

**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: 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 17<sup>TH</sup> DAY OF September 1999.

**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

**McKinley Development Corp.**  
OWNER  
Kevin M. Shields  
AUTHORIZED REPRESENTATIVE

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

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

Kevin M. Shields President  
(NAME, TITLE AND CORPORATION)

SUBSCRIBED AND SWORN BEFORE ME BY Kevin M. Shields, THIS 17<sup>TH</sup> DAY OF September, 1999.

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

**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	22.46'
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 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 60°25'00" E	46.66'
L22	S 16°52'54" 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=18.69'	3 RADIUS=25.00' DELTA=98°30'52" ARC=42.99'	4 RADIUS=25.00' DELTA=81°29'08" ARC=35.55'	5 RADIUS=1010.70' DELTA=21°13'22" ARC=374.37'	6 RADIUS=25.00' DELTA=62°29'10" ARC=27.26'
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=34.62'	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 PLAIN 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.

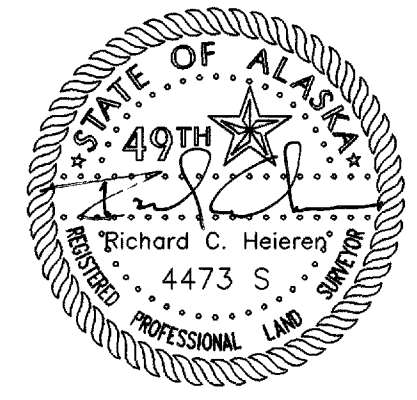
**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

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

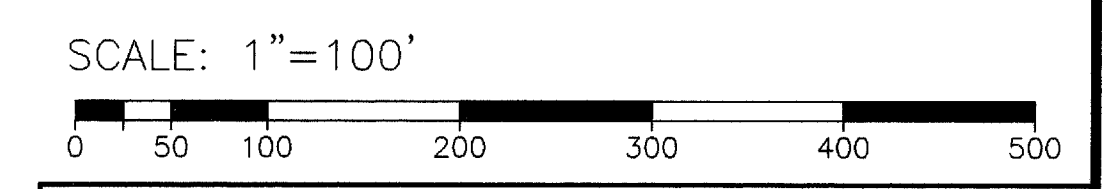
Fairbanks REG. DIST.

DATE 9/17/99, 10 99

TIME 1:41 P.M.

Requested by FNSB

Address



**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) 348 DRIVEWAY STREET  
451-7411 FAIRBANKS, ALASKA 99701

FAIRBANKS RECORDING DISTRICT

F.N.S.B. #: SD 044-99 DESIGNED: RCH/SB CHECKED: [Signature]

SCALE: 1"=100' DRAWN: JDS DATE: 8-10-99