

LEGEND

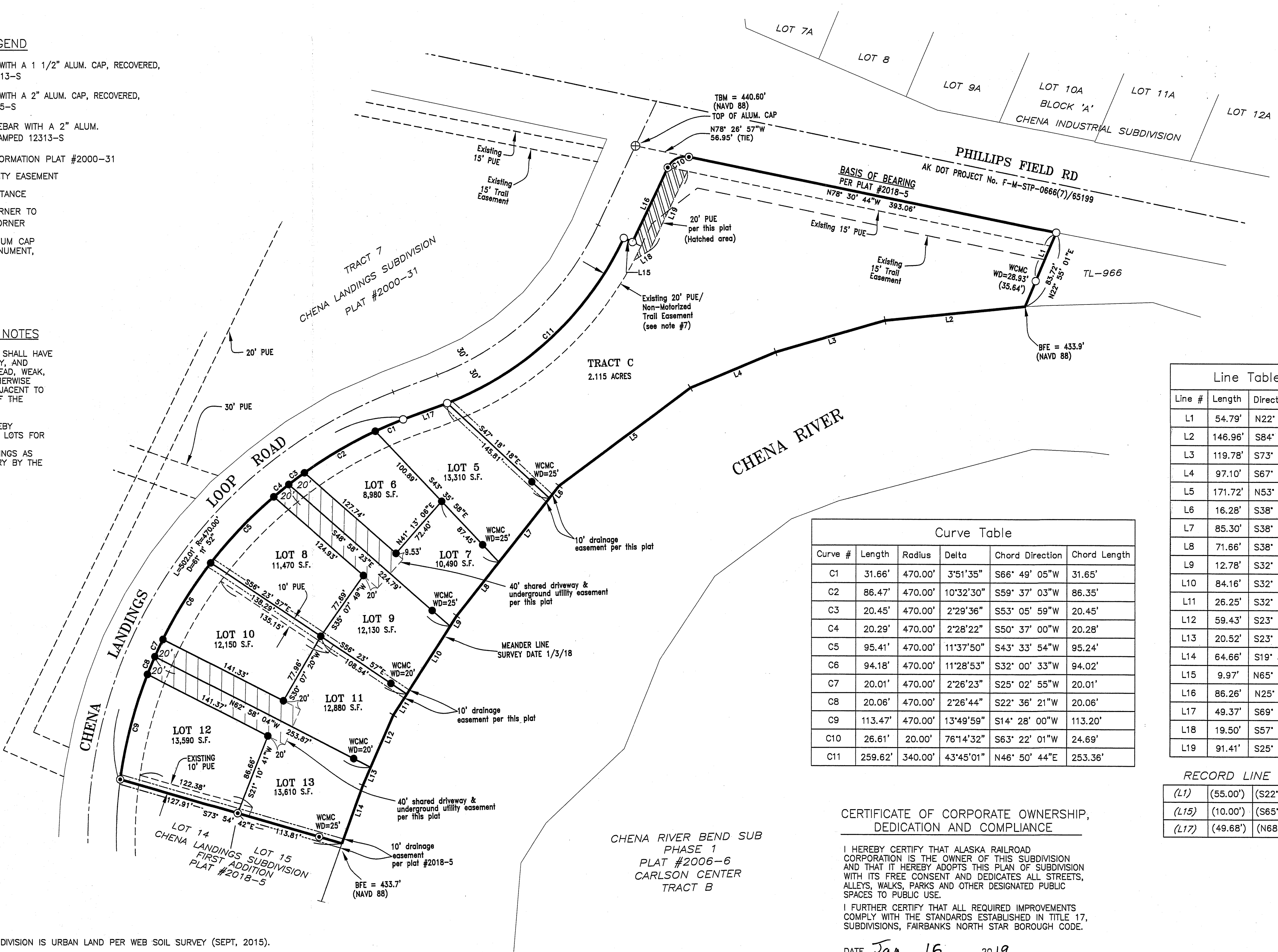
- 5/8" REBAR WITH A 1 1/2" ALUM. CAP, RECOVERED, STAMPED 12313-S
- 5/8" REBAR WITH A 2" ALUM. CAP, RECOVERED, STAMPED 3135-S
- 5/8"x32" REBAR WITH A 2" ALUM. CAP, SET, STAMPED 12313-S
- () RECORD INFORMATION PLAT #2000-31
- PUE PUBLIC UTILITY EASEMENT
- WD WITNESS DISTANCE
- WCMC WITNESS CORNER TO MEANDER CORNER
- ⊕ 3 1/2" ALUMINUM CAP PRIMARY MONUMENT, RECOVERED

UTILITY EASEMENT NOTES

1. THE UTILITY COMPANY 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.
2. AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL & UNDERGROUND CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

NOTES

1. SOIL FOR THIS SUBDIVISION IS URBAN LAND PER WEB SOIL SURVEY (SEPT, 2015).
2. THIS AREA IS WITHIN FLOOD ZONE "X", PROTECTED BY LEVEE & ZONE "AH" AND THE REGULATORY FLOODWAY OF ZONE AE, PER FEMA FLOOD PANELS 02090C4359J & 02090C4360J DATED MARCH 17, 2014. SEE BFE RANGE AS INDICATED ON PLAT. ALL DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH FEDERAL REGULATIONS AND FNSBC TITLE 15.
3. A DRIVEWAY PERMIT IS REQUIRED FROM THE CITY OF FAIRBANKS FOR ACCESS TO LOTS ADJOINING CHENA LANDINGS LOOP ROAD.
4. ALL PARCELS WITHIN THIS SUBDIVISION ARE REQUIRED TO CONNECT TO SEWER AND WATER FACILITIES IN ACCORDANCE WITH CITY OF FAIRBANKS ORDINANCES.
5. ON DECEMBER 20, 2017 THE FNSB PLATTING BOARD APPROVED A VARIANCE FROM FNSBC 17.56.010.H.2.G TO ALLOW THE FLAG LOTS TO HAVE 20FT WIDE FLAG STEMS.
6. THIS SUBDIVISION IS SUBJECT TO THOSE PROTECTIVE COVENANTS FILED AS INSTRUMENT NO. 2019-00256 IN THE FAIRBANKS RECORDING DISTRICT ON 01-31, 2019.
7. ANY NEW UTILITIES CONSTRUCTED WITHIN THE WESTERLY 10' OF THE PUE/ NON-MOTORIZED TRAIL EASEMENT AS SHOWN ON THIS PLAT SHALL NOT IMPEDE CONSTRUCTION OF THE PROPOSED NON-MOTORIZED TRAIL.
8. THE MEANDER LINE AS SHOWN IS FOR AREA COMPUTATION PURPOSES ONLY. THE TRUE BOUNDARY OF THIS SUBDIVISION IS THE ORDINARY HIGH WATER LINE OF THE CHENA RIVER.
9. DIRECT LOT ACCESS FROM TRACT C ONTO PHILLIPS FIELD ROAD IS PROHIBITED FOR THIS SUBDIVISION.
10. TRAIL EASEMENTS - THE TRAIL EASEMENTS SHOWN HEREON ARE FOR NON-MOTORIZED USE ONLY EXCEPT FOR THE TRAIL EASEMENT ALONG THE NORTHERN BOUNDARY, WHICH MAY BE FOR MOTORIZED USE DURING WINTER MONTHS. (NOTE PER PLAT #2000-31)



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.66'	470.00'	3°51'35"	S66° 49' 05"W	31.65'
C2	86.47'	470.00'	10°32'30"	S59° 37' 03"W	86.35'
C3	20.45'	470.00'	2°29'36"	S53° 05' 59"W	20.45'
C4	20.29'	470.00'	2°28'22"	S50° 37' 00"W	20.28'
C5	95.41'	470.00'	11°37'50"	S43° 33' 54"W	95.24'
C6	94.18'	470.00'	11°28'53"	S32° 00' 33"W	94.02'
C7	20.01'	470.00'	2°26'23"	S25° 02' 55"W	20.01'
C8	20.06'	470.00'	2°26'44"	S22° 36' 21"W	20.06'
C9	113.47'	470.00'	13°49'59"	S14° 28' 00"W	113.20'
C10	26.61'	20.00'	76°14'32"	S63° 22' 01"W	24.69'
C11	259.62'	340.00'	43°45'01"	N46° 50' 44"E	253.36'

Line Table

Line #	Length	Direction
L1	54.79'	N22° 55' 01"E
L2	146.96'	S84° 10' 16"W
L3	119.78'	S73° 53' 05"W
L4	97.10'	S67° 06' 46"W
L5	171.72'	N53° 08' 42"E
L6	16.28'	S38° 09' 35"W
L7	85.30'	S38° 09' 35"W
L8	71.66'	S38° 09' 35"W
L9	12.78'	S32° 34' 23"W
L10	84.16'	S32° 34' 23"W
L11	26.25'	S32° 34' 23"W
L12	59.43'	S23° 25' 57"W
L13	20.52'	S23° 25' 57"W
L14	64.66'	S19° 37' 25"W
L15	9.97'	N65° 35' 08"W
L16	86.26'	N25° 14' 45"E
L17	49.37'	S69° 45' 16"W
L18	19.50'	S57° 04' 41"W
L19	91.41'	S25° 14' 45"W

RECORD LINE TABLE

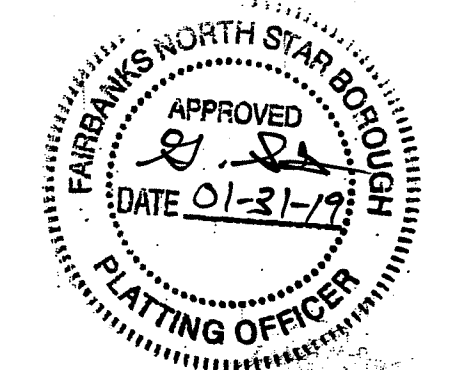
(L1)	(55.00')	(S22° 52' 39"W)
(L15)	(10.00')	(S65° 09' 29"E)
(L17)	(49.68')	(N68° 45' 05"E)

AREA SUMMARY

PARCEL	AREA
TRACT C	2.115 AC.
LOTS 5-13	2.493 AC.
TOTAL	4.608 AC.

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I HEREBY CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.52, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

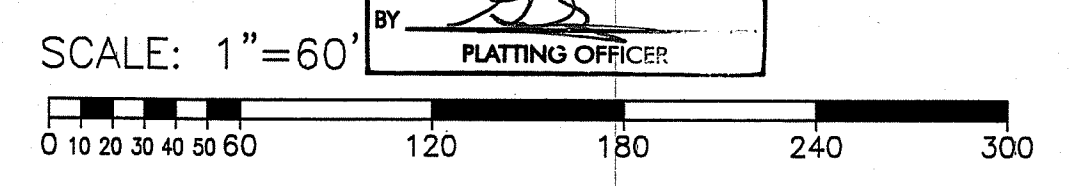


CERTIFICATE OF REGISTERED LAND SURVEYOR

I, PAULA J. HICKS, 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.



FAIRBANKS NORTH STAR BOROUGH
CONFORMANCE COPY
RECORDING DATA
FILE # 2019-7
INST. # 2019-001255-0
DATE 01-31-19
BY [Signature]
PLATTING OFFICER



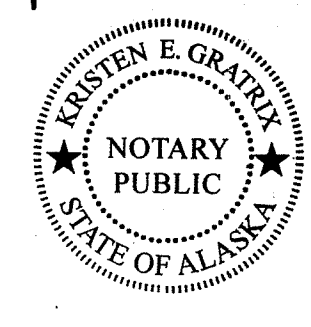
CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION AND COMPLIANCE

I HEREBY CERTIFY THAT ALASKA RAILROAD CORPORATION IS THE OWNER OF THIS SUBDIVISION AND THAT IT HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND DEDICATES ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER DESIGNATED PUBLIC SPACES TO PUBLIC USE.
I FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE.

DATE Jan. 16, 2019
ALASKA RAILROAD CORPORATION
OWNER
James W. Kubitz
AUTHORIZED REPRESENTATIVE

UNITED STATES OF AMERICA)
STATE OF ALASKA)SS
FOURTH JUDICIAL DISTRICT)
I, James W. Kubitz
CERTIFY THAT THE FOREGOING PLAT IS TRUE AND CORRECT AND IS EXECUTED FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED AND THAT I SIGNED THE SAID PLAT CLOAKED WITH THE POWER AND AUTHORITY ON BEHALF OF SAID CORPORATION.

James W. Kubitz, V.P. Real Estate Facilities
(NAME, TITLE AND CORPORATION) Alaska Railroad Corp.
SUBSCRIBED AND SWORN BEFORE ME BY James W. Kubitz
THIS 16th DAY OF January, 2019.
Kristen E. Grubbs
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 3/20/19



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:
Alaska Railroad Corporation

DESCRIPTION: Tract B Chena Landings First Addition

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 PAID IN FULL FOR TAX YEAR 2018. DATED AT FAIRBANKS, ALASKA, THIS 31st DAY OF January, 2019.
Jaminda D. Wilks
TREASURY DIVISION OFFICIAL
FAIRBANKS NORTH STAR BOROUGH

CHENA LANDINGS SUBDIVISION, SECOND ADDITION
A REPLAT OF TRACT B OF CHENA LANDINGS SUBDIVISION, FIRST ADDITION (PLAT #2018-5)

LOCATION: **W 1/2 SEC. 9, T.1S., R.1W., F.M., AK FAIRBANKS RECORDING DISTRICT**

OWNERS: **ALASKA RAILROAD CORPORATION REAL ESTATE DEPARTMENT, LAND SERVICES P.O. BOX 107500, ANCHORAGE, ALASKA 99510**

DRAWN: **PJH**

CHECKED: **RTH**

SCALE: **1"=60'**

FNSB No: **SD017-18/ RP012-18**

DATE OF DRAWING: **1/9/2019**

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CIVIL ENGINEERING • SURVEYING

