

**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: CG Acquisition Co., Inc.

DESCRIPTION: Lot 4A, BIK 125, F.T., portions of Lot 6, BIK 125, F.T., portions of Rickert Hmd., USS 849

and GL 12, Sec. 10, T.1S, R.1W, F.M.

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 17<sup>th</sup> DAY OF November, 1994.

*Carol Hiltunen*  
TAX COLLECTOR  
FAIRBANKS NORTH STAR BOROUGH

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

I HEREBY CERTIFY THAT CGF PROPERTIES, INC. IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON 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: 10-21, 1994.

**CGF PROPERTIES, INC.**

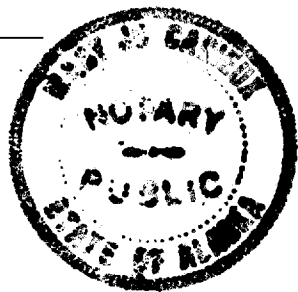
CORPORATE OWNER

BY: *Mark R. Williams*  
CORPORATION'S AGENT  
**PRESIDENT**

THE NOTARY'S ACKNOWLEDGMENT  
UNITED STATES OF AMERICA }  
STATE OF ALASKA } SS.

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF Oct., 1994, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MARK R. WILLIAMS, REGISTERED AGENT, TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL MENTIONED AND WHO EXECUTED THE WITHIN PLAT, AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED IN HIS CAPACITY AS REGISTERED AGENT FOR SAID CORPORATE OWNER AND THAT AT THE TIME HE PRESENTED THIS PLAT HE WAS CLOAKED WITH THE POWER AND AUTHORITY TO SIGN THIS PLAT ON BEHALF OF SAID CORPORATION. WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR THIS CERTIFICATE FIRST HEREIN WRITTEN.

*Mary J. Calvey*  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES 3/3/98



**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT 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 PLAT HAS BEEN APPROVED.



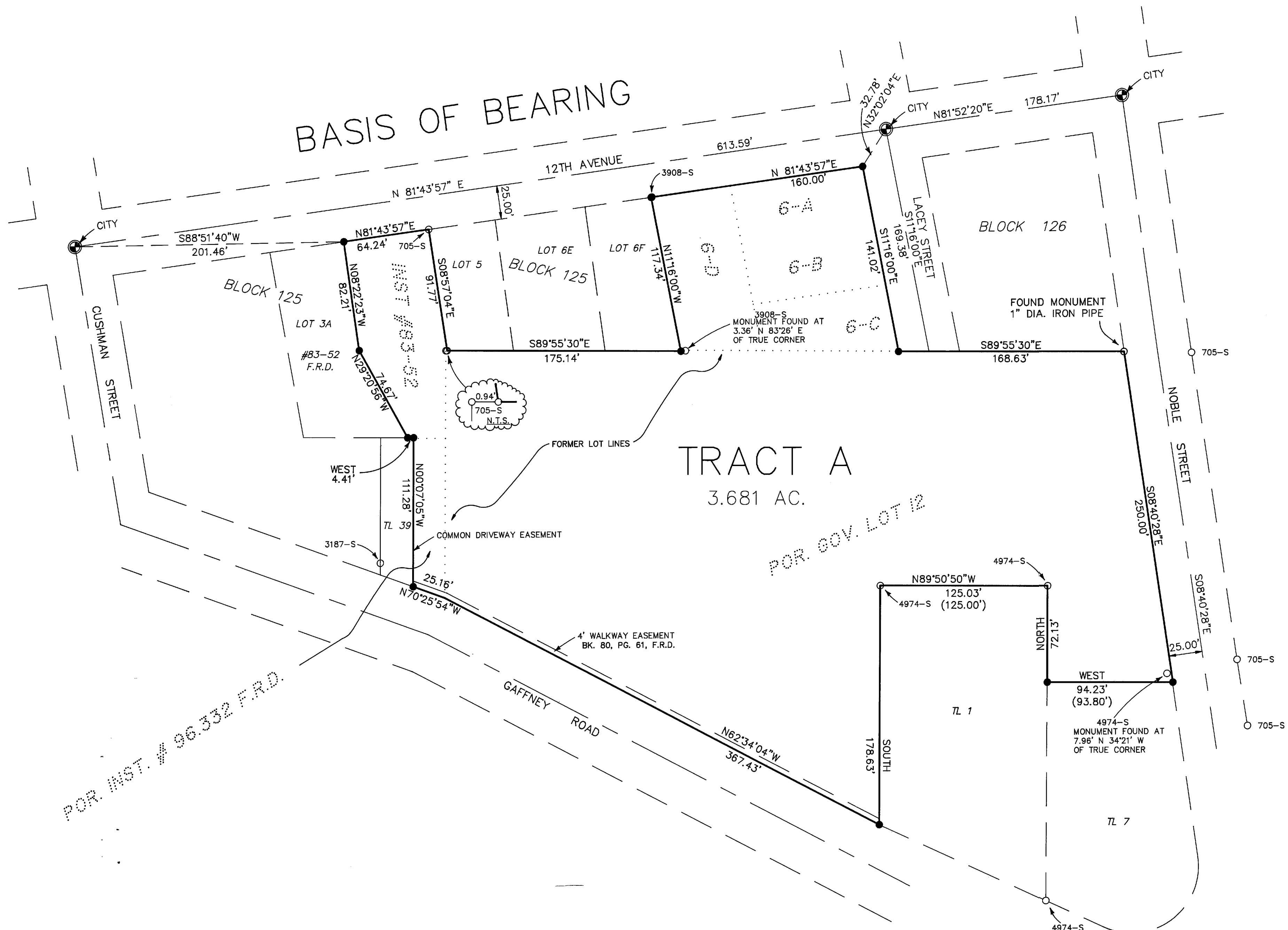
**DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVAL**

THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THIS SUBDIVISION'S WASTEWATER DISPOSAL, AND APPROVES THIS SUBDIVISION FOR PLATTING.

*Janessa J. Blevins*  
SIGNATURE

11/2/94  
DATE

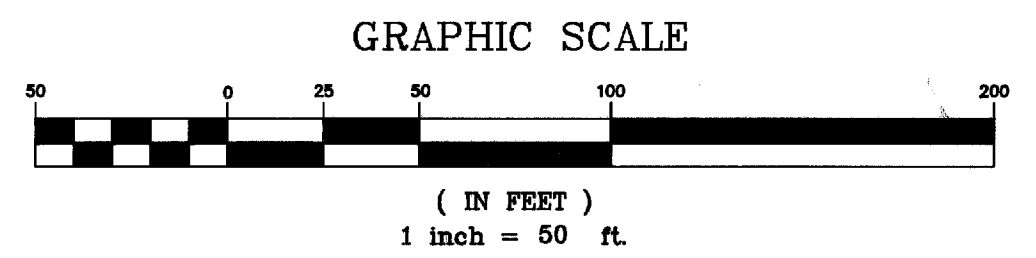
BASIS OF BEARING



**NOTES:**

1. THERE WILL BE A 35-FOOT RADIUS EASEMENT AT EACH POLE LOCATION AS NECESSARY FOR SUPPORTIVE STRUCTURE. A 15-FOOT 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 REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT. SUCH TREES SHALL BE IDENTIFIED BY THE UTILITY COMPANIES. EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.
2. THIS PROPERTY IS WITHIN FLOOD ZONE X PER F.I.R.M. DATED 1/12/92.
3. THIS PROPERTY LIES OUTSIDE THE LIMITS OF THE FAIRBANKS AREA SOIL SURVEY.
4. LOTS 6-A, B, C & D WERE NOT CREATED BY ANY PLAT OF RECORD BUT WERE ASSIGNED THIS DESIGNATION BY THE FNSB ASSESSING DEPT. TO REFLECT DEED CONVEYANCES FROM PORTIONS OF LOT 6, BLOCK 125, FAIRBANKS TOWNSITE.

94-130  
RECORDED - FILED 2088  
Fairbanks REC. DIST.  
DATE 11/18, 1994  
TIME 12:50 P.M.  
Requested by FNSB  
Address \_\_\_\_\_



**LEGEND**

- ⊙ RECOVERED PRIMARY MONUMENT IN CASING
- RECOVERED SECONDARY MONUMENT
- MONUMENT SET THIS SURVEY, 5/8" X 30" REBAR WITH 2" AL. SURV. CAP
- ( ) DIMENSIONS OF RECORD

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, PATRICK H. KALEN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE 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.

October 27, 1994  
DATE



**FAIRBANKS RECORDING DISTRICT**

DATE OF SURVEY:	<u>AUGUST, 1991</u>	KALEN & ASSOCIATES, INC.
BEGINNING:	<u>SEPTEMBER, 1992</u>	1041 CHENA RIDGE ROAD
ENDING:		FAIRBANKS, ALASKA 99709
		(907) 479-2628
TRACT A, BLOCK 125, A REPLAT OF		
PORTIONS OF RICKERT SUB., INST. NO. 96.332 F.R.D.		
PORTIONS OF BLOCK 125, FAIRBANKS TOWNSITE,		
U.S.S. 849, AND BLM LOT 12,		
SECTION 10, T.1S., R.1W. F.M., FAIRBANKS, ALASKA		
OWNER: CGF PROPERTIES, INC.		
DRAWN BY:	SCALE:	CHECKED BY:
PHK & MEG	1" = 50'	<i>P.H. Kalen</i>
DATE: <u>9/29/94</u>		FILE NO. <u>9102-F</u>
		FNSB NO. <u>RP 011-92</u>

Fairbanks Plat # 94-130