



LEGEND

- ⊕ GLO/BLM BRASS CAP ON AN IRON PIPE, RECORD.
- PRIMARY MONUMENT FOUND, STAMPED 4473-S UNLESS NOTED OTHERWISE.
- 3 1/4" ALUM. CAP ON A FLANGED 2 1/2"x3/8" IRON PIPE, BURIED A MINIMUM OF 28" SET.
- 5/8" REBAR WITH A 1 1/2" ALUM. CAP, FOUND, STAMPED AS NOTED.
- 5/8"x32" REBAR WITH A 1 1/2" ALUM. CAP, SET.
- () RECORD INFORMATION.
- P.U.E. PUBLIC UTILITY EASEMENT.
- F.R.D. FAIRBANKS RECORDING DISTRICT.

AGREEMENT SUMMARY

TRACT A = 33,047 AC.
 LOTS 1 - 17 = 43,204 AC.
 F.O.M. = 7,253 AC.
 TOTAL = 83,304 AC.

CERTIFICATE OF PAYMENT OF TAXES

1. 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:

DESCRIPTION: _____

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 AT FAIRBANKS, ALASKA, THIS ____ DAY OF _____, 20__.

TAX COLLECTOR
 FAIRBANKS NORTH STAR BOROUGH

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, RICHARD C. HERREN, 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 PROFESSIONAL SURVEYING PRACTICE IN THE STATE OF ALASKA, AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.

Richard C. Herren
 License No. 4473 S
 State of Alaska

DATE _____

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I HEREBY CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.60, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION AND COMPLIANCE

HEREBY CERTIFY THAT _____ THE OWNER OF _____ 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.

FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE.

DATE _____, 200__

OWNER _____
 AUTHORIZED REPRESENTATIVE _____
 AUTHORIZED REPRESENTATIVE _____
 UNITED STATES OF AMERICA) SS
 STATE OF ALASKA)
 FOURTH JUDICIAL DISTRICT)

CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION AND COMPLIANCE

HEREBY CERTIFY THAT _____ THE OWNER OF _____ 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.

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 STATE OF ALASKA)
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CERTIFICATE OF PAYMENT OF TAXES

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DESCRIPTION: _____

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 AT FAIRBANKS, ALASKA, THIS ____ DAY OF _____, 20__.

TAX COLLECTOR
 FAIRBANKS NORTH STAR BOROUGH

- NOTES**
1. SOILS FOR THIS SUBDIVISION ARE GILMORE SILT LOAM, 20 TO 30 PERCENT SLOPES, GILMORE SILT LOAM, 30 TO 45 PERCENT SLOPES, GILMORE SILT LOAM, VERY SHALLOW 3 TO 7 PERCENT SLOPES, ESTER SILT LOAM, 30 TO 45 PERCENT SLOPES, USDA SOILS MANUAL NO. 25, 1959 SERIES.
 2. THIS AREA IS WITHIN FLOOD ZONE "X" PER F.I.R.M. MAPPING DATED 01/02/92.
 3. 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.
 4. SOILS HAVE BEEN FOUND TO BE SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER DISPOSAL SYSTEMS, HOWEVER, ANY ON-SITE WASTEWATER DISPOSAL SYSTEM TO BE PLACED ON SLOPES EXCEEDING 25% THAT HAVE MORE THAN A 10' ELEVATION CHANGE MAY REQUIRE AN ALTERNATE SYSTEM DESIGNED BY AN ENGINEER AND APPROVED BY A.D.E.C.
 5. ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 6. NO DIRECT ACCESS IS ALLOWED FROM LOTS 1 THROUGH 7 ONTO MOOSE MOUNTAIN ROAD.
 7. PROTECTIVE COVENANTS RECORDED AS INSTRUMENT NUMBER _____ APPLY TO THIS SUBDIVISION.
 8. TWO VARIANCES FROM TITLE 17 WERE GRANTED 8-23-2006:
 12. TO ALLOW THE THROUGH GRADE ON MOOSE MOUNTAIN ROAD
 21. EITHER SIDE OF THE INTERSECTION WITH JACKSON HOLE ROAD
 FROM THE PROPOSED LOT 9.
 9. UPON TERMINATION OF THE ADJ. PERMIT NO. 30789 (RECORDED IN BOOK 196, PAGE 274 F.R.D.) THE AREA ENCUMBERED BY THAT PERMIT SHALL BECOME A 50' P.U.E.
 10. PORTIONS OF THE EXISTING 50' DRAINAGE EASEMENT ARE BEING REALIGNED BY THIS PLAT TO FIT THE EXISTING DRAINAGE SWALE. THE HATCHED PORTION INDICATES THAT PORTION OF THE EXISTING DRAINAGE EASEMENT THAT IS TO BE REALIGNED. THE PORTION RESERVED THIS PLAT INDICATES THE NEW ALIGNMENT OF THE DRAINAGE EASEMENT. THE HATCHED PORTION OF THE EXISTING DRAINAGE EASEMENT IS TO BE REALIGNED TO INDIVIDUAL LOT OWNERS MAY CHANNELIZE AND CLEANSE THROUGH THEIR LOTS; HOWEVER, NOTHING SHALL BE DONE TO INTERRUPT OR ALTER THE FLOW ONTO ADJOINING LANDS WITHOUT THE CONCURRENCE OF AFFECTED OWNERS.

CURVE DATA

CURVE	ARC	RADIUS	DELTA	TAN	CHORD	CHORD L
C1	7.66	1725.00	42.133	378.21	527.22	128.50
C2	1.68	1542.00	42.133	378.21	527.22	128.50
C3	1.68	1542.00	42.133	378.21	527.22	128.50
C4	248.82	300.00	47.292	131.99	167.99	138.17
C5	143.02	60.00	156.34	15.06	148.00	111.48
C6	83.04	300.00	15.313	41.79	148.00	111.48
C7	18.72	28.00	42.341	9.82	58.04	18.78
C8	88.52	28.00	158.28	6.82	150.04	48.88
C9	88.52	28.00	158.28	6.82	150.04	48.88
C10	17.87	28.00	41.114	9.40	127.95	17.89
C11	86.94	90.00	55.204	4.20	148.00	111.48
C12	37.66	260.00	81.753	18.86	182.14	37.62
C13	94.12	340.00	102.252	12.43	185.04	158.89
C14	178.78	100.00	102.252	12.43	185.04	158.89
C15	178.78	100.00	102.252	12.43	185.04	158.89
C16	128.80	340.00	43.482	13.72	185.04	158.89
C17	128.80	340.00	43.482	13.72	185.04	158.89
C18	128.80	340.00	43.482	13.72	185.04	158.89
C19	128.80	340.00	43.482	13.72	185.04	158.89
C20	110.03	260.00	24.147	55.85	148.00	111.48
C21	34.31	260.00	7.334	17.18	148.00	111.48

- UTILITY EASEMENTS**
1. THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUNS, 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.

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MOOSE MOUNTAIN SOUTH SUBDIVISION REPLAT OF LOTS 1, 2 & 3 AND REALIGNMENT OF PORTIONS OF A DRAINAGE EASEMENT (PLAT NO. 97-23 F.R.D.)

OWNER: PELICAN PROPERTIES, P.O. BOX 82840, MOOSE MOUNTAIN, AK. 99708-2840
 FAIRBANKS, AK. 99708-2840
 SURVEYOR: RCH SURVEYS LTD., (907) 326 DRIVEWAY STREET SUITE 102, FAIRBANKS, ALASKA 99701

F.A.S.B. # 50 018-07
 F.A.S.B. # RP 020-07
 SCALE: 1"=200'

DESIGNED: HRE
 CHECKED: PEL
 DRAWN: BAM
 DATE: 2-28-08