

**AREA SUMMARY**

TRACT A:	4.980 AC.
TRACT B:	76.353 AC.
ROW DEDICATED:	.007 AC.
EXISTING ROW:	.021 AC.
<b>TOTAL:</b>	<b>81.361 AC.</b>

**NOTES**

- SOILS FOR THIS SUBDIVISION ARE 70% SALCHAKET SILT LOAM AND 30% BRADWAY SILT LOAM PER USDA SOILS MANUAL NO. 25, 1959 SERIES.
- THIS AREA IS WITHIN FLOOD ZONE "AE" PER F.I.R.M. MAPPING DATED 01/02/92. THE BASE FLOOD ELEVATION FOR THIS AREA IS 426' MSL.
- THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED, IN WHOLE OR IN PART, WITHIN FLOOD ZONE "A", 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 A STRUCTURE IN THE FLOOD HAZARD ZONE (FLOOD ZONE "A") REQUIRES A FLOOD PLAIN PERMIT FROM THE FAIRBANKS NORTH STAR BOROUGH.
- 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.
- ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THE BASIS OF BEARINGS WAS TAKEN FROM AN UNRECORDED SURVEY BY STUTZMANN ENGINEERING DATED 7/3/91.
- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE FORMS THE TRUE BOUNDS OF THIS SUBDIVISION. THE APPROXIMATE ORDINARY HIGH WATER LINE, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE LOT CORNERS BEING THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.

**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

I HEREBY CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.80, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.



**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.

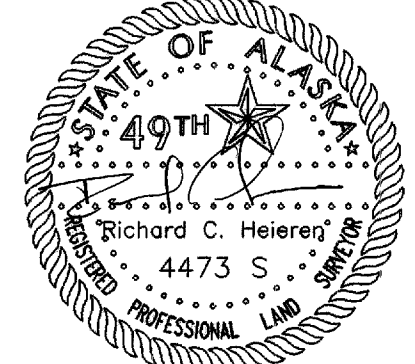
DATE September 24, 1999  
 OWNER David Lee Monson  
Susan Howlett Butcher  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS 24th  
 DAY September, 1999.  
 FOR David Lee Monson and Susan Howlett Butcher.

**NOTARY PUBLIC**  
 JEREMY D. STARK  
 STATE OF ALASKA

Jeremy D. Stark  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 1/8/03

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, RICHARD C. HEIEREN, 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.



**LEGEND**

- GLO/BLM BRASS CAP ON AN IRON PIPE, FOUND.
- PRIMARY MONUMENT FOUND, STAMPED AS NOTED.
- 5/8" REBAR WITH A 1 1/2" ALUM. CAP, FOUND. STAMPED AS NOTED.
- 5/8"x32" REBAR WITH A 1 1/2" ALUM. CAP, SET.
- RECORD INFORMATION

**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:

SUSAN HOWLETT BUTCHER  
DAVID LEE MONSON  
 DESCRIPTION: T1S R2W  
SEC 23 TAX LOT-2319

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 NOT DELINQUENT. DATED AT FAIRBANKS, ALASKA, THIS 15th DAY OF October, 1999.

Jason Vign  
 TAX COLLECTOR  
 FAIRBANKS NORTH STAR BOROUGH

SCALE: 1"=200'



<b>MONSON SUBDIVISION</b>		
PORTION OF GOV'T LOTS 7 & 8, SECTION 23 AND PORTION OF SE1/4 SE1/4 SEC 22		
LOCATION:	S1/2 SW1/4 SEC 23 T1S R2W FM AK	
OWNER:	DAVID MONSON AND SUSAN BUTCHER c/o RCH SURVEYS 348 DRIVEWAY STREET FAIRBANKS, ALASKA 99701	
SURVEYOR:	RCH SURVEYS (907) 348 DRIVEWAY STREET 451-7411 FAIRBANKS, ALASKA 99701	
<b>FAIRBANKS RECORDING DISTRICT</b>		
F.N.S.B. #: SD 004-98	DESIGNED: DM	CHECKED: <u>DM</u>
SCALE: 1"=200'	DRAWN: JDS	DATE: 8-30-99

Fairbanks 99-88