ORIGINAL

EV 3-395
Exhibit 1
1 of 2

SHEET No. 1
OF 2 SHEETS

TOWNSHIP 11 SOUTH, RANGE 11 EAST, OF THE FAIRBANKS MERIDIAN, ALASKA

LAT. 63°59'54" N.
LONG. 145°29'02" W.

Sec. 4
FOR LOTTINGS AND AREAS NOT SHOWN SEE DIAGRAM BELOW
160.00

Sec. 3
LOTTINGS AND AREAS SHOWN BELOW

Sec. 2
LOTTINGS AND AREAS SHOWN ON SHEET NO. 2

Sec. 1
640.00

Sec. 10
640.00

Sec. 11
LOTTINGS AND AREAS SHOWN ON SHEET NO. 2

Sec. 12
LOTTINGS AND AREAS SHOWN ON SHEET NO. 2

Sec. 13
LOTTINGS AND AREAS SHOWN ON SHEET NO. 2

Sec. 6 · Sec. 7 · Sec. 18 · Sec. 19 · Sec. 30

SEC. 25
T. 11 S., R. 10 E., F.M.

ALASKA HIGHWAY · CLEARWATER ROAD · JARVIS CREEK

TELEPHONE LINE
OLD PIPE LINE
NEW PIPE LINE

WOOD BRIDGE · CONCRETE BRIDGE · BRIDGE

McCOWAN · DAVIS · ROSE · SUMMERS · MACHADO · THEISEN · MC COWAN

SWAMP · GRAVEL PIT

TRUE MEAN MAGNETIC DECLINATION 30°45' E.

AREA SURVEYED 5,120.00 Acres

SCALE IN CHAINS: 0 10 20 40 60 80

ENLARGED DIAGRAM
Sec. 3 and E ½ Sec. 4

Sec. 4
640.00

Sec. 3
640.00

CHAINS: 0 10 20 30 40

Survey of portions of the North and East boundaries and subdivisional lines and Alaska Highway right-of-way, executed by Gordon W. Webber and Alvin E. Lindemuth, September 1 to 25, 1954, under special instructions for Group 49, Alaska, dated April 27, 1934.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. January 11, 1956

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director
Earl G. Harrington
Cadastral Engineering Staff Officer

EV 3-395 Legend

Record boundary line proposed to be eliminated

TAX CERTIFICATE

THIS SUBDIVISION LIES OUTSIDE OF ANY TAXING AUTHORITY, AT THE TIME OF FILING.

PLAT APPROVAL

THIS PLAT IS APPROVED BY THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES OR THE COMMISSIONER'S DESIGNEE, IN ACCORDANCE WITH A.S. 40.15.

_____ COMMISSIONER

_____ DATE

BY APPROVAL OF THIS PLAT, THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED TO THE PUBLIC BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND ROADWAYS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

SURVEYOR'S CERTIFICATE

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

DATE: _____ REGISTRATION No. 13322

STATE OF ALASKA 49TH Dayna M. Rumfelt No. LS 13322 DULY REGISTERED PROFESSIONAL LAND SURVEYOR

Preliminary

EV 3-395
Exhibit 2
2 of 2

LEGEND

- GLO – BLM MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY–SEE DETAIL
- PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- SURVEYED
- UNSURVEYED
- BOUNDARY LINE VACATED THIS PLAT
- RIGHT OF WAY CENTERLINE
- CONSTRUCTION CENTERLINE
- EASEMENT LINE, SEE NOTE
- S 00°01'40" E — MEASURED DATA THIS SURVEY
- (WEST) — RECORD DATA BLM T 11 S, R 11 E 1/11/1956
- {147.45'} — RECORD DATA PER ADOT AS-BUILT DRAWINGS FOR PROJECT F-FR-062-03(20)
- [N 89°57'18" E 330.34] — RECORD DATA PER PLAT 2016-97
- (2640.00'*) — COMPUTED FROM RECORD
- SEE CURVE DATA TABLE

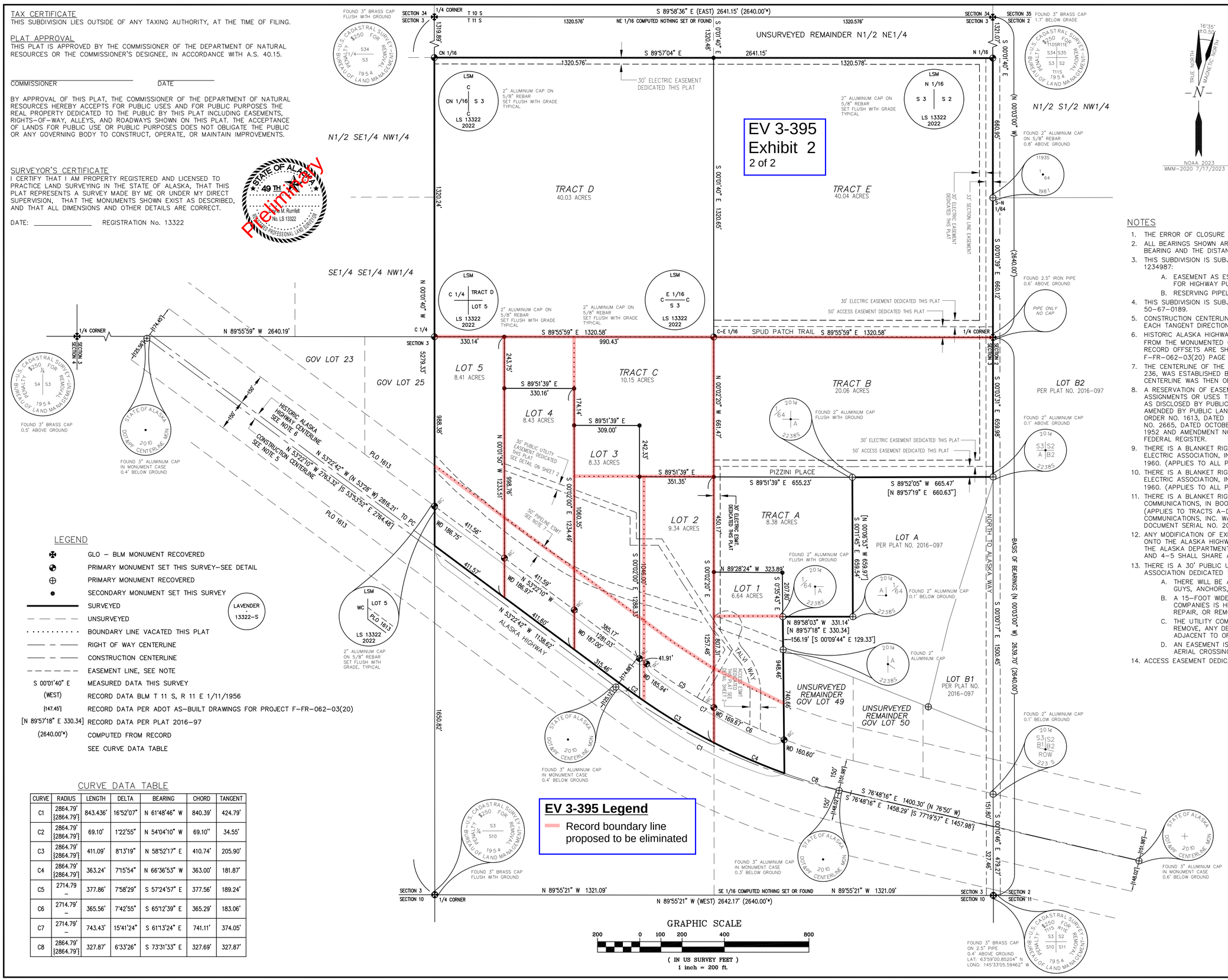
LAVENDER 13322-S

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	2864.79' {2864.79'}	843.436'	16°52'07"	N 61°48'46" W	840.39'	424.79'
C2	2864.79' {2864.79'}	69.10'	1°22'55"	N 54°04'10" W	69.10"	34.55'
C3	2864.79' {2864.79'}	411.09'	8°13'19"	N 58°52'17" E	410.74'	205.90'
C4	2864.79' {2864.79'}	363.24'	7°15'54"	N 66°36'53" W	363.00'	181.87'
C5	2714.79' –	377.86'	7°58'29"	S 57°24'57" E	377.56'	189.24'
C6	2714.79' –	365.56'	7°42'55"	S 65°12'39" E	365.29'	183.06'
C7	2714.79' –	743.43'	15°41'24"	S 61°13'24" E	741.11'	374.05'
C8	2864.79' {2864.79'}	327.87'	6°33'26"	S 73°31'33" E	327.69'	327.87'

EV 3-395 Legend

Record boundary line proposed to be eliminated

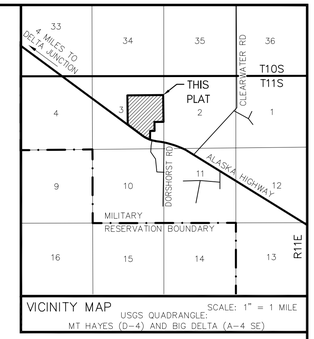


GRAPHIC SCALE

200 0 100 200 400 800

(IN US SURVEY FEET)
1 inch = 200 ft.

16°36' ±0.50'
TRUE NORTH
MAGNETIC NORTH
NOAA 2023
WMM-2020 7/17/2023



VICINITY MAP SCALE: 1" = 1 MILE
USGS QUADRANGLE: MT HAYES (D-4) AND BIG DELTA (A-4 SE)

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
3. THIS SUBDIVISION IS SUBJECT TO RESERVATIONS NOTED IN THE US PATENT NUMBER 1234987:
   A. EASEMENT AS ESTABLISHED BY PUBLIC LAND ORDER 1613 (23 F.R. 2376) FOR HIGHWAY PURPOSES.
   B. RESERVING PIPELINE AND ALL APPURTENANCES THERETO.
4. THIS SUBDIVISION IS SUBJECT TO RESERVATIONS NOTED IN THE US PATENT NUMBER 50-67-0189.
5. CONSTRUCTION CENTERLINE ESTABLISHED BY HOLDING FOUND MONUMENTATION FOR EACH TANGENT DIRECTION AND THE RECORD RADIUS BETWEEN THEM.
6. HISTORIC ALASKA HIGHWAY CENTERLINE WAS ESTABLISHED BY HOLDING THE OFFSETS FROM THE MONUMENTED CONSTRUCTION CENTERLINE "O" AND THE RECORD RADIUS. RECORD OFFSETS ARE SHOWN ON ADOT AS-BUILT DRAWINGS FOR PROJECT F-FR-062-03(20) PAGE 17 OF 23. PAGE 1 AND 2.
7. THE CENTERLINE OF THE THE PIPELINE EASEMENT, RECORDED IN BOOK 163 AT PAGE 236, WAS ESTABLISHED BY METAL DETECTOR OBSERVATIONS OF THE PIPE. THE CENTERLINE WAS THEN OFFSET 25 FEET NORTH AND SOUTH OF SAID CENTERLINE.
8. A RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES EXISTS AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949, AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
9. THERE IS A BLANKET RIGHT-OF-WAY EASEMENT IN FAVOR OF GOLDEN VALLEY ELECTRIC ASSOCIATION, INC., IN BOOK 109 AT PAGE 273, RECORDED ON JANUARY 8, 1960. (APPLIES TO ALL PARCELS)
10. THERE IS A BLANKET RIGHT-OF-WAY EASEMENT IN FAVOR OF GOLDEN VALLEY ELECTRIC ASSOCIATION, INC., IN BOOK 110 AT PAGE 78, RECORDED ON FEBRUARY 8, 1960. (APPLIES TO ALL PARCELS)
11. THERE IS A BLANKET RIGHT-OF-WAY EASEMENT IN FAVOR OF RCA ALASKA COMMUNICATIONS, IN BOOK 253 AT PAGE 177, RECORDED ON JANUARY 20, 1971. (APPLIES TO TRACTS A-D AND LOTS 1-7). THE INTEREST OF RCA ALASKA COMMUNICATIONS, INC. WAS ASSIGNED TO ALASKA TELEPHONE COMPANY BY DOCUMENT SERIAL NO. 2004-009835-0 RECORDED ON MAY 10, 2004.
12. ANY MODIFICATION OF EXISTING DRIVEWAYS OR CONSTRUCTION OF NEW DRIVEWAYS ONTO THE ALASKA HIGHWAY RIGHT-OF-WAY WILL REQUIRE A DRIVEWAY PERMIT FROM THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES. LOTS 2-3 AND 4-5 SHALL SHARE ACCESS TO THE ALASKA HIGHWAY.
13. THERE IS A 30' PUBLIC UTILITY EASEMENT GRANTED TO GOLDEN VALLEY ELECTRIC ASSOCIATION DEDICATED THIS PLAT – SEE DETAIL SHEET 2.
   A. THERE WILL BE A 36-FOOT RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS, AND OTHER SUPPORTIVE STRUCTURES.
   B. A 15-FOOT WIDE STRIP OF LAND AS DETERMINED NECESSARY BY THE UTILITY COMPANIES IS HEREBY DEDICATED FOR THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF YARD POLES.
   C. 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.
   D. AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.
14. ACCESS EASEMENT DEDICATED THIS PLAT – SEE DETAIL, SHEET 2.

DATE OF SURVEY: BEGINNING 07/02/21 END 09/04/22	SURVEYOR: DAYNA M RUMFELT 720 N. YETI ST. PALMER, AK 99645

A PLAT OF

TALVI HOMESTEAD

A SUBDIVISION OF
GOVERNMENT LOTS 26, 27, 28, 29, 30, 31, 43, 45, 47, 48
AND THE
SW1/4 NE1/4 SE1/4,
N1/2 NE1/4 SE1/4,
NE1/4 NW1/4 SE1/4,
SW1/4 NE1/4,
SE 1/4 NE1/4,

SECTION 3, TOWNSHIP 11 SOUTH,
RANGE 11 EAST, FAIRBANKS MERIDIAN;
RECORDS OF THE FAIRBANKS RECORDING DISTRICT,
FOURTH JUDICIAL DISTRICT,
STATE OF ALASKA.
SEE PAGE 2 FOR FULL LEGAL DESCRIPTION

CONTAINING 152.9± ACRES

DRAWN BY: DMR		SHEET 1 OF 2
DATE: 07/14/24		
SCALE: 1" = 200'	CHECKED: JCL	D.N.R. FILE No.: PA200#####