DENALI BOROUGH, ALAKSA
PLANNING COMMISSION

RESOLUTION NO. PC 16-04

A RESOLUTION PROVIDING PRELIMINARY APPROVAL FOR PLAT 16-03

Replat through vacation of the 25' public access easements on the northern, southern and western property boundaries of Tract A, ASLS 87-125. Located within Section 24, T12S, R8W, F.M. Alaska

WHEREAS, all formal acts by the Planning Commission must be by resolution; and

WHEREAS, plat 16-03 has been submitted for preliminary approval; and

WHEREAS, the public notices were issued and letters were mailed to adjoining property owners for public comment.

WHEREAS, the aforementioned plat has been reviewed by the Denali Borough Planner; and it has been found to meet Denali Borough standards; the land office recommends approval as presented; and

WHEREAS, the aforementioned request has been reviewed by the Denali Borough Planning Commission.

NOW THEREFORE BE IT RESOLVED, the Denali Borough Planning Commission is providing preliminary approval for the replat through vacation of the 25' public access easements on the northern, southern and western property boundaries of Tract A, ASLS 87-125 subject to the following:

1. Provide a list of property owners adjoining the petition area.

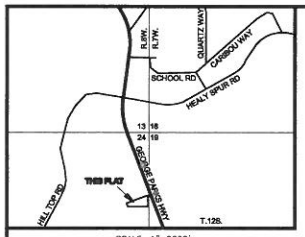
BE IT FURTHER RESOLVED, the Denali Borough Planning Office shall adjudicate the final plat within two (2) years of the Planning Commission preliminary approval.

PASSED and APPROVED by the Denali borough Planning Commission this 17th day of May, 2016.

_____
Kesslyn Tench, Presiding Officer

ATTEST: _____
Amber Renshaw, Deputy Clerk

VOTE: YEA –
NAY –
ABSENT –



SCALE: 1"=2000'

VICINITY MAP

LEGEND

(XXX.XX) DIMENSION OF RECORD, PLAT NO. 92-2, N.R.D.

NOTES

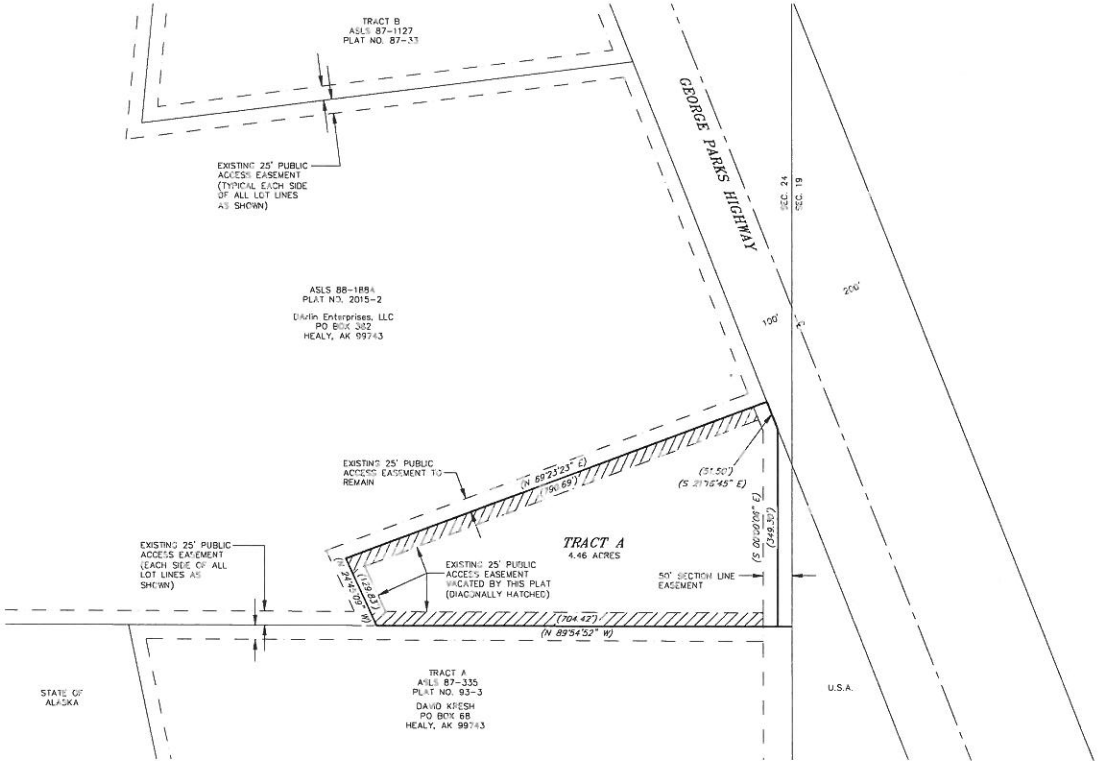
1. There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
2. The utility companies shall have the right to identify and then remove any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement.
3. A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
4. An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.
5. Bearings and distances shown hereon are from the plat of record, Plat No. 92-2 N.R.D., and no field survey was completed for this plat.
6. The purpose of this plat is to vacate existing public access easements on Tract A.

N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the herein specified property shown and described hereon and that I approve this replat of Tract A, Alaska State Land Survey No. 87-125 with my consent.

Kevin Temple Date

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this ___ day of _____, 20___.

By _____

_____

_____
Notary Public in and for the State of Alaska

My Commission Expires: _____

TAX CERTIFICATE

This subdivision lies within the Denali Borough and is not subject to taxation at this time.

SUBDIVISION APPROVAL

This subdivision has been reviewed and found to be in compliance with Denali borough platting ordinance No. 96-22 and the applicable provisions of law and is hereby approved.

Denali Borough Approving Official Date

P.O. BOX 71429, FAIRBANKS, ALASKA 99707-1429
OFFICE AT 9 ADAK AVENUE (907) 452-4064
STUTZMANN ENGINEERING ASSOCIATES, INC.

Public Access Easement Vacation within Tract A, Alaska State Land Survey No. 87-125

(PLAT NO. 92-2 N.R.D.)

WITHIN SEC. 24, T. 12 S., R. 8 W., F.M., ALASKA

NENANA RECORDING DISTRICT, ALASKA

OWNER: KEVIN TEMPLE 1721 GILMORE TRAIL FAIRBANKS, AK 99712			
SURVEYED BY: N/A		DATE: N/A	
DRAWN BY: J.D.S.		DATE: MAY 3, 2016	
CHECKED BY: J.D.S.	SCALE: 1"=100'	SHEET 1 OF 1	

DENALI BOROUGH

P.O. Box 480 · Healy, Alaska 99743
Phone (907) 683-1330 · FAX (907) 683-1340

Clay Walker, Mayor

Staff Report

Case File:16-03 VAC/RP
Replat through vacation of the 25' public access easements on the northern, southern and western property boundaries

Date: 5/4/2016

Owner:
Kevin Temple
1221 Gilmore Trail
Fairbanks, AK 99712

Owner Representative:
Stutzmann Engineering Associates, INC
Jeremy Stark
PO Box 71429
Fairbanks, AK 99707-1429

Property Description:

Tract A, ASLS 87-125
Located within Section 24, T12S, R8W, F.M. Alaska
within the Denali Borough, Nenana Recording District.

Lot Size:
Tract A, ASLS 87-125: 4.46 acres

Request:

The purpose of this request is to replat through vacation of the 25' public access easements on the northern, southern and western property boundaries of Tract A, ASLS 87-125.

I. **APPLICABLE STANDARDS:**
   A. A.S. 40.15.070-075
   B. Title 29: Section 35.180
   C. Chapter 5.25, Denali Borough Municipal Code
   D. Chapter 5.30, Denali Borough Municipal Code
   E. Chapter 9.10, Denali Borough Municipal Code
   F. 2001 Denali Borough Comprehensive Plan

II. FINDINGS:

A. **General:**

The purpose of this request is to vacate the 25' public access easements on the northern, southern and western property boundaries of Tract A, ASLS 87-125.

As stated in the application the owner would like to vacate the existing 25 foot public access easements in order to preserve his privacy and the unnecessary use of his property to create an access road. The easements are not currently being used and there are no structures within the easement.

Tract A, ASLS 87-125 borders the George Parks Highway on the eastern property boundary. Parcels to the north have access by the Parks Highway and parcels to the south have access by the 50 foot section line easement. If someone would like to access the state property which is hillside there is a 25 foot public access easement in the parcel boarding the northern property boundary (ASLS 88-188A) and a 25 foot public access easement in the parcel boarding the southern property boundary (Tract A, ASLS 87-335).

B. **A.S. 40.15.070: Platting authority:** If land proposed to be subdivided or dedicated is situated within a municipality that has the power of land use regulation and that is exercising platting authority, the proposed subdivision or dedication shall be submitted to the municipal platting authority for approval. A subdivision may not be filed and recorded until it is approved by the platting authority.

STAFF COMMENTS:

The proposed subdivision is located within a municipality.

C. **Title 29: Section 29.35.180 Section B:** A Home Rule Borough shall provide for planning, platting and land use regulation.

STAFF COMMENTS:

The Denali Borough is a Home Rule Borough.

D. **DBC 5.25.010 (A, C), Establishment of Commission, Platting:** The planning commission was established to perform the function of platting within the Denali Borough.

STAFF COMMENTS:

The Planning Commission is the platting authority for all land use decisions within our boundaries.

E. **DBC 5.30.010 (C.1), Planning Commission Duties and Functions:** The planning commission shall act as the platting board.

STAFF COMMENTS:

The platting board for the Denali Borough is the planning commission.

F. **DBC 9.10.010, Purpose:** The purpose of this code is to provide for subdivision planning and platting within the Denali Borough.

STAFF COMMENTS:
The Planning Commission is the Planning and Platting authority for the Denali Borough. The Planning Commission is required to review all subdivision applications, as well as other actions involving specified land use within the Borough. The Planning Commission may impose any conditions for approval that are considered appropriate for compliance with the Denali Borough Code.

F. **DBC 9.10.050, Surveys:** All surveys shall be accomplished by an Alaska Certified Surveyor.

STAFF COMMENTS:
This plat has been prepared by or under the direction of a State of Alaska Registered Land Surveyor (LS), Jeremy Stark, PE, PLS (No. 13005).

G. **DBC 9.10.070 (D), Procedures for subdivision review, Plat Standard:** This section outlines the procedure for plat review.

STAFF COMMENTS:
The preliminary plat has been submitted and reviewed by the Land Office.

H. **DBC 9.10.080 Access:** Legal access shall be a consideration for plat approval.

STAFF COMENTS:
This plat meets the standard for legal access. Tract A, ASLS 87-125 will have access by the George Parks Highway and there are alternate access easements in neighboring lots.

I. **DBC 9.10.090: Variances:**
Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or conditions that the strict application of the provisions of this chapter shall result in substantial hardships, the planning commission may vary or modify such requirements to the end that the subdivision may be developed consistent with public welfare and safety. The planning commission may impose reasonable conditions when a variance is granted and shall state in writing its reasons for granting any variance. The application shall describe the requested variance and specify the portion of the chapter from which relief is sought.

STAFF COMMENTS:
There are no variances requested.

J. **DBC 9.10.110: Vacations of easements and right-of-ways:**
A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use.

STAFF COMMENTS:

There will be a vacation of the 25 foot public access easements on the northern, southern and western property boundaries of Tract A, ASLS 87-125. There is no known public use of these easements and there is alternate access easements in neighboring lots.

K. **2001 Denali Borough Comprehensive Plan**

STAFF COMMENTS:
Plat is in agreement with the comprehensive plan.

III. SUMMARY:

This replat request would vacate the 25 foot public access easements boarding parcel ASLS 88-188A to the north and west, and vacate the public access boarding parcel Tract A, ASLS 87-335 to the south.

As stated in the application the owner would like to vacate the existing 25 foot public access easements in order to preserve his privacy and the unnecessary use of his property to create an access road. The easements are not currently being used and there are no structures within the easement.

There is alternate access easements in neighboring lots and a section line easement.

Tract A, ASLS 87-125 borders the George Parks Highway on the eastern property boundary. Parcels to the north have access by the Parks Highway and parcels to the south have access by the 50 foot section line easement. If someone would like to access the state property which is hillside there is a 25 foot public access easement in the parcel boarding the northern property boundary (ASLS 88-188A) and a 25 foot public access easement in the parcel boarding the southern property boundary (Tract A, ASLS 87-335).

IV. RECCOMENDATION:

The land office has reviewed the preliminary plat and found it to meet Denali Borough standards. The land office recommends approval as presented. The list of adjoining property owners has been included in the plat file. There are alternative access easements on neighboring lots and if access is needed to get to State land.

Planner Signature

5-4-16
Date

DENALI BOROUGH
SUBDIVISION APPLICATION

PO Box 480
Healy, Alaska 99743
Phone: (907) 683-1330 Fax: (907) 683-1340
www.denaliborough.govoffice.com

Clay Walker, Mayor

RECEIVED
APR 25 2016
DENALI BOROUGH

Site Size: 4.5 **Acres** | **Case File No:** 16-03

Type of Application:

☐ Subdivision ☐ Short Plat ☐ Replat ☒ Vacation ☐ Other

Legal Description:

Subdivision: ASLS 87-125 ASLS/U.S. Survey No.: _____

Lot: _____ Block: _____ Tract: A

Township: 12S Range: 8W Section(s): 24 ¼ section: _____

Meridian: _____ Other: _____

Applicant:

Name: Kevin Temple

Mailing Address: c/o 1221 Gilmore Trail Fairbanks, AK, 99712

Telephone: 590-7227 Fax: _____

E-mail: kctemple7262@gmail.com

Owner (If different from applicant):

Name: same as applicant

Mailing Address: _____

Telephone: _____ Fax: _____

E-mail: _____

Owner Representative (If applicable):

Name: Jeremy Stark - Stutzmann Engineering Assoc., Inc.

Mailing Address: PO Box 71429 Fairbanks, AK 99707

Telephone: (907) 452-4094 Fax: (907) 452-1034

E-mail: jstark@stutzmannengineering.com

If the applicant is not the owner of the property then an authorization form from the owner will need to be submitted with the application.

If an entity, such as the Alaska Railroad Corporation or Usibelli Coal Mine, owns the property being modified, a letter stating non-objection to subdividing, vacating, or replatting will suffice in place of an authorization form.

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I am the owner of the property described above and that I desire to modify this property in compliance with the Denali Borough Code (DBC) Chapter 9.10 and certify that to the best of my knowledge and belief that this plat meets DBC 9.10. I understand submitting this application does not assure approval of the plat.

Kevin Temple	4/19/2016
Owner(s) Name (PRINT)	Date
[signature]	4/19/2016
Owner's Signature	Date
Owner's Signature	Date

APPLICANT'S CERTIFICATION (if not the owner):

I HEREBY CERTIFY THAT I have provided an authorization form from the owner of the property described above and that he/she desires to modify the property in compliance with the Denali Borough Code Chapter (DBC) 9.10. I certify that to the best of my knowledge and belief this plat meets DBC 9.10. I understand submitting this application does not assure approval of the plat.

Applicant(s) Name (PRINT)	Date
Applicant's Signature	Date
Applicant's Signature	Date

REPRESENTATIVE CERTIFICATION:

I HEREBY CERTIFY THAT I have provided an authorization form from the owner of the property and have been granted authorization to act for the owner of the property described above. I will modify this property in conformance with the Denali Borough Code Chapter 9.10 and hereby verify that all of the above statements are true. I am familiar with the code requirements and certify that to the best of my knowledge, belief and professional ability that this plat meets DBC 9.10. I understand submitting this application does not assure approval of the plat.

Jeremy Stark	4/21/16
Representative's Name (PRINT)	Date
[signature]	4/21/16
Representative's Signature	Date

Justification for requested replat / vacation:

The owner would like to vacate the existing public access easements in order to to preserve his privacy and the use of his property. The existing easements are not being used and no construction has occurred within the easements. Adjacent parcels have equal or better alternative access from at least two other public access corridors as shown on the preliminary plat.

Items to remember for subdivision, replat, and vacations of plats:

1. Please Review the Subdivision Checklist before submitting plat
2. If applicant is not the owner of the property then an authorization form must be signed and notarized by the owner and attached to this application.
3. A letter of non-objection from all utility companies involved in easements must be submitted with this application, such as Golden Valley Electric Association (GVEA) and Mantanuska Telephone Association, Inc. (MTA).
4. Preliminary Plat Submission - compliance with DBC 9.10.070 (D)(1) Platting Standard
   - An electronic pdf copy
     Or
   - Speak with Land Office about submitting paper copies for the number needed
5. Preliminary plats shall be submitted to the DB Land Office sixteen (16) days prior to a regularly scheduled planning commission meeting per DBC 9.10.070.

Authorization Form

Type of Application:

☐ Subdivision ☐ Short Plat ☐ Replat ☒ Vacation ☐ Other

Legal Description:

Subdivision: ASLS 87-125 ASLS/U.S. Survey No.: _____

Lot: _____ Block: _____ Tract: TR A

Township: 12S Range: 8W Section(s): 24 ¼ section: _____

Meridian: FM Other: _____

As owner, I authorize Jeremy Stark of
Applicant / Representative Name

Stutzmann Engineering Associates (9 Adak Ave. 99707) to represent me in platting/subdividing
Applicant Address / Company Name

the property as described above.

Owner's Signature — Date: 4/19/2016

Owner's Signature — Date

State of ALASKA)
) S.S.
County of Fairbanks)

Subscribed and sworn before me this 19th day of April, 20 16.

Notary Public

JENNIFER HARMON
My Commission Expires
NOTARY PUBLIC
July 26, 2019
STATE OF ALASKA

My commission expires: July 26, 2019

GVEA

Golden Valley Electric Association

PO Box 71249, Fairbanks, AK 99707-1249 • (907) 452-1151 • www.gvea.com

Your Touchstone Energy Cooperative

March 22, 2016

Denali Borough
Marsha Lambert
PO Box 480
Healy AK 99743

Re: Replat of Tract A, ASLS 87-125

Golden Valley Electric Association, Inc. has no objection to preliminary approval of the above-mentioned subdivision as submitted on March 21, 2016.

A) GVEA requests review of the final plat prior to approval.

If you have any questions or need additional information, please call me at 1-907-458-5763. Thank you for this opportunity to comment.

Sincerely,

Julie Karl

Julie Karl, Land Management Supervisor
Transmission & Distribution Services

Attachment: Copy of plat reviewed

2009-000625-0

Recording Dist: 414 - Nenana
10/16/2009 2:27 PM Pages: 1 of 1

ALASKA

After recording return to the Grantee
Escrow No.: ~~Y61753-MS~~
C014494

QUIT CLAIM DEED

THE GRANTOR(S) Lydia Cordova, an unmarried person

whose mailing address is: 1221 Gilmore Trail, Fairbanks AK 99712

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and quit claims to the Grantee(s) **Kevin Temple and Yvonne Temple, husband and wife**

whose mailing address is: 1221 Gilmore Trail, Fairbanks AK 99712

the following described real estate, situated in the **Nenana** Recording District of **Fourth** Judicial District, State of Alaska, together with all other acquired title of the grantor(s) therein::

Tract A, ALASKA STATE LAND SURVEY NO. 87-125, according to the plat filed February 4, 1992 as Plat No. 92-2, Records of the Nenana Recording District, Fourth Judicial District, State of Alaska.

Dated: 10-14-2009

Lydia Cordova
Lydia Cordova

STATE OF ALASKA)
JUDICIAL DISTRICT OR COUNTY: Fourth)ss.

THIS IS TO CERTIFY that on this 14th day of October, 2009, before me the undersigned Notary Public, personally appeared Lydia Cordova known to me to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein set forth.

Notary Public
Mary Sprankle
State of Alaska
My Commission Expires 10/18/2012

Mary Sprankle
Notary Public in and for ALASKA
My commission expires: 10-18-2012

THIS INSTRUMENT IS BEING RECORDED BY
YUKON TITLE COMPANY, INC.
AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO
ITS EFFECT, IF ANY, ON THE TITLE
OF THE ESTATE HEREIN.

NOTES

1. THE MINIMUM CLOSURE OF THE TRACT BOUNDARIES AND THE MINIMUM ACCURACY OF THE FIELD SURVEYED TIES TO THE RECTANGULAR SURVEY NET. AS FIELD MONUMENTED, MEETS OR EXCEEDS 1:5,000.
2. ALL PARCELS ON LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN FIFTY FEET (50') OF, OR BISECTED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A FIFTY FOOT (50') EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 19.10.010.
3. THE EXISTING LESSEE'S CORNERS WERE RECOVERED AND WERE USED TO CONTROL THE LOCATION OF THE TRACT BOUNDARIES.
4. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH REMOTE PARCEL S.I. NO. 87-125 AND A.S. 38.05.077 (SLA 1981).
5. ASLS 87-127 WAS SURVEYED IN 1987 BY DAN RENSHAW. THE PLAT WAS FILED IN THE NENANA RECORDING DISTRICT AS PLAT 87-33 ON 12-21-87.
6. THE BUREAU OF LAND MANAGEMENT PERFORMED AN ORIGINAL SUBDIVISION OF FRACTIONAL TOWNSHIP 12 SOUTH, RANGE 8 WEST, FAIRBANKS MERIDIAN IN 1919. THE PLAT OF THAT SURVEY WAS APPROVED JUNE 11, 1921 AND ACCEPTED DECEMBER 8, 1921.
7. THE STATE OF ALASKA, DEPT. OF HIGHWAYS (NOW DEPT. OF TRANSPORTATION AND PUBLIC FACILITIES), PREPARED RIGHT-OF-WAY MAPS FOR THE GEORGE PARKS HIGHWAY, PROJECT NO. F-037-2(2) IN 1965-1969. SHEET 22 CONTAINS THE DATA REFERENCED HEREON. BEARINGS AND DISTANCES ON THIS STATE MAP ARE STATE PLANE GRID BEARINGS AND DISTANCES.
8. ADL 407808 WAS ORIGINALLY SURVEYED AS TRACT D OF ASLS 86-158 BY LAURENCE H. IRVING IN 1986 AND THE MONUMENTS RECOVERED DURING THIS SURVEY OF ASLS 87-125 WERE SET AT THAT TIME. AT A LATER DATE ADL 407808 WAS DROPPED FROM ASLS 86-158 AND RE-ASSIGNED TO ASLS 88-188. AS OF MAY, 1990 ASLS 88-188 HAS NOT BEEN APPROVED.
9. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.

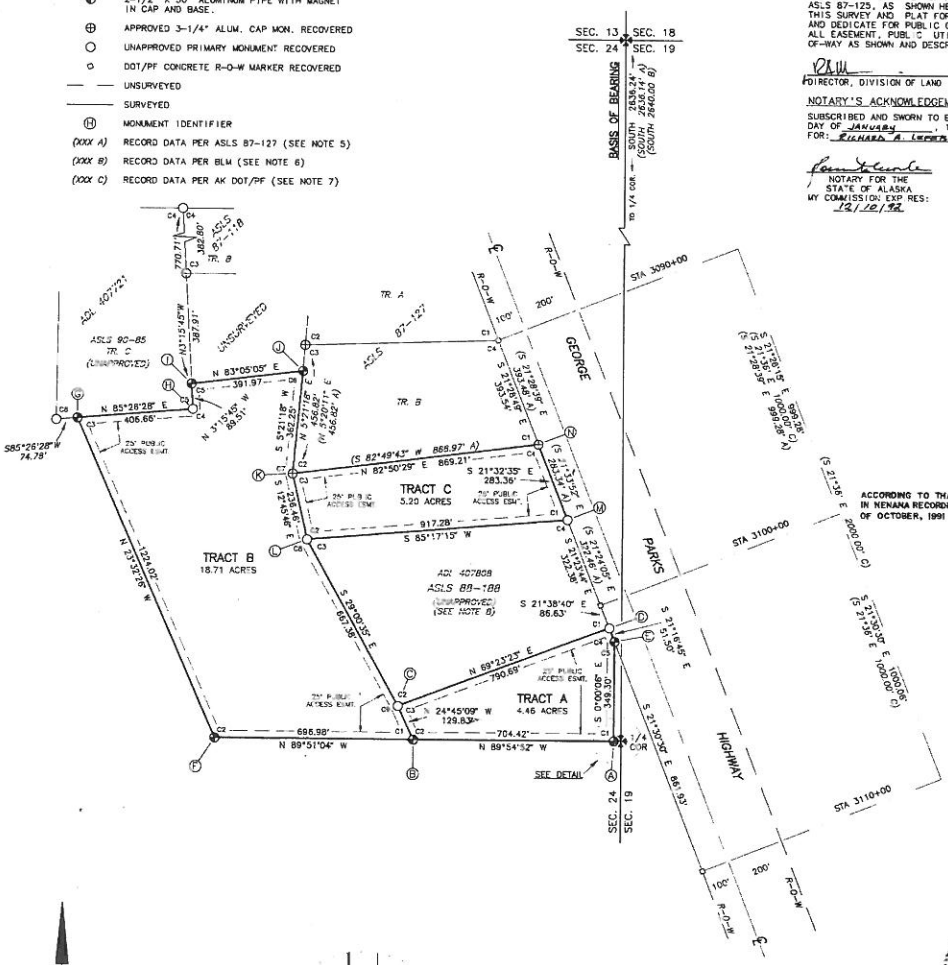
MONUMENT ACCESSORIES

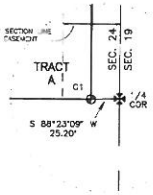
MON.	MARKED	OBJECT	BEARING	DIST.	DESCR.
A	TR A COR 1	BT 1 BT 2 BT 3	S 87°00' E S 77°40' W N 18°20' W	70.6' 33.0' 53.6'	6" S 5" S 7" S
B	TR B COR 1 / TR A COR 2	BT 1 BT 2 BT 3	N 22°10' W N 62°50' E S 83°20' W	28.2' 17.3' 18.8'	5" S 5" S 5" S
C	ASLS 86-158 TRD COR 2 41115 1986	BT 1 BT 2 BT 3	N 12°00' E S 5°10' E S 88°20' W	42.0' 23.2' 40.4'	4" S 4" S 4" S
D	ASLS 86-158 TRD COR 1 41115 1986	BT 1 BT 2 BT 3	S 35°10' E S 55°20' W N 29°00' W	10.6' 15.1' 6.7'	4" S 4" S 4" S
E	TR A COR 5	BT 1 BT 2 BT 3	S 13°10' W N 82°10' W N 17°40' W	27.2' 28.9' 41.3'	6" S 5" S 5" S
F	TR B COR 2	BT 1 BT 2 BT 3	N 72°20' E S 12°10' W N 79°30' W	7.3' 22.0' 43.5'	5" B 10" S 8" S
G	COR 3 TR B	BT 1 BT 2 BT 3	N 77°50' W N 34°40' E S 18°10' E	28.2' 30.4' 31.3'	13" S 7" B 6" S
H	ASLS 90-85 TR C CE 4637-S 1990	BT 1 BT 2 BT 3	S 32°20' E S 31°20' W N 55°30' W	15.9' 13.6' 29.3'	4" B 4" S 4" S
I	CS TR B	BT 1 BT 2 BT 3	S 14°40' W S 45°50' E N 80°20' W	75.3' 64.8' 75.3'	4" S 4" S 4" S
J	COR 6 TR B	BT 1 BT 2 BT 3	S 71°50' W N 2°20' E S 68°40' E	25.3' 31.1' 28.0'	5" S 5" S 9" S
K	ASLS 87-127 TRACT B COR 2 3184-S 1987	BT 1 BT 2 BT 3	S 29°20' E N 80°40' W N 4°50' E	88.4' 40.0' 94.9'	5" S 5" S 8" S
L	ASLS 86-158 TRD COR 3 41115 1986	BT 1 BT 2 BT 3	N 51°40' E S 12°50' W N 73°00' W	27.2' 47.9' 44.2'	4" S 4" S 4" S
M	ASLS 86-158 TRD COR 4 41115 1986	BT 1 BT 2 BT 3	N 48°30' W S 17°20' W N 5°00' W	9.5' 20.7' 31.2'	5" S 5" S 6" S
N	ASLS 87-127 TR B COR 1 3184-S 1987	BT 1 BT 2 BT 3	N 87°40' E S 16°50' W S 90°00' W	19.5' 23.0' 10.1'	3" S 4" A 4" A

BT= BEARING TREE B= BIRCH TREE A= ASPEN S= SPRUCE TREE

LEGEND

- BLM MONUMENT RECOVERED
- SET 3-1/4" ALUMINUM CAP MONUMENT ON 2-1/2" X 30" ALUMINUM PIPE WITH MAGNET IN CAP AND BASE.
- APPROVED 3-1/4" ALUM. CAP MON. RECOVERED
- UNAPPROVED PRIMARY MONUMENT RECOVERED
- DOT/PF CONCRETE R-O-W MARKER RECOVERED
- UNSURVEYED
- SURVEYED
- (H) MONUMENT IDENTIFIER
- (XXX A) RECORD DATA PER ASLS 87-127 (SEE NOTE 5)
- (XXX B) RECORD DATA PER BLM (SEE NOTE 6)
- (XXX C) RECORD DATA PER AK DOT/PF (SEE NOTE 7)





DETAIL
1" = 50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF LAND AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS 87-125, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENT, PUBL C UTILITY AREAS, AND RIGHT-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DIRECTOR, DIVISION OF LAND — JANUARY 25, 1992 DATE

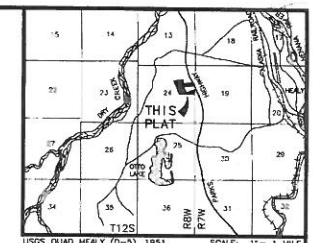
NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF JANUARY, 1992.
FOR: RICHARD A. LIMBERHAND

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXP RES: 12/10/92

NOTARY PUBLIC STATE OF ALASKA

ACCORDING TO THAT POWER OF ATTORNEY RECORDED IN NENANA RECORDING DISTRICT, ON THE 11TH DAY OF OCTOBER, 1991 IN BOOK 47, PAGES 700-701.



USGS QUAD HEALY (D-5), 1951 SCALE: 1" = 1 MILE

VICINITY MAP

LESSEES' CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE LESSEES AS SHOWN HEREON. WE HEREBY APPROVE THIS SURVEY AND PLAT.

TRACT "A"
ADL NO. 406682

TOM C. VAN OSTRAND, JR. — 10-7-91 DATE

NOTARY'S ACKNOWLEDGEVENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF October, 1991.
FOR: Tom C. Van Ostrand Jr.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:
with office of Clerk of Court

TRACT "B"
ADL NO. 411710

LINDA R. VAN OSTRAND — 10-23-91 DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF October, 1991.
FOR: Tom C. Van Ostrand

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:
2/28/93

TRACT "C"
ADL NO. 411711

TOM C. VAN OSTRAND, SR. — 10-7-91 DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF October, 1991.
FOR: Tom C. Van Ostrand Sr.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:
with office of Clerk of Court

SCALE

0 50 200 400 600 800 FEET
0 20 40 80 120 160 200 240 METERS

1 METER = 3.2808333 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARES

DATE OF SURVEY	NAME OF SURVEYOR
Beginning 10-27-87 Ending 10-30-87	WILLIAM MCLENTOCK 11842 BUSINESS BLVD. #205 EAGLE RIVER, ALASKA 99577

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 87-125

WITHIN

SURVEYED SECTION 24,
T.12S., R.8W., F.M., ALASKA
NENANA RECORDING DISTRICT

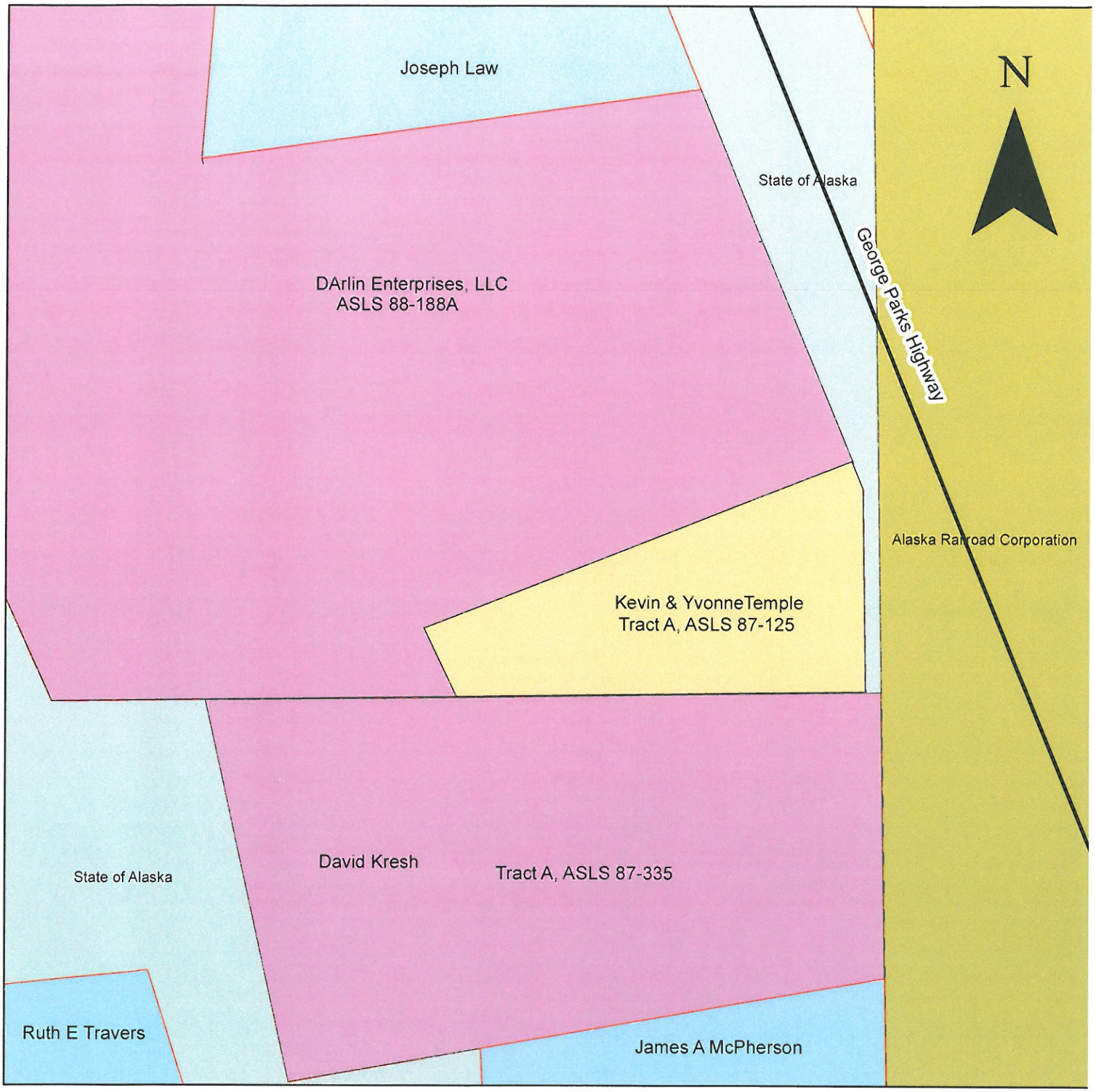
DRAWN BY: JD	APPROVAL RECOMMENDED	
DATE 4-90	CHIEF CADASTRAL SURVEYOR	1-27-92 DATE
SCALE 1" = 200'	CHECKED BM	FILE NO. ASLS 870125

92-2
RECORDED & FILED N.C.
NENANA REG. DIST.
DATE Feb. 4, 92
TIME 10:25 A.M.
Requested by ASLDL
Address DAVID POTT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

REGISTERED LAND SURVEYOR LS 5480 — 10-23-91 DATE



Plat 16-03
Adjoining Property Owners List

Tract A ASLS 87-335
David Kresh
PO BOX 68
HEALY, AK 99743

Tract ASLS 88-188A
Darlin Enterprises, LLC
PO BOX 382
HEALY, AK 99744

State of Alaska-Survey Section,
Division of Mining, Land & Water
550 W 7th Ave. Suite 1050a
Anchorage, AK 99501-3579
ATTN: Joe Poydack, Natural Resource Specialist II

State of Alaska DOT&PF
2301 Peger Road
Fairbanks, AK 99709-5386
Attn: Kevin Smith, Right-of-Way Chief

Alaska Railroad Corporation
PO Box 107600
Anchorage, AK 99510
ATTN: Andy Donovan