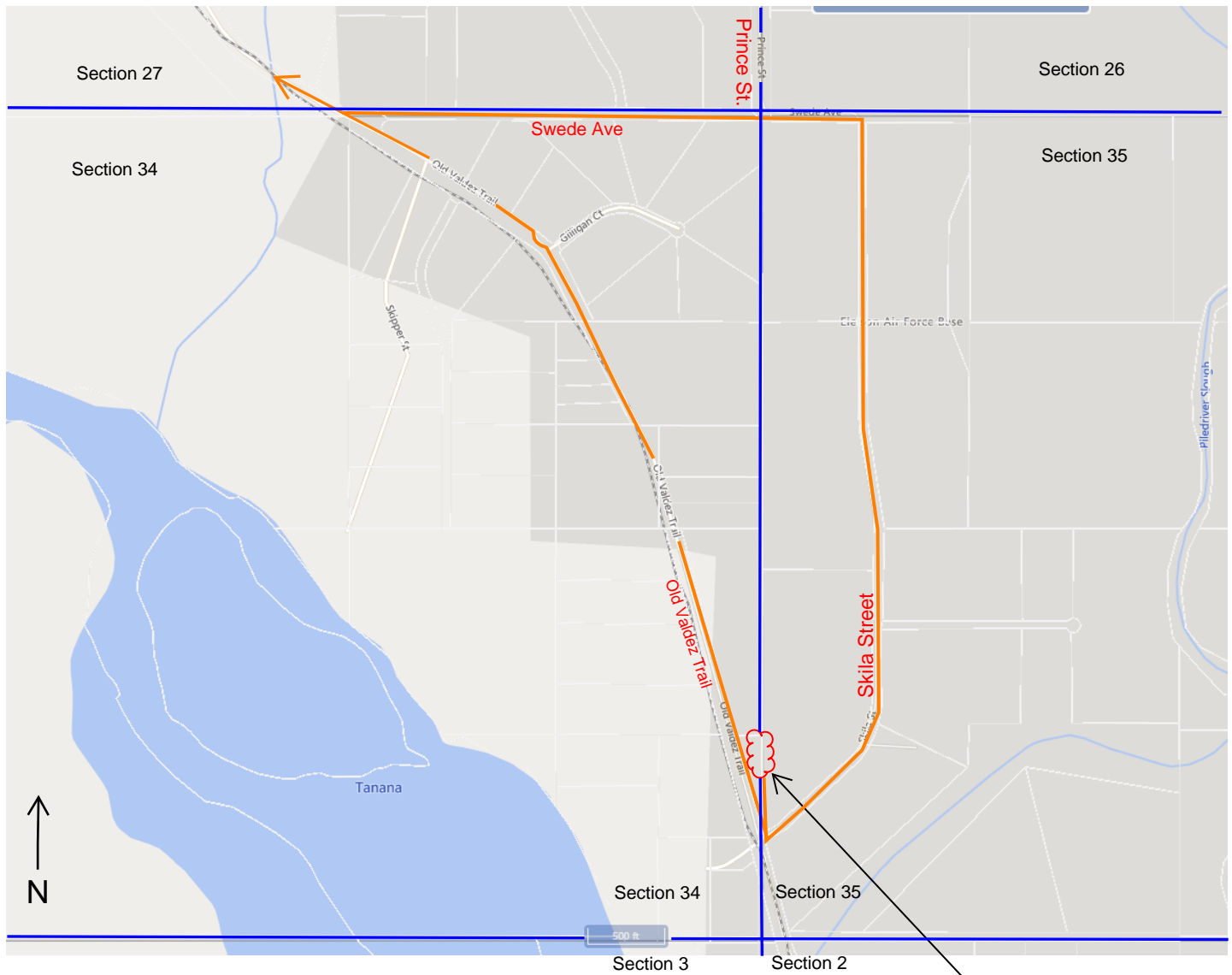


EV 3-378 ATTACHMENT A

Sections 34, T. 3 S., R. 3 E., Fairbanks Meridian, Alaska

That portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, T. 3 S., R. 3 E., Fairbanks Meridian, lying East of the Old Richardson Highway (A.K.A. Old Valdez Trail).



EV Area

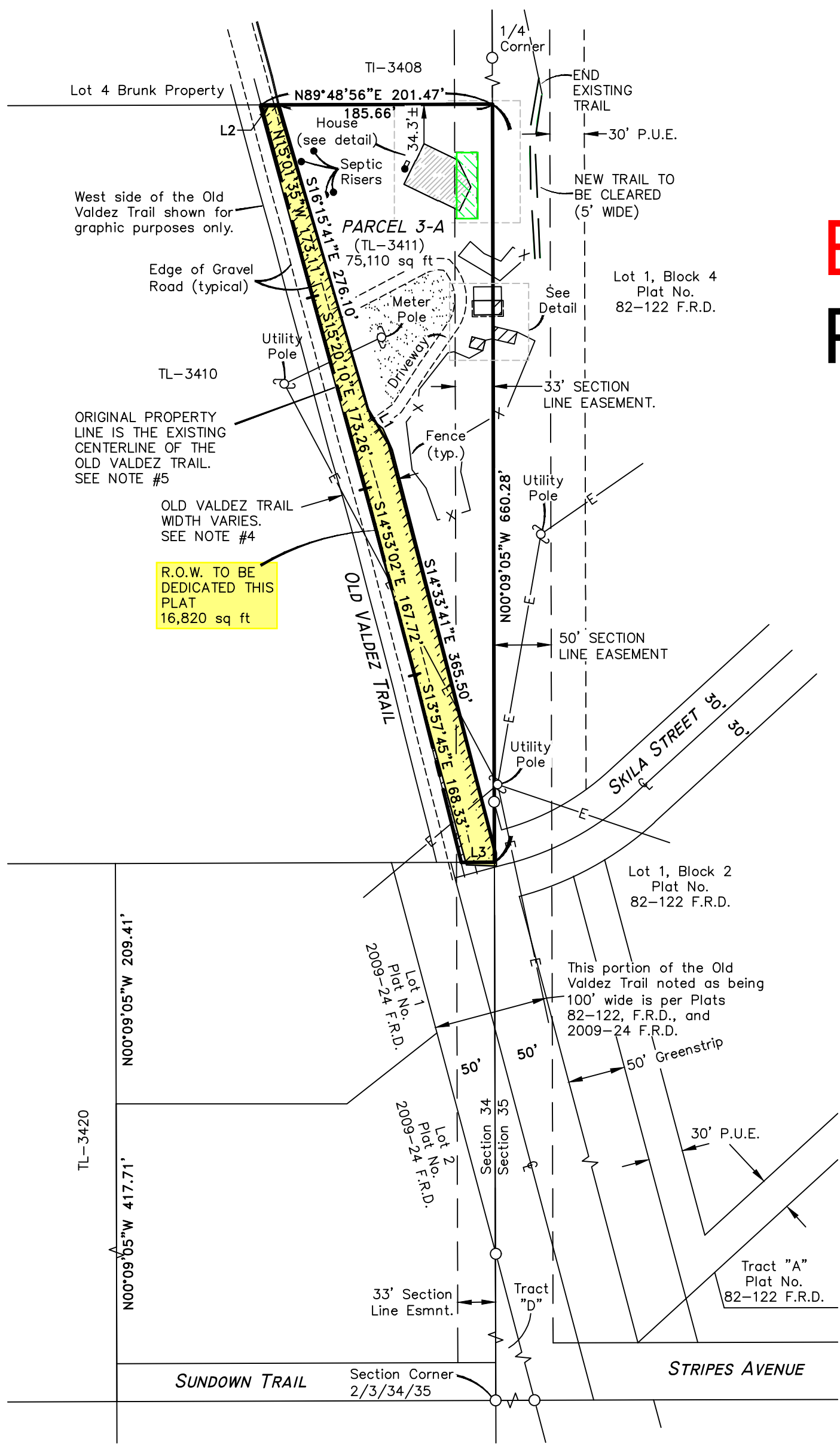
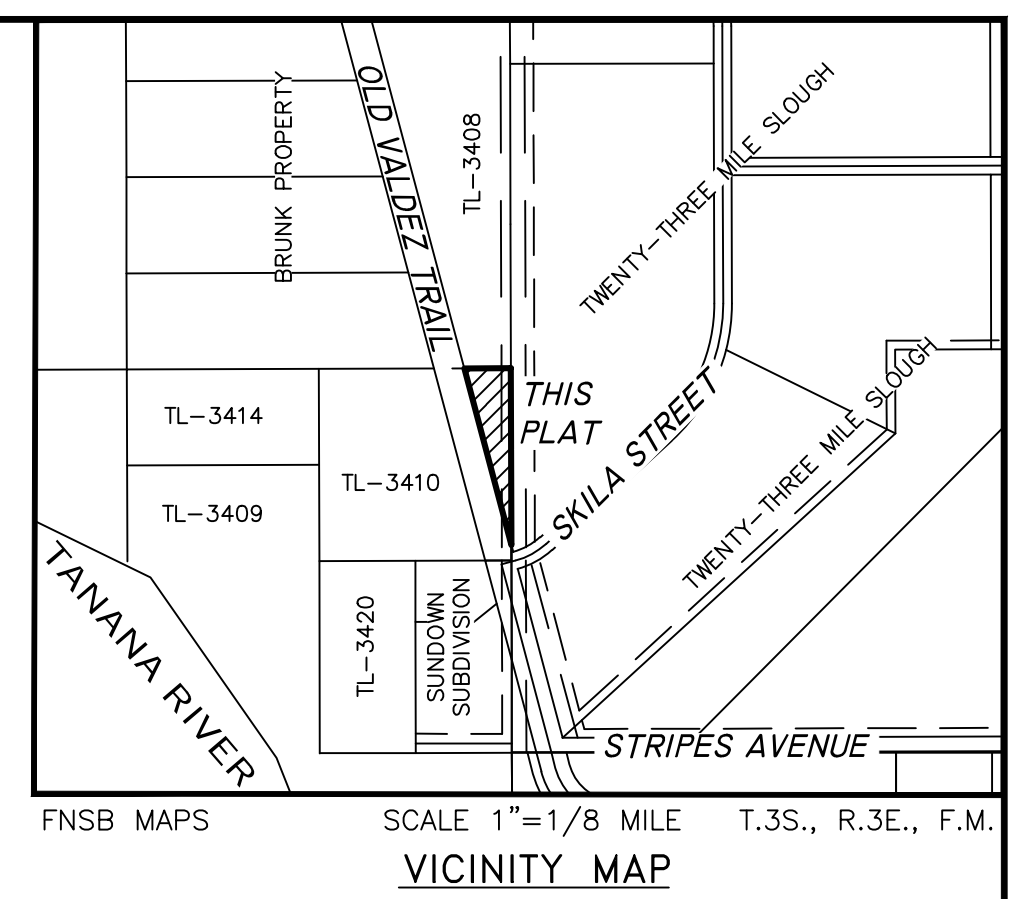
Alternate Access

Section Line Easement

EV 3-378 Attachment A

Page 2 of 2

Road Easement Line Table		
Line #	Direction	Length
L1	S30°31'12"E	35.78'
L2	N89°48'56"E	15.80'
L3	S89°48'56"W	28.81'



AREA SUMMARY

PARENT PARCEL LOT 3	75,110 SQ.F
DEDICATED R.O.W.	-16,820 SQ.F
PARCEL 3-A TOTAL	58,290 SQ.F

Preliminary

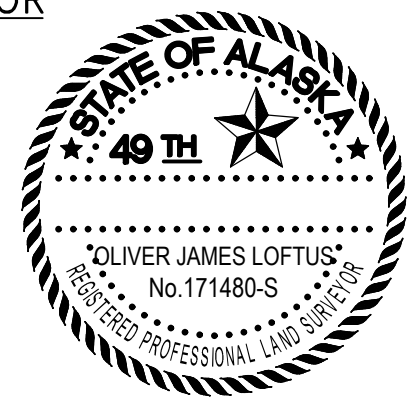
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LEGEND

- FOUND MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- F.R.D. FAIRBANKS RECORDING DISTRICT
- HATCHED AREA TO BE VACATED
- HATCHED AREA TO BE DEDICATED
- ⊗571.7± SPOT ELEVATION

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, OLIVER JAMES LOFTUS, 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.



DATE _____ REGISTRATION NO. 171480-S

NOTES

- THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF THE SECTION LINE EASEMENT THAT LIES WITHIN PARCEL 3, BRUNK WAIVER AND TO DEDICATE A PORTION OF THE OLD VALDEZ TRAIL.
- THE BEARINGS AND DISTANCES SHOWN HEREIN ON THE SUBJECT PROPERTY WE COMPUTED FROM PLATS 82-122, F.R.D. AND 2009-24, F.R.D.
- THE DATA FOR THE SECTION LINE EASEMENT IN SECTION 34 WAS TAKEN FROM PLAT NO. 2009-24, F.R.D. THE DATA FOR THE SECTION LINE EASEMENT AND P.U.E.'S IN SECTION 32 WERE TAKEN FROM PLAT NO. 82-122, F.R.D.
- PER AN EMAIL FROM THE STATE OF ALASKA DOT&PF ROW DEPARTMENT: DOT IS ASSERTING PRESCRIPTIVE EASEMENT RIGHTS ONLY FOR OLD VALDEZ TRAIL/OLD RICHARDSON HIGHWAY WITHIN SECTION 34. PROPERTY LINES GO TO CENTERLINE OF THE EXISTING ROAD. PER THE SAME EMAIL FROM DOT THE DEFINITION OF PRESCRIPTIVE RIGHTS IS AS FOLLOWS: THE STATE ASSERTS WHATEVER WIDTH IS REQUIRED TO ENCOMPASS THE ENTIRE ROADBED AND WHATEVER EXTRA IS REQUIRED TO MAINTAIN THE ROADBED, IN VARIOUS CASES THIS WOULD BE TO THE TOP OF CUT-BANKS, TOE OF FILL, BACK TOP OF DITCH, INVERT OF CULVERTS, ETC. AKDOT& PF REQUESTED THAT AN APPROXIMATION OF THIS BOUNDARY BE DEDICATED THIS PLAT.
- A FIELD SURVEY WAS CONDUCTED TO MEASURE THE CENTERLINE AND OTHER FEATURES OF OLD VALDEZ TRAIL TO DETERMINE THE ROAD EASEMENT AND PROPERTY LINES SHOWN HEREIN.
- THE SOILS IN THIS AREA ARE PILEDRIVER-EIELSON COMPLEX THROUGHOUT.
- THE FLOOD ZONE FOR THIS PROPERTY IS ZONE AE WITH A BASE FLOOD ELEVATION OF 571 FEET, NAVD88.
- THERE ARE NO WETLANDS WITHIN THIS PROPERTY PER NATIONAL WETLANDS INVENTORY.

SCALE: 1"=100'



SECTION LINE EASEMENT VACATION
WITHIN PARCEL 3, BRUNK WAIVER
(PLAT NO. 78-242W, F.R.D.)

(A.K.A. TL-3411, BEING THAT PORTION OF THE E 1/2 SE 1/4 SE 1/4 SEC. 34, T.3S., R.3E., F.M. LYING EAST OF THE OLD RICHARDSON HIGHWAY (A.K.A. OLD VALDEZ TRAIL), REC. DEED. BK.951, PG.678, F.R.D.)

LOCATION: **WITHIN SE1/4 SE1/4 SEC. 34 T.3S., R3E., FAIRBANKS MERIDIAN**
 OWNER: **DANIEL G. MCGRATH**
5790 OLD VALDEZ TRAIL
SALCHA, AK 99714

DRAWN: **MCK**
 CHECKED: **OJL**
 SCALE: **1"=100'**
 FNSB NO: **XXXX-XX**
 DATE OF DRAWING: **10/30/2023**



3-TIER ALASKA
 326 Driveway Street
 Fairbanks, AK 99701
 (907) 451-7411

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, FNSBC, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

