



# YUKON

TITLE COMPANY

## LISTING PACKAGE

**DATE:** August 8, 2017

**LP-2017-2600**

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

**PROPERTY OWNER:** WILLIAMS  
**STREET ADDRESS:** 2311 CRIPPLE CREEK RD  
**LEGAL DESCRIPTION:** LOT 3 BLOCK 5 ROSIE CREEK  
Plat No. 81-66

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**

**2017 Assessed Value:**

PAN No.	: 337757	Tax Amount*	: \$2,683.94
Land	: \$27,024	Building	: \$132,109
Total Assessed Value	: \$159,133		

The first half taxes for 2017 are Due 9/1/2017 delinquent 9/2/2017;  
the second half taxes are due 11/1/2017; delinquent 11/2/2017.

MILL RATE	: 17.893
PARCEL SIZE	: 3.73 Acres / 162478.8 Sq. Feet
ZONING	: RE-4
STRUCTURE AGE/YR BLT	: 1984
FIRE DISTRICT	: CHENA GOLDSTREAM
ROAD SERVICE AREA	: BECKER RIDGE
SCHOOLS	: WOODRIVER
	: Ryan
	: West Valley
MLS AREA	: 730
RECORDING DISTRICT	: 401
LONGITUDE	: -148.04893878761573
LATITUDE	: 64.763863456669299

- 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 Book 995 at Page 848.  
to: FRANCIS E. WILLIAMS SR. & RUTH M. WILLIAMS.
2. Last Deed of Trust recorded as Instrument No. 2005-006154-0.
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](#)

<b>PAN</b> 0337757	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 3 BLOCK 5 ROSIE CREEK OUT OF TL-101 SEC 1,2 & 11 T2S-R3W	
<b>NEIGHBORHOOD</b> 1102 Rosie Creek	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0978 Becker Ridge Service Area	<b>MOST RECENT MILLAGE RATE</b> 17.8930	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> CHENA GOLDSTREAM FIRE S A		<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>
<b>LAND AREA</b> Parcel 1 3.73 Acres		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
WILLIAMS, FRANCES E SR	OWNERSHIP	2311 CRIPPLE CREEK RD
WILLIAMS, RUTH M	CO-OWNER	

## Documents

Documents are current as of 12-31-2016

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders Office Search page](#). 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 #
Ordinance	10/11/2007			
Deed of Trust	4/4/2005			<a href="#">2005-006154-0</a>
Ordinance	11/19/1998			
Quitclaim Deed	4/1/1997	<a href="#">995</a>	<a href="#">848</a>	
Deed of Trust	4/1/1997	<a href="#">995</a>	<a href="#">849</a>	
Deed of Trust	3/24/1994	<a href="#">846</a>	<a href="#">6</a>	
US Patent	7/31/1989	<a href="#">630</a>	<a href="#">403</a>	<a href="#">1989-015261-0</a>
Homesite Plat	1/7/1982			
	4/22/1981			<a href="#">1981-006667-0</a>

## 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
2017	\$27,024	\$132,109	\$159,133	\$159,133	\$0
2016	\$27,024	\$130,437	\$157,461	\$157,461	\$0
2015	\$27,024	\$128,470	\$155,494	\$155,494	\$0
2014	\$27,024	\$128,670	\$155,694	\$155,694	\$0
2013	\$27,882	\$128,870	\$156,752	\$156,752	\$0

[Pay Property Taxes by credit card](#)

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

Balance due figures are only valid until 07/01/2017

If taxes are delinquent the interest calculation date is: 9/1/2017. 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
2017	\$2,683.94	\$2,683.94	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$2,601.74	\$2,601.74	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$2,624.84	\$2,624.84	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$2,565.14	\$2,565.14	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$2,508.14	\$2,508.14	\$0.00	\$0.00	\$0.00	\$0.00

# Building Details for PAN 0337757

## Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1984 SFR Standard 02 Residential

### Amenities

QUANTITY	DESCRIPTION
1	3-Fix. Bath_SFR
1	Airtight/Wood

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	640	1.75	104	Main Area	2x4cust/2x6 Std (Old)

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	56	Closed Por Finished
3	48	Open Por Finished
4	36	Deck
5	28	Shed

640 main  
 480 up  


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 64 furnace  
 56 storage  


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 1240

garage 25x20  
 520 sq ft

**Chapter 18.36**  
**RE-4 AND RE-2 RURAL ESTATE DISTRICTS**

## Sections:

- 18.36.010 Intent.
- 18.36.020 Use regulations.
- 18.36.030 Standards.

**18.36.010 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. 2004 Code § 18.18.010.)

**18.36.020 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. Communications tower, minor (only in the RE-4 district);
6. Domestic livestock;
7. Guesthouse;
8. Home occupations;
9. Single-family detached dwellings;
10. 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 tower, major;
6. Communications tower, minor (only in the RE-2 district);
7. Community garden, neighborhood;
8. Day care facilities;

9. Group homes;

10. Hostels;

11. Kennels, major, in RE-4 district only, on lots of not less than 160,000 square feet in area;

12. Kennels, minor;

13. Mobile homes;

14. Professional offices;

15. 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;

16. Residential cluster development;

17. School buildings;

18. Trade/technical/vocational school. (Ord. 2017-21 § 6, 2017; Ord. 2012-58 §§ 2, 3, 4, 6, 2013; Ord. 2012-22 § 5, 2012; 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. 2004 Code § 18.18.020.)

#### 18.36.030 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.

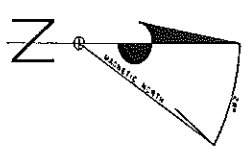
##### C. Building Height. Unlimited.

D. Exceptions to Yard, 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 § 18.18.030.)

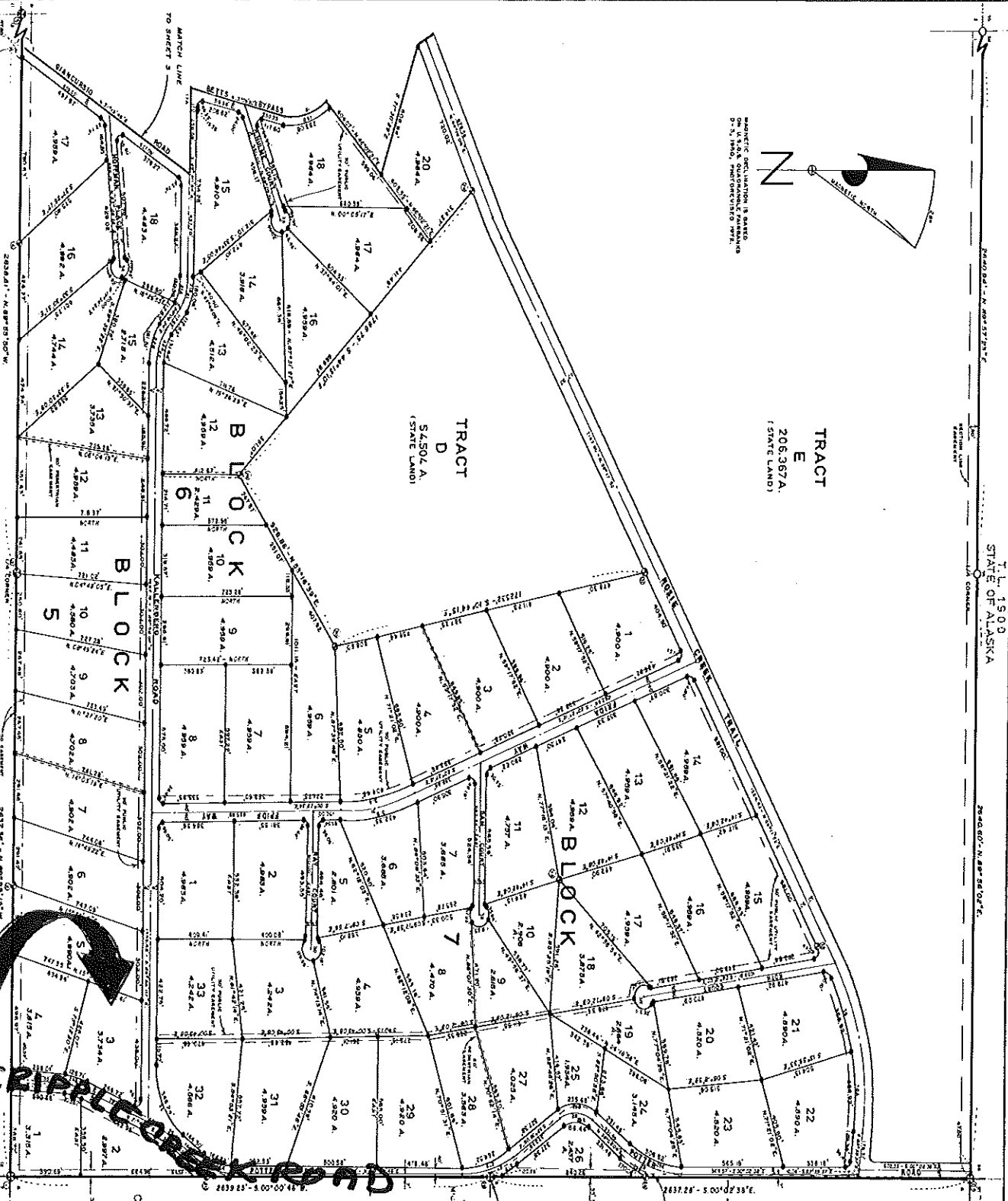
T. L. 1903  
STATE OF ALASKA



TRACT  
E  
206.367A  
(STATE LAND)

TRACT  
D  
54,507A  
(STATE LAND)

ROSE CREEK SUBDIVISION  
FAIRBANKS N.G. BOROUGH  
T. L. 120C



LOT 9  
BLOCK 1  
ROSE CREEK SUBDIVISION  
BORO. W. UHAKOFF

T. L. 602  
MARY C. MCLEAN

T. L. 623  
U.S.A.

LEGEND

- ⊕ ALL MONUMENTS RECORDED
- ⊙ ALL MONUMENTS RECOVERED
- ⊖ PRIVATELY SET MONUMENTS RECOVERED
- ⊙ PRIVATELY SET MONUMENTS
- ⊙ SECONDARY MONUMENT SET
- ⊙ MONUMENT AND STATIONING TRACED NUMBER
- ⊙ STREET CENTERLINE CURVE DESIGNATION
- ⊙ ON LINE CURVE DESIGNATION
- ⊙ PUBLIC UTILITY EASEMENT
- ⊙ ACTION LINE EASEMENT
- ⊙ ADDITIONAL PROPERTY DIVISION
- ⊙ RECONSTRUCTION EASEMENT
- ⊙ EXISTING POTTER ROAD

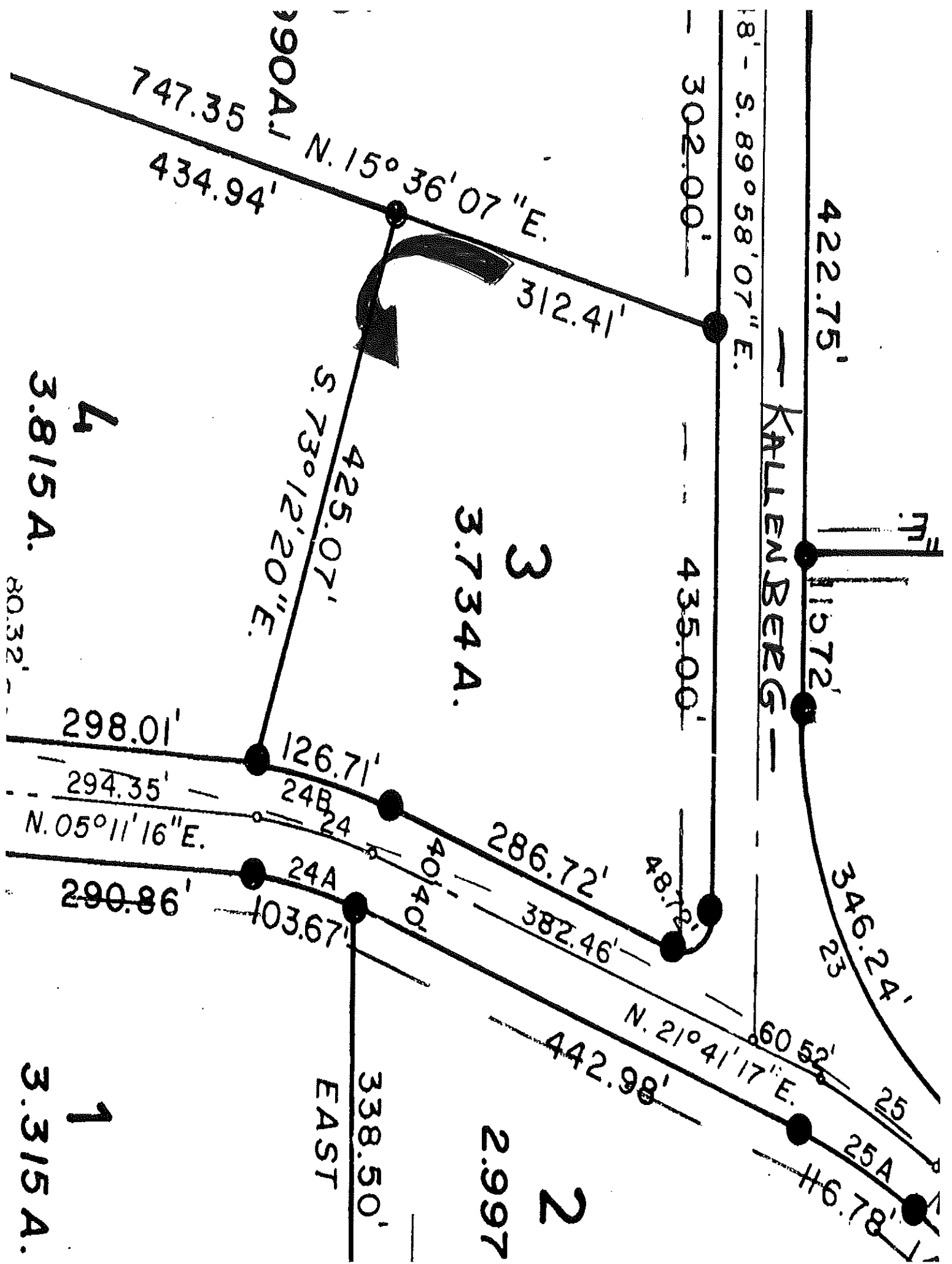
T. L. 605  
CHARLES F. GRIFFITH

SCALE: 1"=200'



ALASKA STATE LAND SURVEY 80-118  
ROSE CREEK SUBDIVISION  
DIVISION OF TECHNICAL SERVICES  
L.A.S. NO. 088-81-1-3





**4**  
3.815 A.

**3**  
3.734 A.

**2**  
2.997

**1**  
3.315 A.

KALLENBERG

747.35  
434.94' N. 15° 36' 07" E.

425.07'  
S. 73° 12' 20" E.

298.01'  
294.35'  
N. 05° 11' 16" E.

290.86'

338.50'  
EAST

442.98' N. 21° 41' 17" E.

422.75'

11572'

346.24'

116.78'

302.00'

435.00'

312.41'

286.72'

382.46'

48.72'

60.52'

190A.1

18' - S. 89° 58' 07" E.

80.32'

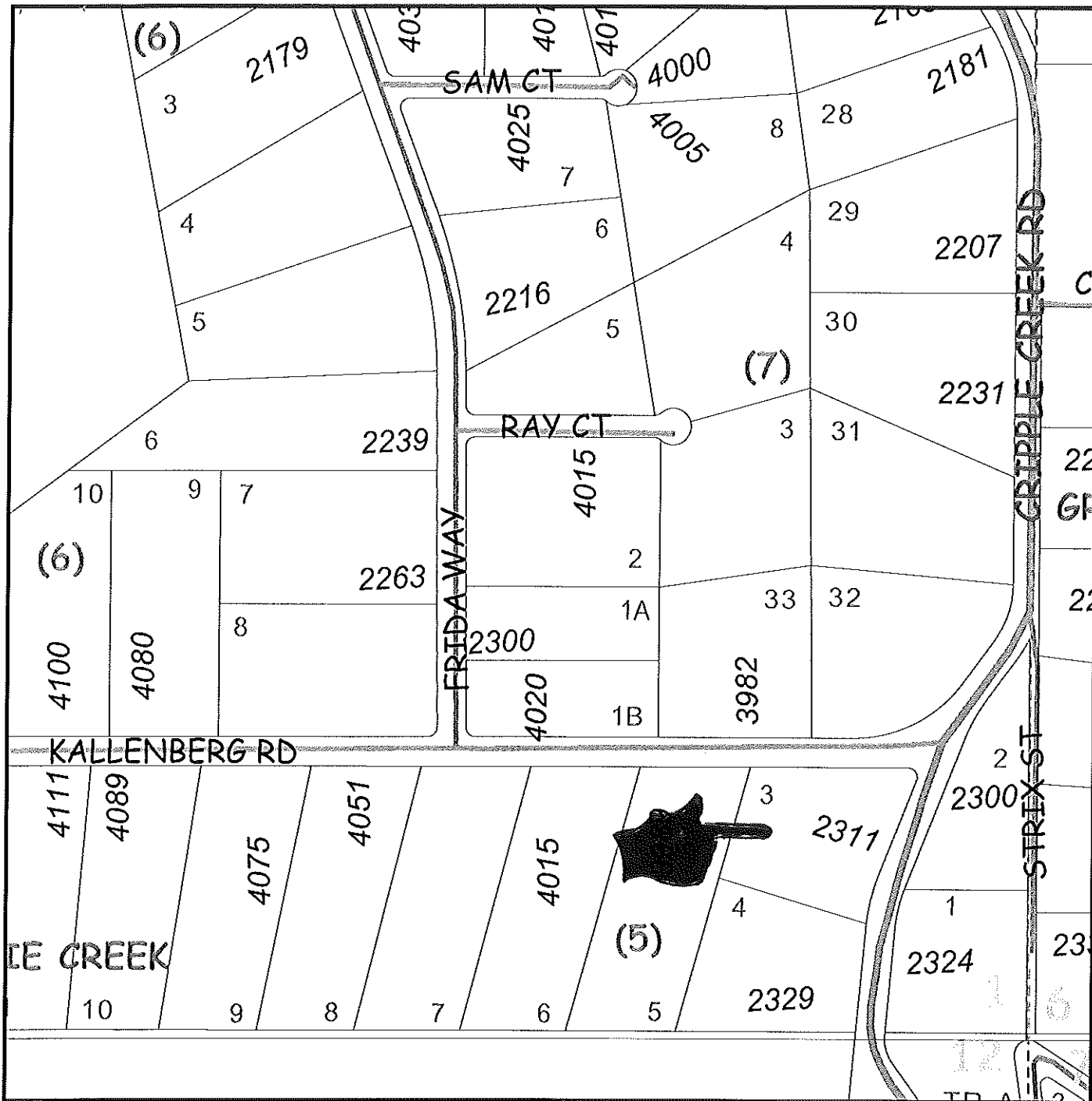
24B

24A

40' 40"

25

25A



Owner

FRANCES WILLIAMS  
PO BOX 2311  
FAIRBANKS AK 99708

Legal

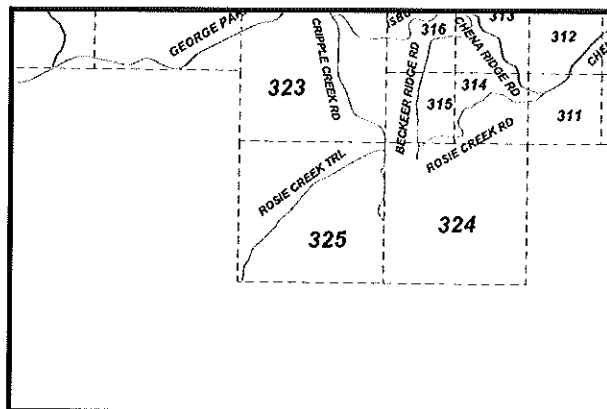
LOT 3 BLOCK 5 ROSIE CREEK OUT  
OF TL-101 SEC 1,2 & 11 T2S-R3W

Address 2311 CRIPPLE CREEK RD

Tax ID	FNSB MAP	ASM Book
337757	323A	325
T R S	Zoning	Zip Code Area
F-02S-03W-12	RE-4	99709
Land App	Bldg Appr	SQ FT / ACRE
27024	132109	3.73 AC
Mill Rate	Primary Use	Tax Year
17.893	RESIDENTIAL	2017
Est Taxes	Year Built	Tax Status
0	1984	TAXABLE

Census Tract	9
Community	ROSIE CREEK
Elem School	WOODRIVER
Middle School	Ryan
High School	West Valley
Road Service	BECKER RIDGE
Fire Service	CHENA GOLDSTREAM
Latitude	64.7638634504523
Longitude	-148.048938790681
MLS Area	730
Voting Dist	05-582
House District	5
Senate District	C
Flood Zone	X
Elevation	800

(C) Copyright 2012 - Alaska Street Master 607-243-0477 - www.alaskastreetmaster.com



S 82° 26' 21" W  
N 00° 00' 25" W



# NOTES

CERTIFICATE

I HEREBY  
FOUND TO C  
THE FAIRBAN  
SAID PLAT H  
April  
BEEN APPROV  
FAIRBANKS,

DATED THIS  
ALASKA.

ATTEST:

*[Signature]*  
CLERK

1. This survey was executed under the terms of contract number G.S.C. - 259.
2. Bearings and distances shown hereon are true bearings and true distances.
3. Basis of bearing is from  $\frac{S1|S6}{S12|S7}$  section corner to W.P.  $\frac{T.1S. R.3W. S.34}{S.3 T.2S.}$  (1964).
4. The numbered designated areas hereon are lots, and the lettered designated areas are tracts.
5. The U.T.M. and metric data is being shown hereon for information purposes only.
6. All lands encompassed by this survey are subject to a 50' wide access easement along the mean high water or ordinary high water line of any water frontage of any sort.
7. All section lines not officially vacated are subject to a 50' wide easement each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.10.010.
8. The abbreviations ADL (Alaska Division of Lands), DTS (Division of Technical Services), and DNR (Department of Natural Resources) are synonymous.
9. Location signs are temporary and are placed to aid the public in locating the project area. These signs will be removed approximately one year after the survey has been completed.
10. Primary monuments are 2"x 30" (3"cap), with cap 3" above ground. Secondary monuments are 5/8"x 30" rebar (2"cap), set with cap flush to 2" above the ground.
- ~~11. Any subsequent owner of any parcel within the subdivision automatically becomes a member in the Homeowners Association, created to govern said subdivision.~~  
*CANCELLED*
12. Public utility easements are 30' wide on all subdivision perimeter lines and 15' wide on each side of all common lot lines, except as shown.
13. Parcels within this subdivision may contain wetlands as defined within the purview of section 404 of the Clean Water Act and may require Department of Army, Corps of Engineers permits prior to the placement of fill material into these areas. Contact with Department of Army Corps of Engineers should be made prior to construction.
14. All coordinates shown are based on the "Alaska Coordinate System", Zone 4. Section corner  $\frac{S.1|S.6}{S.12|S.7}$  is the basis of state plane coordinates, and the inverse from section corner  $\frac{S.1|S.6}{S.12|S.7}$  to witness post (1964)  $\frac{T.1S. R.3W. S.34}{S.3 T.2S.}$  is the basis of bearing for all state plane, U.T.M., and geodetic coordinates  $T.2S.$
15. A section line easement vacation plat has been applied for, F.N.S.B. file # V.A.009-81.
16. Public utility easements are 30' wide crossing tracts at locations to be determined by local utility.
17. Fairbanks North Star Borough planning and zoning commission has waived the following requirements:
  - 1) Maximum cul-de-sac length (17.20.010(1)) for Koth Court.
  - 2) Roadbuilding within the subdivision boundaries as required by A.S. 29.33.150.
18. All curve returns are 25.00' radius unless otherwise noted.

81-66

**GREATER FAIRBANKS BOARD OF REALTORS®  
SOLID FUEL BURNING APPLIANCE  
DISCLOSURE**

Buyer \_\_\_\_\_  
Seller Francis E. Williams SR and Ruth M. Williams  
Property Address 2311 Cripple Creek Rd, Fairbanks, AK 99709  
Legal Description Lot 3 Block 5 Rosie Creek Subdivision

Alaska Department of Environmental Conservation (ADEC) regulations and the State Air Quality Control Plan require solid fuel burning appliances to be removed from a property before sale, lease, or conveyance in the Fairbanks North Star Borough PM<sub>2.5</sub> Nonattainment Area unless they are EPA-certified and/or meet current emission standards. This includes devices located anywhere on the property including inside the home, in a garage, and in outbuildings.

Buyer and Seller acknowledge that there is a solid fuel burning appliance on the property that may or may not meet current certification requirements.

More information regarding regulations and ordinances, the geographical areas and appliances affected, and possible sanctions may be found at:

**Environmental Protection Agency**

<https://www.epa.gov/burnwise>

**Alaska Department of Environmental Conservation**

<http://dec.alaska.gov/air/>

**Fairbanks North Star Borough Air Quality Division**

<http://www.co.fairbanks.ak.us/transportation/Pages/Air-Quality.aspx>

**Non-attainment area**

[http://dec.alaska.gov/air/anpms/comm/fbks1\\_pm.htm](http://dec.alaska.gov/air/anpms/comm/fbks1_pm.htm)

**Certified Appliances**

[http://dec.alaska.gov/air/anpms/comm/fbks\\_pm2-5\\_real-estate.htm#devices](http://dec.alaska.gov/air/anpms/comm/fbks_pm2-5_real-estate.htm#devices)

**I/We acknowledge having read and received a copy of this Solid Fuel Burning Appliance Disclosure. The Buyer and Seller are independently responsible for compliance with the applicable regulations and ordinances.**

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Seller Francis Williams

Date 12-13-17

Seller Ruth Williams

Date 12-13-17

