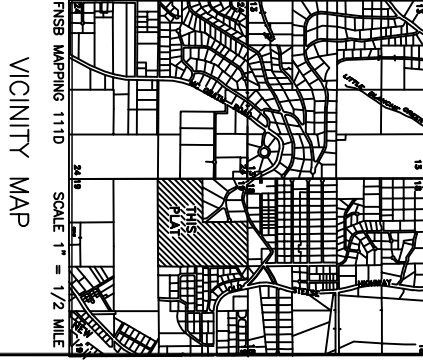


13	14	15	16	17	18	19	20	21	22	23	24
SUNNY HILLS TERRACE											
VALLEVIEW AVE											
1	2	3	4	5	6	C-1	T-D	T-E			
SUNNY HILLS TERRACE FIRST											
1802	1803	BLOCK 1		7	8	9	10	11	12	C-2	1812
SUNNY HILLS TERRACE FIRST											

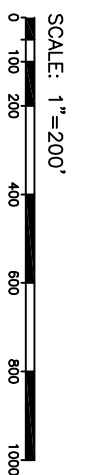
ACREAGE SUMMARY
TOTAL = 120 ACRES

- NOTES**
1. SOILS FOR THIS SUBDIVISION ARE FAIRBANKS SILT LOAM 7% TO 20% SLOPES, GOLDSTREAM SILT LOAM 0% TO 7% SLOPES AND UNTO SILT LOAM 3% TO 7% SLOPES PER USDAOILS MANUAL NO. 25, 1959 SERIES.
 2. THIS AREA IS WITHIN FLOOD ZONE "X" PER F.I.R.M. MAPPING DATED 01/02/92.
 3. A SEPTIC TANK AND ITS SOIL ABSORPTION SYSTEM MAY NOT BE PLACED WITHIN 100' MEASURED HORIZONTALLY OF ANY NATURAL OR CULTURAL RESOURCE OR ANOTHER SEPTIC TANK OR SOIL ABSORPTION SYSTEM OF THE STATE. THE SOIL ABSORPTION SYSTEM MUST BE A MINIMUM OF 4 FEET ABOVE THE SEASONALLY HIGH GROUND WATER TABLE.
 4. ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



- UTILITY EASEMENTS**
1. THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUY, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.
 2. A 15' WIDE STRIP OF LAND AS DETERMINED 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 CROSSEINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

**PHOTO
REDUCED**



**WILSHIRE GLENN ESTATES -
BRIGHTON HEIGHTS**

LOCATION: WITHIN NW1/4 SEC. 19 T.1N., R.1E., F.M. AK.	
OWNER:	
SAHN INVESTMENTS 211C	1919 LATHROP ST. SUITE 120
FAIRBANKS, AK. 99701-5937	
SURVEYOR:	
ROH SURVEYS LTD.	326 DRIVEWAY STREET #102
(907)	451-7411
FAIRBANKS, ALASKA	99701
F.A.R.B.A.N.K.S. RECORDING DISTRICT	
F.N.S.B. #: NA	DESIGNED: ROH
SCALE: 1" = 200'	CHECKED:
DRAWN: BDR	DATE: 08-16-2006