

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 spaces to public use.

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

Phillie Zastrow *Renee Webb-Otis*
Howard A. Otis

UNITED STATES OF AMERICA }
 STATE OF ALASKA } S.S.

This is to certify that on this 5th day of October, 2006, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:

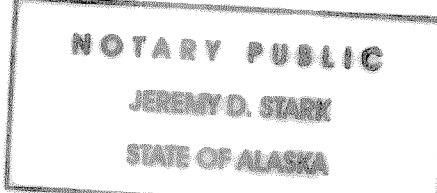
Phillie Zastrow

to me known to be the identical individuals mentioned and who executed the within plat, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein specified.

Witness my hand and notarial seal the day and year in this certificate first herein written.

Notary Public in and for the State of Alaska

My Commission Expires: 1/8/07



This is to certify that on this 9 day of October, 2006, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:

Renee Webb-Otis

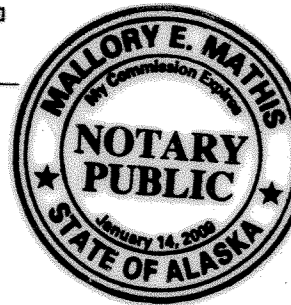
Howard A. Otis

to me known to be the identical individuals mentioned and who executed the within plat, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein specified.

Witness my hand and notarial seal the day and year in this certificate first herein written.

Notary Public in and for the State of Alaska

My Commission Expires: Jan 14, 2006



CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

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



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:

PHILLIP J. ZASTROW

RENEE WEBB-OTIS

HOWARD A. OTIS

Description: PARCEL 1 QUINNELL SUBDIVISION

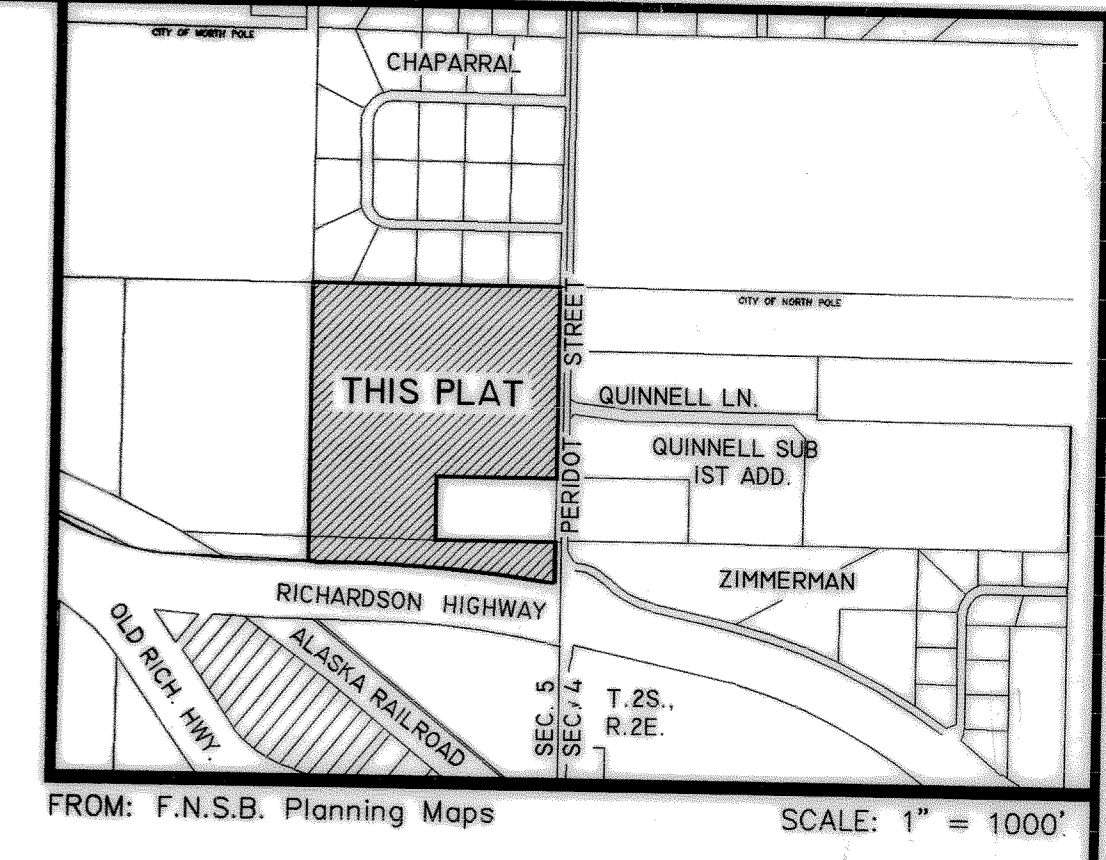
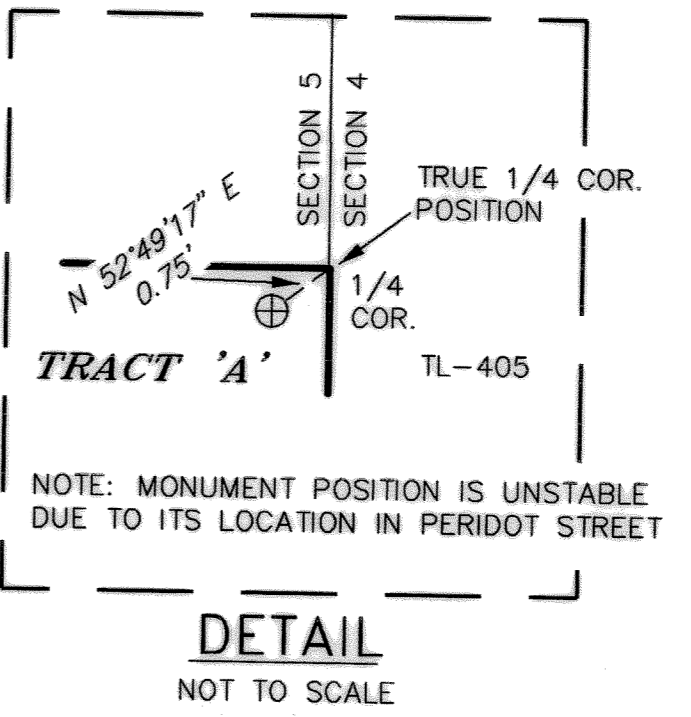
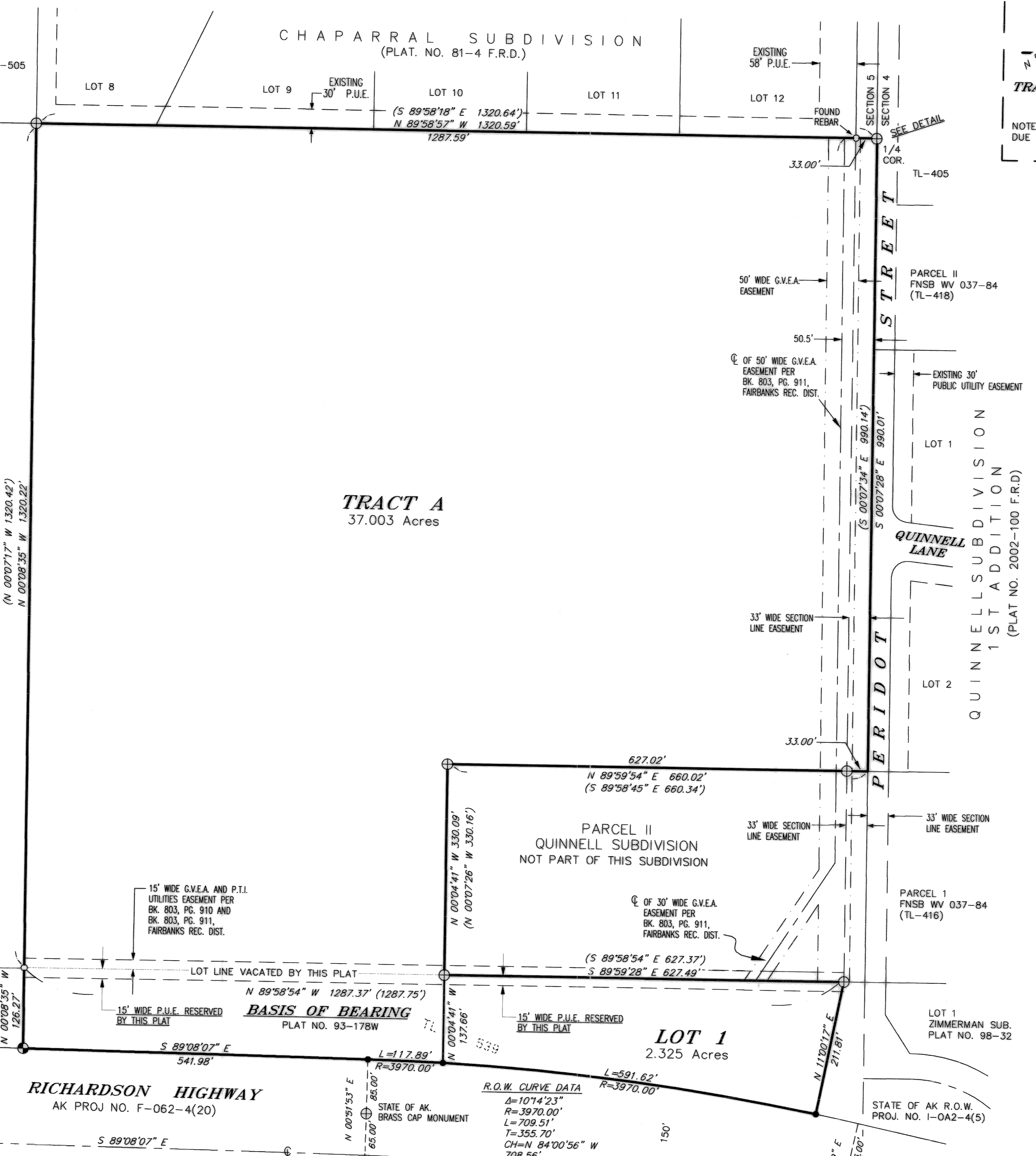
& TAX LOT 539 SECTION 5, T2S R2E, F.M., AK.

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 10th day of October, 2006.

Jana King

Tax Collector
 Fairbanks North Star Borough

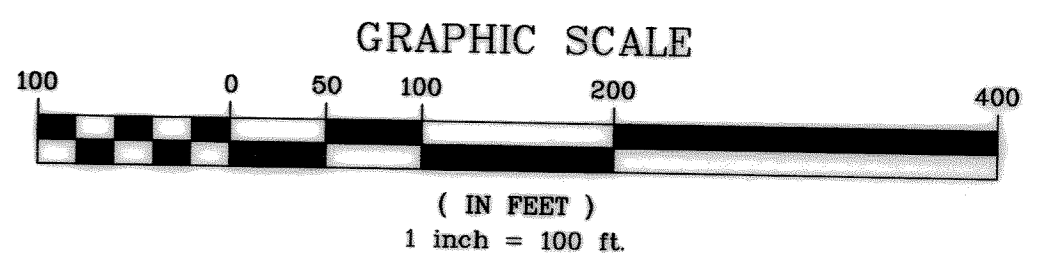


NOTES

- 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 necessary 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.
- This area is overlain by Salchaket and Bradway soils per U.S.D.A. Soil Conservation Series No. 25, 1959.
- The general soil conditions within this subdivision have been found to be suitable for conventional on-site wastewater treatment and disposal systems serving single family or duplex residences. Soil conditions may vary on individual lots. The construction of alternate wastewater systems such as mounded systems or extended aeration systems may be required on some lots if the seasonal high water table is encountered at shallow depths. The construction of all wastewater disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- A septic tank and its soil absorption system may not be placed within 100 feet, measured horizontally, of any natural or man-made lake, river, stream, slough, or any other water of the state.
- The bottom of the soil absorption field must be a minimum of four feet above the seasonal high ground water level. This may require the construction of an alternative wastewater disposal system, such as a mound.
- This property lies within Flood Zone "X" (clear) as per the Flood Insurance Rate Map, Community/Panel No. 025009 0212 H, of September 20, 1996.
- This property may contain wetlands regulated under Section 404 of the Clean Water Act. A department of the Army Permit may be required for building pads and slough crossings.
- Direct access onto the Richardson Highway is not permitted from Tract A or Lot 1.
- Any new access onto a portion of Peridot Street maintained by ADOT will require a driveway permit.

LEGEND

- ☐ STATE OF ALASKA CONCRETE MONUMENT RECOVERED THIS SURVEY.
- ⊙ 2-1/2" DIA. ALUMINUM MONUMENT WITH MAGNETS ("BERTSEN"), SET THIS SURVEY, STAMPED 7204-S
- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY STAMPED 705-S, OR AS NOTED.
- 5/8" REBAR WITH ALUMINUM SURVEY CAP, SET THIS SURVEY, STAMPED 7204-S.
- 5/8" REBAR WITH ALUMINUM SURVEY CAP, RECOVERED THIS SURVEY, 705-S UNLESS OTHERWISE NOTED
- (XX.XX) RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT



CERTIFICATE OF REGISTERED LAND SURVEYOR

I, James H. Altherr, 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.



TOTAL AREA = 39.328 ACRES

2006-167
 Fairbanks REC DIST
 DATE October 10 2006
 TIME 2:44 P.M.
 Requested By FAIR
 Address _____

STUTZMANN ENGINEERING ASSOCIATES, INC.
 P.O. BOX 71429, FAIRBANKS, ALASKA 99707-1429
 OFFICE AT 9 ADAK AVENUE (907) 452-4094

QUINNELL SUBDIVISION 2ND ADDITION
 A REPLAT OF PARCEL 1 QUINNELL SUBDIVISION (PLAT NO. 93-178W) AND A PORTION OF GOV'T LOT 15 LOCATED WITHIN: THE E1/2 SE1/4 SEC. 5, T. 2 S., R. 2 E., F.M., ALASKA
 FAIRBANKS RECORDING DISTRICT

FOR: HOWARD OTIS AND PHIL ZASTROW
 SURVEYED BY: J.K. & D.A.M. DATE: JULY, 2006
 DRAWN BY: J.D.S. DATE: OCT. 4, 2006
 CHECKED BY: J.H.A. SCALE: 1"=100' SHEET 1 OF 1

RP 003-07
 SD 001-07