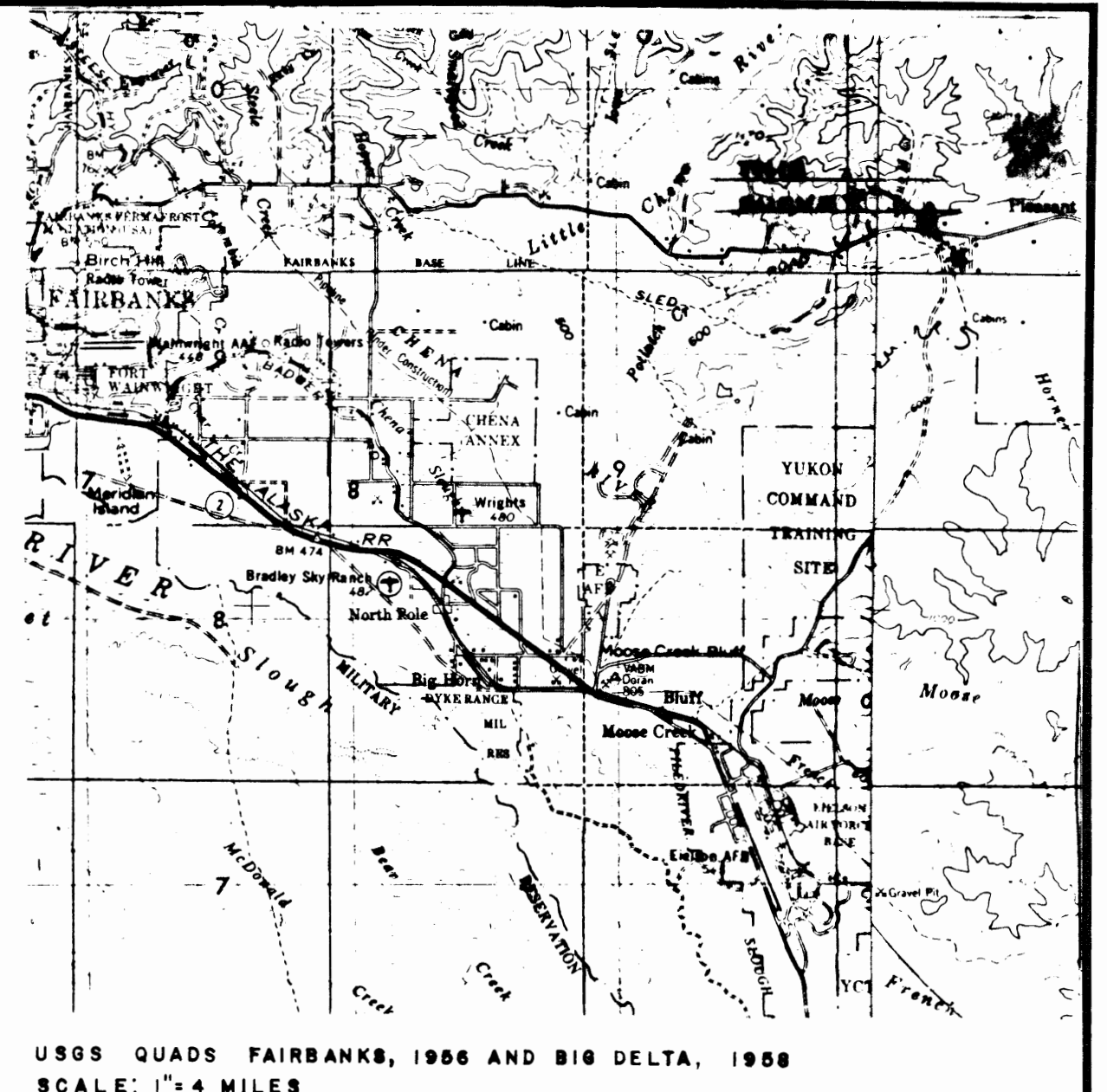
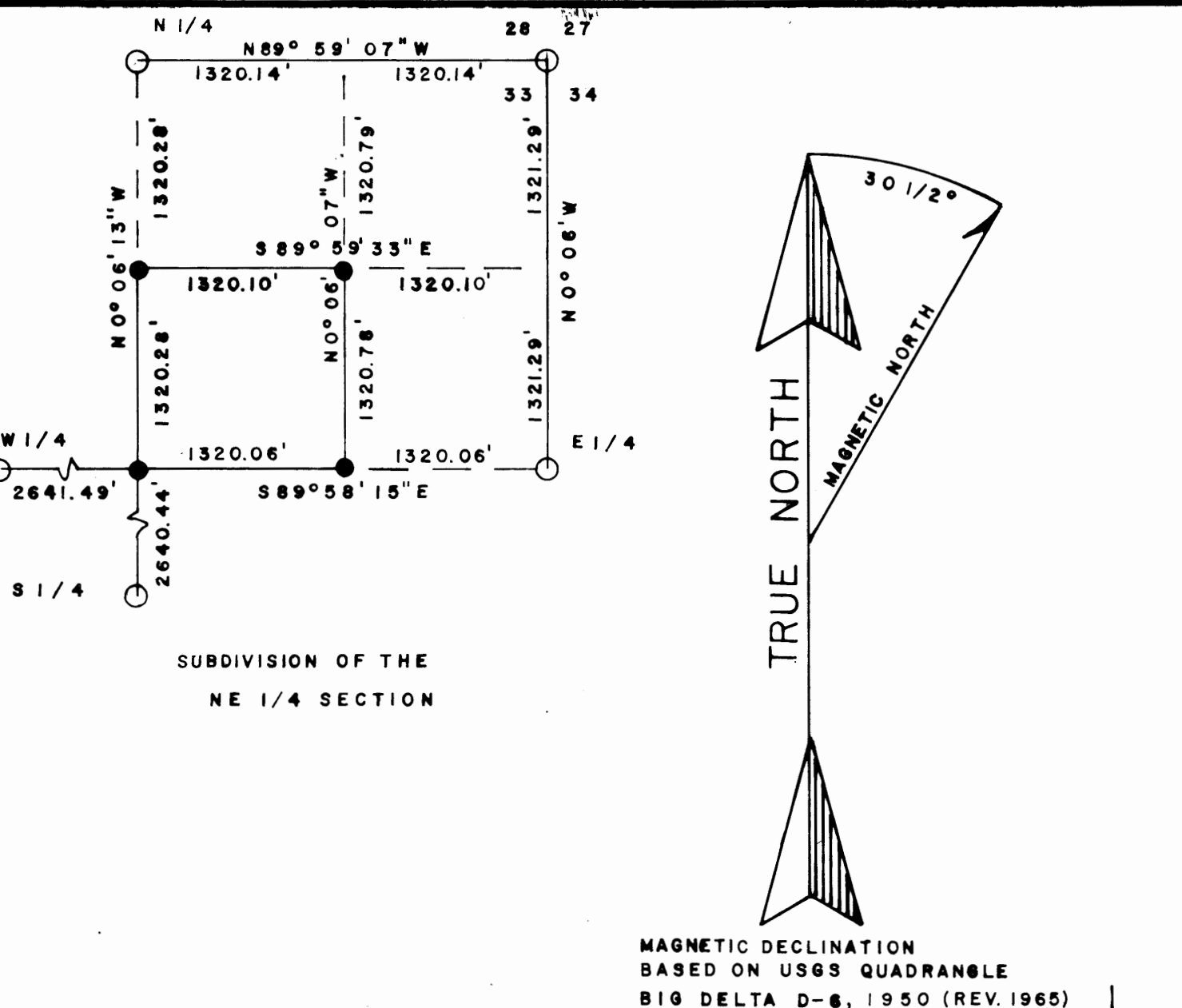
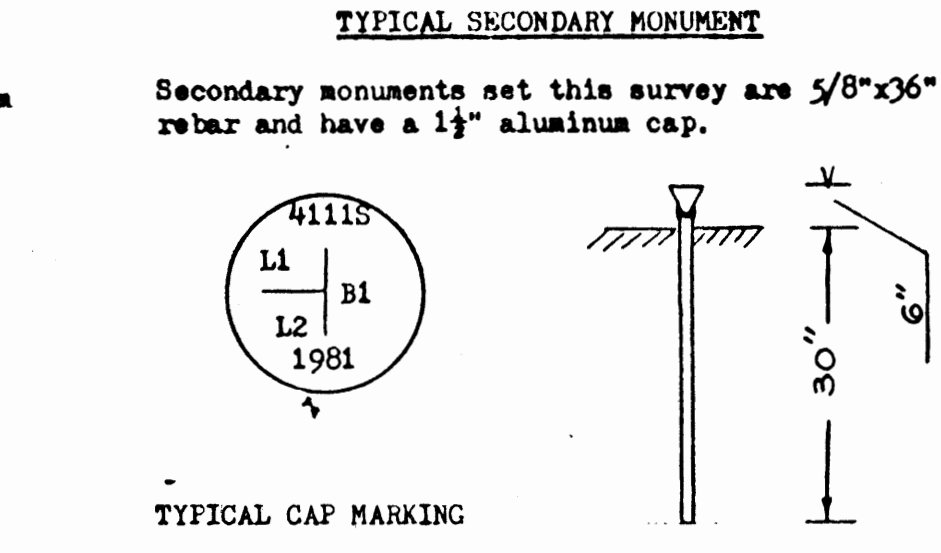
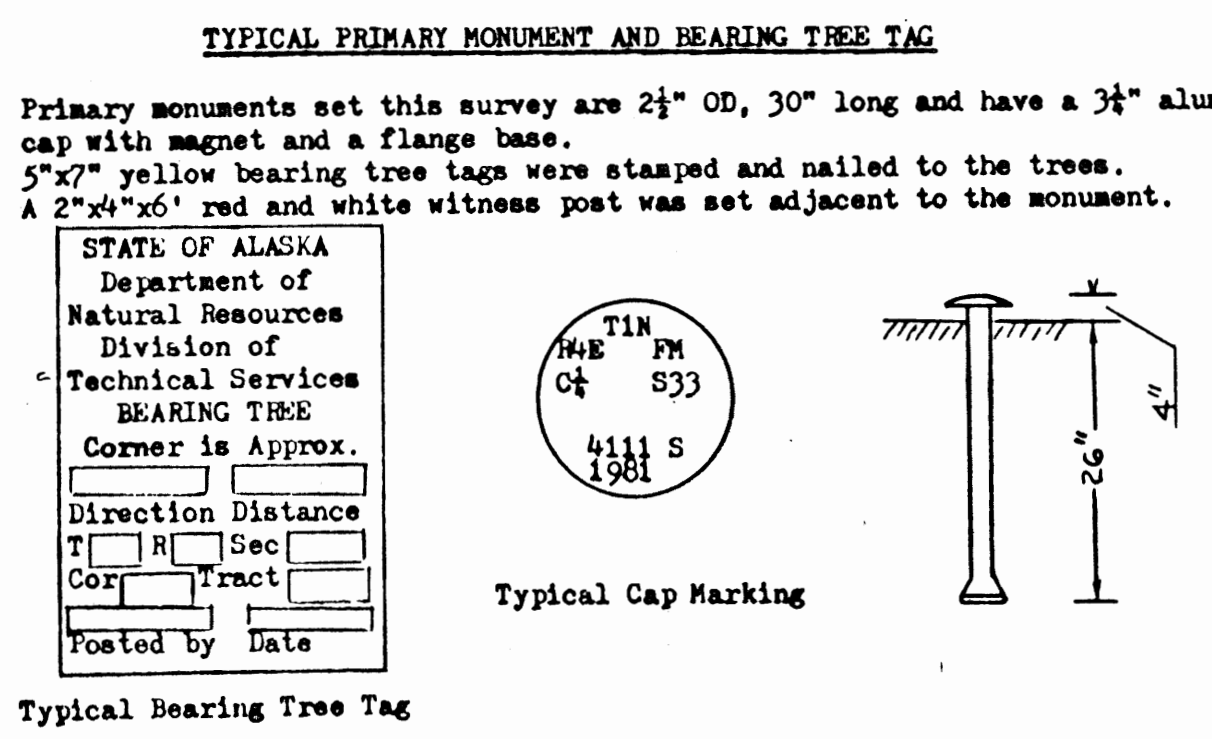
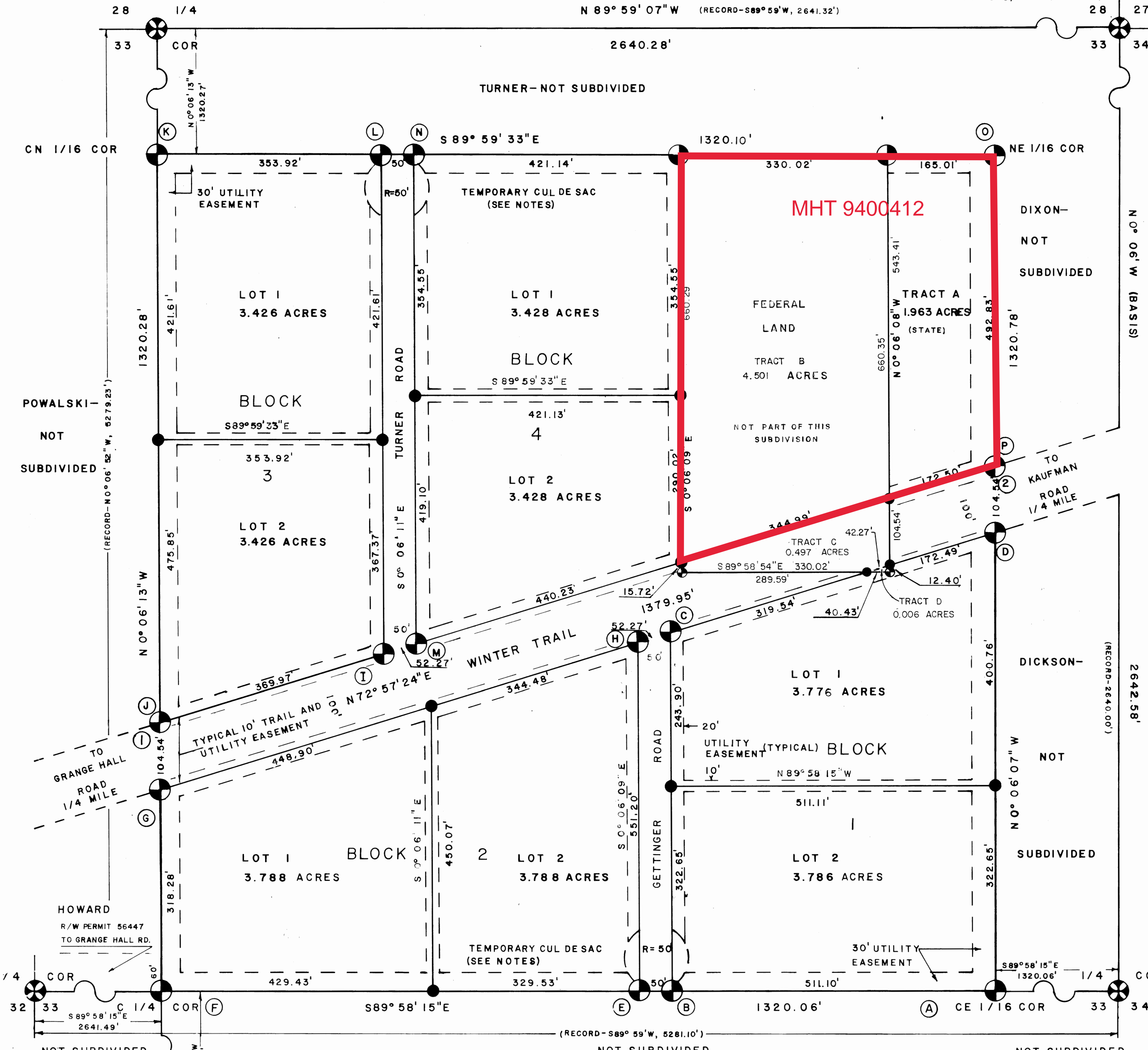


BEARING TREE DATA table with columns: Monument N.T. No., Description, Bears, Dist.



- 1. This survey was executed under the terms of contract G30-251.
2. Bearings and distances shown hereon are true bearings and distances.
3. All coordinates shown are based on the Alaska coordinate system.
4. The U.T.M. and metric data shown hereon is for information purposes only.
5. All section lines on State lands are subject to a fifty foot easement, on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
6. Location signs are temporary and are placed to aid the public in locating the project area. These signs will be removed approximately one year after the survey has been completed.
7.
8. Parcels within this subdivision may contain wetlands as defined within the purview of Section 404 of the Clean Water Act and may require the purview of Section 404 of the Clean Water Act and may require the Department of Army, Corps of Engineers permits prior to the placement of fill material into these areas. The Department of Army, Corps of Engineers should be contacted prior to commencing construction.
9. FEDERAL TRACT SHOWN IS UNDER STATE SELECTION. PORTIONS IN WINTER TRAIL AND LOT 1, BLOCK 1 SHALL BE INCORPORATED INTO THOSE PARCELS UPON TRANSFER OF MANAGEMENT AUTHORITY TO THE STATE.
10. The temporary cul de sacs shown shall be abandoned upon extension of roads beyond subdivision boundaries.
11. The State of Alaska guarantees legal access to the subdivision along Grange Hall Road and Winter Trail (both also known as Old Chena Hot Springs Road), in conformance with Fairbanks North Star Borough subdivision standards, under IS #2477.
12. No street or natural ground grades exceed 1%.
13. This area not flooded in 1967.
14. U.S.D.A soils classification is "Salchaket Association".
15. The position for the corner common to Sections 27, 28, 33 and 34 was recovered from data contained in the Chena Hot Springs Road Right-of-Way plat and the "Big Sky Country Estates" subdivision plat.
16. This Subdivision has been approved by the Alaska Department of environmental Conservation pursuant to IS AAC 72.065.
17. Tracts B, C & D are not part of this subdivision.



DEDICATION OF EASEMENTS, PUBLIC UTILITIES AND RIGHTS OF WAY
I hereby dedicate for public or private use, as noted, all easements, public utility areas and rights-of-way as shown and described hereon.
Date: 7-15-81
Acting Director, Alaska Division of Technical Services
NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn to before me this 15TH day of JULY 1981
Notary for Alaska: Rosendo Morales
My commission expires: 12-10-84
OWNERSHIP CERTIFICATE
I, the undersigned hereby certify that I am the director of the Alaska Division of Technical Services and that the State of Alaska is the owner of A.S.L.S. 80-140, as shown hereon. I hereby approve this survey and plat for the State of Alaska.
Date: 7-15-81
Acting Director, Alaska Division of Technical Services
NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn to before me this 15TH day of JULY 1981
Notary for Alaska: Rosendo Morales
My commission expires: 12-10-84
SURVEYOR'S CERTIFICATE
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska and that this plat represents a survey made by me or under my direct supervision and that the monuments hereon represented actually exist as described and that all dimensions and details are correct.
Date: 7-15-81
Registration No. 41115
Laurence H. Irving
Registered Land Surveyor

DTS SURVEY SIGNS
1. 10" Poplar, SW Cor Lot 2, Block 3, 30' from Winter Trail C.
2. 9" Poplar, SE Cor Tract A, 25' from Winter Trail C.
HORIZONTAL CONTROL DATA
The bases of coordinates for this survey are values assigned to the position of the 1/4 corner common to Sections 33 and 34, TIN, R4E, F.M., Alaska by the Division of Technical Services. The basis of bearings is N 0° 06' 13" W as assigned in the BLM original survey to the line between said 1/4 corner and the corner common to Sections 27, 28, 33 & 34, TIN, R4E, F.M., Alaska.
28 27 Sec. Lat. 64 52' 42.001"
33 34 Cor. Long. 146 55' 40.235"
ASP Zone #3
Y= 3,976,642.987
X= 355,752.848
Delta/Alpha = -0 50' 24.325"
Scale Factor = 0.99992366
UTM Zone #6
N= 7,194,704.473
E= 503,418.284
Convergence = 0 03' 55.193"
Scale Factor = 0.99960014
33 34 1/4 Cor. Lat. 64 52' 16.019"
Long. 146 55' 40.129"
ASP Zone #3
Y= 3,976,000.834
X= 355,718.553
Delta/Alpha = -0 50' 24.050"
Scale Factor = 0.99960014

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
I hereby certify that the subdivision plat shown hereon has been found to comply with the regulations of Title 17, Subdivisions, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved by the Commission, motion of 8-2-82, and that the plat shown hereon has been approved for recording in the Fairbanks Recording District, Fairbanks, Alaska.
Dated this 5 day of August, 1981, at Fairbanks, Alaska.
Chairman
Fairbanks North Star Borough
Planning Commission
Attest:
Clerk
(Ord 69-27, 1969; prior code S 49.10.090.)

AFFIDAVIT
I HEREBY CERTIFY THAT THE ONLY CHANGE MADE ON THIS PLAT IS A TECHNICAL CORRECTION AS DESCRIBED IN THE REVISION BLOCK BELOW AND THAT THIS CORRECTION DOES NOT AFFECT ANY VALID EXISTING RIGHTS. I THEREFORE SUBMIT THIS PLAT FOR REILING AS AMENDED.
James R. Anderson
DIRECTOR, DIVISION OF TECHNICAL SERVICES

ASIS 80-140 ACREAGE SUMMARY
Boundary of survey 40.018 acres=16.195 hectares
Lots 28.846 " 11.674 "
Tract A 1.963 " 0.794 "
Tracts B, C & D 5.003 " 2.025 "
Roadways 4.206 " 1.702 "
RECORDED - FILED IN FAIRBANKS REG. DIST.
DATE 5/24/82
TIME 11:18 AM
Requested by KURT NELSON
ASISDNR

OFFICE COPY AMENDED PLAT
SELECTION INFORMATION
Mental Health-27
Tentative Approval dated 7/20/60
Patent No. 1232795 dated 8/11/63
Mental Health-27
Tentative Approval dated 7/20/60
Patent No. 50-65-0293 dated 11/6/64
SCALE: 1"=100'
DATE OF SURVEY 8-3-80
NAME OF SURVEYOR LAURENCE H. IRVING
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
ANCHORAGE, ALASKA
L.A.D.S. 0203-81-1-3 (HORSESHOE DOWNS)
ASLS 80-140
WITHIN SECTION 33
TIN R4E
FAIRBANKS MERIDIAN
DRAWN BY: LHI 1-31-81
APPROVAL RECOMMENDED: Laurence H. Irving 7/15/81
CHIEF CAUSTRIAL SURVEYOR
CHECKED: FILE NO. 80-140

HORSESHOE DOWNS

Table with columns: DATE, REVISIONS, DWN, CHK, APPVD

REVISED, 6/2/81

Horseshoe Downs