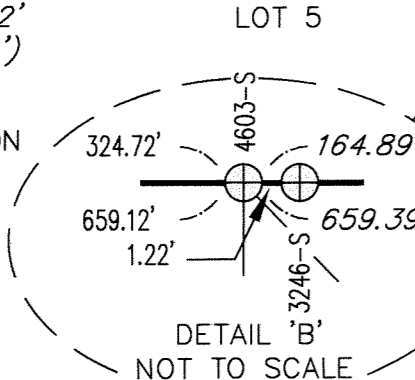
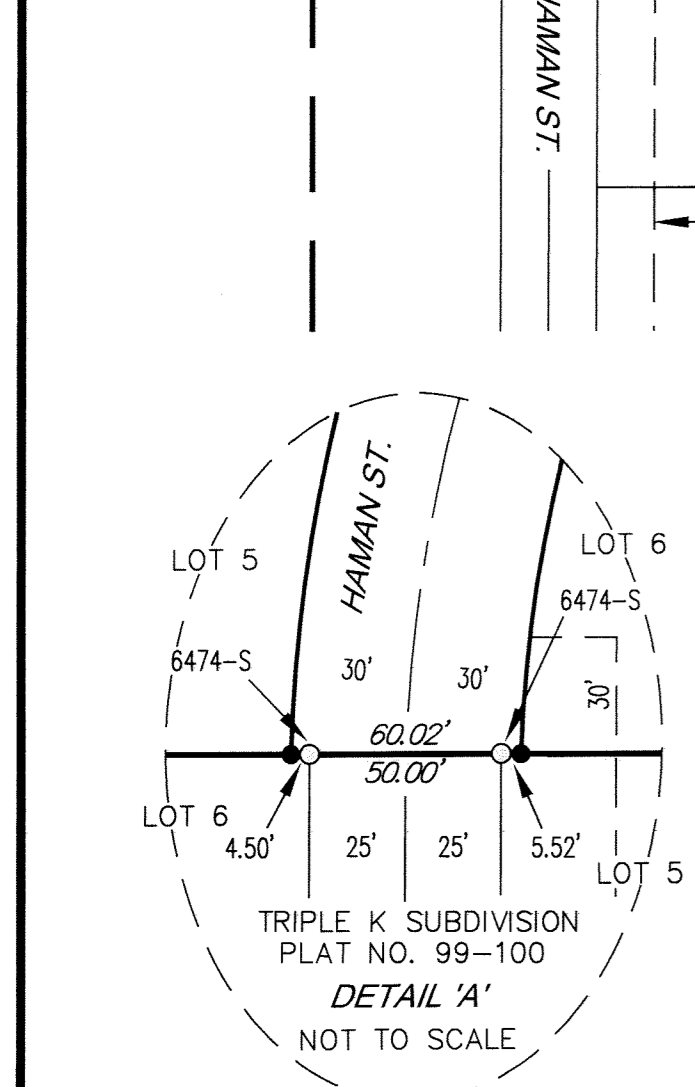
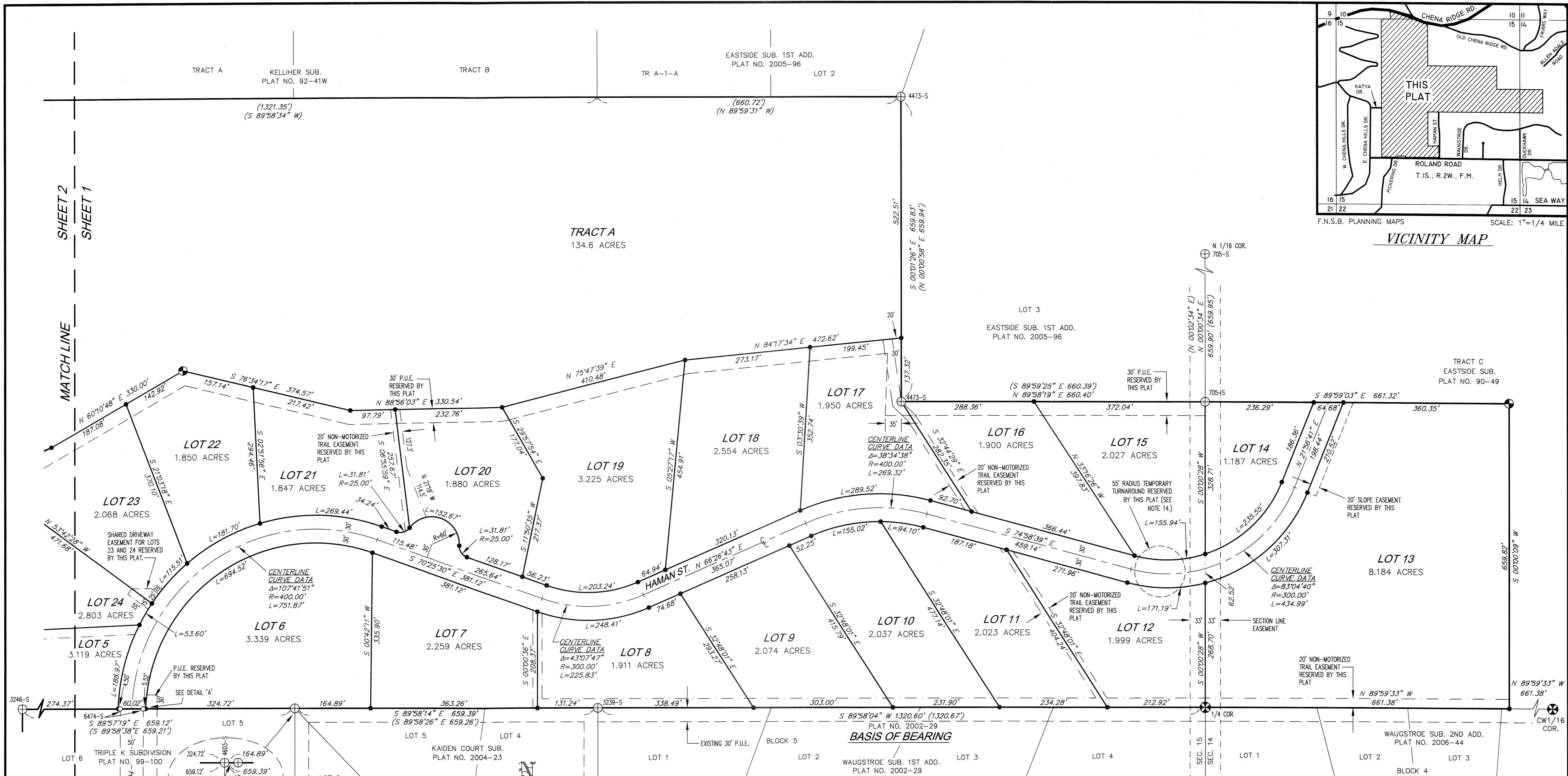


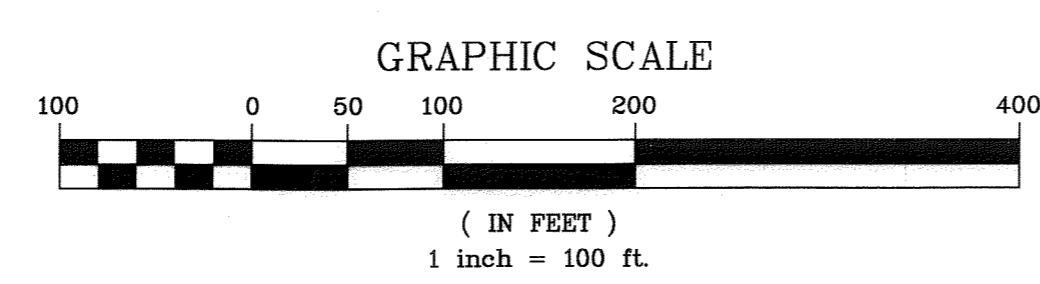
VICINITY MAP



- LEGEND**
- ⊗ B.L.M. MONUMENT, RECOVERED THIS SURVEY
 - ⊕ 2 1/2" DIA. ALUMINUM MONUMENT WITH MAGNETS SET THIS SURVEY, STAMPED 7621-S.
 - ⊕ PRIMARY MONUMENT RECOVERED, STAMPED AS NOTED.
 - 5/8" REBAR AND SURVEY CAP, RECOVERED THIS SURVEY. (STAMPED AS NOTED)
 - 5/8" REBAR AND ALUMINUM SURVEY CAP, SET THIS SURVEY, STAMPED 7621-S.
 - (xxx.xx) RECORD INFORMATION
 - (C) COMPUTED INFORMATION
 - P.U.E. PUBLIC UTILITY EASEMENT

AREA SUMMARY

LOTS 5-24, 27, 28	58.526 ACRES
TRACT B	2.916 ACRES
TRACT A	134.6 ACRES
RIGHT-OF-WAY	5.838 ACRES
TOTAL	201.8 ACRES



FAIRBANKS NORTH STAR BOROUGH
 RECORDING DATA
 FILE # 2013-92
 INSL # 2013-01909-0
 DATE 10-16-13
 BY [Signature]
 PLATTING OFFICER

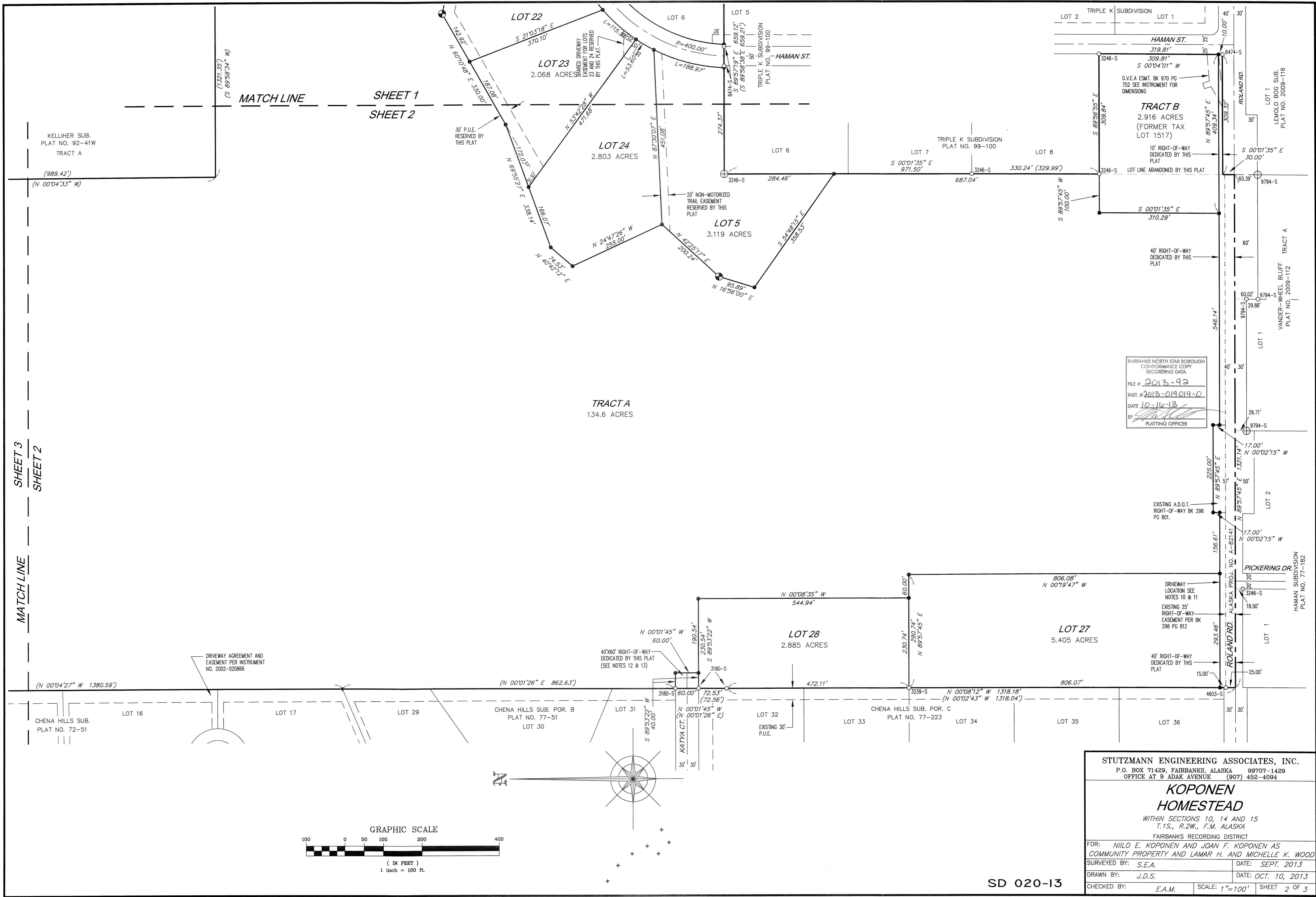
STUTZMANN ENGINEERING ASSOCIATES, INC.
 P.O. BOX 71429, FAIRBANKS, ALASKA 99707-1429
 OFFICE AT 9 ADAK AVENUE (907) 452-4094

KOPONEN HOMESTEAD
 WITHIN SECTIONS 10, 14 AND 15
 T.1S., R.2W., F.M. ALASKA
 FAIRBANKS RECORDING DISTRICT

FOR: NIILLO E. KOPONEN AND JOAN F. KOPONEN AS
 COMMUNITY PROPERTY AND LAMAR H. AND MICHELLE K. WOOD

SURVEYED BY: S.E.A. DATE: SEPT. 2013
 DRAWN BY: J.D.S. DATE: OCT. 10, 2013
 CHECKED BY: E.A.M. SCALE: 1"=100' SHEET 1 OF 3

SD 020-13



MATCH LINE SHEET 1 SHEET 2

SHEET 3 SHEET 2

MATCH LINE

CHENA HILLS SUB. PLAT NO. 72-51

LOT 16

LOT 17

LOT 29

CHENA HILLS SUB. POR. B PLAT NO. 77-51 LOT 30

LOT 31

LOT 32

LOT 33

CHENA HILLS SUB. POR. C PLAT NO. 77-223 LOT 34

LOT 35

LOT 36

TRACT A 134.6 ACRES

LOT 24 2.803 ACRES

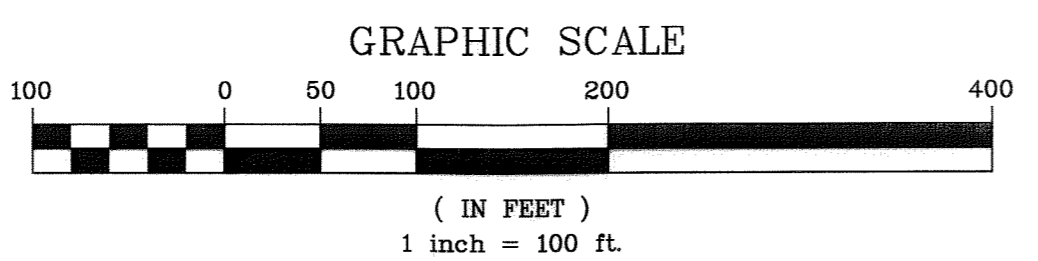
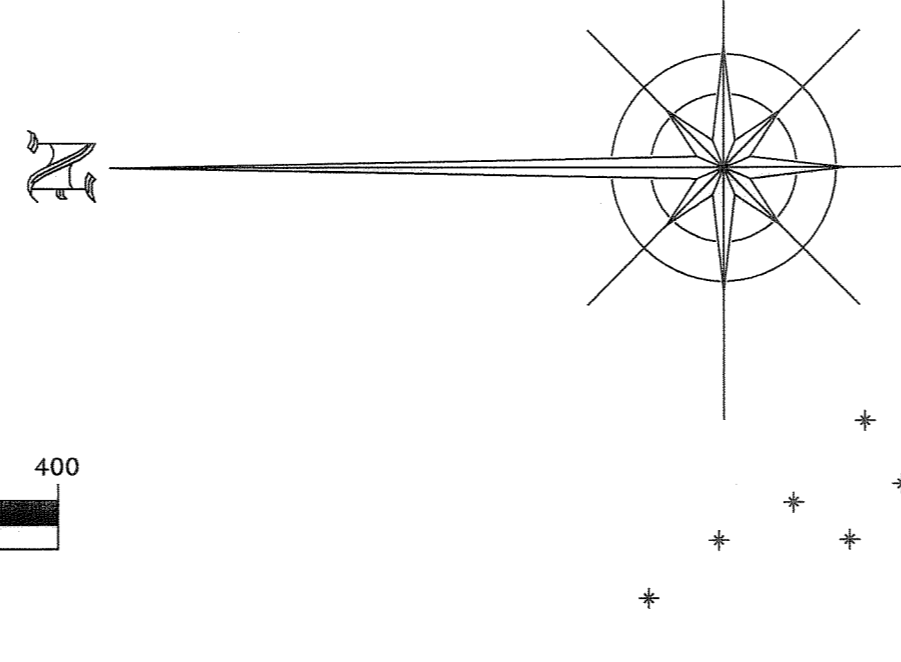
LOT 5 3.119 ACRES

LOT 28 2.885 ACRES

LOT 27 5.405 ACRES

TRACT B 2.916 ACRES (FORMER TAX LOT 1517)

FAIRBANKS NORTH STAR BOROUGH CONFORMANCE COPY RECORDING DATA
 FILE # 2013-92
 INST # 2013-019019-0
 DATE 10-10-13
 BY [Signature] PLATTING OFFICER



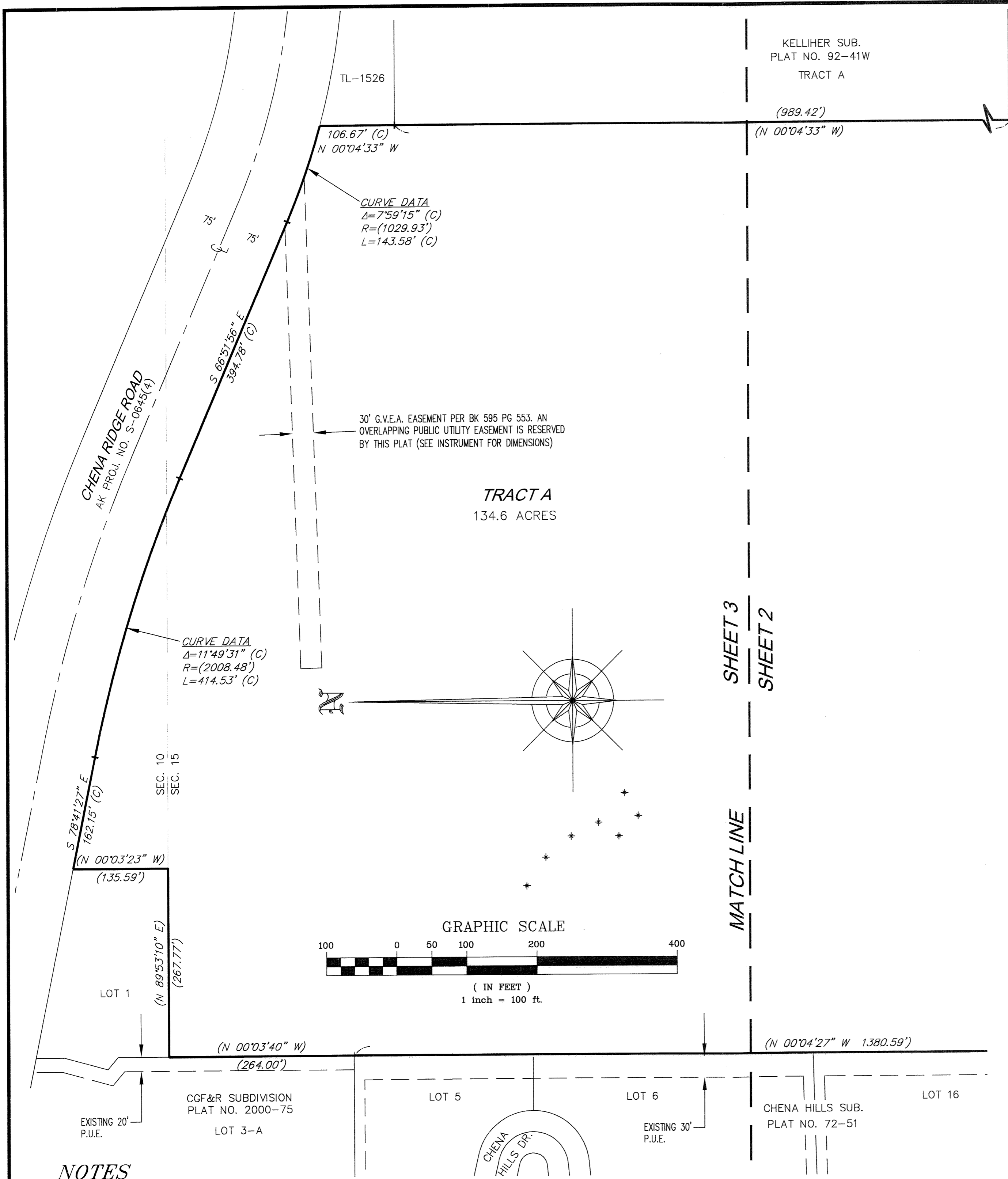
SD 020-13

STUTZMANN ENGINEERING ASSOCIATES, INC.
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 OFFICE AT 9 ADAK AVENUE (907) 452-4094

KOPONEN HOMESTEAD
 WITHIN SECTIONS 10, 14 AND 15
 T.1S., R.2W., F.M. ALASKA
 FAIRBANKS RECORDING DISTRICT

FOR: NIILLO E. KOPONEN AND JOAN F. KOPONEN AS
 COMMUNITY PROPERTY AND LAMAR H. AND MICHELLE K. WOOD

SURVEYED BY: S.E.A. DATE: SEPT. 2013
 DRAWN BY: J.D.S. DATE: OCT. 10, 2013
 CHECKED BY: E.A.M. SCALE: 1"=100' SHEET 2 OF 3



- 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 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 aerial crossings as determined necessary by the utility companies.
 - A septic tank and its soil absorption system may not be placed within 100 feet, measured horizontally, of any natural or man-made lake, river, stream, slough, or any other water of the state. The bottom of the soil absorption field must be a minimum of four feet above the seasonal high ground water level. This may require the construction of an alternative wastewater disposal system, such as a mound.
 - This property is located within Flood Zone "X" per Federal Emergency Management Agency Flood Insurance Rate Map 025009 0183G dated January 2, 1992.
 - This area is overlain by Fairbanks, Gilmore and Minto Soils per NRCS Web Soil Survey 2013.
 - Portions of Lot 13 may contain wetlands regulated under Section 404 of the Clean Water Act.
 - The construction of all on-site wastewater disposal systems must meet the regulatory requirements of the State of Alaska Department of Environmental Conservation.
 - Access to Lot 27 from Roland Road is limited to a single driveway located directly across from Pickering Drive.
 - A variance was granted from 17.60.060.F on April 17, 2013 to allow direct access from Lot 27 onto Roland Road.
 - A variance was granted from 17.60.070.A on April 17, 2013 to allow access for Lot 28 onto Katya Court without road construction to Title 17 standards.
 - A variance was granted from 17.60.230.E on April 17, 2013 to allow access for Lot 28 onto Katya Court without the construction or dedication of a turnaround.
 - A variance was granted from 17.60.070.B on April 17, 2013 for constructed access to Lots 13 and 14.
 - SLOPE EASEMENTS are intended to protect those portions of the structural road cut or fill which lie outside the dedicated right-of-way. The Fairbanks North Star Borough or its designated agencies may use the area within the easement to build up, to cut down, to reshape in any manner, to cut brush and trees, or any activity necessary to maintain and improve the roadway and its associated drainage facilities.
 - These lots are subject to the protective covenants recorded Oct. 16, 2013, 2013 as Instrument Number 2013-92, 0219019-0 in the Fairbanks Recording District. Tract B is subject to covenants recorded in Book 6 at Page 318 and is not subject to the covenants for Koponen Homestead.

CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE

We hereby certify that we are the owners of the herein specified property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

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

Michelle Wood
Lamar H. Wood

UNITED STATES OF AMERICA } S. S.
STATE OF ALASKA }

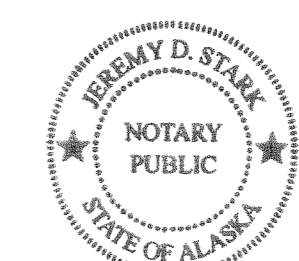
This is to certify that on this 11th day of October, 2013, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:

Michelle K. Wood and
Lamar H. Wood

to me known to be the identical individuals mentioned and who executed the within plat, and they acknowledged to me that they 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.

[Signature]
Notary Public in and for the State of Alaska
My Commission Expires: 1/25/2015



CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE

We hereby certify that we are the owners of the herein specified property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

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

Niilo E. Koponen
Joan F. Koponen
Chena K. Newman, conservator

UNITED STATES OF AMERICA } S. S.
STATE OF ALASKA }

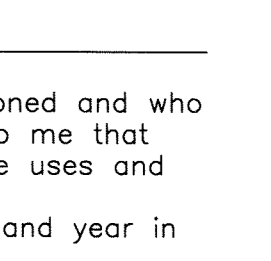
This is to certify that on this 11th day of October, 2013, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:

Chena K. Newman

to me known to be the identical individuals mentioned and who executed the within plat, and they acknowledged to me that they 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.

[Signature]
Notary Public in and for the State of Alaska
My Commission Expires: 1/25/2015



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:

Niilo E. Koponen
Joan F. Koponen
Lamar H. Wood Jr.
Michelle K. Wood

Description: TL-1517, 1530, 1529 Sec. 15 & TL-1417 Sec. 14 & TL-1502 Sec. 10 & 15 T-15 B2W

and that according to the records in my possession, all taxes levied against said land and in favor of the Fairbanks North Star Borough are not delinquent.

Dated at Fairbanks, Alaska, this 11th day of October, 2013.
Jaminda A. Wilkes
Tax Collector
Fairbanks North Star Borough

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I hereby certify that this subdivision plat has been found to comply with the regulations of Title 17.60, Final Plats, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved.

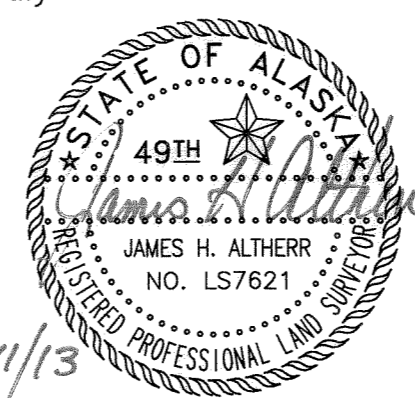


FAIRBANKS NORTH STAR BOROUGH CONFORMANCE COPY RECORDING DATA
FILE # <u>2013-92</u>
INST. # <u>2013-09019-0</u>
DATE <u>10-16-13</u>
BY <u>[Signature]</u> PLATTING OFFICER

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, James H. Altherr, 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.

James H. Altherr 10/11/13
Registration No. 7621-S



STUTZMANN ENGINEERING ASSOCIATES, INC. P.O. BOX 71429, FAIRBANKS, ALASKA 99707-1429 OFFICE AT 9 ADAK AVENUE (907) 452-4094
KOPONEN HOMESTEAD WITHIN SECTIONS 10, 14 AND 15 T.1S., R.2W., F.M. ALASKA FAIRBANKS RECORDING DISTRICT
FOR: <u>NIILLO E. KOPONEN AND JOAN F. KOPONEN AS COMMUNITY PROPERTY AND LAMAR H. AND MICHELLE K. WOOD</u>
SURVEYED BY: <u>S.E.A.</u> DATE: <u>SEPT. 2013</u>
DRAWN BY: <u>J.D.S.</u> DATE: <u>OCT. 10, 2013</u>
CHECKED BY: <u>E.A.M.</u> SCALE: <u>1"=100'</u> SHEET <u>3 OF 3</u>

SD 020-13