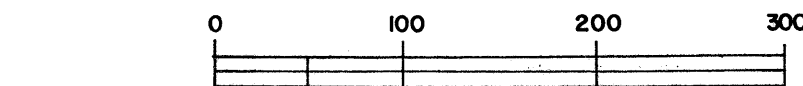


LEGEND

- 5/8" x 30" REBAR WITH A 1 1/2" ALUM. CAP, SET THIS SURVEY.
- ⊙ 2 1/4" x 30" ALUM. PIPE WITH A 3 1/4" ALUM. CAP, SET THIS SURVEY.
- 5/8" REBAR WITH A 1 1/2" ALUM. CAP, RECOVERED THIS SURVEY.
- ⊕ ALUM. CAP, PRIMARY MONUMENT RECOVERED THIS SURVEY.
- 4" x 4" YELLOW CONCRETE POST, RECOVERED

SCALE 1" = 100'



NOTES

1. SOILS DATA: SOILS IN THIS AREA CONSIST OF

, PER USDA SOILS MANUAL NO. 25, 1959 SERIES.

2. FLOOD DATA: THIS AREA IS CLASSIFIED IN ZONE

A Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
PER F.I.R.M. DATED AUGUST 24, 1982.

3. This plat is subject to the PROTECTIVE COVENANTS filed in the Fairbanks Recording District as Inst. No. 358, Page 704-707. Those lots encompassing a portion of Kelly Pond shall be subject to the following conditions:

- No motorized boats, snow machines or other motorized vehicles may be used on or in Kelly Pond.
 - Docks, piers or jetties may not be constructed so as to extend more than twenty-five (25) feet from the water line as shown on the plat of Richardson Estates.
 - No dirt, gravel, sand, stone or other materials shall be removed or placed in Kelly Pond for the purpose of adding or subtracting from the upland area of any lot.
 - No noxious or harmful substance shall be deposited or allowed to be deposited in Kelly Pond.
4. The Green strip easement shown is to be maintained as a buffer between properties and the following use restrictions shall apply:
- No structures shall be constructed or permitted to remain.
 - No clearing or removal of brush, trees or other vegetation shall be permitted, except that removal of dangerous or diseased trees shall be permitted within the green-strip easement. Any required maintenance within the easement shall be the responsibility of the owners of the lots containing that portion of the easement requiring maintenance.

A.D.E.C. NOTES

- Due to the high water table in the area, plans for all wastewater disposal systems in this subdivision must be approved by the Department of Environmental Conservation, 675 7th Avenue, Station I, Fairbanks, Alaska, before construction.
- A septic tank and its soil absorption system may not be placed within 100 feet, measured horizontally, of any natural or man-made lake, river, stream, slough or coastal water of the state.

CERTIFICATE OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with 18 AAC 72-065 and is approved by the State Department of Environmental Conservation.

William D. Morgan 3-2-84
Signature/Date

UTILITY EASEMENTS

- A 15 FOOT WIDE STRIP OF LAND AS DETERMINED NECESSARY BY THE UTILITY COMPANIES FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
- A 30 FOOT RADIUS KEY AT EACH POLE LOCATION AS NECESSARY FOR SUPPORTIVE DEVICES.
- THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT. SUCH TREES SHALL BE IDENTIFIED BY THE UTILITY COMPANY.

NO SCALE
DETAIL

NET AREA = 24.278 Ac.

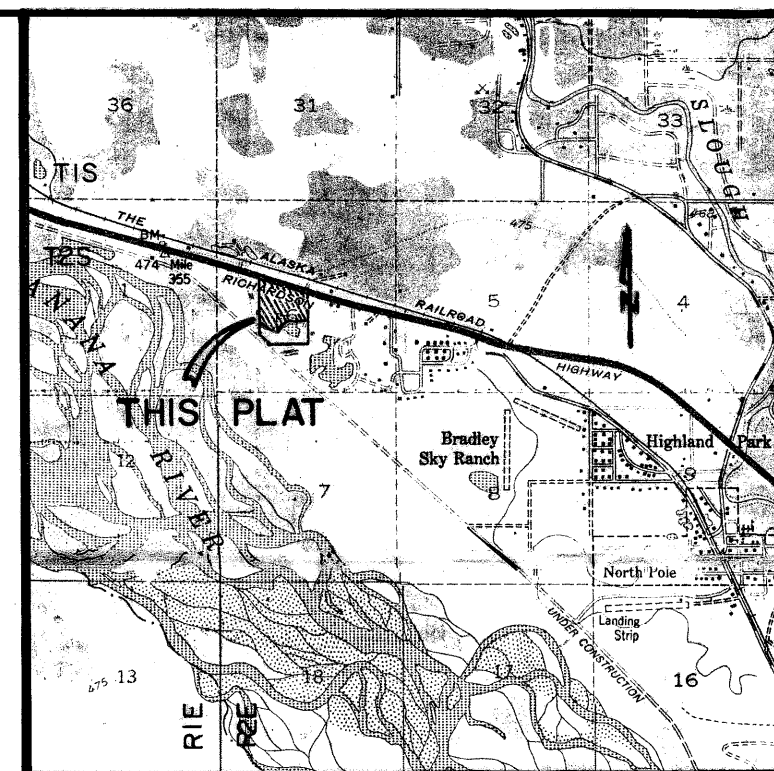
SW 1/16
SEC 6

C-S 1/16
SEC 6

CURVE DATA

I.D.	RADIUS	DELTA	L-ARC	TAN
①	25.00'	108°36'01"	47.39'	34.79'
②	25.00'	68°58'40"	30.10'	17.18'
③	25.00'	93°39'03"	40.86'	26.65'
④	25.00'	86°20'57"	37.68'	23.46'
⑤	25.00'	82°40'45"	36.08'	21.99'
⑥	25.00'	90°00'00"	39.27'	25.00'
A	5580.00'	3°02'21"	295.99'	148.03'
AG	5580.00'	0°37'37"	61.06'	30.53'
AG	5580.00'	2°24'44"	234.94'	117.49'
B	365.22'	26°12'11"	167.03'	85.00'
BC	340.22'	26°12'11"	155.59'	79.18'
BC	390.22'	5°31'17"	37.61'	18.82'
BC	390.22'	20°40'54"	140.86'	71.20'
C	277.59'	65°55'16"	319.38'	180.00'
CC	302.59'	19°18'49"	102.00'	51.49'
CC	302.59'	30°46'41"	162.55'	83.29'
CC	302.59'	15°49'46"	83.60'	42.07'
CC	252.59'	56°36'47"	249.58'	136.05'
CC	252.59'	9°18'29"	41.04'	20.56'
D	342.39'	36°04'36"	215.59'	111.50'
DD	317.39'	36°04'36"	199.85'	103.36'
DD	367.39'	10°43'03"	68.72'	34.46'
DD	367.39'	10°43'03"	68.72'	34.46'
E	346.12'	18°03'30"	109.09'	55.00'
EE	371.12'	5°18'11"	34.35'	17.19'
EE	371.12'	12°45'19"	82.62'	41.48'
EE	321.12'	18°03'30"	101.21'	51.03'
F	107.78'	35°58'48"	67.68'	35.00'
F2	82.78'	35°58'48"	51.99'	26.88'
F3	132.78'	35°58'48"	83.38'	43.12'
G	219.81'	54°00'00"	207.17'	112.00'
GG	194.81'	54°00'00"	183.61'	99.26'
GG	244.81'	27°52'51"	119.13'	60.77'

84-53
RECORDED - FILED TO
FBKS REC. DIST. 19
DATE 3-19-1984
TIME 2:58 P.M.
Requested by FNSB
Address



USGS QUAD FAI D-1 SCALE 1"=1 MILE
VICINITY MAP

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I hereby certify that the subdivision plat shown hereon has been found to comply with the regulations of the Title 17, Planning and Zoning, of the Fairbanks North Star Borough Code of Ordinances, and that the plat has been approved by the Board. Motion of March 14, 1984 and that the plat shown hereon has been approved for recording in the Fairbanks Recording District, Fairbanks, Alaska.

DATED March 16, 1984 at Fairbanks, Alaska.

Attest:

Janette A. Jones
Chairman, Fairbanks North Star
Borough Platting Board

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, RICHARD HEIEREN, a professional land surveyor, duly registered under the laws of the State of Alaska, do hereby certify that this plat represents the survey made under my direct supervision, that this plat is a true and correct representation of the lands surveyed and that compliance has been made with all of the applicable requirements of the Fairbanks North Star Borough Subdivision Regulations, Section 17.18.030, Monuments.

Richard C. Heieren
Registration No. 4473 S

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 Swenson Trucking & Excavating, Inc. and that, according to the records in my possession, all taxes assessed and due against said land in favor of the Fairbanks North Star Borough are paid in full.

DATED MARCH 12, 1984 at Fairbanks, Alaska.

David R. Braden
Tax Collector
Fairbanks North Star Borough

CERTIFICATE OF CORPORATE OWNERSHIP AND DEDICATION

We hereby certify that Swenson Trucking & Excavating, Inc. is the owner of the property shown and described hereon 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.

Larry E. Swenson

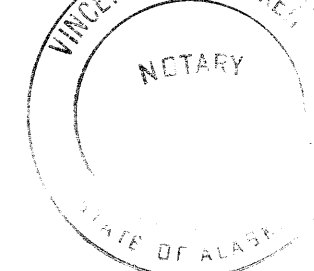
UNITED STATES OF AMERICA
STATE OF ALASKA

This is to certify that on this 9th day of March, 1984, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared

Larry E. Swenson to me known to be the

identical individuals mentioned in and who executed the within plat, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein specified.

Witness my hand and notarial seal the day and year in this Certificate first hereunto written.



Vincent M. Heieren
Notary Public in and for the State of
Alaska.
My Commission Expires April 13, 1987

RICHARDSON ESTATES

LOCATION: within G.L. 17 & 22 and NE 1/4 SW 1/4 SEC. 6, T.2S, R.2E.,

OWNER: SWENSON TRUCKING & EXCAVATING, INC. F.M., AK.
SR 60423
FBKS., AK. 99701

SURVEYOR: RICHARD C. HEIEREN
4073 EVERGREEN AVENUE
FAIRBANKS, ALASKA 99701 907-479-0477

DATE: 2-25-84 DRAFTED BY: RCH