

YUKON
TITLE COMPANY
LISTING PACKAGE

DATE: March 8, 2017

LP-2017-0611

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

PROPERTY OWNER: BOWEN

STREET ADDRESS: 116 KELSAN WAY

LEGAL DESCRIPTION: LOT 54 WOODSIDE NORTH PHASE 1
Plat No. 75-47

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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**LISTING
PACKAGE**

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

REAL PROPERTY TAXES

2016 Assessed Value:

PAN No.	: 3409	Tax Amount*: \$3,357.86
Land	: N/A	Building: \$205,000
Total Assessed Value	: \$205,000	

Taxes for 2016 are FULLY PAID.

MILL RATE	: 17.903
PARCEL SIZE	: .05 Acres / 2155.00 Sq. Feet
ZONING	: MF
STRUCTURE AGE/YR BLT	: 40 / 1975
FIRE DISTRICT	: COLLEGE
ROAD SERVICE AREA	: COLLEGE
SCHOOLS	: WOODRIVER
	: Ryan
	: West Valley
MLS AREA	: 725
RECORDING DISTRICT	: 401
LONGITUDE	: -147.86169675
LATITUDE	: 64.84399916

B. There is no As Built Survey available.

**LISTING
PACKAGE**

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

1. Last Deed of Record recorded as Instrument No. 2005--01531-0.
to: MONTE P. BOWEN & CHARLOTTE L. BOWEN.
2. Last Deed of Trust recorded as Instrument No. 2013-011951-0.
3. Covenants, Conditions and Restrictions. *NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.
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 0003409	PROPERTY PHYSICAL DESCRIPTION LOT 54 WOODSIDE NORTH PHASE 1 OUT OF TL-1210 SEC 12 T1S-R2W	PROPERTY CLASS Resi-Condo
NEIGHBORHOOD 1010 University West	BUSINESS	STATUS TAXABLE
MILLAGE GROUP 0948 UNIVERSITY WEST STREET LIGHTS SERVICE AREA	MOST RECENT MILLAGE RATE 17.9030	
FIRE SERVICE AREA UNIVERSITY FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 2155 Square Feet		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
BOWEN, MONTE P	OWNERSHIP	116 KELSAN WAY
BOWEN, CHARLOTTE L	CO-OWNER	

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 #
Deed of Trust	6/28/2013			2013-011951-0
Deed of Trust	7/27/2005			2005-015314-0
Warranty Deed	7/27/2005			2005-015313-0
Quitclaim Deed	1/22/2003			2003-001506-0
Warranty Deed	8/2/2002			2002-015597-0
Deed of Trust	8/2/2002			2002-015599-0
Covenant Amendment	6/21/2001	1265	120	2001-012104-0
Warranty Deed	3/12/2001			2002-004845-0
Quitclaim Deed	5/9/1997	1001	255	
Trustees Deed	1/30/1997	989	543	
Deed of Trust	6/28/1995	907	804	
Covenants	3/12/1993	17	235	
Covenant Amendment	3/12/1993	784	250	
Covenant Amendment	10/20/1980	193	362	
Covenants	7/17/1980	183	110	
Covenant Amendment	6/17/1980	179	759	

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	\$0	\$205,000	\$205,000	\$170,000	\$35,000
2015	\$0	\$205,000	\$205,000	\$170,000	\$35,000
2014	\$0	\$205,000	\$205,000	\$20,000	\$185,000
2013	\$0	\$205,000	\$205,000	\$20,000	\$185,000
2012	\$0	\$210,000	\$210,000	\$20,000	\$190,000

[Pay Property Taxes by credit card](#)

Tax History (Updated: 03/08/17 03:50 AM AST)

If taxes are delinquent the interest calculation date is: 11/1/2016. All prior year delinquent payments must be made with guaranteed funds.

Building Details for PAN 0003409

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1975 Condominium Condominium Residential

Amenities

QUANTITY	DESCRIPTION
1	2-Fix. Bath_SFR
2	3-Fix. Bath_SFR
1	Airtight/Wood
3	Bedroom
1	built in kitchen

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	800	1	135	Main Area	2x6 Custom
2	1378	1	157	Secondary L.A.	2x6 Custom

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
3	528	Blt in Garage ADD
4	50	Open Por Finished

1378
 800

 2178

Chapter 18.52 MF MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Sections:

- 18.52.010 Intent.
- 18.52.020 Use regulations.
- 18.52.030 Standards.

18.52.010 Intent.

This district is intended for high density residential development provided through a variety of housing types and other types of quasi-residential and public use development maintaining the high density residential nature of the district. This district is intended for areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988. 2004 Code § 18.26.010.)

18.52.020 Use regulations.

A. Permitted Uses. In the MF multiple-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10, SF-5 and TF districts;
2. Bed and breakfast residence;
3. Multiple-family dwellings.

B. Conditional Uses. In the MF, multiple-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10, SF-5 and TF districts;
2. Communications tower, major;
3. Communications tower, minor;
4. Group homes;
5. Libraries;
6. Mobile home parks;
7. Museums and art galleries;
8. Nursing homes, convalescent homes, retirement centers and similar institutions;
9. Public recreation buildings and community centers;
10. Roominghouse;
11. Schools: art, music, dance, business, trade and similar educational uses. (Ord. 2012-58 §§ 4, 6, 2013; Ord. 2007-70 § 3, 2007; Ord. 89-099 § 9, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.26.020.)

18.52.030 Standards.

In the MF, multiple-family residential district, geometric standards are:

A. Lot Area.

1. Lot area for a single-family detached dwelling or other allowable uses not listed below 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;
3. Lot area for a multiple-family dwelling shall not be less than 2,000 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 10 feet;
3. Rear yard shall not be less than 10 feet.

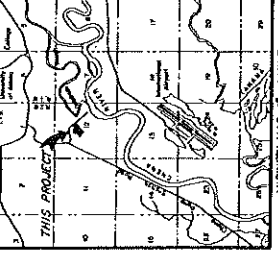
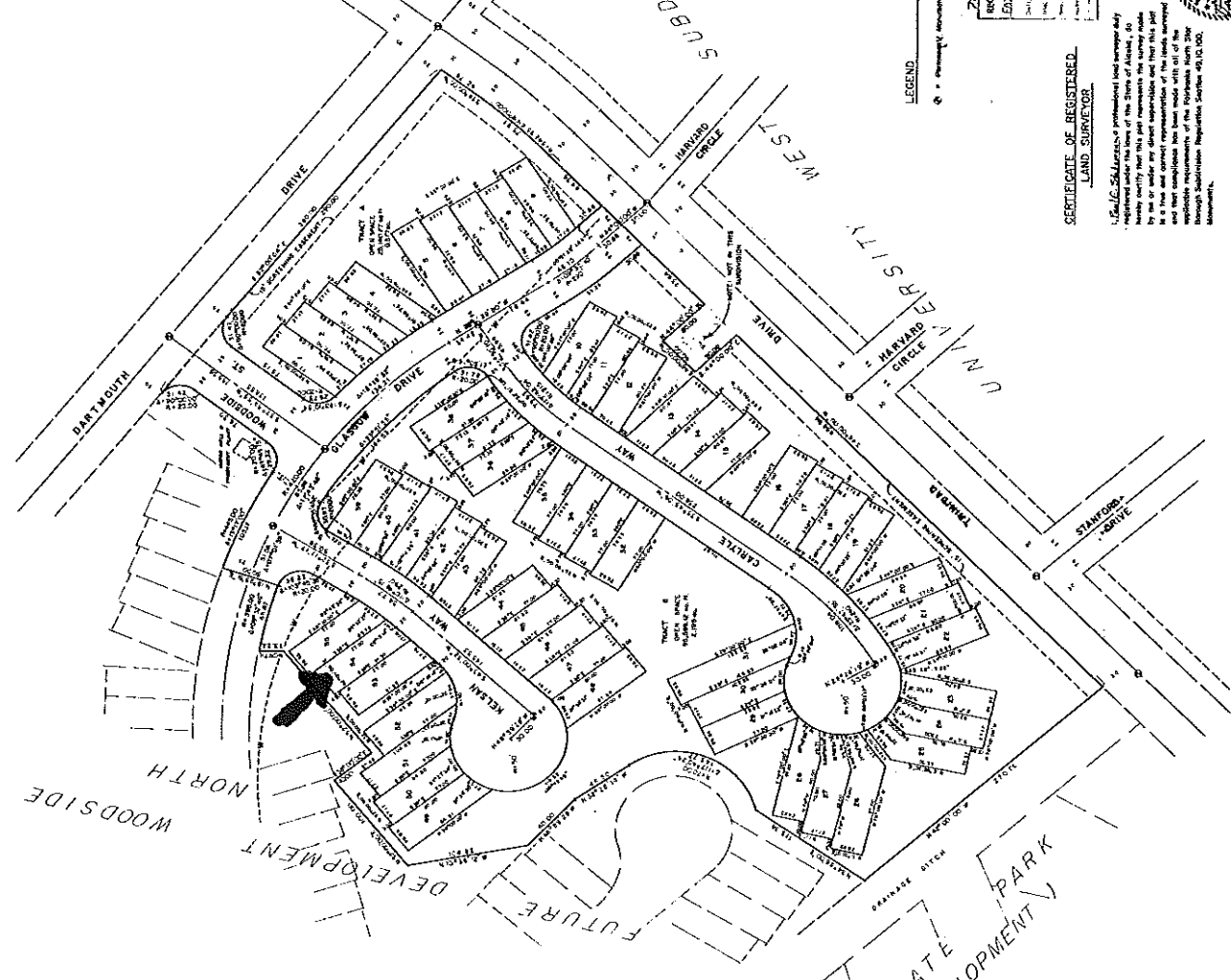
C. Building Height. Unlimited.

D. Exceptions to 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 § 18.26.030.)

- NOTES.**
1. PROPERTY WITHIN THIS MAP AND SUBJECT TO THE CONDITIONS OF THE WOODSIDE NORTH PHASE DEVELOPMENT CONTAINS ANY RESTRICTIONS TO BE FILED SEPARATELY.
 2. TRACT A AND TRACT B OPEN SPACES MAY BE USED FOR PUBLIC UTILITY PURPOSES.
 3. A 30' WIDE EASEMENT IS SHOWN TO COLLECT UTILITIES COMPARISON LINES ON EACH OF THE TRACTS AND TRACTS ARE SHOWN UNDER DRYER FOUNDATIONS.
 4. THIS MAP IS DEDICATED TO PUBLIC USE AS PER PAR. 2.
 5. THIS MAP OVERLAYS BY SUBORDINATE TO THE WOODSIDE NORTH PHASE AS PER PAR. 2.
 6. EASEMENT AREAS ARE BASED ON THE NORTH LINE OF SEC. 2 WHICH IS SHOWN AS BEST BY PLAN.



CERTIFICATE OF OWNERSHIP & DEDICATION
I, the undersigned, being duly appointed and qualified Clerk for the Probate Court for the County of Baldwin, State of Alabama, do hereby certify that the terms of the property described in this map were duly recorded and duly approved by the Probate Court for the County of Baldwin, State of Alabama, on the 10th day of October, 1975, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10.

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn to before me this 10th day of October, 1975.
By commission expires 10/10/78
George L. Conner, Notary Public, Baldwin County, Alabama

CERTIFICATE OF APPROVAL BY THE COMMISSION
I, the undersigned, being duly appointed and qualified Clerk for the Probate Court for the County of Baldwin, State of Alabama, do hereby certify that the terms of the property described in this map were duly recorded and duly approved by the Probate Court for the County of Baldwin, State of Alabama, on the 10th day of October, 1975, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10.

CERTIFICATE OF PAYMENT OF TAXES
I, the undersigned, being duly appointed and qualified Clerk for the Probate Court for the County of Baldwin, State of Alabama, do hereby certify that the taxes for the property described in this map have been paid in full for the year 1975, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10.

CERTIFICATE OF REGISTERED LAND SURVEYOR
I, the undersigned, being duly appointed and qualified Land Surveyor for the State of Alabama, do hereby certify that the survey shown on this map was made by me or under my direct supervision and that this map is in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10, and that the same are in full compliance with the provisions of the Probate Code of Alabama, Chapter 20, Section 20-2-10.

LOT AREAS

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100	1.50

WOODSIDE NORTH PHASE I

86.12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

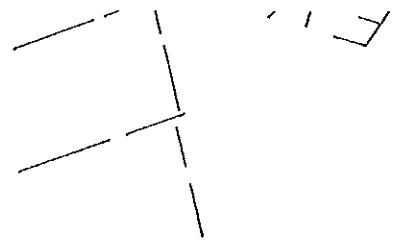
DICKINSON-OSWALD-WALSH-LEE
SURVEYORS
1040 1/2 STREET
ANNANDALE, ALABAMA

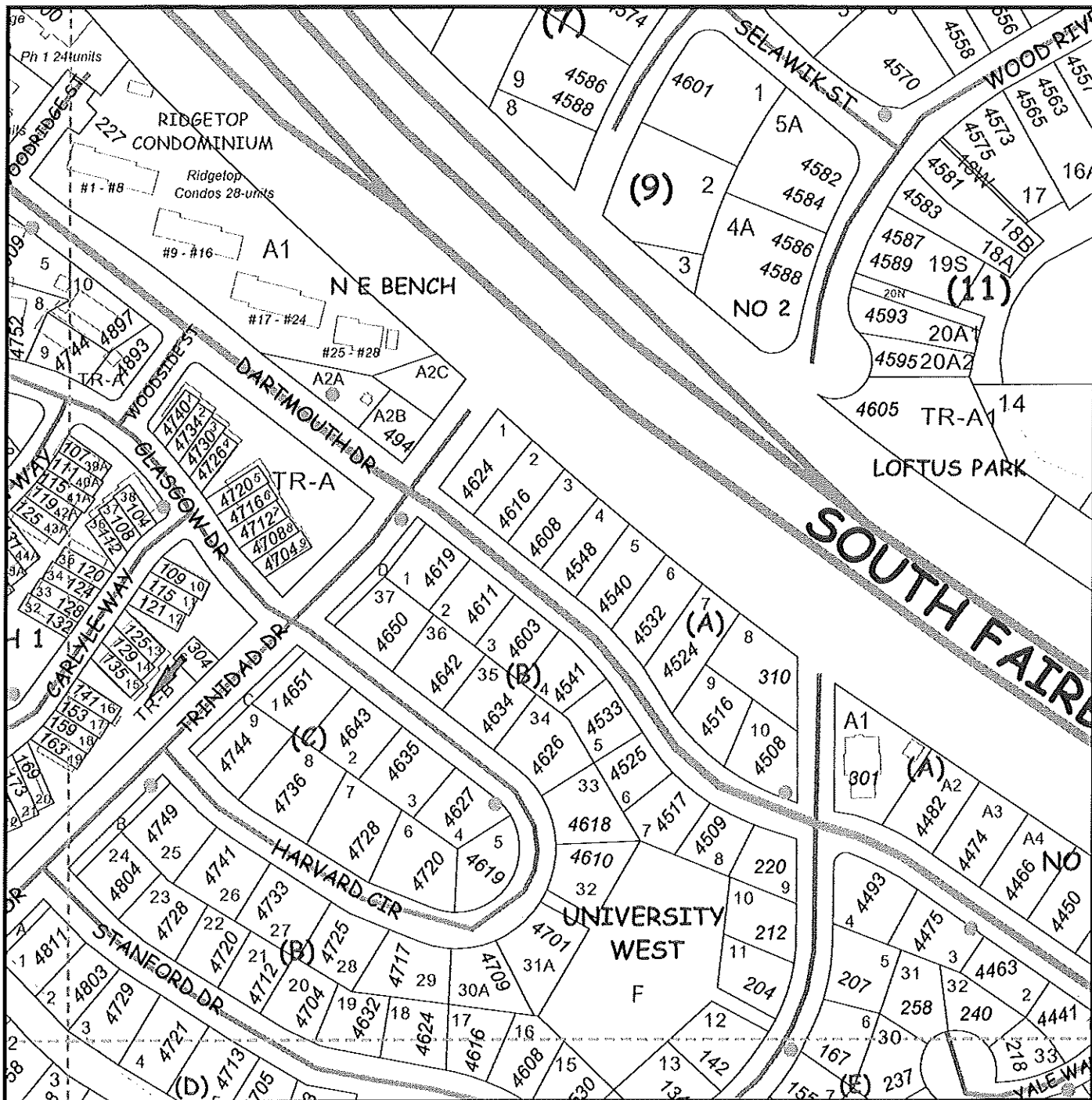
RECORD NO. 463
PAGE 1
DATE: 10-17-75
SCALE: 1" = 80'

FILE NO. 80-90

NOTES

1. PROPERTIES WITHIN THIS AREA ARE SUBJECT TO THE CONDITIONS OF THE WOODSIDE NORTH HOME OWNERS ASSOCIATION COVENANTS AND RESTRICTIONS TO BE FILED SEPARATELY.
2. TRACT A AND TRACT B OPEN SPACES MAY BE USED FOR PUBLIC UTILITY PURPOSES.
3. A 20' WIDE EASEMENT IS GRANTED TO COLLEGE UTILITIES CORPORATION LYING 10' ON EACH OF EXISTING WATER MAINS AS SHOWN HEREON EXCEPT WHERE SUCH EASEMENTS INTERFERE WITH BUILDING FOUNDATIONS.
4. THIS AREA FLOODED TO AVERAGE DEPTH OF 3' TO 5' IN AUGUST 1967. (FLOOD ELEVATION 431.0 AS PER F.N.S.B.)
5. THIS AREA OVERLAIN BY GOLDSTREAM SOIL SERIES AND SALCHAKET SOIL SERIES AS PER U.S.D.A., S.C.S. PUB. 25 (1959).
6. BEARINGS HEREON ARE BASED ON THE NORTH LINE OF SEC. 12 WHICH IS GIVEN AS WEST BY B.L.M., (TRUE BEARING).





Owner
 MONTE BOWEN
 116 KELSAN WAY
 FAIRBANKS AK 99709

Legal
 LOT 54 WOODSIDE NORTH PHASE 1
 OUT OF TL-1210 SEC 12 T1S-R2W

Address 116 KELSAN WAY

Tax ID	FNSB MAP	ASM Book
3409		280
T R S	Zoning	Zip Code Area
F-01S-02W-12	MF	99709
Land App	Bldg Appr	SQ FT / ACRE
0	205000	0 0
Mill Rate	Primary Use	Tax Year
17.903	RESI-CONDO	2016
Est Taxes	Year Built	Tax Status
3357.86	1975	TAXABLE

Census Tract	8
Community	UNIVERSITY WEST
Elem School	WOODRIVER
Middle School	Ryan
High School	West Valley
Road Service	COLLEGE
Fire Service	UNIVERSITY
Latitude	64.84298013
Longitude	-147.66042811
MLS Area	725
Voting Dist	
House District	5
Senate District	C
Flood Zone	X
Elevation	400

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