

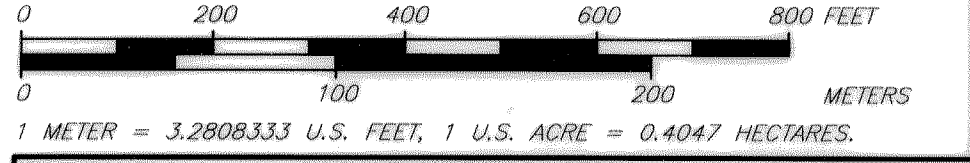
**LEGEND**

- ⊕ GLO/BLM MONUMENT RECOVERED.
- ⊕ ADL PRIMARY MONUMENT RECOVERED.
- RECOVERED SECONDARY MONUMENT OF RECORD.
- SET 5/8" X 30" REBAR WITH 2" ALUM. CAP, SHOWING CORNER DESIGNATION.
- RECOVERED ADOT & PF R.O.W. MONUMENT
- ADOT & PF R.O.W. MONUMENT OF RECORD.
- Rec. RECORD
- NRD NENANA RECORDING DISTRICT

**NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND AS DESCRIBED WITHIN STATUTORY WARRANTY DEED FILED AS INSTRUMENT No. 2003-001048-0, NENANA RECORDING DISTRICT ON DECEMBER 31, 2003, CREATING LOTS 1 THROUGH 22 AND TRACT A OF THE FOX ESTATES SUBDIVISION.
2. REFERENCE MATERIAL:
  - A. THE ORIGINAL USA PATENT No. 50-72-0236 RECORDED AS DOCUMENT No. 94-263, NENANA RECORDING DISTRICT, APRIL 19, 1994.
  - B. STATUTORY WARRANTY DEED RECORDED AS DOCUMENT No. 94-264, NENANA RECORDING DISTRICT, APRIL 19, 1994.
  - C. STATUTORY WARRANTY DEED RECORDED AS DOCUMENT No. 2003-001048-0, NENANA RECORDING DISTRICT, JANUARY 31, 2003.
  - D. THE ORIGINAL GLO SURVEY PLAT & NOTES OF TOWNSHIP 8 SOUTH, RANGE 9 WEST, FAIRBANKS MERIDIAN, ALASKA ACCEPTED BY THE GLO JUNE 19, 1919.
  - E. THE STATE OF ALASKA'S SUPPLEMENTAL CADASTRAL SURVEY PLAT OF SECTION 13, T8S R9W, F.M., FILED AS RECORD PLAT No. 82-4, NENANA RECORDING DISTRICT ON FEBRUARY 8, 1982.
  - F. ALASKA STATE LAND SURVEY No. 77-165 FILED AS RECORD PLAT No. 78-4, NENANA RECORDING DISTRICT ON MARCH 28, 1978.
  - G. UNRECORDED SURVEY INFORMATION PROVIDED BY STUTZMANN ENGINEERING OF FAIRBANKS, ALASKA CONCERNING THE FIELD LOCATION OF THE SW 1/4, SE 1/4, NW 1/4 OF SECTION 13, T8S, R9W, F.M.
  - H. ALASKA STATE LAND SURVEY No. 92-101 FILED AS RECORD PLAT No. 92-42, NENANA RECORDING DISTRICT ON NOVEMBER 11, 1992.
3. ADL No. 20529, A 30' GVEA UTILITY EASEMENT, LIES NORTH OF AND PARALLEL TO THE NORTHERLY R.O.W. LINE OF THE GEORGE PARKS HWY.
4. THIS SUBDIVISION HAS NOT BEEN INSPECTED FOR WASTEWATER DISPOSAL SYSTEMS. BE AWARE THAT SOIL CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT.
5. THIS SUBDIVISION LIES WITHIN THE DENALI BOROUGH AND IS NOT SUBJECT TO TAXATION AT THIS TIME.
6. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 96-07, ADOPTED BY THE DENALI BOROUGH ON JUNE 16, 1996.

**SCALE**



SHEET 1 OF 2

**Fox Estates**

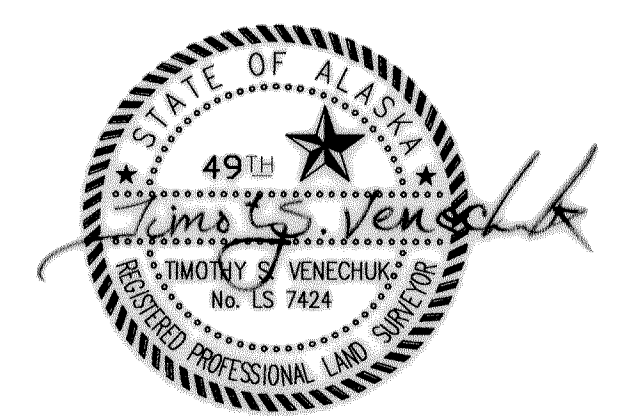
A SUBDIVISION LOCATED WITHIN THE  
NENANA RECORDING DISTRICT AND ALSO WITHIN  
THE N 1/2, SECTION 13, T8S, R9W, F.M., ALASKA  
CONTAINING 67.26± ACRES

PREPARED FOR: ROBERT FOX 815 SIXTH AVENUE FAIRBANKS, ALASKA 99701	PREPARED BY: INTERIOR SURVEYING & MAPPING Timothy S. Venechuk PLS PO BOX 336, HEALY, ALASKA 99743
DR. BY: TSV DATE: 7/22/04	CHECKED BY: TSV
SCALE: 1" = 200'	FILE No.

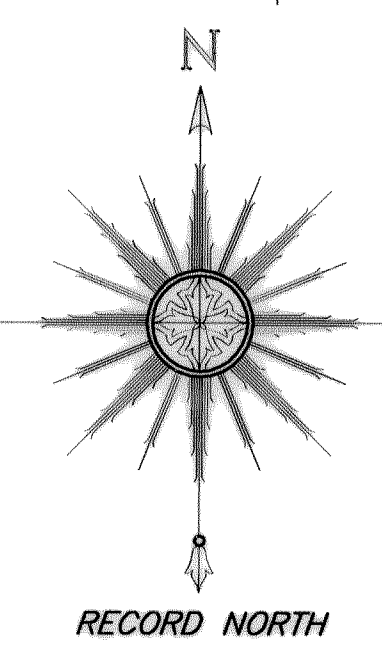
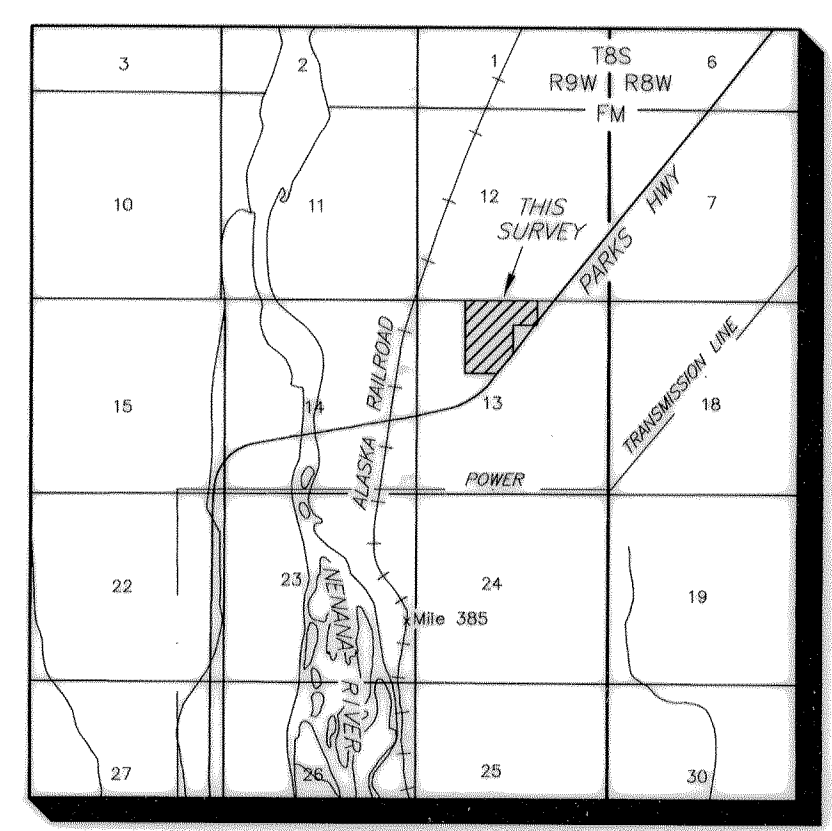
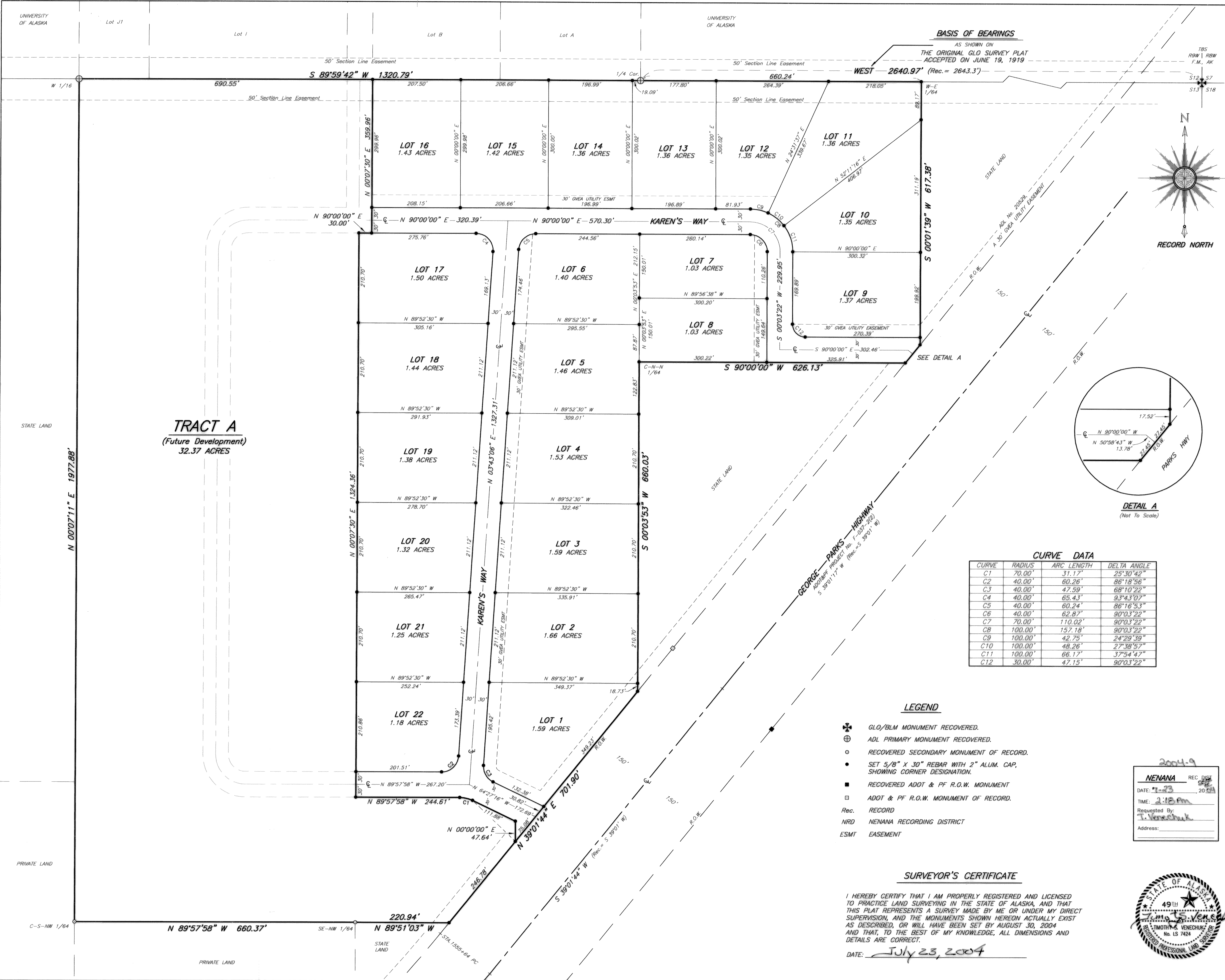
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, OR WILL HAVE BEEN SET BY AUGUST 30, 2004 AND THAT, TO THE BEST OF MY KNOWLEDGE, ALL DIMENSIONS AND DETAILS ARE CORRECT.

DATE: July 23, 2004



Nenana, 2004-9



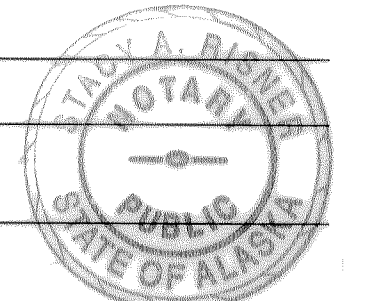
**CERTIFICATE OF OWNERSHIP**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ROBERT FOX KEOGH PLAN IS THE OWNER OF THE LAND DESCRIBED HEREON, THAT I AM A TRUSTEE OF THE AFORESAID KEOGH PLAN DULY AUTHORIZED FOR SIGNATURE AND THAT I APPROVE OF AND ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE FOR PUBLIC USE AS NOTED, ALL EASEMENTS AND PUBLIC UTILITY AREAS AS SHOWN AND DESCRIBED HEREON.

*Karen L. Fox* DATE 7/23/04, 2004  
KAREN L. FOX  
FAIRBANKS, ALASKA

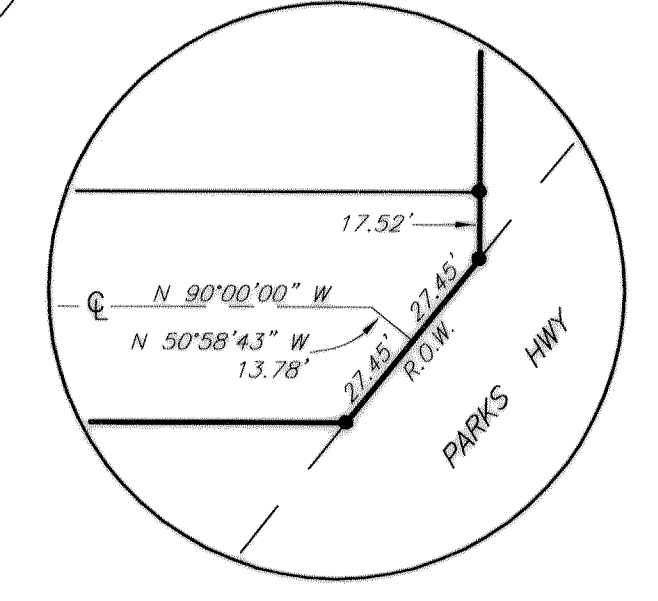
**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF July, 2004.  
FOR KAREN L. FOX  
*Glenn A. Riehl*  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES 5/27/08



**NOTES:**

- ADL No. 20529, A 30' GVEA UTILITY EASEMENT, LIES NORTH OF AND PARALLEL TO THE NORTHERLY R.O.W. LINE OF THE GEORGE PARKS HWY.
- THERE IS A 35 FOOT RADIUS EASEMENT AT EACH POWER POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES TOGETHER WITH AN EASEMENT AT ALL ROAD CROSSINGS.
- THIS SUBDIVISION HAS NOT BEEN INSPECTED FOR WASTEWATER DISPOSAL SYSTEMS. BE AWARE THAT SOIL CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT.
- THIS SUBDIVISION LIES WITHIN THE DENALI BOROUGH AND IS NOT SUBJECT TO TAXATION AT THIS TIME.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE 96-07, ADOPTED BY THE DENALI BOROUGH ON JUNE 16, 1996.



**CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	70.00'	31.17'	25°30'42"
C2	40.00'	60.26'	86°18'56"
C3	40.00'	47.59'	68°10'22"
C4	40.00'	65.43'	93°43'07"
C5	40.00'	60.24'	86°16'53"
C6	40.00'	62.87'	90°03'22"
C7	70.00'	110.02'	90°03'22"
C8	100.00'	157.18'	90°03'22"
C9	100.00'	42.75'	24°29'39"
C10	100.00'	48.26'	27°38'57"
C11	100.00'	66.17'	37°54'47"
C12	30.00'	47.15'	90°03'22"

**LEGEND**

- ⊗ GLO/BLM MONUMENT RECOVERED.
- ⊕ ADL PRIMARY MONUMENT RECOVERED.
- RECOVERED SECONDARY MONUMENT OF RECORD.
- SET 5/8" X 30" REBAR WITH 2" ALUM. CAP, SHOWING CORNER DESIGNATION.
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- NRD NENANA RECORDING DISTRICT
- ESMT EASEMENT

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DATE: July 23, 2004



2004-9

**NENANA** REC. DIST. 2004

DATE: 7-23-04

TIME: 2:18 PM

Requested By: T. Venchuk

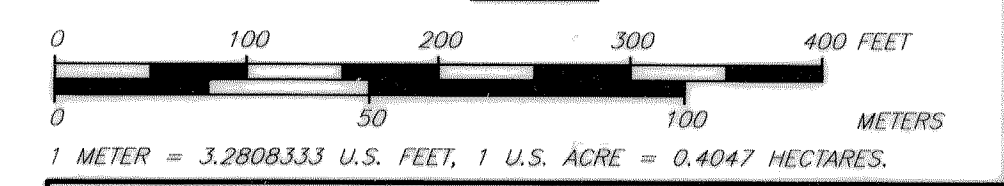
Address: \_\_\_\_\_

**SUBDIVISION APPROVAL**

THIS SUBDIVISION HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH DENALI BOROUGH PLATTING ORDINANCE No. 96-07 AND THE APPLICABLE PROVISIONS OF LAW AND IS HEREBY APPROVED.

*Bruce Hopper* 7-23-04  
DENALI BOROUGH APPROVING OFFICIAL DATE

**SCALE**



**SHEET 2 OF 2**  
**Fox Estates**  
A SUBDIVISION LOCATED WITHIN THE NENANA RECORDING DISTRICT AND ALSO WITHIN THE N 1/2, SECTION 13, T8S, R9W, F.M., ALASKA CONTAINING 67.26± ACRES

PREPARED FOR: ROBERT FOX 815 SIXTH AVENUE FAIRBANKS, ALASKA 99701	PREPARED BY: INTERIOR SURVEYING & MAPPING Timothy S. Venchuk PLS PO BOX 336, HEALY, ALASKA 99743
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