

PLATS REFERENCED:

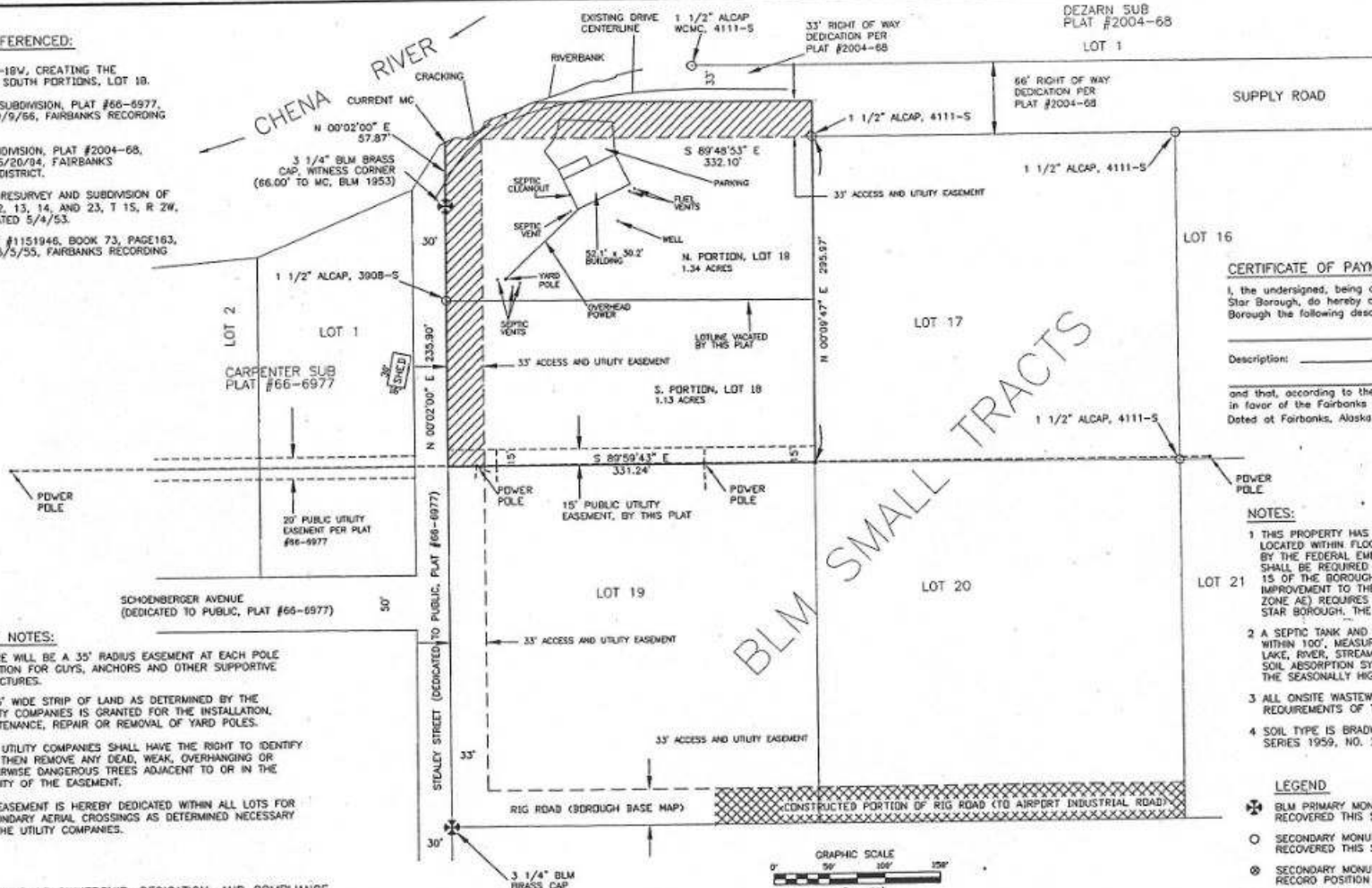
WAIVER 78-18W, CREATING THE NORTH AND SOUTH PORTIONS, LOT 18.

CARPENTER SUBDIVISION, PLAT #66-6977, RECORDED 9/9/56, FAIRBANKS RECORDING DISTRICT.

DEZARN SUBDIVISION, PLAT #2004-68, RECORDED 5/20/94, FAIRBANKS RECORDING DISTRICT.

DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS 12, 13, 14, AND 23, T 15, R 2W, F.M., AK, DATED 5/4/53.

U.S. PATENT #1151946, BOOK 73, PAGE 163, RECORDED 5/5/55, FAIRBANKS RECORDING DISTRICT.



VICINITY MAP SCALE 1" = 1320' FNSB BASE MAP 312F

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

Description: _____

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 _____ day of _____, 2005.

TAX COLLECTOR Fairbanks North Star Borough

NOTES:

- 1 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. ANY CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT TO THE STRUCTURE IN THE FLOOD HAZARD ZONE (FLOOD ZONE AE) REQUIRES A FLOOD PLAN PERMIT FROM THE FAIRBANKS NORTH STAR BOROUGH. THE BASE FLOOD ELEVATION IN THIS AREA IS 425.0'.
2 A SEPTIC TANK AND ITS SOIL ABSORPTION SYSTEM MAY NOT BE PLACED WITHIN 100', MEASURED HORIZONTALLY, OF ANY NATURAL OR MAN MADE LAKE, RIVER, STREAM, SLOUGH OR COASTAL WATER OF THE STATE. THE SOIL ABSORPTION SYSTEM MUST BE AT A MINIMUM OF 4 FEET ABOVE THE SEASONALLY HIGH GROUND WATER TABLE.
3 ALL ONSITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4 SOIL TYPE IS BROADWAY VERY FINE SANDY LOAM, AS PER USDA SOIL SURVEY, SERIES 1959, NO. 25.

LEGEND

- BLM PRIMARY MONUMENT, RECOVERED THIS SURVEY
SECONDARY MONUMENT, RECOVERED THIS SURVEY
SECONDARY MONUMENT, RECORD POSITION
RECORD INFORMATION PER PLAT #
VACATED PORTION OF ACCESS & UTILITY EASEMENTS

UTILITY NOTES:

- (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 DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE

We hereby certify that we are the owners of the herein specified property shown and described herein 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.

Barbara E. Gaston Date Patrick E. Gaston Date

NOTARY'S ACKNOWLEDGMENT:

This is to certify that on this _____ day of _____, 2004, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared _____ and _____ to me known to be the identical individuals 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.

Notary Public in and for the State of _____ My Commission expires _____

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I hereby certify that this subdivision plan has been found to comply with the regulations of Chapter 17.80, 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.

Registration No. LS 8410

PRELIMINARY

REPLAT & VACATION OF PUBLIC ACCESS & UTILITY EASEMENTS WITHIN U.S. GOVERNMENT LOTS 18N AND 18S, BLM SMALL TRACTS Sec. 23, T 15, R 2W, F.M. AK FAIRBANKS RECORDING DISTRICT

BARBARA GASTON and PATRICK GASTON 5795 SUPPLY ROAD FAIRBANKS, AK 99709

OWNERS: Ralph Mathews 1512 GILMORE TRAIL FAIRBANKS, AK 99712 SURVEYOR: LS 8410 PH 457-1037; FX 457-3904

Table with columns: AREA, DATE, DRAFTING, SURVEY, CHECKED, SCALE. Values include 98,336.2± Sq. Ft., 3/20/05, RCM/KHK, RCM, RCM, 1" = 50'