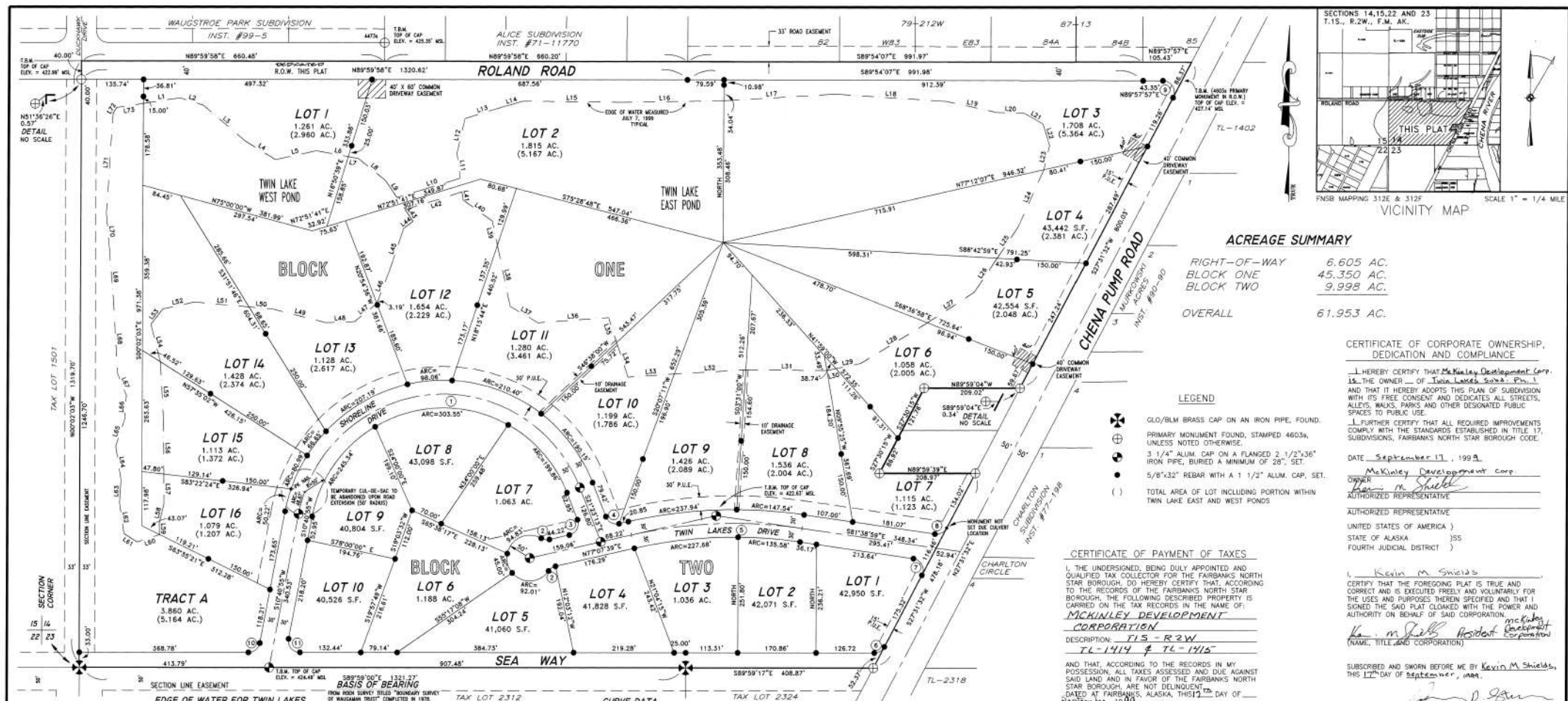


ACREAGE SUMMARY

RIGHT-OF-WAY	6.605 AC.
BLOCK ONE	45.350 AC.
BLOCK TWO	9.998 AC.
OVERALL	61.953 AC.

LEGEND

- GLD/BLM BRASS CAP ON AN IRON PIPE, FOUND.
- PRIMARY MONUMENT FOUND, STAMPED 4603A, UNLESS NOTED OTHERWISE.
- 3 1/4" ALUM. CAP ON A FLANGED 2 1/2" x 3/8" IRON PIPE, BURIED A MINIMUM OF 28" SET.
- 5/8" x 32" REBAR WITH A 1 1/2" ALUM. CAP, SET.
- TOTAL AREA OF LOT INCLUDING PORTION WITHIN TWIN LAKE EAST AND WEST PONDS

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: **MCKINLEY DEVELOPMENT CORPORATION**
DESCRIPTION: **T1S - R2W TL-1414 & TL-1415**
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AND DUE AGAINST SAID LAND AND IN FAVOR OF THE FAIRBANKS NORTH STAR BOROUGH ARE NOT DELINQUENT DATED AT FAIRBANKS, ALASKA, THIS 12th DAY OF September, 1999.

Carol Nattanson
TAX COLLECTOR
FAIRBANKS NORTH STAR BOROUGH

UTILITY EASEMENTS

- THERE WILL BE A 35' ROADWAY EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORT STRUCTURES.
- A 15' WIDE STRIP OF LAND AS DETERMINED 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, DEAD, 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.

CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION AND COMPLIANCE

I HEREBY CERTIFY THAT **McKinley Development Corp.** IS THE OWNER OF **Twin Lakes Subd. Ph. 1** AND THAT IT HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND DEDICATES 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.

DATE: **September 17, 1999**

OFFICE: **McKinley Development Corp.**

Kevin M. Shields
AUTHORIZED REPRESENTATIVE

AUTHORIZED REPRESENTATIVE

UNITED STATES OF AMERICA)

STATE OF ALASKA)

FOURTH JUDICIAL DISTRICT)

I, **Kevin M. Shields**, CERTIFY THAT THE FOREGOING PLAN IS TRUE AND CORRECT AND IS EXECUTED FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED AND THAT I SIGNED THE SAID PLAN CLOUSED WITH THE POWER AND AUTHORITY ON BEHALF OF SAID CORPORATION.

Kevin M. Shields
(NAME, TITLE AND CORPORATION)

SUBSCRIBED AND SWORN BEFORE ME BY **Kevin M. Shields**, THIS 12th DAY OF September, 1999.

Carol Nattanson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES **1/8/03**

NOTARY PUBLIC
JEREMY D. STARK
STATE OF ALASKA



TWIN LAKES SUBDIVISION PHASE I
(INCLUDES PORTION GOV. LOT 6)

LOCATION: WITHIN S1/2 SW1/4 SEC. 14 T1S R2W FM AK

OWNER: **McKINLEY DEVELOPMENT CORP.**
2201 CUSHMAN ST.
FAIRBANKS, AK 99701

SURVEYOR: **RCH SURVEYS**
(907) 451-7411
348 DRIVEWAY STREET
FAIRBANKS, ALASKA 99701

FAIRBANKS RECORDING DISTRICT
F.N.S.B. # SD 044-99 DESIGNED: RCH/SB CHECKED: *JS*
SCALE: 1"=100' DRAWN: JDS DATE: 8-10-99

EDGE OF WATER FOR TWIN LAKES

NUMBER	DIRECTION	DISTANCE
L1	N 81°20'13" E	80.18'
L2	S 75°18'36" E	53.11'
L3	S 49°29'54" E	120.13'
L4	S 58°16'19" E	78.10'
L5	N 77°45'29" E	91.56'
L6	S 78°29'19" E	70.33'
L7	S 79°29'19" E	22.45'
L8	S 50°53'58" E	77.13'
L9	S 34°12'39" E	44.12'
L10	N 72°51'41" E	143.76'
L11	N 07°35'14" W	55.01'
L12	N 12°42'07" E	77.83'
L13	N 75°58'36" E	84.20'
L14	N 74°05'44" E	47.24'
L15	S 86°22'03" E	212.91'
L16	N 89°05'59" E	225.09'
L17	N 69°35'24" E	242.30'
L18	S 86°21'10" E	245.67'
L19	S 77°58'18" E	111.51'
L20	S 60°09'44" E	61.35'
L21	S 60°25'00" E	46.66'
L22	S 16°52'54" E	48.89'
L23	S 17°40'37" W	54.44'
L24	S 23°58'30" W	136.85'
L25	S 33°39'13" W	81.69'
L26	S 33°39'13" W	88.52'
L27	S 57°00'04" W	122.28'
L28	S 58°24'45" W	170.44'
L29	S 78°15'54" W	54.34'
L30	S 78°15'54" W	20.58'
L31	N 89°35'02" W	176.60'
L32	S 86°39'30" W	155.92'
L33	S 89°58'51" W	101.24'
L34	N 12°14'58" W	79.67'
L35	N 18°14'58" W	57.09'
L36	S 85°53'03" W	154.20'
L37	N 59°58'45" W	70.72'

CURVE DATA

NUMBER	DIRECTION	DISTANCE
L38	N 11°59'47" W	136.10'
L39	N 11°59'47" W	53.19'
L40	N 54°08'09" W	79.22'
L41	N 07°35'14" W	17.29'
L42	S 72°51'41" W	129.49'
L43	S 34°12'39" E	30.62'
L44	S 52°34'43" W	125.38'
L45	S 18°20'16" W	98.25'
L46	S 20°57'36" W	75.13'
L47	S 50°42'51" W	62.28'
L48	S 88°08'40" W	63.09'
L49	N 75°42'15" W	118.19'
L50	N 84°58'01" W	52.13'
L51	N 84°58'01" W	125.88'
L52	S 77°37'37" W	69.05'
L53	S 38°00'23" W	42.56'
L54	S 14°20'15" E	84.74'
L55	S 03°12'36" E	132.38'
L56	S 02°29'23" E	112.04'
L57	S 02°29'23" E	65.54'
L58	S 14°04'32" W	42.27'
L59	S 01°59'55" W	25.10'
L60	S 21°42'38" W	52.17'
L61	N 56°17'42" W	133.93'
L62	N 08°17'16" W	87.76'
L63	S 03°29'15" E	49.42'
L64	N 08°07'58" W	75.19'
L65	N 18°28'00" W	61.85'
L66	N 03°28'11" E	51.68'
L67	N 22°25'14" W	50.64'
L68	N 03°20'08" W	131.28'
L69	N 04°43'23" W	117.52'
L70	N 05°58'21" W	82.26'
L71	N 03°54'24" W	212.49'
L72	N 31°07'53" E	14.96'
L73	N 81°20'13" E	58.98'

CERTIFICATE OF APPROVAL BY THE PLATTING OFFICER
I HEREBY CERTIFY THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.80, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAN HAS BEEN APPROVED.



CERTIFICATE OF REGISTERED LAND SURVEYOR

I, **RICHARD C. HEIKEN**, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAN 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.



99-77
RECORDED - FILED 20
FAIRBANKS REC. DIST.
DATE: **9/17/99** BY: **99**
TIME: **1:41** PM
Requested by: **FNBS**
Drawn by: **4473 S.**