

DEEDS

FAIRBANKS

Serial No. 70-3565

BOOK 243 PAGE 48  
Fairbanks Recording District

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IN THE SUPERIOR COURT FOR THE STATE OF ALASKA  
FOURTH JUDICIAL DISTRICT

STATE OF ALASKA, )  
 )  
 ) Plaintiff, )  
 )  
 ) vs. )  
 )  
 ) 239 Square Feet, more or less; )  
 ) 114 Square Feet, more or less; )  
 ) WILLIE W. NIXON; MATTIE NIXON; )  
 ) TRANSAMERICA TITLE INSURANCE )  
 ) COMPANY; UNITED STATES OF )  
 ) AMERICA; CITY OF FAIRBANKS; )  
 ) GOLDEN VALLEY ELECTRIC )  
 ) ASSOCIATION; FAIRBANKS NORTH )  
 ) STAR BOROUGH, )  
 )  
 ) Defendants. )

FILED in the Superior Court  
State of Alaska, Fourth District

MAY 6 1970

OLGA T. STEGER, Clerk

*[Signature]* Deputy

Civil Action No. 70 - 362

DECLARATION OF TAKING

I, the undersigned, Robert L. Beardsley, Commissioner of Highways of the State of Alaska, on behalf of said State, do hereby make the following declaration:

I.

(a) The property and access hereinafter described is taken under the authority of and in accordance with AS 19.05, AS 19.10 and AS 19.20, which authorize the acquisition of property and access by the Department of Highways, State of Alaska, deemed necessary for the public use of the State of Alaska.

(b) The public use for which it is necessary to take the property and access is for right of way for a Federal Aid Highway designated as Alaska Project No. F-062-4(21), GILLAM WAY EAST & SOUTH. This highway will form a part of the State primary highway system. The property and access hereinafter described is deemed necessary by the undersigned for said public use of the State of Alaska.

DISTRICT ATTORNEY  
FOURTH JUDICIAL DISTRICT, STATE OF ALASKA  
604 BARNETTE ST., FAIRBANKS, ALASKA  
PHONE 432-1565

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II.

The property and access to be acquired aggregates:  
Parcel No. 32 - 239 Square Feet, more or less;  
Parcel No. P-32 - 114 Square Feet, more or less;  
located in the Fairbanks Recording District, State of Alaska.  
The property and access being taken for public use is more particularly described in Schedules "A", "B" and "C" attached hereto, and by this reference made a part hereof. This is the description of the same land described in the Complaint filed in the above-entitled action.

III.

Schedule "B" attached hereto is a plat showing the property and access taken. Schedule "C" attached hereto is a parcel vicinity map which shows the location, route, and termini of said project, on which the property and access taken is designated as Parcel Nos. 32 and P-32.

IV.

The estate or interest in Parcel Nos. 32 and P-32 taken for public use is as follows:

Parcel No. 32, an estate in fee simple;

Parcel No. P-32, a temporary construction easement in, on and over Parcel No. P-32 for the duration of Alaska Project No. F-062-4(21), such easement being more fully described in Schedules "A" and "B" attached.

V.

The amount of money estimated by the undersigned as just compensation for the real property or the interests in it being condemned is:

Parcel No. 32 - \$1,000.00

Parcel No. P-32 - \$10.00

VI.

The persons or entities who, as disclosed by a diligent

1 search of the records, may have or claim an interest in the said  
2 property are:

- 3 WILLIE W. NIXON
- 4 MATTIE NIXON
- 5 TRANSAMERICA TITLE INSURANCE COMPANY
- 6 UNITED STATES OF AMERICA
- 7 CITY OF FAIRBANKS
- 8 GOLDEN VALLEY ELECTRIC ASSOCIATION
- 9 FAIRBANKS NORTH STAR BOROUGH

10 VII.

11 By reason of the provisions of the above-mentioned  
12 statutes, the estate or interest described in Paragraph IV  
13 hereof does immediately vest in the State of Alaska.

14 IN WITNESS WHEREOF, I, the undersigned,  
15 Robert L. Beardsley, Commissioner of Highways of the State of  
16 Alaska, on behalf of said State, have hereunto subscribed my  
17 name this 21<sup>st</sup> day of April, 1970 at  
18 Juneau, Alaska.

19  
20  
21 Robert L. Beardsley  
22 ROBERT L. BEARDSLEY  
23 Commissioner of Highways

24 SUBSCRIBED and SWORN to before me this 21<sup>st</sup> day  
25 of April, 1970 at Juneau, Alaska.

26 S. Grace Koch  
27 Notary Public in and for Alaska

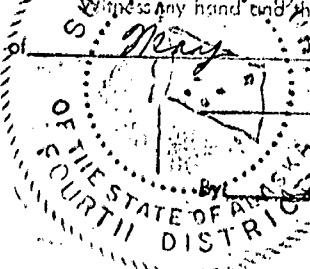
28 My commission expires: November 4, 1973 My Commission Expires

29 STATE OF ALASKA )  
FOURTH JUDICIAL DISTRICT ) ss.

30 I, the undersigned, certify that this is a true and full copy of an  
original document filed in the Superior Court, Fourth Judicial District,  
State of Alaska.

31 I witness my hand and the seal of this court this 6<sup>th</sup> day  
of May, 1970, at Fairbanks, Alaska.

32 Olga T. Steger  
Clerk of the Superior Court  
By Thelma Adameon  
Deputy



DISTRICT ATTORNEY  
FOURTH JUDICIAL DISTRICT, STATE OF ALASKA  
604 BARNETTE ST., FAIRBANKS, ALASKA  
PHONE 432-1585

32. A tract of land for Alaska Project F-062-4(21) situate in Section 10, T. 1 S., R. 1 W., F.M., in Lot 1, Block 1, Gateway Subdivision, Fourth Judicial District, State of Alaska, said tract being described as follows:

Beginning at the southwest corner of Lot 1; thence northerly along the westerly line of said lot a distance of 14.09 feet to the northerly right of way line of Alaska Project F-062-4(21); thence S. 78°51'20" E. along said right of way line a distance of 34.32 feet to the southerly line of said lot; thence westerly along said southerly line a distance of 34.94 feet to the point of beginning.

Containing 239 square feet, more or less.

To enable the grantee to construct and maintain a public highway, known as Alaska Project No. F-062-4(21), as a controlled access facility, as contemplated by Sec. 19.20.010 through Sec. 19.20.050, Alaska Statutes, the grantor hereby convey and warrant to the grantee any and all rights or easements appurtenant to the grantors remaining property by reason of its abutting said highway, including, without limiting the foregoing, all rights of ingress to or egress from the grantors remaining property contiguous to the lands hereby conveyed to or from said highway EXCEPTING and reserving to the grantor, successors or assigns, the Right of Access, limiting, however, access to that portion of Gaffney Road lying Westerly of Station Ga-8+56.00.

PROJECT NO. F-062-4(21)

PARCEL NO. 32

SCHEDULE

P-32. A tract of land for Alaska Project F-062-4(21) situate in Section 10, T. 1 S., R. 1 W., F.M., in Lot 1, Block 1, Gateway Subdivision, Fourth Judicial District, State of Alaska, said tract being described as follows:

Beginning at the intersection of the northerly right of way line of Alaska Project F-062-4(21) and the westerly line of Lot 1, said intersection being northerly along said westerly line a distance of 14.09 feet from the southwest corner of said lot; thence northerly along said westerly line a distance of 3.04 feet; thence S. 78°51'20" E. a distance of 41.72 feet to the southerly line of said lot; thence westerly along said southerly line a distance of 7.54 feet to said northerly right of way line; thence N. 78°51'20" W. along said right of way line a distance of 34.32 feet to the point of beginning.

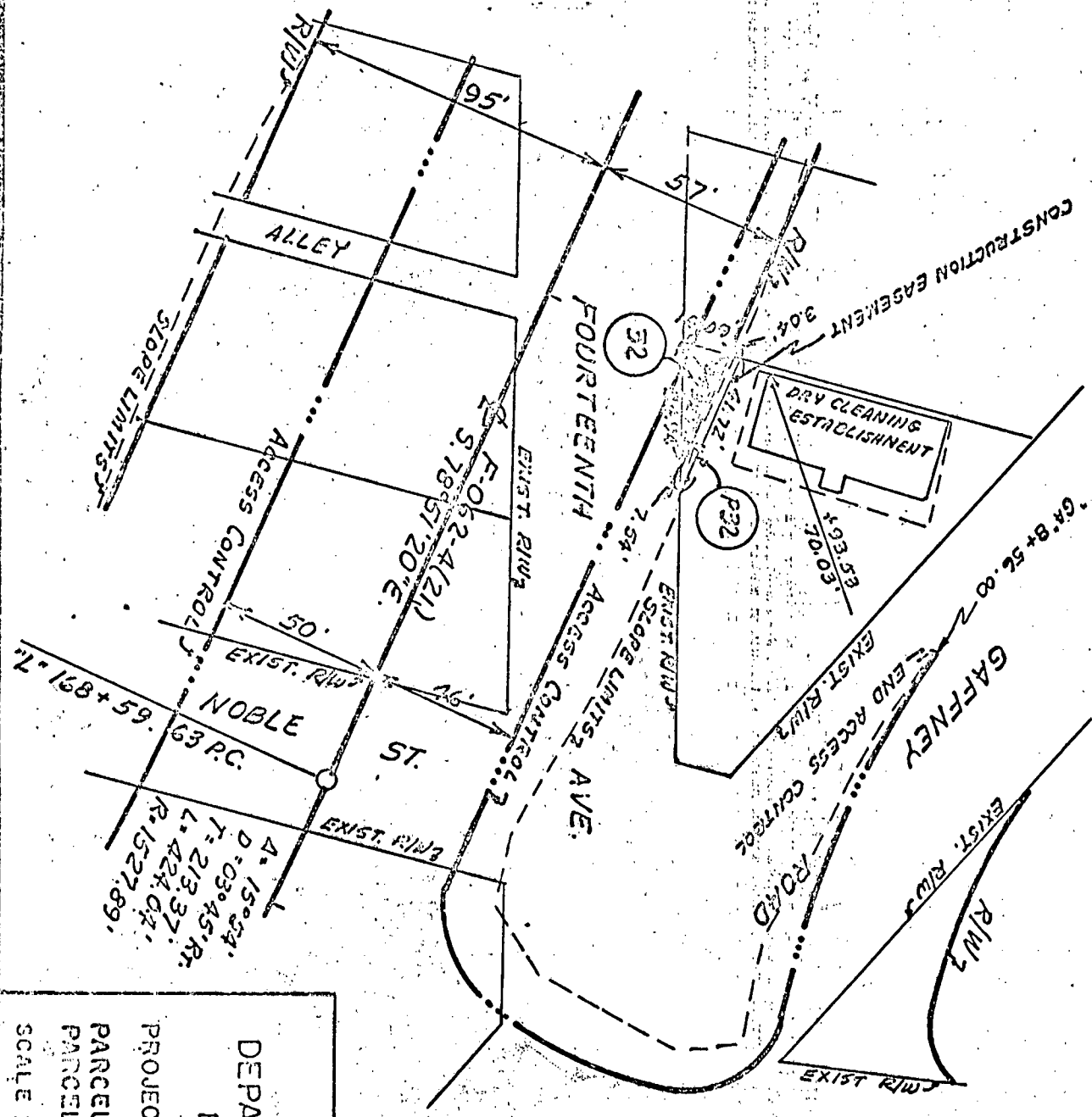
Containing 114 square feet, more or less.

PROJECT NO. F-062-4(21)

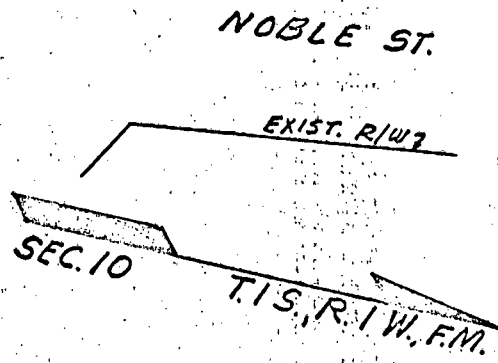
PARCEL NO. P-32

SCHEDULE ""

GATEWAY SUBDIVISION  
LOT 1  
BLOCK 1  
WILLIE W. NIXON



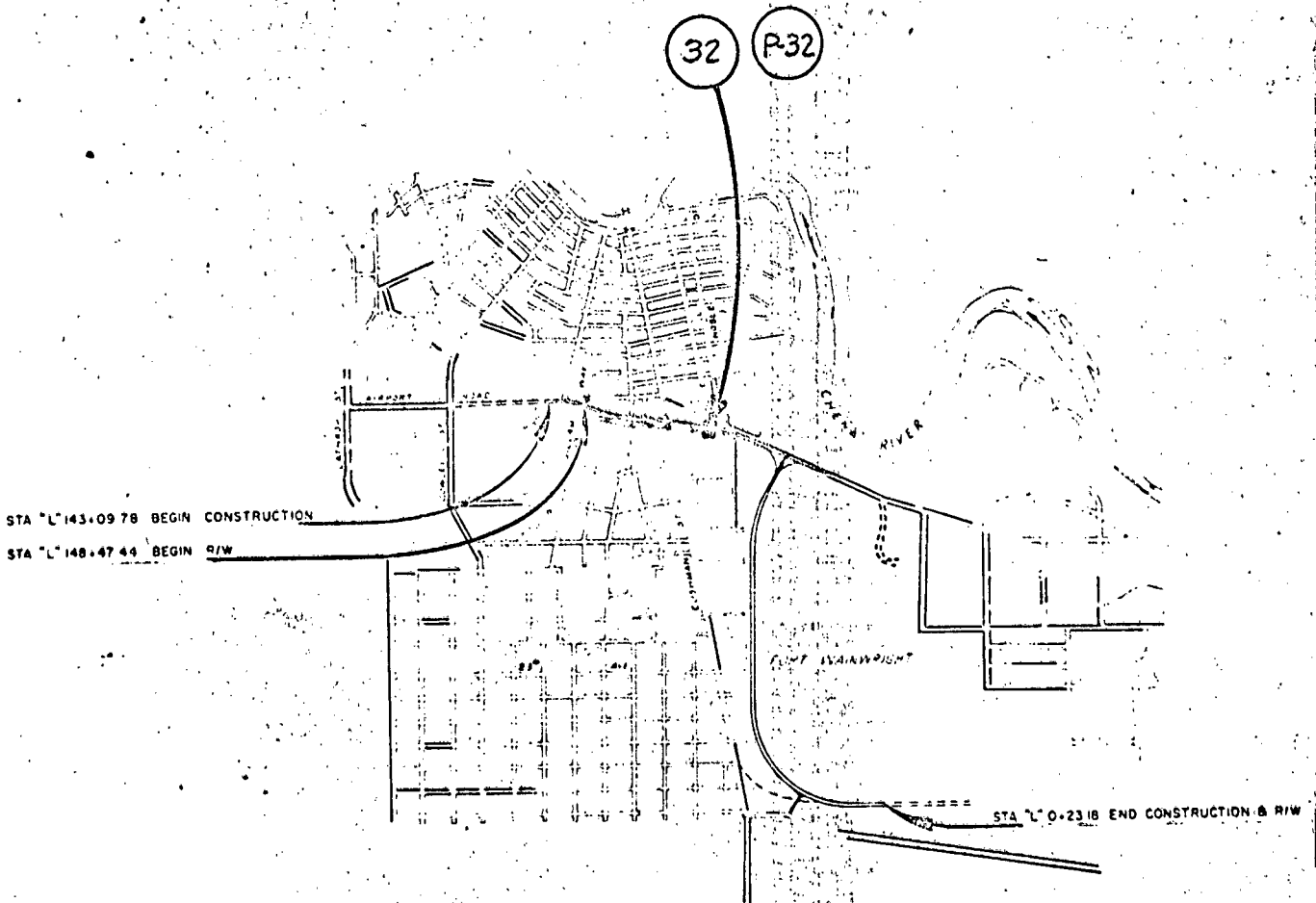
STATE OF ALASKA  
DEPARTMENT OF HIGHWAYS  
RIGHT OF WAY PLAT  
PROJECT NO. F-062-4(21)  
PARCEL N & P32 CONTAINING 114 SQ. FT.  
PARCEL N & 32 CONTAINING 239 SQ. FT.  
SCALE 1"=50' DRAWN BY W.S.E. DATE 02-05-70



SCHEDULE "B"

STATE OF ALASKA  
DEPARTMENT OF HIGHWAYS

PROJECT No. F-062-4(21)



PARCEL VICINITY MAP  
1"=3000'

SCHEDULE "C"

RECORDED  FILE  
FAIRBANKS RECORDING DISTRICT  
Date MAY 6 1970 Time 9:30  
Requested by District Attorney  
Address 604 Barnette  
Fairbanks