

CERTIFICATE OF OWNERSHIP AND DEDICATION
WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF FLYNN SUBDIVISION AS SHOWN ON THIS PLAT. WE 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 SHOWN AND DESCRIBED ON THIS PLAT.

DAVID JOHN FLYNN
P.O. BOX 31321
FORT GREELY, AK 99731

BARBARA DIANE FLYNN
P.O. BOX 31321
FORT GREELY, AK 99731

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____,

BY _____
DAVID JOHN FLYNN

BY _____
BARBARA DIANE FLYNN

BY _____
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE OF BENEFICIARY

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE HOLD A BENEFICIARY INTEREST IN THE PROPERTY SHOWN HEREON. WE HEREBY APPROVE THIS SURVEY AND PLAT.

INTEREST IN PROPERTY: _____

REPRESENTING: _____

ADDRESS: _____

SIGNATURE: (SEE ATTACHED AFFIDAVIT) DATE: _____

PRINTED NAME: _____ TITLE: _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____,

BY _____
DAVID JOHN FLYNN

BY _____
BARBARA DIANE FLYNN

BY _____
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

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ADDRESS: _____

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PRINTED NAME: _____ TITLE: _____

NOTARY'S ACKNOWLEDGMENT

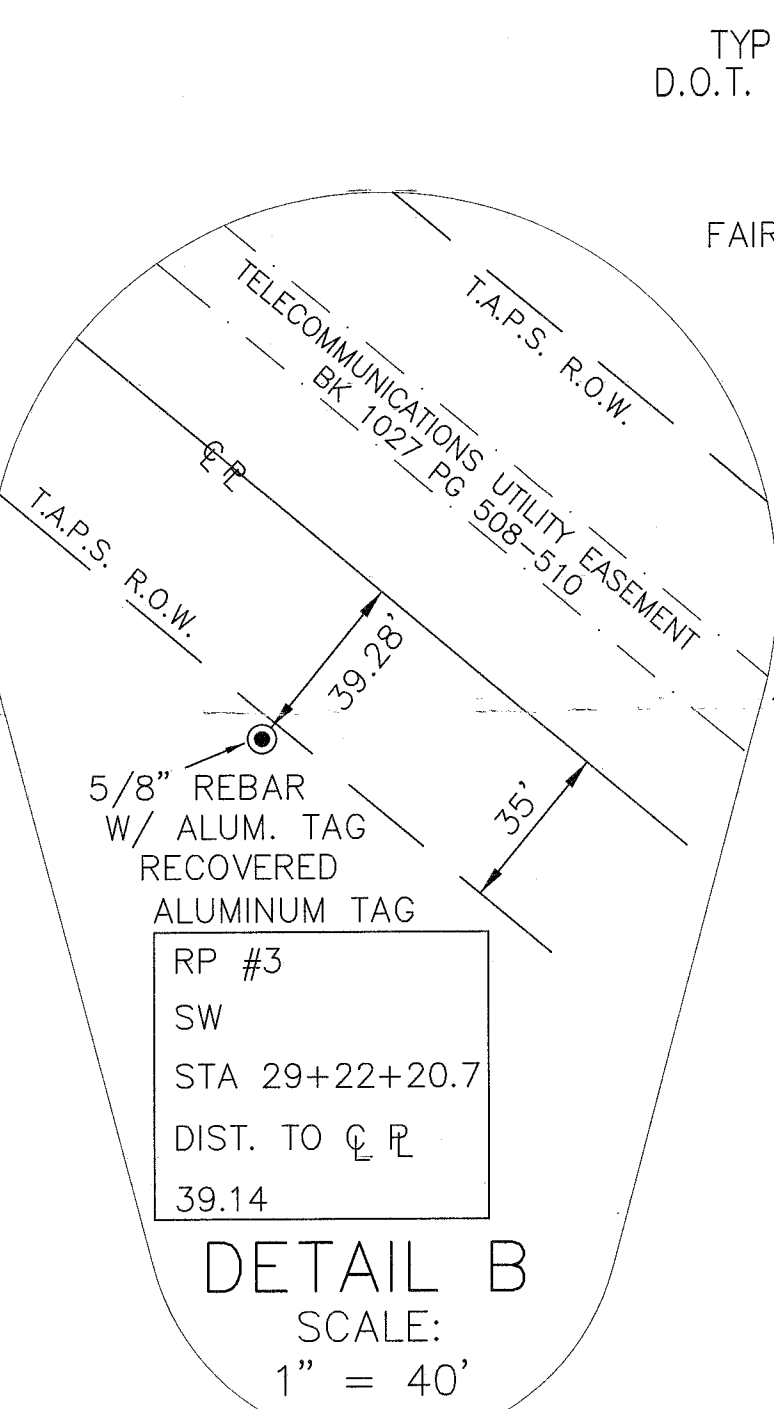
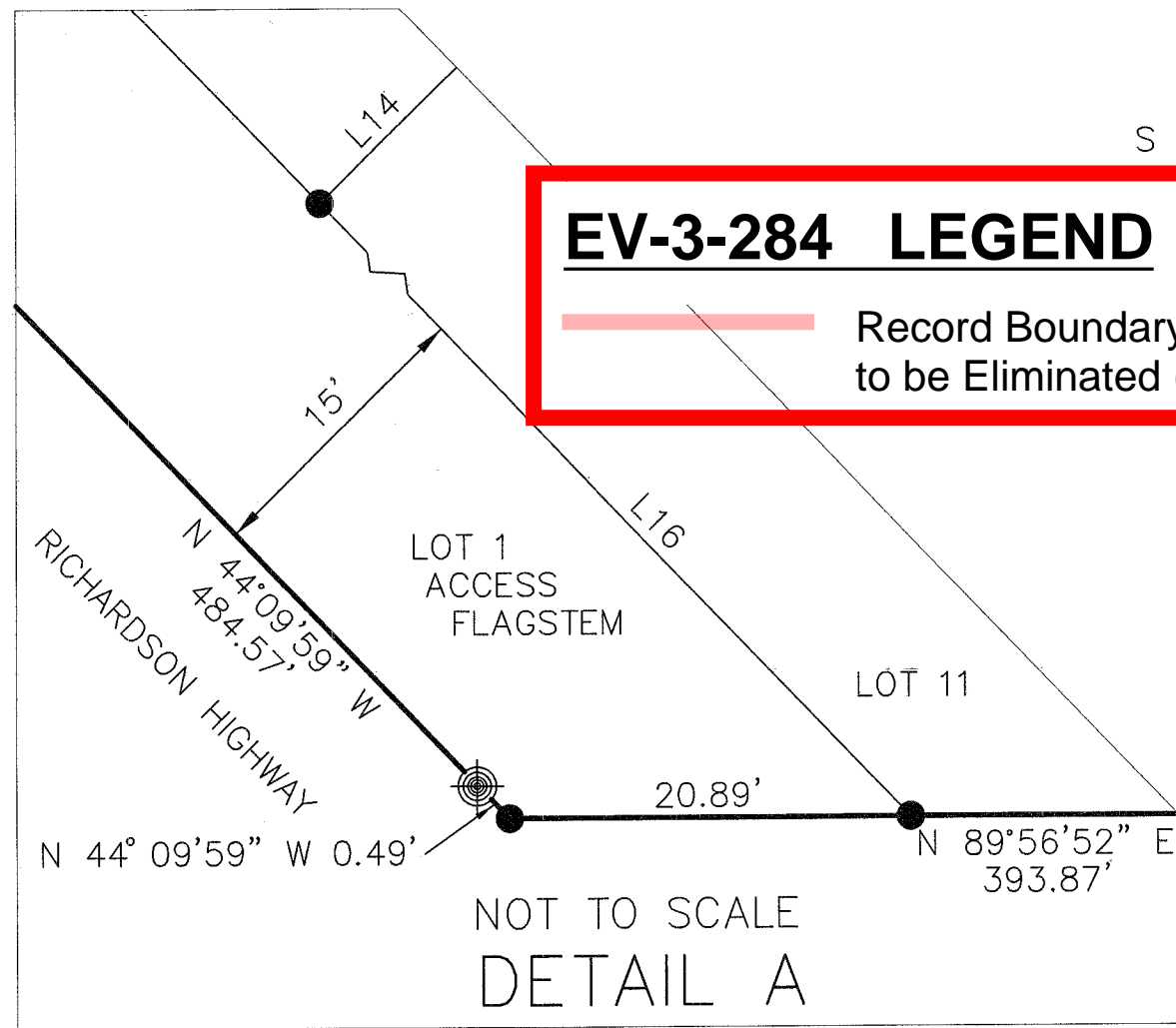
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____,

BY _____
DAVID JOHN FLYNN

BY _____
BARBARA DIANE FLYNN

BY _____
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____



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: _____ REGISTRATION No. LS 8410

RALPH C. MATHEWS, RLS
REGISTERED LAND SURVEYOR



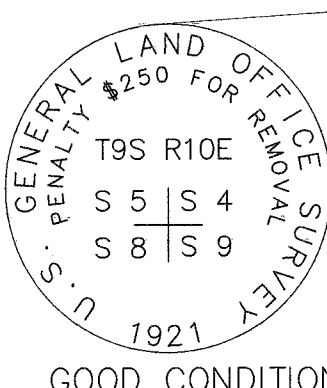
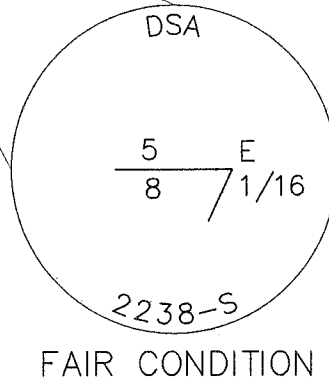
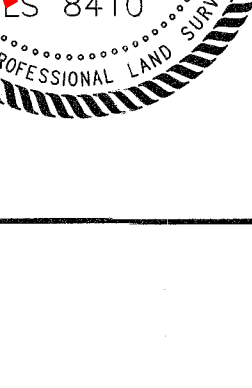
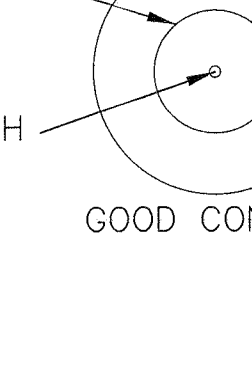
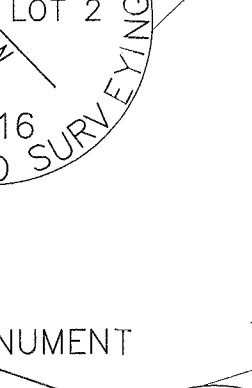
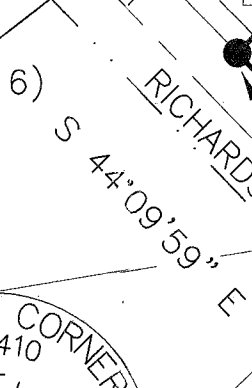
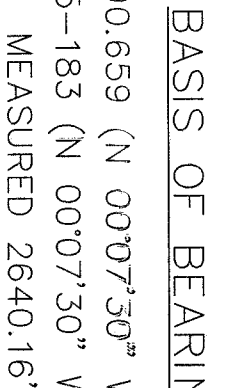
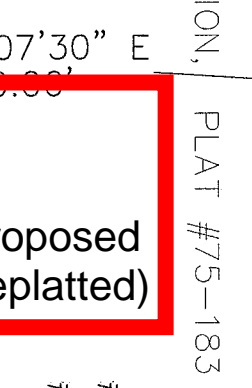
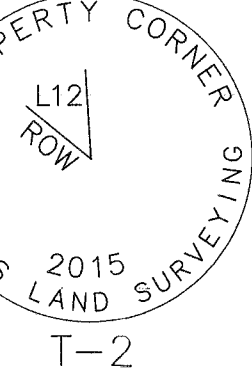
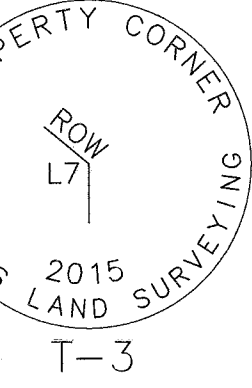
ENGDALE SUB.
PLAT #80-95
BLOCK "B"

ENGDALE SUB.
PLAT #80-95
BLOCK "D"

ENGDALE SUB.
PLAT #80-95
BLOCK "E"

TOTAL AREA SUMMARY

| | |
|-----------------|-------------|
| LOT 1 | 18.37 ACRES |
| LOT 2 | 1.86 ACRES |
| LOT 3 | 1.27 ACRES |
| LOT 4 | 1.92 ACRES |
| LOT 5 | 1.94 ACRES |
| LOT 6 | 1.93 ACRES |
| LOT 7 | 2.07 ACRES |
| LOT 8 | 1.98 ACRES |
| LOT 9 | 1.98 ACRES |
| LOT 10 | 1.98 ACRES |
| LOT 11 | 2.38 ACRES |
| LOT 12 | 53.71 ACRES |
| T.A.P.S. R.O.W. | 3.91 ACRES |
| TOTAL | 95.30 ACRES |



GOOD CONDITION

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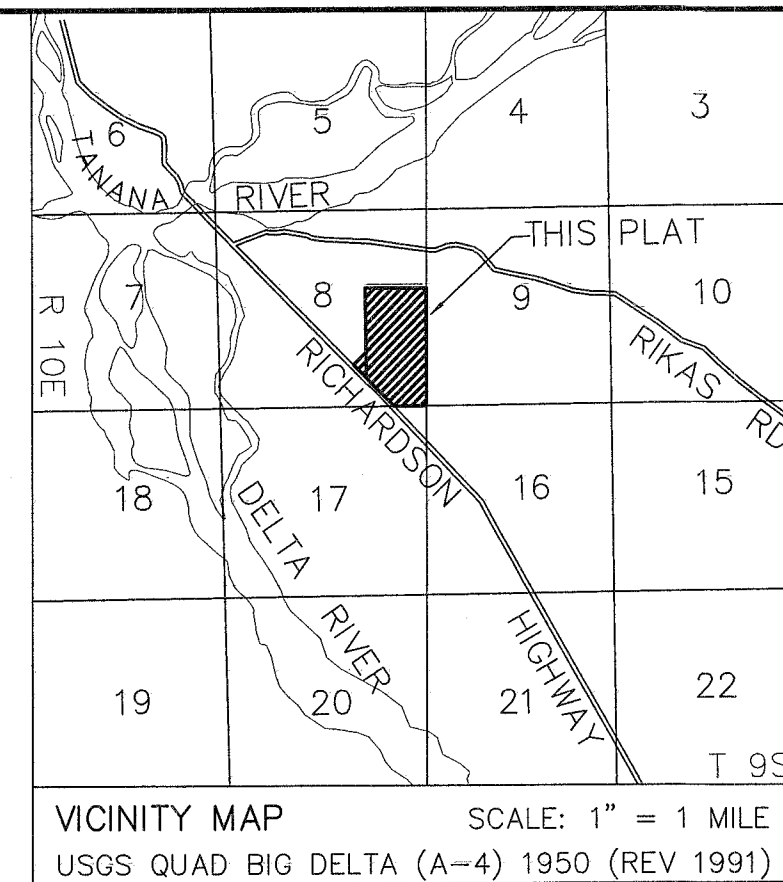
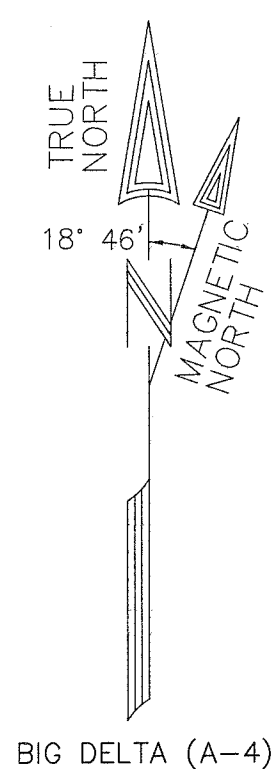
FAIR CONDITION

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NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. THE PURPOSE OF THIS PLAT IS TO VACATE PARCELS I-IX AND TO CREATE LOTS 1 - 12 BY SUBDIVIDING THE EAST 1/2 OF THE SE 1/4 NORTH OF THE RICHARDSON HIGHWAY RIGHT-OF-WAY, TRACT B PER ASLS #78-176 AND THE SOUTH 1/2, SE1/4, NE1/4 IN SECTION 8, TOWNSHIP 9 SOUTH, RANGE 10 EAST, FAIRBANKS MERIDIAN, FAIRBANKS RECORDING DISTRICT.
4. PARCELS (I - IX) ARE THE PARCELS BEING VACATED. THE RECORDED DOCUMENTS ARE LISTED AS FOLLOWS:
PARCELS I-VI - DOCUMENT #2012-011953-0.
PARCEL VI OR TRACT B - ASLS #78-176 PLAT #79-92
PARCEL VII - BK 279 PG 848 JUNE 11, 1974
PARCEL VIII - BK 205 PG 338 MAR. 2, 1981
PARCELS V & IX - BK 278 PG 273, 274, 275 OCT. 12, 1982
5. NO CONSTRUCTION OR EXCAVATION OF ANY KIND, INCLUDING BUT NOT LIMITED TO FENCES, UTILITIES, WELLS AND SEPTIC SYSTEMS, IS ALLOWED WITHIN THE T.A.P.S. RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION BY ALYESKA PIPELINE SERVICE COMPANY, AGENT. AERIAL CROSSINGS MUST BE MARKED WITH MARKER BALLS ON THE HIGHEST CABLE DIRECTLY OVER THE PIPELINE AND HAVE A MINIMUM GROUND CLEARANCE OF TWENTY-SIX (26) FEET. VEHICLE CROSSINGS GREATER THAN 1500 LBS AND/OR NEW ROAD CROSSINGS REQUIRE WRITTEN PERMISSION BY ALYESKA.
6. ALASKA COMMUNICATION EASEMENT PER BOOK 253 PAGE 177.
7. THIS VACATION/REPLAT IS IN COMPLIANCE WITH STATE PLATTING RESOLUTION NO. _____ APPROVED _____, EV-3-_____ AND AS 29.40.120 -140.
8. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED 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 UN A.S. 19.10.010.
9. THIS PLAT IS SUBJECT TO ANY RESTRICTIONS OR COVENANTS AS NOTED ON PLAT #79-92.
10. THIS PLAT IS SUBJECT TO ANY RESERVATIONS AND EXCEPTIONS AS CONTAINED IN US PATENT NUMBER 1141738 AND US PATENT NUMBER 1131012.
11. THE PARENT PARCEL WAS CREATED BY PATENT #1141738 ISSUED TO BERNARD W. McELROY, RECORDED DEC 18, 1953, FAIRBANKS RECORDING DISTRICT, PRIOR TO THE ALASKA DEPARTMENT OF NATURAL RESOURCES BECOMING PLATTING AUTHORITY.
12. THIS IS A 100' X 5' OFFSET IN THE EASEMENT BOUNDARY DEPICTED IN ALYESKA PIPELINE DWG. NO. C-00-L2123, OLIVE McELROY AND ROBERT GROWDEN PARCEL, LINDSEY & ASSOCIATES SURVEY, AUGUST 1976 TO JULY 1977, UNRECORDED.

LEGEND

- 3.25" ALUM. CAP ON 2" ALUM. PIPE GLO-BLM MONUMENT RECOVERED THIS SURVEY
- 1.5" ALUM. CAP ON 5/8" REBAR MARKED 2238-S RECOVERED THIS SURVEY
- CONCRETE MONUMENT WITH 3" BRASS CAP RECOVERED THIS SURVEY
- 3.25" ALUM. CAP ON 2" ALUM. PIPE SET THIS SURVEY
- 2" ALUM. CAP ON 5/8" X 24" REBAR SET THIS SURVEY
- CONCRETE DOT/PF RIGHT OF WAY MONUMENT RECOVERED THIS SURVEY
- 1.5" ALUM. CAP MARKED 1/16 SET BY 2238-S RECOVERED THIS SURVEY
- 1.5" ALUM. CAP MARKED 1/16 SET BY 2238-S RECOVERED THIS SURVEY
- P.U.E. PUBLIC UTILITY EASEMENT
- T.A.P.S. TRANS-ALASKA PIPELINE
- SURVEYED
- UNSURVEYED
- CENTERLINE
- BOUNDARY LINE BEING VACATED THIS PLAT
- EASEMENT BEING VACATED THIS PLAT
- P.U.E. BEING DEDICATED THIS PLAT
- ALASKA COMMUNICATION EASEMENT (SEE NOTE 6)

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 45°53'02" W | 240.01' |
| L2 | S 85°46'02" E | 93.58' |
| L3 | N 40°32'43" W | 89.90' |
| L4 | S 38°29'51" W | 141.00' |
| L5 | N 21°36'19" E | 171.74' |
| L6 | N 40°32'43" W | 265.23' |
| L7 | N 25°56'50" E | 297.45' |
| L8 | N 35°01'58" E | 480.72' |
| L9 | N 89°52'30" E | 370.12' |
| L10 | N 00°07'30" W | 228.22' |
| L11 | N 89°52'30" E | 370.12' |
| L12 | N 00°07'30" W | 73.70' |
| L13 | N 39°36'43" E | 164.49' |
| L14 | N 45°50'01" E | 159.19' |
| L15 | N 50°23'17" W | 100.00' |
| L16 | N 44°09'59" W | 166.01' |

FLYNN SUBDIVISION

A BOUNDARY VACATION AND REPLAT EAST 1/2 OF THE SE 1/4 LYING NORTH OF THE RIGHT-OF-WAY OF THE RICHARDSON HIGHWAY, TRACT B, ASLS #78-176, PLAT NO. 79-92 AND S 1/2 OF THE SE 1/4 OF THE NE 1/4 CONTAINING 95.46 ACRES LOCATED WITHIN SECTION 8, T.9 S., R.10 E. FAIRBANKS MERIDIAN FAIRBANKS RECORDING DISTRICT

OWNER:
DAVID JOHN FLYNN AND
BARBARA DIANE FLYNN
P.O. BOX 31321
FORT GREELY, AK 99731

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

DATE OF SURVEY: DRAWN: LB & RCM
8/17/15-9/23/15 10/17/16 THROUGH 3/17/17

SCALE: CHECKED: RCM DNR FILE No.
1"=200' 3/18/17 PA20160031//EV-3-XXX