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2015-005682-0

Recording District 401 Fairbanks

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COMMON DRIVEWAY EASEMENT

John J. Connors, the owner of the following described real estate situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska

Tract A Sub-Arctic Acres First Addition

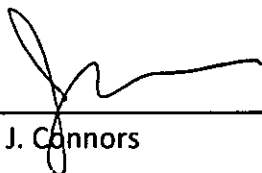
hereby grants an easement to Subarctic Acres, Limited Liability Company, its assigns and successors a common driveway easement 20 feet in width on and across Tracts A and B of Sub-Arctic Acres, according to the plat recorded August 6, 2014 as Plat Number 2014-95 in the Fairbanks Recording District, Fourth Judicial District, Alaska for the benefit of said Tracts A and B the centerline of which is more particularly described as follows:

Commencing at the northernmost corner of said Tract A;
Thence N 47°44'13" E along the southeasterly edge of the Murphy Dome Road Right-of-way being contiguous with the northwesterly boundary of said Tract B a distance of 5.52 feet to the **True Point of Beginning**;
Thence S 30°19'26" E a distance of 26.69 feet to a point on the common boundary between said Tracts A and B;
Thence S 56°21'37" E a distance of 104.14 feet to a point;
Thence S 26°15'39" E a distance of 132.61 feet to a point;
Thence S 14°32'06" E a distance of 175.00 feet to a point;
Thence S 03°02'47" W a distance of 87.02 feet to a point;
Thence S 12°14'44" E a distance of 58.60 feet to a point on the common boundary between said Tracts A and B lying S 08°38'17" W a distance of 38.56 feet from an existing angle point in said boundary and the **Terminus of this Easement**.

Sidelines of the above described strip to be lengthened or shortened as necessary to terminate at the intersection with of the existing lot lines, and as illustrated on the attached Exhibit 'A.'

This easement shall remain in effect only as long as the dedicated common driveway easement depicted on the plat recorded August 6, 2014 as Plat Number 2014-95 records of the Fairbanks Recording District remains unconstructed.

Dated this 16th day of April, 2015.



John J. Connors

SUBSCRIBED TO AND SWORN TO before me by John J. Connors this 16th day of April, 2015.



Sydney Piccolo
Notary Public in and for Alaska
My commission expires: 11-21-17

After Recording Return To:

John J. Connors
P.O. Box 73693
Fairbanks, AK 99707

