

CERTIFICATE OF THE STATE OF ALASKA

THE STATE OF ALASKA HEREBY CERTIFIES THAT UPON APPROVAL OF THIS PLAT BY THE BOROUGH PLATTING AUTHORITY, THE EASEMENTS DEDICATED WITHIN THE AREA DELINEATED ON THIS PLAT ADEQUATELY FULFILL THE FAIRBANKS NORTH STAR BOROUGH'S OBLIGATION TO PROVIDE REASONABLE PUBLIC ACCESS TO ADJACENT PUBLIC AND PRIVATE LANDS AS STIPULATED STATE PATENT NUMBER 5372, BOOK 242, PAGE 541, FAIRBANKS RECORDING DISTRICT WITH REFERENCE TO THAT COOPERATIVE EASEMENT AGREEMENT BETWEEN THE STATE OF ALASKA AND THE FAIRBANKS NORTH STAR BOROUGH, RECORDED APRIL 22, 1981 IN BOOK 210, PAGE 345-347. PROPERTY WITHIN THIS SURVEY IS HEREBY RELEASED FROM THE PROVISIONS OF SAID COOPERATIVE EASEMENT AGREEMENT.

APPROVED: *[Signature]*
COMMISSIONER, DEPT. OF NATURAL RESOURCES
DATE: 10-26-05

CERTIFICATE OF CORPORATE OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE FAIRBANKS NORTH STAR BOROUGH IS THE OWNER OF THE SPECIFIED PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT IT HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND DEDICATES 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: October 19, 2005

PAUL C. COSTELLO, SR/WA, DIRECTOR
FNSB DEPARTMENT OF LAND MANAGEMENT

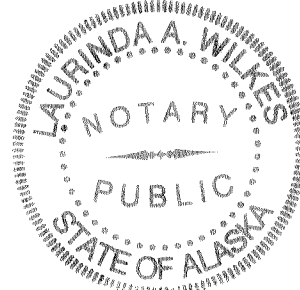
THE NOTARY'S ACKNOWLEDGMENT:

UNITED STATES OF AMERICA }
STATE OF ALASKA } SS:

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED, SUBSCRIBED, AND SWORN TO OR AFFIRMED BEFORE ME ON THIS 19th DAY OF October, 2005 BY PAUL C. COSTELLO, SR/WA, DIRECTOR OF THE DEPARTMENT OF LAND MANAGEMENT OF THE FAIRBANKS NORTH STAR BOROUGH, A MUNICIPAL CORPORATION OF THE STATE OF ALASKA, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 7/1/06



CERTIFICATE OF PAYMENT OF TAXES

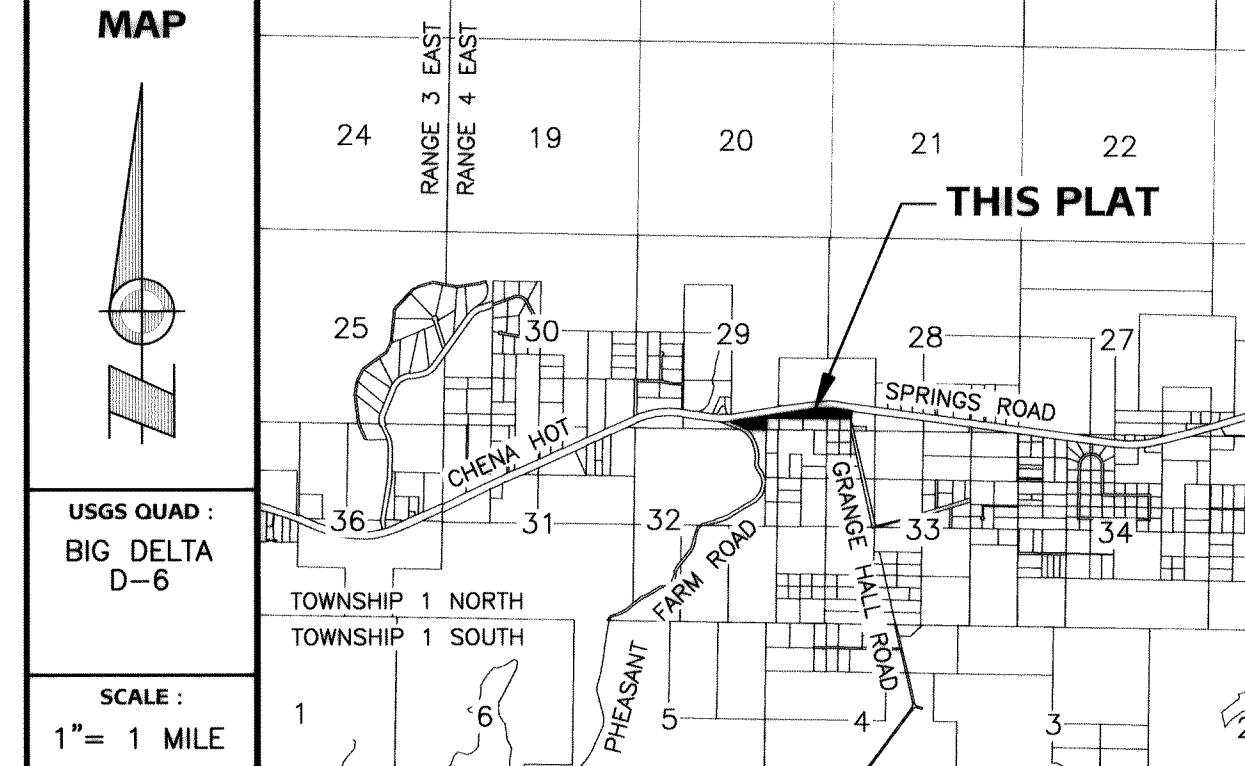
I, THE UNDERSIGNED BEING DULY APPOINTED AND QUALIFIED TAX COLLECTOR FOR THE FAIRBANKS NORTH STAR BOROUGH, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE FAIRBANKS NORTH STAR BOROUGH THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: FAIRBANKS NORTH STAR BOROUGH

DESCRIPTION: A PORTION OF TAX LOT 2917 SECTION 29 & TAX LOT 2905 SECTION 28, T1N R. 4E, F.M., AK.

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES LEVIED AGAINST SAID LAND IN FAVOR OF THE FAIRBANKS NORTH STAR BOROUGH ARE NOT DELINQUENT.
DATED THIS 21st DAY OF October, 2005, AT FAIRBANKS, ALASKA.

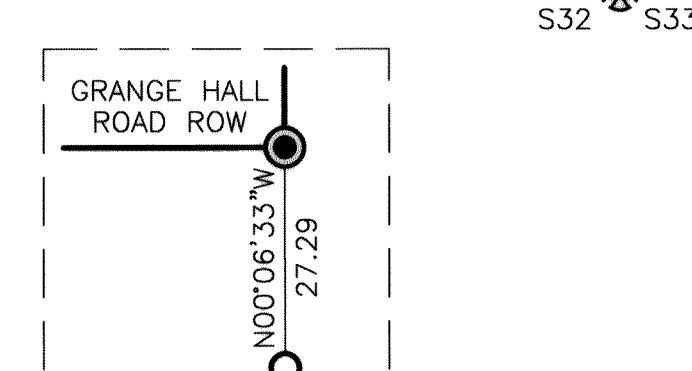
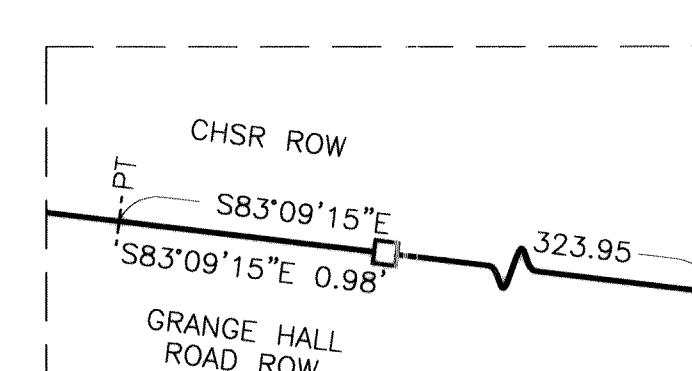
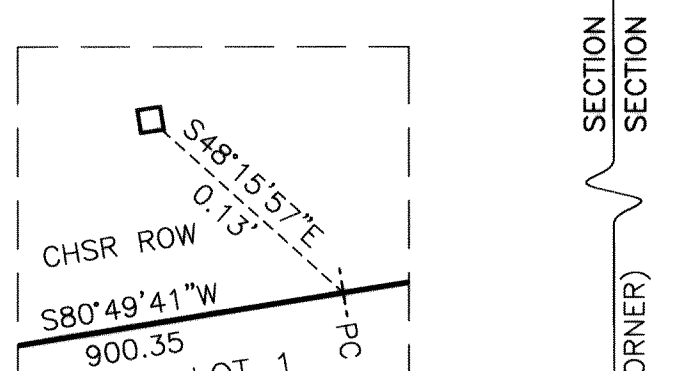
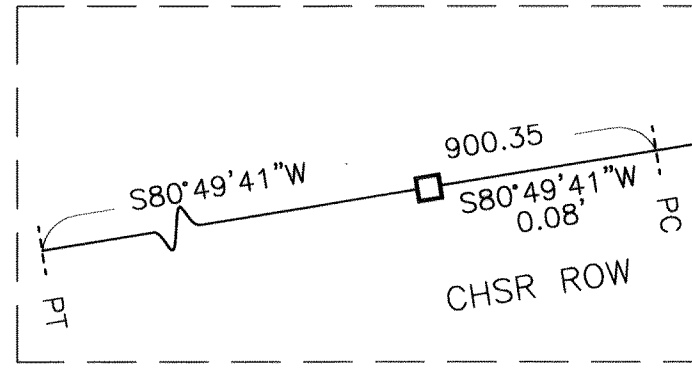
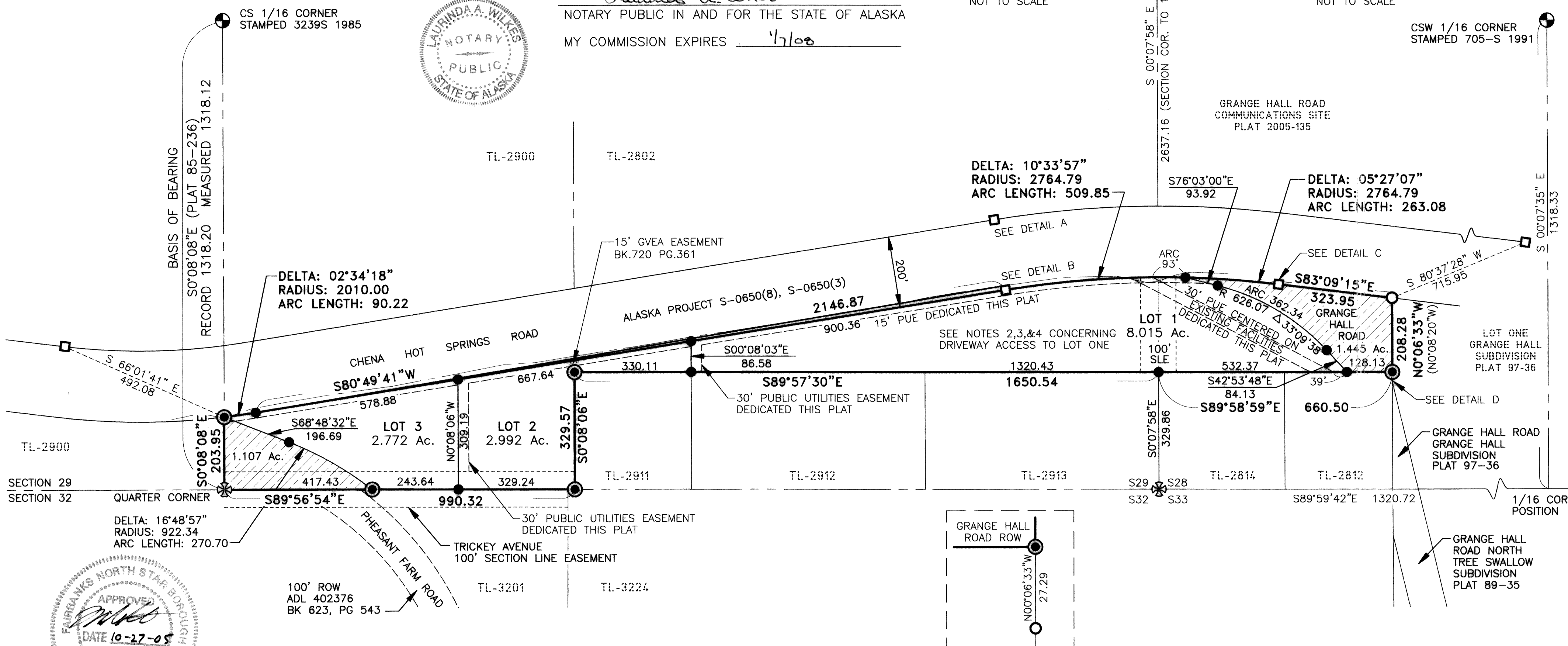
[Signature]
TAX COLLECTOR
FAIRBANKS NORTH STAR BOROUGH

VICINITY MAP



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS AND TO DEDICATE PUBLIC RIGHT OF WAY FOR GRANGE HALL ROAD AND PHEASANT FARM ROAD.
2. ACCESS TO LOT ONE IS LIMITED TO ONE DRIVEWAY ON EITHER CHENA HOT SPRINGS ROAD OR GRANGE HALL ROAD.
3. LOT ONE ACCESS ONTO CHENA HOT SPRINGS ROAD WILL REQUIRE A DRIVEWAY PERMIT FROM THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (ADOT/PF). PERMIT CONDITIONS MAY INCLUDE ACCOMMODATION AND CONTINUED PUBLIC USE OF THE EXISTING CHENA HOT SPRINGS ROAD TRAIL WHICH LIES WITHIN THE CHENA HOT SPRINGS ROAD RIGHT OF WAY. POTENTIAL PURCHASERS OF LOT 1 ARE ENCOURAGED TO CONTACT ADOT/PF PRIOR TO PURCHASE TO EVALUATE PERMIT REQUIREMENTS.
4. LOT ONE ACCESS ONTO GRANGE HALL ROAD WILL REQUIRE A DRIVEWAY PERMIT FROM THE FAIRBANKS NORTH STAR BOROUGH PUBLIC WORKS DEPARTMENT. PERMIT CONDITIONS MAY INCLUDE RESTRICTED LOCATION, SIGHT DISTANCE CLEARING, AND OTHER SAFETY CONSIDERATIONS. POTENTIAL PURCHASERS OF LOT 1 ARE ENCOURAGED TO CONTACT THE FNSB DEPARTMENT OF PUBLIC WORKS PRIOR TO PURCHASE TO EVALUATE PERMIT REQUIREMENTS. ACCESS WILL BE LIMITED TO THE SOUTHEASTERLY LINE OF LOT 1 WHICH IS ANNOTATED "S42°53'48"E, 84.13 FEET."
5. THE EXISTENCE OF SECTION LINE EASEMENTS WITHIN TAX LOTS 2812, 2814, 2911, 2912 AND 2913 WAS ADDRESSED BUT NOT RESOLVED IN FOURTH JUDICIAL DISTRICT SUPERIOR COURT CIVIL CASE 4FA-02-259.
6. LOTS TWO AND THREE SHALL BE ACCESSED VIA THE 100' SECTION LINE EASEMENT CENTERED ON THE SECTION LINE COMMON TO SECTIONS 29 AND 32, SHOWN AS TRICKEY AVENUE.
7. SOILS DATA: THE SOILS DATA FOR THIS AREA WAS TAKEN FROM THE USDA SOIL SURVEY, FAIRBANKS AREA, SHEET No. 6 AND INCLUDES THE FOLLOWING: MS: MINTO-SAULICH ASSOCIATION.
8. FLOOD DATA: ZONE X: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, PER FLOOD INSURANCE RATE MAP FNSB, REVISED JAN. 2, 1992, PANEL No. 025009 0225G.
9. 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 A MINIMUM OF 4 FEET ABOVE THE SEASONALLY HIGH GROUND WATER TABLE.
10. SOILS HAVE BEEN FOUND TO BE SUITABLE FOR CONVENTIONAL RESIDENTIAL ON-SITE WASTEWATER DISPOSAL SYSTEMS.
11. ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



LEGEND:

- ⊗ BLM MONUMENT RECOVERED
- RIGHT OF WAY MONUMENT RECOVERED
- ⊕ ALUMINUM PRIMARY MONUMENT RECOVERED
- 30" PRIMARY ALUMINUM MONUMENT WITH 3 1/4" ALUMINUM CAP STAMPED 6484S SET THIS SURVEY
- #5 REBAR WITH ALUMINUM CAP RECOVERED, STAMPED 705-S
- #5 REBAR WITH ALUMINUM CAP STAMPED 6484S SET THIS SURVEY
- EASEMENT LINE
- - - SECTION LINE EASEMENT
- CENTERLINE CHENA HOT SPRINGS ROAD TRAIL FNSB 1-B3
- ▨ ROW DEDICATION
- SLE SECTION LINE EASEMENT
- PUE PUBLIC UTILITIES EASEMENT
- () RECORD DATA FROM PLAT 97-36

UTILITY EASEMENT NOTES:

1. A 15 FOOT WIDE STRIP OF LAND IS HEREBY GRANTED WITHIN AND ACROSS EACH LOT AS DETERMINED NECESSARY BY THE UTILITY COMPANIES FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
2. A 35 FOOT WIDE RADIUS KEY AT EACH POLE LOCATION AS NECESSARY FOR SUPPORTIVE DEVICES IS HEREBY GRANTED.
3. THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT. SUCH TREES SHALL BE IDENTIFIED BY THE UTILITY COMPANIES.
4. AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

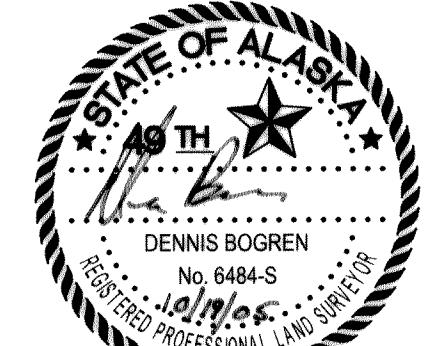
CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.60, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, DENNIS A. BOGREN, 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.

[Signature] 19 Oct. 2005
REGISTRATION NO. 6484-S



2005-156
Fairbanks REC DIST
DATE: 10-27-05
TIME: 02:36 PM
Requested by: FNSB
Address:

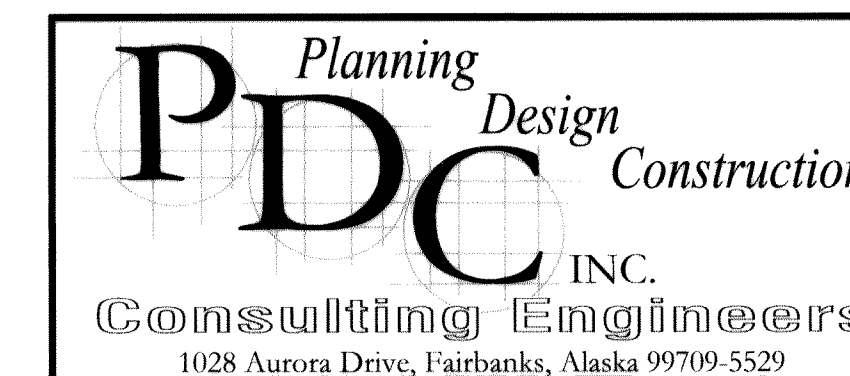
TOTAL AREA: 16.331 ac.
LOT AREA: 13.779 ac.
ROW DEDICATION: 2.552 ac.

FNSB SD 013-05

APRIL'S MAGIC ACRES

WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 28, AND THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST, FAIRBANKS MERIDIAN, ALASKA.

OWNER:
FAIRBANKS NORTH STAR BOROUGH
P.O. BOX 71267
FAIRBANKS, ALASKA 99707



| | |
|-----------------------|-----------|
| SCALE | 1" = 200' |
| DRAWN | COR/GDS |
| CHECKED | DAB |
| DATE | 10/19/05 |
| PROJECT No. F04010 | |
| DNR FILE No. Ev-2-961 | |
| SHEET 1 OF 1 | |

