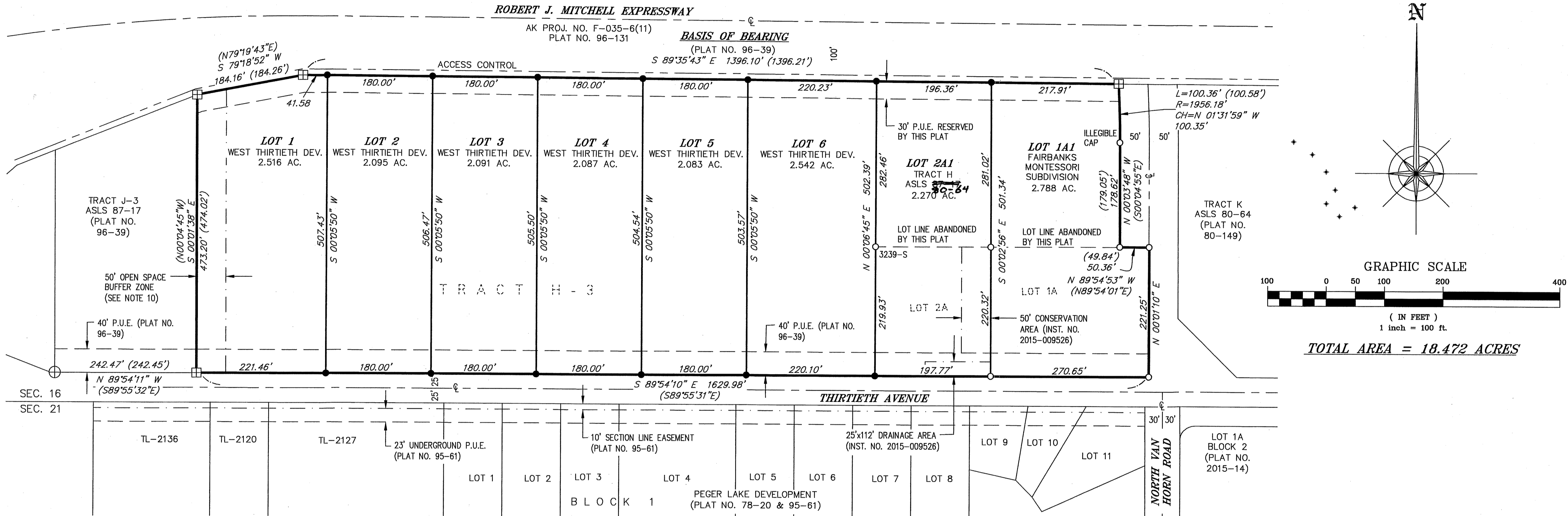
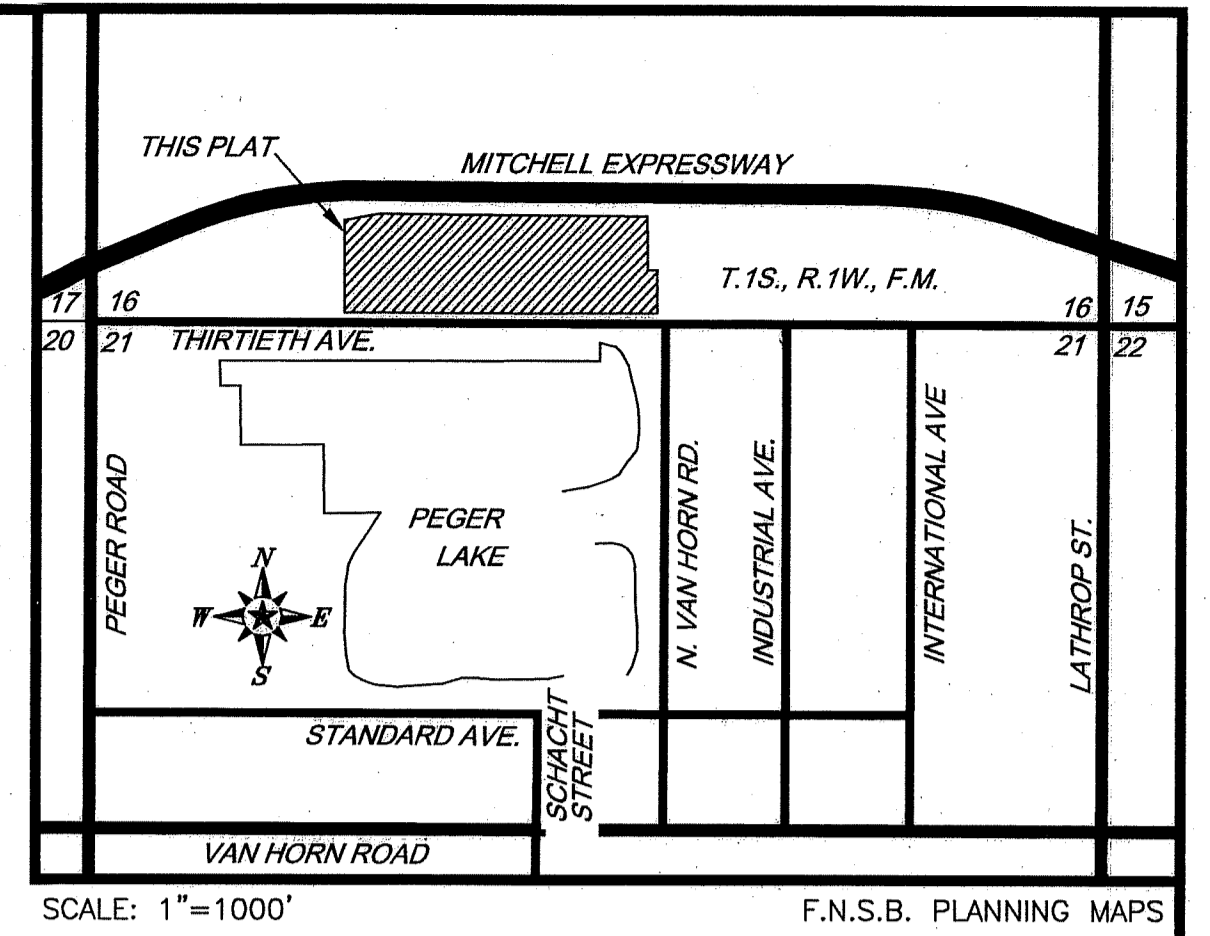


NOTES

- 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.
- This area is served by Golden Heart Utilities Sewer and Water.
- This property is located within Flood Zone "X" per Federal Emergency Management Agency Flood Insurance Rate Map 02090C4359J dated March 17, 2014.
- This area is overlain by Tanacross Peat and Tanana Mosquito Complex soils per NRCS Web Soil Survey 2021.
- This area may contain wetlands regulated under Section 404 of the Clean Water Act. A Department of the Army permit may be needed prior to construction activities or the placement of fill.
- The purpose of this plat is to create 8 lots from 3.
- At the time that this plat was recorded, the westerly 50' of Lot 1 was zoned Open Space Buffer, which limits the use of this portion of Lot 1 to those mentioned in Title 18.24.
- Access onto the Robert J. Mitchell Expressway is Prohibited.
- Lot 2A1 is subject to deed restrictions filed Inst. No. 2008-009641-0, 2010-017078 and 2015-009526.
- Any new driveway or modification of an existing driveway onto 30th Avenue shall require a permit from the City of Fairbanks.

LEGEND

- ⊕ 3.25" ALUMINUM CAP PRIMARY MONUMENT RECOVERED STAMPED 6474-S
- ⊞ 3.25" ALUMINUM CAP PRIMARY MONUMENT RECOVERED STAMPED 4922-S
- 5/8" REBAR AND 1 1/2" ALUMINUM SURVEY CAP, RECOVERED THIS SURVEY (6474-S UNLESS NOTED OTHERWISE)
- 5/8" X 30" REBAR AND 1 1/2" ALUMINUM SURVEY CAP, SET THIS SURVEY, STAMPED 7621-S
- (XXX.XX) RECORD DIMENSION



VICINITY MAP

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 8/26/2021
Registration No. 7621-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:

Montessori Association Inc,
Via Vita Health Project Inc,
Fairbanks North Star Borough

Description: *Lot 1A Fairbanks Montessori,*
Lot 2A Tract H ASLS 80-64,
Tract H-3 ASLS 87-17

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 paid in full for Tax Year 2021.

Dated at Fairbanks, Alaska, this 21 day of August 2021.

Dorothy McDonald
Fairbanks North Star Borough Treasury Division Official

CERTIFICATE OF MUNICIPAL OWNERSHIP, DEDICATION AND COMPLIANCE

I hereby certify that FAIRBANKS NORTH STAR BOROUGH is the owner of the herein specified property shown and described hereon and that I hereby adopt this plan of subdivision with my consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

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

Daniel Welch
DANIEL WELCH, NATURAL RESOURCES DEVELOPMENT MANAGER, FAIRBANKS NORTH STAR BOROUGH

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

This is to certify that on this 27 day of August, 2021, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:
Daniel Welch



CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION AND COMPLIANCE

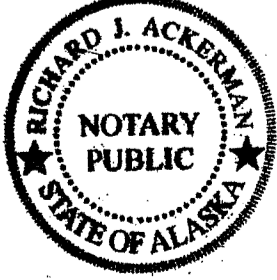
I hereby certify that FAIRBANKS MONTESSORI ASSOCIATION, INC. is the owner of the herein specified property shown and described hereon and that I hereby adopt this plan of subdivision with my consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

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

Sarah Nichols
SARAH NICHOLS, EXECUTIVE DIRECTOR, FAIRBANKS MONTESSORI ASSOCIATION, INC.

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

This is to certify that on this 27 day of August, 2021, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:
SARAH NICHOLS



CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION AND COMPLIANCE

I hereby certify that VIA VITA HEALTH PROJECT, INC. is the owner of the herein specified property shown and described hereon and that I hereby adopt this plan of subdivision with my consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

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

Jenny Cross
JENNY CROSS, EXECUTIVE DIRECTOR, VIA VITA HEALTH PROJECT, INC.

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

This is to certify that on this 26 day of AUGUST, 2021, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:
JENNY CROSS



CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I hereby certify that this subdivision plat has been found to comply with the regulations of Title 17.52, Final Plats, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved.

FAIRBANKS NORTH STAR BOROUGH
CONFORMING COPY
RECORDING DATA
FILE # 2021-84
INST. # 2021-016304-0
DATE: 8/27/21
PLATTING OFFICER: *[Signature]*

STUTZMANN ENGINEERING ASSOCIATES, INC.
P.O. BOX 71429, FAIRBANKS, ALASKA 99707-1429
OFFICE AT 9 ADAK AVENUE | (907) 452-4094 | AK C-627

WEST THIRTIETH DEVELOPMENT AND THE REPLAT OF TRACT H-3 AND LOT 2A, TRACT H, ASLS 87-17 AND THE REPLAT OF LOT 1A FAIRBANKS MONTESSORI SUBDIVISION
(PLAT NO. 96-39, 85-97 AND 2013-2)

WITHIN S1/2 S1/2 SEC. 16, T.1S., R.1W., F.M. ALASKA
FAIRBANKS RECORDING DISTRICT

FOR: FAIRBANKS NORTH STAR BOROUGH, FAIRBANKS MONTESSORI ASSOCIATION, INC., VIA VITA HEALTH PROJECT, INC.

SURVEYED BY: S.E.A. DATE: JUNE, 2021
DRAWN BY: J.D.S. DATE: 08/26/2021
CHECKED BY: E.A.M. SCALE: 1"=100' SHEET 1 OF 1