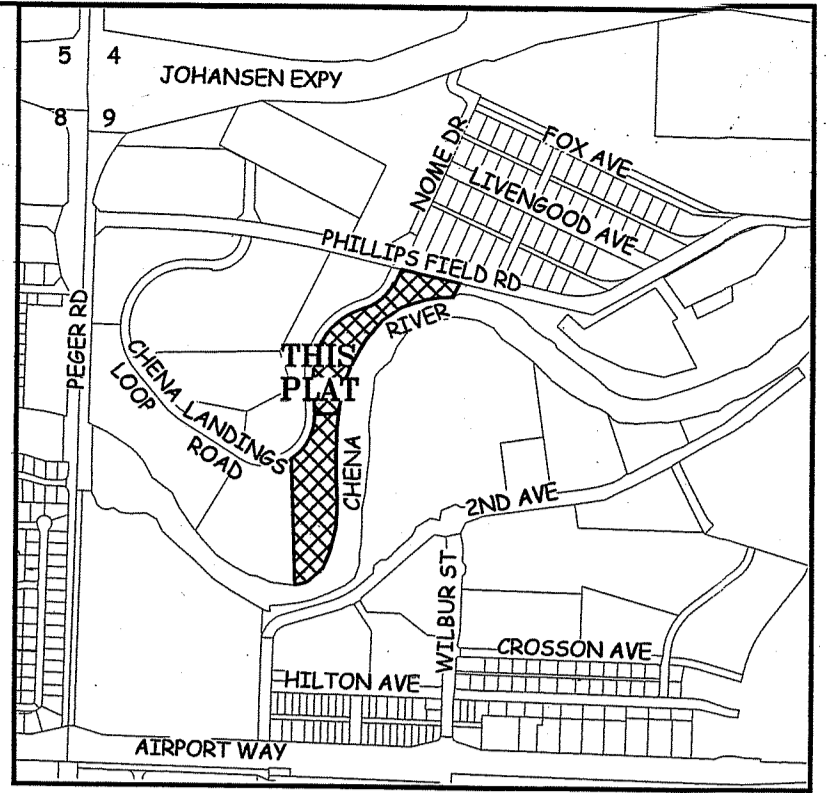


LEGEND

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



FNSB BASEMAP SCALE 1" = 1/4 MILE
VICINITY MAP

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: *Tracts 4 and 5, Chena Landings*

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 2017. DATED AT FAIRBANKS, ALASKA, THIS 24 DAY OF January, 2018.

Janine A. Wilks
TREASURY DIVISION OFFICIAL
FAIRBANKS NORTH STAR BOROUGH

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 1/24, 2018

ALASKA RAILROAD CORPORATION
OWNER

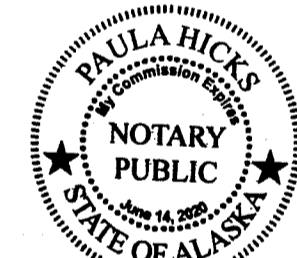
Andrew Donovan
AUTHORIZED REPRESENTATIVE

UNITED STATES OF AMERICA)
STATE OF ALASKA) SS
FOURTH JUDICIAL DISTRICT)

I, Andrew Donovan
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.

ANDREW DONOVAN, DIRECTOR OF REAL ESTATE, ALASKA RAILROAD CORP.
(NAME, TITLE AND CORPORATION)

SUBSCRIBED AND SWORN BEFORE ME BY Andrew Donovan
THIS 24 DAY OF January, 2018.



Paula Hicks
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 6-14-20

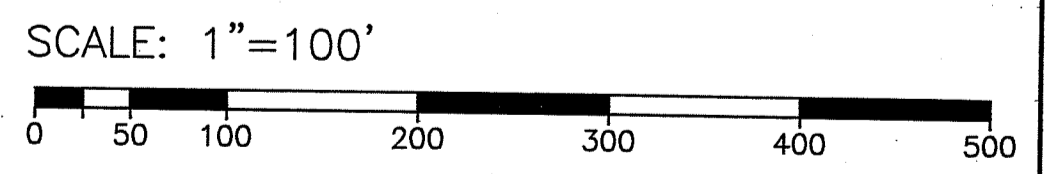
CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

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.



CHENA LANDINGS SUBDIVISION, FIRST ADDITION

A REPLAT OF TRACTS 4 & 5 OF CHENA LANDINGS SUBDIVISION (PLAT #2000-31)

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

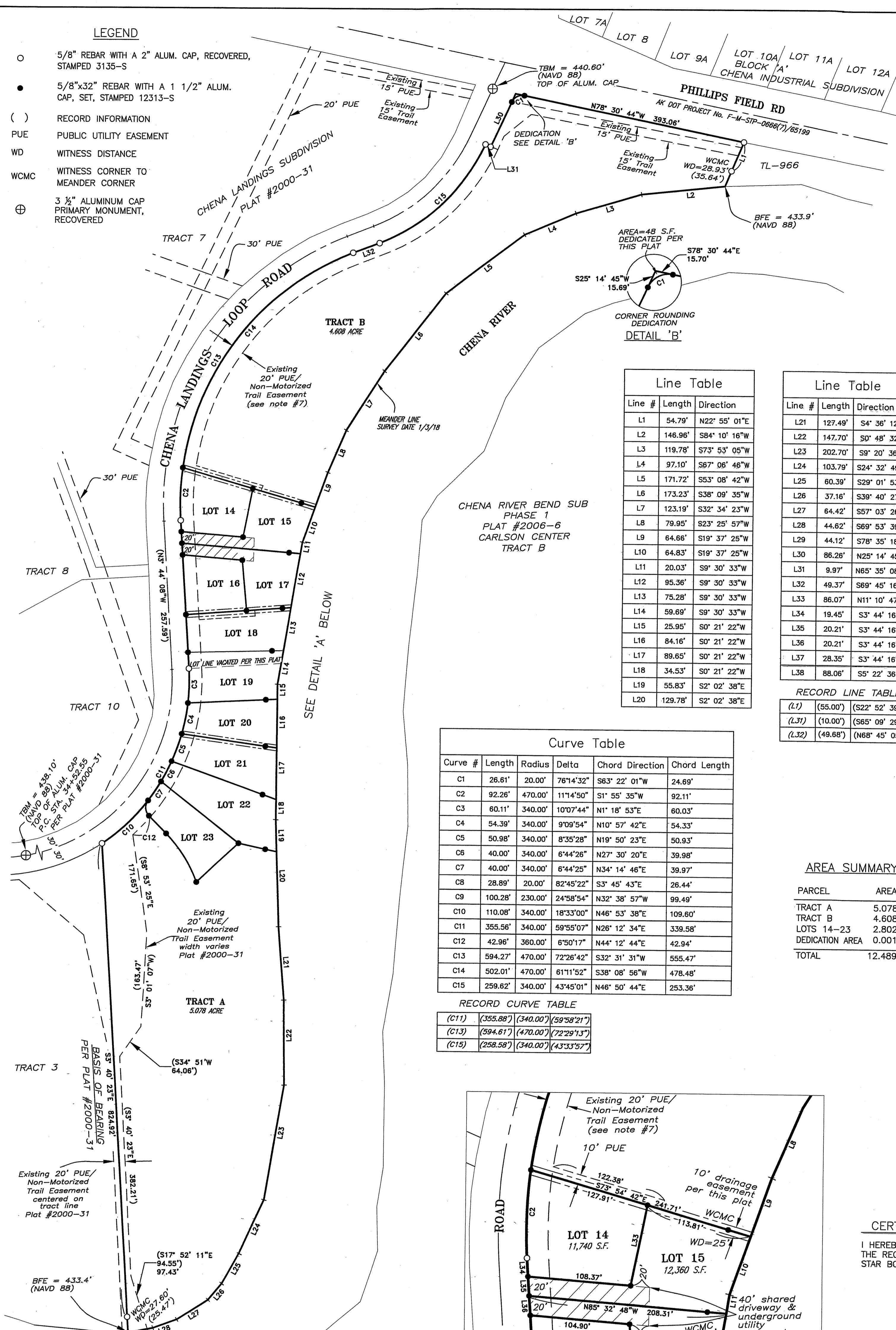
OWNER: **ALASKA RAILROAD CORPORATION**
REAL ESTATE DEPARTMENT, LAND SERVICES
P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

SURVEYOR: **NORTHLAND SURVEYING & CONSULTING LLC**
(907) 326 DRIVEWAY ST., STE. 102
451-7411 FAIRBANKS, ALASKA 99701

FAIRBANKS RECORDING DISTRICT

F.N.S.B. #: SD017-18/RP012-18 CHECKED: *SDL*

SCALE: 1"=100' DRAWN: PUH DATE: 1-23-2018



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'	S53° 08' 42"W
L6	173.23'	S38° 09' 35"W
L7	123.19'	S32° 34' 23"W
L8	79.95'	S23° 25' 57"W
L9	64.66'	S19° 37' 25"W
L10	64.83'	S19° 37' 25"W
L11	20.03'	S9° 30' 33"W
L12	95.36'	S9° 30' 33"W
L13	75.28'	S9° 30' 33"W
L14	59.69'	S9° 30' 33"W
L15	25.95'	S0° 21' 22"W
L16	84.16'	S0° 21' 22"W
L17	89.65'	S0° 21' 22"W
L18	34.53'	S0° 21' 22"W
L19	55.83'	S2° 02' 38"E
L20	129.78'	S2° 02' 38"E

Line Table

Line #	Length	Direction
L21	127.49'	S4° 36' 12"E
L22	147.70'	S0° 48' 32"E
L23	202.70'	S9° 20' 36"W
L24	103.79'	S24° 32' 49"W
L25	60.39'	S29° 01' 53"W
L26	37.16'	S39° 40' 27"W
L27	64.42'	S57° 03' 26"W
L28	44.62'	S69° 53' 39"W
L29	44.12'	S78° 35' 18"W
L30	86.26'	N25° 14' 45"E
L31	9.97'	N65° 35' 08"W
L32	49.37'	S69° 45' 16"W
L33	86.07'	N11° 10' 47"E
L34	19.45'	S3° 44' 16"E
L35	20.21'	S3° 44' 16"E
L36	20.21'	S3° 44' 16"E
L37	28.35'	S3° 44' 16"E
L38	88.06'	S5° 22' 36"E

RECORD LINE TABLE

(L1)	(55.00')	(S22° 52' 39"W)
(L37)	(10.00')	(S65° 09' 29"E)
(L32)	(49.68')	(N68° 45' 05"E)

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	26.81'	20.00'	78°14'32"	S63° 22' 01"W	24.69'
C2	92.28'	470.00'	11°14'50"	S1° 55' 35"W	92.11'
C3	60.11'	340.00'	10°07'44"	N1° 18' 53"E	60.03'
C4	54.39'	340.00'	9°09'54"	N10° 57' 42"E	54.33'
C5	50.98'	340.00'	8°35'28"	N19° 50' 23"E	50.93'
C6	40.00'	340.00'	6°44'26"	N27° 30' 20"E	39.98'
C7	40.00'	340.00'	6°44'26"	N34° 14' 46"E	39.97'
C8	28.89'	20.00'	82°45'22"	S3° 45' 43"E	28.44'
C9	100.28'	230.00'	24°58'54"	N32° 38' 57"W	99.49'
C10	110.08'	340.00'	18°33'00"	N46° 53' 38"E	109.60'
C11	355.56'	340.00'	59°55'07"	N26° 12' 34"E	339.58'
C12	42.96'	360.00'	6°50'17"	N44° 12' 44"E	42.94'
C13	594.27'	470.00'	72°26'42"	S32° 31' 31"W	555.47'
C14	502.01'	470.00'	61°11'52"	S38° 08' 56"W	478.48'
C15	259.62'	340.00'	43°45'01"	N46° 50' 44"E	253.36'

RECORD CURVE TABLE

(C11)	(355.88')	(340.00')	(59°58'21")
(C13)	(594.61')	(470.00')	(72°29'13")
(C15)	(258.58')	(340.00')	(43°33'57")

AREA SUMMARY

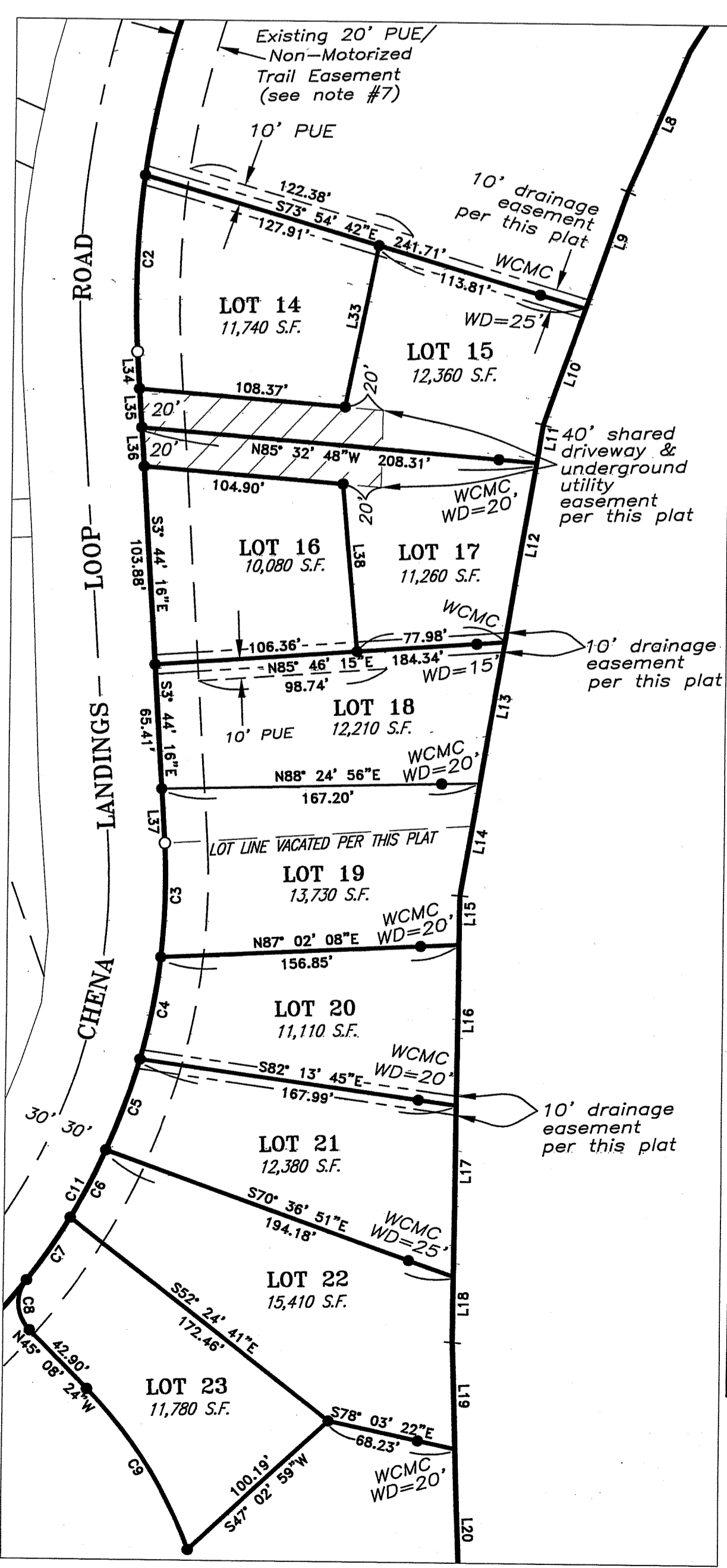
PARCEL	AREA
TRACT A	5.078 AC.
TRACT B	4.608 AC.
LOTS 14-23	2.802 AC.
DEDICATION AREA	0.001 AC.
TOTAL	12.489 AC.

UTILITY EASEMENTS

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

NOTES

- SOIL FOR THIS SUBDIVISION IS URBAN LAND PER WEB SOIL SURVEY (SEPT, 2015).
- 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.
- A DRIVEWAY PERMIT IS REQUIRED FROM THE CITY OF FAIRBANKS FOR ACCESS TO LOTS ADJOINING CHENA LANDINGS LOOP ROAD.
- ALL PARCELS WITHIN THIS SUBDIVISION ARE REQUIRED TO CONNECT TO SEWER AND WATER FACILITIES IN ACCORDANCE WITH CITY OF FAIRBANKS ORDINANCES.
- ON DECEMBER 20, 2017 THE FNSB PLATTING BOARD ADOPTED A VARIANCE FROM FNSBC 17.56.010.H.2.a TO ALLOW THE FLAG LOTS TO HAVE 20FT WIDE FLAG STEMS.
- THIS SUBDIVISION IS SUBJECT TO THOSE PROTECTIVE COVENANTS FILED AS INSTRUMENT NO. 2018-001678-0 IN THE FAIRBANKS RECORDING DISTRICT ON 01/24/18
- 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.
- 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.
- DIRECT LOT ACCESS FROM TRACT B ONTO PHILLIPS FIELD ROAD IS PROHIBITED FOR THIS SUBDIVISION.
- 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)



DETAIL 'A'

SCALE: 1"=60'

