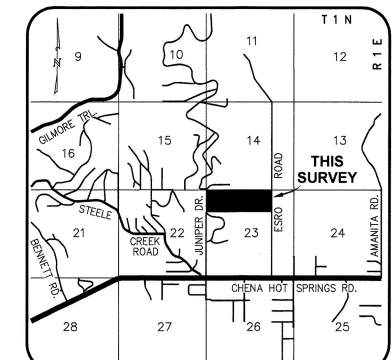
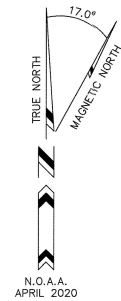


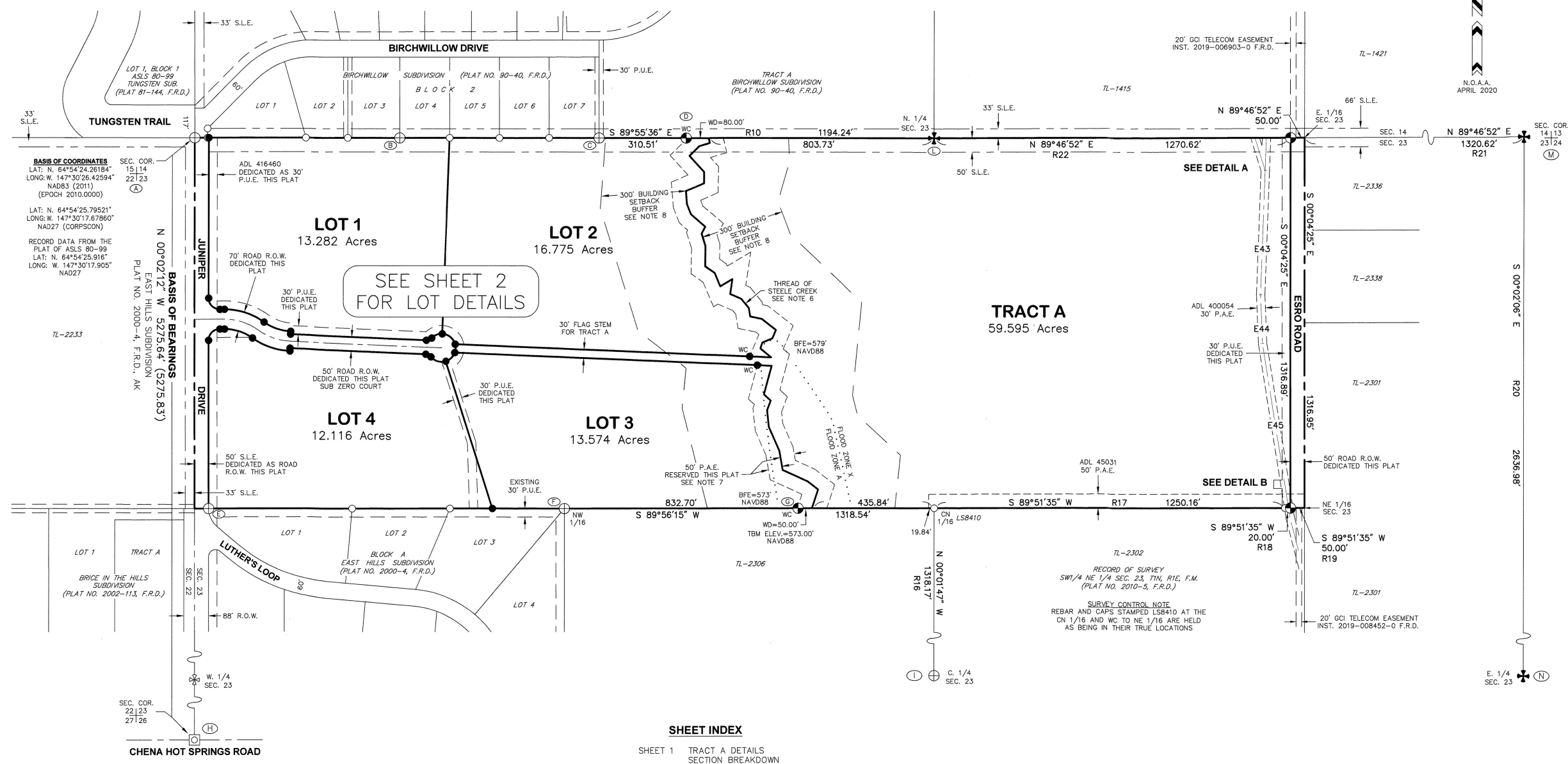
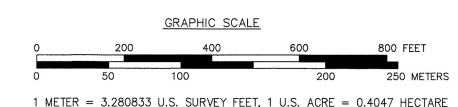
STEELE HOLLOW SUBDIVISION ASLS 2017-16



VICINITY MAP 1 INCH = 1 MILE
SOURCE: FNSB BASEMAPS 2019

LEGEND

- ⊕ 2 1/2" ALUMINUM MONUMENT WITH 3 1/4" ALUMINUM CAP RECOVERED THIS SURVEY
- ⊙ 2 1/2" X 30" ALUMINUM MONUMENT WITH 3 1/4" ALUM. CAP SET THIS SURVEY, WITH DEEP1 MAGNET AT BASE, CARSONITE POST SET 1 FOOT AWAY
- ⊕ GLO/BLM MONUMENT RECOVERED THIS SURVEY WITH 2 1/2" BRASS CAP
- ⊕ GLO/BLM MONUMENT OF RECORD, NOT RECOVERED
- ⊕ DOT BRASS CAP MONUMENT IN CASING RECOVERED THIS SURVEY, NOT STAMPED
- 5/8" REBAR WITH 2" ALUM. CAP RECOVERED THIS SURVEY, STAMPED 3950-S OR AS SHOWN
- 5/8"x30" REBAR WITH 2" ALUMINUM CAP SET THIS SURVEY
- UNSURVEYED
- - - SURVEYED
- - - CENTERLINE
- () RECORD DIMENSION
- L1 LINE TABLE TAG
- C1 CURVE TABLE TAG
- E45 EASEMENT LINE TABLE TAG
- R10 RECORD DATA LINE TABLE TAG (SEE SHEET 3)
- Ⓐ MONUMENT TAG, SEE SHEET 3
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.L.E. SECTION LINE EASEMENT
- R.O.W. RIGHT OF WAY
- ADL ALASKA DIVISION OF LANDS
- BFE BASE FLOOD ELEVATION
- TBM TEMPORARY BENCH MARK, TOP OF MONUMENT
- WC WITNESS CORNER
- WD WITNESS DISTANCE FROM MONUMENT TO PROPERTY CORNER

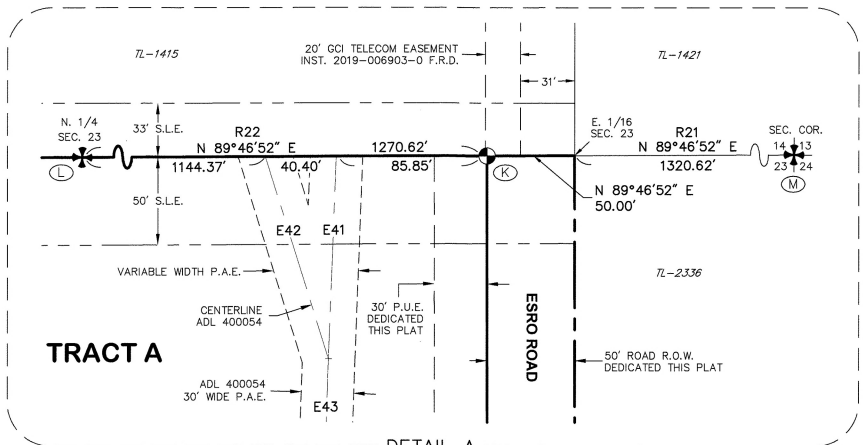


SHEET INDEX

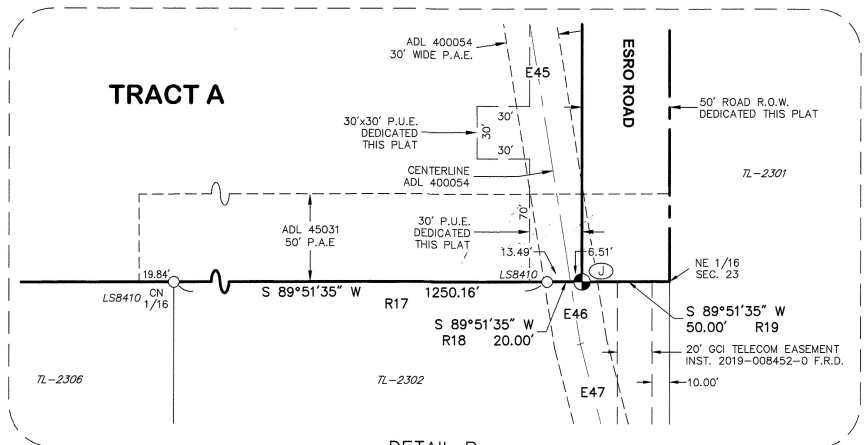
- SHEET 1 TRACT A DETAILS SECTION BREAKDOWN
- SHEET 2 LOTS 1-4 DETAILS
- SHEET 3 LINE/CURVE TABLES MONUMENT DETAILS PLAT NOTES CERTIFICATES

Line #	Direction	Length
E41	S 02°07'41" W	115.48'
E42	S 17°23'53" E	120.77'
E43	S 01°58'01" W	443.16'
E44	S 02°21'56" E	173.02'
E45	S 09°03'50" E	592.80'
E46	S 09°03'50" E	35.71'
E47	S 14°26'10" E	120.98'

EASEMENT CENTERLINE DATA IS RECORD FROM ADL 400054 ROTATED TO THE MEASURED BEARING ALONG THE COMMON LINE OF SECTION 23, T1N, R1E, F.M.



DETAIL A
SCALE 1" = 50'



DETAIL B
SCALE 1" = 50'



DATE OF SURVEY: BEGINNING: JUNE 18, 2019 ENDING: JULY 30, 2020	SURVEYOR: DESIGN ALASKA, INC. AECC511 601 COLLEGE ROAD FAIRBANKS, ALASKA 907-452-1241
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND, AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY No. 2017-16	
STEELE HOLLOW SUBDIVISION	
A SUBDIVISION OF TL-2300 THE NW1/4 NE1/4 AND N1/2 NW1/4 OF SECTION 23	
CREATING LOTS 1-4 AND TRACT A LOCATED WITHIN SURVEYED SECTION 23, T1N, R1E FAIRBANKS MERIDIAN, ALASKA CONTAINING 119.623 ACRES MORE OR LESS FAIRBANKS RECORDING DISTRICT	
DRAWN BY: ELG CHECKED BY: WSK DATE: 11-24-20 SCALE: 1" = 200' SHEET: 1 OF 3	APPROVAL RECOMMENDED <i>Kevin Bow</i> STATEWIDE PLATTING SUPERVISOR DATE: 12-12-20 FNSB FILE NO. SD004-20 DNR FILE NO. ASLS 20170016

Fairbanks 2021-5

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord	Chord Dir.
C1	102.26'	175.00'	33°28'44"	100.81'	S 70°52'27" E
C2	150.39'	240.00'	35°54'08"	147.94'	N 72°05'08" W
C3	62.83'	40.00'	90°00'00"	56.57'	S 45°02'12" E
C4	62.83'	40.00'	90°00'00"	56.57'	S 44°57'48" W
C5	106.52'	170.00'	35°54'08"	104.79'	N 72°05'08" W
C6	143.16'	245.00'	33°28'44"	141.13'	S 70°52'27" E
C7	21.03'	25.00'	48°11'23"	20.41'	N 63°31'07" W
C8	59.50'	50.00'	68°10'54"	56.05'	S 73°30'53" E
C9	45.86'	50.00'	52°33'01"	44.27'	N 46°07'09" E
C10	30.47'	50.00'	34°54'55"	30.00'	N 02°23'11" E
C11	63.56'	50.00'	72°49'52"	59.36'	N 51°29'12" W
C12	41.80'	50.00'	47°54'03"	40.59'	S 68°08'50" W
C13	21.03'	25.00'	48°11'23"	20.41'	N 68°17'30" E
C14	122.71'	210.00'	33°28'44"	120.97'	N 70°52'27" W
C15	128.46'	205.00'	35°54'08"	126.36'	N 72°05'08" W

LINE TABLE		
Line #	Direction	Length
L1	S 89°57'48" W	16.89'
L2	S 89°57'48" W	16.89'
L3	S 13°40'16" E	18.13'
L4	S 73°30'58" W	38.71'
L5	S 45°24'35" W	49.04'
L6	S 42°25'26" E	77.43'
L7	S 00°36'10" W	40.49'
L8	S 66°49'51" W	69.89'
L9	S 04°35'27" E	46.74'
L10	S 21°41'40" E	38.86'
L11	S 49°10'53" E	67.34'
L12	S 28°32'27" W	27.60'
L13	S 17°25'36" E	46.94'
L14	S 00°44'45" W	71.86'
L15	S 54°30'51" E	41.15'
L16	S 22°29'50" E	51.75'
L17	N 59°22'29" E	50.55'
L18	S 08°18'17" W	53.74'
L19	S 66°51'07" E	42.86'
L20	S 39°27'57" E	42.45'

LINE TABLE		
Line #	Direction	Length
L21	S 09°24'43" E	30.51'
L22	S 78°28'55" E	42.25'
L23	S 52°01'45" E	63.88'
L24	S 22°47'39" W	32.37'
L25	S 66°52'01" W	38.84'
L26	S 17°26'07" W	22.01'
L27	S 50°33'55" E	49.37'
L28	S 89°57'48" W	106.89'
L29	S 14°53'12" W	105.41'
L30	S 47°24'08" E	32.38'
L31	S 20°22'57" W	36.15'
L32	S 05°40'10" E	59.87'
L33	S 23°46'29" E	92.80'
L34	S 09°54'38" E	69.77'
L35	S 65°40'55" E	97.57'
L36	S 52°20'27" E	47.32'
L37	S 18°06'14" W	70.22'
L38	N 87°36'49" W	539.95'
L39	S 02°23'11" W	10.00'
L40	N 02°23'11" E	10.00'

PLAT AND EASEMENT NOTES

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GSC 822, AND SSI ASLS 2017-16.
- BEARINGS AND DISTANCES: ARE BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY IN THE NAD 83 (CORS EPOCH) DATUM, USING LEICA GS15 RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING LGO, VERSION 8.2 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE NORTH ALONG THE WEST LINE OF SECTION 23, T1N, R1E, F.M. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- BASIS OF COORDINATES: THE NAD83 (2011) COORDINATES ARE BASED ON AN NGS OPUS SOLUTION (EPOCH: 2010.0000) FOR THE NORTHWEST CORNER OF SECTION 23, T1N, R1E, F.M. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: FAIR (PID AF9534), EIL3 (NO PID), AND GRNX (PID DL6471). COORDINATES CONVERTED TO NAD27 WITH CORPSCON V6.0.1 SOFTWARE. THE SHOWN RECORD COORDINATES ARE FROM THE PLAT OF ASLS 80-99, TUNGSTEN SUBDIVISION, PLAT NO. 81-144, F.R.D., AK.
- 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 FEET PLUS 100 PPM.
- 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 50-FOOT (50') EASEMENT, ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
- THE THREAD OF STEELE CREEK FORMS THE TRUE BOUNDS BETWEEN LOTS 2 & 3 AND TRACT A.
- THERE IS A 50-FOOT WIDE PUBLIC ACCESS EASEMENT RESERVED TO THE STATE PER AS 38.05.127 EACH SIDE OF THE ORDINARY HIGH WATER LINE AND ON THE BED OF STEELE CREEK.
- THERE IS A 300-FOOT WIDE BUILDING SETBACK FOR THE BENEFIT OF THE PUBLIC RESERVED EACH SIDE OF THE ORDINARY HIGH WATER LINE OF STEELE CREEK.
- LEGAL ACCESS TO ALL LOTS WITHIN THIS SUBDIVISION IS VIA SUB ZERO COURT, DIRECT ACCESS TO THE JUNIPER ROAD RIGHT-OF-WAY FROM LOTS 1 AND 4 IS PROHIBITED.
- PARCELS MAY CONTAIN WETLANDS. A U.S. ARMY CORPS OF ENGINEERS WETLAND PERMIT MAY BE REQUIRED TO DEVELOP ANY WETLAND AREAS.
- 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.
- ALL ON-SITE WASTE WATER DISPOSAL SYSTEMS MUST MEET THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- SOILS IN THIS SUBDIVISION ARE PREDOMINATELY MINTO SILT LOAM AND MINTO-CHATANIKA COMPLEX SOIL TYPES. SOILS ALONG STEELE CREEK ARE GOLDSTREAM PEAT, ALL ACCORDING TO THE USDA WEB SOIL SURVEY.
- PORTIONS OF THE PROPERTY AROUND STEELE CREEK ARE WITHIN FLOOD ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP OF THE FAIRBANKS NORTH STAR BOROUGH, MAP NUMBER 02090C3465J, EFFECTIVE MARCH 17, 2014. ALL DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH FEDERAL REGULATIONS AND FNSBC TITLE 15.
- THE BASE FLOOD ELEVATIONS (BFE) SHOWN ON THIS PLAT ARE CALCULATED AS BEING 3 FEET ABOVE THE AVERAGE HIGH BANK ELEVATION ADJACENT TO STEELE CREEK. INTERMEDIATE BFE ELEVATIONS SHOULD BE CALCULATED USING THIS METHOD. ELEVATIONS ARE NAVD83 VERTICAL DATUM, FEET.
- THE EXTENTS OF FLOOD ZONE A SHOWN ON THIS PLAT ARE APPROXIMATE AND TAKEN FROM THE FEMA FLOOD INSURANCE RATE MAP REFERENCED IN NOTE 14.
- THE SUBDIVISION LOTS MAY NOT BE FURTHER SUBDIVIDED UNTIL SUCH TIME AS LEGAL CONSTRUCTED ROAD ACCESS IS AVAILABLE TO THE BOUNDARY OF THE LOT PROPOSED TO BE RESUBDIVIDED.
- THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUY ANCHORS, AND OTHER SUPPORTIVE STRUCTURES.
- 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 LANDOWNER.
- 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.

RECORD DATA LINE TABLE			
Line #	Direction	Length	Ref.
R1	N 89°57'00" E	45.45'	A
R2	N 00°05'30" W	33.00'	A
R3	N 89°57'00" E	345.53'	A
R4	N 89°57'00" E	154.24'	A
R5	N 89°57'00" E	184.66'	A
R6	N 89°57'00" E	177.70'	A
R7	N 89°57'00" E	177.70'	A
R8	N 89°57'00" E	177.70'	A
R9	N 89°57'00" E	177.70'	A
R10	N 89°57'00" E	1196.12'	A
R11	N 00°02'12" W	1318.96'	B
R12	S 89°55'18" W	50.00'	B
R13	S 89°55'18" W	510.00'	B
R14	S 89°55'18" W	350.00'	B
R15	S 89°55'18" W	408.04'	B
R16	N 00°00'02" E	1317.71'	C
R17	S 89°53'46" W	1249.86'	C
R18	S 89°53'46" W	20.00'	C
R19	S 89°53'46" W	50.00'	C
R20	S 00°02'00" E	2640.00'	D
R21	N 89°57'00" E	1319.51'	D
R22	N 89°57'00" E	xxx	D

- A. BIRCHWILLOW SUBDIVISION, PLAT NO. 90-40, F.R.D., AK
 B. EAST HILLS SUBDIVISION, PLAT NO. 2000-4, F.R.D., AK
 C. RECORD OF SURVEY, SW1/4 NE1/4 SEC. 23, T1N, R1E, F.M., PLAT NO. 2010-5, F.R.D., AK
 D. USRS OF T1N R1E, F.M., AK, ACCEPTED JANUARY 16, 1914

ACREAGE SUMMARY

LOTS 1-4	55.746 AC.
DEDICATED R.O.W.	
JUNIPER DR.	1.514 AC.
ESRO ROAD	1.511 AC.
SUB-ZERO CT.	1.257 AC.
TRACT A	59.595 AC.
TOTAL	119.623 AC.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND & WATER, AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS 2017-16, 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.

DATE: Dec 22, 2020
 DIRECTOR, DIVISION OF MINING, LAND & WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF December, 2020
 FOR: Martin Parsons

Brandon Wilson with power
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES

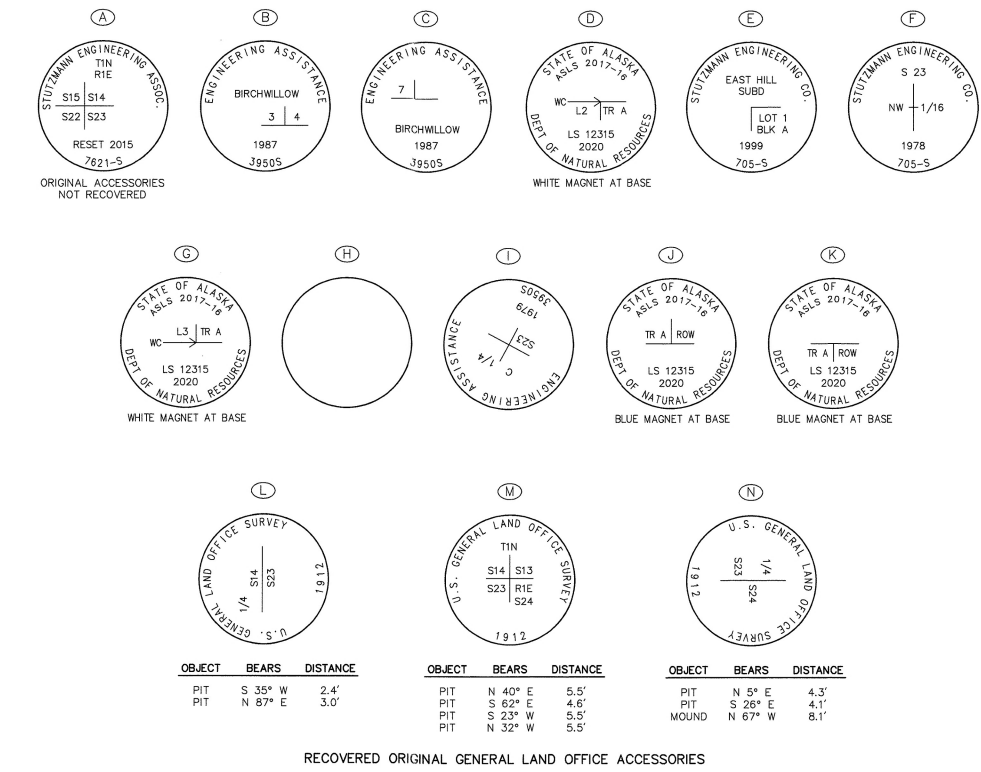


CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

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.

DATE: 12-4-2020

SURVEYOR'S CERTIFICATE
 I, WILLIAM S. KINNE, 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 FNSBC TITLE 17, SUBDIVISIONS, AND THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.
 WILLIAM S. KINNE, PLS
 REGISTERED LAND SURVEYOR - LS12315



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:

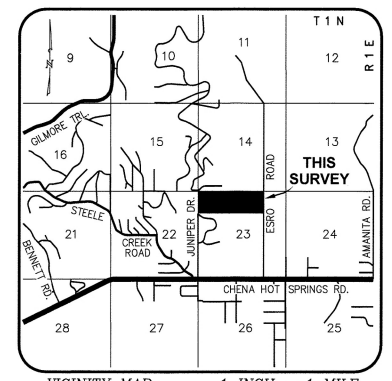
State of Alaska DNR
Description: TL-2300 Section 23 T1N R1E
 AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES LEVIED AGAINST SAID LAND IN FAVOR OF THE FAIRBANKS NORTH STAR BOROUGH ARE PAID IN FULL FOR TAX YEAR 2020.
 DATED THIS 6th DAY OF January, 2021, AT FAIRBANKS, ALASKA.

TREASURY DIVISION OFFICIAL
 FAIRBANKS NORTH STAR BOROUGH

SHEET INDEX

- SHEET 1 TRACT A DETAILS SECTION BREAKDOWN
- SHEET 2 LOTS 1-4 DETAILS
- SHEET 3 LINE/CURVE TABLES MONUMENT DETAILS PLAT NOTES CERTIFICATES

2021-5
 Plat #
Fairbanks
 Rec Dist
01-06 2021
 Date
 Time: 11:05 AM



LEGEND

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DRAWN BY: ELG CHECKED BY: WSK DATE: 11-24-20	APPROVAL RECOMMENDED <u>Kevin Bow</u> 12-22-20 STATEWIDE PLATTING SUPERVISOR DATE:
SCALE: NTS SHEET: 3 OF 3	FNSB FILE NO. SD004-20 DNR FILE NO. ASLS 20170016