

NOTES

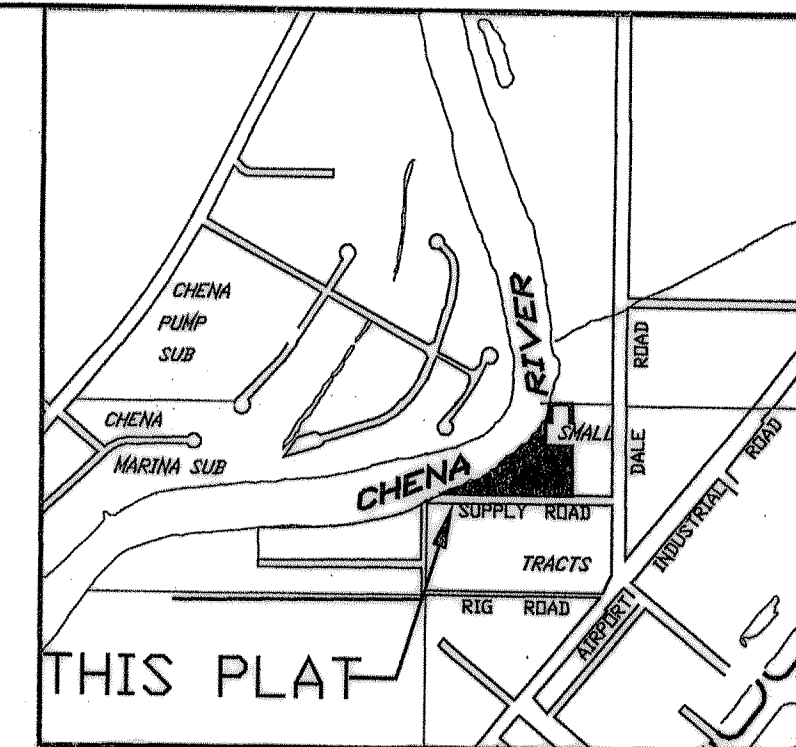
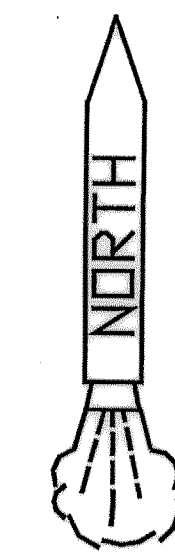
- 1) THIS PLAT IS BASED ON THE DEPENDANT RE-SURVEY AND SUBDIVISION (SMALL TRACTS) OF SECTION 23, T 1 S, R 2 W, FM, PLAT ACCEPTED 5/04/03
2) THIS SUBDIVISION RECEIVED PRELIMINARY APPROVAL BY THE PLATTING BOARD ON 2/28/03 ON 2/28/03 WITH VARIANCES FROM TITLE 17.000.0303 TO ALLOW 20' CONSTRUCTED ROAD WIDTH, AND FROM TITLE 17.000.030C FOR CONSTRUCTION TO TERMINATE AT THE TEMPORARY TURNAROUND
3) THE LOTS ARE WITHIN FLOOD ZONE AE WITH BASE FLOOD ELEVATION OF 426' PER F.I.R.M. 025009 0183G, REVISED 1/02/92. THERE IS A TBM ON THE WEST SIDE OF THE CONCRETE MAN-DOOR THRESHOLD AT 5690 SUPPLY ROAD, ELEVATION 426.12'.
4) THERE IS A PUBLIC UTILITIES EASEMENT ALONG THE WEST BOUNDARY OF LOT 17 TO SERVE LOT 1, RECORDED AS INSTRUMENT 2003-007631-0 AT THE FAIRBANKS RECORDING DISTRICT.
5) THE NATURAL HEADERS 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.
6) PER F.I.R.M. MAP NO. 025009-183G, THIS PROPERTY HAS BEEN DETERMINED, IN WHOLE OR IN PART, TO BE LOCATED 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 TITLE 15 OF THE BOROUGH CODE.

AREA SUMMARY

LOT 1 = 52435 SQ. FT.
LOT 2 = 41130 SQ. FT.
LOT 3 = 68232 SQ. FT.
NET LOT AREA=161797 SQ. FT.
SUPPLY ROAD DEDICATED=49702 SQ. FT.

CERTIFICATE OF APPROVAL BY PLATTING AUTHORITY

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF TITLE 17.000, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.



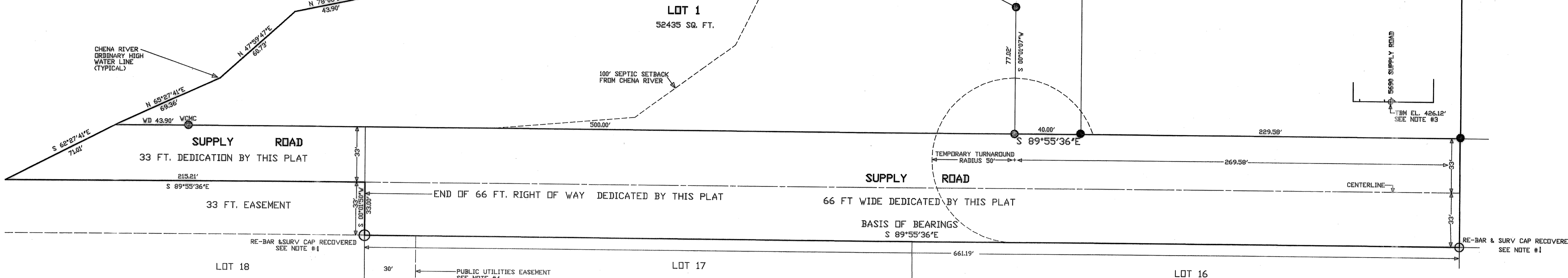
VICINITY MAP
BASED ON FNSB BASEMAP SHEET 312F
SCALE: 1"= 1/4 MILE

WASTEWATER DISPOSAL

WASTEWATER DISPOSAL SYSTEMS MUST CONFORM TO THE FOLLOWING MINIMUM SEPARATION DISTANCES: 4 FT. MINIMUM VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE LEECH FIELD AND TOP OF WATER TABLE; 100 FT. MINIMUM SEPARATION BETWEEN WELL AND SEPTIC TANK AND BETWEEN WELL AND ABSORPTION FIELD; 25 FT. MINIMUM HORIZONTAL SEPARATION BETWEEN WELL AND UNDERGROUND SEWER LINE AND BETWEEN WELL AND FUEL TANK. THERE MUST BE 100 FT. SEPARATION BETWEEN WATER BODIES (LAKES AND RIVERS) AND SEPTIC AND LEECH FIELD SYSTEMS. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

GVEA STANDARD NOTES

- 1) THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTING STRUCTURES.
2) A 15' WIDE STRIP OF LAND IS GRANTED WITHIN EACH LOT FOR THE INSTALLATION, MAINTAINANCE, 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 CREATED WITHIN EACH LOT FOR SECONDARY AERIAL CROSSINGS.

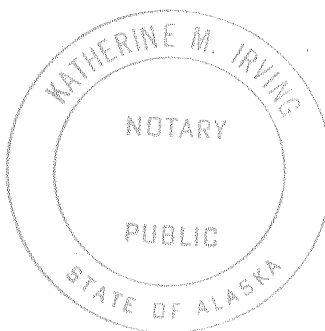


CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE

I/WE HEREBY CERTIFY THAT I AM/WE ARE OWNERS OF THE HEREIN SPECIFIED PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER DESIGNATED PUBLIC SPACES TO PUBLIC USE. I/WE FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS FAIRBANKS NORTH STAR BOROUGH CODE.

DATE 3/31, 2004

Notary signatures for Raymond and Jeradell Young.



NOTARY'S ACKNOWLEDGEMENT

UNITED STATES OF AMERICA
STATE OF ALASKA
THIS IS TO CERTIFY THAT ON THIS 31st DAY OF April, 2004, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Raymond and Jeradell Young, known to me to be the individuals mentioned and who executed the within plat, and 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.

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 NORTH STAR BOROUGH THE FOLLOWING PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF:

Raymond and Jeradell Young

DESCRIPTION: Government Lots 11, 12, 13, 16 & 17 Small Tracts Section 23 T 1 S, R 2 W

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 20th DAY OF May, 2004. TAX COLLECTOR, FAIRBANKS NORTH STAR BOROUGH

CERTIFICATE OF REGISTERED LAND SURVEYOR

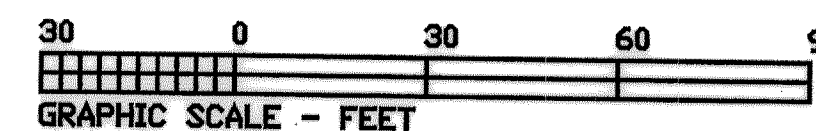
I, LAURENCE H. IRVING, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, ACCORDING TO THE STANDARDS OF TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE, AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.

DATE 3/31/04 REGISTRATION NUMBER 4111-S

Signature of Laurence H. Irving, Registered Land Surveyor.



Stamp: Fairbanks REC DIST 2004-68, REC DIST 20 2004, DATE 5-20-2004, TIME 3:46 p.m., Requested by ENSB, Address



FAIRBANKS RECORDING DISTRICT
LAURENCE H. IRVING
REGISTERED LAND SURVEYOR
UNITED STATES MINERAL SURVEYOR
1205 SMYTHE STREET, FAIRBANKS, ALASKA 99701
PHONE (907) 456-4298
DEZARN SUBDIVISION
REPLAT OF GOVERNMENT LOTS 11, 12, 13, 16 & 17 AND DEDICATION OF A PORTION OF SUPPLY ROAD WITHIN THE SMALL TRACTS SECTION 23, T 1 S, R 2 W, FAIRBANKS MERIDIAN
FOR RAYMOND AND JERADELL YOUNG
FNSB SD 025-03/RP 034-03
03/15/04 DRAWN BY LHI
SCALE 1"=30' CHECKED, RHI