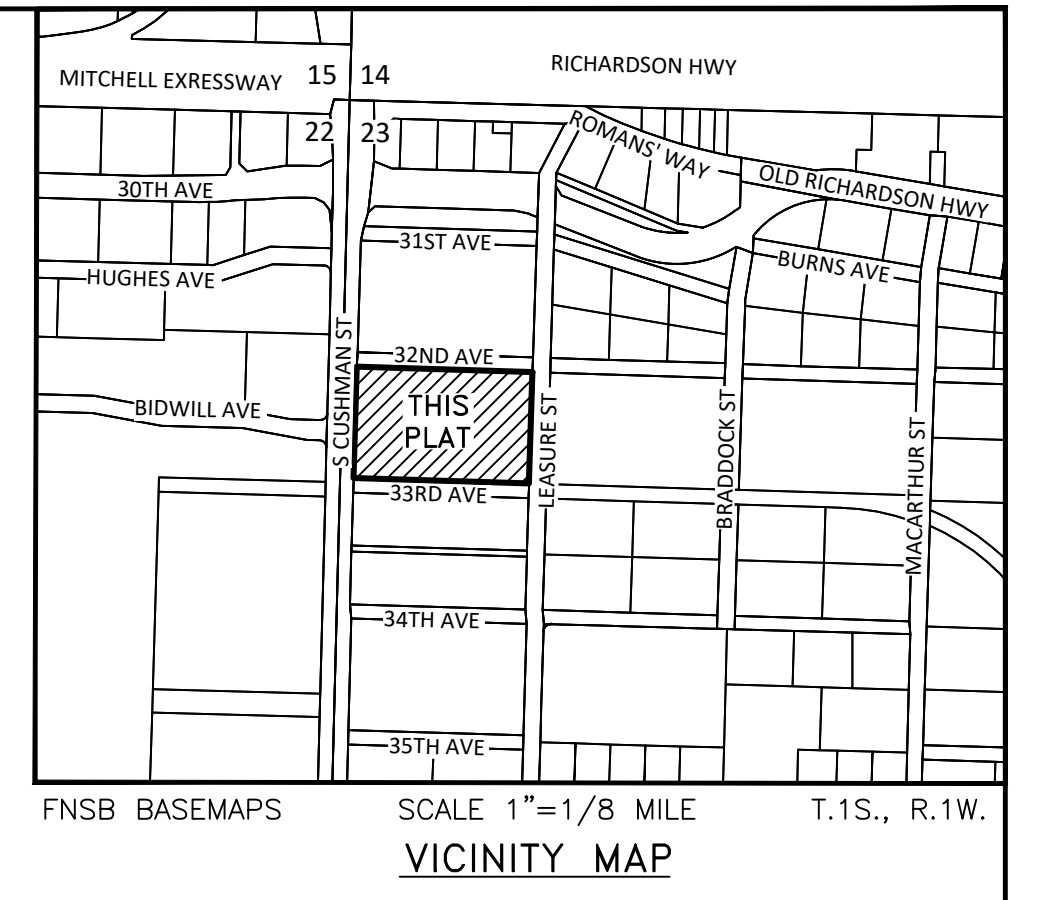


AREA SUMMARY

LOT 1	1.137 AC. (49,510 SQFT)
LOT 2	1.515 AC. (65,990 SQFT)
LOT 3	2.650 AC. (115,420 SQFT)
TOTAL	5.302 AC. (230,920 SQFT)



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:

DESCRIPTION: _____

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 FOR TAX YEAR 20 ____.

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

TREASURY DIVISION OFFICIAL
FAIRBANKS NORTH STAR BOROUGH

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE HEREIN SPECIFIED PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE 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 _____, 20 ____.

OWNER _____
EMELIA STANLEY

OWNER _____
TONY STANLEY

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20 ____.

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PRELIMINARY PLAT



LEGEND

- RECOVERED MONUMENT
- 5/8"x30" REBAR WITH A 2" ALUM. CAP. SET. STAMPED 171480-S
- ↑ UTILITY POLE / ANCHOR
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN INLET
- TELEPHONE PEDESTAL
- BOLLARD
- LIGHT POLE
- HEADBOLT HEATER OUTLET
- ELECTRIC EQUIPMENT
- () RECORD INFORMATION PER PLAT NO. 2021-3 F.R.D.
- P.U.E. PUBLIC UTILITY EASEMENT
- F.R.D. FAIRBANKS RECORDING DISTRICT
- PROPERTY LINE
- - - EASEMENT
- - - OVERHEAD ELECTRIC LINE
- x - FENCE

NOTES

- THIS AREA IS WITHIN FLOOD ZONE "X": PROTECTED BY LEVEE, PER FEMA FLOOD MAP PANEL 02090C4379J WITH AN EFFECTIVE DATE OF MARCH 17, 2014.
- SOIL FOR THIS SUBDIVISION IS URBAN LAND, PER WEB SOILS SURVEYS DATED AUGUST 9, 2024.
- ACCESS ONTO SOUTH CUSHMAN STREET EXTENSION IS RESTRICTED TO THE EXISTING DRIVEWAYS FOR LOT 1 AND LOT 3. ACCESS ONTO THIRTY-SECOND AVENUE IS RESTRICTED TO THE EXISTING DRIVEWAYS FOR LOT 1 AND LOT 2. ANY MODIFICATION OF THE EXISTING DRIVEWAY REQUIRES A DRIVEWAY PERMIT FROM ADOT&PF.
- ASIDE FROM EXISTING CURRENT LEGAL ACCESS, IF ANY, OR AS MAY LEGALLY BE GRANTED IN THE FUTURE, NO DIRECT LOT ACCESS IS PERMITTED FROM LOT 1 OR LOT 3 ONTO SOUTH CUSHMAN STREET EXTENSION, OR FROM LOT 1 OR LOT 2 ONTO THIRTY-SECOND AVENUE.
- PENDING VARIANCE APPROVAL ONTO SOUTH CUSHMAN STREET EXTENSION AND THIRTY-SECOND AVENUE.
- CONTOUR DATA IS DERIVED FROM 2017 USGS 3DEP LIDAR DATA FOR THE FAIRBANKS NORTH STAR BOROUGH. ELEVATION DATUM IS NAVD88.
- ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM BLOCK 14B-1, LEASURE SUBDIVISION.


UTILITY NOTES

- THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.
- A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
- 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.
- AN EASEMENT IS HEREBY RESERVED WITHIN ALL LOTS FOR SECONDARY AERIAL AND UNDERGROUND CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

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, FNSBC, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

REPLAT OF BLOCK 14B-1
A SUBDIVISION OF REPLAT LOTS 1 AND 2, BLOCK 14-A AND BLOCK 14-B, FIRST ADDITION OF LEASURE SUBDIVISION
CREATING 3 LOTS
(PLAT #2021-3 F.R.D.)

LOCATION: WITHIN NW1/4 NW1/4 SECTION 23 T.1S., R.1W., F.M. FAIRBANKS RECORDING DISTRICT	OWNERS: TONY AND EMELIA STANLEY STREET CITY, STATE ZIP
DRAWN: MCK	 <p>3-TIER ALASKA CIVIL • ENVIRONMENTAL • SURVEYING</p>
CHECKED: RCH	
SCALE: 1"=40'	
FNSB NO: XXXX-XX	
DATE OF DRAWING: 08/19/2024	<p>3-TIER ALASKA 326 Driveway Street Fairbanks, AK 99701 (907) 451-7411</p>