

**ACREAGE SUMMARY**

RIGHT-OF-WAY	6.605 AC.
BLOCK ONE	45.350 AC.
BLOCK TWO	9.998 AC.
<b>OVERALL</b>	<b>61.953 AC.</b>

- LEGEND**
- ⊕ GLO/BLM BRASS CAP ON AN IRON PIPE, FOUND
  - ⊙ PRIMARY MONUMENT FOUND, STAMPED 4603S, UNLESS NOTED OTHERWISE.
  - ⊙ 3 1/4" ALUM. CAP ON A FLANGED 2 1/2"x36" IRON PIPE, BURIED A MINIMUM OF 28". SET.
  - ⊙ 5/8"x32" 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: **T15 - R2W 76-1414 & 76-1415**  
 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 17<sup>th</sup> DAY OF **September** 1994.

*Carol Hillman*  
 TAX COLLECTOR  
 FAIRBANKS NORTH STAR BOROUGH

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

I HEREBY CERTIFY THAT **McKinley Development Corp.** IS THE OWNER OF **Twin Lakes Subdiv. Pl. 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, 1994  
*Kevin M. Shields*  
 OWNER  
 AUTHORIZED REPRESENTATIVE

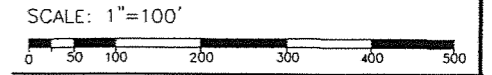
AUTHORIZED REPRESENTATIVE  
 UNITED STATES OF AMERICA )  
 STATE OF ALASKA )SS  
 FOURTH JUDICIAL DISTRICT )

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 CLOAKED 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 17<sup>th</sup> DAY OF September, 1994.

*Carol Hillman*  
 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 T15 R2W FM AK  
 OWNER: MCKINLEY DEVELOPMENT CORP.  
 2201 CUSHMAN ST.  
 FAIRBANKS, AK 99701

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

FAIRBANKS RECORDING DISTRICT  
 F.N.S.B. #: SD 044-99 | DESIGNED: RCH/SB | CHECKED: [initials]  
 SCALE: 1"=100' | DRAWN: JDS | DATE: 9-10-99

**EDGE OF WATER FOR TWIN LAKES**

NUMBER	DIRECTION	DISTANCE
L1	N 81°20'13" E	80.18'
L2	S 73°18'36" E	53.11'
L3	S 49°29'54" E	120.17'
L4	S 58°16'19" E	78.10'
L5	N 77°45'29" E	91.56'
L6	S 79°29'19" E	70.33'
L7	S 79°29'19" E	72.46'
L8	S 90°53'58" E	77.13'
L9	S 34°12'39" E	54.44'
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 72°58'32" E	84.20'
L14	N 74°05'44" E	47.24'
L15	S 89°22'03" E	212.91'
L16	N 89°05'59" E	225.09'
L17	N 86°35'24" E	242.30'
L18	S 86°21'10" E	243.67'
L19	S 77°38'18" E	111.51'
L20	S 88°09'14" E	61.35'
L21	S 80°25'00" E	46.66'
L22	S 16°32'50" E	48.89'
L23	S 12°40'37" W	54.44'
L24	S 23°58'30" W	136.65'
L25	S 33°39'13" W	81.69'
L26	S 33°39'13" W	88.52'
L27	S 57°00'04" W	122.26'
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°33'02" W	176.60'
L32	S 86°39'30" W	155.92'
L33	S 85°58'51" W	101.24'
L34	N 18°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**

CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA
① RADIUS=320.00' DELTA=147°55'52" ARC=826.20'	② RADIUS=25.00' DELTA=42°50'00" ARC=88.69'	③ RADIUS=25.00' DELTA=98°30'52" ARC=35.55'	④ RADIUS=1010.70' DELTA=21°13'22" ARC=374.37'	⑤ RADIUS=25.00' DELTA=62°29'10" ARC=27.26'	⑥ RADIUS=25.00' DELTA=100°39'55" ARC=43.92'
⑦ RADIUS=25.00' DELTA=109°10'31" ARC=47.64'	⑧ RADIUS=25.00' DELTA=70°49'29" ARC=30.90'	⑨ RADIUS=25.00' DELTA=117°33'36" ARC=51.30'	⑩ RADIUS=25.00' DELTA=79°20'05" ARC=34.82'	⑪ RADIUS=25.00' DELTA=100°39'55" ARC=43.92'	

- NOTES**
- SOILS FOR THIS SUBDIVISION ARE SALCHAKET VERY FINE SANDY LOAM AND TANANA SILT LOAM PER USDA SOILS MANUAL NO. 25, 1959 SERIES.
  - THIS AREA IS WITHIN FLOOD ZONE "A" PER F.I.R.M. MAPPING DATED 01/02/92.
  - THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED, IN WHOLE OR IN PART, WITHIN FLOOD ZONE "A", A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ALL DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH FEDERAL REGULATIONS AND TITLE 15 OF THE BOROUGH CODE. ANY CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT TO A STRUCTURE IN THE FLOOD HAZARD ZONE (FLOOD ZONE "A") REQUIRES A FLOOD PLAN PERMIT FROM THE FAIRBANKS NORTH STAR BOROUGH. THE BASE FLOOD ELEVATION FOR THIS AREA IS 426' MSL.
  - T.B.M. ELEVATIONS ARE BASED ON PUBLISHED F.N.S.B. BENCH MARK ELEVATIONS.
  - THE LINE DEPICTING THE EDGE OF WATER FOR TWIN LAKE EAST AND WEST PONDS IS FOR AREA COMPUTATION ONLY AND IS NOT INTENDED AS ANY FORM OF PROPERTY BOUNDARY.
  - A SEPTIC TANK AND ITS SOIL ABSORPTION SYSTEM MAY NOT BE PLACED WITHIN 100' MEASURED HORIZONTALLY OF ANY NATURAL OR MAN-MADE LAKE, RIVER, STREAM, SLOUGH OR COASTAL WATER OF THE STATE. THE SOIL ABSORPTION SYSTEM MUST BE A MINIMUM OF 4 FEET ABOVE THE SEASONALLY HIGH GROUND WATER TABLE.
  - SOILS HAVE BEEN FOUND TO BE SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER DISPOSAL SYSTEMS.
  - ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
  - DIRECT LOT ACCESS ONTO CHENA PUMP RD. AND ROLAND RD. IS PROHIBITED EXCEPT VIA THE COMMON DRIVEWAY EASEMENTS SHOWN HEREON.
  - A VARIANCE WAS GRANTED FROM TITLE 17.90.010.F, TO ALLOW ONE DIRECT ACCESS POINT ONTO ROLAND ROAD AND TWO DIRECT ACCESS POINTS ONTO CHENA PUMP ROAD.
  - THIS SUBDIVISION IS SUBJECT TO THE PROTECTIVE COVENANTS RECORDED BK 1161 PG 852 IN THE FAIRBANKS RECORDING DISTRICT.

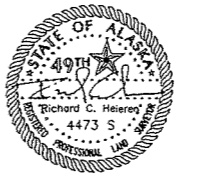
**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

I HEREBY CERTIFY 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.

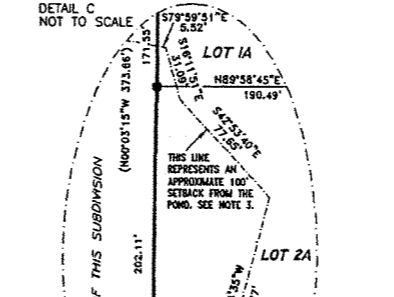
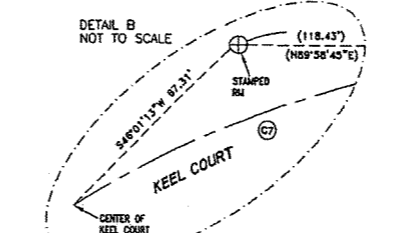
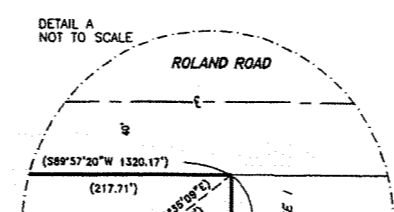
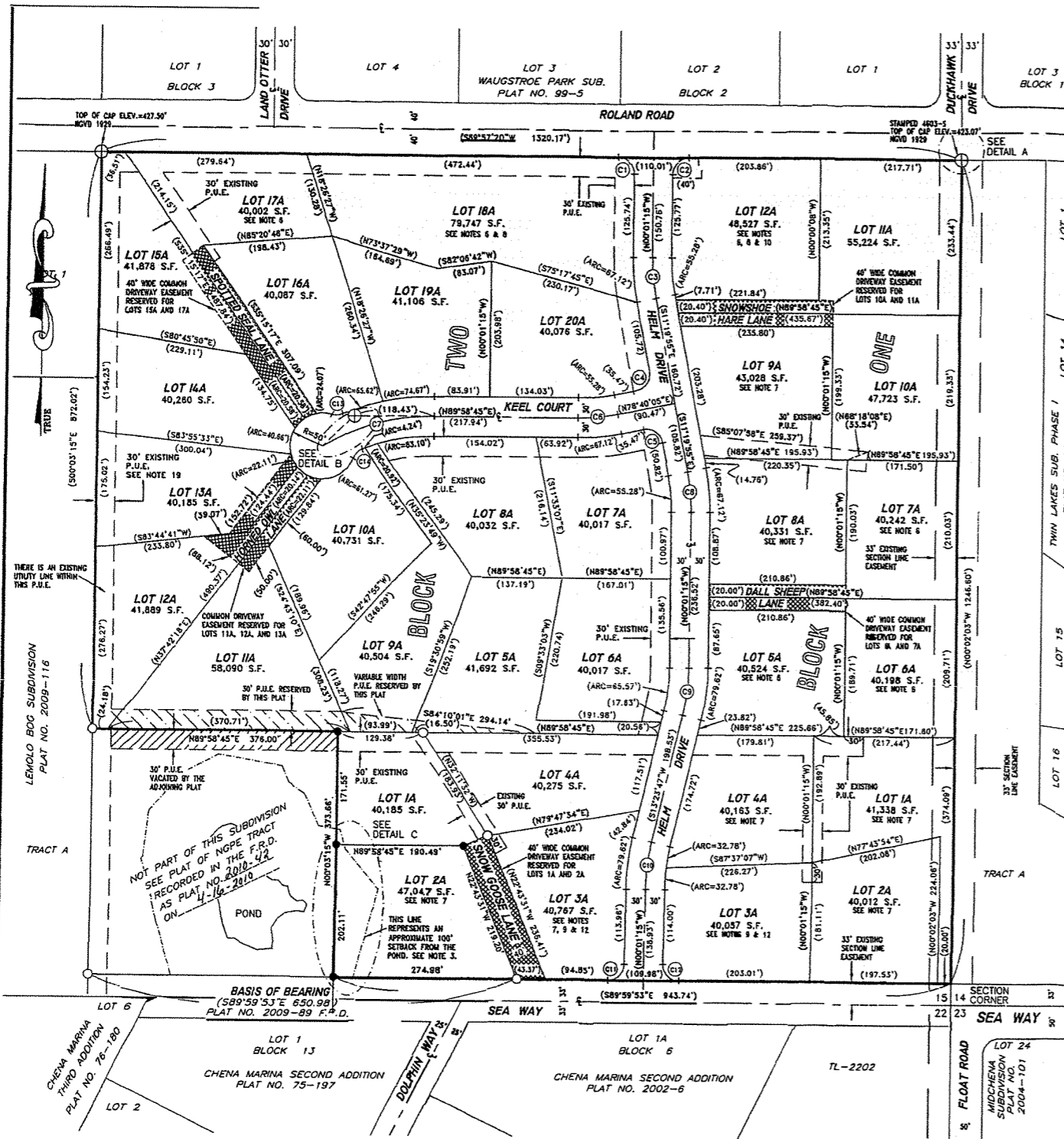


**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, RICHARD C. HEIEREN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAT 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.

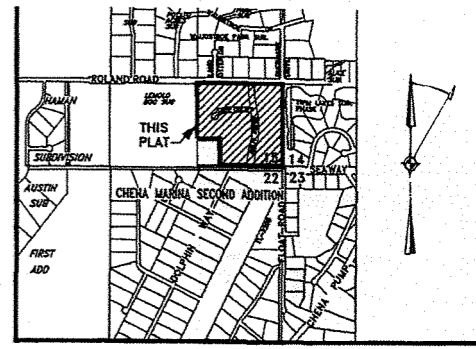


99-77  
 RECORDED - FILED 20  
 Fairbanks, AK, 99701  
 DATE 9/17/99  
 TIME 1:41 P.M.  
 Requested by: RCH/SB  
 Address:



**GENERAL NOTES**

- SOILS FOR THIS SUBDIVISION ARE LEMETA PEAT, TANANA SILT LOAM, AND COLDESTREAM SILT LOAM, 0 TO 3 PERCENT SLOPES, PER USDA SOILS MANUAL NO. 25, 1959 SERIES.
- THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED, IN WHOLE OR IN PART, WITHIN FLOOD ZONE "A" FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH BASE FLOOD ELEVATION OF 426 FEET. ANY CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT TO A STRUCTURE IN THE FLOOD HAZARD ZONE (FLOOD ZONE "A") REQUIRES A FLOOD PLAN PERMITTED FROM THE FAIRBANKS NORTH STAR BOROUGH.
- A SEPTIC TANK AND ITS SOIL ABSORPTION SYSTEM MAY NOT BE PLACED WITHIN 100' MEASURED HORIZONTALLY, OF ANY NATURAL OR MAN-MADE LAKE, RIVER, STREAM, SLOUGH OR COASTAL WATER OF THE STATE. THE SOIL ABSORPTION SYSTEM MUST BE A MINIMUM OF 4 FEET ABOVE THE SEASONALLY HIGH GROUND WATER TABLE.
- THIS LAND MAY NOT BE SUITABLE FOR CONVENTIONAL ON-SITE SEWAGE DISPOSAL SYSTEMS. ANY ALTERNATE ON-SITE SEWAGE SYSTEM (INCLUDING MOUNDING SYSTEMS, PACKAGE PLANTS, GRAY WATER SYSTEMS OR VAULTED OUTHOUSES) MUST OBTAIN APPROVAL FROM THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO INSTALLATION. ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THIS PROPERTY CONTAINS WETLANDS REGULATED UNDER SECTION 404 OF THE CLEAN WATER ACT. A DEPARTMENT OF ARMY PERMIT, NUMBER POA-2000-1121-M2, TANANA RIVER, WAS ISSUED FOR CERTAIN ACTIVITIES ON THIS PROPERTY. ADDITIONAL AUTHORIZATION MAY BE REQUIRED FOR MECHANIZED LAND CLEARING OR THE DISCHARGE OF DREDGED AND/OR FILL MATERIAL INTO WATERS OF THE U.S., INCLUDING WETLANDS, NOT COVERED BY THE ABOVE-REFERENCED PERMIT. ADDITIONAL AUTHORIZATION, IF REQUIRED, MUST BE OBTAINED PRIOR TO CONDUCTING THE WORK (33 U.S.C. 1344).
- THERE IS ADEQUATE AREA WITHIN THE FOLLOWING LOTS TO CONSTRUCT RESIDENCES IN UPLAND AREAS: LOTS 5A, 6A, 7A, 12A, BLOCK ONE AND LOTS 17A & 18A BLOCK TWO. DISTURBANCE OF WETLANDS SHALL BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE ON THESE LOTS.
- PILING FOUNDATIONS SHALL BE REQUIRED ON LOTS 1A, 2A, 4A, 8A AND 9A, BLOCK ONE AND LOTS 2A AND 3A, BLOCK TWO. ALTERNATIVE CONSTRUCTION TECHNIQUES MAY REQUIRE A PERMIT MODIFICATION FROM THE CORPS OF ENGINEERS, REGULATORY DIVISION.
- LOT 12A, BLOCK ONE AND LOT 18A, BLOCK TWO MAY ACCESS HELM DRIVE AT A LOCATION NOT LESS THAN 100 FEET FROM THE SOUTH RIGHT-OF-WAY LINE FOR ROLAND ROAD.
- LOT 3A, BLOCK ONE AND LOT 3A, BLOCK TWO MAY ACCESS HELM DRIVE AT A LOCATION NOT LESS THAN 100 FEET FROM THE NORTH RIGHT-OF-WAY LINE FOR SEA WAY.
- LOT 12A, BLOCK ONE MAY HAVE ACCESS TO THE COMMON DRIVE FOR LOTS 10A AND 11A, BLOCK ONE.
- NO LOT SHALL HAVE DIRECT ACCESS ONTO ROLAND ROAD.
- PORTIONS OF LOT 3A, BLOCK TWO AND LOT 3A, BLOCK ONE MAY LIE IN THE RUNWAY PROTECTION ZONE (RPZ) OF CHENA MARINA AIRPORT. THE FEDERAL AVIATION AGENCY RECOMMENDS THAT NO RESIDENCES BE CONSTRUCTED IN A RPZ.
- T.B.M. ELEVATIONS ARE BASED ON PUBLISHED F.N.S.B. BENCH MARK ELEVATIONS.
- A COMMON DRIVEWAY EASEMENT IS RESERVED FOR THE USE AND BENEFIT OF PRESENT AND FUTURE OWNERS OF LOTS 6A AND 7A BLOCK ONE OF THIS SUBDIVISION AND MAY NOT BE TERMINATED EXCEPT UPON REPLAT.
- A COMMON DRIVEWAY EASEMENT IS RESERVED FOR THE USE AND BENEFIT OF PRESENT AND FUTURE OWNERS OF LOTS 10A AND 11A BLOCK ONE OF THIS SUBDIVISION AND MAY NOT BE TERMINATED EXCEPT UPON REPLAT.
- A COMMON DRIVEWAY EASEMENT IS RESERVED FOR THE USE AND BENEFIT OF PRESENT AND FUTURE OWNERS OF LOTS 15A AND 17A BLOCK TWO OF THIS SUBDIVISION AND MAY NOT BE TERMINATED EXCEPT UPON REPLAT.
- A COMMON DRIVEWAY EASEMENT IS RESERVED FOR THE USE AND BENEFIT OF PRESENT AND FUTURE OWNERS OF LOTS 11A, 12A, AND 13A BLOCK TWO OF THIS SUBDIVISION AND MAY NOT BE TERMINATED EXCEPT UPON REPLAT.
- THE ONLY LOT CONFIGURATION CHANGES WITHIN THIS SUBDIVISION FROM THAT OF ROLAND ACRES SUBDIVISION, PLAT NO. 2009-89, ARE TO LOTS 1A AND 2A, BLOCK TWO.
- THE EXISTING P.U.E. ALONG THE WESTERN BOUNDARY OF THIS SUBDIVISION WAS RESERVED BY ROLAND ACRES SUBDIVISION, PLAT NO. 2009-89, TO ACCOMMODATE EXISTING UTILITY LINES.



FNSB MAPPING 312E1 SCALE 1" = 1/4 MILE

**CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE HEREIN SPECIFIED PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE 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 April 13<sup>th</sup>, 2010  
 OWNER Jared Forbus  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS 13  
 DAY OF April, 2010  
 FOR Jared Forbus

*[Notary Signature]*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE HEREIN SPECIFIED PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE 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 April 13, 2010  
 OWNER J. Andrew Bachner  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS 13<sup>th</sup>  
 DAY OF April, 2010  
 FOR J. Andrew Bachner

*[Notary Signature]*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**PURPOSE OF PLAT**

THE PURPOSE OF THIS REPLAT IS TO ELIMINATE ANY LEGAL ASSOCIATION OF THE N.G.P.E., FOUND WITHIN THE ORIGINAL ROLAND ACRES SUBDIVISION, PLAT NO. 2009-89, FROM THE BALANCE OF LOTS IN THE ORIGINAL ROLAND ACRES, FROM THE PRESENT AND FUTURE LOT OWNERS OF THE REPLAT OF ROLAND ACRES, AND FROM A FUTURE HOMEOWNERS ASSOCIATION, IF ANY, FOR ROLAND ACRES.

**ROLAND ACRES SUBDIVISION FIRST ADDITION (PLAT NO. 2009-89 F.R.D.)**

LOCATION: WITHIN SE1/4 SE 1/4 SEC. 15 T.15. R.2W. FM. AK.  
 OWNER: J. ANDREW BACHNER JARED FORBUS  
 542 4TH AVENUE STE. 300 1140 DOWNWIND DR.  
 FAIRBANKS, AK. 99701-4707 FAIRBANKS, AK. 99709  
 SURVEYOR: RCH SURVEYS Ltd.  
 (907) 326 DRIVEWAY STREET STE 102  
 451-7411 FAIRBANKS, ALASKA 99701  
 FAIRBANKS RECORDING DISTRICT  
 F.N.S.B. #: RP034-10 | DESIGNED: RCH | CHECKED: **65**

**LEGEND**

- ⊕ PRIMARY MONUMENT, RECORD.
- 5/8" REBAR WITH A 1 1/2" ALUM. CAP, FOUND, STAMPED 4473-S UNLESS OTHERWISE NOTED.
- 5/8"x32" REBAR WITH A 1 1/2" ALUM. CAP, SET.
- ( ) RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- F.R.D. FAIRBANKS RECORDING DISTRICT
- ▨ SHARED DRIVEWAY EASEMENT (TYP.)

**AREA SUMMARY**

BLOCK ONE, LOTS 1A-12A	11.877 AC.
BLOCK TWO, LOTS 1A-20A	20.077 AC.
KEEL COURT, HELM DRIVE RIGHT-OF-WAY	2.579 AC.
<b>TOTAL</b>	<b>34.533 AC.</b>

**CURVE TABLE**  
(record data unless otherwise noted)

CURVE	ARC	RADIUS	DELTA	TAN	CHORD	CHORD L
C1	39.27	25.00	90°00'00"	25.00	44.721	35.36
C2	39.27	25.00	90°01'28"	25.01	44.780	35.36
C3	81.20	310.00	11°18'41"	59.70	592.40	61.10
C4	39.27	25.00	90°00'00"	25.00	44.721	35.36
C5	39.27	25.00	90°00'00"	25.00	44.721	35.36
C6	81.20	310.00	11°18'41"	59.70	592.40	61.10
REC	228.89	321.41	40°27'22"	118.43	389.43	222.28
MEAS	175.47	321.41	31°18'51"	85.88	37.42	173.50
C7	81.20	310.00	11°18'41"	59.70	592.40	61.10
C8	72.59	310.00	13°28'02"	38.48	508.41	72.43
C9	72.59	310.00	13°28'02"	38.48	508.41	72.43
C10	72.59	310.00	13°28'02"	38.48	508.41	72.43
C11	39.28	25.00	90°00'00"	25.01	44.729	35.36
C12	39.28	25.00	90°00'00"	25.01	44.729	35.36
C13	18.93	25.00	38°47'45"	8.80	188.90	18.81
C14	20.97	25.00	48°03'59"	11.15	244.39	20.38

**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:

J. Andrew Bachner - All of Block 1 & 2, excepting Lot 18  
Jared Forbus - Lot 18 Block 2  
Roland Acres

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. A DATED AT FAIRBANKS, ALASKA, THIS 13<sup>th</sup> DAY OF April, 2010.  
*[Signature]*  
 TAX COLLECTOR  
 FAIRBANKS NORTH STAR BOROUGH

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

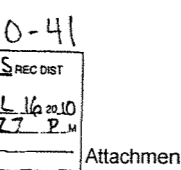
I, RICHARD C. HEIEREN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, ACCORDING TO THE STANDARDS OF TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE, AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.

DATE 4.12.10

**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

I HEREBY CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.60, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

2010-41  
 FAIRBANKS RECORDING DISTRICT  
 DATE APRIL 16 2010  
 TIME 1:27 P.M.  
 Requested By \_\_\_\_\_  
 Address \_\_\_\_\_



Attachment D

SPECIAL PLAT NOTES: NATIVE GROWTH PROTECTION EASEMENT

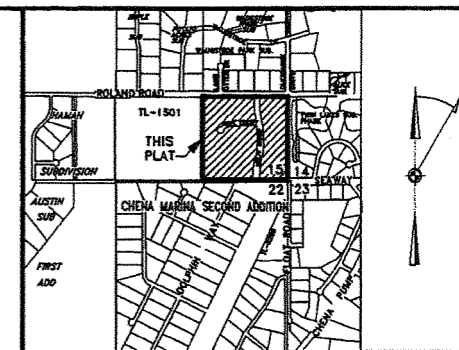
- The purpose of the Native Growth Protection Easement (NGPE) is to leave in perpetuity its soils, waters, vegetation, and natural open space. The NGPE prevents any use within the easement property that will impair or interfere with its conservation values subject to permitted uses. The NGPE conveys to all subdivision lot holders an undivided interest in the easement within the protected area. This interest includes the preservation of existing vegetation, soils, and waters for such beneficial purposes as: appropriate recreation, protection of wetlands and surface waters, visual and aural buffering, and conservation of plant and animal habitats.
- The NGPE imposes upon all present and future owners and occupiers of lots within the Roland Acres Subdivision the obligation to leave undisturbed all water, soils, trees, and other vegetation within the NGPE. The covenants, terms, and restrictions of the NGPE shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the property. Reservation of this easement shall remain in effect as long as the lots are in existence, or until the time the Association transfers the NGPE to a third party. Violators of the integrity of the NGPE shall be held financially accountable by the Roland Acres Home Owners Association as outlined by the Roland Acres Home Owners Association responsibilities and bylaws.
- The Roland Acres Home Owners Association shall enforce the NGPE. As allowed by Alaska State Law violations of the NGPE by an individual(s) is (are) subject to punitive damages. The Roland Acres Home Owners Association or any individual lot owner within the Rolland Acres development may seek treble damages against individuals violating the intent and integrity of the NGPE.
- This easement is intended to ensure the continuation of the use and enjoyment of the property and to preserve and promote the conservation values of the easement property subject to the permitted uses. Consistent with these goals and with the desire that the easement area will forever be a natural resource that will not be destroyed by human use and intervention, the property owners are willing to forego forever the right to exploit fully the financial potential or development of the property within the easement.
- The following uses and practices by subdivision lot owners and occupiers are expressly permitted in the NGPE:
  - Non-motorized, passive recreation such as: wildlife viewing, photography, swimming, or hiking
  - Non-motorized boating activities such as: rowing, rafting, or canoeing
  - Winter snow machine use, provided there is at least six(6) inches of snow pack
  - Hunting and fishing, provided it is conducted in accordance with all appropriate Federal, State, and local regulations, and it is non-motorized
  - All rights as owner of the property, including the right to use the property for all purposes not specifically prohibited by this easement
- The following activities and uses are expressly prohibited in or concerning the NGPE:
  - Construction of any building, structure, grounds, plantings (e.g., lawns or gardens), access road, or other facility.
  - Placement of travel trailers, motor homes, mobile homes, tents, sheds, or other such structures in the NGPE, whether temporary or permanent.
  - Utility structures (e.g., cell towers, water tanks, windmills, etc).
  - Commercial activities.
  - Grazing or impounding livestock.
  - Intentional introductions of any exotic plant or animal species.
  - Excavate, drain, mine, drill, remove, or explore for or extract minerals on or below the surface of the property.
  - Dumping or disposal, including (but not limited to) the disposal of refuse, trash, grass and yard clippings, dog or livestock or human waste, hazardous or toxic materials, appliances, or inoperative or abandoned vehicles or vehicle parts.
  - Storage of radioactive, noxious, hazardous, toxic or other such materials, under or above ground.
  - Storage of fuels of any type, under or above ground.
  - Signs, billboards, flagging, advertisements, or placards, except official signs denoting the boundaries of the NGPE.
  - Construction of camp fires, fire rings, barbecue pits, etc.
  - Motorized activities of any sort except for the winter use of snow machines on at least six(6) inches of snow pack and the necessary removal of vegetation (per paragraph 7.d).
  - All other uses that do not meet the intent of the NGPE.
- The following additional restrictions apply to the NGPE:
  - The boundaries of the NGPE cannot be changed. The NGPE cannot be reduced in size, nor can the NGPE be moved from one area to another.
  - The NGPE cannot be further divided or subdivided for any purpose, whether residential, commercial, or industrial, or to convey the property in parcels or tracts smaller than the original size.
  - Waters may not be dammed, ponded, diverted, drained, or pumped, and no temporary or permanent structures shall be placed within NGPE waters, without prior permission of every lot owner in the subdivision and advanced receipt of all appropriate Federal, State, or local authorizations. Wells and aquaculture are prohibited within the NGPE.
  - Vegetation within the NGPE may not be cut, pruned, sprayed, covered by fill, removed, or damaged without prior permission of every lot owner in the subdivision and advanced receipt of all appropriate Federal, State, or local authorizations, with the following exceptions:
    - The removal of dead, diseased, or dying vegetation that poses danger or hazard to life or property.
    - The emergency construction of a fire break provided the removed vegetation is replaced pursuant to an interagency restoration plan developed as a result of the emergency.
    - Removal of noxious weeds or invasive plant species.
  - Soils within the NGPE may not be removed, excavated, piled, contoured, sloped, or otherwise disturbed without prior permission of every lot owner in the subdivision and advanced receipt of all appropriate Federal, State, or local authorizations. No fill (whether from an on-site or off-site source) can be discharged within the NGPE.
  - No fencing shall be constructed within 10 feet of the NGPE.
  - All buildings and appurtenances such as decks, patios, and outbuildings shall be setback a minimum of 15 feet from the boundary of the NGPE.
  - Designated access trails to the NGPE shall not be blocked by fencing, barricades, boulders, or other such obstruction.

GENERAL NOTES

- SOILS FOR THIS SUBDIVISION ARE LEMETA PEAT, TANANA SILT LOAM, AND GOLDSTREAM SILT LOAM, 0 TO 3 PERCENT SLOPES, PER USDA SOILS MANUAL NO. 25, 1959 SERIES.
- THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED, IN WHOLE OR IN PART, WITHIN FLOOD ZONE "A", A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH BASE FLOOD ELEVATION OF 426 FEET. ANY CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT TO A STRUCTURE IN THE FLOOD HAZARD ZONE (FLOOD ZONE "A") REQUIRES A FLOOD PLAIN PERMIT FROM THE FAIRBANKS NORTH STAR BOROUGH.
- A SEPTIC TANK AND ITS SOIL ABSORPTION SYSTEM MAY NOT BE PLACED WITHIN 100', MEASURED HORIZONTALLY, OF ANY NATURAL OR MAN-MADE LAKE, RIVER, STREAM, SLOUGH OR COASTAL WATER OF THE STATE. THE SOIL ABSORPTION SYSTEM MUST BE A MINIMUM OF 4 FEET ABOVE THE SEASONALLY HIGH GROUND WATER TABLE.
- THIS LAND MAY NOT BE SUITABLE FOR CONVENTIONAL ON-SITE SEWAGE DISPOSAL SYSTEMS. ANY ALTERNATE ON-SITE SEWAGE SYSTEM (INCLUDING MOUNDING SYSTEMS, PACKAGE PLANTS, GRAY WATER SYSTEMS OR VAULTED OUTHOUSES) MUST OBTAIN APPROVAL FROM THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO INSTALLATION. ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THIS PROPERTY CONTAINS WETLANDS REGULATED UNDER SECTION 404 OF THE CLEAN WATER ACT, A DEPARTMENT OF ARMY PERMIT, NUMBER POA-2000-1121-M2, TANANA RIVER, WAS ISSUED FOR CERTAIN ACTIVITIES ON THIS PROPERTY. ADDITIONAL AUTHORIZATION MAY BE REQUIRED FOR MECHANIZED LAND CLEARING OR THE DISCHARGE OF DREDGED AND/OR FILL MATERIAL INTO WATERS OF THE U.S., INCLUDING WETLANDS, NOT COVERED BY THE ABOVE-REFERENCED PERMIT. ADDITIONAL AUTHORIZATION, IF REQUIRED, MUST BE OBTAINED PRIOR TO CONDUCTING THE WORK (33 U.S.C. 1344).
- THERE IS ADEQUATE AREA WITHIN THE FOLLOWING LOTS TO CONSTRUCT RESIDENCES IN UPLAND AREAS: LOTS 5,6,7,12 BLOCK ONE AND LOTS 17 & 18 BLOCK TWO. DISTURBANCE OF WETLANDS SHALL BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE ON THESE LOTS.
- PIILING FOUNDATIONS SHALL BE REQUIRED ON LOTS 1,2,4,8 AND 9, BLOCK ONE AND LOTS 2 AND 3, BLOCK TWO. ALTERNATIVE CONSTRUCTION TECHNIQUES WOULD REQUIRE A PERMIT MODIFICATION FROM THE CORPS OF ENGINEERS, REGULATORY DIVISION.
- LOT 12, BLOCK 1 AND LOT 18, BLOCK 2 MAY ACCESS HELM DRIVE AT A LOCATION NOT LESS THAN 100 FEET FROM THE SOUTH RIGHT-OF-WAY LINE FOR ROLAND ROAD.
- LOT 3, BLOCK 1 AND LOT 3, BLOCK 2 MAY ACCESS HELM DRIVE AT A LOCATION NOT LESS THAN 100 FEET FROM THE NORTH RIGHT-OF-WAY LINE FOR SEA WAY.
- LOT 12, BLOCK 1 MAY HAVE ACCESS TO THE COMMON DRIVE FOR LOTS 10 AND 11, BLOCK 1.
- NO LOT SHALL HAVE DIRECT ACCESS ONTO ROLAND ROAD.
- PORTIONS OF LOT 3, BLOCK TWO AND LOT 3, BLOCK ONE MAY LIE IN THE RUNWAY PROTECTION ZONE (RPZ) OF CHENA MARINA AIRPORT. THE FEDERAL AVIATION AGENCY RECOMMENDS THAT NO RESIDENCES BE CONSTRUCTED IN A RPZ.
- T.B.M. ELEVATIONS ARE BASED ON PUBLISHED F.N.S.B. BENCH MARK ELEVATIONS.
- A COMMON DRIVEWAY EASEMENT IS RESERVED FOR THE USE AND BENEFIT OF PRESENT AND FUTURE OWNERS OF LOTS 6 AND 7 BLOCK ONE OF THIS SUBDIVISION AND MAY NOT BE TERMINATED EXCEPT UPON REPLAT.
- A COMMON DRIVEWAY EASEMENT IS RESERVED FOR THE USE AND BENEFIT OF PRESENT AND FUTURE OWNERS OF LOTS 10 AND 11 BLOCK ONE OF THIS SUBDIVISION AND MAY NOT BE TERMINATED EXCEPT UPON REPLAT.
- A COMMON DRIVEWAY EASEMENT IS RESERVED FOR THE USE AND BENEFIT OF PRESENT AND FUTURE OWNERS OF LOTS 15 AND 17 BLOCK TWO OF THIS SUBDIVISION AND MAY NOT BE TERMINATED EXCEPT UPON REPLAT.
- A COMMON DRIVEWAY EASEMENT IS RESERVED FOR THE USE AND BENEFIT OF PRESENT AND FUTURE OWNERS OF LOTS 11, 12, AND 13 BLOCK TWO OF THIS SUBDIVISION AND MAY NOT BE TERMINATED EXCEPT UPON REPLAT.

UTILITY EASEMENT NOTES

- THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE 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, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
- AN EASEMENT IS HEREBY RESERVED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.



FNSB MAPPING 312E1 SCALE 1" = 1/4 MILE  
SE 1/4 SE 1/4 SEC. 15, T.15., R.2W. FM. AK.  
VICINITY MAP

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE HEREIN SPECIFIED PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE 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 2nd, 2009  
OWNER J. Andrew Bachner by: Maya Rainey Attorney in Fact

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 2nd DAY OF September, 2009  
FOR Maya Rainey, Attorney in Fact.



Susan Myer  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

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:  
J. ANDREW BACHNER

DESCRIPTION: TL 1525 & TL 1527, WITHIN SE 1/4 SE 1/4 SEC 15, T.15 R.2W, FM, AK

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 2nd DAY OF September, 2009.

Janice A. Wilke  
TAX COLLECTOR  
FAIRBANKS NORTH STAR BOROUGH

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, RICHARD C. HEIEREN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAT 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.



9-2-09  
DATE

CERTIFICATE OF APPROVAL BY THE PLATING AUTHORITY

I HEREBY CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.60, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.



SHEET 2 OF 2

SCALE: 1"=100'



ROLAND ACRES SUBDIVISION

LOCATION:	SE 1/4 OF SE 1/4 SEC. 15 T.15., R.2W. FM. AK.	
OWNER:	J. ANDREW BACHNER 542 4TH AVENUE STE. 300 FAIRBANKS, AK. 99701-4707	
SURVEYOR:	RCH SURVEYS Ltd. (907) 326 DRIVEWAY STREET STE 102 451-7411 FAIRBANKS, ALASKA 99701	
FAIRBANKS RECORDING DISTRICT		
F.N.S.B. #:	SD 055-07	DESIGNED: RCH
SCALE: 1"=100'	DRAWN: BAM/GGS	CHECKED: <u>CS</u>
		DATE: 09-02-09

2009-09  
Fairbanks REC DIST  
DATE September 3rd, 2009  
TIME 11:22 A.M.  
Requested by FNSB  
Address \_\_\_\_\_