERSHIP	913 NINTH AVE

Documents

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.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Easement(s)	2/28/2003			2003-004812-0
CITY RESIDENTIAL EXEMPTION	1/1/2002			
Quit Claim Deed	12/20/2001			2001-025908-0
Corrective Deed	8/26/1999	1157	893	
CITY RESIDENTIAL EXEMPTION	1/1/1998			
Quit Claim Deed	12/30/1996	985	966	
Replat	12/19/1986			1986-029356-0

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
2016	\$26,250	\$159,411	\$185,661	\$170,000	\$15,661
2015	\$26,250	\$159,411	\$185,661	\$170,000	\$15,661
2014	\$26,250	\$159,411	\$185,661	\$170,000	\$15,661
2013	\$26,250	\$159,411	\$185,661	\$170,000	\$15,661
2012	\$26,250	\$166,087	\$192,337	\$170,000	\$22,337

[Pay Property Taxes by credit card](#)

Tax History (Updated: 07/21/16 04:30 AM AST)

If taxes are delinquent the interest calculation date is: 9/1/2016. 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	\$2,827.66	\$2,560.36	\$0.00	\$267.30	\$0.00	\$267.30
2015	\$2,862.12	\$2,591.56	\$0.00	\$270.56	\$270.56	\$0.00
2014	\$2,800.48	\$2,535.74	\$0.00	\$264.74	\$264.74	\$0.00
2013	\$2,804.96	\$2,539.80	\$0.00	\$265.16	\$265.16	\$0.00
2012	\$2,921.10	\$2,542.50	\$0.00	\$378.60	\$378.60	\$0.00

Building Details for PAN 0040720

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1938 SFR Standard Residential

Amenities

QUANTITY

1
1

DESCRIPTION

2-Fix. Bath_SFR
3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	198	1	62	Secondary L.A.	2x6 Custom
2	1300	1	182	Main Area	2x6 Custom
3	152	1	54	Solarium	SI/Alu,Prfl,Gls/MI

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	38	Deck
1	924	Resl Bsm/ unfinished
5	28	Closed Por Finished

Chapter 18.48
TF TWO-FAMILY RESIDENTIAL DISTRICT Revised 7/16

Sections:

- 18.48.010 Intent.
- 18.48.020 Use regulations.
- 18.48.030 Standards. Revised 7/16

18.48.010 Intent.

This district is intended for medium density residential development and other uses which maintain the medium density residential nature of the district in areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988. 2004 Code § 18.24.010.)

18.48.020 Use regulations.

A. Permitted Uses. In the TF, two-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10 and SF-5 districts;
2. Two-family attached dwellings.

B. Conditional Uses. In the TF, two-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10 and SF-5 districts;
2. Communications tower, major;
3. Communications tower, minor. (Ord. 2012-58 §§ 4, 6, 2013; Ord. 88-010 § 2, 1988. 2004 Code § 18.24.020.)

18.48.030 Standards. Revised 7/16

In the TF, two-family residential district, geometric standards are:

A. Lot Area.

1. Lot area for a single-family detached dwelling shall not be less than 5,000 square feet;
2. Lot area for a two-family attached dwelling shall not be less than 3,500 square feet per dwelling unit.

B. Required Yards for Principal Buildings.

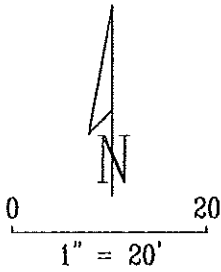
1. Front yard shall not be less than 20 feet;
2. Side yard shall not be less than five feet;
3. Rear yard shall not be less than five feet.

C. Building Height. Unlimited.

D. Exceptions for 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. 88-010 § 2, 1988). (2004 Code



Parcel 5

S 41° 10' W
100.00'

9.8'
11.0'
29.2' One Story Frame House with Basement
13.6'
17.7'
14.5'

Gravel Driveway
Electric Drop

Ninth Avenue
Power Pole
S 48° 50' E
75.00'

Parcel 4-A
Fairbanks
Townsite

28.5' W
100.00'

Parcel 9

Power Poles

S 48° 50' E
75.00'

Parcel 10

Wire Fence

S 41° 10' W

Parcel 2

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. Boundaries and easements are those of record on Plat No. 1986-187. This Plot Plan should not be construed to represent a boundary survey.

Legal Discription: Lot 4A, Block 114, Fairbanks Town Site Subdivision in Section: 10, Township: 1 South, Range: 1 West Fairbanks Meridian.
 (Address: 913 Ninth Avenue, Fairbanks, Alaska 99701)

Ordered by: Andrea Barker, Broker , Cell (907)378-0336
 Alaska A La Carte Realty, Regency Court Mall
 59 College Road, Ste. 105, Fairbanks, AK 99701

Ordered: September 22, 2016 Delivered: September 23, 2016

Surveyed by: L. Frank Stallings Surveys
 515 Craig Avenue
 Fairbanks, Alaska 99701
 Ph: 907 456-1408 Cell 907-986-4052

Drawn by: RCK Checked by: LFS Scale: 1 Inch = 20 feet





2003-004812-0

Recording Dist: 401 - Fairbanks
2/28/2003 3:28 PM Pages: 1 of 2

A
L
A
S
K
A



cc

GRANT OF EASEMENT

THIS EASEMENT, made and given this 27th day of February, 2003, by and between:

SUSAN J. GALVIN, of 913 Ninth Avenue, Fairbanks, Alaska 99701, individually and as trustee under that certain Declaration of Trust for the Susan J. Galvin Revocable Trust, dated December 1, 2001, registered with the Superior Court for the State of Alaska as Trust No. 4FA-01-67, hereinafter known as "Grantor".

and

DAVID L. NABER and BRENDA NABER, husband and wife, of 905 Ninth Avenue, Fairbanks, Alaska 99701, as tenants by the entirety with right of survivorship, hereinafter known as "Grantees".

WITNESSETH:

Whereas, the Grantees are the owners of Parcels 1 and 2 in Block 114 of the Townsite of Fairbanks, Alaska, according to the replat of said Block filed May 14, 1940 as Instrument No. 85,999, Records of the Fairbanks Recording District, State of Alaska; and the Grantor is the owner of Lot 4-A in said Block 114 of the Townsite of Fairbanks according to the replat of Parcels 3 and 4 in said Block, filed December 19, 1986 as Plat No. 86-187 in said recording district.


And Whereas, due to a surveying error in a 1981 plot plan prepared on Grantees' said property, the Northeast corner and the Southeast corner of Grantees' property were each calculated and shown as being North 48°50' West 25 feet from the centerline of Cowles Street, whereas the correct distance was actually 22.6 feet; and certain subsequent improvements made by the Grantees to their property in reliance on such erroneous plot plan measurement, tend to extend up to almost 3 feet into the Grantor's said property known as Lot 4-A in said Block 114.

Now therefore, in consideration of the commonweal and good neighborliness, and to lay to rest such encroachment problem, the Grantor hereby grants and conveys unto the Grantees a perpetual easement for light, air, yard, and the continued use for retaining wall, driveway and garage appurtenances, over and upon the following described real estate located in the Fairbanks Recording District, State of Alaska, namely:

The Easterly 3 feet of Parcel Four "A" (4-A) in Block One Hundred Fourteen (114) of the TOWNSITE OF FAIRBANKS, according to the replat of Parcels 3 and 4 in said Block, filed December 19, 1986 as Plat No. 86-187, Record of the Fairbanks Recording District.

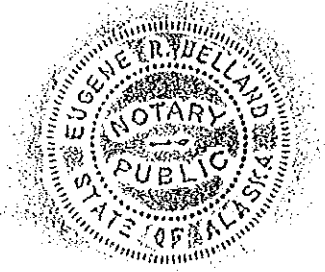
As an appurtenance running with and for the benefit of adjoining Parcel 2 in said Block 114, according to the replat of said Block filed May 14, 1940 as Instrument No. 85,999, Records of the Fairbanks Recording District, State of Alaska

IN WITNESS WHEREOF, the Grantor has hereunto set her hand.


Susan J. Galvin (Individually and as such Trustee) - Grantor

UNITED STATES OF AMERICA)
STATE OF ALASKA)

The foregoing Grant of Appurtenant Easement was acknowledged before me on this
27th day of February, 2003, by SUSAN J. GALVIN, individually for herself as well
as in her capacity as trustee of the said Susan J. Galvin Revocable Trust.



Eugene R. Belland
Notary Public in and for Alaska
My commission expires: July 7, 2003

Return to:

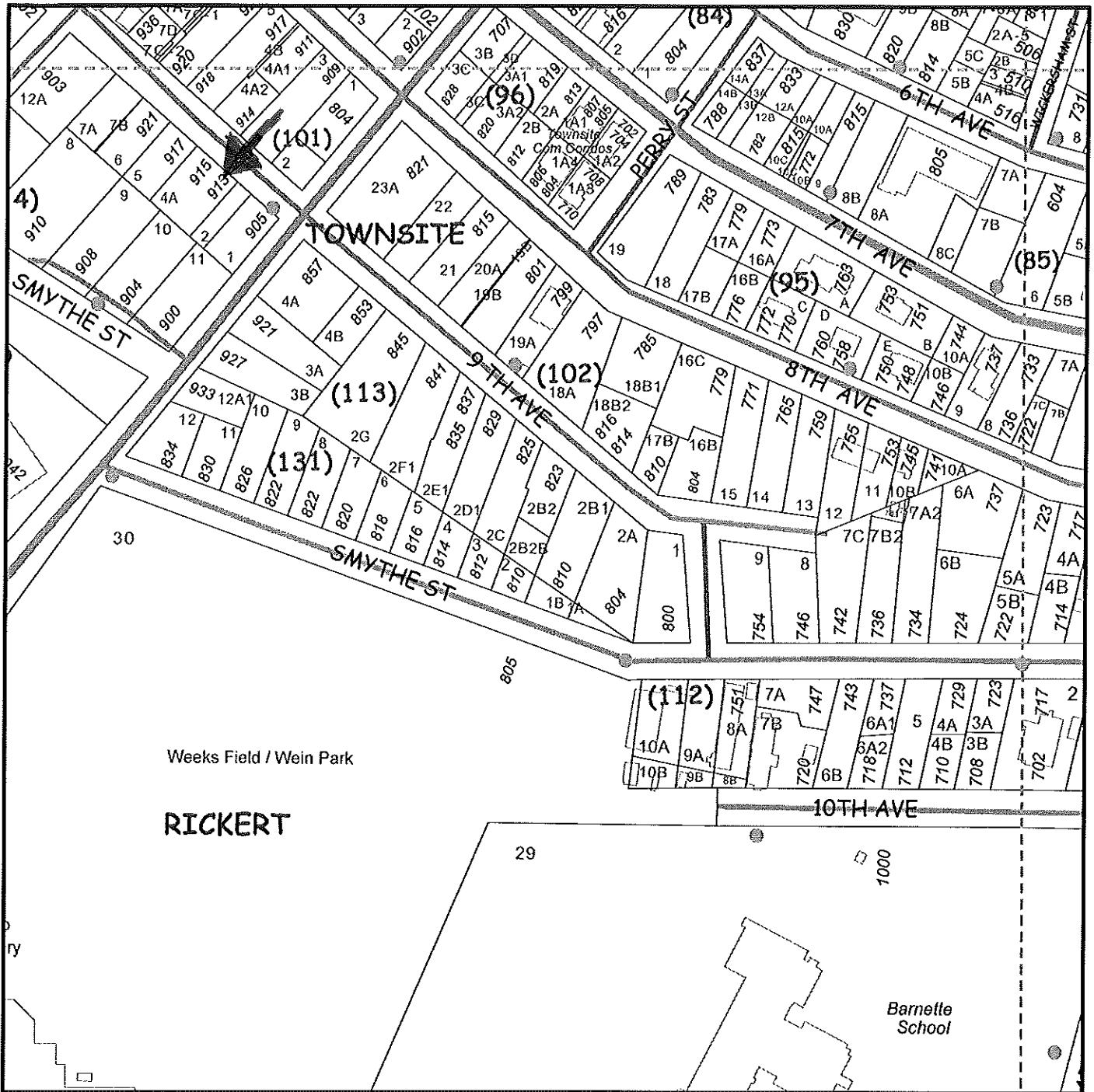
Eugene R. Belland
Attorney-at-Law
709 Fifth Avenue
Fairbanks, AK 99701
(907) 456-5444





GENERAL NOTES

1. THE SOIL CLASSIFICATION OF THIS AREA IS UNDETERMINED BY THE U.S.D.A. SOIL SURVEY OF THE FAIRBANKS AREA, ALASKA, SERIES 1959, NO. 25.
2. THIS AREA IS LEVEL AND AT AN APPROXIMATE ELEVATION OF 437 FEET ABOVE M.S.L.
3. THE PROPERTY WITHIN THIS REPLAT IS CLASSIFIED AS FLOOD ZONE B, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 210, REVISED AUGUST 24, 1982.
4. THIS PROPERTY IS PRESENTLY SERVED AND WILL CONTINUE TO BE SERVED BY CITY OF FAIRBANKS SEWER AND WATER UTILITIES.
5. THE PURPOSE OF THIS REPLAT IS TO VACATE THE LOT LINE BETWEEN PARCELS 3 AND 4, BLOCK 114, TOWNSITE OF FAIRBANKS. NO SURVEY WAS PERFORMED AND NO MONUMENTATION SET, PER FNSB 17.30.010 B.



Owner

SUSAN GALVIN
913 9TH AVE
FAIRBANKS AK 99701

Legal

PARCEL 4A BLOCK 114 FAIRBANKS TOWNSITE
REPLAT 86-187 12/19/86 PREVIOUSLY ASSESSED
AS LOT 4A BLOCK 114 TOWNSITE

Address 913 NINTH AVE AVE
915 NINTH AVE AVE

Tax ID	FNSB MAP	ASM Book
40720		235
T R S	Zoning	Zip Code Area
	TF	99701
F-01S-01W-10	Bldg Appr	SQ FT / ACRE
	159411	0 0
Land App	Primary Use	Tax Year
26250	RESIDENTIAL	2015
Mill Rate	Year Built	Tax Status
17.2770	1938	TAXABLE
Est Taxes		
2862.12		

Census Tract	2
Community	TOWNSITE
Elem School	DENALI
Middle School	Ryan
High School	Lathrop
Road Service	CITY OF FAIRBANKS
Fire Service	CITY OF FAIRBANKS
Latitude	64.841355113141
Longitude	-147.73511056592
MLS Area	710
Voting Dist	
House District	1
Senate District	A
Flood Zone	X
Elevation	400

(C) Copyright 2012 - Alaska Street Master 907-243-0477 - www.alaskastreetmaster.com

