

**EASEMENTS**

1. A 15 foot wide strip of land as determined necessary by the utility companies for the installation, maintenance, repair, or removal of yard poles.
2. A 30 foot radius key at each pole location as necessary for supportive devices.
3. 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 company.

**NOTES**

1. The bottom of the soil absorption field must be a minimum of 4 feet above the seasonal high ground water level. This may require the construction of an alternative wastewater disposal system, such as a mound.
2. A minimum horizontal distance of 100 ft must be maintained between single family residential wells and septic tank-soil absorption systems, including those on adjacent lots.
3. No direct access will be permitted onto Badger Road.
4. Flood data - area is of minimal flooding as per flood insurance rate map, Sept. 11, 1979.
5. Soils data - area consists of Salchaket very fine sandy loam, as per USDA soil survey, series 1959, No. 25, issued Sept. 1963. Terrain is level.
6. Vacated by the State of Alaska Department of Transportation by the deed of vacation filed as instrument No. 84-9086, Book 383, P. 444, Fairbanks Recording District.

**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: JAY & BETTY AGNEW  
 Description: T. 1320 Sec. 32 T. 15 R. 2 E.  
 and that, according to the records in my possession, all taxes assessed and due against said land in favor of the Fairbanks North Star Borough are paid in full.  
 Dated at Fairbanks, Alaska, this 24th day of April, 1984

*David P. Gordon*  
 Tax Collector  
 Fairbanks North Star Borough

**CERTIFICATE OF APPROVAL BY THE PLATTING BOARD**

I hereby certify that the subdivision plat shown hereon has been found to comply with the regulations of Title 17, Subdivisions, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved by the Board on April 25, 1984 and that the plat shown hereon has been approved.

Dated this 27th day of April, 1984 at Fairbanks, Alaska.

*Summitte A. James*  
 Chairman, Fairbanks North Star Borough Platting Board

**PLATTING BOARD CERTIFICATE OF VACATION**

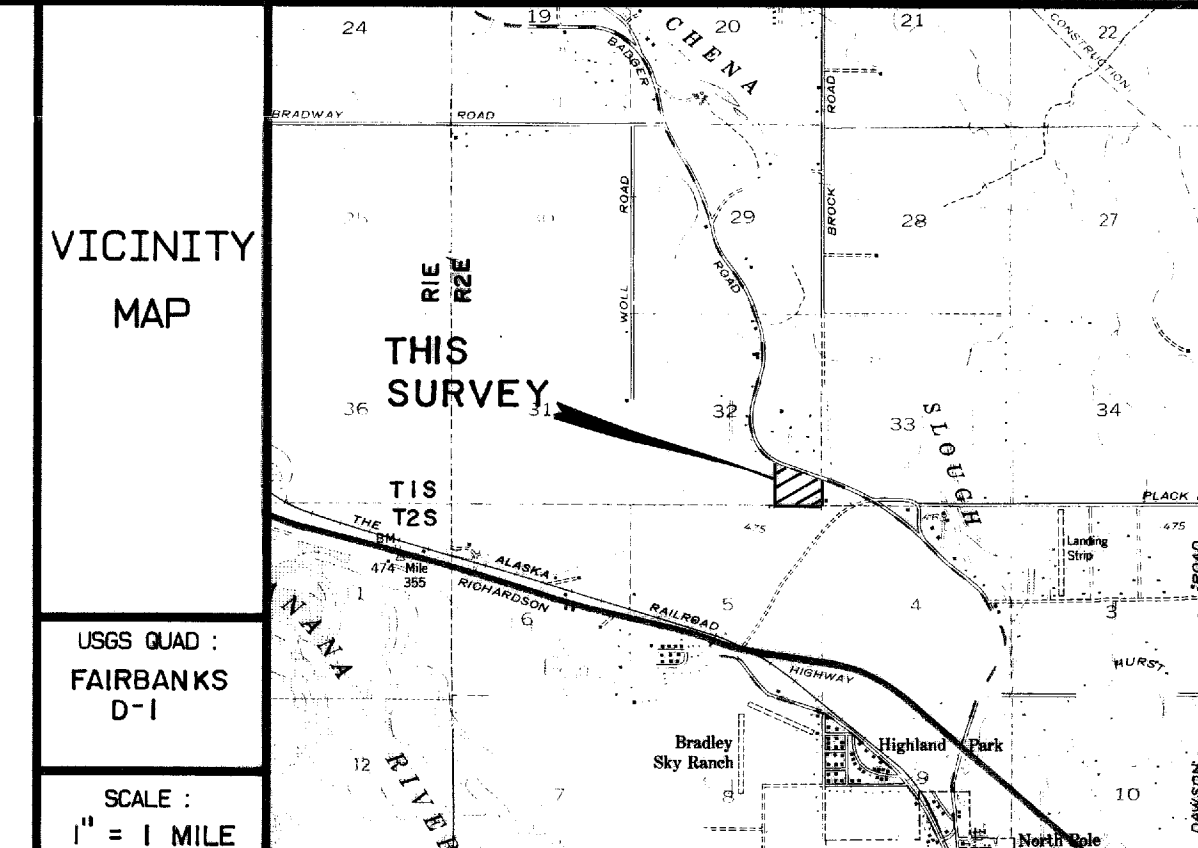
I hereby certify that the vacation shown hereon has been found to comply with the requirements of state law and Title 17, Subdivisions, of the Fairbanks North Star Borough Code of Ordinances, and that said vacation has been duly approved by the parties involved, and that the vacation shown hereon has been approved for recording in the Fairbanks Recording District, Fairbanks, Alaska.

Dated this 27th day of April, 1984, at Fairbanks, Alaska.

*Summitte A. James*  
 Chairman, Fairbanks North Star Borough Platting Board

This subdivision has been reviewed in accordance with ASAC 72-055 and is approved by the State Department of Environmental Conservation.

*Joseph L. Kuhn* 04-23-84  
 Signature/Date



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.  
 Date: April 24, 1984

Owner Jay Agnew  
*Jay Agnew*

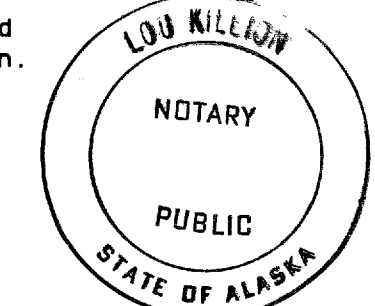
**THE NOTARY'S ACKNOWLEDGEMENT:**

STATE OF ALASKA )  
 FOURTH JUDICIAL DISTRICT ) SS:

I hereby certify that on this 24 day of April, 1984 before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared Jay Agnew and Betty Agnew the individual mentioned in 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.

Witness my hand and notarial seal the day and year in this Certificate first herein written.

*Jan Kullion*  
 Notary Public in and for the State of Alaska  
 My Commission Expires 11-2-86



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.  
 Date: April 27, 1984

Owner Agnew

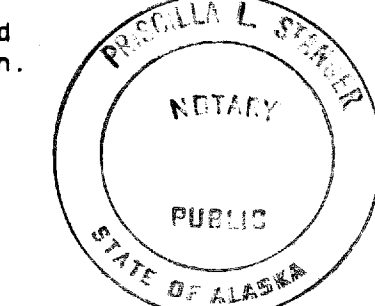
**THE NOTARY'S ACKNOWLEDGEMENT:**

STATE OF ALASKA )  
 FOURTH JUDICIAL DISTRICT ) SS:

I hereby certify that on this 27th day of April, 1984 before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared Jay Agnew and Betty Agnew the individual mentioned in 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.

Witness my hand and notarial seal the day and year in this Certificate first herein written.

*Priscilla J. Hays*  
 Notary Public in and for the State of Alaska  
 My Commission Expires 9-4-84



**CERTIFICATE OF REGISTERED LAND SURVEYOR**

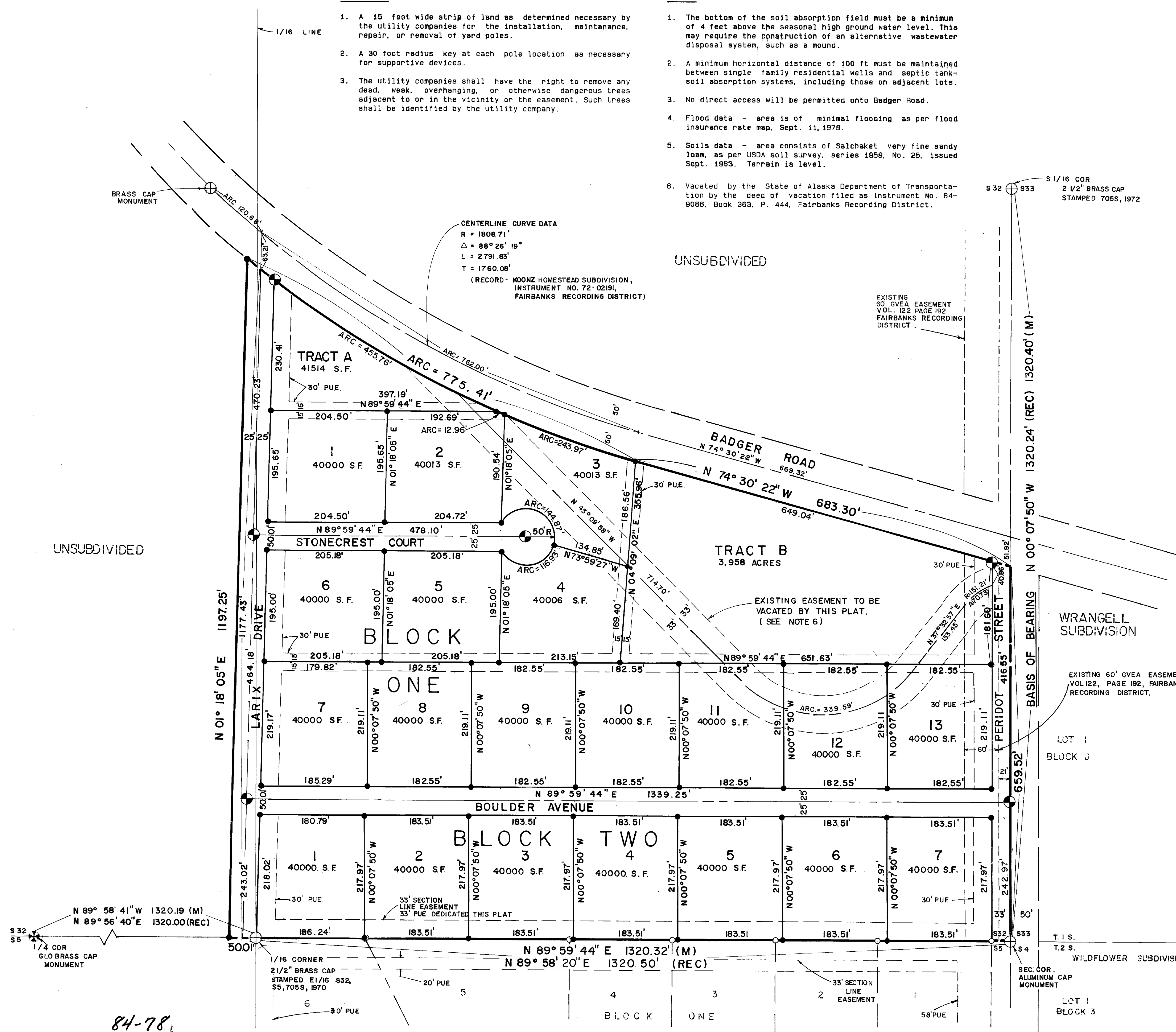
I, Tom Rosaduk, a professional land surveyor, duly registered under the laws of the State of Alaska, do hereby certify that this plat represents the survey made under my direct supervision, that this plat is a true and correct representation of the lands surveyed and that compliance has been made with all of the applicable requirements of the Fairbanks North Star Borough Subdivision Regulations Section 17.18.030, Monuments.

*Tom Rosaduk*  
 Registration No. 32398

**KINGSMEN ESTATES**  
 AND A VACATION OF A PORTION  
 OF OLD BADGER ROAD.  
 LOCATED IN A PORTION OF THE S1/2 SE 1/4, SEC. 32  
 T. 15, R. 2 E., F.M., ALASKA

**ROEN**  
 DESIGN ASSOCIATES  
 ENGINEERS - SURVEYORS  
 1028 AURORA DRIVE FAIRBANKS ALASKA 99701

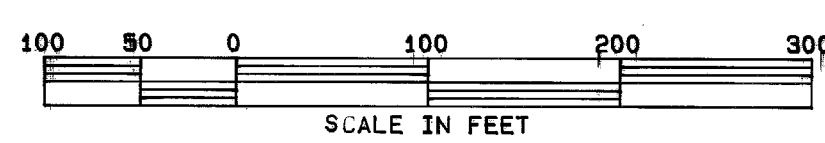
SCALE 1" = 100'  
 DRAWN BY KLF  
 CHECKED SF  
 DATE 3/6/84  
 PROJ. NO. 84-017  
 SHEET 1 OF 1



84-78  
 RECORDED - FILED 10  
 FBKS REC. DIST.  
 DATE 5-1 1984  
 TIME 9:34 A.M.  
 Requested by FNSB  
 Address

NET ACREAGE = 23.277 ACRES

- LEGEND**
- ⊕ GLO PRIMARY MONUMENT, RECOVERED
  - ⊙ PRIMARY MONUMENT, RECOVERED
  - ⊙ ALUM PRIMARY MONUMENT, SET THIS SURVEY
  - REBAR W/ ALUM CAP, RECOVERED
  - 5/8" REBAR W/ ALUM CAP, SET THIS SURVEY



OWNERS: JAY & BETTY AGNEW  
 SR 30789  
 FAIRBANKS, AK. 99701