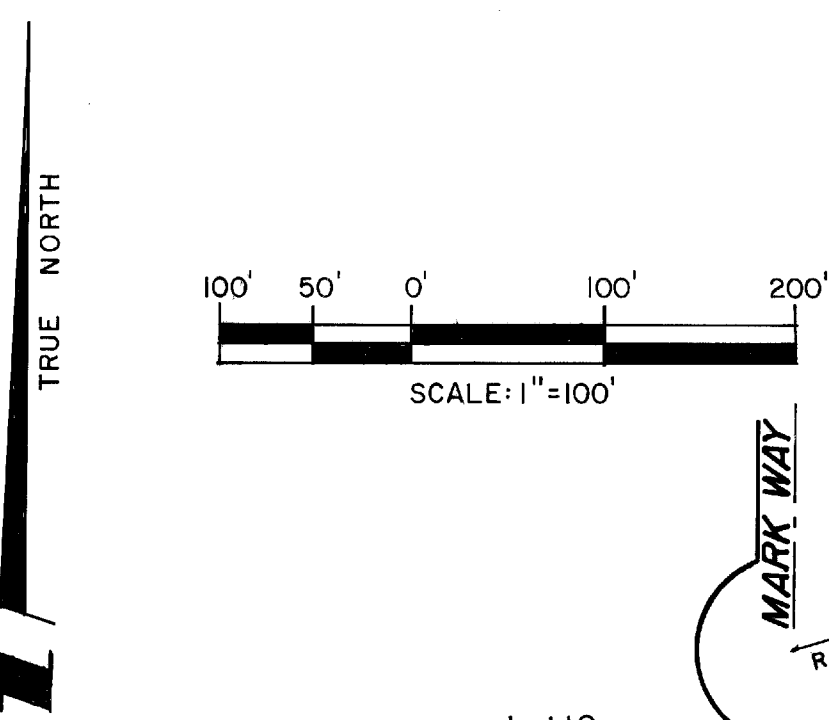
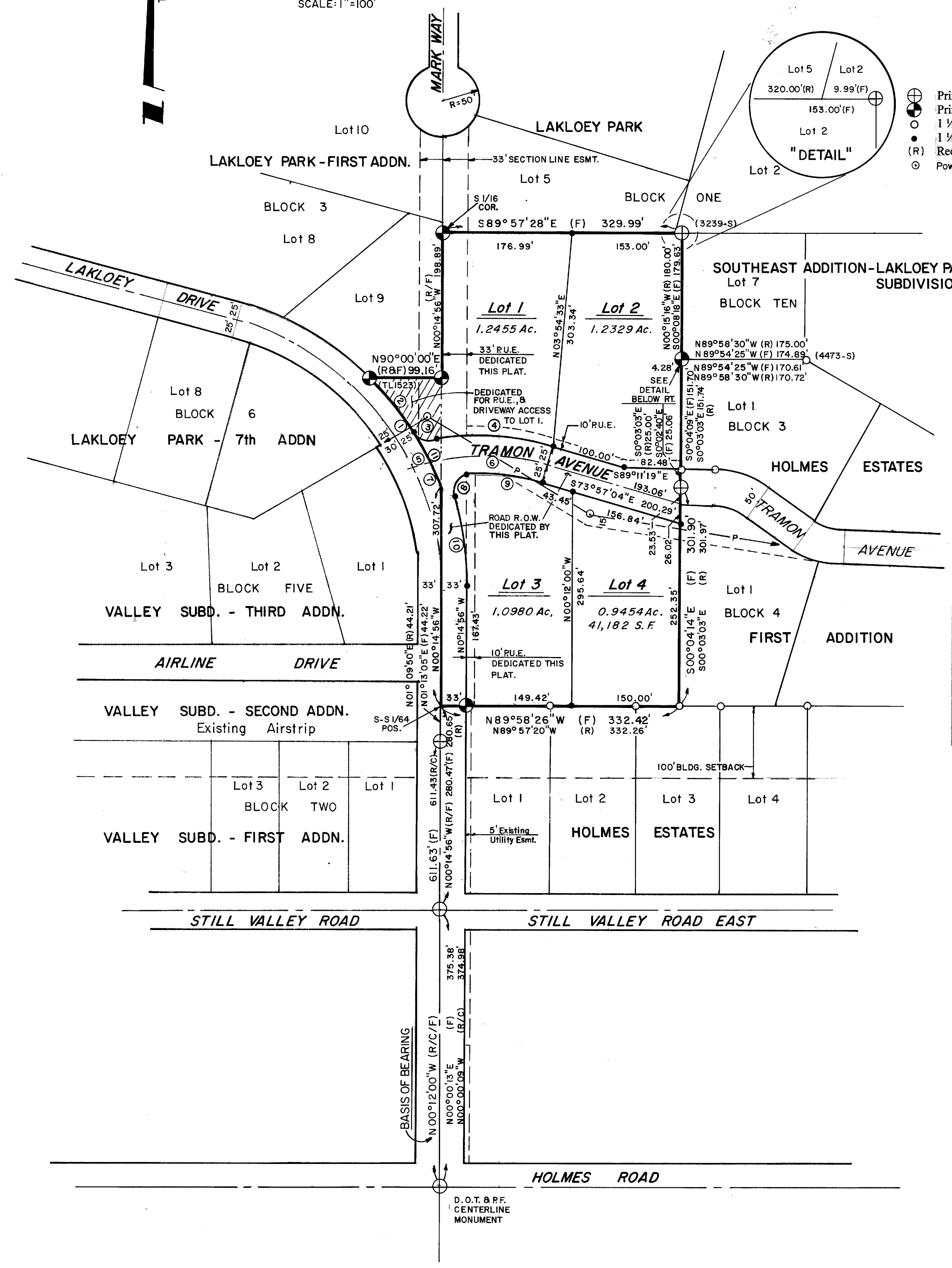


CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	21° 22' 58"	406.97'	151.88'	76.84'	151.00'	N 35° 32' 10" W
2	15° 15' 53"	406.97'	108.42'	54.54'	108.10'	N 38° 35' 42" W
3	69° 38' 04"	25.00'	25.00'	17.39'	28.55'	N 65° 46' 53" W
4	26° 38' 51"	350.00'	162.78'	82.89'	161.32'	N 87° 16' 30" W
5	04° 29' 00"	325.00'	25.43'	12.72'	25.42'	S 75° 18' 19" W
6	28° 30' 07"	325.00'	161.67'	82.55'	160.01'	N 88° 12' 07" W
7	04° 24' 35"	406.97'	31.32'	15.67'	31.31'	N 22° 38' 27" W
8	103° 04' 07"	25.00'	44.97'	31.47'	39.15'	N 34° 37' 04" E
9	19° 53' 47"	300.00'	104.18'	52.62'	103.66'	S 83° 53' 58" E
10	16° 40' 05"	414.97'	120.72'	60.79'	120.30'	N 08° 34' 59" W
11	10° 31' 40"	406.97'	74.78'	37.50'	74.67'	N 25° 42' 00" W



TRUE NORTH

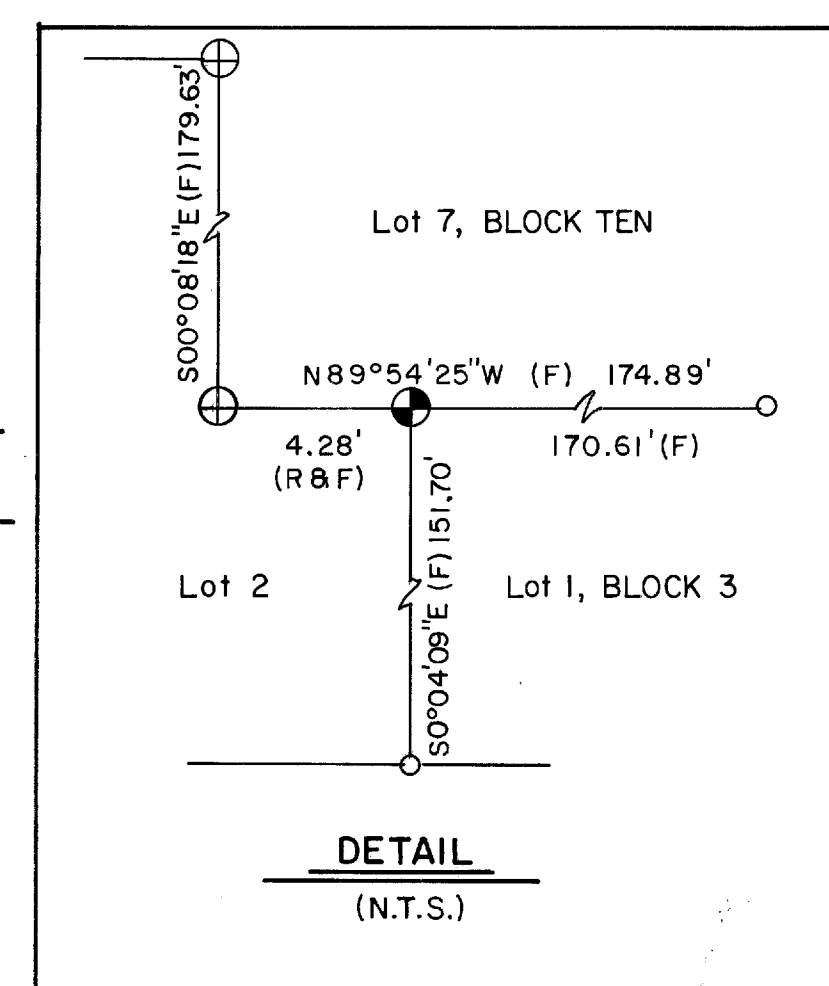


LEGEND

- ⊕ Primary Monument, Recovered this survey. (3239-S)
- ⊙ Primary Monument, Set this Survey.
- 1 1/2 inch diameter Aluminum Monument, Recovered this survey. (3239-S)
- 1 1/2 inch diameter Aluminum Monument, Set this survey.
- (R) Record (F) Field (C) Calc
- ⊙ Power Pole

ACREAGE SUMMARY

NET LOT AREA = 4.5219 Acres
 R.O.W. AREA = 0.6437 Acres
 TOTAL AREA = 5.1656 Acres



UTILITIES

- There will be a 35 foot radius easement at each pole location for guys, anchors, and other supportive structures.
- 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 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 dedicated within all lots for secondary aboveground crossings as determined necessary by the utility companies.
- Future lot owners should coordinate with the utility companies prior to constructing driveways in order to avoid a conflict with underground utilities.

NOTES

- SOILS AND TOPOGRAPHY**
- The north 1/2 of the parcel (Lots 1 & 2) is overlain with a shallow layer of Fairbanks silt loam over fractured schist. The slopes are ranging from 20% to 30%. The south 1/2 of the parcel (Lots 3 & 4) is overlain with Bradway very fine sandy loam. The topography is flat.
 - This property has been determined to be located within FLOOD ZONE X; a portion of which has areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood, and the remaining portion has areas which have been determined to be outside 500-year flood plain per FIRM for FNSB, Alaska Alaska Community-Panel Number 025009 0203 G, dated January 2, 1992.

WASTEWATER DISPOSAL

- Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.
- The bottom of the soil absorption system must be a minimum of four feet above the seasonal high ground water level.
- A minimum horizontal distance of one hundred feet must be maintained between single family residential wells and septic tank/soil absorption systems, including those on adjacent lots. The requirements for residential units larger than single family are different. For more information call 451-2100.
- A septic tank and its soil absorption system may not be placed within one hundred feet, measured horizontally, of any natural or man-made lake, river, stream, slough or coastal water of the state.
- Due to steep grades and shallow depth to rock, the westerly portion of Lot 1 may require site specific engineering of an onsite wastewater disposal system.

ACCESS

- Access from Lot 3 onto Lakloey Drive is prohibited.

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

3-2-1 CONSTRUCTION INC

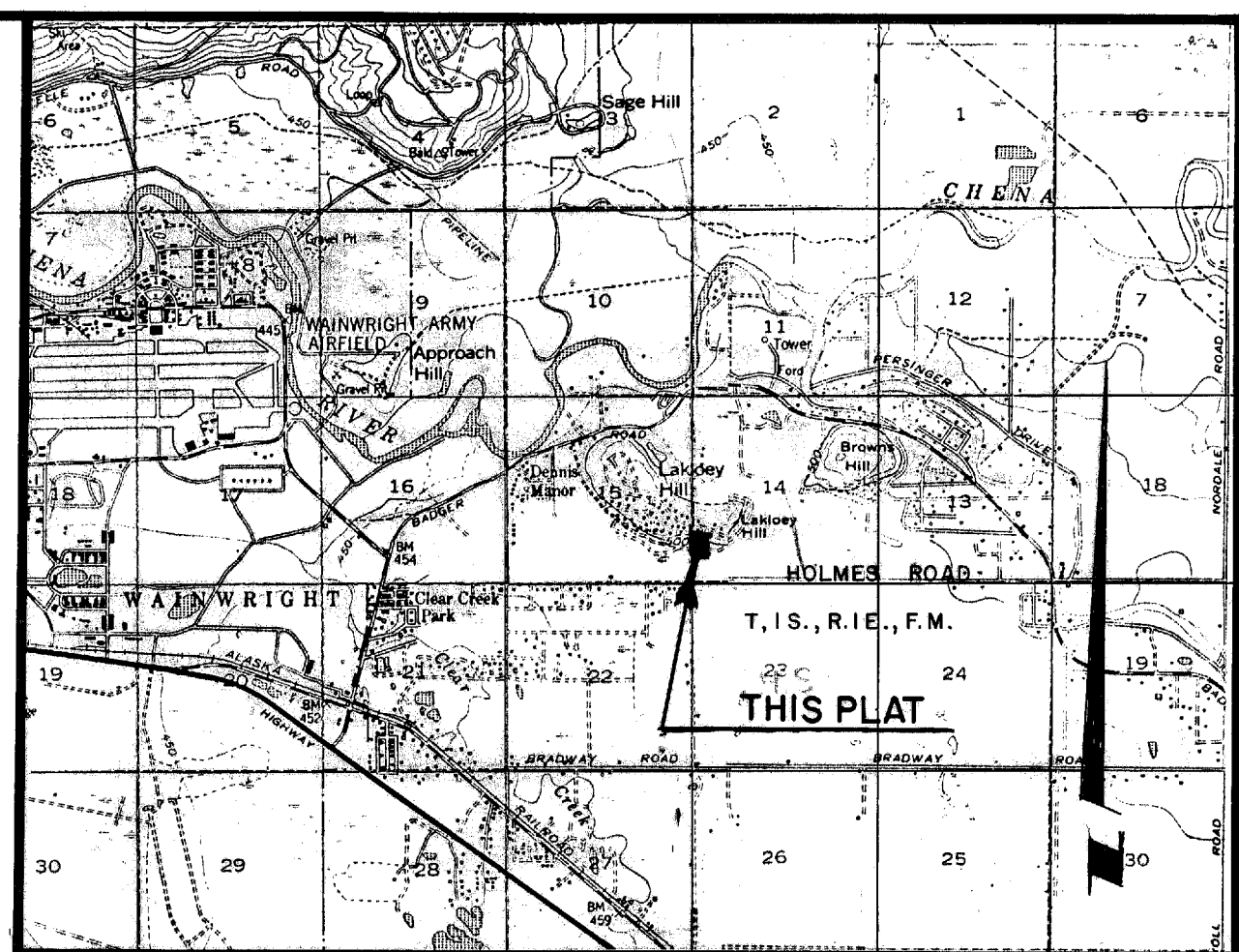
Description: **TIS RIE SEC 14 & 15**
TL-1435 & TL-1523

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 10th day of July, 1998.
 [Signature] Tax Collector
 Fairbanks North Star Borough

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, JAMES R. RINGSTAD, 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.



U.S.G.S. QUADRANGLE MAPS
 FAIRBANKS (D-1 & D-2), AK. SCALE: 1" = 1 MILE

VICINITY MAP

CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION AND COMPLIANCE

I hereby certify that 3-2-1 Construction Inc. is the owner of the property shown and described herein, and that I 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.

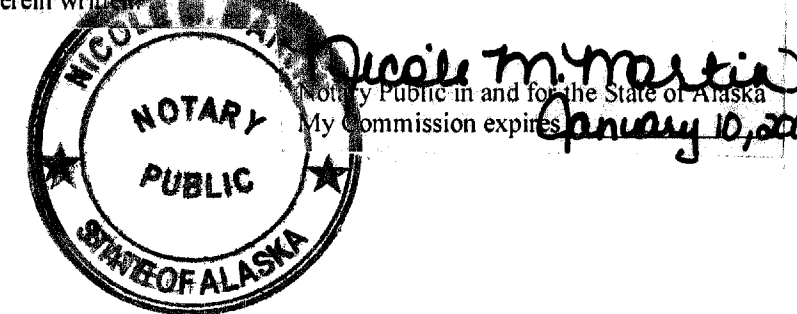
I further certify that all required improvements comply with the standards established in Title 17, SUBDIVISIONS, Fairbanks North Star Borough Code.

Date: **May 26th, 1998**
 [Signature] David Dillard-President
 3-2-1 Construction Inc.

The Notary's Acknowledgement:
 United States of America
 State of Alaska

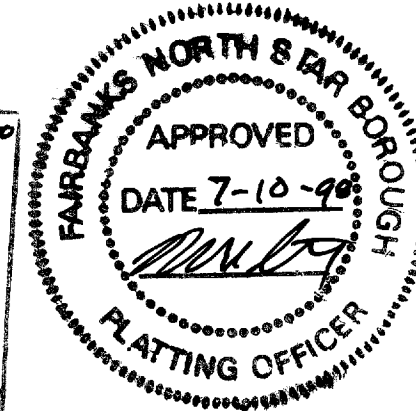
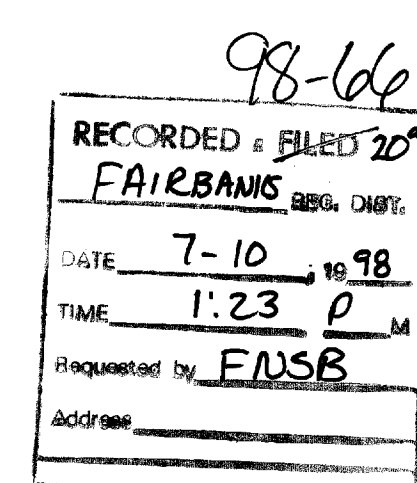
This is to certify that on this 27th day of May, 1998, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared

David Dillard
 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 President of said corporation and that at the time he presented this plat he was clothed with the power and authority to sign this plat on behalf of said corporation. Witness my hand and notarial seal the day and year in this Certificate first herein written.



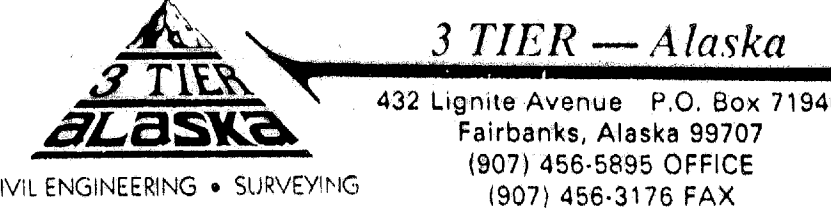
CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

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.



F.N.S.B. REF NO. SD 036-97

PROJECT: LAKLOY PLACE A SUBDIVISION OF W/2 NW 1/4 SW 1/4 SW 1/4, SECTION 14, T.15., R.1.E., F.M., AK. AND A POR. OF SE 1/4 SE 1/4, SECTION 15, T.15., R.1.E., F.M., ALASKA FAIRBANKS RECORDING DISTRICT	OWNER: 3-2-1 CONSTRUCTION INC. P.O. BOX 58144 FAIRBANKS, AK. 99711
DRAWN: JRR	JOB NO. 3TA97903
CKD: JRR	SHEET NO. 1
SCALE: 1" = 100'	OF 1
DATE: 5/21/98	



FAIRBANKS 98-66