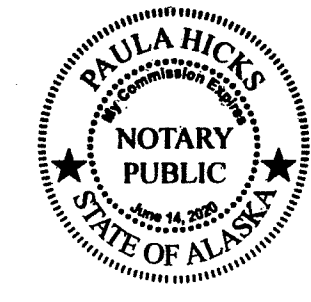


CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE

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.

DATE April 22, 2019
 OWNER Raymond J. Young
Jeradell DeZarn-Young

NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 22nd DAY OF April, 2019.
 FOR Raymond J. Young
Jeradell DeZarn-Young



NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 6-14-2020

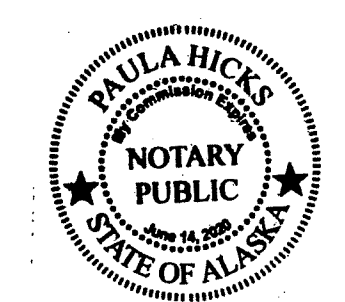
CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE

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 SPACES TO PUBLIC USE. I FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE.

DATE April 29th, 2019
 OWNER Jennie Lynn McLean

NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF April, 2019.
 FOR Jennie Lynn McLean

Paula Hicks
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 6-14-2020

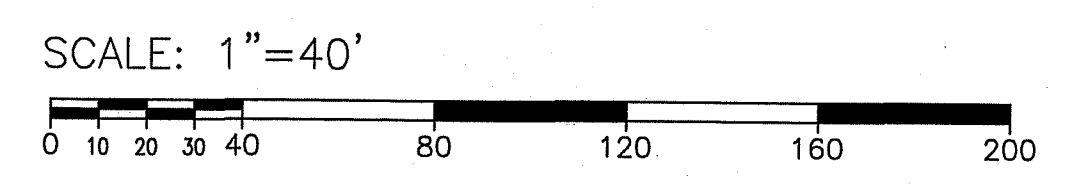
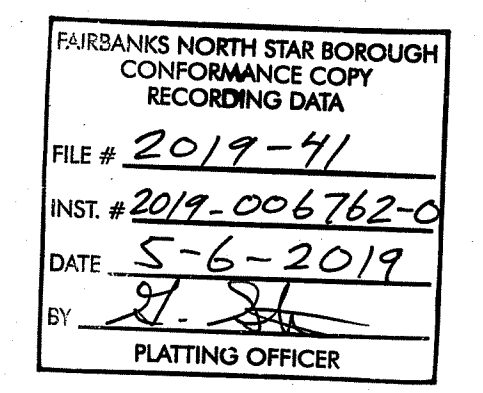


CERTIFICATE OF PAYMENT OF TAXES

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:
Jennie Lynn McLean,
Raymond J. Young,
Jeradell DeZarn-Young
 DESCRIPTION: Lots land 2 DeZarn Subdivision

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AND DUE AGAINST SAID LAND AND IN FAVOR OF THE FAIRBANKS NORTH STAR BOROUGH, ARE PAID IN FULL FOR TAX YEAR 2018. DATED AT FAIRBANKS, ALASKA, THIS 10th DAY OF May, 2019.

Jaminda A. Wilkes
 TREASURY DIVISION OFFICIAL
 FAIRBANKS NORTH STAR BOROUGH



- LEGEND**
- ⊕ 3.5" BLM BRASS CAP RECOVERED
 - 5/8" REBAR WITH PLASTIC CAP, RECOVERED, STAMPED 4111 S UNLESS OTHERWISE NOTED
 - 5/8"x32" REBAR WITH A 2" ALUM. CAP, SET STAMPED LS 12313.
 - WC WITNESS CORNER
 - () RECORD INFORMATION PER PLAT #2004-68

- UTILITY EASEMENTS**
1. THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.
 2. A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
 3. 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.
 4. AN EASEMENT IS HEREBY RESERVED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

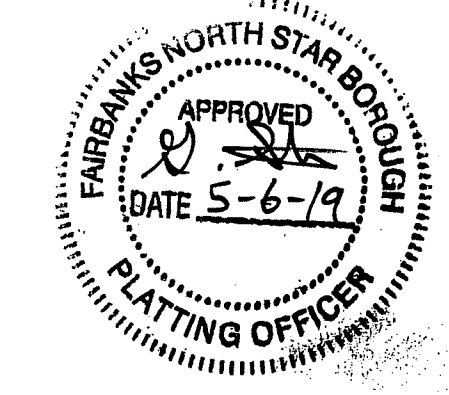
- NOTES**
1. SOIL FOR THIS SUBDIVISION IS EIELSON FINE SANDY LOAM PER WEB SOIL SURVEY (AUG. 2018)
 2. THIS AREA IS WITHIN FLOOD ZONE "AE" PER FEMA MAPPING DATED MARCH 17, 2014 PER PANEL 02090C 4334J THE BASE FLOOD ELEVATION FOR THIS AREA IS 431.0' NAVD 88.
 3. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE OF THE CHENA RIVER FORM THE TRUE RIPARIAN BOUNDARY OF THE LOTS. THE APPROXIMATE LINE OF ORDINARY HIGH WATER IS SHOWN FOR AREA COMPUTATIONS ONLY.
 4. THIS AREA IS PART OF GL-10 AS SHOWN ON THE BLM DEPENDENT RESURVEY APPROVED ON MAY 4, 1953. IT APPEARS THAT PLAT #2004-68 OF DEZARN SUBDIVISION INCORRECTLY PLATTED THE NORTHERLY BOUNDARY OF LOT 2 IN THIS AREA.
 5. THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED, IN WHOLE OR IN PART, WITHIN FLOOD ZONE AE, A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ALL DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH FEDERAL REGULATIONS AND FNSBC TITLE 15.

ACREAGE SUMMARY

LOT 1A = 1.244 AC.
LOT 2A = 1.192 AC.
TOTAL = 2.436 AC.

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I HEREBY CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.52, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.



CERTIFICATE OF REGISTERED LAND SURVEYOR

I, PAULA J. HICKS, 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.



**DEZARN SUBDIVISION
 REPLAT OF LOTS 1 & 2**
 (PLAT #2004-68)

LOCATION: WITHIN NW1/4, SE1/4 SECTION 23, T.1S., R.2W., F.M. FAIRBANKS RECORDING DISTRICT	OWNERS: JENNIE LYNN MCLEAN 5718 SUPPLY ROAD, FAIRBANKS, AK 99709 RAYMOND J. YOUNG & JERADELL DEZARN-YOUNG 5696 SUPPLY ROAD, FAIRBANKS, AK 99709
DRAWN: PJH	 3 TIER-ALASKA, LLC 326 Driveway St. Suite 102 Fairbanks, AK 99701 (907) 451-7411
CHECKED: PJH	
SCALE: 1"=40'	
FNSB NO: RP021-19	
DATE OF DRAWING: 4/18/2019	