

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES

RIGHT-OF-WAY MAP

IM-HRO-0A24(019) / 66148
RICHARDSON HWY MP353-357
ACCESS IMPROVEMENTS

WITHIN SECTIONS 27, 28, 34, AND 35, T. 1S, R. 1E, F.M., ALASKA

LOCATIONS SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE MONUMENTS SHOWN HEREON AS RECOVERED BY THE ADOT&PF WERE RECOVERED BY ME OR UNDER MY SUPERVISION AND EXIST AS DESCRIBED.

Martin D. Shurr, Jr.
MARTIN D. SHURR, JR. LS-9105

1-9-2014
DATE



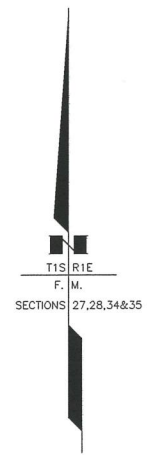
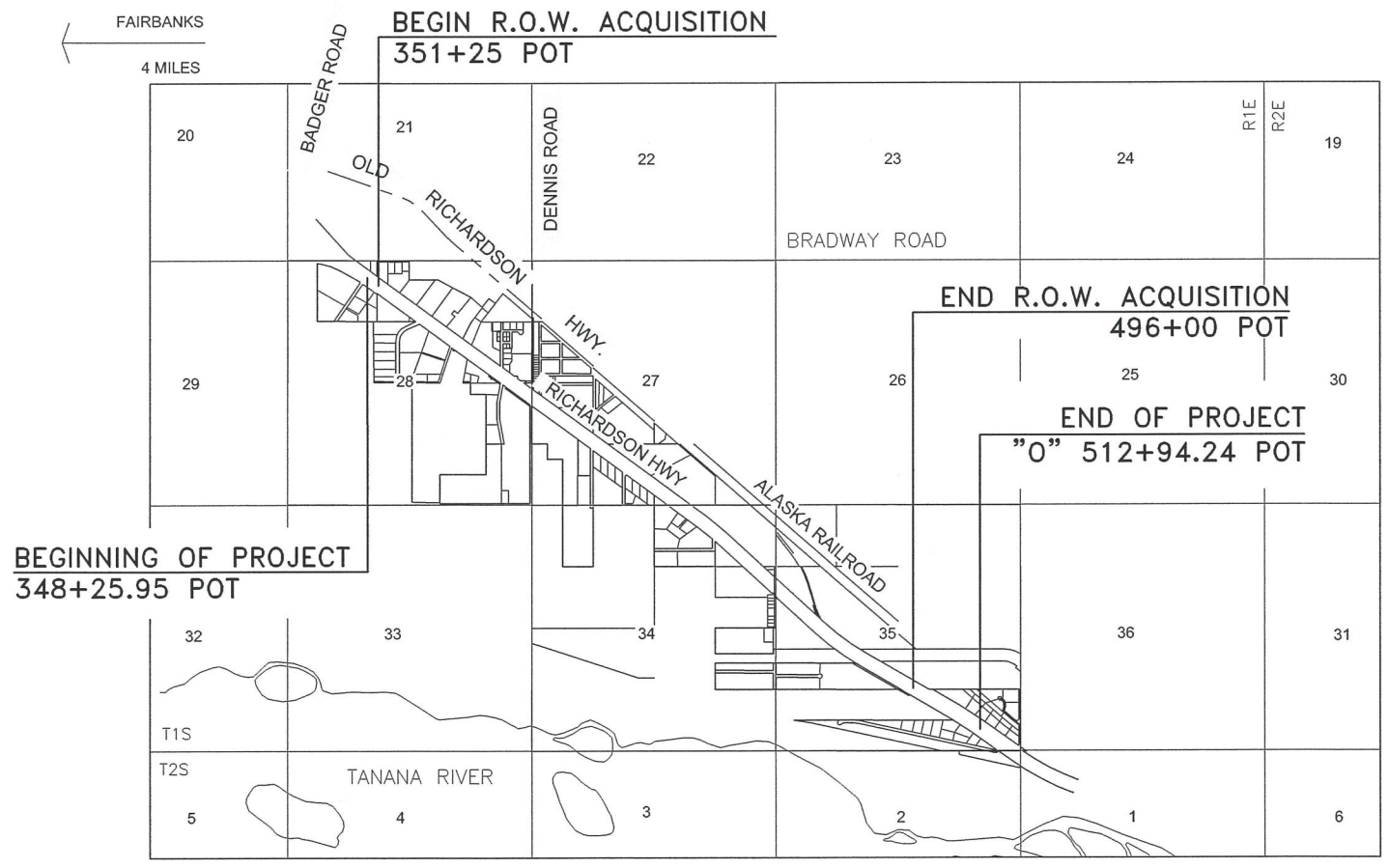
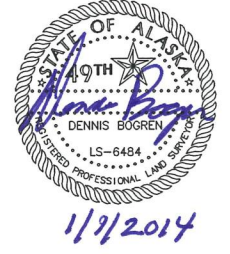
RIGHT OF WAY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION. I DECLARE THAT THIS PLAT IS BASED ON INFORMATION COMPILED FROM RECORD AND CONTROLLED BY RECOVERED MONUMENTATION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE ACCURATE.

I FURTHER CERTIFY THAT MONUMENTS SHOWN HEREON AS RECOVERED BY PDC INC. WERE SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THEY EXISTED AS DESCRIBED AT THE TIME OF THE SURVEY.

Dennis Bogren
DENNIS BOGREN NO. 6484-S

1/9/2014
DATE



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
APPROVED *[Signature]* 1/9/2014
DATE
CHIEF, RIGHT OF WAY
NORTHERN REGION

FAIRBANKS RECORDING DISTRICT
STATE BUSINESS, NO CHARGE

LENGTH OF PROJECT: 3 MILES

PLANS DEVELOPED BY: PDC, INC.

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	RECOVERED	SET
BLM MONUMENT		
GLO MONUMENT		
USC&GS MONUMENT		
PRIMARY MONUMENT		
CENTERLINE MONUMENT IN CASING		
PRIMARY R.O.W. MONUMENT		
BEARING OBJECT		
MISCELLANEOUS MONUMENT		
LINE OF SIGHT MONUMENT		
CONCRETE R.O.W. MONUMENT		
SURVEY PANEL POINT		
REBAR AND CAP		
REBAR		
IRON PIPE		
PK NAIL		
SPIKE		
HUB AND TACK		
SECTION LINE		
1/4 SECTION LINE		
1/16 SECTION LINE		
SURVEY CONTROL LINE		
TOWNSHIP & RANGE LINE		
PROJECT RIGHT-OF-WAY LIMITS		
EXISTING RIGHT-OF-WAY LINE		
EXISTING PROPERTY LINE		
ACCESS CONTROL LINE		
EXISTING EASEMENT LINE		
PROPOSED EASEMENT LINE		
PROPOSED CUT SLOPE LIMIT		
PROPOSED FILL SLOPE LIMIT		
EXISTING FENCE		

HWY MILEPOST	
EXISTING RIGHT-OF-WAY	
RIGHT-OF-WAY REQUIRED	
STATION EQUATION	
DESIGN/CONSTRUCTION CENTERLINE	
OTHER CENTERLINE	
EXISTING RAILROAD CENTERLINE	
EXISTING GUARD RAIL	
EXISTING ROADWAY	
WATER BOUNDARY	
WETLANDS OR MARSH	
OHW LINE	
FLOW CENTERLINE	
FLOW DIRECTION	
MEANDER LINE	
EASEMENT ACQUISITION	
FEE ACQUISITION	
EXISTING SANITARY SEWER LINE	
EXISTING FUEL LINE	
EXISTING GAS LINE	
EXISTING WATER LINE	
EXISTING STORM DRAIN LINE	
EXISTING FIBER OPTIC LINE	
EXISTING BURIED TELEPHONE CABLE	
EXISTING BURIED ELECTRIC LINE	
EXISTING ELECTRIC LINE	
EXISTING VEGETATION	
PROPERTY TIE	

EXISTING RISER	
EXISTING CATCH BASIN OR DROP INLET	
EXISTING MANHOLE	
EXISTING FIRE HYDRANT	
EXISTING CULVERT PIPE	
EXISTING POWER POLE	
EXISTING SIGNAL POLE W/ MAST ARM	
EXISTING LUMINAIRE	
EXISTING POLE GUY ANCHOR	
EXISTING POLE STUB TELEPHONE	
EXISTING POLE STUB POWERLINE	
EXISTING TELEPHONE PEDESTAL	
EXISTING JOINT USE POWER & TELEPHONE	
EXISTING TELEPHONE POLE LINE	
EXISTING SIGNAL POST W/O MAST ARM	
EXISTING MAILBOX	
EXISTING GRAVE	
EXISTING VEHICLE PLUG-IN OR HEADBOLT HEATER	
EXISTING BURIED CABLE MARKER	
EXISTING WATER METER	
EXISTING WATER VALVE	
EXISTING PIPELINE VALVE	
EXISTING PIPELINE MARKER	
EXISTING PARKING METER	
EXISTING BUILDINGS	

EXISTING SIGN 1, 2, AND 3 POST

EXISTING POST OR BOLLARD

EXISTING SANITARY CLEAN OUT

EXISTING SEPTIC VENT

EXISTING WELL OR MONITORING WELL

EXISTING FUEL TANK FILL PIPE/VENT

EXISTING SATELLITE DISH

TEST HOLE

CONIFER TREE

DECIDUOUS TREE

SECTION LINE EASEMENT & SECTION LINE-CENTERLINE INTERSECTION

PLAN SHEET MATCH LINES

MATCH 10+00 LINE

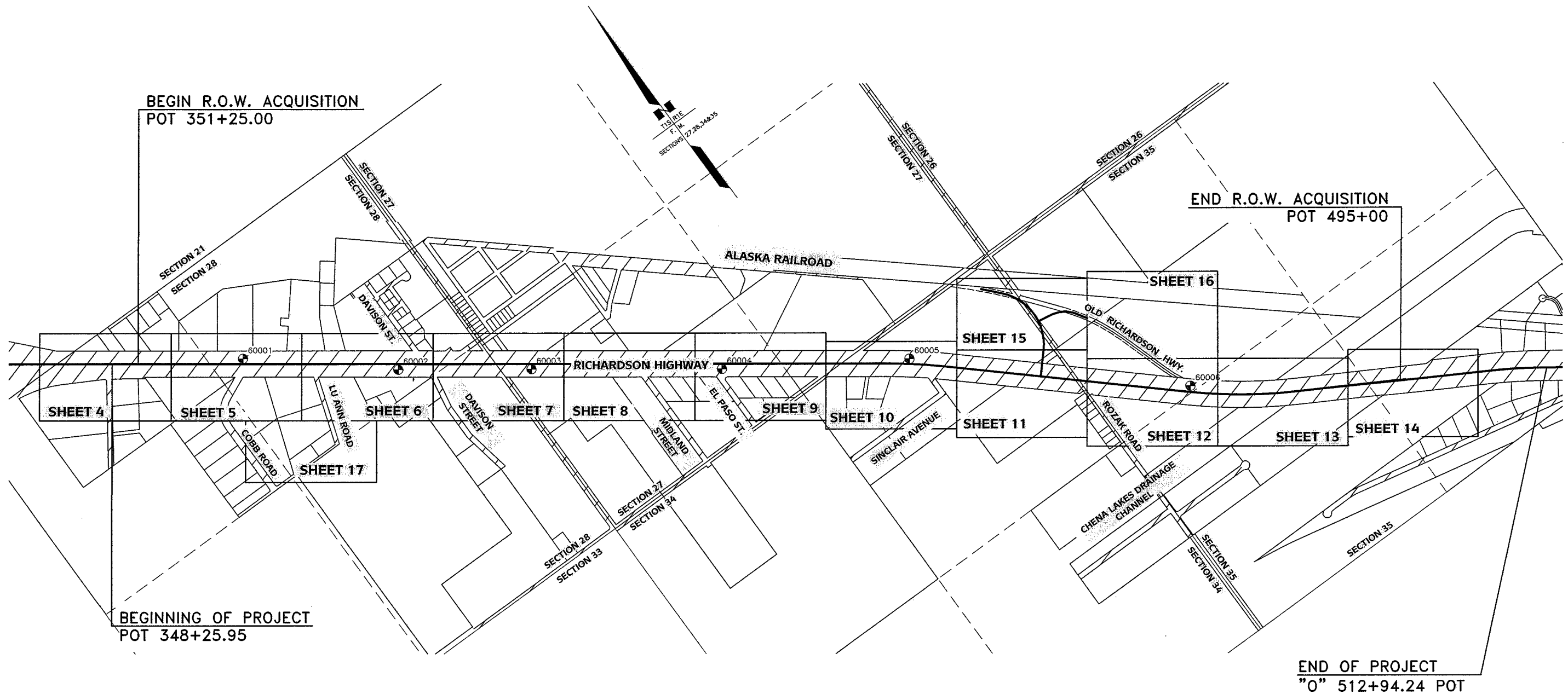
MATCH SHEET 5 LINE

STATE OF ALASKA
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 AND
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 RIGHT OF WAY MAP
 ALASKA PROJECT NO.
AKSAS 66148
IM-HRO-0A24(19)
RICHARDSON HWY MP353-357
ACCESS IMPROVEMENTS

SCALE: 1" = NO SCALE

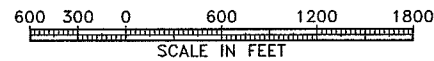
SHEET 2 OF 18

H	HOUSE
G	GARAGE
M	MERCHANT/STORE
B	BARN
S	SHED
P	PRIVATE
SS	SERVICE STATION
W	WAREHOUSE



T.S. RIC
F.W.
SECTION 27.28.34&35

DOT CONTROL POINTS			
POINT	NORTHING	EASTING	DESCRIPTION
60001	3950739.34	1397502.32	PRIMARY MONUMENT RICH 356.4
60002	3949558.20	1398837.04	PRIMARY MONUMENT RICH 356.1
60003	3948635.16	1400049.33	PRIMARY MONUMENT RICH 355.8
60004	3947310.81	1401780.36	PRIMARY MONUMENT RICH 355.3
60005	3946094.81	1403552.98	PRIMARY MONUMENT RICH 354.9
60006	3943890.45	1405914.89	PRIMARY MONUMENT RICH 354.3



DATE	REVISION	BY

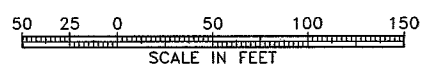
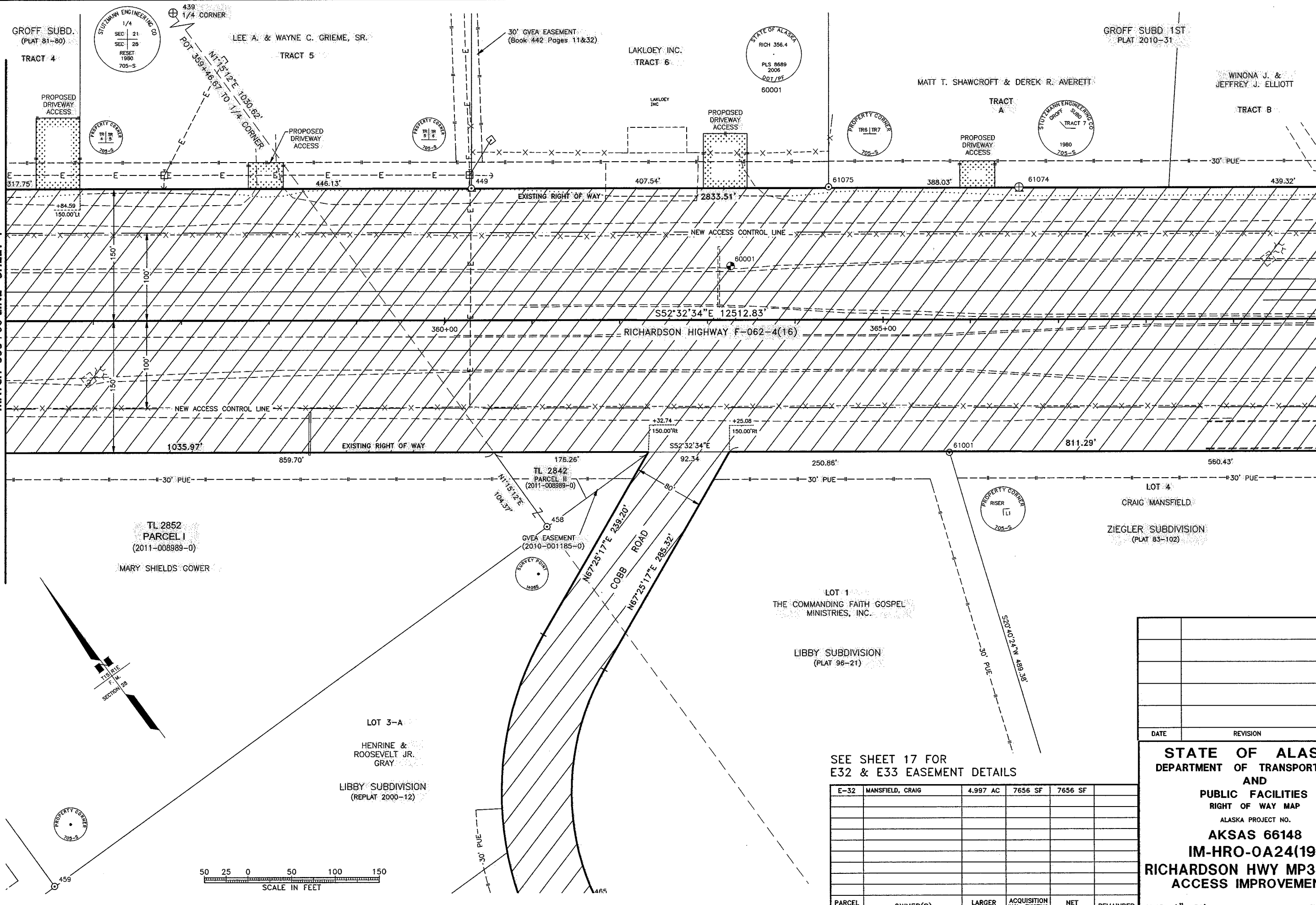
STATE OF ALASKA
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RIGHT OF WAY MAP
 ALASKA PROJECT NO.
AKSAS 66148
IM-HRO-0A24(19)
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MATCH 355+00 LINE - SHEET 4

MATCH 370+00 LINE - SHEET 6



SEE SHEET 17 FOR E32 & E33 EASEMENT DETAILS

PARCEL NUMBER	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER
E-32	MANSFIELD, CRAIG	4.997 AC	7656 SF	7656 SF	

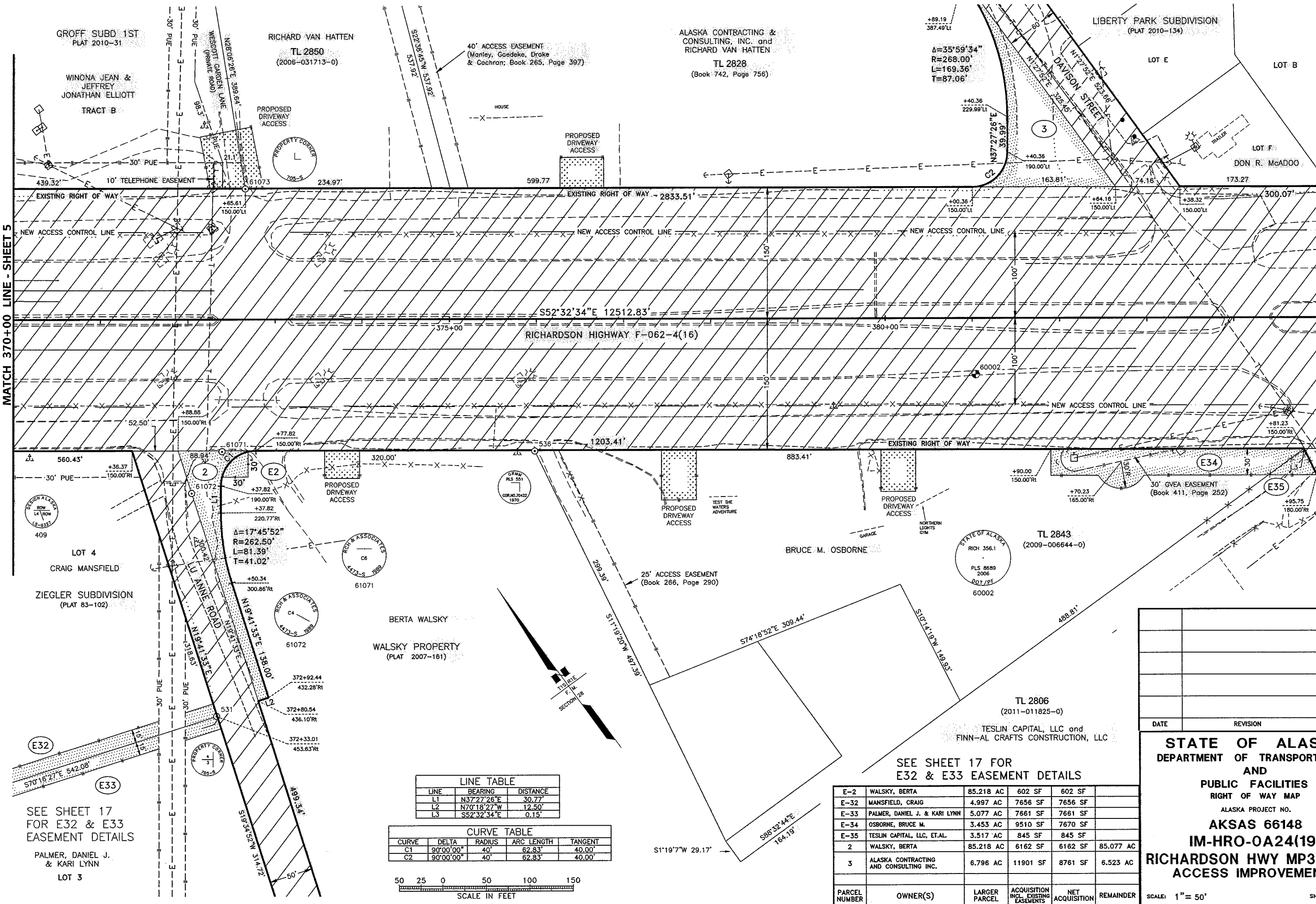
DATE	REVISION	BY

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IM-HRO-0A24(19)
RICHARDSON HWY MP353-357
ACCESS IMPROVEMENTS

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MATCH 370+00 LINE - SHEET 5

MATCH 385+00 LINE - SHEET 7



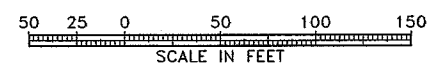
SEE SHEET 17 FOR E32 & E33 EASEMENT DETAILS
PALMER, DANIEL J. & KARI LYNN
LOT 3

LINE TABLE

LINE	BEARING	DISTANCE
L1	N37°27'26"E	30.77'
L2	N7°18'27"W	12.50'
L3	S52°32'34"E	0.15'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	90°00'00"	40'	62.83'	40.00'
C2	90°00'00"	40'	62.83'	40.00'



SEE SHEET 17 FOR E32 & E33 EASEMENT DETAILS

PARCEL NUMBER	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER
E-2	WALSKY, BERTA	85.218 AC	602 SF	602 SF	
E-32	MANSFIELD, CRAIG	4.997 AC	7656 SF	7656 SF	
E-33	PALMER, DANIEL J. & KARI LYNN	5.077 AC	7661 SF	7661 SF	
E-34	OSBORNE, BRUCE M.	3.453 AC	9510 SF	7670 SF	
E-35	TESLIN CAPITAL, LLC, ET.AL.	3.517 AC	845 SF	845 SF	
2	WALSKY, BERTA	85.218 AC	6162 SF	6162 SF	85.077 AC
3	ALASKA CONTRACTING AND CONSULTING INC.	6.796 AC	11901 SF	8761 SF	6.523 AC

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RICHARDSON HWY MP353-357
ACCESS IMPROVEMENTS

LIBERTY PARK SUBDIVISION
(PLAT 2010-134)

MARK G. BACKES
LOT B

US GENERAL LAND OFFICE SURVEY
S26 1/4 S27 1/4
1987
1911
61054

GILMORE SUBD.
(PLAT 131.970)
TL 2748 PARCEL VI
(2004-025175-0)

COLASKA, INC.
TL 2749
PARCEL IV
(2004-025175-0)

TL 2746
PARCEL III
(2004-025175-0)

TL 2837
(Book 475, Page 280)
CINDY A. &
STEVE W. COLBURN

TL 2701
(2004-025177-0)

MATCH 385+00 LINE - SHEET 6

MATCH 400+00 LINE - SHEET 8

S52°32'34"E 12512.83'
RICHARDSON HIGHWAY F-062-4(16)

TRACT A
MID-CITY ACRES
(PLAT 2012-85)
MID CITY ENTERPRISES, LLC

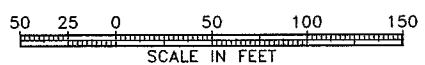
LOT 2A
ALASKA INDUSTRIAL, LLC
MIDLAND ACRES 1ST ADDITION
PLAT 2004-27

$\Delta=25^{\circ}49'14''$
 $R=268.00'$
 $L=120.78'$
 $T=61.43'$

$\Delta=36^{\circ}09'24''$
 $R=267.00'$
 $L=168.49'$
 $T=87.16'$

LINE	BEARING	DISTANCE
L1	S78°21'48"E	2.00'
L2	N11°38'12"E	31.21'

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	90°00'00"	40'	62.83'	40.00'
C2	53°50'36"	25'	23.49'	12.70'
C3	90°00'00"	40'	62.83'	40.00'



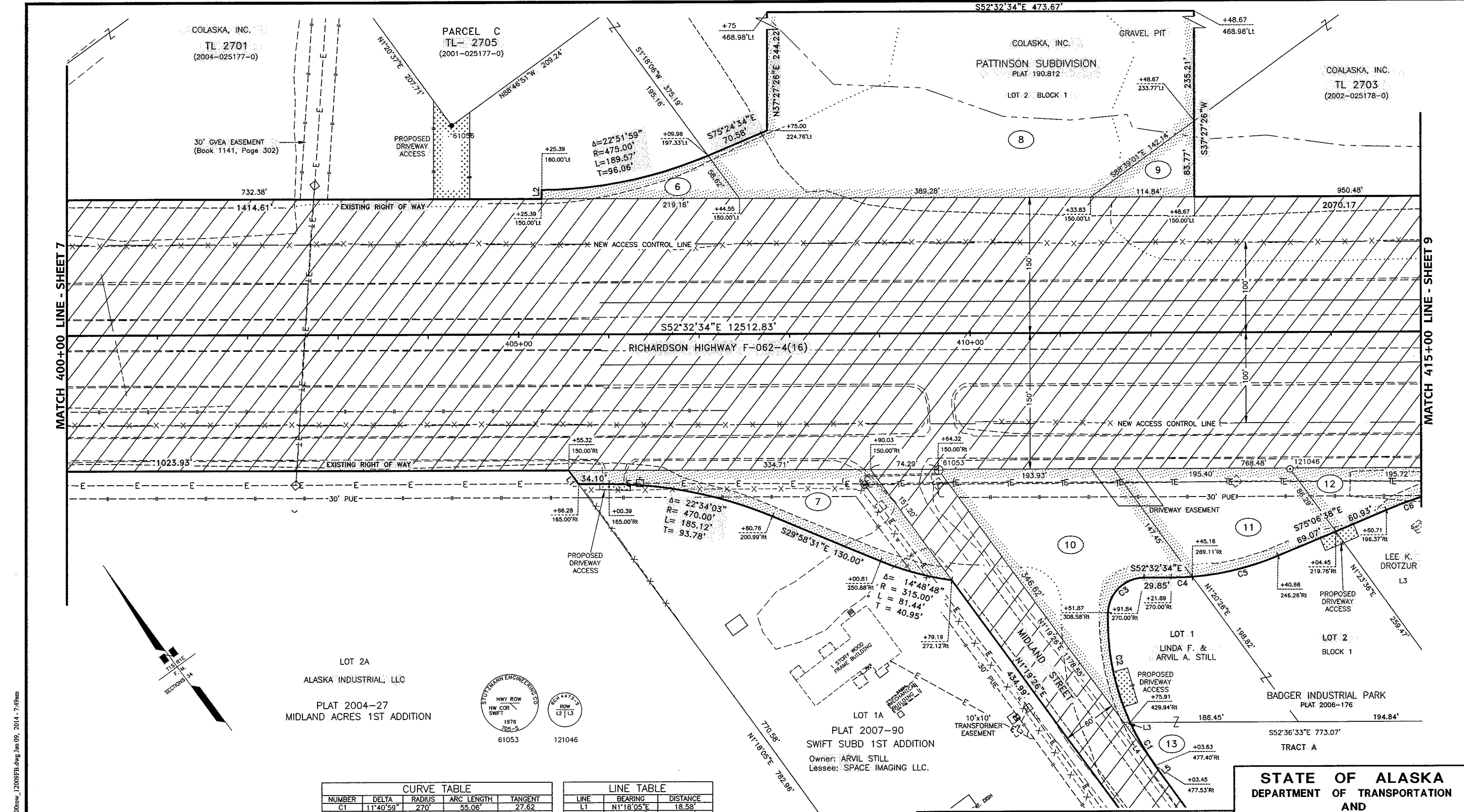
PARCEL NUMBER	OWNER(S)	LARGER PARCEL	ACQUISITION INCL EXISTING EASEMENTS	NET ACQUISITION	REMAINDER
E4	MID CITY ENTERPRISES LLC	32.859 AC	19520 SF	19520 SF	
4	MID CITY ENTERPRISES LLC	32.859 AC	7567 SF	7567 SF	32.685 AC
5	ALASKA INDUSTRIAL LLC	22.758 AC	37750 SF	7450 SF	21.891 AC

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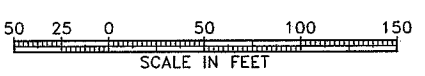
SCALE: 1" = 50' SHEET 7 OF 18

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CURVE TABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	11°40'59"	270'	55.06'	27.62'
C2	26°29'24"	270'	124.83'	63.55'
C3	87°57'36"	40'	61.41'	38.60'
C4	4°20'28"	310'	23.49'	11.75'
C5	18°13'35"	310'	98.61'	49.73'
C6	12°42'47"	475'	105.40'	52.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N1°18'05"E	18.58'
L2	N37°27'26"E	10.00'
L3	S52°36'33"E	7.19'
L4	N1°19'26"E	58.91'
L5	N88°40'34"W	0.22'

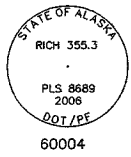


PARCEL NUMBER	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER
6	COALASKA INC	3.955 AC	4924 SF	4924 SF	3.842 AC
7	STILL, ARVIL A.	4.246 AC	17983 SF	6288 SF	3.833 AC
8	COALASKA INC	19.432 AC	3.430 AC	3.430 AC	16.001 AC
9	COALASKA INC	15.559 AC	4810 SF	4810 SF	15.449 AC
10	STILL, ARVIL A. & LINDA F.	1.245 AC	31113 SF	24876 SF	0.531 AC
11	STILL, ARVIL A. & LINDA F.	1.253 AC	19240 SF	12958 SF	0.811 AC
12	DROTZUR, LEE K.	1.253 AC	7929 SF	2400 SF	1.071 AC
13	STILL, ARVIL A. & LINDA F.	8.725 AC	126 SF	126 SF	8.722 AC

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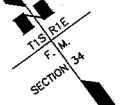
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DATE	REVISION	BY



MIDSTATE
EQUIPMENT, INC.
TL 2740
(2002-0005490-0)

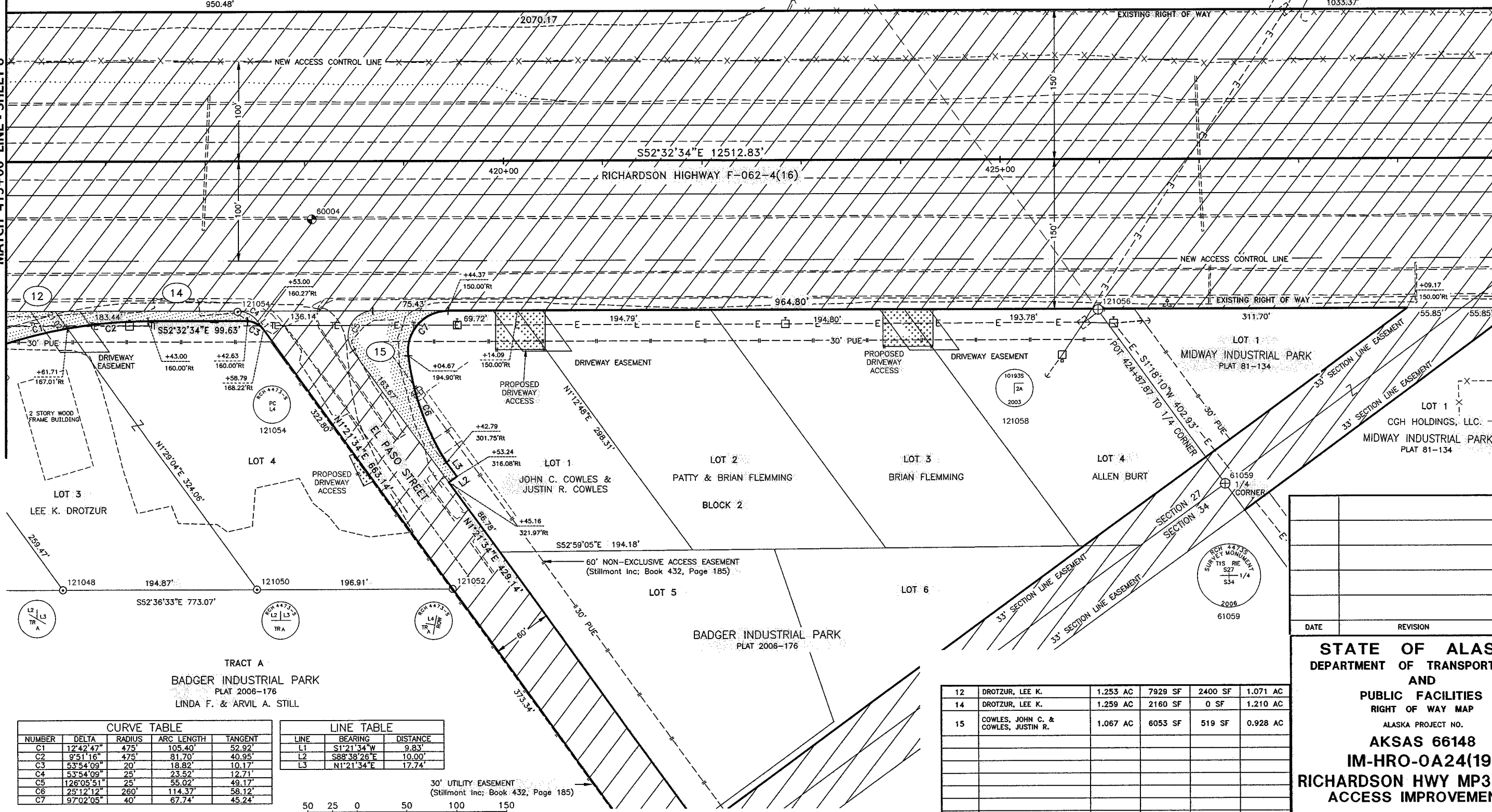
COALASKA, INC.
TL 2703
(2002-025178-0)



30' GVEA EASEMENT
Centered on Pole Line
(Book 346, Page 94)

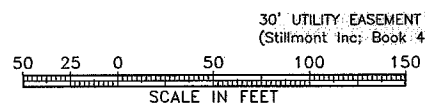
MATCH 415+00 LINE - SHEET 8

MATCH 430+00 LINE - SHEET 10



CURVE TABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	12°42'47"	475'	105.40'	52.92'
C2	9°51'16"	475'	81.70'	40.95'
C3	53°54'09"	20'	18.82'	10.17'
C4	53°54'09"	25'	23.52'	12.71'
C5	126°05'51"	25'	55.02'	49.17'
C6	25°12'12"	280'	114.37'	58.12'
C7	97°02'05"	40'	87.74'	45.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S1°21'34\"W	9.83'
L2	S88°38'26\"E	10.00'
L3	N1°21'34\"E	17.74'



PARCEL NUMBER	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER
12	DROTZUR, LEE K.	1.253 AC	7929 SF	2400 SF	1.071 AC
14	DROTZUR, LEE K.	1.259 AC	2160 SF	0 SF	1.210 AC
15	COWLES, JOHN C. & COWLES, JUSTIN R.	1.067 AC	6053 SF	519 SF	0.928 AC

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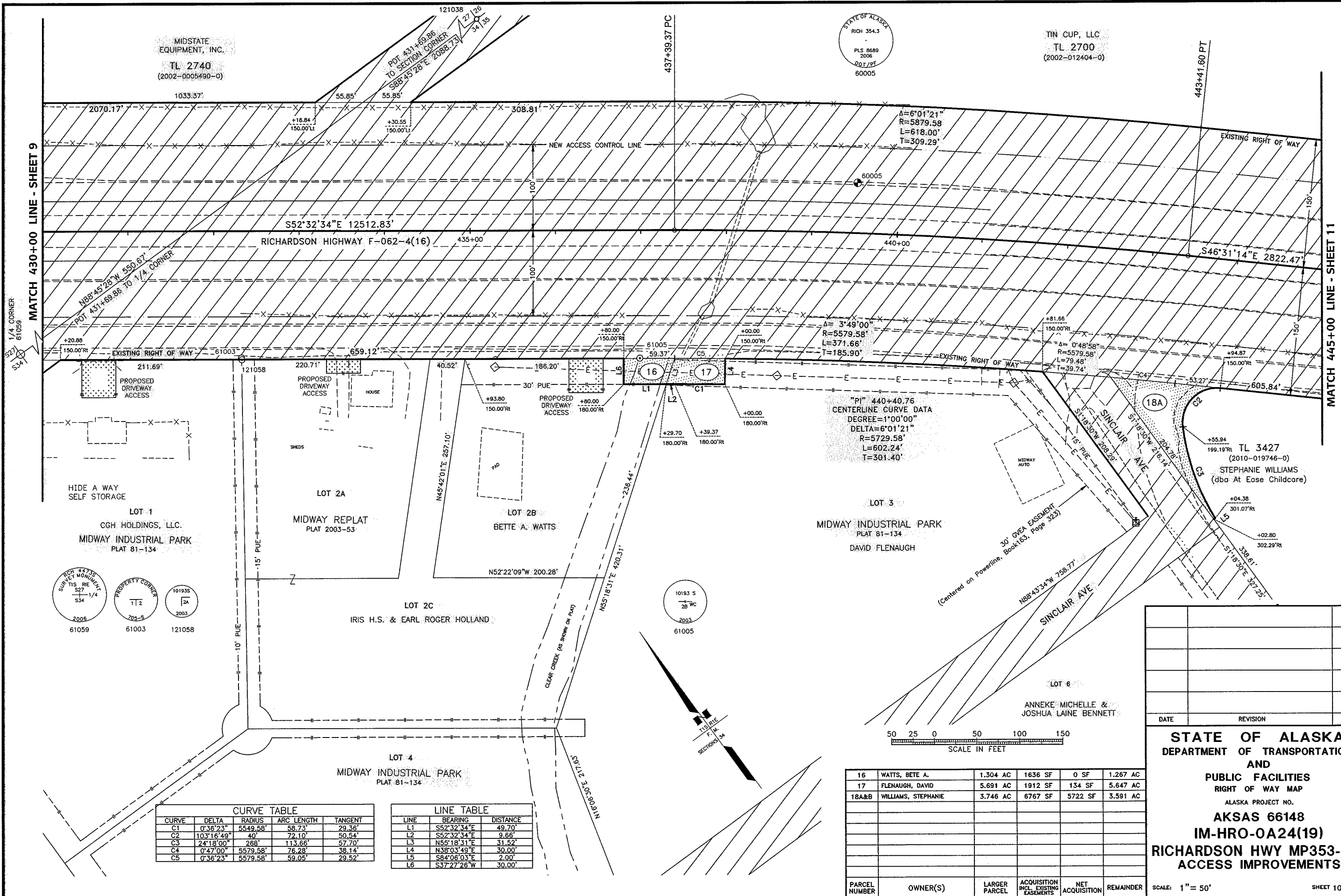
MIDSTATE
EQUIPMENT, INC.
TL 2740
(2002-0005490-0)

STATE OF ALASKA
RICH 354.3
PLS 8689
2006
DOT/PT
60005

TIN CUP, LLC
TL 2700
(2002-012404-0)

MATCH 430+00 LINE - SHEET 9

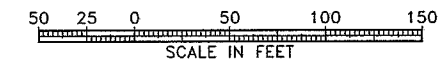
MATCH 445+00 LINE - SHEET 11



"PI" 440+40.76
CENTERLINE CURVE DATA
DEGREE=1°00'00"
DELTA=6°01'21"
R=5729.58'
L=602.24'
T=301.40'

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	0°36'23"	5549.58'	58.73'	29.36'
C2	10°31'49"	40'	72.10'	50.54'
C3	24°18'00"	268'	113.66'	57.70'
C4	0°47'00"	5579.58'	76.28'	38.14'
C5	0°36'23"	5579.58'	59.05'	29.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S52°32'34"E	49.70'
L2	S52°32'34"E	9.66'
L3	N55°18'31"E	31.52'
L4	N38°03'49"E	30.00'
L5	S84°06'03"E	2.00'
L6	S37°27'26"W	30.00'

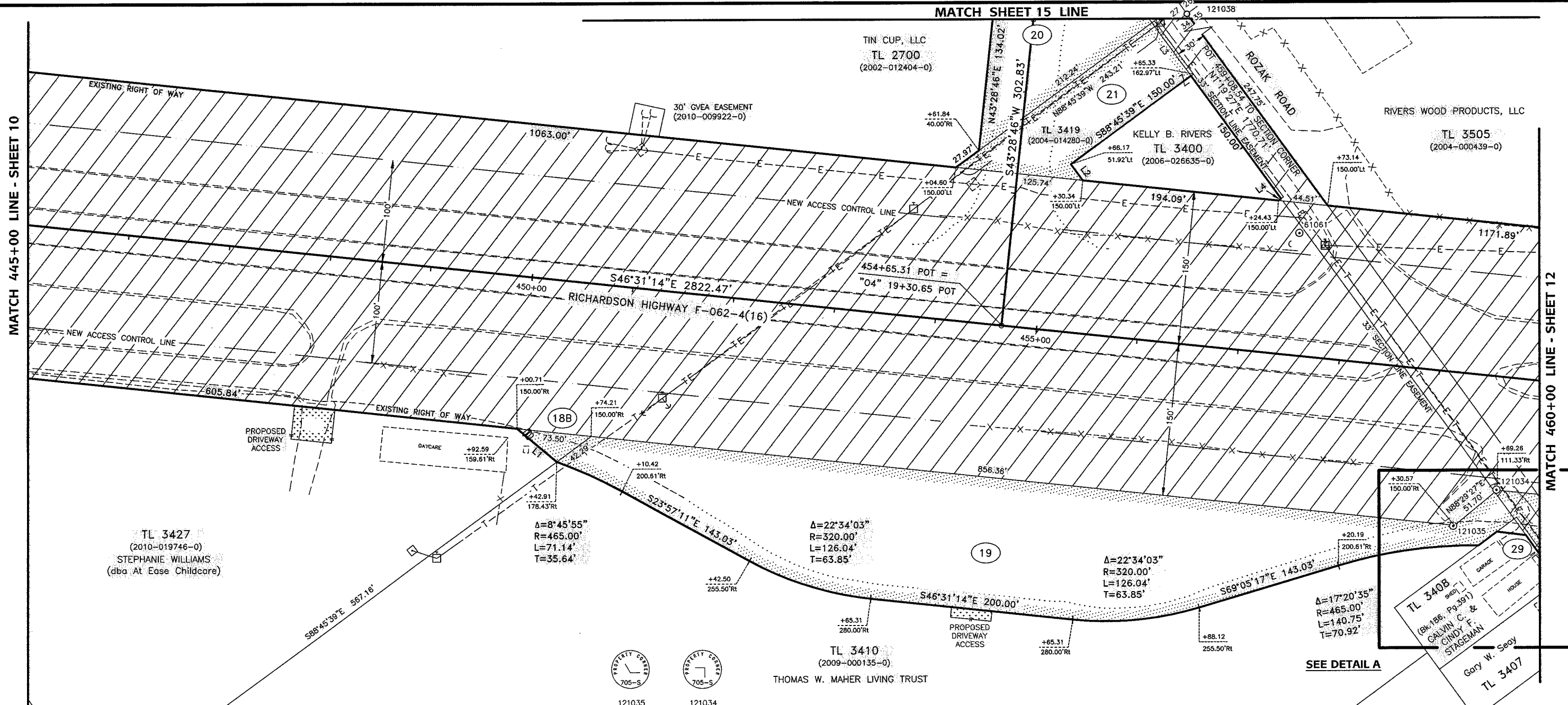


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PARCEL NUMBER	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER
16	WATTS, BETE A.	1.304 AC	1636 SF	0 SF	1.267 AC
17	FLENAUGH, DAVID	5.691 AC	1912 SF	134 SF	5.647 AC
18A&B	WILLIAMS, STEPHANIE	3.746 AC	6767 SF	5722 SF	3.591 AC

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TL 3427
(2010-019746-0)
STEPHANIE WILLIAMS
(dba At Ease Childcare)

$\Delta=8^{\circ}45'55''$
R=465.00'
L=71.14'
T=35.64'

$\Delta=22^{\circ}34'03''$
R=320.00'
L=126.04'
T=63.85'

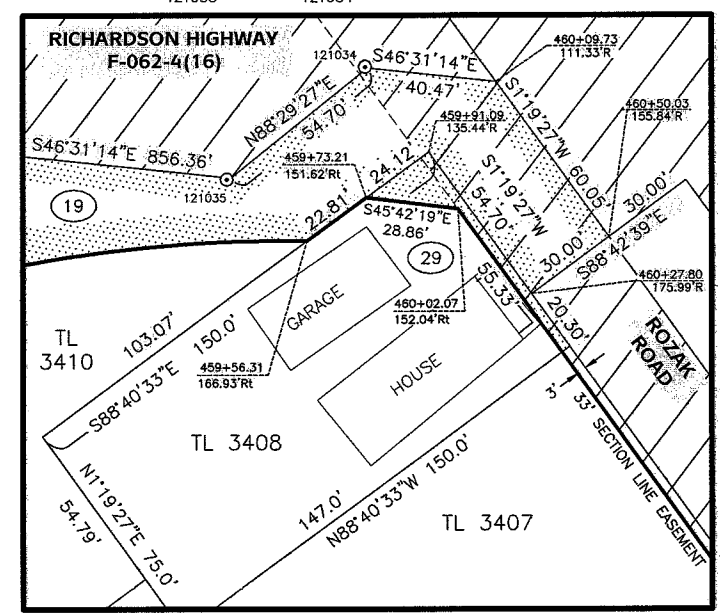
$\Delta=22^{\circ}34'03''$
R=320.00'
L=126.04'
T=63.85'

$\Delta=17^{\circ}20'35''$
R=465.00'
L=140.75'
T=70.92'

TL 3410
(2009-000135-0)
THOMAS W. MAHER LIVING TRUST

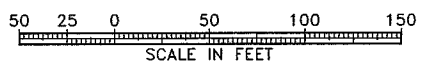
TL 3408
(Pk. 186, Pg. 391)
CALVIN C. &
CINDY F.
STAGEMAN
Gary W. Seay
TL 3407

SEE DETAIL A



DETAIL A
1" = 30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S12°33'15"E	50.88'
L2	N1°19'27"E	19.53'
L3	N1°19'27"E	65.00'
L4	N88°45'35"E	3.12'



PARCEL	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER
18A&B	WILLIAMS, STEPHANIE	3,746 SF	6,767 SF	5,722 SF	3,591 AC
19	THOMAS W. MAHER LIVING TRUST	14,473 AC	1,984 AC	1,904 AC	12,489 AC
20	TIN CUP LLC	28,439 AC	2,089 AC	0.770 AC	26,350 AC
21	KELLY B. RIVERS TRUST	13,689 SF	13,689 SF	13,494 SF	0.000 AC
29	STAGEMAN, CALVIN C. & CINDY F.	11,250 SF	433 SF	208 SF	10,817 SF

DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
AKSAS 66148
IM-HRO-0A24(19)
RICHARDSON HWY MP353-357
ACCESS IMPROVEMENTS

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HENRY & JANICE D. DOSCH

TL 3504
(2003-028912-0)

DATE	REVISION	BY

RIVERS WOOD PRODUCTS, LLC
TL 3505
(2004-000439-0)

R=20.00'
Δ=73°10'25"
L=25.54'
T=14.85'

LOT LINE
R=1481.90'
Δ=7°09'04"
L=182.46'
T=91.35'

R=56.00'
Δ=146°20'50"
L=143.04'
T=185.17'

R=20.00'
Δ=73°10'25"
L=25.54'
T=14.85'

R=1428.90'
Δ=10°28'43"
L=261.32'
T=131.03'

60006
STATE OF ALASKA
RICH 354.3
PLS 8689
2006
DOT/PT

POC 472+06.77
TO 1/4 CORNER
S88°59'12"E 4318.75'

Δ=12°13'40"
R=5579.58'
L=1190.75'
T=597.65'

Δ=7°25'30"
R=5879.58'
L=761.94'
T=381.50'

"Pi" 477+77.78
CENTERLINE CURVE DATA
DEGREE= 1°00'00"
DELTA=12°13'40"
R=5729.58'
L=1222.77'
T=613.71'

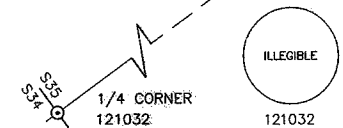
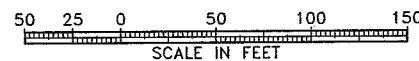
TL 3515
(2009-025553-0)
ROBERT M. SCHMIT

TL 3515
(2009-025553-0)
ROBERT M. SCHMIT

N88°39'12"W 962.22'
POC 472+06.77 TO 1/4 CORNER

LINE	BEARING	DISTANCE
L1	S88°39'09"E	30.00'
L2	S1°19'27"W	19.27'
L3	N88°40'33"W	36.00'

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	85°42'02"	40'	59.83'	37.11'
C2	4°20'52"	1494.90'	113.44'	56.75'



PARCEL NUMBER	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER
22	SCHMIT, ROBERT M.	16.078 AC	25092 SF	25092 SF	15.502 AC
23	RIVERS WOOD PRODUCTS LLC	9.540 AC	42040 SF	13659 SF	8.575 AC
28	DOSCH, HENRY & JANICE	41.880 AC	39282 SF	9730 SF	40.978 AC

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
AKSAS 66148
IM-HRO-0A24(19)
RICHARDSON HWY MP353-357
ACCESS IMPROVEMENTS

SCALE: 1" = 50'

FAIRBANKS NORTH STAR BOROUGH

TL 3514
CHENA LAKES DRAINAGE CHANNEL
(PARCEL II, BK.140, PG.516)

PI= 477+77.78
CENTERLINE CURVE DATA
DEGREE= 1°00'00"
DELTA=12°13'40"
R=5729.58'
L=1222.77'
T=613.71'

HENRY & JANICE D. DOSCH

TL 3504
(2003-028912-0)

RICHARDSON HIGHWAY F-062-4(16)

MATCH 475+00 LINE - SHEET 12

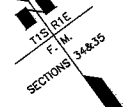
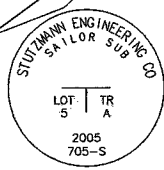
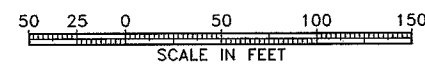
MATCH 490+00 LINE - SHEET 14

TL 3515
(2009-025553-0)

TL 3513
CHENA LAKES DRAINAGE CHANNEL
(PARCEL I, BK.140, PG.516)
FAIRBANKS NORTH STAR BOROUGH

SAILOR SUBDIVISION
(PLAT 2006-61)
TRACT A
LESLIE J. & JAMES A. HUFFMAN

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°38'10"E	57.47'
L2	S88°38'10"E	10.02'

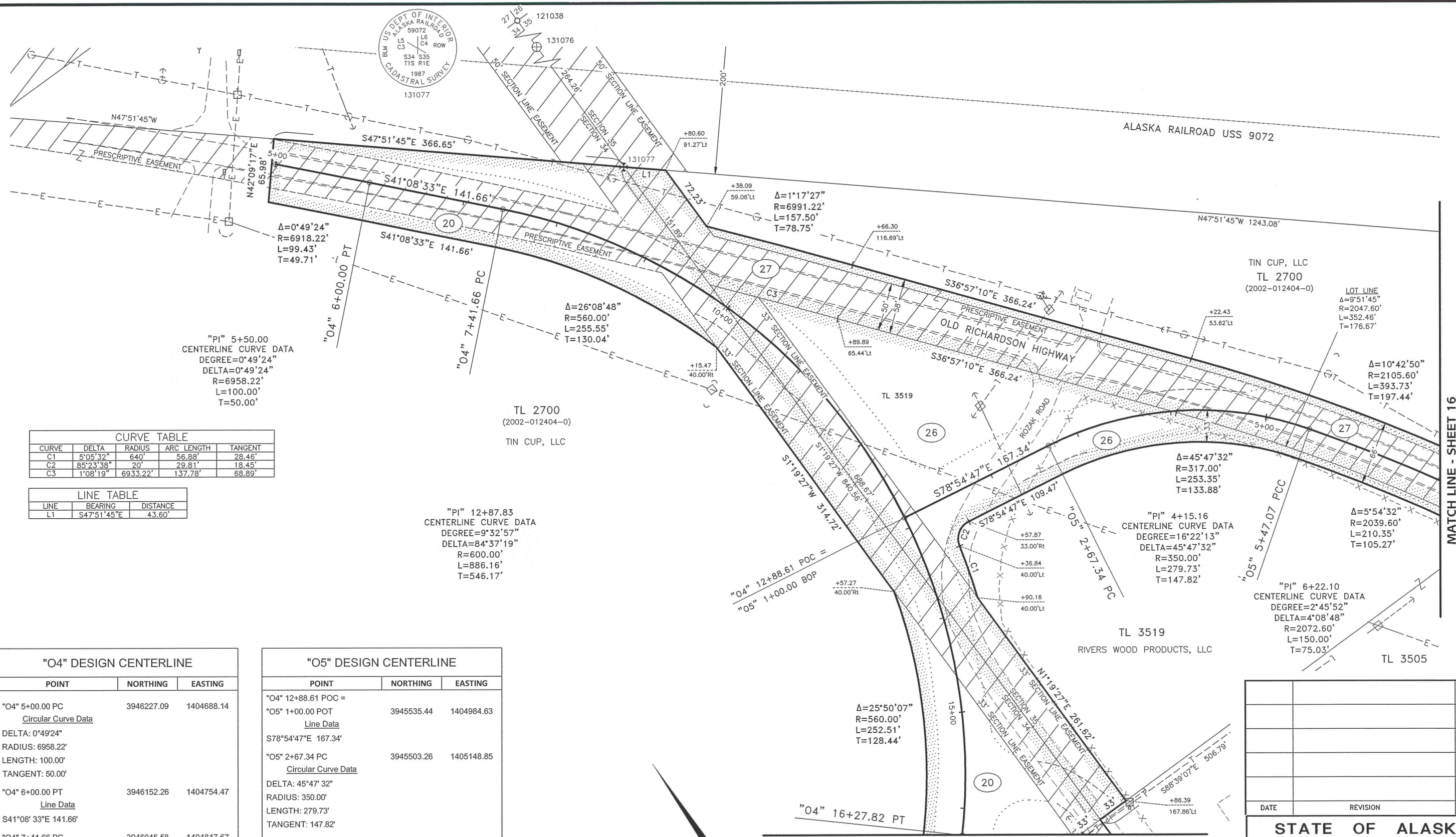


DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
AKSAS 66148
IM-HRO-0A24(19)
RICHARDSON HWY MP353-357
ACCESS IMPROVEMENTS

PARCEL NUMBER	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER
E30	HUFFMAN, LESLIE J & JAMES A	16.350 AC	34050 SF	33149 SF	
24	FAIRBANKS NORTH STAR BOROUGH	10.328 AC	29508 SF	29508 SF	9.651 AC
30	HUFFMAN, LESLIE J & JAMES A	16.350 AC	5895 SF	5740 SF	16.214 AC

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"PI" 5+50.00
 CENTERLINE CURVE DATA
 DEGREE=0°49'24"
 DELTA=0°49'24"
 R=6958.22'
 L=100.00'
 T=50.00'

"PI" 12+87.83
 CENTERLINE CURVE DATA
 DEGREE=9°32'57"
 DELTA=8°37'19"
 R=600.00'
 L=886.16'
 T=546.17'

"PI" 4+15.16
 CENTERLINE CURVE DATA
 DEGREE=16°22'13"
 DELTA=45°47'32"
 R=350.00'
 L=279.73'
 T=147.82'

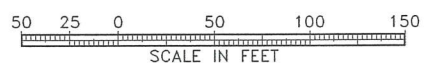
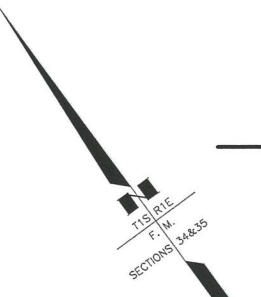
"PI" 6+22.10
 CENTERLINE CURVE DATA
 DEGREE=2°45'52"
 DELTA=4°08'48"
 R=2072.60'
 L=150.00'
 T=75.03'

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	5°05'32"	640'	56.88'	28.46'
C2	85°23'38"	20'	29.81'	18.45'
C3	1°08'19"	6933.22'	137.78'	68.89'

LINE	BEARING	DISTANCE
L1	S47°51'45"E	43.60'

POINT	NORTHING	EASTING
"O4" 5+00.00 PC <i>Circular Curve Data</i>	3946227.09	1404688.14
DELTA: 0°49'24" RADIUS: 6958.22' LENGTH: 100.00' TANGENT: 50.00'		
"O4" 6+00.00 PT <i>Line Data</i>	3946152.26	1404754.47
S41°08'33"E 141.66'		
"O4" 7+41.66 PC <i>Circular Curve Data</i>	3946045.58	1404847.67
DELTA: 8°37'19" RADIUS: 600.00' LENGTH: 886.16' TANGENT: 546.17'		
"O4" 16+27.82 PT <i>Line Data</i>	3945237.96	1404831.20
S43°28'46"W 302.83'		
"O4" 19+30.65 POT = 454+65.31 POT	3945018.22	1404622.83

POINT	NORTHING	EASTING
"O4" 12+88.61 POC = "O5" 1+00.00 POT <i>Line Data</i>	3945535.44	1404984.63
S78°54'47"E 167.34'		
"O5" 2+67.34 PC <i>Circular Curve Data</i>	3945503.26	1405148.85
DELTA: 45°47'32" RADIUS: 350.00' LENGTH: 279.73' TANGENT: 147.82'		
"O5" 5+47.07 PCC <i>Circular Curve Data</i>	3945351.03	1405374.67
DELTA: 4°08'48" RADIUS: 2072.60' LENGTH: 150.00' TANGENT: 75.03'		
"O5" 6+97.07 POC	3945222.55	1405452.02



MATCH SHEET 11 LINE

SECTION	OWNER	AREA (AC)	AREA (SF)
20	TIN CUP LLC	28.439 AC	2,089 AC
26	RIVERS WOOD PRODUCTS LLC	4.234 AC	1,656 AC
27	TIN CUP LLC	5.162 AC	1,266 AC

PARCEL NUMBER	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER
20	TIN CUP LLC	28.439 AC	2,089 AC	0.770 AC	26.350 AC
26	RIVERS WOOD PRODUCTS LLC	4.234 AC	1,656 AC	1.149 AC	2.578 AC
27	TIN CUP LLC	5.162 AC	1,266 AC	7278 SF	3,896 AC

DATE	REVISION	BY

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND
 PUBLIC FACILITIES
 RIGHT OF WAY MAP
 ALASKA PROJECT NO.
AKSAS 66148
IM-HRO-0A24(19)
RICHARDSON HWY MP353-357
ACCESS IMPROVEMENTS

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TIN CUP, LLC
TL 2700
(2002-012404-0)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°39'07"E	9.10'
L2	S88°39'07"E	28.38'
L3	S88°39'07"E	37.31'

ALASKA RAILROAD USS 9072

TIN CUP, LLC
TL 2700
(2002-012404-0)

$\Delta=10^{\circ}42'50''$
R=2105.60'
L=393.73'
T=197.44'

LOT LINE
 $\Delta=10^{\circ}27'56''$
R=2072.60'
L=378.58'
T=189.82'

$\Delta=9^{\circ}59'16''$
R=2105.60'
L=367.05'
T=183.99'

$\Delta=10^{\circ}57'40''$
R=2039.60'
L=390.19'
T=195.69'

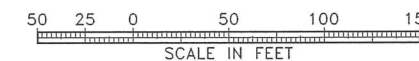
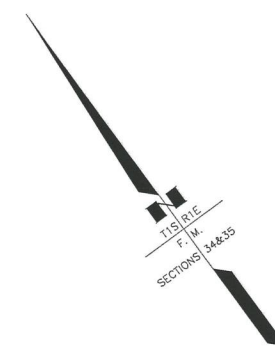
HENRY & JANICE D. DOSCH

TL 3504
(2003-028912-0)

TL 3505
(2004-000439-0)
RIVERS WOOD PRODUCTS, LLC

MATCH LINE - SHEET 15

MATCH SHEET 12 LINE



23	RIVERS WOOD PRODUCTS LLC	9.540 AC	42040 SF	13659 SF	8.575 AC
26	RIVERS WOOD PRODUCTS LLC	4.234 AC	1.656 AC	1.149 AC	2.578 AC
27	TIN CUP LLC	5.162 AC	1.266 AC	7278 SF	3.896 AC
28	DOSCH, HENRY & JANICE	41.880 AC	39282 SF	9730 SF	40.978 AC

PARCEL NUMBER	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER

DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
AKSAS 66148
IM-HRO-0A24(19)
RICHARDSON HWY MP353-357
ACCESS IMPROVEMENTS

SCALE: 1" = 50' SHEET 16 OF 18

F-062-4(16) RIGHT-OF-WAY CENTERLINE		
POINT	NORTHING	EASTING
POT 312+26.54	3953792.03	1393416.71
<u>Line Data</u>		
S52° 32' 34"E - 12512.83'		
PC 437+39.37	3946182.13	1403349.49
<u>Circular Curve Data</u>		
DELTA: 06° 01' 21"		
RADIUS: 5729.58'		
LENGTH: 602.24'		
TANGENT: 301.40'		
PT 443+41.60	3945731.44	1403807.44
<u>Line Data</u>		
S 46° 31' 14" E - 2822.47'		
PC 471+64.07	3943849.32	1405855.48
<u>Circular Curve Data</u>		
DELTA: 12° 13' 40"		
RADIUS: 5729.58'		
LENGTH: 1222.76'		
TANGENT: 613.71'		
PT 483+86.83	3943108.63	1406825.47
<u>Line Data</u>		
S 58° 44' 53" E - 1267.93'		
POT 496+54.76	3942450.82	1407909.41

F-062-4(20) RIGHT-OF-WAY CENTERLINE		
POINT	NORTHING	EASTING
POT 488+05.25	3942891.00	1407184.07
<u>Line Data</u>		
S58° 14' 07"E - 1000.31'		
PI 498+05.56	3942364.41	1408034.55
<u>Line Data</u>		
S58° 45' 03"E - 827.10'		
PC 506+32.67	3941935.34	1408741.66
<u>Circular Curve Data</u>		
DELTA: 5° 20' 52"		
RADIUS: 5729.58'		
LENGTH: 534.77'		
TANGENT: 267.58'		
PT 511+67.44	3941637.00	1409185.25
<u>Line Data</u>		
S 53° 24' 11" E - 1028.03'		
PC 521+95.47	3941024.10	1410010.60
<u>Circular Curve Data</u>		
DELTA: 14° 57' 41"		
RADIUS: 5729.58'		
LENGTH: 1496.14'		
TANGENT: 752.35'		
PT 536+91.61	3940298.17	1411313.97

NOTES:

- THE INITIAL FIELD SURVEY FOR THIS PROJECT WAS CONDUCTED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES IN JULY & AUGUST OF 2006 AS SHOWN ON THE RECORD OF SURVEY: "CONTROL DRAWING" FILED 06/05/07 AS PLAT 2007-94 IN THE FAIRBANKS RECORDING DISTRICT. ADDITIONAL PROPERTY CORNER LOCATIONS WERE ADDED FROM A RECORD OF SURVEY: "NH-IR-0A2-4(9)/63886, RICHARDSON HIGHWAY 6 MILE BADGER ROAD INTERCHANGE" FILED 1/18/2012 AS PLAT 2012-5 IN THE FAIRBANKS RECORDING DISTRICT. SUPPLEMENTAL PROPERTY CORNER SURVEYS WERE CONDUCTED BY PDC INC. IN OCTOBER 2012 AND JANUARY 2013.
- THE BASIS OF COORDINATES FOR THIS SURVEY IS DOT MONUMENT 60001 (GPS RICH 356.1) N3950739.34, E1397502.32 (NAD83, ALASKA STATE PLANE ZONE 3, US SURVEY FEET).
- THIS PROJECT IS IN U.S. SURVEY FEET AND DEPICTS HORIZONTAL DISTANCES AT GROUND ELEVATIONS.
- THE BASIS OF BEARINGS IS THE ALASKA STATE PLANE GRID BEARING OF S50°51'00"E BETWEEN DOT MONUMENT 60001 AND DOT MONUMENT 60006 (GPS RICH 354.3)
- THE CENTERLINE FOR THE RICHARDSON HIGHWAY WAS CALCULATED BASED ON THE RECOVERED CONCRETE RIGHT-OF-WAY MONUMENTS AND RECORD DATA FROM STATE OF ALASKA DOT RIGHT-OF-WAY MAPS FOR ALASKA PROJECTS F-062-4(16) BIG BEND IN FAIRBANKS AND F-062-4(20) RICHARDSON HIGHWAY SECTION II.
- THE RIGHT-OF-WAY LIMITS ARE OFFSET FROM THE CENTERLINE 150 FEET ON EACH SIDE.
- SUBDIVISION BOUNDARIES AND LOT LINES WERE CALCULATED BASED ON RECORD PLAT DATA AND MOVED TO FIT RECOVERED MONUMENTS AS SHOWN. PROPERTY LINES ARE EXTENDED OR TRIMMED TO THE RIGHT-OF-WAY LIMITS. ALL DIMENSIONS AND STATION OFFSET LABELS ARE TO THE CALCULATED CORNER POSITION. THE MONUMENT LOCATION IS SHOWN IN THE MONUMENT TABLES.
- THE ACCESS CONTROL LINE IS AS SHOWN ON THE STATE OF ALASKA DOT RIGHT-OF-WAY MAP FOR ALASKA PROJECT F-062-4(16) BIG BEND IN FAIRBANKS.
- THE CENTER OF THE OLD RICHARDSON HIGHWAY IS CALCULATED TO BE CENTERED ON THE EXISTING PAVEMENT SURFACE. THE CENTERLINE LOCATION THROUGH THE OLD RICH/RICHARDSON HIGHWAY INTERSECTION WAS DIGITIZED FROM THE RIGHT-OF-WAY MAPS FOR ALASKA PROJECTS F-062-4(16) BIG BEND IN FAIRBANKS.
- THE STATE OF ALASKA ASSERTS THAT A PRESCRIPTIVE EASEMENT FOR THE PUBLIC RIGHT-OF-WAY EXISTS FOR THE OLD RICHARDSON HIGHWAY AS SHOWN. THE PRESCRIPTIVE EASEMENTS ARE DESIGNATED AS "PRESCRIPTIVE R.O.W." ON THIS MAP.
- DRIVEWAY ACCESS TO THE FRONTAGE ROADS WILL ONLY BE ALLOWED AT THE LOCATIONS SHOWN ON THE PLANS AS "PROPOSED DRIVEWAY ACCESS".

SHEET 4 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
310+28.54	-5336.32'	60007	3958130.94	1396527.77	PRIMARY MONUMENT
312+26.54	149.92'	*601	3953673.02	1393325.53	CONCRETE MONUMENT
331+82.11	-357.15'	121001	3952886.22	1395186.26	3-1/4" PRIMARY MONUMENT
332+01.76	719.15'	131078	3952019.89	1394547.29	3-1/4" PRIMARY MONUMENT
339+73.89	-149.94'	*430	3952240.20	1395688.77	PRIMARY MONUMENT
339+82.54	1784.83'	*509	3950699.10	1394518.96	REBAR AND CAP
339+85.51	150.36'	*402	3951994.75	1395515.36	REBAR AND CAP
340+00.67	-150.04'	*549	3952223.99	1395710.08	CONCRETE MONUMENT
340+01.09	149.71'	*548	3951985.79	1395528.12	CONCRETE MONUMENT
342+01.73	-149.91'	121002	3952101.62	1395869.61	3-1/4" PRIMARY MONUMENT
347+62.83	2851.73'	*476	3949377.64	1394489.51	PRIMARY MONUMENT
347+76.32	-424.01'	61012	3951969.75	1396492.42	PRIMARY MONUMENT
349+76.43	-150.28'	61011	3951630.76	1396484.80	PRIMARY MONUMENT
350+00.03	-150.06'	*544	3951616.23	1396503.40	CONCRETE MONUMENT
351+96.64	149.81'	*493	3951258.62	1396477.09	REBAR AND CAP
353+37.93	-831.63'	*439	3951951.77	1397186.13	PRIMARY MONUMENT

SHEET 5 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
355+85.06	-150.73'	*448	3951260.96	1396968.21	REBAR AND CAP
360+30.61	-150.49'	*449	3950989.81	1397321.75	REBAR AND CAP
364+38.25	-151.16'	61075	3950742.42	1397645.74	REBAR AND CAP
364+38.32	-151.12'	*450	3950742.35	1397645.77	REBAR AND CAP
365+76.02	150.99'	61001	3950418.79	1397571.34	REBAR AND CAP
365+76.25	151.01'	*405	3950418.63	1397571.51	REBAR AND CAP
366+46.57	1446.70'	*475	3949347.34	1396839.34	REBAR AND CAP
366+55.45	-150.58'	61074	3950609.87	1397817.80	PRIMARY MONUMENT

SHEET 6 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
371+36.78	151.02'	*409	3950077.73	1398016.46	REBAR AND CAP
372+04.41	198.48'	61072	3949998.92	1398041.28	REBAR AND CAP
372+33.01	453.63'	*531	3949778.99	1397908.81	REBAR AND CAP
372+39.19	150.99'	61071	3950015.47	1398097.77	REBAR AND CAP
372+65.67	-149.63'	61073	3950238.00	1398301.62	REBAR AND CAP
374+33.20	912.61'	*530	3949292.90	1397788.59	PRIMARY MONUMENT
374+77.96	-2385.47'	61064	3951883.72	1399829.90	PRIMARY MONUMENT
375+98.26	150.90'	*536	3949797.17	1398382.86	PROPERTY MONUMENT

SHEET 7 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
390+35.58	-252.91'	61054	3949243.58	1399769.40	PRIMARY MONUMENT
393+71.38	150.53'	61002	3948719.10	1399790.60	PRIMARY MONUMENT
397+87.84	832.42'	61052	3947924.54	1399706.49	REBAR AND CAP
398+40.75	792.84'	121068	3947923.78	1399772.56	REBAR AND 1-1/2" CAP

SHEET 8 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
403+03.64	-399.01'	61058	3948588.36	1400864.85	REBAR AND CAP
404+26.06	-231.21'	61056	3948380.71	1400859.98	REBAR
404+72.61	-522.34'	61055	3948583.50	1401073.99	REBAR
405+92.96	1878.37'	121066	3946604.60	1399709.49	3-1/4" PRIMARY MONUMENT
405+94.76	-354.85'	61057	3948376.26	1401069.09	REBAR
409+64.99	150.92'	61053	3947749.61	1401055.39	PRIMARY MONUMENT
410+07.70	789.36'	121062	3947216.84	1400701.01	REBAR AND 2" CAP
410+18.98	780.92'	121064	3947216.68	1400715.10	REBAR AND 1-1/2" CAP
413+54.29	150.88'	121046	3947512.89	1401364.44	REBAR AND 1-1/2" CAP

SHEET 9 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
415+57.25	429.58'	121048	3947168.22	1401356.06	REBAR AND 1-1/2" CAP
417+32.80	150.72'	121054	3947282.81	1401665.00	REBAR AND 1-1/2" CAP
417+36.25	-5499.86'	61085	3951766.19	1405104.24	PRIMARY MONUMENT
417+52.00	429.19'	121050	3947050.09	1401510.89	REBAR AND 1-1/2" CAP
419+48.99	429.07'	121052	3946930.38	1401667.33	REBAR AND 1-1/2" CAP
425+98.63	150.69'	121056	3946756.26	1402352.32	3-1/4" PRIMARY MONUMENT
427+25.58	325.34'	61059	3946540.42	1402346.88	PRIMARY MONUMENT

SHEET 10 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
432+32.53	148.08'	61003	3946372.82	1402857.11	REBAR AND CAP
432+33.02	150.22'	121058	3946370.83	1402856.20	1-1/2" REBAR AND CAP
432+36.45	147.58'	61004	3946370.83	1402860.52	REBAR AND CAP
432+95.91	-3366.41'	131075	3949124.11	1405044.82	#5 REBAR
435+05.69	1391.09'	131079	3945219.98	1402317.98	2" PRIMARY (CAP LYING ON GROUND)
436+98.94	149.57'	61005	3946087.98	1403226.44	REBAR AND CAP
437+86.93	-454.97'	61060	3946511.89	1403666.82	REBAR AND CAP

SHEET 11 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
447+20.54	-1312.68'	121038	3946483.20	1404985.66	2-1/2" IRON PIPE
448+65.18	-1152.89'	131076	3946267.73	1404980.66	3/4" DRIVE ROD
450+42.42	-956.58'	131077	3946003.33	1404974.19	3-1/4" PRIMARY MONUMENT
452+56.95	3207.44'	131080	3942834.21	1402264.61	3-1/4" PRIMARY MONUMENT
457+48.19	-120.40'	61061	3944910.94	1404910.94	REBAR AND CAP
459+29.32	150.57'	121035	3944589.68	1404855.92	REBAR AND 1-1/2" CAP
459+68.57	110.99'	121034	3944591.40	1404911.63	REBAR AND 1-1/2" CAP
459+68.58	110.84'	61006	3944591.50	1404911.74	REBAR

SHEET 12 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
464+93.19	645.35'	121032	3943842.66	1404924.62	REBAR AND 2" CAP
470+06.19	1196.87'	121044	3943089.47	1404917.36	3-1/4" PRIMARY MONUMENT
471+59.79	150.03'	121028	3943743.40	1405749.14	CONCRETE MONUMENT **SEE NOTE
471+60.67	-150.03'	121029	3943960.51	1405956.25	CONCRETE MONUMENT **SEE NOTE
473+31.85	1627.05'	121042	3942522.77	1404894.38	REBAR AND 2" CAP
473+37.76	1620.68'	121040	3942522.47	1404904.28	3-1/4" PRIMARY MONUMENT

SHEET 13 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
479+50.30	1043.50'	121020	3942500.80	1405853.56	3-1/4" PRIMARY MONUMENT
483+86.83	150.00'	121024	3942980.39	1406747.65	CONCRETE MONUMENT

SHEET 14 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
493+30.74	186.57'	61008	3942459.43	1407535.61	REBAR AND CAP
'0' 499+89.59***	13+23.24'	131074	3941137.68	1407505.44	2" PRIMARY MONUMENT
'0' 502+99.44***	-3427.78'	131073	3945038.68	1410234.98	#5 REBAR
'0' 507+03.54***	148.50'	121005	3941772.20	1408723.42	3-1/4" PRIMARY MONUMENT
'0' 508+65.82***	-2290.41'	131072	3943718.52	1410205.33	3-1/4" PRIMARY MONUMENT
'0' 515+08.10***	-1201.67'	121017	3942398.66	1410175.17	2-1/4" PRIMARY MONUMENT
'0' 518+86.00***	148.77'	121007	3941089.17	1409673.44	3-1/4" PRIMARY MONUMENT
'0' 519+24.74***	-557.00'	121015	3941632.69	1410125.32	#5 REBAR
'0' 520+23.11***	-416.32'	121013	3941461.10	1410120.43	2" IRON PIPE
'0' 521+95.46***	150.00'	121009	3940903.68	1409921.16	CONCRETE MONUMENT **SEE NOTE
'0' 524+84.06***	169.69'	121011	3940716.80	1410152.34	3-1/4" PRIMARY MONUMENT

SHEET 15 RECOVERED MONUMENTS					
STATION	OFFSET	POINT	NORTHING	EASTING	DESCRIPTION
447+20.54	-1312.68'	121038	3946483.20	1404985.66	2-1/2" IRON PIPE
448+65.18	-1152.89'	131076	3946267.73	1404980.66	3/4" DRIVE ROD
450+42.42	-956.58'	131077	3946003.33	1404974.19	3-1/4" PRIMARY MONUMENT

ABBREVIATIONS:</