

**LEGEND**

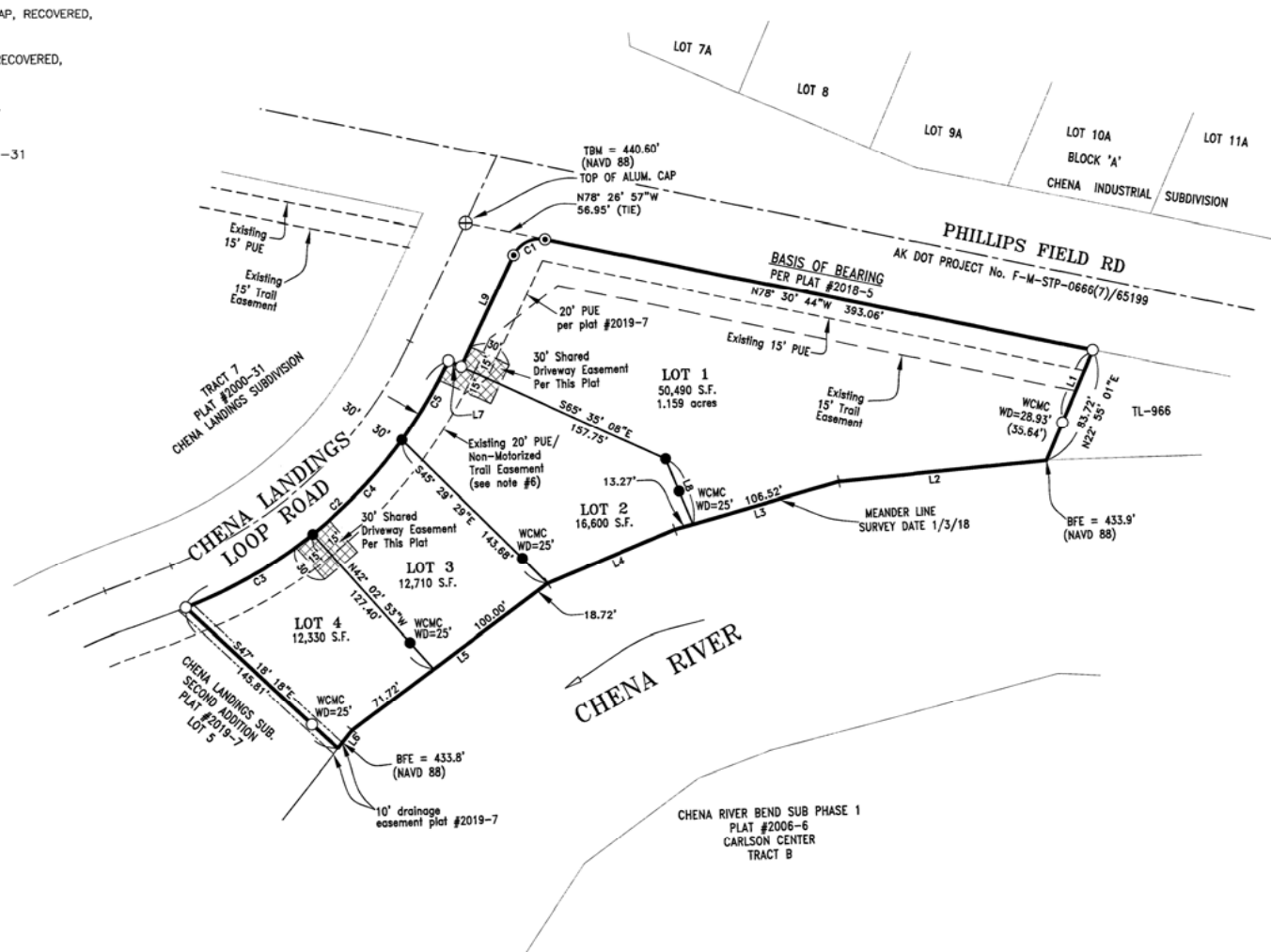
- ⊙ 5/8" REBAR WITH A 1 1/2" ALUM. CAP, RECOVERED, STAMPED 12313-S
- 5/8" REBAR WITH A 2" ALUM. CAP, RECOVERED, STAMPED 3135-S
- 5/8"x32" REBAR WITH A 2" ALUM. CAP, SET, STAMPED LS 12313
- ( ) RECORD INFORMATION PLAT #2000-31
- PUE PUBLIC UTILITY EASEMENT
- WD WITNESS DISTANCE
- WCMC WITNESS CORNER TO MEANDER CORNER
- ⊕ 3 1/2" ALUMINUM CAP PRIMARY MONUMENT, RECOVERED

**UTILITY EASEMENT NOTES**

1. 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.
2. AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL & UNDERGROUND CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

**NOTES**

1. SOIL FOR THIS SUBDIVISION IS URBAN LAND PER WEB SOIL SURVEY (SEPT, 2015).
2. 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.
3. A DRIVEWAY PERMIT IS REQUIRED FROM THE CITY OF FAIRBANKS FOR ACCESS TO LOTS ADJOINING CHENA LANDINGS LOOP ROAD.
4. ALL PARCELS WITHIN THIS SUBDIVISION ARE REQUIRED TO CONNECT TO SEWER AND WATER FACILITIES IN ACCORDANCE WITH CITY OF FAIRBANKS ORDINANCES.
5. THIS SUBDIVISION IS SUBJECT TO THOSE PROTECTIVE COVENANTS FILED AS INSTRUMENT NO. 2019-007278-0 IN THE FAIRBANKS RECORDING DISTRICT ON May 13, 2019.
6. 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.
7. 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.
8. DIRECT LOT ACCESS FROM LOT 1 ONTO PHILLIPS FIELD ROAD IS PROHIBITED FOR THIS SUBDIVISION. ACCESS FROM LOT 1 ONTO CHENA LANDINGS LOOP ROAD IS RESTRICTED TO THE SHARED DRIVEWAY EASEMENT CREATED BY THIS PLAT.
9. 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)



**AREA SUMMARY**

PARCEL	AREA
LOT 1	50,490 S.F.
LOT 2	16,600 S.F.
LOT 3	12,710 S.F.
LOT 4	12,330 S.F.
TOTAL	92,130 S.F. (2.115 AC.)

**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'	N53° 08' 42"E
L6	16.28'	S38° 09' 35"W
L7	9.97'	N65° 35' 08"W
L8	49.50'	S22° 54' 54"E
L9	86.26'	N25° 14' 45"E

**RECORD LINE TABLE**

(L1)	(55.00')	(S22° 52' 39"W)
(L7)	(10.00')	(S65° 09' 29"E)

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	26.61'	20.00'	76°14'32"	S63° 22' 01"W	24.89'
C2	259.62'	340.00'	43°45'01"	N46° 50' 44"E	253.36'
C3	103.50'	340.00'	17°26'28"	N60° 00' 00"E	103.10'
C4	91.50'	340.00'	15°25'10"	N43° 34' 11"E	91.23'
C5	64.62'	340.00'	10°53'23"	N30° 24' 55"E	64.52'

**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 April 29, 2019

ALASKA RAILROAD CORPORATION  
OWNER  
James W. Kubit  
AUTHORIZED REPRESENTATIVE

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

I, James W. Kubit  
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.

James W. Kubit, V.P. Real Estate Facilities  
(NAME, TITLE AND CORPORATION) Alaska Railroad Corp.

SUBSCRIBED AND SWORN BEFORE ME BY James W. Kubit  
THIS 18 DAY OF April, 2019.  
Justin E. Gladis  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 3/26/23

**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: Tract C Chena Landings Second Addition, aka Tract B Chena Landings First Addition, aka Lot 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 2018. DATED AT FAIRBANKS, ALASKA, THIS 10 DAY OF May, 2019.

Jananda A. Willes  
TREASURY DIVISION OFFICIAL  
FAIRBANKS NORTH STAR BOROUGH



2019-43  
Plat #  
Fairbanks  
Rec Dist  
5-13 2019  
Date  
Time 2:35 p.m.

SCALE: 1"=60'

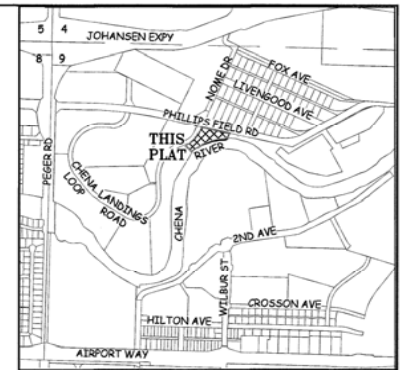


**CHENA LANDINGS SUBDIVISION, THIRD ADDITION**  
A REPLAT OF TRACT C OF CHENA LANDINGS SUBDIVISION, SECOND ADDITION (PLAT #2019-7)

LOCATION: NW 1/4 SEC. 9, T.1S., R.1W., F.M., AK FAIRBANKS RECORDING DISTRICT  
OWNERS: ALASKA RAILROAD CORPORATION REAL ESTATE DEPARTMENT, LAND SERVICES P.O. BOX 107500, ANCHORAGE, ALASKA 99510

DRAWN: PJH  
CHECKED: PJH  
SCALE: 1"=60'  
FNSB NO: SD017-18/RP012-18  
DATE OF DRAWING: 4/24/2019

**3-TIER ALASKA, LLC**  
326 Driveway St. Suite 102  
Fairbanks, AK 99701  
(907) 451-7411  
CIVIL ENGINEERING • SURVEYING



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

**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.

