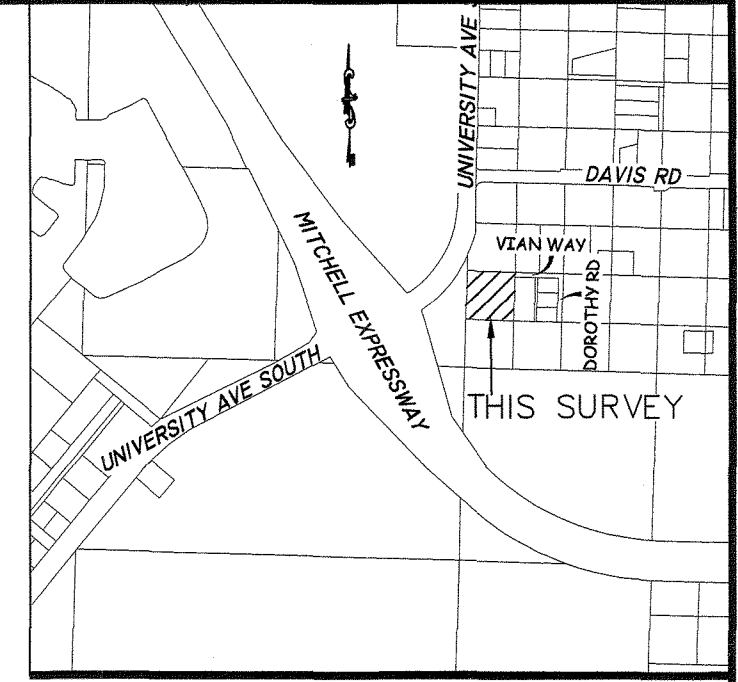


LEGEND

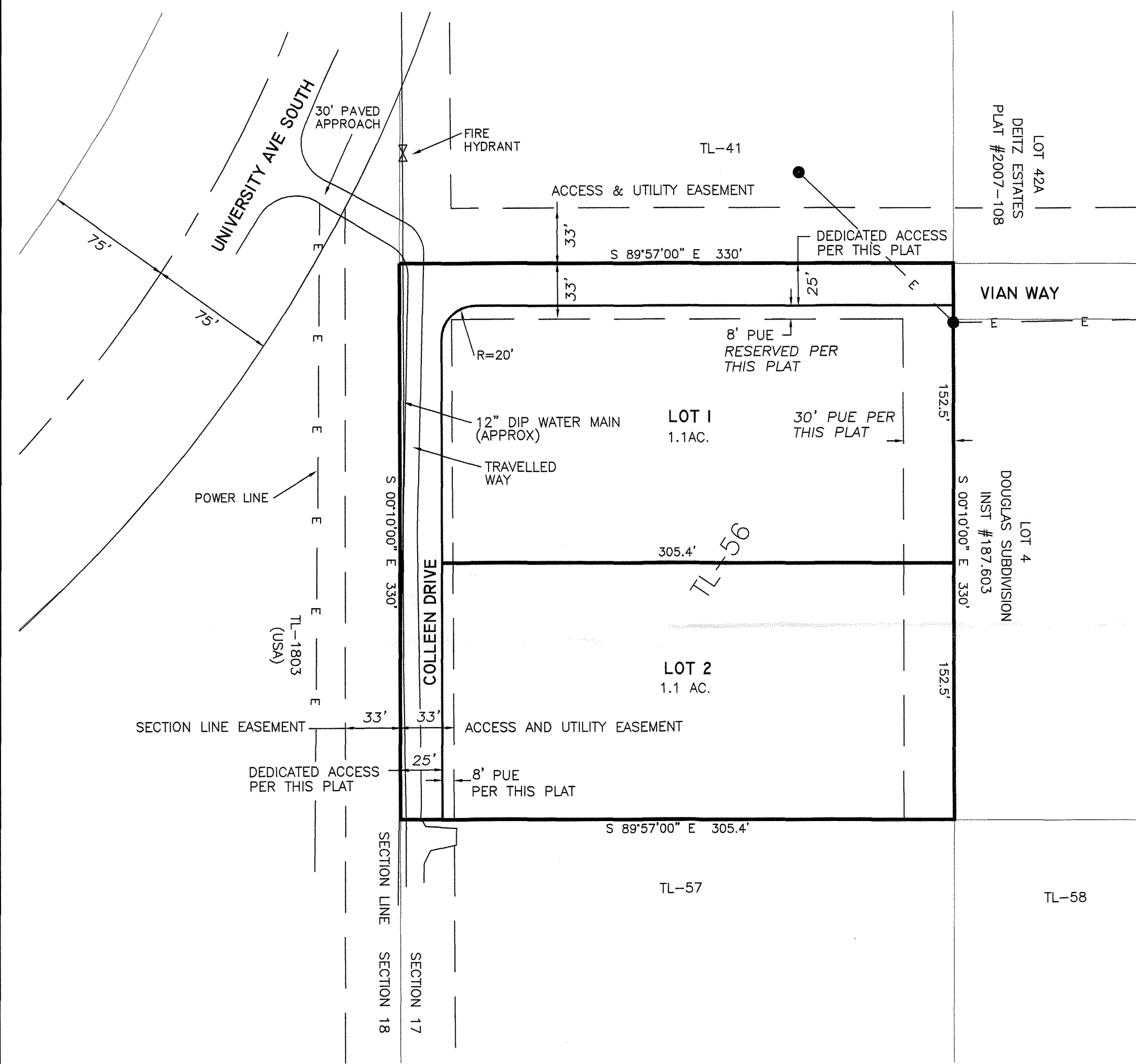
- PUE PUBLIC UTILITY EASEMENT
- F.R.D. FAIRBANKS RECORDING DISTRICT
- E POWER LINE

AREA SUMMARY

LOT 1	1.1 AC.
LOT 2	1.1 AC.
ROW	0.3 AC.
TOTAL	2.50 AC.



SCALE: 1" = 1/4 MILE
VICINITY MAP



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.

Comm. Planning Dept.

FEB 01 2013
RECEIVED

SCALE: 1"=60'

S D021-13



PRELIMINARY PLAT
VIAN TRACTS

LOCATION: GOV'T LOT 56, SEC 17, T.1S, R.1W, F.M. AK.

OWNER: BOWERS INVESTMENT COMPANY LLC
2333 VANHORN RD
FAIRBANKS, AK 99701

SURVEYOR: RCH SURVEYS Ltd.
(907) 326 DRIVEWAY STREET STE 102
451-7411 FAIRBANKS, ALASKA 99701

FAIRBANKS RECORDING DISTRICT

F.N.S.B. #: NA	DESIGNED: PJH	CHECKED:
SCALE: 1" = 60'	DRAWN: PJH	DATE: 01/15/2013

- NOTES:
- 1) TOPO FEATURES AS SHOWN ARE PER FNSB GIS "2009 PICTOMETRY".
 - 2) SOIL FOR THIS SUBDIVISION IS EIELSON FINE SANDY LOAM PER USDA WEB SOIL SURVEY.
 - 3) THIS PROPERTY LIES ENTIRELY WITHIN SHADED FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP PANEL NUMBER 025009 0183G, DATED 1/2/1992.
 - 4) POWER POLES AND LINES BASED ON GVEA MAP 3-010C.
 - 5) TOPOGRAPHY IS GENERALLY FLAT.
 - 6) 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.
 - 7) ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - 8) ZONING IS LS (LIGHT COMMERCIAL).