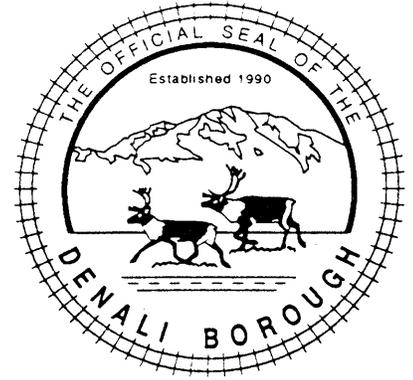


DENALI BOROUGH

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



John C. Gonzales, Mayor
P.O. Box 3137
Anderson, AK 99744
(907) 582-2346

May 24, 1995

Tony Hoffman, RLS
4554 Homer Drive #22
Anchorage, AK 99503

File: US Survey 5596
lots 3,4,9 and 9 in Cantwell
Subj: Carlson subdivision

Dear Mr. Hoffman:

In response to the letter received from you I am writing to confirm my instructions from the Denali Borough Assembly.

The Denali Borough has not yet adopted a subdivision ordinance. Until such time as an ordinance is adopted please accept this letter as confirmation of non-objection.

Please call if you have questions or concerns. I can be reached at 683-1330.

Sincerely,

Teresa Chepoda Usibelli
Land Use Planning Clerk

NENANA
95-24

NOTES

- OWNER OF RECORD IS BUD J. CARLSON, BOX 23, CANTWELL, ALASKA, 99729, RECORDED IN DEED BK. 42, PG. 669.
- REFERENCE PLANS:
 - U.S. SURVEY 5596, DATED JUNE 26, 1969.
 - STATE OF ALASKA RIGHT-OF-WAY MAP, ALASKA PROJECT NO. F-052-2(1) SHEET 2.
 - U.S. SURVEY 11258, DATED 9-28-94.
- THIS PROPERTY IS NOT SUBJECT TO TAXATION AT THIS TIME.
- TRACTS 'A' & 'B', AS SHOWN HEREIN, ARE NOT TO BE CONVEYED AS SEPARATE BUILDING LOTS. TRACT 'A' IS TO BE CONVEYED WITH CONTIGUOUS TRACT 2, AND TRACT 'B' IS TO BE CONVEYED WITH CONTIGUOUS TRACT 23.
- THE 60' WIDE ACCESS AND PUBLIC UTILITY EASEMENT SHOWN HEREIN IS CREATED FOR THE USE AND BENEFIT OF OWNERS OF 'CARLSON SUBDIVISION' TRACTS.

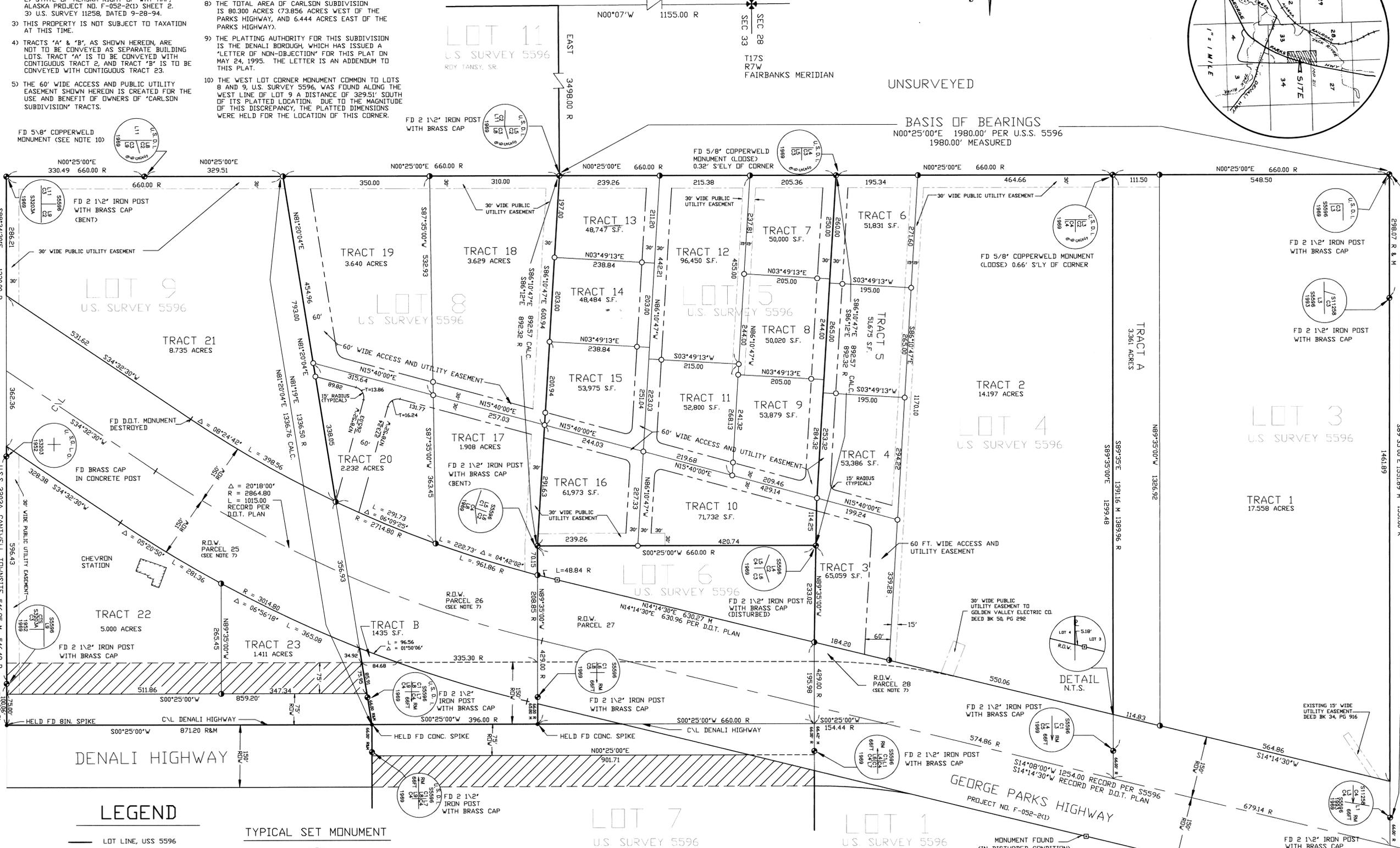
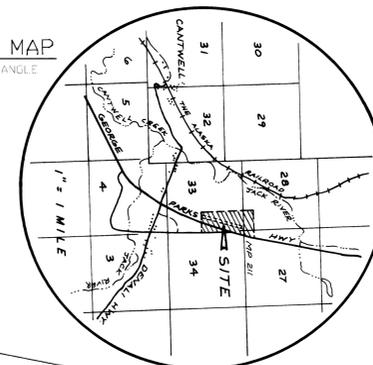
- A 30' WIDE PUBLIC UTILITY EASEMENT IS CREATED AS SHOWN HEREIN PER REVIEW BY GOLDEN VALLEY ELECTRIC CO.
- THE PARCELS INDICATED WERE CONVEYED TO THE STATE OF ALASKA BY DOCUMENT RECORDED 3-20-90 IN DEED BK. 44, PG. 364, RECORDS OF THE NENANA RECORDING DISTRICT, STATE OF ALASKA.
- THE TOTAL AREA OF CARLSON SUBDIVISION IS 80.300 ACRES (73.856 ACRES WEST OF THE PARKS HIGHWAY, AND 6.444 ACRES EAST OF THE PARKS HIGHWAY).
- THE PLATTING AUTHORITY FOR THIS SUBDIVISION IS THE DENALI BOROUGH, WHICH HAS ISSUED A "LETTER OF NON-OBJECTION" FOR THIS PLAT ON MAY 24, 1995. THE LETTER IS AN ADDENDUM TO THIS PLAT.
- THE WEST LOT CORNER MONUMENT COMMON TO LOTS 8 AND 9, U.S. SURVEY 5596, WAS FOUND ALONG THE WEST LINE OF LOT 9 A DISTANCE OF 329.51' SOUTH OF ITS PLATTED LOCATION. DUE TO THE MAGNITUDE OF THIS DISCREPANCY, THE PLATTED DIMENSIONS WERE HELD FOR THE LOCATION OF THIS CORNER.

- REFERENCE MONUMENTS WERE SET AT THE EDGE OF THE 60' WIDE ACCESS AND UTILITY EASEMENT WHERE INDICATED. LOT DISTANCES SHOWN EXTEND TO THE PROPERTY LINE.
- THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE APPROPRIATE AGENCIES BEFORE ANY EXCAVATION IS BEGUN.

MEAN MAGNETIC DECLINATION
28° EAST
(OBTAINED FROM U.S. SURVEY
5596, DATED 6-26-69)



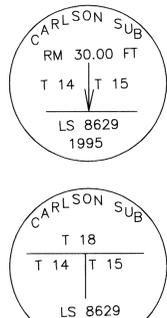
VICINITY MAP
HEALY 8-4 QUADRANGLE



LEGEND

- LOT LINE, USS 5596
- LOT LINE, USS 5596, THROUGH THE PARKS HIGHWAY R.O.W.
- HIGHWAY R.O.W. LINE, AS NOTED
- DENALI HIGHWAY R.O.W. LINE (THOSE PORTIONS THAT LIE WITHIN THE GEORGE PARKS HIGHWAY R.O.W.)
- 30' WIDE PUBLIC UTILITY EASEMENT
- 60' WIDE ACCESS AND UTILITY EASEMENT
- VACATED DENALI HIGHWAY R.O.W. LINE
- TRACT LINE CREATED THIS SURVEY
- FD. STATE OF ALASKA ROW MONUMENT (6" BY 6" CONCRETE MONUMENT)
- FD MONUMENT PER USS 5596 (AS NOTED)
- FD SPIKE PER USS 5596
- MEASURED DATA
- RECORD DATA (PER USS 5596)
- SET 3 1/4" ALCAP ON 5/8" BY 30" REBAR
- SET 1 1/2" ALCAP ON 5/8" BY 30" REBAR
- AREA VACATED BY THE STATE OF ALASKA AS DESCRIBED IN DOCUMENT RECORDED 3-20-90, BOOK 44, PG. 368, RECORDS OF THE NENANA RECORDING DISTRICT.

TYPICAL SET MONUMENT



CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SOILS AND SLOPE CONDITIONS WITHIN THIS PARCEL HAVE BEEN FOUND SUITABLE FOR ONSITE WASTEWATER DISPOSAL SYSTEMS. HIGH WATER TABLE CONDITIONS MAY REQUIRE SPECIAL DESIGN AND CONSTRUCTION DETAILS TO MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC). PLANS FOR AN APPROVED WASTEWATER DISPOSAL SYSTEM FOR THESE LOTS ARE AVAILABLE FROM ADEC. ANY OTHER TYPE OF WASTEWATER TREATMENT AND DISPOSAL SYSTEM, EXCEPT NON-WATER CARRIED PIT-PRIVES, MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN THE STATE OF ALASKA; AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS PLAT FOR PLATTING.

THIS 17 DAY OF August, 1995.

Shan Reed Env. Engr. Assit
AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON. I HEREBY DEDICATE FOR PUBLIC OR PRIVATE USE ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHT-OF-WAYS AS SHOWN AND DESCRIBED HEREON.

Bud J. Carlson 9/15/95
OWNER DATE

NOTARY'S ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF AUGUST, 1995.

Wayne M. Jensen
NOTARY MY COMMISSION EXPIRES:

Wayne M. Jensen, Notary Public
State of Alaska
My Commission Expires 12/8/98

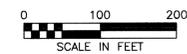
SURVEYOR'S CERTIFICATE

I, JANICE ZILKO, DO 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 ACTUALLY EXIST AS DESCRIBED, AND ALL DIMENSIONS AND DETAILS ARE CORRECT.

DATE: REGISTRATION NUMBER: 8629

Janice M. Zilko 8-15-95
REGISTERED LAND SURVEYOR

95-24
RECORDED - FILED 20
Nenana REG. DIST.
8-29-1995
8:30 A.M.
Requested by: *Anthony Hoffman*
Address: *Hoffman*



CONTAINING 80.300 ACRES

CARLSON SUBDIVISION

A SUBDIVISION OF LOTS 3, 4, 5, 8 & 9,
U.S. SURVEY NO. 5596
LOCATED IN UNSURVEYED SECTIONS 27, 28 & 33
TOWNSHIP 17 SOUTH, RANGE 7 WEST, FAIRBANKS MERIDIAN

NENANA RECORDING DISTRICT DENALI BOROUGH STATE OF ALASKA	
PREPARED BY: ZILKO/HOFFMAN ASSOCIATES	
3550 W. DIMOND BLVD., SUITE 403	ANCHORAGE, ALASKA, 99515-1256
SCALE: 1"=100'	DRAWN BY: TH
DATE: 12-11-1994	CHECKED BY: JZ
DWG No 95-001	SHEET 1/1