

PYRITE SUBDIVISION ASLS 2018-19

BASIS OF COORDINATES

The shown NAD83 (2011) (Epoch: 2010.0000) coordinates are based on an NGS OPUS Shared Solution measured at the set monument "CP 2" assigned the PID BGD01, found online at: <https://geodesy.noaa.gov/OPUS/getDataset.jsp?PID=BGD01>. The coordinates were constrained to the National Spatial Reference System using CORS reference stations: AC71 (D01818), SUAF (DL6659), and GRNX (DL6471). The vertical datum is derived using Geoid12B(Alaska), holding the orthometric elevation of CP 2 fixed at 490.43 U.S. Survey Feet. The NAD27 geodetic coordinates for CP 2 were converted from NAD83 using NGS NCAT software.

BASIS OF BEARING

All bearings shown are true bearings orientated to Geodetic North at CP 2 and are based on measurements observed with Global Navigation Satellite System (GNSS) land survey technology in the NAD 83 (2011) (Epoch 2010.0000) datum, using Trimble R10 and R8-2 receivers, differentially corrected and processed with Trimble Business Center version 4.00 software. The NGS OPUS derived convergence angle, at CP 2, of +1.3780536° (1°08'16.10") was used to rotate the GNSS measured AK State Plane Zone 3 coordinates to obtain geodetic north oriented coordinates, Magnetic North is 17°23' E (clockwise), and Grid North is 1°08'16.10" (counter-clockwise) from Geodetic North at CP 2.

DISTANCES

All distances shown are reduced to horizontal ground distances in US Survey feet.

ACCURACY

The error of closure of this survey does not exceed 1:5000, and/or corner positions have a Relative Positional Accuracy at the 95 percent confidence level of 0.13 plus 100 parts per million, or better.

Point #	Geodetic NAD83 (2011) [2010.00]			Alaska State Plane Zone 3 NAD83 (2011) [2010.00]		Elevation (Geoid 12B)	Local Ground (Geodetic North)	
	Latitude	Longitude	Height (Ellip)	Northing	Easting		Northing	Easting
CP 2	64°46'43.11383" N	147°15'27.60613" W	521.67	3,940,994.720	1,441,181.309	490.43	10,994.72	24,181.31
CP 1	64°46'42.78992" N	147°15'36.41774" W	524.81	3,940,069.409	1,443,798.781	493.58	10,961.82	23,799.33
707	64°46'36.65203" N	147°15'27.65620" W		3,940,338.378	1,444,166.102		10,338.15	24,179.14

CONTROL STATEMENT

Horizontal Coordinate System

A local ground coordinate system has been developed by 49th Star Surveying for this project. The local ground coordinate system preserves a geodetic north basis of bearing, while providing ground distances at the project location.

Conversion Parameters

To convert from the local ground coordinate system to NAD83(2011) (Epoch 2010.00) Alaska State Plane Zone 3, perform the following:

1. Rotate around CP 2, counter-clockwise, by 01°08'16.10"
2. Scale at 10994.7199N, 24181.3088E by 0.999918806.
3. Add 3930000N, 1420000E to the resulting coordinates.

To convert from NAD83(2011) (Epoch 2010.00) Alaska State Plane Zone 3 to the ground coordinate system, perform the following:

1. Subtract 3930000N, 1420000E from project coordinates.
2. Scale at 10994.7199N, 24181.3088E (CP 2) by 1.0000812004.
3. Rotate around CP 2, clockwise, by 1°08'16.10"

Basis of Vertical Control

The project vertical datum is a GNSS-derived NAVD88 elevation based on Geoid12B(Alaska) model holding the orthometric elevation of CP 2 fixed at 490.43 U.S. Survey Feet.

NAD27 Coordinates for CP 2

Latitude: N64°46'44.53470"

Longitude: W147°15'18.92628"

NOTES

1. This survey was accomplished in accordance with AS 38.04.045, GSC 828 and SSI 2018-19.
2. All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed or protracted section line, are subject to a fifty foot (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.10.010.
3. Lots 1, 2, 3, 4, 8 & Tract A contain apparent wetlands/ponds. A US Army Corps of Engineers Wetland Permit may be required to develop any wetland areas. A wetlands delineation was not performed for this survey.
4. Legal Access to Lots 7, 8 and Tract A, is via Pyrite Court. Direct access to the Plack Road right-of-way from Lots 7 and 8 is prohibited.
5. It is the intent of this plat to dedicate as public easements and to convey management authority to the Fairbanks North Star Borough, those public easements lying within Pyrite Subdivision, identified by the Division of Mining, Land and Water in files:
 - (1) ADL 2089: Public utility easement issued to Golden Valley Electric Association, Inc. - Dedicated by this plat as a public utility easement
 - (2) ADL 17905: Public utility easement issued to Golden Valley Electric Association, Inc. - Dedicated by this plat as a public utility easement
 - (3) ADL 40019: Public utility easement issued to DNR DMI/W NRO - Dedicated this plat as a public utility easement
 - (4) ADL 402374: Public access easement issued to DNR DMI/W NRO - Dedicated this plat as a public access and utility easement
 - (5) ADL 418023: Public access easement issued to Stephen E. Bee - Dedicated this plat as a public access easement
 - (6) ADL 417484: Public utility easement issued to CCI Cable, Inc. - Dedicated this plat as a public utility easement
 If any future action involves said easements, documents should be revised to ensure that records reflect that these segments have been closed and that the State (DNR, DMI&W) no longer retains any management authority.
6. Roads in and to this subdivision were not required to and may not meet the borough's minimum standards for materials and construction. To the extent these road standards have not been met, fire protection, ambulance and other public services may not be available year-around or their availability may be severely limited.
7. There will be a 36-foot radius easement at each pole location for guy anchors, and other supportive structures.
8. To provide utility service within the parcel, a 15-foot wide service easement from a platted easement to the service connection within the parcel is hereby granted for the installation, maintenance, repair, or removal of yard poles as determined necessary by the utility companies and the landowner.
9. The utility companies shall have a right to identify, and then remove, any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement.
10. This property consists of Jarvis Salchaket complex, Mosquito-Noonku complex, Gravel and Tanana mucky silt loam soils, according to the U.S.D.A. web soil survey of the Fairbanks North Star Borough.
11. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (DEC). Approval of such systems shall be obtained from said authority.
12. This Property has been determined to be located within flood zone X, per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 02090C4470, effective date 3/17/2014.

CERTIFICATE OF OWNERSHIP AND DEDICATION

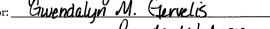
I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and the State of Alaska is the owner of ASLS 2018-19, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

Dated 1/22/2020 
Director, Division of Mining, Land and Water

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 22nd day of

January, 2020

For: 
Wendy M. Cornelis
Notary Public Alaska
My Commission Expires with title



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:

State of Alaska DVR

Description: Tract B-3, Irony Subdivision

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 paid in full.

Dated this 30th day of February, 2020, at Fairbanks, Alaska


FNSB Treasury Division Official
Fairbanks North Star Borough

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

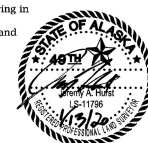
I hereby certify that this subdivision plat has been found to comply with the regulations of Chapter 17.52 FNSBC, Final Plats of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved.



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly Registered and Licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.


Jeremy A. Hurst
Date 1/22/20



ACREAGE SUMMARY

LOTS 1-8	70,900 ACRES
TRACT A	6,454 ACRES
TRACT B	1,243 ACRES
PYRITE COURT ROW	1,524 ACRES
PLACK ROAD ROW	
TOTAL	80,121 ACRES

FNSB FILE: SD018-19

DRAWN BY: JAH

DATE: 1/14/2020

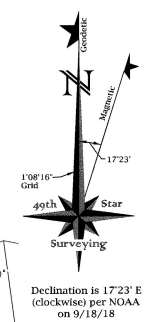
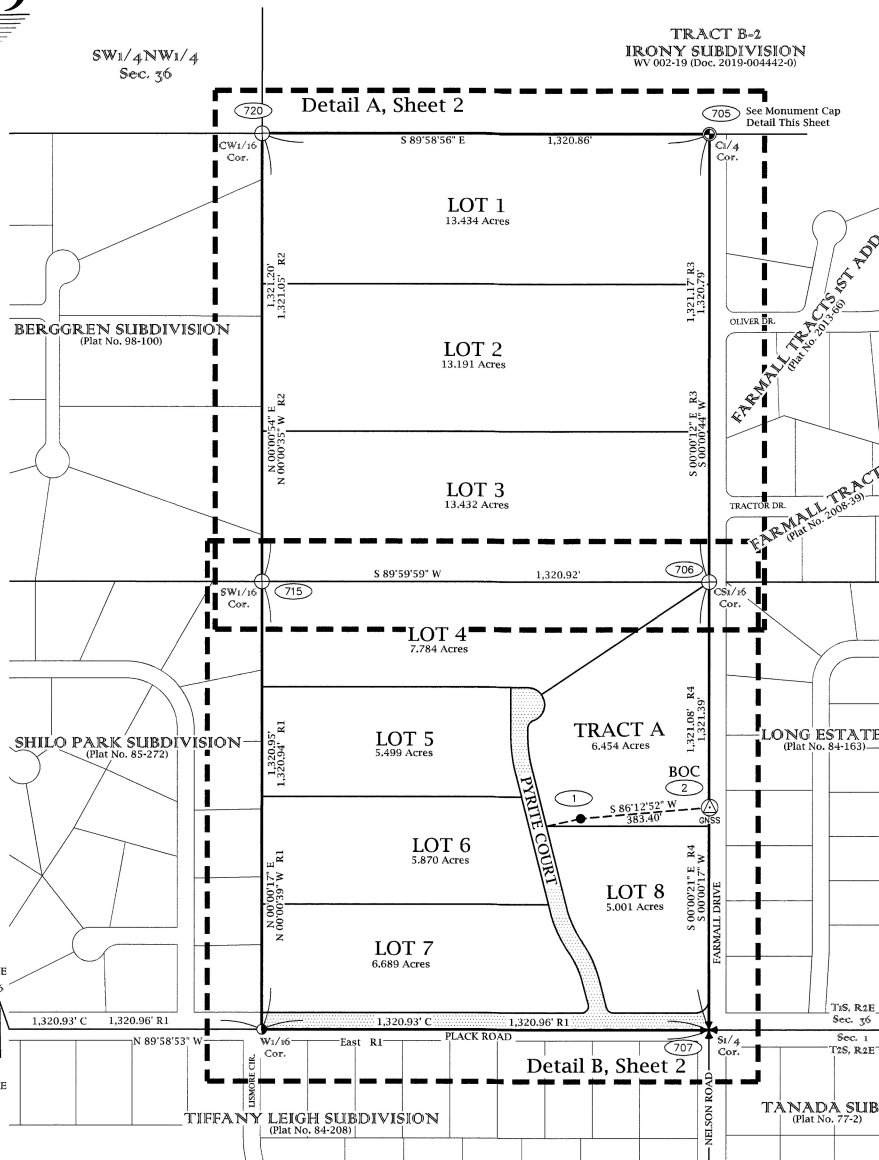
SHEET: 1 of 2

SCALE: 1" = 200'

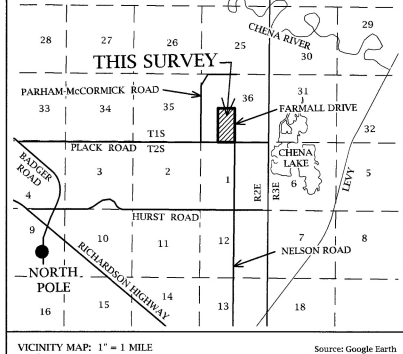
APPROVAL RECOMMENDED: 

CHECKED: JAH

DNR FILE NO. ASLS 20180019



Declination is 17°23' E (clockwise) per NOAA on 9/18/18

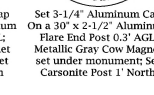
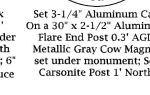
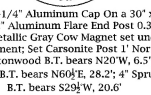
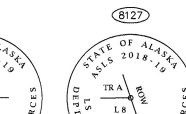
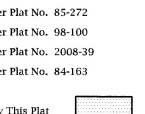
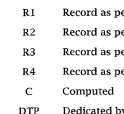


LEGEND

- Set GNSS Control Point Primary Monument
- Set Secondary Monument
- Found Secondary Monument, Replaced w/ Primary Monument
- Found Primary Monument
- Position Computed, Not Set
- Found GLO/BLM Monument
- Monument Identifier (See Sheet 2)
- R1 Record as per Plat No. 85-272
- R2 Record as per Plat No. 98-100
- R3 Record as per Plat No. 2008-39
- R4 Record as per Plat No. 84-163
- C Computed
- DTP Dedicated by This Plat
- BOC Basis of Coordinates
- Subject Boundary
- Surveyed Line

SET MONUMENTS

(See Sheet 2 for Found and Control Monument Detail)



Set 3-1/4" Aluminum Cap on a 30' x 2-1/2" Aluminum Flare End Post 0.3' AGL; Metallic Gray Cow Magnet set under monument; Set Carsonite Post 1' North

Set 3-1/4" Aluminum Cap on a 30' x 2-1/2" Aluminum Flare End Post 0.3' AGL; Metallic Gray Cow Magnet set under monument; Set Carsonite Post 1' North

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Set 3-1/4" Aluminum Cap on a 30' x 2-1/2" Aluminum Flare End Post 0.3' AGL; Metallic Gray Cow Magnet set under monument; Set Spruce B.T. bears N60°E, 28.2', 4' Spruce B.T. bears S29 1/2°W, 20.6'

Set 3-1/4" Aluminum Cap on a 30' x 2-1/2" Aluminum Flare End Post 0.3' AGL; Metallic Gray Cow Magnet set under monument; Set Spruce B.T. bears N60°E, 28.2', 4' Spruce B.T. bears S29 1/2°W, 20.6'

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GRAPHIC SCALE

0 100 200 400 600 800 FEET

0 20 40 80 160 320 METERS

1 METER = 3.28083 U.S. SURVEY FEET AND 1 U.S.ACRE = 0.4047 HECTARE

DATE OF SURVEY: 9/15/2018
BEGINNING: 9/15/2018
ENDING: 7/17/2019

SURVEYOR: 49th Star Surveying LLC (COA#137881)
321 Firewood Drive
Anchorage, AK 99508
Tel: (907) 861-6111
www.49thstar.com

ALASKA STATE LAND SURVEY 2018-19

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

PYRITE SUBDIVISION

A SUBDIVISION OF
TRACT B-3, IRONY SUBDIVISION
(WV002-19, Inst. No. 2019-00442-0)
LOCATED WITHIN
THE SW 1/4 OF SURVEYED SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 2 EAST,
FAIRBANKS MERIDIAN, ALASKA
CREATING
LOTS 1-8 AND TRACT A
CONTAINING 80.121 ACRES ±
FAIRBANKS RECORDING DISTRICT

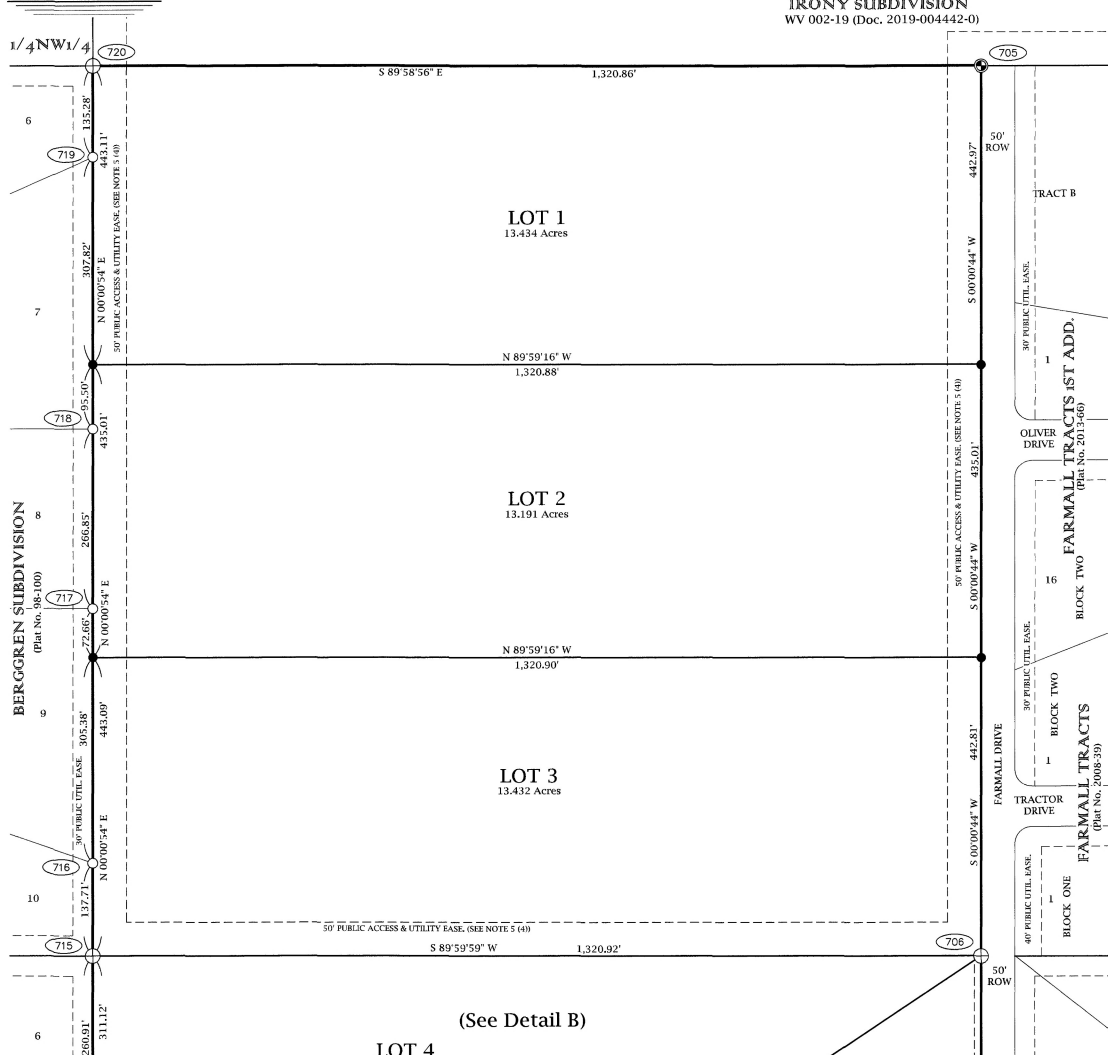
APPROVAL RECOMMENDED: 

CHECKED: JAH

DNR FILE NO. ASLS 20180019

Fairbanks 2020-18

Detail A



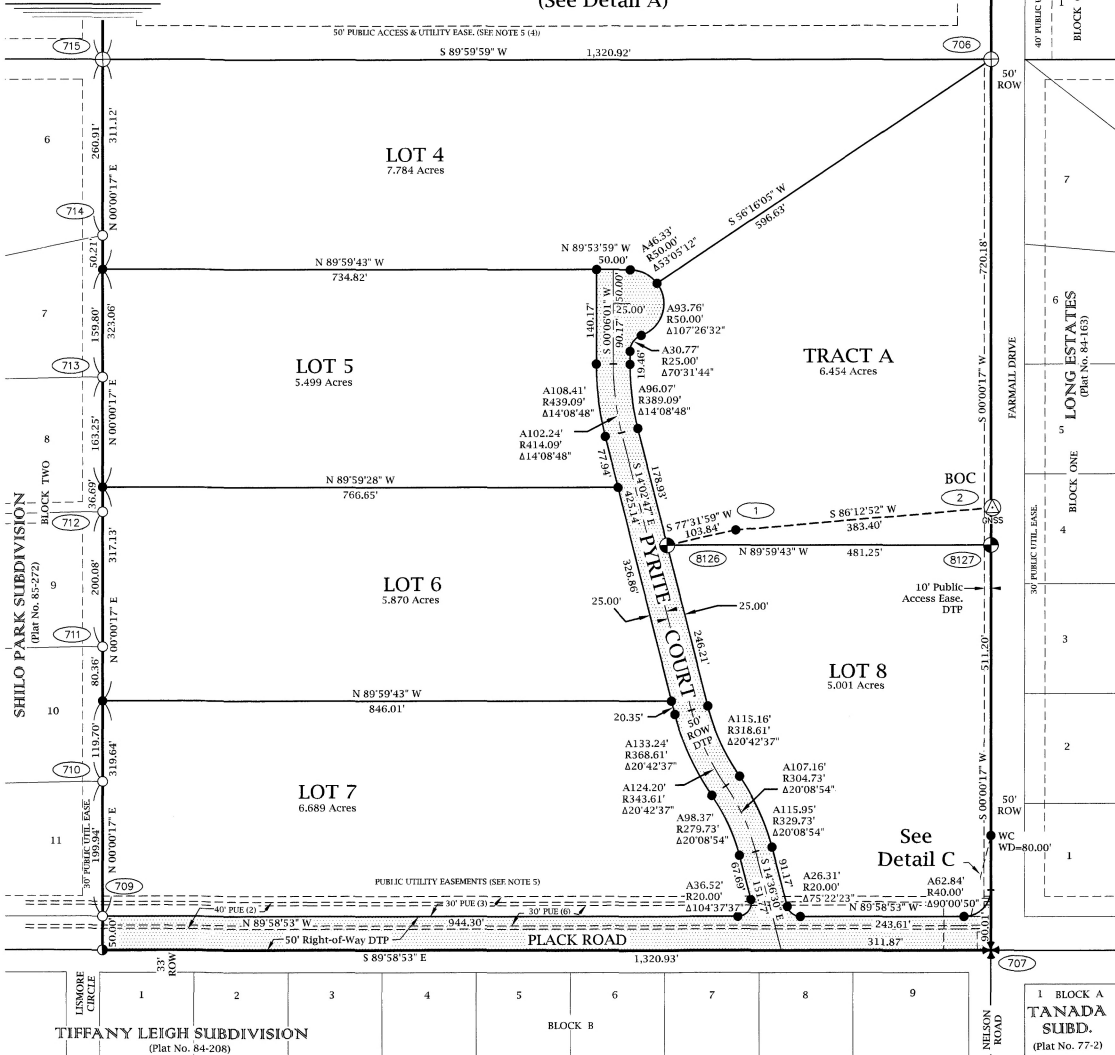
(See Detail B)

LOT 4

TRACT B-2 IRONY SUBDIVISION

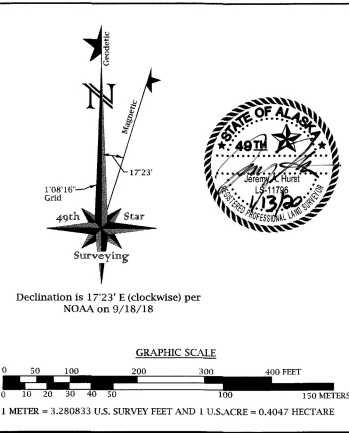
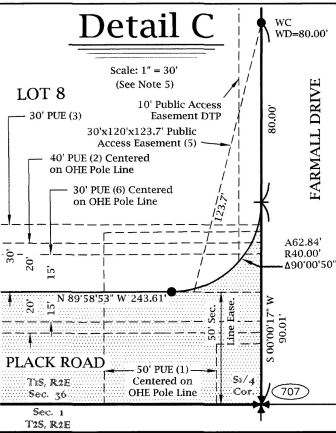
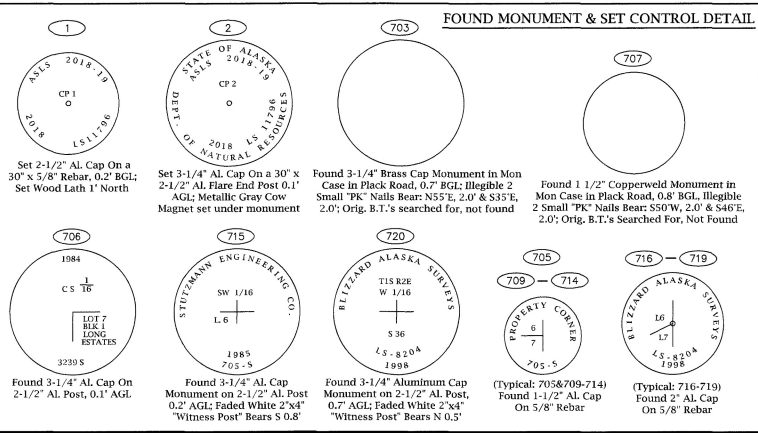
WV 002-19 (Doc. 2019-004442-0)

Detail B



(See Detail A)

TIFFANY LEIGH SUBDIVISION (Pat No. 84-208)



LEGEND

	Set GNSS Control Point Primary Monument		Public Utility Easement
	Set Primary Monument		Basis Of Coordinates
	Found Secondary Monument, Replaced w/ Primary Monument		Overhead Utility
	Set Secondary Monument		Right-of-Way DTP
	Found GLO/BLM Monument		
	Found Primary Monument		
	Found Secondary Monument		
	Position Computed, Not Set		
	Monument Identifier		
	702		
	R1 Record as per Plat No. 85-272		
	R2 Record as per Plat No. 98-100		
	R3 Record as per Plat No. 2008-39		
	R4 Record as per Plat No. 84-163		
	DTP Dedicated by This Plat		

DATE OF SURVEY: BEGINNING: 9/15/2018 ENDING: 7/17/2019	SURVYOR: 49th Star Surveying LLC (COA#137881) 321 Fireweed Drive Anchorage, AK 99508 Tel: (907) 881-6111 www.49thStarSurveying.com
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 2018-19	
PYRITE SUBDIVISION	
A SUBDIVISION OF TRACT B-3, IRONY SUBDIVISION (WV002-19, Inst. No. 2019-004442-0) LOCATED WITHIN THE SW 1/4 OF SURVEYED SECTION 36, TOWNSHIP 1 SOUTH, RANGE 2 EAST, FAIRBANKS MERIDIAN, ALASKA CREATING LOTS 1-8 AND TRACT A CONTAINING 80.121 ACRES ± FAIRBANKS RECORDING DISTRICT	
APPROVAL RECOMMENDED: STATEWIDE PLATTING SUPERVISOR CHECKED: JAH DATE: 1/14/2020	DATE: 1/14/2020 DRAWN BY: JAH DATE: 1/14/2020 SCALE: 1" = 100'
SD018-19 SHEET: 2 of 2	APPROVAL RECOMMENDED: DATE: 1/14/2020 DATE: 1/14/2020 DATE: 1/14/2020 DATE: 1/14/2020