



NOTES

1. THE SOILS FOR THIS SUBDIVISION ARE CHATANIKA MUCK SILT LOAM, FAIRBANKS SILT LOAM, AND MINTO SILT LOAM PER WEBSOILS VERSION 16, DATED APRIL 4, 2022.
2. THIS AREA IS WITHIN FLOOD ZONE "X" PER FEMA FLOOD MAP PANEL 02090C3415J WITH AN EFFECTIVE DATE OF MARCH 17, 2014.
3. ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4. THE PURPOSE OF THIS PLAT IS TO DIVIDE TL-2213 INTO THREE TRACTS.
5. ACCESS TO TRACT B AND TRACT C IS LIMITED TO THE EXISTING DRIVEWAY.
6. ANY MODIFICATION OF AN EXISTING DRIVEWAY SHALL REQUIRE A STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES PERMIT PRIOR TO CONSTRUCTION.
7. A VARIANCE IS REQUESTED FROM THE REQUIREMENTS STATED IN TITLE 17.56.010(F) FOR DIRECT LOT ACCESS OF TRACT B ONTO A MAJOR COLLECTOR ROAD (FARMERS LOOP ROAD).

AREA SUMMARY

TRACT A	55.279 AC. (2,407,940 SQ FT)
TRACT B	10.730 AC. (467,380 SQ FT)
TRACT C	10.088 AC. (439,430 SQ FT)
DEDICATED R.O.W.	2.335 AC. (101,720 SQ FT)
TOTAL	78.430 AC. (3,416,470 SQ FT)

LEGEND

- F.R.D. FAIRBANKS RECORDING DISTRICT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- ⊕ ROAD CENTERLINE
- ⊖ POWER POLE
- ⊖ ABOVE GROUND POWER LINE
- ⊖ WETLANDS

UTILITY NOTES

1. THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, 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 AND UNDERGROUND CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

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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 STREET 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 _____
BRIAN PHILLIPS

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____

DAY OF _____, 20__

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, JAMES R. RINGSTAD, 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.

DATE _____

REGISTRATION NO. _____



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 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.



PRELIMINARY PLAT

FOX MEADOWS SUBDIVISION
CREATING TRACT A, TRACT B, AND TRACT C

A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST, FAIRBANKS MERIDIAN, ALASKA

LOCATION:
WITHIN SEC. 22 T.1N., R.1W.,
FAIRBANKS MERIDIAN
FAIRBANKS RECORDING DISTRICT

OWNER:
BRIAN PHILLIPS

DRAWN: NKK
CHECKED: RCH
SCALE: 1"=200'
SHEET: 1 OF 1
DATE OF DRAWING: 08/10/2022



3-TIER ALASKA
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