

**MEASURED LINES**

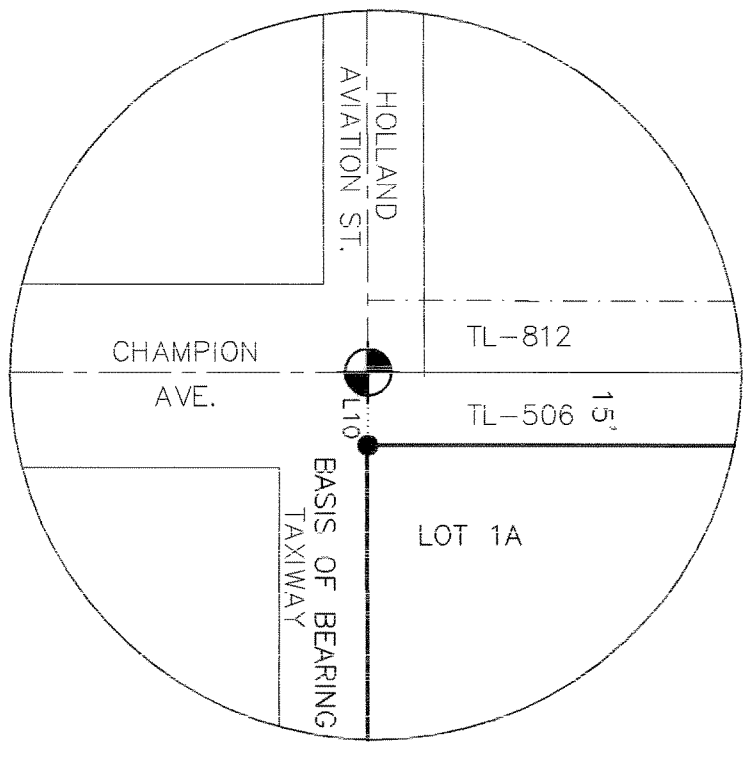
LINE	BEARING	DISTANCE
L1	N 89°58'30" W	34.98'
L2	N 89°59'49" E	235.20'
L3	S 68°07'56" E	153.05'
L4	S 00°06'57" E	81.85'
L5	S 68°07'56" E	26.35'
L6	N 68°07'35" W	179.33'
L7	N 48°03'19" W	307.09'
L8	N 00°04'32" W	134.62'
L9	N 59°58'59" E	115.73'
L10	S 00°05'58" E	15.00'
L11	S 00°00'39" E	292.62'
L12	N 00°00'19" E	313.04'
L13	S 45°05'14" E	350.51'
L14	N 00°01'46" E	170.12'
L15	S 13°37'18" W	206.61'

**RECORD LINES**

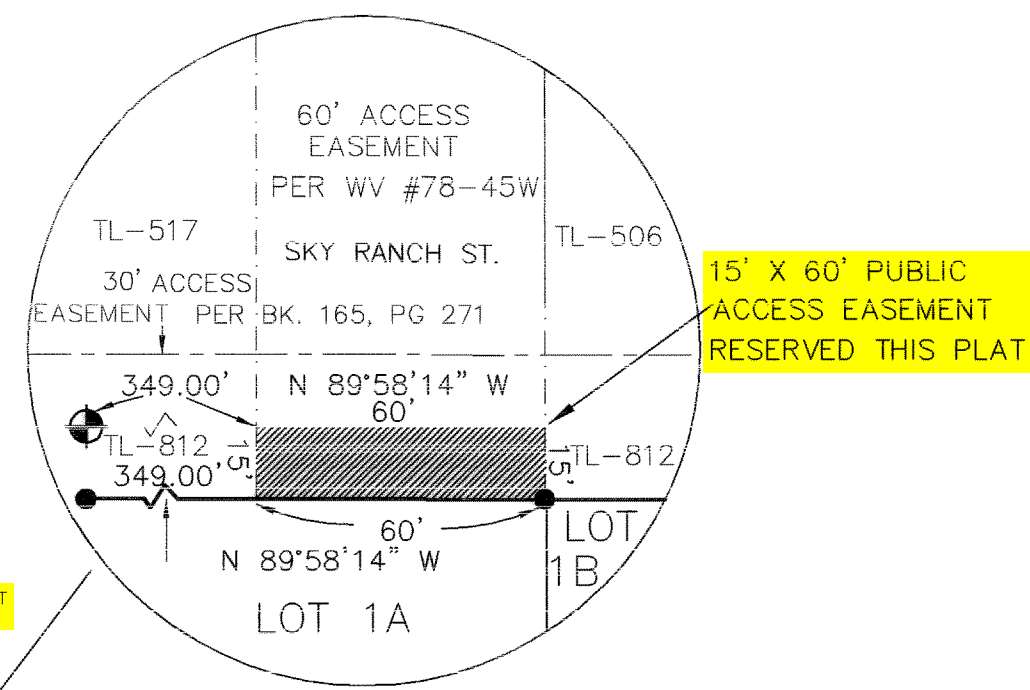
LINE	BEARING	DISTANCE
(L1)	(N 89°57'27" W)	(35.00')
(L4)	(S 00°06'08" E)	(81.84')
(L6)	(N 68°07'35" W)	(179.34')
(L7)	(N 48°01'34" W)	(306.91')
(L8)	(N 00°01'35" E)	(134.67')
(L9)	(N 60°00'00" E)	(115.68')
(L11)	(S 00°01'07" W)	(292.63')
(L12)	(N 00°01'07" E)	(312.98')
(L13)	(S 45°01'32" E)	(350.15')

**AREA SUMMARY**

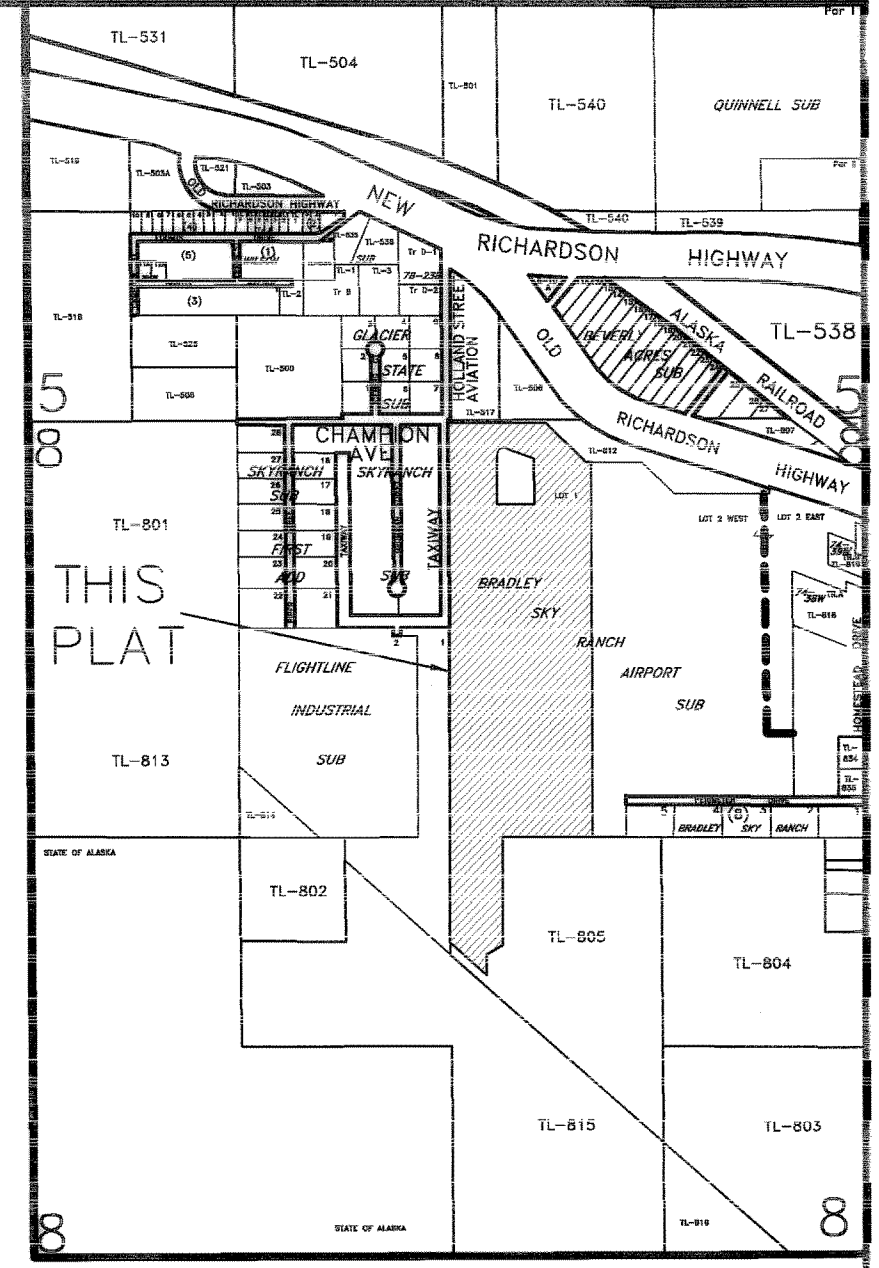
LOT 1A 52.992 ACRES  
 LOT 1B 3.882 ACRES  
 TOTAL: 56.888 ACRES  
 SUBMERGED AREA:  
 LOT 1A 4.866 ACRES  
 LOT 1B 0.002 ACRES



DETAIL A NOT TO SCALE



DETAIL B NOT TO SCALE



VICINITY MAP  
 FNSB BASE MAP 222C  
 SCALE 1" = 1500'

**CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE**

We hereby certify that we are the owners of the herein specified property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, parks, and other designated public use.

We further certify that all required improvements comply with the standards established in Title 17, Subdivisions, Fairbanks North Star Borough Code.

*Leslie J. Bradley* before me this 6/8/07  
 LESLIE J. BRADLEY Date *James R. Bradley* Date

**NOTARY'S ACKNOWLEDGMENT:**

This is to certify that on this 8th day of June, 2007, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared *James R. Bradley* to me known to be the identical individual mentioned and who executed the written plat and they have acknowledged to me that they have signed the same freely and voluntarily for the uses and purposes therein specified.

*Luann Smith*  
 Notary Public in and for the State of Alaska My Commission expires 12/17/07

**CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE**

I hereby certify that I am the owner of the herein specified property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent and dedicate all streets, alleys, walks, parks, and other designated public use.

I further certify that all required improvements comply with the standards established in Title 17, Subdivisions, Fairbanks North Star Borough Code.

*Hardy Marvin Smith* 7 June 2007  
 HARDY MARVIN SMITH Date

**NOTARY'S ACKNOWLEDGMENT:**

This is to certify that on this 7th day of June, 2007, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared *Hardy M. Smith* to me known to be the identical individual mentioned and who executed the written plat and they have acknowledged to me that they have signed the same freely and voluntarily for the uses and purposes therein specified.

*J. Poehls*  
 Notary Public in and for the State of Alaska My Commission expires 8/29/2010

**CERTIFICATE OF PAYMENT OF TAXES**

I, the undersigned, being duly appointed and qualified Tax Collector for the Fairbanks North Star Borough, do hereby certify that, according to the records of the Fairbanks North Star Borough the following described property is carried on the tax records in the name of

JAMES R. BRADLEY, JR., LESLIE J. BRADLEY, HARDY MARVIN SMITH

Description: LOT 1, BRADLEY SKY RANCH AIRPORT SUBDIVISION, & TAX LOT 812 WITHIN SECTION 8, T2S R2E FM, AK.

and that, according to the records in my possession, all taxes levied against said land and in favor of the Fairbanks North Star Borough, are not delinquent.

Dated at Fairbanks, Alaska, this 22nd day of June, 2007.

*Carol Hiltunen*  
 TAX COLLECTOR  
 Fairbanks North Star Borough

**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

I hereby certify that this subdivision plat has been found to comply with the regulations of Chapter 17.60, Final Plats, of the North Star Borough Code of Ordinances, and that said plat has been approved.



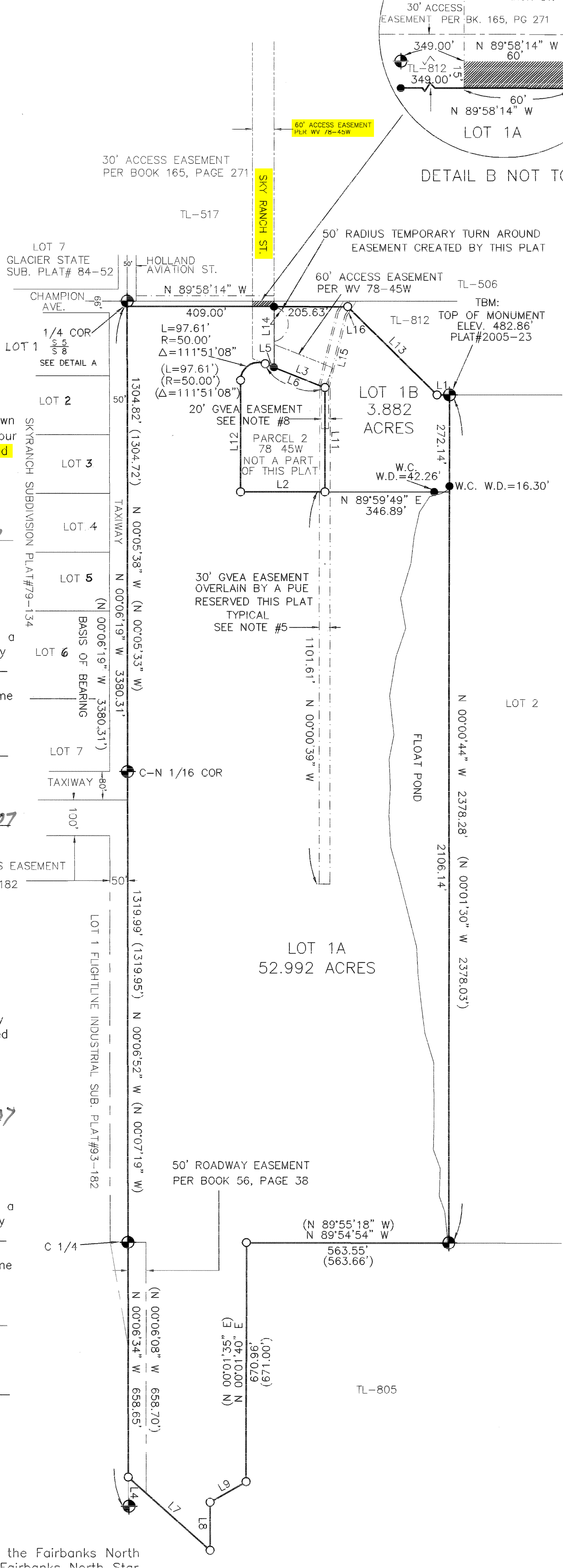
**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, Ralph C. Mathews, a professional land surveyor registered in the State of Alaska, do hereby certify this plat to be a true and correct representation of lands actually surveyed by me or under my direct supervision, according to the standards of Title 17, Subdivisions, Fairbanks North Star Borough Code, and that the distances and bearings are shown correctly and that all monuments required have been set.

*Ralph C. Mathews*  
 Registration No. LS 8410



2007-116  
 Fairbanks REC DIST 2022  
 DATE 07-03-2007  
 TIME 1:31 P.M.  
 Requested By FNSB  
 Address



**NOTES**

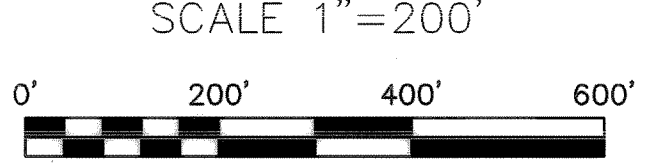
- SOIL TYPE IS SALCHAKET AND BRADWAY PER USDA SOIL CONSERVATION SERIES 25 1959
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X PER FIRM PANEL #025009 0225G
- ALL RECORD INFORMATION PER PLAT#2005-23
- ALL ONSITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF CONSERVATION.
- THE 30' GVEA EASEMENT AS SHOWN ON THIS PLAT WAS CREATED BY BOOK 892, PAGE 469; BOOK 892, PAGE 472; BOOK 892, PAGE 475; BOOK 892, PAGE 478 AND BOOK 117, PAGE 529.
- THIS PROPERTY IS SUBJECT TO USE AGREEMENTS PER BOOK 70, PAGE 769; BOOK 84, PAGE 209; AND BOOK 147, PAGE 935.
- THIS PROPERTY IS SUBJECT TO PRIVATE ACCESS EASEMENTS PER BOOK 117 PAGE 805 AND BOOK 336 PAGE 615
- THE 20' UNDERGROUND GVEA EASEMENT AS SHOWN ON THIS PLAT WAS CREATED BY BOOK 892, PAGE 444; BOOK 892, PAGE 448; BOOK 892, PAGE 452; AND BOOK 892, PAGE 462.

**UTILITY NOTES:**

- THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.
- A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
- THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY AND THEN REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
- AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

**LEGEND**

- RECOVERED 2.5" ALUMINUM CAP MONUMENT MARKED 705-S
- 2" ALUMINUM CAP ON 5/8" X 30" REBAR SET THIS SURVEY
- RECOVERED 1.5" ALCAP MARKED 705-S
- RECORD INFORMATION PER PLAT #2005-23
- PUBLIC ACCESS EASEMENT RESERVED THIS PLAT AS A PORTION OF SKY RANCH ST.



A REPLAT OF  
 LOT 1 BRADLEY SKY RANCH AIRPORT SUB.  
 PLAT #2005-23  
 CREATING LOTS 1A AND 1B  
 AND  
 A RESERVATION OF A PUBLIC ACCESS EASEMENT  
 IN A PORTION OF GOVERNMENT LOT 5  
 WITHIN  
 W 1/2 E 1/2 SECTION 8, T2S, R2E, F.M.  
 FAIRBANKS RECORDING DISTRICT

OWNERS:  
 AS TO LOT 1A AND LOT 1B AS SHOWN ON THIS PLAT:  
 LESLIE J. BRADLEY  
 JAMES R. BRADLEY  
 3007 GOODNEWS ST.  
 NORTH POLE, AK 99705  
 AS TO THE PUBLIC ACCESS EASEMENT RESERVED THIS PLAT:  
 HARDY MARVIN SMITH  
 P.O. BOX 55153  
 NORTH POLE, AK 99705

MATHEWS LAND SURVEYING INC.  
 Ralph Mathews, RLS Ph. 457-3032  
 1312 Gilmore Trail Fax 457-3904  
 Fairbanks, AK. 99712

AREA:	56.888 ACRES	DATES OF SURVEY:	05/02/06, 05/14/07
SCALE:	1" = 200'	DRAFTING:	JBB
SURVEY:	JBB	CHECKED:	RCM
DATE:	06/06/07		

F.N.S.B. FILE No. RP099-06