

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF PLS 2007-13, 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: Dec 18, 2012  
Eric L. Gabrielson, Jr.  
 FOR DIRECTOR, DIVISION OF MINING, LAND AND WATER

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF December, 2012

FOR: Eric L. Gabrielson, Jr.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 12/31/12



**GENERAL SURVEY NOTES**

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL E, FNSB PLAT WAIVER #79-82W, LOCATED WITHIN THE NW 1/4 SE 1/4 SEC. 12, INTO 13 LOTS AND ONE TRACT, DEDICATE PUBLIC ROAD RIGHT-OF-WAY, AND RESERVE PUBLIC UTILITY EASEMENTS, AS SHOWN ON THIS PLAT.
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, CSC 785, AND SSI 2007-13.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- DEVELOPMENT WITHIN LOT 1, BLOCK 1 AND LOT 1 BLOCK 2 SHALL NOT IMPEDE DRAINAGE THROUGH THE EXISTING CULVERT UNDER QUAKENBUSH DRIVE.
- DRIVeways FROM LOT 1, BLOCK 1 AND LOT 1 BLOCK 2 SHALL ACCESS QUAKENBUSH ROAD AT A LOCATION NOT LESS THAN 100 FEET FROM THE SOUTH R.O.W. LINE OF SKYRIDGE DRIVE.
- DIRECT LOT ACCESS ONTO SKYRIDGE DRIVE WILL NOT BE PERMITTED FROM ANY LOT. DIRECT LOT ACCESS ONTO QUAKENBUSH ROAD FROM LOT 2, BLOCK 1 WILL NOT BE PERMITTED.
- ALL ON-SITE WASTE WATER DISPOSAL SYSTEMS MUST MEET THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. SHALLOW ABSORPTION BED SEPTIC SYSTEMS MAY BE USED, DUE TO LOW PERCOLATION RATES OF THE SOIL, APPLICATION RATES SHOULD NOT EXCEED 0.45 GALLONS/DAY/SQUARE FOOT.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAP OF THE FAIRBANKS NORTH STAR BOROUGH, #025009 0075 E, REVISED 1-02-92.
- THIS PROPERTY IS UNDERLAIN WITH FAIRBANKS AND COLDSTREAM SOIL TYPES, AS PER THE USDA SOIL SURVEY OF THE FAIRBANKS AREA, ALASKA, SERIES 1959, NO. 25.
- THE COORDINATES USED WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM OBTAINED FROM AN OPUS SOLUTION USING CORS STATIONS FAI, SUAF, AND GRNK; THE NAD27 POSITION WAS COMPUTED USING CORPCORP VERSION 6.0.1.
- SKYRIDGE DRIVE, AS SHOWN, IS AN ASBUILT AND DEDICATION OF ADL 400649, A 100FT. PUBLIC ROAD RIGHT-OF-WAY.
- THE 60' WIDE DEDICATION OF QUAKENBUSH ROAD BY THIS PLAT INCLUDES ADL 408013, A 50 FT. PUBLIC ACCESS RIGHT-OF-WAY EASEMENT SHOWN ON THE PLAT OF BIG "Q" SUBDIVISION, PLAT NO. 85-138 F.R.D., AND AN ADDITIONAL 5 FT. BOTH SIDES OF ADL 408013.
- THERE WILL BE A 35-FOOT 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 PLATED 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.
- 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.
- SLOPE EASEMENTS ARE INTENDED TO PROTECT THOSE PORTIONS OF THE STRUCTURAL ROAD OUT OR P.U. WHICH ARE OUTSIDE OF THE INDICATED RIGHT-OF-WAY. THE FAIRBANKS NORTH STAR BOROUGH OR ITS DESIGNATED AGENCIES MAY USE THE AREA WITHIN THE EASEMENT TO BUILD UP, CUT DOWN, OR RESHAPE IN ANY MANNER, TO CUT BRUSH AND TREES, OR ANY ACTIVITY NECESSARY TO MAINTAIN AND IMPROVE THE ROADWAY AND ITS ASSOCIATED DRAINAGE STRUCTURES.

**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

DESCRIPTION: North Portion, Southeast Portion, Southwest Portion of Parcel E, Section 12, T1N, R1W, Waiver 79-82W  
 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 THIS 21st DAY OF December, 2012, AT FAIRBANKS, ALASKA.

Eric L. Gabrielson, Jr.  
 TAX COLLECTOR  
 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 TITLE 17, S.I.C. FINAL PLAT OF THE FAIRBANKS NORTH STAR BOROUGH OF COURSE AND ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

**SURVEYOR'S CERTIFICATE**

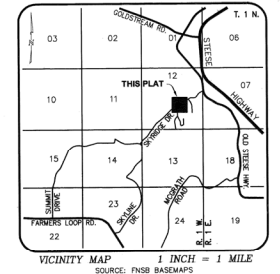
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN HERETO ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE Dec 6, 2012 REGISTRATION NUMBER LS 9327

ERIC L. GABRIELSON, JR.  
 REGISTERED LAND SURVEYOR



STATE BUSINESS - NO CHARGE

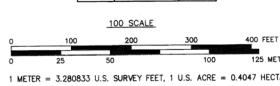


**CURVE TABLE**

Curve #	Length	Radius	Delta	Chord	Chord Dir.
C1	225.85	966.98	1372.25	225.33	S 53°54'24" W
C2	214.17	916.88	1322.25	213.68	S 53°54'24" W
C3	202.49	866.98	1272.25	202.03	N 53°54'24" E
C4	226.88	1300.00	159.27	226.40	S 65°35'35" W
C5	217.97	1250.00	159.27	217.69	S 65°35'35" W
C6	209.25	1200.00	159.27	208.98	S 65°35'35" W
C7	274.28	1050.00	149.60	273.50	S 63°08'18" W
C8	245.38	1100.00	151.15	244.92	S 63°08'18" W
C9	233.08	1150.00	152.69	232.66	S 64°46'55" W
C10	202.26	30.00	58°02'14"	19.40	S 31°54'45" W
C11	42.57	30.00	121°57'46"	34.98	S 58°25'15" E
C12	30.66	30.00	87°49'11"	27.74	N 58°25'15" E
C13	32.79	30.00	93°55'33"	23.24	S 44°24'00" E
C14	147.56	145.00	58°18'22"	141.27	N 58°28'54" E
C15	190.05	175.00	62°13'20"	180.67	N 58°28'54" E
C16	214.86	205.00	60°03'08"	205.16	N 60°21'17" E
C17	111.32	380.00	164°7'06"	110.92	N 53°40'25" E
C18	219.18	350.00	35°52'50"	215.62	S 48°18'08" W
C19	78.30	320.00	140°11'33"	78.11	S 31°20'19" E
C20	122.09	320.00	21°51'37"	121.35	S 55°16'44" E
C21	126.65	380.00	19°05'44"	126.08	N 58°38'40" E
C22	87.52	170.00	29°28'48"	86.84	N 51°27'38" E
C23	100.64	230.00	25°04'16"	99.84	N 53°40'25" E
C24	129.50	200.00	37°05'53"	127.25	N 47°39'36" E
C25	24.50	25.00	56°08'42"	23.53	N 08°38'23" E
C26	19.95	25.00	45°42'57"	19.42	N 08°38'23" E
C27	29.31	230.00	71°8'54"	29.20	N 37°29'57" E
C28	77.24	460.00	37°51'21"	77.10	N 17°59'47" E
C29	49.18	60.00	46°57'32"	47.81	N 77°54'09" E
C30	42.26	60.00	40°22'37"	41.41	S 58°25'15" E
C31	58.23	60.00	55°50'33"	55.97	S 10°26'27" E
C32	65.13	60.00	62°11'36"	61.98	N 48°27'22" E
C33	135.65	1150.00	61°33'33"	131.58	N 55°41'46" E
C34	119.50	1150.00	57°57'14"	115.45	N 49°28'22" E

**LINE TABLE**

Line #	Direction	Length
L1	S 47°12'57" W	24.19
L2	N 87°28'22" W	41.44
L3	S 29°38'10" W	44.52



DATE OF SURVEY: BEGINNING AUGUST 2012  
 END: OCTOBER 2012

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

**ALASKA STATE LAND SURVEY No. 2007-13**

**SKYRIDGE DRIVE SUBDIVISION**  
 A Subdivision of Parcel E, FNSB Plat Waiver #79-82W  
 Creating Lots 1-10, Block 1; Lots 1-3, Block 2; and Tract A  
 WITHIN THE NW 1/4 SE 1/4 SURVEY SECTION 12,  
 T.1N., R.1W., FAIRBANKS MERIDIAN, ALASKA  
 Containing 40.00 Acres more or less  
 Fairbanks Recording District

DRAWN BY: ELG  
 CHECKED BY: WKS  
 DATE: 12-08-12

APPROVAL AUTHORITY  
Eric L. Gabrielson, Jr.  
 STATEWIDE PLATTING SUPERVISOR  
 DATE: 12/17/12

FNSB FILE NO. SD 027-09  
 D.N.R. FILE NO. ASL 2007013