



# YUKON

TITLE COMPANY

## LISTING PACKAGE

DATE: March 28, 2018

LP2018-785


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

PROPERTY OWNER: **FOLDOE**

STREET ADDRESS: **N/A**

LEGAL DESCRIPTION: **Lot 3, Block C, MOONSTONE SUBDIVISION,  
FIRST ADDITION, Plat No. 84-79**

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.	: 395595	Tax Amount*	: \$121.70
Land	: \$7,488	Misc. Improvement	: N/A
Building	: N/A	Total Assessed Value	: \$7,488

\*Taxes for 2017 are FULLY PAID.

RECORDING DISTRICT : 401

- B. There is no As Built Survey available.

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

1. Last Deed of Record recorded as Book 433 at Page 265 to:

**AUDREY J. FOLDOE**

2. Summary of Building Inspections recorded as Book 958 at Page 148.
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

# Property Summary

back to [Search Page](#)

<b>PAN</b> 0395595	<b>PROPERTY PHYSICAL DESCRIPTION - DO NOT RELY ON AS A LEGAL DESCRIPTION</b> LOT 3 BLOCK C MOONSTONE FIRST ADDITION OUT OF TL-207 SEC 2 T2S-R2E
<b>NEIGHBORHOOD</b> 2003 Badger East	<b>BUSINESS</b>
<b>MILLAGE GROUP</b> 2070 Moose Meadows Service Area	<b>MOST RECENT MILLAGE RATE</b> 16.2560
<b>FIRE SERVICE AREA</b> NORTH STAR FIRE S A	<b>PROPERTY CLASS</b> Vacant Land
	<b>STATUS</b> TAXABLE

## ADDITIONAL INFORMATION

[Building Details](#)  
[View Property Location](#)

## LAND AREA

Parcel  
1 48000 Square Feet

## OWNER

## ADDRESS

NAME	INTEREST
FOLDOE, AUDREY JES	OWNERSHIP

No data returned

## 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	5/20/2004			
Ordinance	9/30/1986			
Quitclaim Deed	7/5/1985	<u>433</u>	<u>265</u>	<u>1985-016302-0</u>
Plat	5/1/1984			<u>1984-010046-0</u>

## 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	\$7,488	\$0	\$7,488	\$0	\$7,488
2016	\$7,488	\$0	\$7,488	\$0	\$7,488
2015	\$7,488	\$0	\$7,488	\$0	\$7,488
2014	\$7,488	\$0	\$7,488	\$0	\$7,488
2013	\$7,488	\$0	\$7,488	\$0	\$7,488

[Pay Property Taxes by credit card](#)

## Tax History (Updated: 03/28/18 03:50 AM AST)

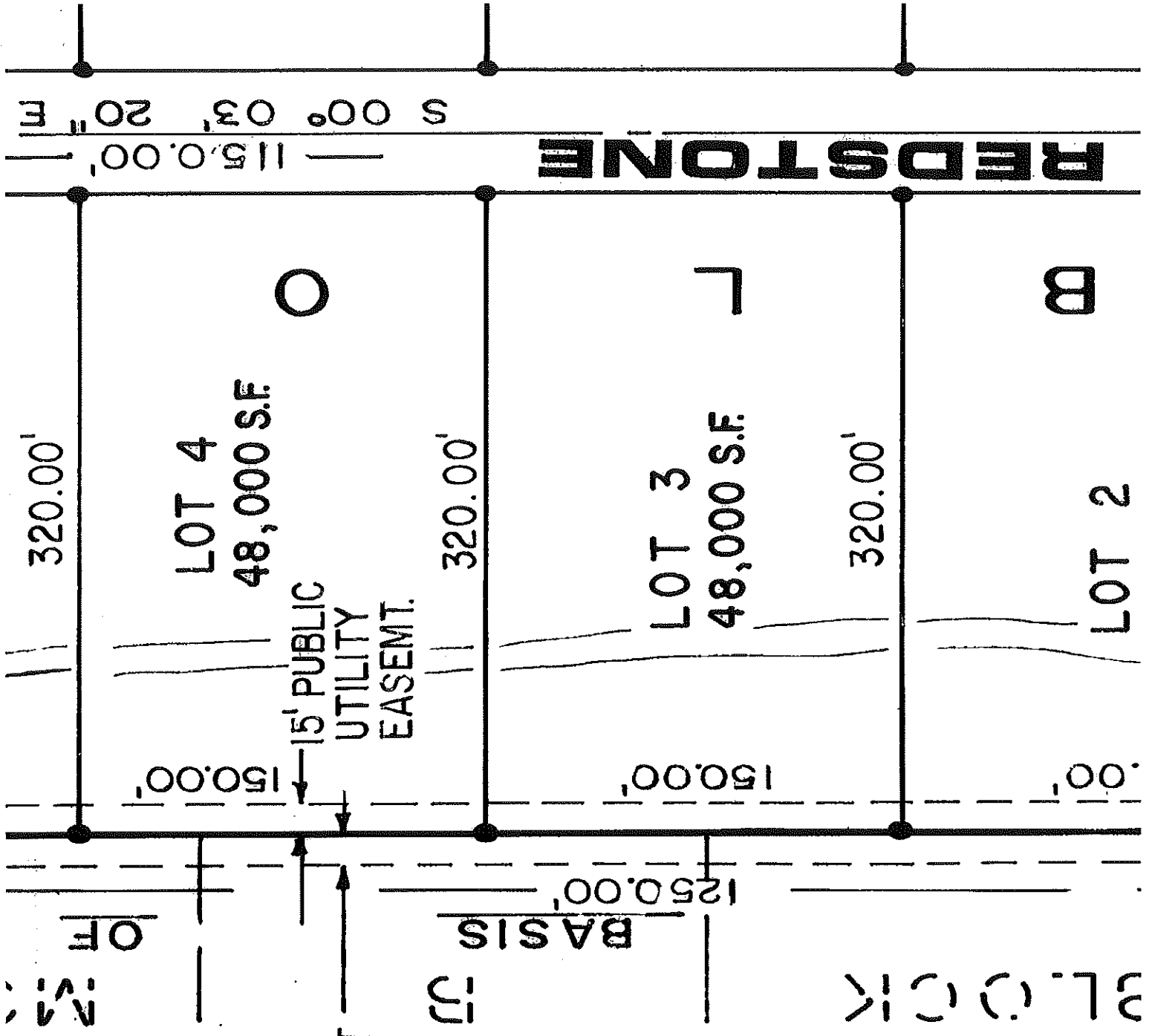
If taxes are delinquent the interest calculation date is: 11/1/2017. All prior year delinquent payments must be made with guaranteed funds.

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	\$121.70	\$0.00	\$0.00	\$121.70	\$121.70	\$0.00
2016	\$118.04	\$0.00	\$0.00	\$118.04	\$118.04	\$0.00
2015	\$118.92	\$0.00	\$0.00	\$118.92	\$118.92	\$0.00
2014	\$116.18	\$0.00	\$0.00	\$116.18	\$116.18	\$0.00
2013	\$114.00	\$0.00	\$6.43	\$120.43	\$120.43	\$0.00



# REDSTONE



S 00° 03' 20" E

1150.00'

320.00'

LOT 4

48,000 S.F.



15' PUBLIC UTILITY EASEMENT.

150.00'

320.00'

LOT 3

48,000 S.F.



150.00'

320.00'

LOT 2



150.00'

1250.00' BASIS

150.00'

15' EXISTING PUBLIC UTILITY EASEMENT

BLOCK

B

**BASIS OF BEARING**

The Basis of Bearing is from Moonstone Subd. filed as Inst #82-71 with the Fairbanks Recording District Office, Fbks, AK.

**SOIL ABSORPTION SYSTEMS**

The bottom of the soil absorption field must be a minimum of 4 feet above the seasonal high ground water level.

A minimum horizontal distance of 100 feet must be maintained between single family residential wells and septic tank/soil absorption systems, including those on adjacent lots.

**PUBLIC UTILITY EASEMENTS**

A 30' radius key (in addition to the platted public utility easement) is required at each pole location as necessary for supportive device.

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.

A 15' wide strip of land as determined necessary by the utility companies for the installation; maintenance, repair or removal of yard poles.

A 15' public utility easement on each side of each interior lot line.

**ROAD ACCESS**

Driveway access is restricted to Redstone Road.

**SOILS**

Salchaket with some Bradway and Chena very fine soil loam as per USDA Soils manual.

**FLOOD**

This area was not inundated by the 1967 Fairbanks Flood.

**PROTECTIVE COVENANTS**

Lots shown on this plat are subject to PROTECTIVE COVENANTS filed in the Fairbanks Recording District the 14<sup>TH</sup> day of MAY, 19 82; Book 258, Pages 0424. Inst. No. 82-8571.

**SLOUGH**

Slough shown at approximate location plotted from USGS map. Residents report Slough is dry.

**LEGEND**

- PRIMARY ALUMINUM MONUMENT FND
- ⊕ PRIMARY ALUMINUM MONUMENT SET THIS SURVEY
- ⊕ PRIMARY ALUMINUM MONUMENT SET 6" BELOW GROUND THIS SURVEY
- 5/8" REBAR W/SURV CAP SET THIS SURVEY

----- EASEMENT BOUNDARY

## MOONSTONE SUBDIVISION

## RESTRICTIVE COVENANTS

The restrictive covenants hereinafter set forth are to apply to MOONSTONE Subdivision, according to the plat filed 5/14/82 as Instrument no. 32-71. The purpose of these covenants is to establish minimum standards for each individual property owner and/or builder, in order to insure and perpetuate to the owners of the property, both severally and collectively, the beauty and integrity of MOONSTONE Subdivision.

1. Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one dwelling, not to exceed two and one-half stories and not to provide for more than two (2) single family units. Accessory buildings, such as a garage, or other building customarily adjunctory to a place of residence, and in conformance with applicable zoning, shall be of a permanent nature and of harmonious design and appearance with each other and with the dwelling house.

2. Dwelling Cost, Quality and Size. No dwelling shall be permitted on any lot at a cost of less than \$50,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall conform to the Minimum Property Standards of the Federal Housing Administration. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 900 square feet for a one story dwelling, nor less than 750 square feet for a dwelling of more than one story. The exterior of said dwelling shall be completed within two (2) years after the beginning of construction, and finished with an acceptable, recognized, permanent finish material. Accessory buildings shall also be finished in the same manner as the exterior within two (2) years after the beginning of construction.

3. Building Locations. No building or portion thereof, including wells, septic tanks, seepage pits or leaching fields, shall be constructed or placed within thirty (30) feet of any lot line.

4. Noxious or Offensive Activity. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. The use of land for the storage of vehicles, machinery, surplus equipment, scrap or any other item not directly connected with the use of the land for strictly residential or neighborhood shopping purposes is specifically declared to be a nuisance within the meaning and intent thereof.

5. Temporary Structures. No structure of a temporary character such as a trailer, mobile or modular unit, tent, barn, shack, garage, or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

6. Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than six square feet advertising the property for sale or rent, or signs used by a builder or developer to advertise the property during the construction period.

7. Dumping or Storage. No lot, nor any part thereof, shall be used as a dumping or storage ground for refuse or rubbish of any kind whatsoever. Trash, garbage and other waste shall be kept in sanitary containers. All containers and other equipment for the storage or disposal of such materials shall be in compliance with Fairbanks North Star Borough sanitary codes and regulations.

8. Water Supply and Sewage Disposal. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation. Approval of such system as installed shall be obtained from such authority.

9. Fuel Storage. All tanks used for the storage of fuel oil for domestic heating purposes shall be buried.

10. Terms of Covenants. 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. These covenants can be changed during the 25 year period only by the recording of an instrument signed by at least two-thirds (2/3) of the then owners, agreeing to change said covenants in whole or in part.

11. Enforcement of Covenants. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate a covenant either to restrain violation or recover damages.

12. Severability. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which remain in full force and effect.

IN WITNESS WHEREOF, the owners have hereunto set their hands and seals on the 14th day of April, 1982, City of Fairbanks, Alaska.

Date April 14th, 1982

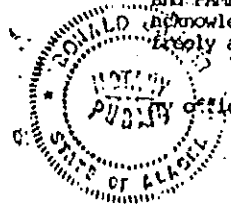
Audrey F. Faldoe  
AUDREY FOLDOE, Developer & Partner

Date April 14th, 1982

Patella Throop  
PAVELA THROOP, Developer & Partner

STATE OF ALASKA )  
FOURTH JUDICIAL DISTRICT ) ss

On this 14 day of APRIL, 1982, before me, the undersigned Notary Public for the State of Alaska, personally appeared AUDREY FOLDOE and PAVELA THROOP, as authorized partners of MOONSTONE SUBDIVISION and acknowledged to me that they signed the above and foregoing instrument freely and voluntarily for the Developer's purposes therein mentioned.



IN WITNESS WHEREOF, I have herunto set my hand and affixed official seal on the day and year first inscribed written.

Ronald A. Jaeger  
Notary Public in and for Alaska  
My Commission Expires: June 8, 1983



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1400 *ch*  
REC. REC.

MAY 14 3 23 PM '82

REQUESTED BY \_\_\_\_\_

ADDRESS *FNSB*

*Box 1267  
FAIRBANKS, AK  
99707*