

Proposed by:	Administration
Attorney Review:	09/26/2018
Vote:	5 Aye 0 Nay 1 Abstention

MUNICIPALITY OF SKAGWAY, ALASKA
RESOLUTION NO. 18-23R

A RESOLUTION OF THE MUNICIPALITY OF SKAGWAY, ALASKA, GRANTING A LIFETIME EASEMENT FOR THE WEST HALF OF LOT 4 AND LOT 5 OF BLOCK 110.

WHEREAS, Yung Ja Frey has requested a lifetime easement for her property described as the West Half of Lot 4 and Lot 5 of Block 110, according to Plat 1 (USS 435) recorded October 12, 1909, Skagway Recording District, First Judicial District, State of Alaska; and

WHEREAS, per SMC 16.06.015 a lifetime easement may be granted by the Borough Assembly for portions of property encroaching onto public property for structures constructed prior to February 1, 1999; and

WHEREAS, such lifetime easement shall terminate upon the destruction or demolition of the portion of the structure encroaching onto public property or portions of the structure immediately adjacent to the encroachment; and

WHEREAS, lifetime easements shall be recorded with the district court and become affixed to the deed of ownership of the respective property; and

WHEREAS, the cost of the lifetime easement shall be 8% of the assessed valuation of the portion of the improvement encroaching upon municipal property per annum, which cost shall be paid with property taxes each year; and

WHEREAS, the encroachment area is calculated according to Attachment A as 115.52 square feet on Lot 5 and 39.04 square feet on Lot 4; and

WHEREAS, the request for a lifetime easement has been referred for comment to municipal departments per SMC 16.06.010(C) and no departments have objections to the lifetime easement;

NOW, THEREFORE, BE IT RESOLVED by the Borough Assembly of the Municipality of Skagway that a lifetime easement is granted for encroaching structures on the west half of Lot 4 and Lot 5 of Block 110, as described in Attachment A, and such lifetime easement shall terminate upon the destruction or demolition of the portion of the structure encroaching onto public property or portions of the structure immediately adjacent to the encroachment.

PASSED AND APPROVED this 4th day of October, 2018, by the Assembly of the Municipality of Skagway, Alaska.



Monica Carlson, Mayor

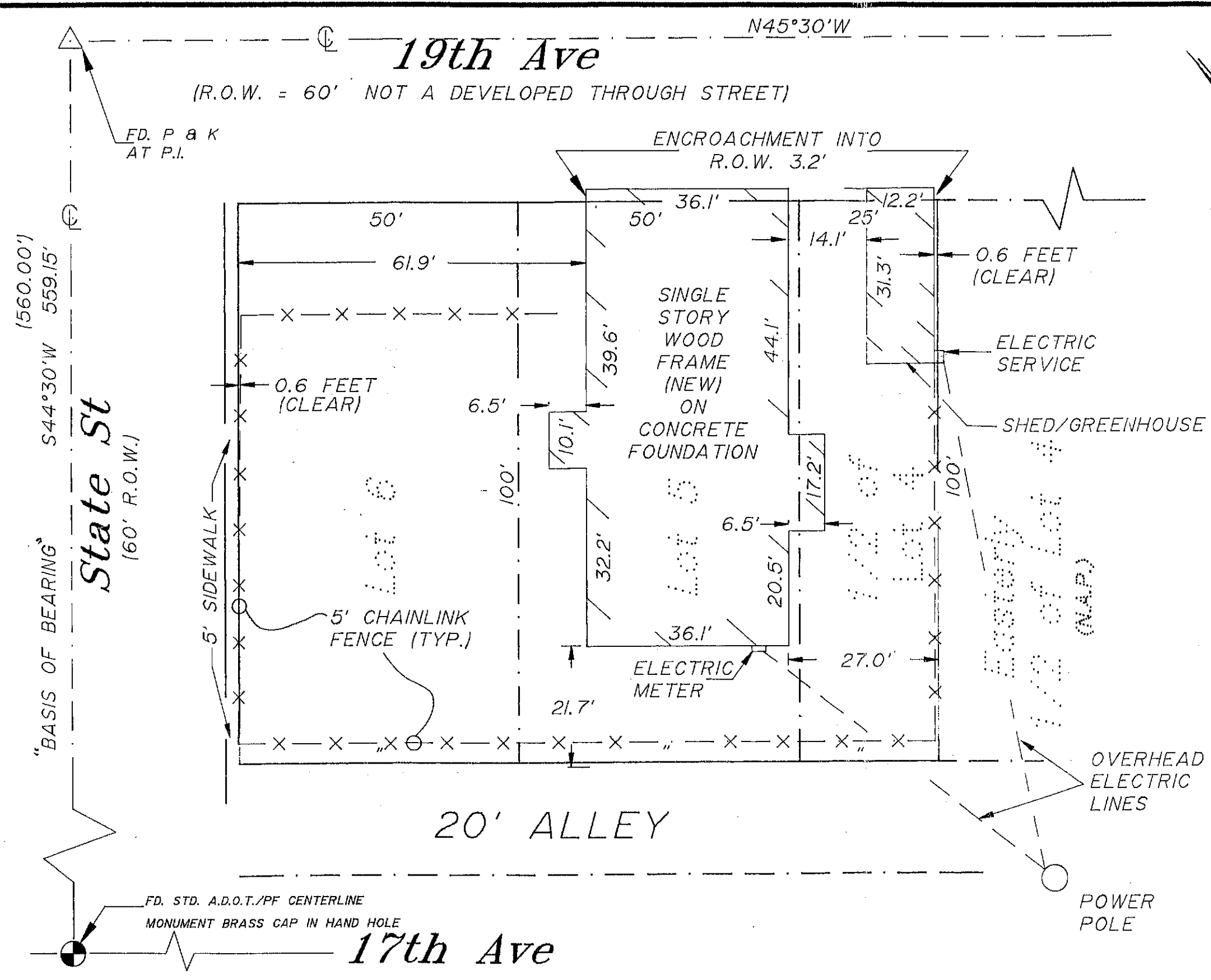
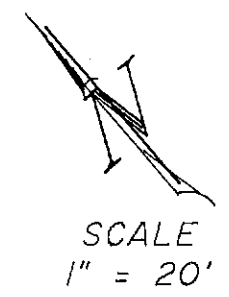
ATTEST:



Emily Deach
Municipal Clerk

(SEAL)



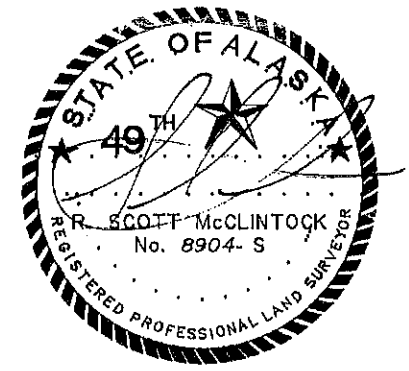


- xx NOTES xx
1. THE BASIS OF BEARING AND BASIS OF POSITION FOR THIS SURVEY WAS THE RECOVERED MONUMENTS AS INDICATED HEREON.
 2. THIS SURVEY CONFORMS TO MINIMUM STANDARDS OF ACCURACY FOR ALTA CLASS C SURVEYS.
 3. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.
 4. THIS SURVEY WAS CONDUCTED AT THE REQUEST OF THE NATIONAL BANK OF ALASKA, SKAGWAY.

SURVEYOR'S CERTIFICATION

I hereby certify that I am a Professional Land Surveyor, licensed and registered in the State of Alaska, and that this plat represents a survey by me, or under my direct supervision, that all dimensional details and relative bearings are correct as shown, all easements and right of ways of record are as shown, and there are no encroachments or overlaps of improvements.

DATED: 2/13/96
 R. Scott McClintock L.S.
 Registration No. 8904-S



DRAWN BY: D.W.B. DATE: 2/7/96 SURVEY DATE: 2/6/96	APPROVED BY: R.S.M. PROJ. NO. 96-004 DWG. C:\ACAD\2\96-004.DWG SCALE: 1" = 20'	REVISIONS NATIONAL BANK OF ALASKA P.O. BOX 516 SKAGWAY ALASKA	PROJECT AS BUILT SURVEY PLAT LOTS 5, 6, AND WEST 1/2 OF LOT 4, BLOCK 110, USS 435 SKAGWAY, ALASKA	SHT. NO. 1 OF 1
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Bolton Data Processing
Sharon L. Bolton
PO Box 828
Skagway, AK 99840
Fax (907) 983-3659
Email sbolton@aptalaska.net

Phone (907) 983-3660

Cell (907) 612-0670

Sept. 24, 2018

Municipality of Skagway

RE: Frey request for lifetime easement on Block 110, lots 4 & 5

RECEIVED

SEP 24 2018

MUNICIPALITY OF SKAGWAY

Enclosed is the formal request for lifetime easement for Yung Ja Frey.

Please contact me if you need additional information or have questions. Yung Ja (Bobbie) leaves for winter in Korea first week of Oct. and will return in April 2019.

This request is being made as she is considering selling her house and needs to have a clear title in order to do so.

Thank you,



Sharon L Bolton

Bookkeeper & friend/also have POA for Yung Ja Frey

**YUNG JA FREY
PO BOX 206
SKAGWAY, AK 99840**

Sept. 24, 2018

Municipality of Skagway
PO Box 415
Skagway, AK 99840

RE: Request for Lifetime Easement on Block 110, lot 5 and Lot 4

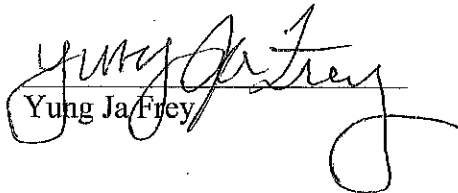
I am requesting a Lifetime Easement per SMC 16.06.015 A 2 stating that "The portion of any structure constructed within the urbanized area (SMC 15.08.025) after 1910, but before February 1, 1999 that encroaches upon the property of the Municipality of Skagway shall receive a lifetime easement that shall terminate upon the destruction or demolition of the portion of the structure encroaching onto public property or portions of the structure immediately adjacent to the encroachment."

Per the attached As Built Survey done in 1996 it appears the garage and shed/greenhouse are 3.2 ' into the alley right of way.

SMC 16.06.010 C outlines the procedure for granting of easements and SMC 16.06.015 A 3 states it "shall be recorded with the district court and become affixed to the deed of ownership of the respective properties."

Cost of the lifetime easement per SMC 16.06.015 A 2(a) "shall be 8% of the assessed valuation of the portion of the improvement encroaching upon municipal property, per annum. The fee will be paid with the property taxes each year." As 2018 property taxes have already been billed and paid an additional invoice could be sent for that amount as determined by tax official.

Thank you for consideration of my request.


Yung Ja Frey

City of Skagway Assessment Card

i Tax Parcel 2TOWN110050

.: PARCEL INFORMATION NO EXEMPTION POSSESSORY

Revisit:

Parcel # **2TOWN110050** Zone: **BG** Use: **R - Residential**
 Street # **1896** Street Name **State**
 Block **110** Lot # **050** Descrip **W 1/2 of Lot 4 & all of Lot 5**
 Name **Frey, Yung Ja**
 Address **Box 206, Skagway AK 99840**
 Sale Date Price Deed
 Prev. Owne
 Mailing



090808_1091

.: LAND DETAIL

Description

LandSize	Base Site Value	2,500 SF X \$	7.91 = \$	19,766.25
12,500 SF	Lot 5	5,000 SF X \$	13.02 = \$	65,100.00
<input type="radio"/> AC		SF X \$	0.00 = \$	0.00
<input checked="" type="radio"/> SF	Totals	7,500 SF	Fee Value: \$	84,866.25

.: EXEMPTION DETAIL

Description

Exemptior Land: Improvemen:

MANDATORY
 OPTIONAL

.: POSSESSORY INTEREST DETAIL

Description

Amount Site: Improvements:

[More Photos or Documents](#)

.: ASSESSMENT - Values

After entering Land Detail Values above or Possessory Interest Values at left, click REFRESH so they change below.

Year	Interest	Land	Improvement	Total	Comments	M&S Costs
2018	Fee	\$84,900	\$258,900	\$343,800		
2017	Fee	\$80,800	\$246,600	\$327,400		
2016	Fee	\$77,000	\$234,900	\$311,900		
2015	Fee	\$77,000	\$234,900	\$311,900		

Percent Change over Prior Year ⓘ

Land	
Imp .	

Taxes Paid	
Date Paid	Amount

Non-Printing Notes:

Standard Report

Estimate ID: 2TOWN110050
 Property Owner: Frey, Yung Ja
 Address:
 City: Skagway
 State/Province: Alaska
 ZIP/Postal Code: 99840
 Surveyed By: JC
 Survey Date: 9/9/2008

Single-family Residence
 Effective Age: 17
 Cost as of: September, 2008
 Style: One Story
 Exterior Wall: Frame, Siding, Vinyl 100%
 Plumbing Fixtures: 8

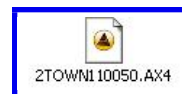
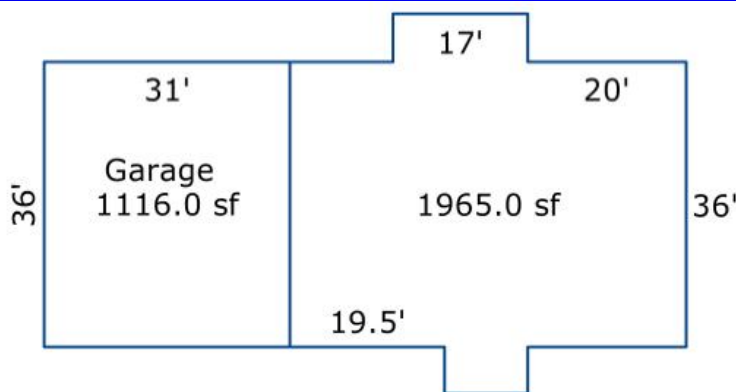
Floor Area: 1,965 Square Feet
 Quality: 3 Average
 Condition: 3 Average

	Units	Cost	Total
Base Cost	1,965	84.12	165,296
Plumbing Fixtures	8	1,474.00	11,792
Comp. Shingle or Built-up Rock	1,965	2.68	5,266
Raised Subfloor	1,965	9.30	18,275
Floor Cover Allowance	1,965	4.29	8,430
Forced Air Furnace	1,965	4.41	8,666
Plumbing Rough-ins	1	603.00	603
Appliance Allowance	1	3,450.50	3,451
Basic Structure Total Cost	1,965	112.86	221,779
Attached Garage	1,116	24.62	27,476
Subtotal Garage			27,476
Replacement Cost New	1,965	126.85	249,255
Physical + Functional Depreciation 17.0%			42,374
Total Depreciated Cost			206,881
Storage Building, Wood	216	27.47	5,934
Chain-link Fencing	200	3.46	692
Subtotal Yard Improvements			6,626
Non Building			6,626
Total			\$213,507

Cost data by Marshall & Swift/Boeckh, LLC and its licensors.

Remarks

Marshall & Swift/Boeckh, LLC and its licensors. Residential Estimator 7 - Standard
 Estimate: 193
 Date Printed: 11/5/2008
 Page 1 of 1



HOUSE INSPECTION SHEET Inspection Date: ___/___/___ Appr.: ___ Parcel # ___

Legal description or address (if no parcel number)

Check Measure Structure - Make notes in existing folder drawing.

Type: MBHM Cabin SFR Duplex TwmHm-End TwmHm-middle Multi-Fam. ___ Units Other ___

Design: 1 story 2 story 1.5 Fin 1.5 Unfin. 2.5 Story Split Level Other ___

Quality 1) Low 2) Fair 3) Average 4) Good 5) Very Good 6) Excellent

Condition 1) Worn Out 2) Badly Worn 3) Average 4) Good 5) Very Good 6) Excellent

Depreciation: Year Built 1740 Last Remodel 1990's Remodeled ___ % Eff. Age 15-20

Comment: _____

Additional Physical (% Shot): Roof 20% Exterior ___ % Foundation ___ % Interior ___ % Flrs ___ %

Plumbing ___ % Electrical ___ % Heat ___ % Other ___ Estimate Lump Sum _____

Functional Depreciation - Describe:

vinyl siding, pane windows

Exterior walls: Wood ___ % Vinyl 100% Metal ___ %

Cement Fiber ___ % Log ___ % Other ___ %

Roof material: Comp 100% Wd ___ % Metal ___ % Other ___ %

Heating Cooling: Elec. ___ % Forced Air ___ % HWBB ___ %

Monitor ___ % Other ___ %

Floor Covering: 1) Low ___ 2) Avg ✓ 3) Good ___ 4) Excellent ___

Special Floor Covering: ___ % _____

No. of Plumb. Fixtures: Average ___ Actual ___

FP/Wd Stove: \$1,500 \$2,000 \$2,500 \$3,000 \$3,500 \$ _____

Found. Type: Piling (Type) ___ % Conc Perim ___ % Slab ___ %

Basement Size: ___ Unf ___ % Fin ___ % Min. Fin. ___ %

Garage Type: Att. Built-in Det. Carport

Garage Finish: Yes No SF Finished ___ %

Garage Size: ___ Cars _____

Comment: _____

Fence 3' chain link 200'

Decks/Porch/ Fence _____

Allowance: \$500 \$1,500 \$2,000 \$3,000 \$ _____

Or Type: Deck ___ SF Enc Porch ___ SF Cov Porch ___ SF

Or Disc. Other (Walls, Fences, etc.) _____

Site Improvements: Rock Wall ___ Well ___ Driveway ___ Pad _____

Comments: _____

Shed 12x16 500 FV

Additions/Stand Alone - Cabins, Sheds, Outbuildings

Type	Qual.	Yr. Blt	Eff Age	Size	Unit Value	RCN Value	Net Good	Net Value

	Percentage of Completion: % of	
	Total	Cumul. % of Total
1. Plans, permits, survey	2	2
2. Excav, util. hookup	4	6
3. Concrete	8	14
4. Rough framing	21	35
5. Windows and doors	2	37
6. Roof cover	3	40
7. Rough-in plumbing	4	44
8. Insulation	1	45
9. Rough-in elec & mech	11	56
10. Exterior cover	6	62
11. Interior wall/ceil. finish	8	70
12. Blt-in cabs, doors, trim	13	83
13. Plumbing fixtures	5	88
14. Floor covers	3	91
15. Built-in appliances	3	94
16. Lt. fixtures/hardware	2	96
17. Painting & decorating	4	100
Total = 100%		
CALL BACK: YES ___ NO ___		