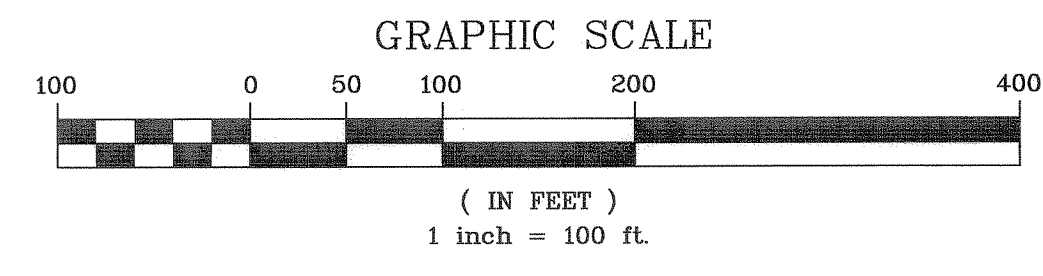


- NOTES**
- There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
  - A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
  - The utility companies 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.
  - An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.
  - 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.
  - This property is located within Flood Zone "X" per Federal Emergency Management Agency Flood Insurance Rate Map 02090C4335J and 020904330J dated March 17, 2014.
  - This area is overlain by Fairbanks, Gilmore and Minto Soils per NRCS Web Soil Survey 2013.
  - The construction of all on-site wastewater disposal systems must meet the regulatory requirements of the State of Alaska Department of Environmental Conservation.
  - 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 [redacted] all in the Fairbanks Recording District. Lots 25, 26, Tract A-1 and Tract C are not subject to the covenants for Koponen Homestead.
  - 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.
  - Direct access onto Roland Road from Lots 1, 2 and 26 is prohibited.

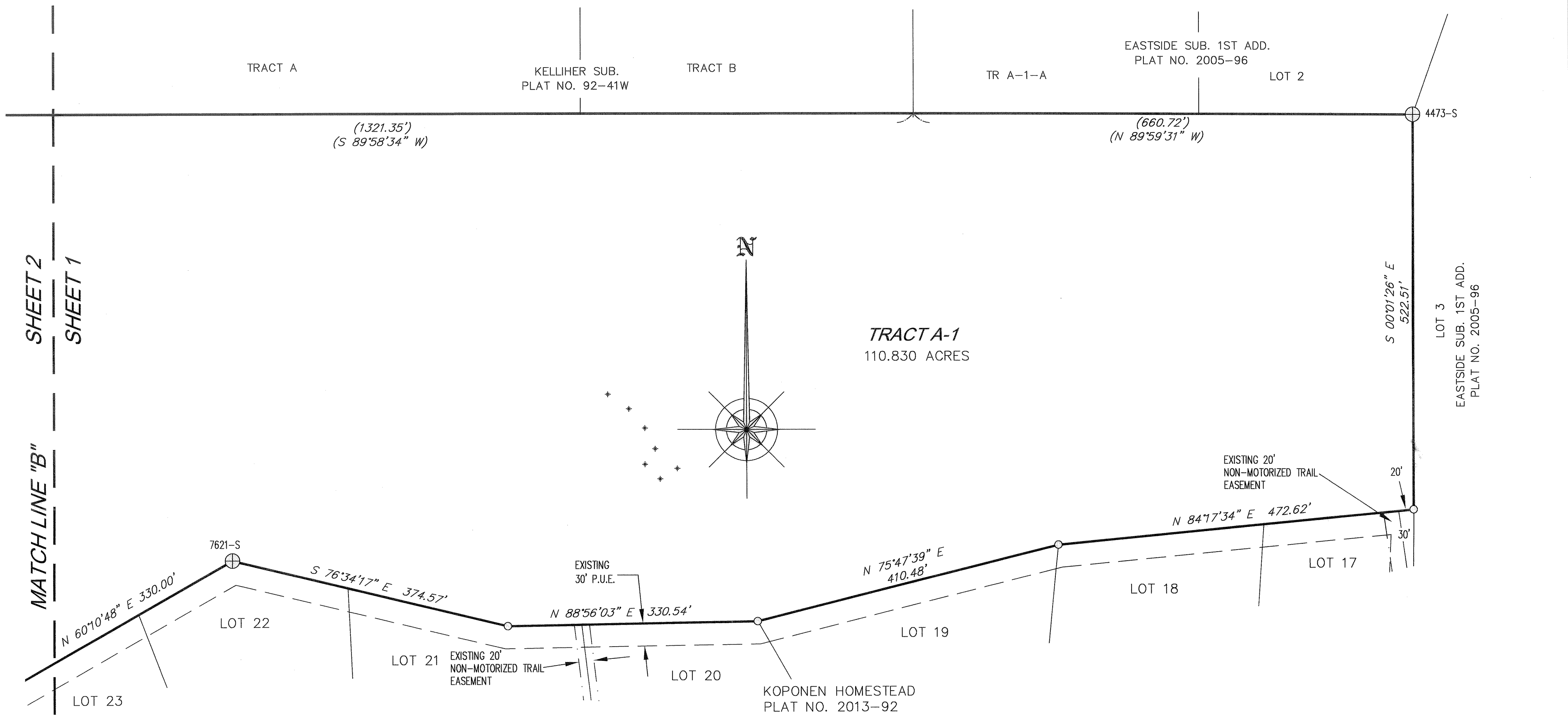
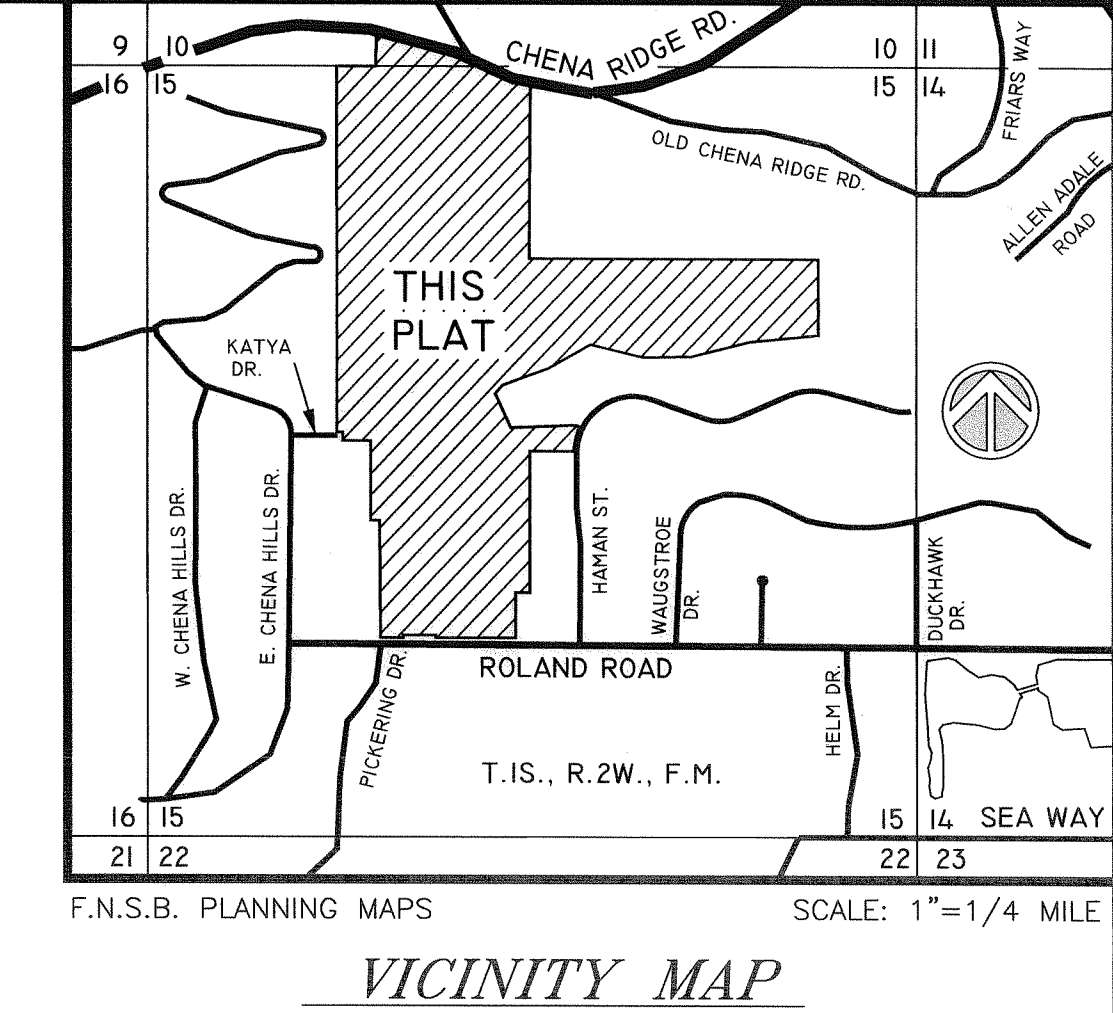
**AREA SUMMARY**

LOTS 1-4, 5A, 25-26	15.927 ACRES
TRACT A-1	110.830 ACRES
TRACT C	9.890 ACRES
RIGHT-OF-WAY	1.034 ACRES
<b>TOTAL</b>	<b>137.681 ACRES</b>



**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

I hereby certify that this subdivision plat has been found to comply with the regulations of Title 17.60, Final Plats, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved.



**CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE**

We hereby certify that we are the owners of the herein specified property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

We further certify that all required improvements comply with the standards established in Title 17, Subdivisions, Fairbanks North Star Borough Code.

*Chena K. Newman, personal representative*  
*Joan F. Koponen by Choral Newman conservator*

UNITED STATES OF AMERICA }  
STATE OF ALASKA } S. S.

This is to certify that on this 25<sup>th</sup> day of August, 2014, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:

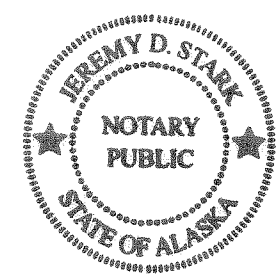
*Chena K. Newman*

to me known to be the identical individuals mentioned 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 herein written.

*[Signature]*  
Notary Public in and for the State of Alaska

My Commission Expires: 1/25/2015



**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:

*Nilo Emil Koponen & Joan F. Koponen*

Description: Tract A & Lot 5 Koponen Homestead

and that according to the records in my possession, all taxes levied against said land and in favor of the Fairbanks North Star Borough are not delinquent.

Dated at Fairbanks, Alaska, this 28<sup>th</sup> day of August, 2014.

*[Signature]*  
Tax Collector  
Fairbanks North Star Borough



**LEGEND**

- ⊕ PRIMARY MONUMENT RECOVERED, STAMPED AS NOTED.
- 5/8" REBAR AND SURVEY CAP, RECOVERED THIS SURVEY. (STAMPED 7621-S UNLESS OTHERWISE NOTED)
- 5/8" REBAR AND ALUMINUM SURVEY CAP, SET THIS SURVEY, STAMPED 7621-S.
- (XXX.XX) RECORD INFORMATION
- (C) COMPUTED INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT

FAIRBANKS NORTH STAR BOROUGH CONFORMANCE COPY RECORDING DATA	
FILE #	2014-101
INST. #	2014-02310-0
DATE	8-28-14
BY	<i>[Signature]</i>
	PLATTING OFFICER

**STUTZMANN ENGINEERING ASSOCIATES, INC.**  
P.O. BOX 71429, FAIRBANKS, ALASKA 99707-1429  
OFFICE AT 9 ADAK AVENUE (907) 452-4094

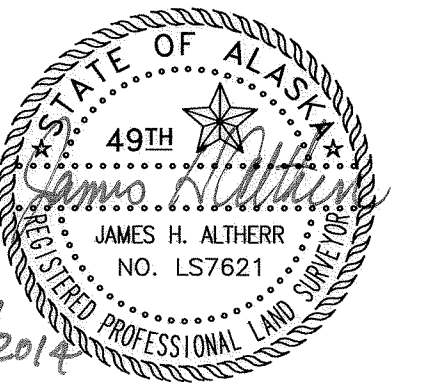
**KOPONEN HOMESTEAD PHASE 2**  
THE REPLAT OF LOT 5 AND TRACT A OF KOPONEN HOMESTEAD (PLAT NO. 2013-92)  
WITHIN SE1/4 SW1/4 SECTION 10 AND SECTION 15 T.1S., R.2W., F.M. ALASKA  
FAIRBANKS RECORDING DISTRICT

FOR: *THE ESTATE OF NILO EMIL KOPONEN AND JOAN F. KOPONEN*

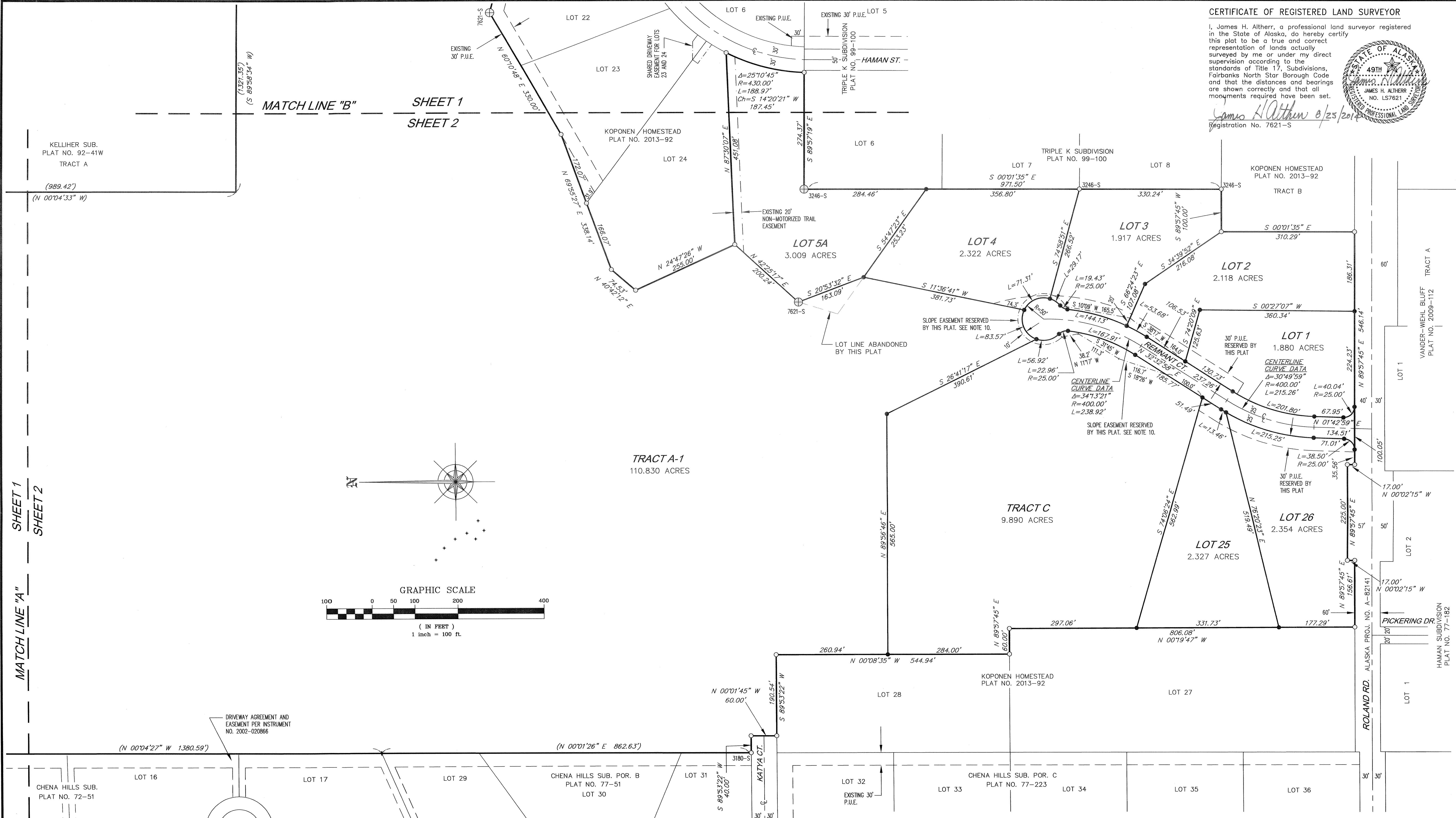
SURVEYED BY: S.E.A.	DATE: JULY 2014
DRAWN BY: J.D.S.	DATE: AUG. 25, 2014
CHECKED BY: E.A.M.	SCALE: 1"=100' SHEET 1 OF 2

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, James H. Altherr, 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.



James H. Altherr 8/25/2014  
 Registration No. 7621-S



SHEET 1  
 SHEET 2  
 MATCH LINE "A"

MATCH LINE "B"  
 SHEET 1  
 SHEET 2

FAIRBANKS NORTH STAR BOROUGH  
 CONFORMANCE COPY  
 RECORDING DATA  
 FILE # 2014-101  
 INST. # 2014-0123(e-o)  
 DATE 8-28-14  
 BY [Signature]  
 PLATTING OFFICER

**STUTZMANN ENGINEERING ASSOCIATES, INC.**  
 P.O. BOX 71429, FAIRBANKS, ALASKA 99707-1429  
 OFFICE AT 9 ADAK AVENUE (907) 452-4094

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 T.1S., R.2W., F.M. ALASKA  
 FAIRBANKS RECORDING DISTRICT

FOR: THE ESTATE OF NILO EMIL KOPONEN AND JOAN F. KOPONEN

SURVEYED BY: S.E.A. DATE: JULY 2014  
 DRAWN BY: J.D.S. DATE: AUG. 25, 2014  
 CHECKED BY: E.A.M. SCALE: 1"=100' SHEET 2 OF 2

SD 020-13