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 DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF TRACT A, ASLS# 86-225, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS NOTED AND DESCRIBED ON THIS PLAT.

9-13-07

DAVID HAGER DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS September 13, 2007.

BY Mary Johanna Clark

08-10-2010

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

MARY JOHANNA CLARK
MY COMMISSION EXPIRES AUG. 10, 2010
NOTARY PUBLIC
STATE OF ALASKA

TAX CERTIFICATE

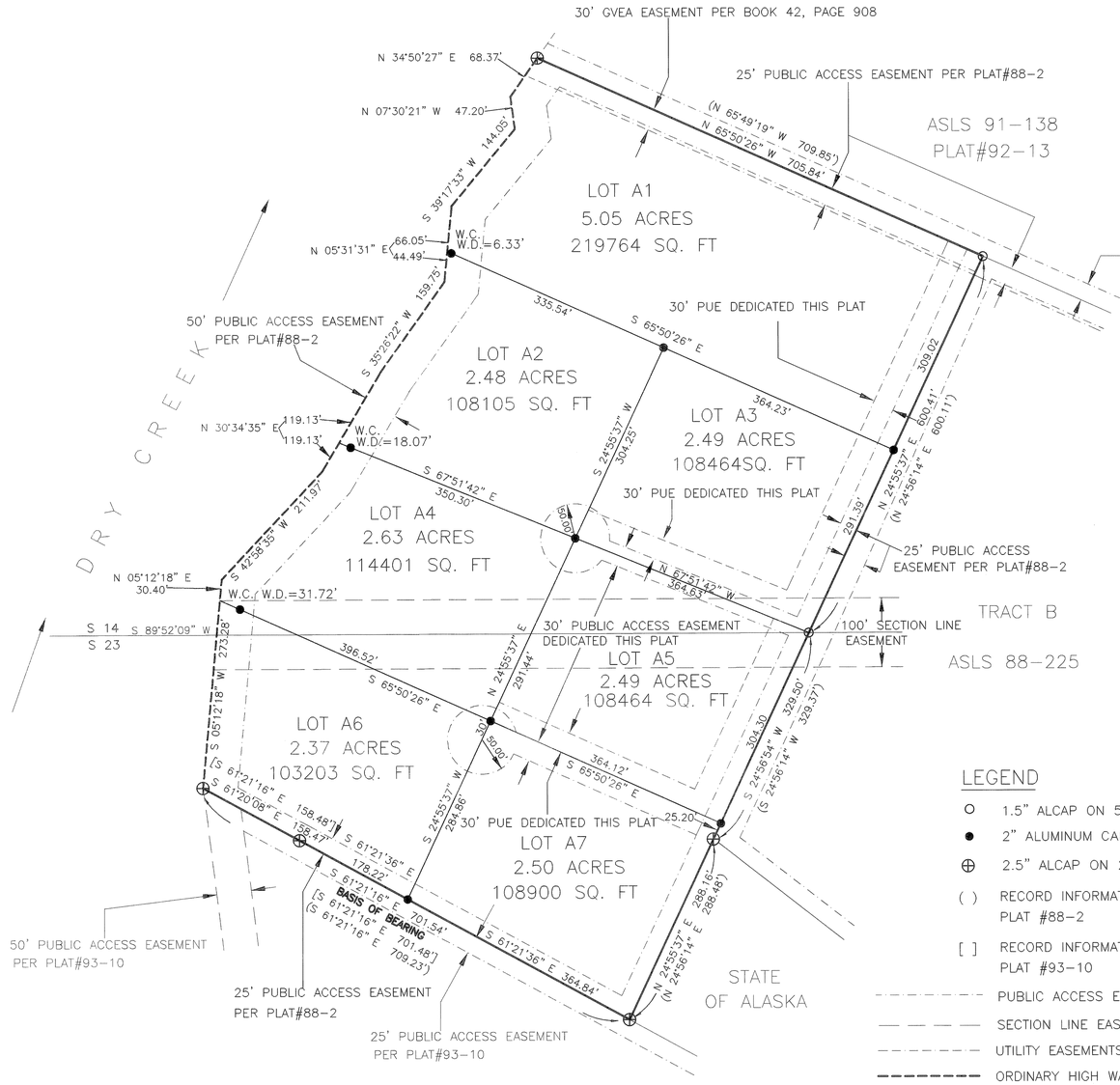
THIS SUBDIVISION IS NOT SUBJECT TO TAXATION AT THE TIME OF FILING.

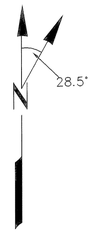
CERTIFICATE OF SUBDIVISION APPROVAL

THIS SUBDIVISION HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE DENALI BOROUGH PLATTING ORDINANCE NO. 96-22 AND THE APPLICABLE PROVISIONS OF THE LAW AND IS HEREBY APPROVED.

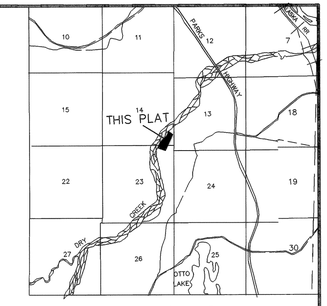
09/13/2007

DENALI BOROUGH APPROVING OFFICIAL DATE





MAGNETIC DECLINATION
PER HEALY (B-5) 1951 (1973)



VICINITY MAP
SCALE 1' = 1 MILE
FROM USGS
HEALY (B-5) 1951 (1973)
AND HEALY (D-4) 1950 (1976)

NOTES

1 ALL DISTANCES SHOWN ON THIS PLAT ARE MONUMENT TO MONUMENT.

2 THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER FORMS THE WESTERLY BOUNDARY OF THIS SUBDIVISION. THE APPROXIMATE MEANDERS SHOWN ARE FOR AREA COMPUTATION PURPOSES ONLY.

3 THE PRINCIPLE LEGAL ACCESS TO THIS SUBDIVISION IS BY THE ADJOINING 25' PUBLIC ACCESS EASEMENTS ALONG THE NORTH BOUNDARY OF TRACT B, ASLS 86-225, AND ALONG THE SOUTH BOUNDARY OF ASLS 91-138. THESE EASEMENTS ORIGINATE AT A SECTION LINE EASEMENT (KILLIAN ROAD). LEGAL ACCESS IS ALSO AVAILABLE FROM KILLIAN ROAD BY A PUBLIC ACCESS EASEMENT ALONG THE SOUTHERLY BOUNDARY OF TRACT B ASLS 86-225 AND THE SECTION LINE EASEMENT DEPICTED ON THIS PLAT.

4 ALL WASTEWATER DISPOSAL SYSTEMS AND WELLS MUST MEET ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) REGULATORY REQUIREMENTS.

LEGEND

- ○ 1.5" ALCAP ON 5/8" REBAR RECOVERED THIS SURVEY
- ● 2" ALUMINUM CAP ON 5/8" X 30" REBAR SET THIS SURVEY
- ⊕ 2.5" ALCAP ON 2 3/8" PIPE RECOVERED THIS SURVEY
- ( ) RECORD INFORMATION PER PLAT #88-2
- [ ] RECORD INFORMATION PER PLAT #93-10
- PUBLIC ACCESS EASEMENTS
- SECTION LINE EASEMENT
- UTILITY EASEMENTS
- ORDINARY HIGH WATER
- PUE PUBLIC UTILITY EASEMENT
- W.C. WITNESS CORNER
- W.D. WITNESS DISTANCE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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 EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: 9/11/07 REGISTRATION No. LS 8410

RALPH C. MATHEWS, RLS
REGISTERED LAND SURVEYOR

STATE OF ALASKA
49TH
RALPH C. MATHEWS
LS 8410
9/11/07
REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'

0' 100' 200' 300'

2007-9
NENANA REC DIST 2000
DATE 9/14 2007
TIME 11:08 A M
Requested By R. JOSCAK
Address

A PLAT OF
HAGER SUBDIVISION
CREATING LOTS A1-A7

A SUBDIVISION OF
TRACT A
ALASKA STATE LAND SURVEY NO. 86-225
PLAT# 88-2
WITHIN
SECTIONS 14 AND 23
T 12S, R 8W, F.M. ALASKA
CONTAINING 20.01 ACRES
NENANA RECORDING DISTRICT

OWNER:
DAVID L. HAGER
P.O. BOX 125
HEALY,AK 99743

SURVEYOR:
Ralph Mathews, RLS
1312 Gilmore Trail
Fairbanks, AK, 99712
Ph. 457-3032
Fax 457-3904

SURVEY BY: JBB		DRAWN BY: JBB
DATE: 5/29/07-5/30/07		DATE: 8/17/07
SCALE: 1" = 100'	CHECKED BY: RCM DATE: 8/27/07	DENALI BOROUGH CASE FILE# 07-004