PLAT NO. 66-2313 F.R.D. SUNRISE SUB. NO. 1 LOT 11 LOT 12 LOT 10 N88'26'40"W 280.84 NOTES: 1)PROPERTY CORNERS AND TIES TO BUILDING ARE PER PLAT # 2012-95. F.R.D. EXISTING 15' G.V.E.A. EASEMENT BK.923, PG.516 LOT ZA SUNRISE SUB. NO. 1 PLAT NO. 66-2313 F.R.D. 5' UNDERGROUND P.U.E. LOT 3A UNDERGROUND 24' P.U.E. -SEPTIC RISERS 14' ACCESS EASEMENT FOR THE BENEFIT OF LOT 1. 8'24'39'W 161.18 à UTILITY POLE SHORT DRIVE ROAD 2 UTILITY POLE ε UTILITY POLES TL-3118 SCALE: 1"=50" 10 20 30 40 50 100 150 THIS IS NOT A PROPERTY SURVEY C COPYRIGHT 2009 RCH SURVEYS LTD SCALE: 1" = 50" DATE OF INSPECTION: 4-20-12 & 12-11-12 ADDRESS: 1744 FARMERS LOOP ROAD 1. O = SYMBOL FOR FOUND SURVEY MONUMENTATION 2. BEARINGS, DISTANCES AND EASEMENTS SHOWN ARE FROM THE PLAT OF RECORD AND NO OTHER SOURCE WAS RESEARCHED. PREPARED FOR: TRACY BEARDEN PREPARED BY: RCH SURVEYS Ltd. 326 DRIVEWAY ST. FAIRBANKS, AK 99701 (907) 451-7411 LEGAL DESCRIPTION: LOT 2A REPLAT OF LOT 2 AND 3 SUNRISE SUBDIVISION NO. 1

FAIRBANKS RECORDING DISTRICT: PLAT # 2012-95

MORTGAGE LOCATION SURVEY
THIS MORTGAGE LOCATION SURVEY CONFORMS TO ASPLS MORTGAGE LOCATION SURVEY STANDARDS, AND IS A REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME THE LOCATION SURVEY WAS PERFORMED. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY, AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. THE INFORMATION CONTAINED HEREIN SHALL NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENTS.

THIS MORTGAGE LOCATION SURVEY WAS PREPARED FOR TRACY BEARDEN, AND CAN ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION. RE-USE OF THIS DRAWING BY THE ORIGINAL CLIENT OR BY OTHERS FOR ANY REASON AT A LATER DATE WITHOUT THE EXPRESS CONSENT OF RCH SURVEYS LTD. IS A VIOLATION OF FEDERAL COPYRIGHT LAW. UNLESS GROSS NEOLOGENCE IS DISCOVERED, THE LIABILITY EXTENT OF RCH SURVEYS LTD. SHALL BE LIMITED TO THE AMOUNT OF FEES COLLECTED FOR SERVICES IN PREPARATION OF THIS DOCUMENT.





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P.O. BOX 61344
FAIRBANKS, AK 99708

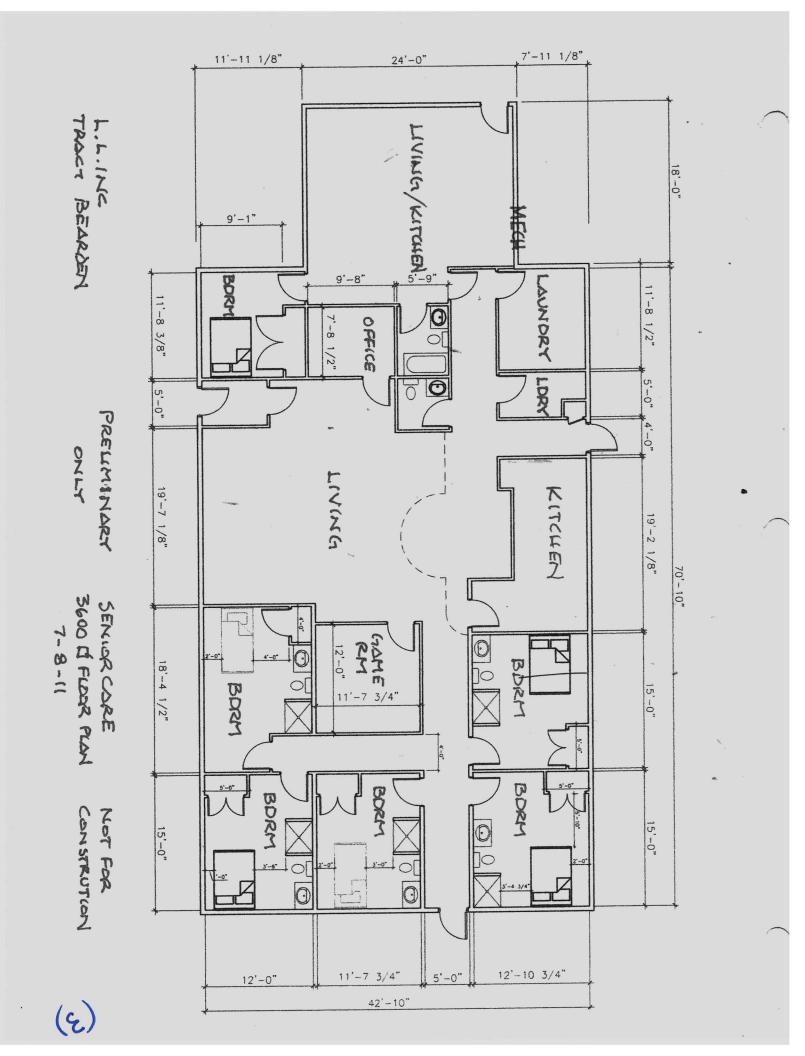
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REPLAT LOT 2 AND LOT 3 SUNRISE SUBDIVISION NO.1

(PLAT NO. 86-2313 F.R.O.)

SCALE: 1"=50"

150 700 251







Tracy Bearden

beardentracy@gmail.com>

WW Adequacy Inspections and Report: Lots 2 & 3, Sunrise Subdivision No. 1; 1744 Short Street; Fairbanks 99709

i message

Jim Ringstad <jrr@3tieralaska.com> To: beardentracy@gmail.com Fri, Jul 20, 2012 at 8:08 PM

Tracy,

Attached herewith is the Wastewater Disposal System Adequacy Report (including WW Photos & Invoice). If you have any questions or need any additional information, please let me know. As always, I appreciate working with you & great to see Doug again & catch up, as well. Thank you!

Jim

James R. Ringstad, PE/PLS

3 TIER-Alaska, Corp.

P.O. Box 71940

Fairbanks, AK 99707

(907) 456-5895 Office

(907 456-3176 Fax

(907) 388-9802 Cell

jrr@3tieralaska.com

www.3tieralaska.com

3 attachments

- 12310 Invoice#11683 7.19.12 L2&3, Sunrise Subd No. 1.pdf 246K
- 12310 WW Adeq 7.20.12 L2&3,Sunrise Subd No. 1.pdf 2437K
- 12310 WW Photos 10.2011 L2&3,Sunrise Subd No.1.pdf 2790K





CIVIL ENGINEERING . SURVEYING

ONSITE WATER AND WASTEWATER SYSTEM ADEQUACY INSPECTION

Living Landscape Attn. Tracey Bearden P.O. Box 81344 Fairbanks, AK 99708

July 20, 2012 Job No. 3TA12310

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lots 2 & 3, Sunrise Subdivison No. 1 (F.R.D., Plat No. 66-2313) 1744 Short Street, Fairbanks, AK 99708 (Single-Family Residence; Six Bedrooms)

WASTEWATER DISPOSAL SYSTEM

Name of Installer: Living Landscape-Tracey Bearden

Date of Septic Tank Installation: October, 2011

Date of Leach Area Installation: October, 2011

Type of System: Septic Tank to Mounded Shallow Bed Leach Field

Septic Tank Type/Manufacturer: Steel Tank/Greer

Septic Tank Size / No. Of Compartments: 2000 gallons/Two Compartments

Leach Field Soil Type: SM Sandy SILT (275 sf/bdrm x 6 bdrm = 1,650 sf min. required)

Type of Soil Absorption System (SAS): Mounded Shallow Bed Leach Field

Dimensions of SAS: 40° x 53° = 2,120 sf installed

Type / Quality of Backfill Material used for SAS: Washed sewer rock

Adequacy Inspection Results: Passed; visually inspected during and after construction.

Date Septic Tank Pumped: N/A

Minimum Soil Cover over Septic Tank: 3 feet min of soil cover + 2 inches of foam insulation Vent Pipes/Caps on Septic Tank Pipes: Yes

(Wastewater Disposal-Cont'd from Page 1) Legal Description: Lots 2 & 3, Sunrise Subdivision, No. 1

Minimum Soil Cover over Leach Area: 4 feet min. of soil cover

Vent Pipes/Caps on Leach Vents: Yes

Nearest Body of Water: +100' Separation Distances to: Water Supply Source on Lot: 127'

Nearest Water Source on Adj. Lot: +100' Bottom of Leach to Water Table: +50'

Lot line: 3'+/-

Comments/Recommendations:

The wastewater disposal system meets current ADEC Regulations of 18 AAC 72, specifically with respect to the size, separation distances, and the design/construction requirements.

The septic tank does not require pumping at this time. There are no solids measured in the septic tank at the time of inspection. This is a new inatallation. For maintenance purposes, it is recommended that the septic tank is pumped every two years, or when the solids build up to six (6) inches in the tank. This will help extend the useful life of the leach area. Regular pumping is critical to prevent solids, scum and greases from passing to the leach area and shortening the life expectancy of a new leach area.

This recommended I recommend approval of the Wastewater Disposal System. approval is based upon observations and measurements taken at the time of the adequacy inspections in October 2011 and July 2012. It is not intended to imply either a structural or performance guarantee of the system. Liability of this report is limited to the amount of the fee Regustal

charged.

Attachments:

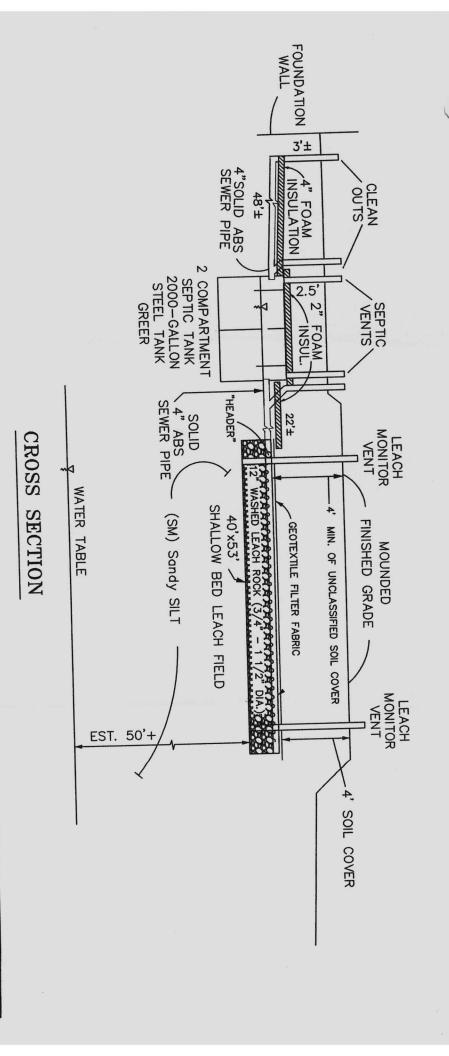
Cc: ADEC-Tony Sonoda

Anthony.Sonoda@alaska.gov

James R. Ringstad, PE Alaska C. E. 4623

July 20, 2012

James R. Ringstad





WITHIN SE1/4 SE1/4, SEC. 30 T1N, R2W, FM, ALASKA (F.R.D. PLAT NO. 66-2313)

WASTEWATER DISPOSAL SYSTEM AS-BUILT LAYOUT LOTS 2 & 3, SUNRISE

SUBDIVISION NO. 1

P.O. BOX 81344
FAIRBANKS, AK 99708
ATTN: TRACY BEARDEN

LIVING LANDSCAPE

FAIRBANKS RECORDING DISTRICT

JRR

5/14/2012

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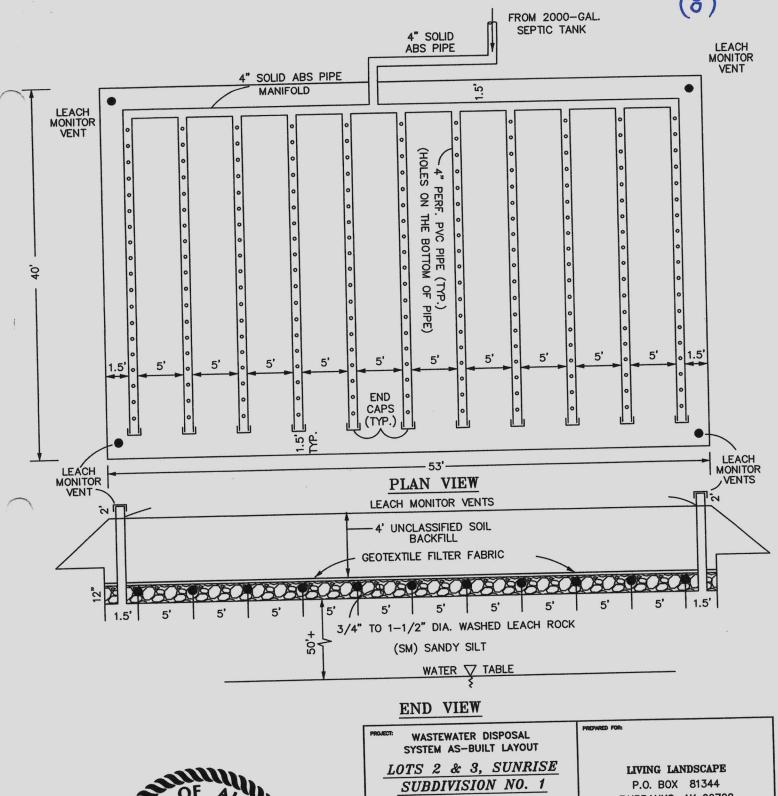
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3 TIER-Alaska, Corp.

3TA12310

Box 71840 432 Lignite Avenus Fairbanks, AK 99707-1940 (907) 456-5895

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WITHIN SE1/4 SE1/4, SEC. 30 T1N, R2W, FM, ALASKA (F.R.D. PLAT NO. 66-2313)

SCALE

N/A

5/14/2012

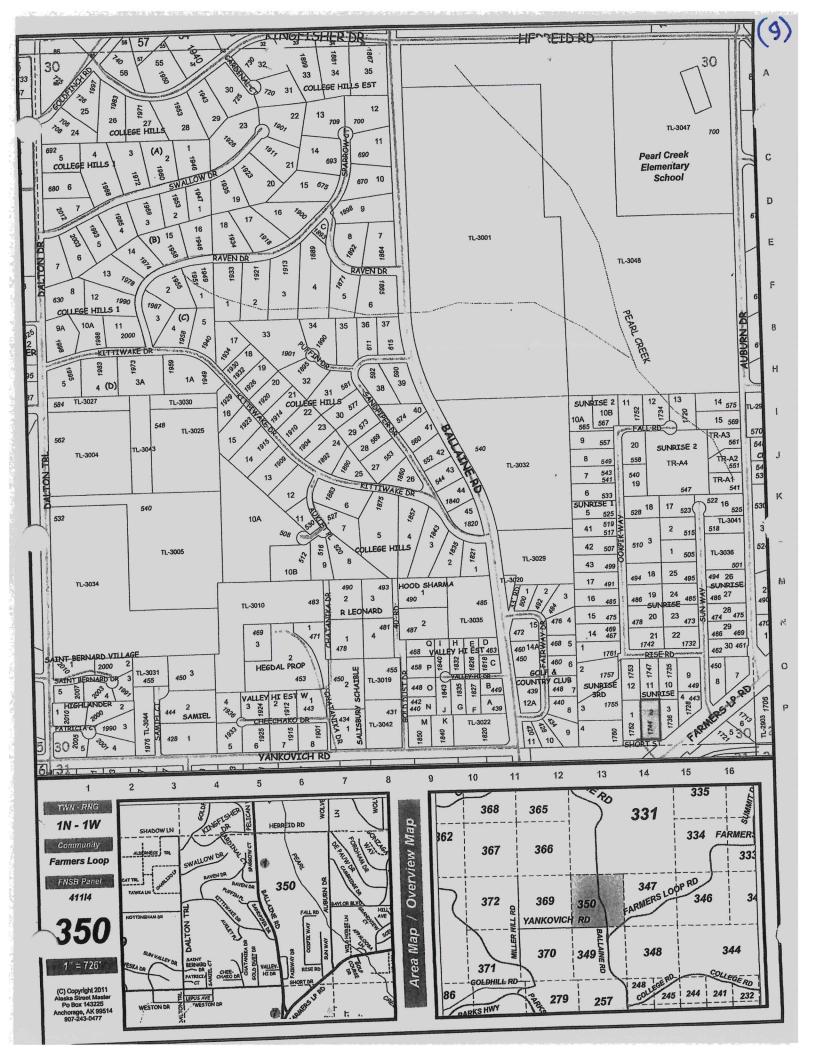
FAIRBANKS, AK 99708 ATTN: TRACY BEARDEN

FAIRBANKS RECORDING DISTRICT **JRR** 3 TIER-Alaska, Corp. JRR

P.O. Boz 71940 432 Lignite Avenue Fairbanks, AK 99707-1940 (907) 456-5895

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1201-61



3 TIER-Alaska, Corp. P.O. Box 71940 432 Lignite Avenue Fairbanks, AK 99707-1940 (907) 456-5895 CIVIL ENGINEERING . SURVEYING **SEPARATION** WELL TO FUEL=46' WELL TO C/O=64' WELL TO SEPTIC=113' WELL TO LEACH=132' PWR. POLE WELL 91.2' 33.2, 6 BEDROOM HOUSE 'n 45. 18.3 U/G 2° FUEL 72.9 **PARKING** SEPTIC VENTS GRAPHIC SCALE DRIVEWAY 40' 0' DRIVEWAY SCALE: 1" = 40" PWR. POLE

SITE PLAN

LOT 2, SUNRISE SUBDIVISION - NO. 1

PLAT NO. (66-2313) F.R.D.

JOB NO.: 3TA12310 DATE: 5/14/2012 FIELD BOOK: 1201-61

PREPARED FOR: TRACY BEARDEN A