

For Sale
2505 Chatanika River



Presented by:

Shawn Evans

Pamela Throop

Agent for Seller

Alaska Commercial Properties, Inc.

302 Cushman Street

Fairbanks, Alaska 99701

907-456-6008

realty@realtyalaska.com

www.realtyalaska.com





Disclaimer

This package has been prepared for informational purposes, to assist a potential purchaser in determining whether they wish to proceed with an in-depth investigation of the property. No representations or warranties, expressed or implied, as to the accuracy or completeness of this package or any of its contents shall be deemed made, and no legal commitment or obligation shall arise by reason of this package or its contents. Interested parties are expected to independently review all documents relating to the property, as to the accuracy and completeness of the information contained herein.

This package is subject to errors, omissions, price change and/or term, as well as physical condition, expenses of operation (past, present or future income), zoning, covenants & restrictions, survey, access, soils condition, water & septic, fuel tanks, contamination, local / state / federal requirements and/or any other matters affecting the value and/or use of the property.

It is your responsibility to ascertain the potential for the following: flooding, rock slides, avalanches, earthquake area, and/or other natural hazards. It is the Buyer's responsibility to verify, locate survey markers and/or have the corners located by a qualified person. Due to the nature of our properties, the location of our real estate signs may not warrant the location of the property. As in any real estate transaction or investment, we suggest that you seek legal counsel and financial advice. Most land in the State of Alaska is "surface estate only." Government agencies, Native Corporations, and/or other entities usually withhold any subsurface rights.

2505 Chatanika River

<u>Pan Number:</u>	0208434,0208540,0210528
<u>Legal Description:</u>	0208434-Tract A ASLS 75-77 0208540-Tract B ASLS 75-77 0210528-ASLS 81-192
<u>2015 Total Assessed Value:</u>	0208434-\$8,750 0208540-\$19,995 0210528- \$57,177
<u>2015 Tax Amount:</u>	0208434- \$117.74 0208540-\$269.06 0210528-\$769.38
<u>2015 Mill Rate:</u>	13.4560
<u>Building Size:</u>	0208540- 112 sq. ft. +/- 0210528- 1,997 sq. ft. +/-
<u>Parcel Size:</u>	12.73 Acres/ 55,4518.80 sq. ft. +/-
<u>Year Built:</u>	1990,1999,2010
<u>Zoning:</u>	GU-1 (General Use)

Priced

\$276,000.00

(Two Hundred Seventy Six Thousand Dollars)

Terms are Cash

Turn-Key Homestead

This remote Homestead encompasses one of the "best" properties on the lower Chatanika River. With South slopes and Old growth forest it can produce timber and firewood for the foreseeable future.

Springs 500' above Main Cabin site provide a high pressure water system for up to 7 months a year. Below this land springs provide access to fresh water all year and a 1050 gal. in house storage only adds to that and is fully expandable.

The main Cabin is outfitted with interior plumbing. Full shower with small electric water heater and flush toilet. Kitchen fully outfitted with wide range of appliances from freezer to refrigerator, stoves, cookers including a large restored 1916 Wood cook stove.

An interior atrium and outdoor greenhouse, as well as a large old garden has all you may want for cultivating. Extensive landscaping enhances the slopes and yard. This remote homestead has it all.

The Main Cabin installed a large new septic system in 2014.

An 18 panel dual axis photovoltaic system and 20 strong battery bank allows considerably lightened dependence on generators. Saving considerably on fuel. Main Cabin has a built in tower that can be used for telephone (we use the internet as of now), a wind generator (small one installed) or Ham Radio.

Over \$50,000 of necessary Transport vehicles, Power systems, Lumber Production Equipment and a large selection of Shop, Hand and Power Tools included. And much more.

All tools, equipment, furniture with the exception of a few personal items conveys with the sale. Everything one would need to walk in and live on sight.

Please see the website for a comprehensive list and photo's of featured and personal items that convey. Too much to mention. www.myalaskahomesteadforsale.com

Directions

Located 35 miles North of Fairbanks. Sitting above the Chatanika River this homestead lies on the southslopes with old growth forest. It is 7 miles to the nearest maintained road.

Property Summary

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PAN 0208434	PROPERTY PHYSICAL DESCRIPTION TRACT A ASLS 75-77 PREVIOUSLY ASSESSED AS TL-506 SEC 5 T2N-R4W OUT OF TL 100 2N 4W	PROPERTY CLASS Vacant Land
NEIGHBORHOOD 1305 Chatanika River	BUSINESS	STATUS TAXABLE
MILLAGE GROUP 0930 ALL NW & NE	MOST RECENT MILLAGE RATE 13.4560	ADDITIONAL INFORMATION Building Details View Property Location
FIRE SERVICE AREA Not within a fire service area.		
LAND AREA Parcel 1 1 Lot		

OWNER	ADDRESS
NAME MILLER, DOUGLAS LON	No data returned
INTEREST OWNERSHIP	

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	3/6/2013			2013-003785-0
Corrective Deed	12/11/2007			2007-028503-0
Warranty Deed	3/14/2006			2006-005195-0
Multi-Parcel Deed of Trust	1/7/2004			2004-000276-0
Multi-Parcel Deed of Trust	8/24/2001	1279	413	2001-016781-0
Quit Claim Deed	9/21/2000	1218	15	
State Patent	11/17/1998	1107	231	
Warranty Deed	2/11/1998	1049	739	
Multi-Parcel Deed of Trust	2/11/1998	1049	740	
State Patent	8/11/1988			
State Patent	8/11/1988			

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	\$8,750	\$0	\$8,750	\$0	\$8,750
2014	\$8,750	\$0	\$8,750	\$0	\$8,750
2013	\$8,750	\$0	\$8,750	\$0	\$8,750
2012	\$8,750	\$0	\$8,750	\$0	\$8,750
2011	\$8,750	\$0	\$8,750	\$0	\$8,750

[Pay Property Taxes by credit card](#)

Tax History (Updated: 12/18/15 04:31 AM AST)

If taxes are delinquent the interest calculation date is: 11/2/2015. 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	\$117.74	\$0.00	\$0.00	\$117.74	\$117.74	\$0.00
2014	\$115.06	\$0.00	\$1.78	\$116.84	\$116.84	\$0.00

Property Summary

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PAN 0208540	PROPERTY PHYSICAL DESCRIPTION TRACT B ASLS 75-77 PREVIOUSLY ASSESSED AS TL-517 SECTION 5 T2N-R4W OUT OF TL 100 2N 4W	PROPERTY CLASS Recreational
NEIGHBORHOOD 1305 Chatanika River	BUSINESS	STATUS TAXABLE
MILLAGE GROUP 0930 ALL NW & NE	MOST RECENT MILLAGE RATE 13.4560	ADDITIONAL INFORMATION Building Details View Property Location
FIRE SERVICE AREA Not within a fire service area.		
LAND AREA Parcel 1 1 Lot		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
MILLER, DOUGLAS LON	OWNERSHIP	2505 CHATANIKA RIVER

Documents

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DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Tentative Approved	3/6/2013			2013-003785-0
Corrective Deed	12/11/2007			2007-028503-0
Multi-Parcel Deed of Trust	1/7/2004			2004-000276-0
Multi-Parcel Deed of Trust	8/24/2001	1279	413	2001-016781-0
Quit Claim Deed	9/21/2000	1218	16	
Quit Claim Deed	3/5/1997	992	975	
State Patent	4/5/1985	419	631	1985-007591-0
Assignment of Contract	1/31/1985			
Contract	9/14/1981			

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	\$10,080	\$9,915	\$19,995	\$0	\$19,995
2014	\$10,080	\$6,808	\$16,888	\$0	\$16,888
2013	\$10,080	\$6,913	\$16,993	\$0	\$16,993
2012	\$10,080	\$6,860	\$16,940	\$0	\$16,940
2011	\$8,750	\$6,860	\$15,610	\$0	\$15,610

[Pay Property Taxes by credit card](#)

Tax History (Updated: 12/18/15 04:31 AM AST)

If taxes are delinquent the interest calculation date is: 11/2/2015. 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	\$269.06	\$0.00	\$0.00	\$269.06	\$269.06	\$0.00
2014	\$222.04	\$0.00	\$3.42	\$225.46	\$225.46	\$0.00
2013	\$222.04	\$0.00	\$3.42	\$225.46	\$225.46	\$0.00

Building Details for PAN 0208540

Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
View Details	1	1999	Cabin, Low Grade Standard	Residential

Amenities

QUANTITY	DESCRIPTION
1	Airtight/Wood

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	112	1	44	Main Area	LOG STD Rate



Property Summary

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PAN 0210528	PROPERTY PHYSICAL DESCRIPTION ASLS 81-192 PREVIOUSLY ASSESSED AS TL-520 SECTION 5 T2N-R4W	PROPERTY CLASS Recreational
NEIGHBORHOOD 1305 Chatanika River	BUSINESS	STATUS TAXABLE
MILLAGE GROUP 0930 ALL NW & NE	MOST RECENT MILLAGE RATE 13.4560	ADDITIONAL INFORMATION Building Details View Property Location
FIRE SERVICE AREA Not within a fire service area.		
LAND AREA Parcel UU99 1 Lot		

OWNER		ADDRESS
NAME MILLER, DOUGLAS LON	INTEREST OWNERSHIP	SITUS ADDRESS 2525 CHATANIKA RIVER

Documents

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DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Tentative Approved	3/6/2013			2013-003785-0
Deed of Trust	6/25/2010			2010-010646-0
Multi-Parcel Deed of Trust	1/7/2004			2004-000276-0
Multi-Parcel Deed of Trust	8/24/2001	1279	413	2001-016781-0
State Patent	9/9/1998	1092	799	
State Patent	9/17/1985			
Alaska State Land Survey	11/2/1983			1983-028637-0

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	\$7,000	\$64,471	\$71,471	\$14,294	\$57,177
2014	\$7,000	\$62,434	\$69,434	\$13,886	\$55,548
2013	\$8,750	\$50,000	\$58,750	\$11,750	\$47,000
2012	\$8,750	\$50,000	\$58,750	\$11,750	\$47,000
2011	\$8,750	\$50,000	\$58,750	\$11,750	\$47,000

[Pay Property Taxes by credit card](#)

Tax History (Updated: 12/18/15 04:31 AM AST)

If taxes are delinquent the interest calculation date is: 11/2/2015. 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	\$769.38	\$0.00	\$0.00	\$769.38	\$769.38	\$0.00
2014	\$730.38	\$0.00	\$11.28	\$741.66	\$741.66	\$0.00
2013	\$609.62	\$0.00	\$12.32	\$621.94	\$621.94	\$0.00
2012	\$609.58	\$0.00	\$0.00	\$609.58	\$609.58	\$0.00
2011	\$610.94	\$0.00	\$0.00	\$610.94	\$610.94	\$0.00

Building Details for PAN 0210528

Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
View Details 1	1990	River Cottage	Standard	Residential
View Details 2	2010	River Cottage	Standard	Residential

Amenities

QUANTITY	DESCRIPTION
1	3 Fix. Bath_Comm
1	AirtightWood

Primary Details

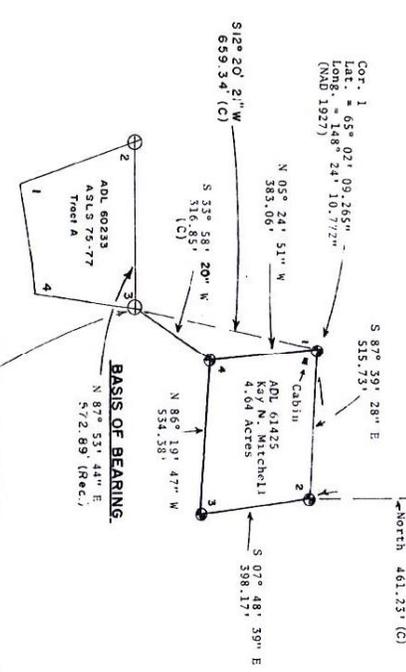
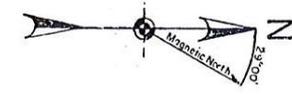
SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	808	2	135	Main Area	LOG STD Rate
2	209	1	60	Secondary L.A.	LOG STD Rate
3	342	1	55	Secondary L.A.	2x4 STD Siding

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
4	144	Shop Unfinished
5	44	BALCONY
6	54	Open Por Finished
7	180	Open Por Finished
8	72	Canopy
9	144	GREENHOUSE - ATTACHED



31 32
6 5
32 33
4



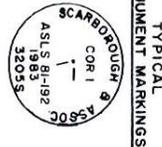
BASIS OF COORDINATES

Cor. 3, Tract A
ASLS 75-77 (ADL Comp.)
LAT. = 65° 02' 02.926"
LONG. = 148° 24' 14.034"
(NAD 1927)

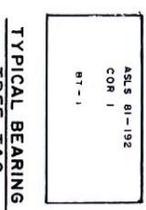
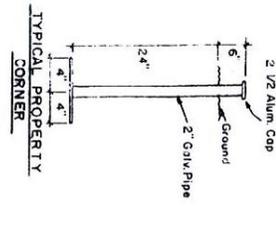
BEARING TREE DATA

Cor.	B.T.	Tree	N	S	E	W
Cor. 1	B.T. 1	5" Spruce	N 48° 33' E	6.4'		
	B.T. 2	7" Birch	S 70° 05' E	16.0'		
	B.T. 3	9" Poplar	S 09° 54' W	8.5'		
Cor. 2	B.T. 1	2 1/2" Spruce	N 18° 37' E	9.2'		
	B.T. 2	2 1/2" Birch	S 18° 02' W	20.8'		
	B.T. 3	9" Birch	N 50° 48' W	15.4'		
Cor. 3	B.T. 1	1 1/2" Spruce	N 61° 52' E	18.2'		
	B.T. 2	5" Spruce	S 61° 52' W	18.2'		
	B.T. 3	6" Spruce	N 53° 15' W	27.0'		
Cor. 4	B.T. 1	5" Spruce	N 21° 00' E	19.3'		
	B.T. 2	18" (M)B	S 09° 54' W	8.5'		
	B.T. 3	8" (M)B	N 59° 22' W	8.9'		

83-234
RECORDED - FILED IN
F.B.K.S. REC. DIST.
DATE 11-2-83
TIME 1:00 P.M.
Requested by
ASLDR/DTS
Address
CITY NELSGA



TYPICAL MONUMENT MARKINGS



TYPICAL BEARING TREE TAG

LEGEND

- BLM MONUMENT NOT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- APPROVED MONUMENT RECOVERED
- MONUMENT OF RECORD, NOT RECOVERED
- UNSURVEYED
- COMPUTED
- RECORD

NOTES

1. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING, AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL SEA LEVEL DISTANCES.
2. THE CLAIMANT'S CORNERS WERE RECOVERED AND USED TO CONTROL THE LOCATION OF THE TRACT BOUNDARIES.
3. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH OTE-81-81-89, AND AS 39,08,077.
4. THE MINIMUM BEARING AND DISTANCE LINEAR CLOSURE OF THE EXTERIOR BOUNDARY OF EACH SITE IS WITHIN THE ACCURACY OF ONE PART IN FIVE THOUSAND AS FIELD MONUMENTED.
5. EACH SITE IS ORIENTATED TO THE RECTANGULAR SURVEY NET WITHIN A MINIMUM ACCURACY OF ONE PART IN TWO THOUSAND.
6. ALL PARCELS ON LANDS OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR DIRECTED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A 50 FOOT EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 18.01.010.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND QUALIFIED TO CONDUCT THIS SURVEY UNDER THE STATE OF ALASKA. THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 11-2-83 REGISTRATION NO. 32053
REGISTERED LAND SURVEYOR

SELECTION INFORMATION

General Selection 432
Tentative Approval dated 9-3-83

OFFICE COPY



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Technical Services, and that the State of Alaska is owner of ASLS 81-192 as shown hereon. I hereby approve this survey and plat for the State of Alaska, and public use as noted, all easements, and rights-of-way as shown and described hereon.

DATE: 10-26-83
James R. Anderson
DIRECTOR OF TECHNICAL SERVICES

NOTARY'S ACKNOWLEDGEMENT

Subscribed and Sworn before me this 26th day of October, 1983.



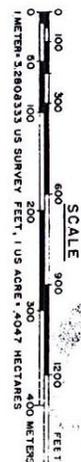
LESSEE CERTIFICATE

I, the undersigned hereby certify that I am the Lessee as shown hereon. I hereby approve this survey and plat.

APL NO. 61425
Key N. Mitchell
DATE

NOTARY'S ACKNOWLEDGEMENT

Subscribed and Sworn before me this 19th day of _____, 19__.

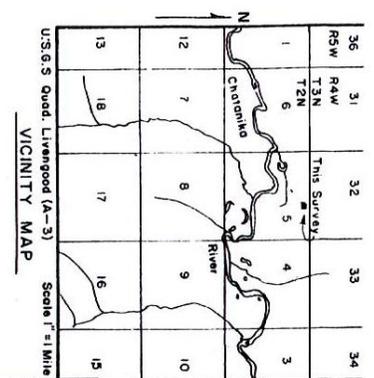


DATE OF SURVEY: Beginning 4-14-83
NAME OF SURVEYOR: Thurman N. Scarborough 32053

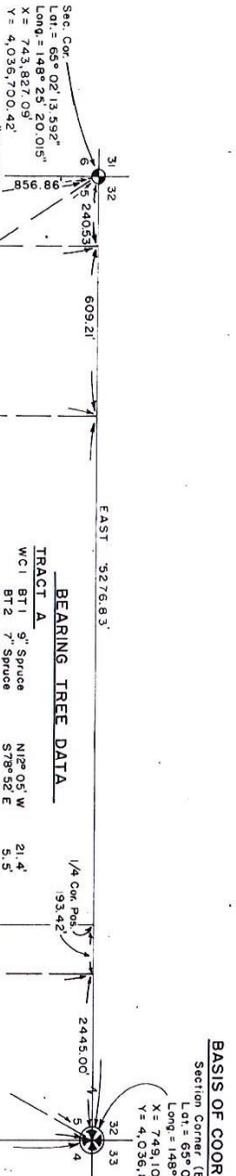
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 81-192 WITHIN UNSURVEYED SEC. 5, TRACT A, T2N, R4W, E.M., ALASKA

DRAWN BY: [Signature]
DATE: 6-2-83
SCALE: 1" = 300'
APPROVAL: [Signature]
CHECKED BY: [Signature]
FILE NO.: 81-192

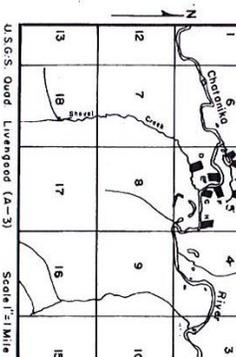


Prot. Sec. 5, TRACT A, T. 2N., R. 4W., F.M., ALASKA



BEARING TREE DATA

TRACT A	WCI	BT	Tree	N	E	W	S
WCI	BT 1	9"	Spruce	N12°05' W	21.4'		
	BT 2	7"	Spruce	S78°32' E	5.5'		
	BT 3	5"	Spruce	N78°25' W	23.9'		
	BT 4	8"	Spruce	S28°51' E	8.8'		
	BT 5	12"	Spruce	S32°21' W	14.9'		
	BT 6	6"	Spruce	N59°14' E	3.5'		
	BT 7	24"	Spruce	S58°01' E	16.9'		
	BT 8	7"	Spruce	N67°06' W	9.2'		
	BT 9	6"	Spruce	N15°50' E	19.4'		
	BT 10	6"	Spruce	N81°20' W	18.4'		



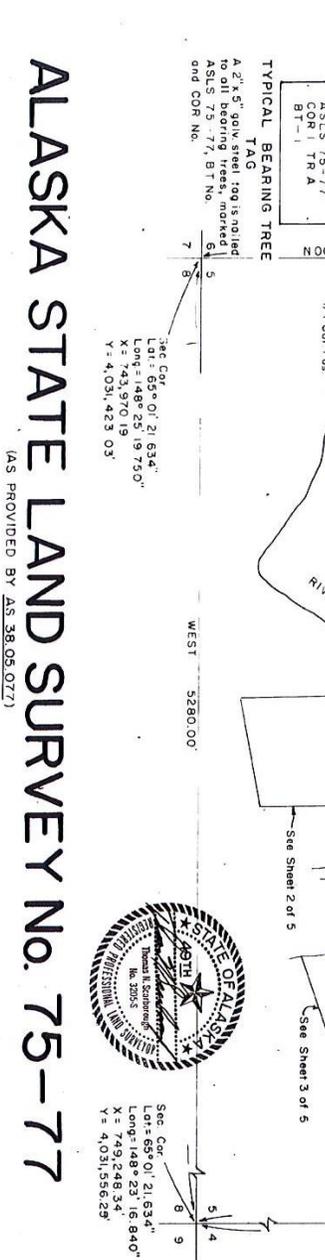
BEARING TREE DATA

TRACT B	WCI	BT	Tree	N	E	W	S
WCI	BT 1	7"	Spruce	N26°28' E	29.0'		
	BT 2	13"	Spruce	S44°08' E	9.0'		
	BT 3	14"	Spruce	N74°58' W	11.5'		
	BT 4	7"	Spruce	N42°13' W	5.7'		
	BT 5	10"	Spruce	S50°52' E	6.8'		
	BT 6	8"	Spruce	S47°28' E	20.5'		
	BT 7	19"	Spruce	N05°10' E	23.0'		
	BT 8	19"	Spruce	S21°44' W	20.4'		
	BT 9	14"	Spruce	S21°44' W	8.5'		
	BT 10	8"	Spruce	S46°06' E	25.9'		
	BT 11	8"	Spruce	N63°23' W	54.2'		



BEARING TREE DATA

TRACT C	WCI	BT	Tree	N	E	W	S
WCI	BT 1	10"	Spruce	N15°17' W	32.3'		
	BT 2	8"	Spruce	N31°54' E	67.4'		
	BT 3	8"	Spruce	N61°29' W	49.4'		
	BT 4	10"	Spruce	N17°12' W	16.6'		
	BT 5	8"	Spruce	N84°43' E	15.0'		
	BT 6	11"	Spruce	N34°32' W	23.1'		
	BT 7	8"	Poplar	S69°14' E	19.0'		
	BT 8	11"	Spruce	S23°07' W	19.6'		
	BT 9	13"	Spruce	N15°36' W	21.9'		
	BT 10	12"	Spruce	N45°10' E	24.6'		
	BT 11	19"	Spruce	N86°40' W	12.6'		



BEARING TREE DATA

TRACT D	WCI	BT	Tree	N	E	W	S
WCI	BT 1	7"	Spruce	N26°28' E	29.0'		
	BT 2	13"	Spruce	S44°08' E	9.0'		
	BT 3	14"	Spruce	N74°58' W	11.5'		
	BT 4	7"	Spruce	N42°13' W	5.7'		
	BT 5	10"	Spruce	S50°52' E	6.8'		
	BT 6	8"	Spruce	S47°28' E	20.5'		
	BT 7	19"	Spruce	N05°10' E	23.0'		
	BT 8	19"	Spruce	S21°44' W	20.4'		
	BT 9	14"	Spruce	S21°44' W	8.5'		
	BT 10	8"	Spruce	S46°06' E	25.9'		
	BT 11	8"	Spruce	N63°23' W	54.2'		

RECORDED - FILED IN
 DATE 9/12/79
 TIME 11:14 AM
 REC. DIST. ASBL

LEGEND
 BRASS CAPPED MONUMENT
 PRIMARY MONUMENTS SET THIS SURVEY
 REBAR WITH CAP (5/8" X 30") SET THIS SURVEY
 MONUMENT RECOVERED THIS SURVEY

SELECTION INTERPRETATION
 General Selection - 432
 Tentative Approval dated 9/11/73

DATE OF SURVEY
 Beginning: August 17, 1976
 Ending: November 8, 1977
 NAME OF SURVEYOR
 Thomas N. Scarborough 3205-S

ALASKA STATE LAND SURVEY NO. 75-77
 within protracted Sec. 5, Tr. A, T. 2N., R. 4W., F.M.

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF LANDS
 ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 75-77
 SHEET 1 OF 5

BEARING TREE DATA

TRACT E	WCI	BT	Tree	N	E	W	S
WCI	BT 1	7"	Spruce	N12°05' W	21.4'		
	BT 2	7"	Spruce	S78°32' E	5.5'		
	BT 3	5"	Spruce	N78°25' W	23.9'		
	BT 4	8"	Spruce	S28°51' E	8.8'		
	BT 5	12"	Spruce	S32°21' W	14.9'		
	BT 6	6"	Spruce	N59°14' E	3.5'		
	BT 7	24"	Spruce	S58°01' E	16.9'		
	BT 8	7"	Spruce	N67°06' W	9.2'		
	BT 9	6"	Spruce	N15°50' E	19.4'		
	BT 10	6"	Spruce	N81°20' W	18.4'		

BEARING TREE DATA

TRACT F	WCI	BT	Tree	N	E	W	S
WCI	BT 1	7"	Spruce	N26°28' E	29.0'		
	BT 2	13"	Spruce	S44°08' E	9.0'		
	BT 3	14"	Spruce	N74°58' W	11.5'		
	BT 4	7"	Spruce	N42°13' W	5.7'		
	BT 5	10"	Spruce	S50°52' E	6.8'		
	BT 6	8"	Spruce	S47°28' E	20.5'		
	BT 7	19"	Spruce	N05°10' E	23.0'		
	BT 8	19"	Spruce	S21°44' W	20.4'		
	BT 9	14"	Spruce	S21°44' W	8.5'		
	BT 10	8"	Spruce	S46°06' E	25.9'		
	BT 11	8"	Spruce	N63°23' W	54.2'		

BEARING TREE DATA

TRACT G	WCI	BT	Tree	N	E	W	S
WCI	BT 1	10"	Spruce	N15°17' W	32.3'		
	BT 2	8"	Spruce	N31°54' E	67.4'		
	BT 3	8"	Spruce	N61°29' W	49.4'		
	BT 4	10"	Spruce	N17°12' W	16.6'		
	BT 5	8"	Spruce	N84°43' E	15.0'		
	BT 6	11"	Spruce	N34°32' W	23.1'		
	BT 7	8"	Poplar	S69°14' E	19.0'		
	BT 8	11"	Spruce	S23°07' W	19.6'		
	BT 9	13"	Spruce	N15°36' W	21.9'		
	BT 10	12"	Spruce	N45°10' E	24.6'		
	BT 11	19"	Spruce	N86°40' W	12.6'		

BEARING TREE DATA

TRACT H	WCI	BT	Tree	N	E	W	S
WCI	BT 1	7"	Spruce	N26°28' E	29.0'		
	BT 2	13"	Spruce	S44°08' E	9.0'		
	BT 3	14"	Spruce	N74°58' W	11.5'		
	BT 4	7"	Spruce	N42°13' W	5.7'		
	BT 5	10"	Spruce	S50°52' E	6.8'		
	BT 6	8"	Spruce	S47°28' E	20.5'		
	BT 7	19"	Spruce	N05°10' E	23.0'		
	BT 8	19"	Spruce	S21°44' W	20.4'		
	BT 9	14"	Spruce	S21°44' W	8.5'		
	BT 10	8"	Spruce	S46°06' E	25.9'		
	BT 11	8"	Spruce	N63°23' W	54.2'		

BEARING TREE DATA

TRACT I	WCI	BT	Tree	N	E	W	S
WCI	BT 1	9"	Spruce	N12°05' W	21.4'		
	BT 2	7"	Spruce	S78°32' E	5.5'		
	BT 3	5"	Spruce	N78°25' W	23.9'		
	BT 4	8"	Spruce	S28°51' E	8.8'		
	BT 5	12"	Spruce	S32°21' W	14.9'		
	BT 6	6"	Spruce	N59°14' E	3.5'		
	BT 7	24"	Spruce	S58°01' E	16.9'		
	BT 8	7"	Spruce	N67°06' W	9.2'		
	BT 9	6"	Spruce	N15°50' E	19.4'		
	BT 10	6"	Spruce	N81°20' W	18.4'		

BEARING TREE DATA

TRACT J	WCI	BT	Tree	N	E	W	S
WCI	BT 1	7"	Spruce	N26°28' E	29.0'		
	BT 2	13"	Spruce	S44°08' E	9.0'		
	BT 3	14"	Spruce	N74°58' W	11.5'		
	BT 4	7"	Spruce	N42°13' W	5.7'		
	BT 5	10"	Spruce	S50°52' E	6.8'		
	BT 6	8"	Spruce	S47°28' E	20.5'		
	BT 7	19"	Spruce	N05°10' E	23.0'		
	BT 8	19"	Spruce	S21°44' W	20.4'		
	BT 9	14"	Spruce	S21°44' W	8.5'		
	BT 10	8"	Spruce	S46°06' E	25.9'		
	BT 11	8"	Spruce	N63°23' W	54.2'		

BEARING TREE DATA

TRACT K	WCI	BT	Tree	N	E	W	S
WCI	BT 1	7"	Spruce	N26°28' E	29.0'		
	BT 2	13"	Spruce	S44°08' E	9.0'		
	BT 3	14"	Spruce	N74°58' W	11.5'		
	BT 4	7"	Spruce	N42°13' W	5.7'		
	BT 5	10"	Spruce	S50°52' E	6.8'		
	BT 6	8"	Spruce	S47°28' E	20.5'		
	BT 7	19"	Spruce	N05°10' E	23.0'		
	BT 8	19"	Spruce	S21°44' W	20.4'		
	BT 9	14"	Spruce	S21°44' W	8.5'		
	BT 10	8"	Spruce	S46°06' E	25.9'		
	BT 11	8"	Spruce	N63°23' W	54.2'		

BEARING TREE DATA

TRACT L	WCI	BT	Tree	N	E	W	S
WCI	BT 1	9"	Spruce	N12°05' W	21.4'		
	BT 2	7"	Spruce	S78°32' E	5.5'		
	BT 3	5"	Spruce	N78°25' W	23.9'		
	BT 4	8"	Spruce	S28°51' E	8.8'		
	BT 5	12"	Spruce	S32°21' W	14.9'		
	BT 6	6"	Spruce	N59°14' E	3.5'		
	BT 7	24"	Spruce	S58°01' E	16.9'		
	BT 8	7"	Spruce	N67°06' W	9.2'		
	BT 9	6"	Spruce	N15°50' E	19.4'		
	BT 10	6"	Spruce	N81°20' W	18.4'		

BEARING TREE DATA

TRACT M	WCI	BT	Tree	N	E	W	S
WCI	BT 1	7"	Spruce	N26°28' E	29.0'		
	BT 2	13"	Spruce	S44°08' E	9.0'		
	BT 3	14"	Spruce	N74°58' W	11.5'		
	BT 4	7"	Spruce	N42°13' W	5.7'		
	BT 5	10"	Spruce	S50°52' E	6.8'		
	BT 6	8"	Spruce	S47°28' E	20.5'		
	BT 7	19"	Spruce	N05°10' E	23.0'		
	BT 8	19"	Spruce	S21°44' W	20.4'		
	BT 9	14"	Spruce	S21°44' W	8.5'		
	BT 10	8"	Spruce	S46°06' E	25.9'		

Chapter 18.44
GU-1 GENERAL USE DISTRICT Revised 6/15 Revised 11/15

Sections:

18.44.010 Intent.

18.44.020 Use regulations. Revised 6/15 Revised 11/15

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. Revised 6/15 Revised 11/15

A. Permitted Uses. In the GU-1, general use district, permitted uses are:

1. Any use except for correctional facilities;

B. Conditional Uses. In the GU-1, general use district, conditional uses are:

1. Sexually oriented businesses;

2. Biosolids application when used for agricultural purposes or beneficial land application;

3. Large scale development;

4. Marijuana cultivation facility, outdoor unlimited;

5. Marijuana product manufacturing facility, unlimited;

6. Nuclear power plant;

7. Petrochemical plant;

8. Petroleum refinery and storage;

9. Residential cluster development;

10. Sanitary landfill;

11. 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. 2015-41 § 16, 2015; Ord. 2015-26 § 6, 2015; 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 2015-72, passed December 10, 2015.

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

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