

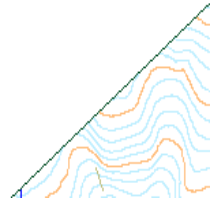
# Koponen Homestead

## Phase 1 Plat Notes (Lots 5-24, 27,28)



### *PLAT NOTES*

- 1.) There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
- 2.) A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
- 3.) The utility companies 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.
- 4.) An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.
- 5.) 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 any other water of the state. The bottom of the soil absorption field must be a minimum of four feet above the seasonal high ground water level. This may require the construction of an alternative wastewater disposal system, such as a mound.
- 6.) This property is located within Flood Zone "X" per Federal Emergency Management Agency Flood Insurance Rate Map 025009 01836 dated January 2, 1992..
- 7.) This area is overlain by Fairbanks, Gilmore and Minto Soils per NRCS Web Soil Survey 2013.
- 8.) Portions of Lot 13 may contain wetlands regulated under Section 404 of the Clean Water Act.
- 9.) The construction of all on-site wastewater disposal systems must meet the regulatory requirements of the State of Alaska Department of Environmental Conservation.
- 10.) Access to Lot 27 from Roland Road is limited to a single driveway located directly across from Pickering Drive.
- 11.) A variance was granted from 17.60.060.F to allow direct access from Lot 27 onto Roland Road.
- 12.) A variance was granted from 17.60.070.A to allow access for Lot 28 onto Katya Court without road construction to Title 17 standards.
- 13.) A variance was granted from 17.60.230.E to allow access for Lot 28 onto Katya Court without the construction or dedication of a turnaround.
- 14.) A variance was granted from 17.60.070.B for constructed access to Lots 13 and 14.
- 15.) These lots are subject to the protective covenants recorded Oct. 16, 2013 as Instrument Number 2013-019018-0 in the Fairbanks Recording District.



## Phase 2 Plat Notes (Lots 1-4, 25-26)

### *NOTES*

1. There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
2. A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
3. The utility companies 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.
4. An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.
5. 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 any other water of the state. The bottom of the soil absorption field must be a minimum of four feet above the seasonal high ground water level. This may require the construction of an alternative wastewater disposal system, such as a mound.
6. This property is located within Flood Zone "X" per Federal Emergency Management Agency Flood Insurance Rate Map 02090C4335J and 020904330J dated March 17, 2014.
7. This area is overlain by Fairbanks, Gilmore and Minto Soils per NRCS Web Soil Survey 2013.
8. The construction of all on-site wastewater disposal systems must meet the regulatory requirements of the State of Alaska Department of Environmental Conservation.
9. Lots are subject to the protective covenants recorded October 16, 2013 as Instrument Number 2013-019018-0 and as modified with Amendment No. 1 recorded June 24, 2014 as Instrument Number 2014-008452-0 and Amendment No. 2 recorded \_\_\_\_\_ as Instrument Number \_\_\_\_\_ all in the Fairbanks Recording District. Lots 25, 26, Tract A-1 and Tract C are not subject to the covenants for Koponen Homestead.
10. SLOPE EASEMENTS are intended to protect those portions of the structural road cut or fill and any associated drainage structures which lie outside the dedicated right-of-way. The Fairbanks North Star Borough or its designated agencies may use the area within the easement to build up, to cut down, to reshape in any manner, to cut brush and trees, or any activity necessary to maintain and improve the roadway and its associated drainage facilities.
11. Direct access onto Roland Road from Lots 1, 2 and 26 is prohibited.