

YUKON
TITLE COMPANY
LISTING PACKAGE

DATE: December 10, 2013

LP2013-3341

PREPARED FOR:

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

PROPERTY OWNER:

HALLSTEN


STREET ADDRESS:

N/A

LEGAL DESCRIPTION:

**ALASKA STATE LAND SURVEY NUMBER 90-
240, Plat No. 92-67**

Thank you for using Yukon Title Company, Inc.



**James Brazeau
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:

2013 Assessed Value:

PAN No.	: 0230847	Tax Amount*	: \$267.52
Land	: \$20,625	Misc. Improvement	: \$0
Building	: \$0	Total Assessed Value	: \$20,625

*Taxes for 2013 are DELINQUENT plus penalties and fees.

MIL RATE	:	12.9710
PARCEL SIZE	:	20 Acres/871,200.00 Sq. Feet
ZONING	:	GU-1 (General Use District) See attached information sheet
STRUCTURE AGE/YR BUILT	:	N/A
FIRE DISTRICT	:	None Stated
ROAD SERVICE AREA	:	None Stated
SCHOOLS	:	Two Rivers Elementary North Pole Middle North Pole High
MLS AREA	:	None Stated
RECORDING DISTRICT	:	401
FLOOD ZONE	:	A,X
LONGITUDE	:	-147.0673
LATITUDE	:	65.0761

- B. 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.
- C. 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 in Book 1172 at Page 598 to: **JOHN G. HALLSTEN**
2. Notes and /or Easements as Stated on the Plat.
3. Plat Map
4. Neighborhood Map
5. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN
0230847

PROPERTY PHYSICAL DESCRIPTION
ASLS 90-240 PREVIOUSLY ASSESSED AS TL-2309
SECTION 23 T3N-R8E OUT OF TL-2301 SEC 23 T3N-
R8E

NEIGHBORHOOD
1306 Chena Hot Springs

BUSINESS

PROPERTY CLASS
Vacant Land

MILLAGE GROUP
0930 ALL NW & NE

MOST RECENT MILLAGE RATE
13.4560

STATUS
TAXABLE

FIRE SERVICE AREA
Not within a fire service area.

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

LAND AREA
Parcel
1 20 Acres

OWNER		ADDRESS
NAME	INTEREST	
HALLSTEN, JOHN GERDLUND ESTATE OF OWNERSHIP		No data returned

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 #
Tentative Approved	3/8/2013			2013-003953-0
Tentative Approved	1/29/2009			2009-001339-0
US Patent	1/29/2009			2009-001341-0
State Patent	11/22/1999	1172	598	1999-029260-0
Contract	9/7/1995	918	146	
US Patent	6/27/1994	862	596	
Alaska State Land Survey	6/17/1992			1992-011203-0

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
2015	\$20,625	\$0	\$20,625	\$0	\$20,625
2014	\$20,625	\$0	\$20,625	\$0	\$20,625
2013	\$20,625	\$0	\$20,625	\$0	\$20,625
2012	\$20,625	\$0	\$20,625	\$0	\$20,625
2011	\$18,750	\$0	\$18,750	\$0	\$18,750

[Pay Property Taxes by credit card](#)

Tax History (Updated: 08/05/15 01:58 AM AST)

If taxes are delinquent the interest calculation date is: 9/1/2015. 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
2015	\$277.52	\$0.00	\$0.00	\$277.52	\$0.00	\$277.52
2014	\$271.20	\$0.00	\$0.00	\$271.20	\$271.20	\$0.00
2013	\$267.52	\$0.00	\$32.17	\$299.69	\$299.69	\$0.00
2012	\$267.52	\$0.00	\$0.00	\$267.52	\$267.52	\$0.00
2011	\$243.74	\$0.00	\$13.95	\$257.69	\$257.69	\$0.00

Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-243-0477

Property

Taxid	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
230847	72	GU-1	VACANT LAND	0	871200.00	20

Legal

Property Owner

Owner 1
HALLSTEN JOHN G ESTATE OF

Legal

TL-2309 SECTION 23 T3N-R8E
ASLS 90-240 PLAT 92-67 6/7/92
OUT OF TL-2301 SEC 23 T3N-R8E

First Name	Last Name
JOHN	HALLSTEN

Subdivision
3N 8E

Plat Number	Deed Date	DNR Doc#
-------------	-----------	----------

Owner 2

Site Address

Mortgage Date	DNR Doc#
---------------	----------

Owner 3

C/O MACIAS MARGRETE R

Neighborhood

CHENA HOT SPRINGS

Mailing

5869 S MALTA ST

Property Assessment

City	St	Zip
CENTENNIAL	CO	80015

Site Address - Assessing

Land 2013	Bldg 2013	Total 2013
20625	0	20625
Taxable Value	Tax Assessed	Tax Exempted
20625	267.52	0
Tax Status	Mill Rate	Tax Year
TAXABLE	12.971	2013

Other

Elementary School

TWO RIVERS

Road Service

Forest Coverage

Middle School

NORTH POLE

Fire Service

NONE

Census Tract

19

Census Blk

1014

MLS

High School

NORTH POLE

Voter Precinct

Two Rivers Precinct

Legislature

Senate Q, House 7

Latitude

65.07615675

Longitude

-146.067369

Flood Zone

A,X

Township Range Section

F-03N-08E-36

Elevation

1200

FNSB Planning Dist

Zip Code

99712

Ownership History

2012 Owner	12 Land	12 Total	12 Mill	2007 Owner	07 Land	07 Total	07 Mill
HALLSTEN JOHN GERDLUND E	20625	20625	12.97	HALLSTEN J	18750	18750	13.744
2011 Owner	11 Land	11 Total	11 Mill	2006 Owner	06 Land	06 Total	06 Mill
HALLSTEN JOHN GERDLUND ESTATE OF	18750	18750	12.999	HALLSTEN JOHN G	12500	12500	14.49
2010 Owner	10 Land	10 Total	10 Mill	2005 Owner	05 Land	05 Total	05 Mill
HALLSTEN JOHN G	18750	18750	12.973	HALLSTEN JOHN G	12500	12500	14.81
2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
HALLSTEN JOHN G	18750	18750	12.7	HALLSTEN JOHN G	12500	12500	15.22
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
HALLSTEN JOHN G	18750	18750	12.79	HALLSTEN J	12500	12500	

*DISCLAIMER -- Though every effort is made to be as accurate as possible, these maps and data are not the official representation of any of the information included. The maps and data are made available solely for informational purposes. Alaska Street Master maps and data is made available on the condition that users agree that Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough shall not be liable for tangible or intangible loss or damage of any kind, including physical injury, death, property damage, economic loss or consequential damages arising from any errors, inaccuracies or omissions in the maps and data, even if such errors, inaccuracies or omissions are attributable in whole or in part to Alaska Street Master's negligence or failure to use due care in obtaining or presenting the maps and data. By accessing and using these maps and data, you accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability. If you do not wish to accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability do not access or use the maps and data in this program. THERE MAY BE ERRORS IN THE MAPS OR DATA. THE MAPS OR DATA MAY BE OUTDATED, INACCURATE, AND MAY OMIT IMPORTANT INFORMATION. THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE. BECAUSE MAPS OR DATA MAY BE INACCURATE OR UNSUITABLE FOR YOUR PURPOSE, DO NOT RELY ON ANY INFORMATION IN THIS PROGRAM AS BEING TOTALLY ACCURATE. DO NOT REPRESENT TO OTHERS THAT INFORMATION OBTAINED FROM THIS PROGRAM IS TOTALLY ACCURATE OR COMPLETE." © Copyright 2013.

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;
2. Communications tower, major;
3. Communications tower, minor.

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. 2012-58 §§ 3, 5, 2013; 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)

The Fairbanks North Star Borough Code is current through Ordinance 2013-87, passed November 14, 2013.

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

92-67

BK 1172PG598

State of Alaska



Patent

No. 17356

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503-5936, pursuant to AS 38.05.078 and the regulations promulgated thereunder, in consideration of the sum of SIX THOUSAND ONE HUNDRED AND NO/100 DOLLARS lawful money of the United States, and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, grants and conveys to the Grantee, JOHN G. HALLSTEN, a married person, whose mailing address of record is P.O. Box 81949, Fairbanks, Alaska 99708-1949, Grantee's heirs and assigns, all that real property situated in the Fairbanks Recording District, State of Alaska, and described as follows:

ALASKA STATE LAND SURVEY NO. 90-240, CONTAINING 19.997 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE FAIRBANKS RECORDING DISTRICT ON JUNE 17, 1992, AS PLAT 92-67.

Subject to platted easements and reservations.

Alaska State Land Survey No. 90-240 may not be sold, subdivided, leased or otherwise conveyed prior to August 7, 2005, but title may devolve by testate or intestate succession. If the Director of the Division of Mining, Land and Water of the Department of Natural Resources determines that the Grantee or Grantee's successors in interest have failed to observe this condition except as provided for in chapter 12 SLA 1987, the Director may declare a forfeiture of this conveyance and title hereby conveyed shall thereupon revert to the State of Alaska.

Save and Except, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Further, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it

BK 1172PG599

further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's heirs and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 8th day of November, 1999.

By: Carol L. Shobe
Carol L. Shobe
For Bob Loeffler, Director
Division of Mining, Land and Water

State of Alaska) 029260 1999 NO 22 PH 2:47
Third Judicial District) ss. FAIRSANKS 1800 cc REQUESTED BY
RECORDING DISTRICT J. Hallsten

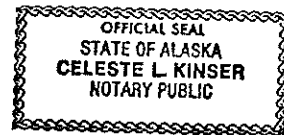
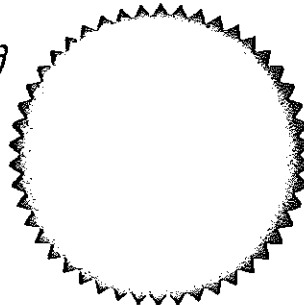
This Is To Certify that on the 8th day of November, 1999, appeared before me CAROL L. SHOBE, who is known to me to be the person who has been lawfully delegated the authority of Bob Loeffler, the Director of the Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Carol L. Shobe executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Witness my hand and official seal the day and year in this certificate first above written.

Celeste L. Kinser
Notary Public in and for the State of Alaska

My commission expires: April 4, 2001

Return To:
John G. Hallsten
P.O. Box 81949
Ft. Belknap, AK 99708-1949



Patent No. 17356
ADL No. 403659
Location Index:
T. 3 N., R. 8 E., F.M.
Section 23

MONUMENT RECOVERED

ED

EYED

ED

ATES

S 82-88

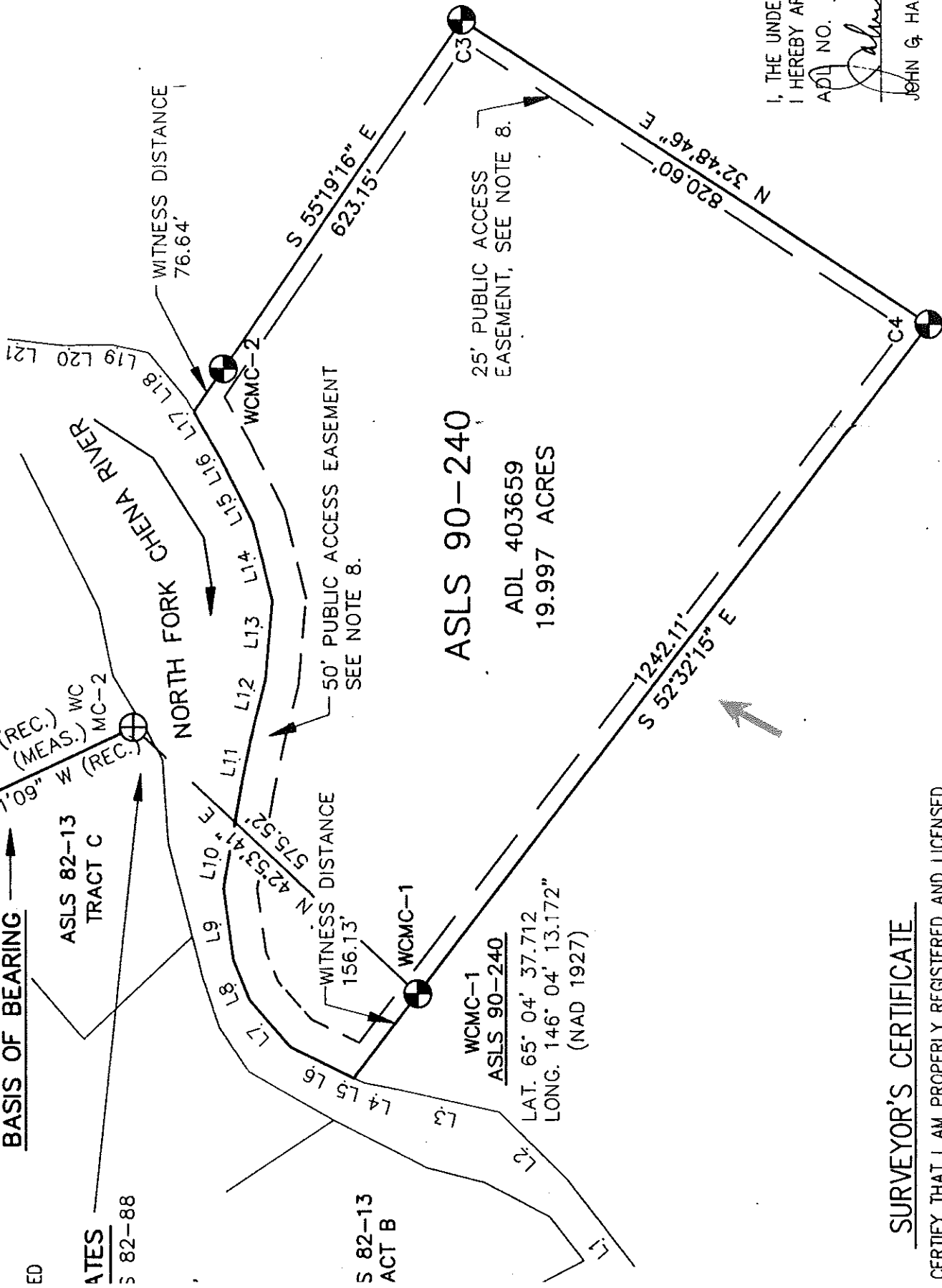
ASLS 82-88
TRACT B

ASLS 82-13
TRACT C

S 82-13
ACT B

BASIS OF BEARING

C3 367.91' (REC.)
367.95' (MEAS.) WC
MC-2
N 24°51'09" W (REC.)



I, THE UNDERSIGNED, HEREBY APPROVE THIS ADL NO. 403659

John G. Hallsten

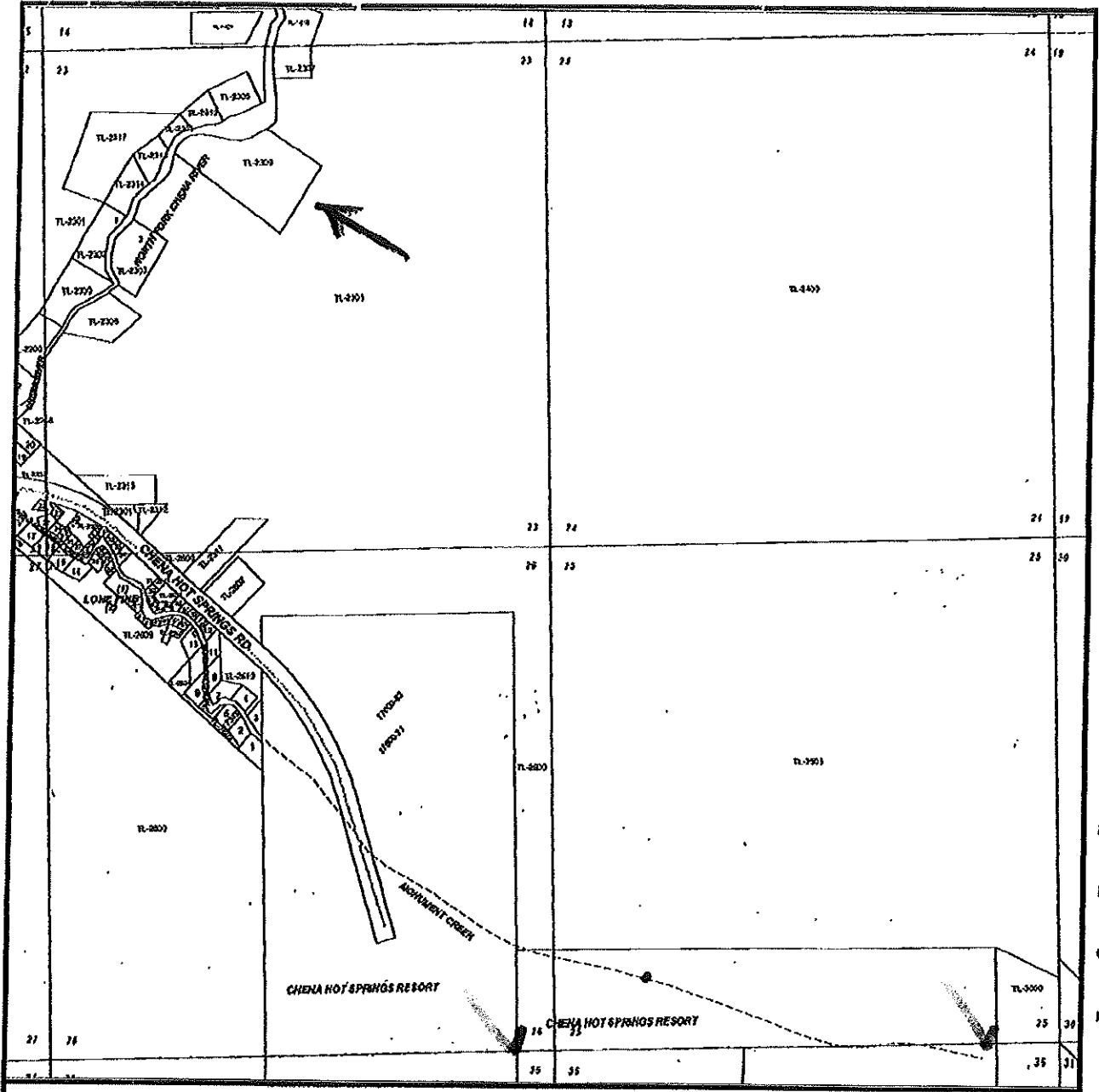
JOHN G. HALLSTEN

SURVEYOR'S CERTIFICATE

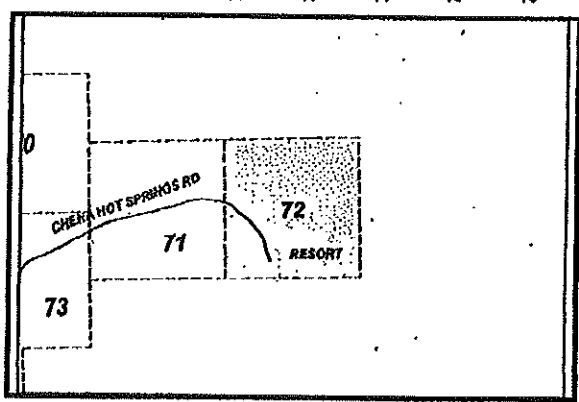
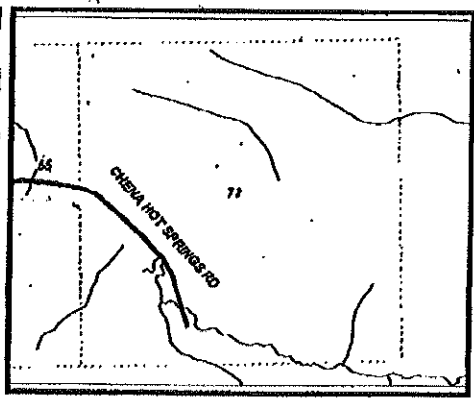
CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED ICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT

NOTES

1. SET FLANGED MAGNETIZED ALUMINUM MONUMENT 2 1/2" CAP, 2 1/2" o.d. PIPE, 30" LONG, BURIED 26" DEEP.
2. THE MINIMUM CLOSURE OF THE TRACT BOUNDARY AND THE MINIMUM ACCURACY OF THE FIELD SURVEYED TIE TO THE BASIS OF COORDINATES, AS FIELD MONUMENTED, MEETS OR EXCEEDS 1:5000.
3. ALL PARCELS ON LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A 50 FOOT (50') EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
4. THE EXISTING LESSEE'S CORNERS WERE RECOVERED AND WERE USED TO CONTROL THE LOCATION OF THE TRACT BOUNDARIES.
5. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH REMOTE PARCEL ENTRY S.I. NO. 90-240 AND A.S. 38.05.077, (SLA 1981)
6. THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE BOUNDS OF THE TRACT. THE APPROXIMATE LINES OF ORDINARY HIGH WATER AS SHOWN ARE FOR THE AREA COMPUTATIONS ONLY; THE TRUE TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
7. THE BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
8. A 25' PUBLIC ACCESS EASEMENT IS RESERVED ALONG ALL INTERIOR BOUNDARIES OF THESE PARCELS. A 50' PUBLIC ACCESS EASEMENT IS RESERVED UPLAND OF THE NORTH FORK ORDINARY HIGH WATER LINE.
9. ASLS 82-88 WAS SURVEYED BY MONTE GONITZKE, RLS IN 1984, AND THE PLAT WAS FILED 2/28/86 AS INST. NO. 86-27, FAIRBANKS RECORDING DISTRICT.



TYLER
3N-8E
 Chena Hot Springs
138FO
72
1113



(C) Copyright 2003
 Alaska Steel Matrix
 P.O. Box 143228
 Anchorage, AK 99514
 907-243-0177

Handwritten mark

NOTES

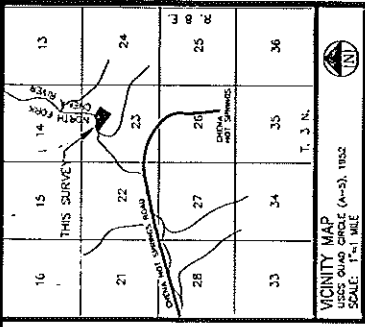
1. SET FLANGED MARKED ALUMINUM MONUMENT 2 1/2" CAP, 2 1/2" O.D. PIPE, 30" LONG, BORED 26" DEEP.
2. THE MINIMUM CLOSURE OF THE TRACT BOUNDARY AND THE MINIMUM ACCURACY OF THE FIELD SURVEY TO THE BASIS OF COORDINATES, AS FIELD MONUMENTED, METERS OR EXCEEDS 1:5000.
3. ALL PARCELS ON LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 30.00 FEET OF, OR EASED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A 50 FOOT (50') EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS REFERRED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 15.10.010.
4. THE EXISTING LESSEE'S CORNERS WERE RECOVERED AND WERE USED TO CONTROL THE LOCATION OF THE TRACT BOUNDARIES.
5. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH REDUITE PARCEL, ENTRY 51, NO. 90-240 AND A.S. 38.63.077, (S.A. 1981)
6. THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE BOUNDARY OF THE TRACT. THE APPROXIMATE LINES OF ORDINARY HIGH WATER AS SHOWN ARE FOR THE AREA COMPUTATIONS ONLY. THE TRUE TRACT CORNERS BEING ON THE EXPANSION OF THE MAIN LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
7. THE BEARINGS SHOWN ARE TRUE BEARINGS AS OBTAINED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
8. A 25' PUBLIC ACCESS EASEMENT IS RESERVED ALONG ALL INTERIOR BOUNDARIES OF THESE PARCELS. A 50' PUBLIC ACCESS EASEMENT IS RESERVED UPLAND OF THE NORTH FORK ORDINARY HIGH WATER LINE.
9. ASLS 82-88 WAS SURVEYED BY MONTE GENTRE, RLS IN 1984, AND THE PLAT WAS FILED 2/29/86 AS INST. NO. 86-27, FAIRBANKS RECORDING DISTRICT.

MONUMENT ACCESSORIES

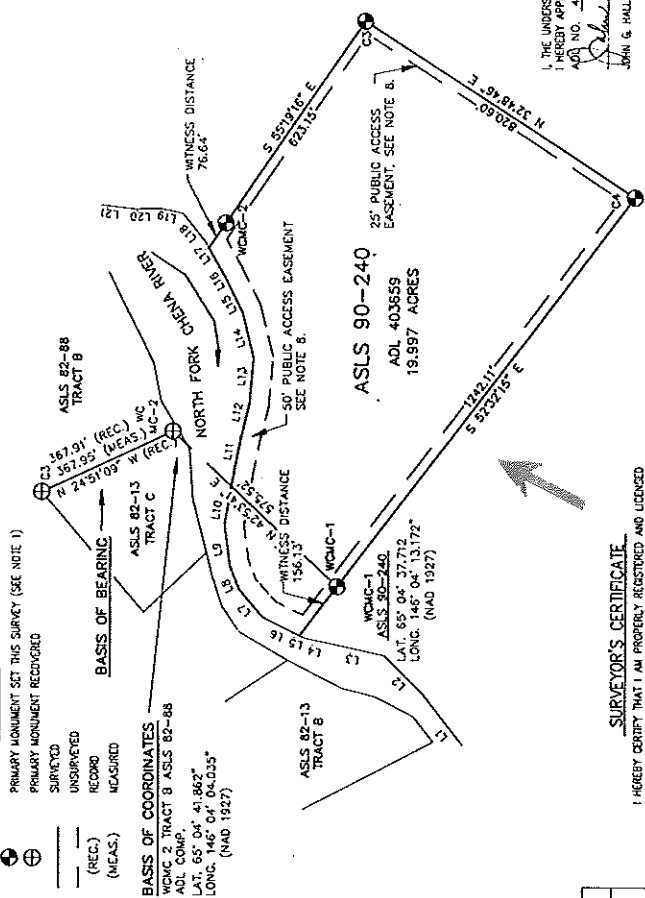
DESCRIPTION	TREE	BEARING	DISTANCE
ASLS 90-240 WMC-1	10" SPRUCE	S 84° 30' W	10.37
	6" SPRUCE	S 33° 30' W	28.11
	7" SPRUCE	N 10° 10' W	16.91
WMC-2	6" SPRUCE	N 62° 30' E	48.31
	6" SPRUCE	S 89° 30' E	18.61
	9" SPRUCE	S 70° 30' E	25.81
ASLS 90-240 WMC-3	3" SPRUCE	N 11° 30' E	19.91
	4" SPRUCE	S 52° 30' E	41.21
	4" SPRUCE	S 68° 30' E	41.21
ASLS 90-240 WMC-4	3" SPRUCE	N 62° E	27.11
	7" SPRUCE	N 62° W	33.91
	7" SPRUCE	N 38° 30' W	37.31

MEANDER TABLE

LINE	DIRECTION	DISTANCE
L1	N 52° 03' 12" E	184.05
L2	N 44° 34' 40" E	139.48
L3	N 12° 20' 52" E	154.04
L4	N 10° 50' 47" E	50.34
L5	N 25° 52' 48" E	16.67
L6	N 26° 08' 06" E	104.58
L7	N 48° 35' 52" E	93.22
L8	N 67° 34' 39" E	62.36
L9	N 82° 02' 13" E	106.89
L10	S 79° 36' 06" E	152.32
L11	S 78° 44' 24" E	71.16
L12	S 75° 50' 08" E	90.21
L13	S 85° 01' 29" E	115.72
L14	N 25° 55' 28" E	117.90
L15	N 62° 50' 08" E	105.39
L16	N 60° 01' 53" E	78.63
L17	N 60° 01' 53" E	21.99
L18	N 50° 35' 51" E	87.68
L19	N 11° 37' 43" E	54.20
L20	N 00° 32' 40" W	73.58
L21	N 06° 50' 51" E	82.55



VICINITY MAP
USGS QUAD CHOLE (A-3), 1982
SCALE: 1" = 1 MILE



LESSEE CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE LESSEE AS SHOWN HEREON.
I HEREBY APPROVE THIS SURVEY AND PLAT.
ADL NO. 403659
DATE 7/17/91
JOHN G. HALLSTEN

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS 17th DAY OF July, 1991.
FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES July 1994

RECORDED - INDEXED
DATE 6-17-92
TIME 11:05 AM
BY
ADDRESS HS/DL



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF THE PARCELS 90-240 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.
DATE 6/4/92
DIRECTOR, DIVISION OF LAND AND WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS 2nd DAY OF June, 1992.
FOR BOB SWANBERG
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES Feb. 10, 97



FAIRBANKS RECORDING DISTRICT
1 METERS = 3.280833 FEET, 1 U.S. INCH = 2.54 CM
SCALE: 1" = 1000 FEET
300 METERS

DATE OF SURVEY: 9/20/90
DESIGN ALASKA: 601 College Road, Fairbanks, Alaska 99701
Beginning: 9/20/90
Ending: 9/20/90

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND AND WATER
ANCHORAGE, ALASKA

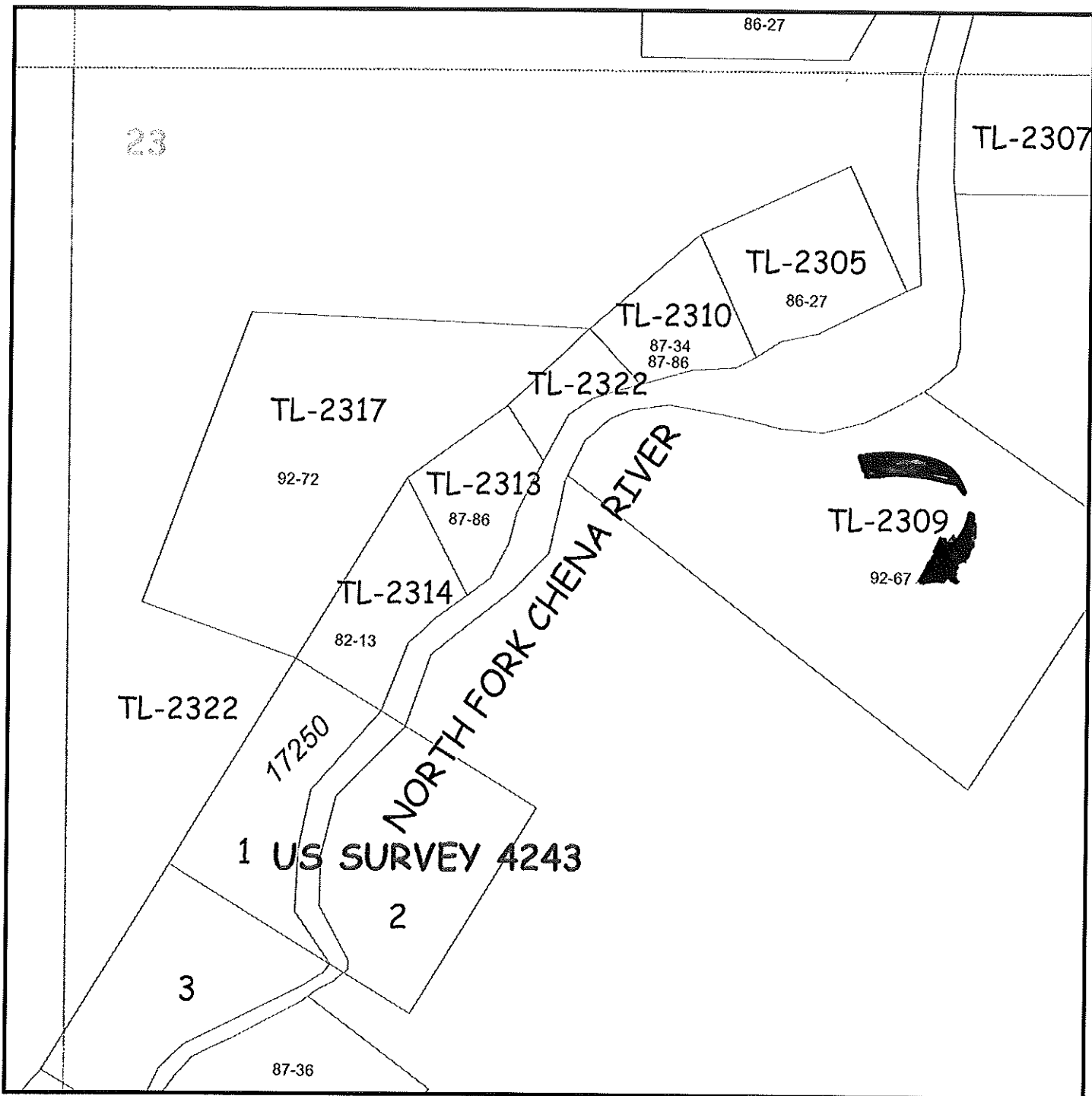
ALASKA STATE LAND SURVEY NO. 90-240

WITHIN
UNSURVEYED SECTION 23, TRACT 8,
TOWNSHIP 3 NORTH, RANGE 8 EAST,
FAIRBANKS MERIDIAN, ALASKA

APPROVAL RECOMMENDED
DATE 2/12/91
BY AS Chief Geologist
ASLS 90-240

APPROVAL RECOMMENDED
DATE 2/12/91
BY AS Chief Geologist
ASLS 90-240

PROJECT: DPT
E. STRUICK
FILE NO. ASLS 900240



Owner

JOHN HALLSTEN
5869 S MALTA ST
CENTENNIAL CO 80015

Legal

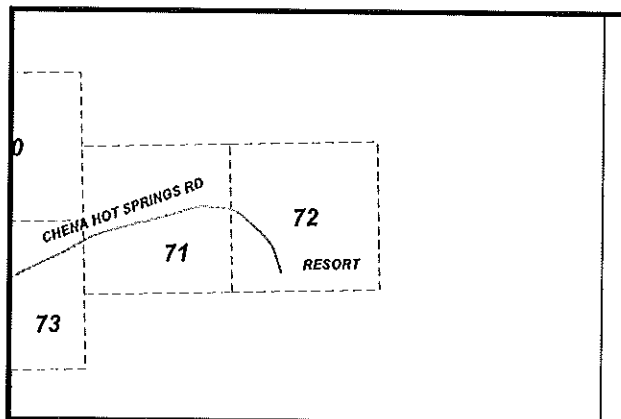
TL-2309 SECTION 23 T3N-R8E ASLS 90-240 PLAT
92-67 6/7/92 OUT OF TL-2301 SEC 23 T3N-R8E

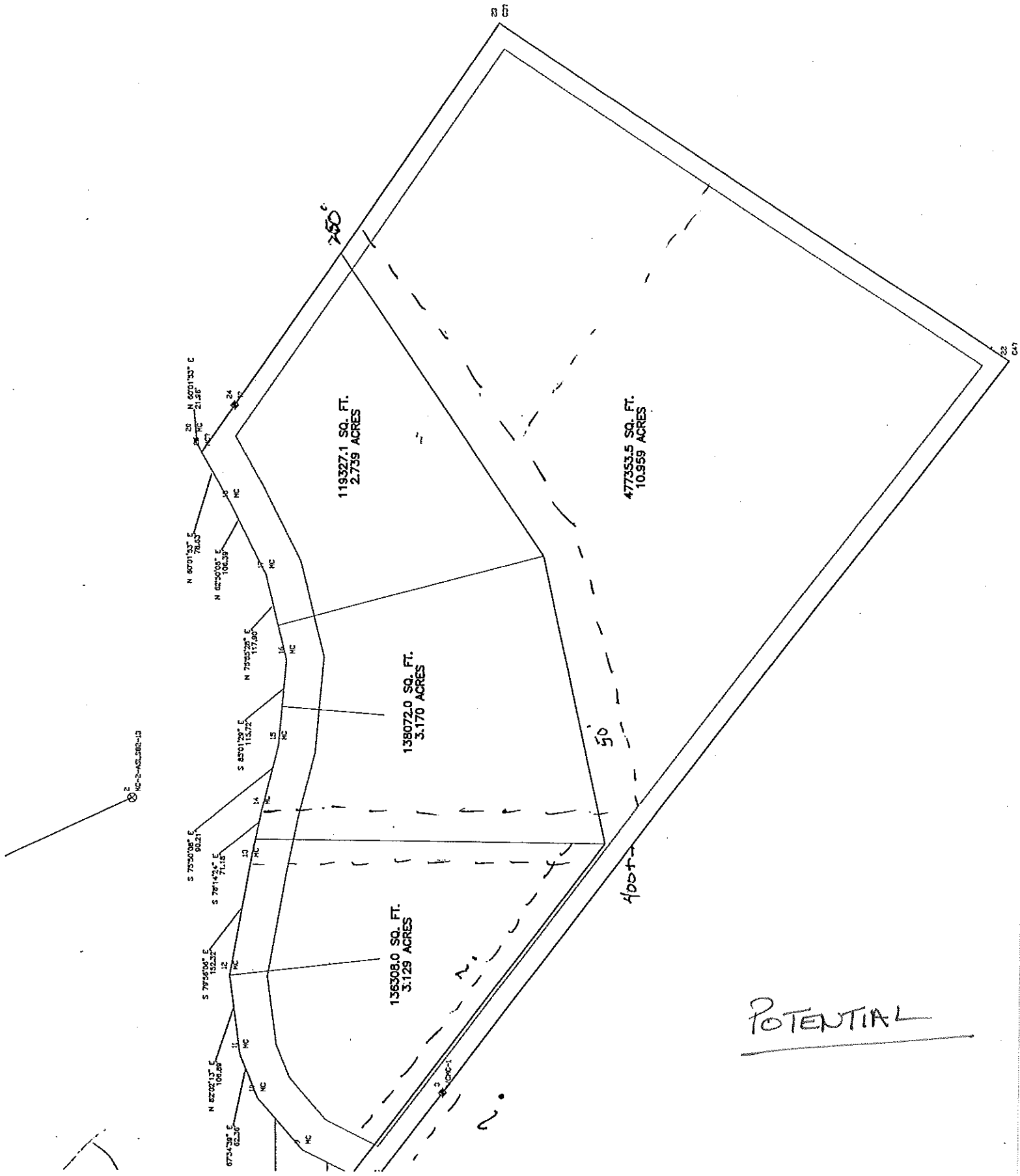
Address

Tax ID 230847	FNSB MAP 72	ASM Book 72
T R S	Zoning GU-1	Zip Code Area 99712
F-03N-08E-36	Bldg Appr 0	SQ FT / ACRE 871200.00 20
Land App 20625	Primary Use VACANT LAND	Tax Year 2013
Mill Rate 12.971	Year Built 0	Tax Status TAXABLE
Est Taxes 267.53		

Census Tract	19
Community	CHENA HOT SPRINGS
Elem School	TWO RIVERS
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	
Fire Service	NONE
Latitude	65.07615675
Longitude	-146.067369
MLS Area	770
Voting Dist	Two Rivers Predcndt
House District	House 7
Senate District	Senate Q
Flood Zone	A,X
Elevation	1200

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073439° E 62.36' HC
 N 82°02'13" E 108.88' HC
 S 79°50'04" E 102.22' HC
 S 79°50'04" E 90.21' HC
 S 78°14'24" E 71.18' HC
 S 75°50'04" E 90.21' HC
 S 83°01'20" E 115.72' HC
 N 75°55'29" E 117.60' HC
 N 62°50'03" E 108.33' HC
 N 67°01'33" E 78.63' HC
 N 67°01'33" C 21.38' HC
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119327.1 SQ. FT.
2.739 ACRES

1363080.0 SQ. FT.
3.129 ACRES

1380720.0 SQ. FT.
3.170 ACRES

477353.5 SQ. FT.
10.959 ACRES

POTENTIAL