

GRANT OF EASEMENT

THE GRANTOR, Fairbanks North Star Borough, a municipal corporation of the State of Alaska, P.O. Box 71267, Fairbanks Alaska 99707 hereby grants to the GRANTEE, Dorothy M. Cooper, of P. O. Box 90493, Anchorage, Alaska 99509, a public access easement across Parcel B-6, Chena River Lakes Project, at Station 212-39.2, within the N 1/2 SE 1/4, Section 34, T1S, R1E, FM., described as follows:

Beginning at the southeast corner of Section 34, T1S, R1E, FM.; thence N00°04'W along the section line 1885.6 feet to the True Point Of Beginning; Thence N00°04'W 300.0 feet; thence S89°56'W 44.5 feet; thence S00°04'E 100.00 feet; thence S89°56'W 5.5 feet; thence S00°04'E 200.0 feet; thence N89°56'E 50.0 feet to the true point of beginning.

FAIRBANKS RECORDING DISTRICT

As depicted on the attached exhibits.

This easement is for the sole purpose of construction, reconstruction, repair, maintenance, operation of a public thoroughfare across the property described above..

Approval for any construction, reconstruction or repair must be obtained from the Borough Engineer prior to commencement of any project within this right of way.

The GRANTEE shall indemnify, defend, and hold harmless GRANTOR from and against all claims, demands, judgments, costs and expenses which may arise by reason of injury to any person or damage to any property in connection with its use of or presence on the right-of-way easement.

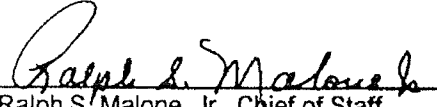
This easement shall continue only so long as said easement is used for the purposes herein recited. Assignment of the uses authorized herein may only be accomplished with the written consent of the GRANTOR; provided that consent will not be unreasonably withheld.

The GRANTOR hereby reserves for itself, its successors and assigns the right to utilize the surface and subsurface of the land subject to this grant of easement for any lawful purpose which will not significantly interfere or be inconsistent with GRANTEE'S use of the property.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed on the 16th day of January, 1997.

FAIRBANKS NORTH STAR BOROUGH

(SEAL)


Ralph S. Malone, Jr., Chief of Staff

ATTEST



Martha [Signature]
Borough Clerk

APPROVED:

Cynthia [Signature]
Borough Attorney

ACKNOWLEDGMENT

STATE OF ALASKA)
) ss
FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 16th day of January, 1994, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared RALPH S. MALONE, JR., to me known and known to me to be the Chief of Staff to the Mayor of the Fairbanks North Star Borough, and he acknowledged that he signed and executed the foregoing instrument as the free and voluntary act and deed of said Borough for the uses and purposes therein mentioned, and that he was authorized to execute said instrument on its behalf.

WITNESS my hand and official seal the day and year in the certificate first above written.



Roberta R. Pyler
Notary Public in and for Alaska
My commission expires: 6/6/99

Fairbanks North Star Borough
P.O. Box 71267
Fairbanks AK 99707

33' SECTION LINE EASEMENT IN SEC. 34

50' R-O-W DEDICATION

NOTE: THIS EASEMENT IS TO EXPAND THE EXISTING 33' SECTION LINE EASE. AT THE ROZAK ROAD CROSSING OF THE "B" CHANNEL.

97-1252

2/cc

FAIRBANKS REC. DISTRICT
FNSB

'97 JAN 21 PM 1 56

CHENA RIVER LAKES PROJECT, "B" CHANNEL
PARCEL "B-5"

CHENA RIVER LAKES PROJECT, "B" CHANNEL
PARCEL "B-6"

NO SECTION LINE EASEMENT IN SEC. 35

TRACT "A"
PROPOSED COOPER ESTATES
2ND ADDITION

POINT OF BEGINNING

SEC. 34

SEC. 35



FAIRBANKS NORTH STAR BOROUGH
DEPARTMENT OF LAND MANAGEMENT
P.O. BOX 71267
FAIRBANKS, ALASKA 99707

EXHIBIT "B"

-EASEMENT DETAIL DRAWING-
FOR A 50' PUBLIC ACCESS EASEMENT
ACROSS FNSB FLOOD CONTROL CHANNEL "B"
RES. NO. 96- , PROJ. NO. "UA 96-026"

SCALE : 1"=60'

WITHIN SECTION 34, T1S R1E, F.M., FNSB BASE MAP 211G & H