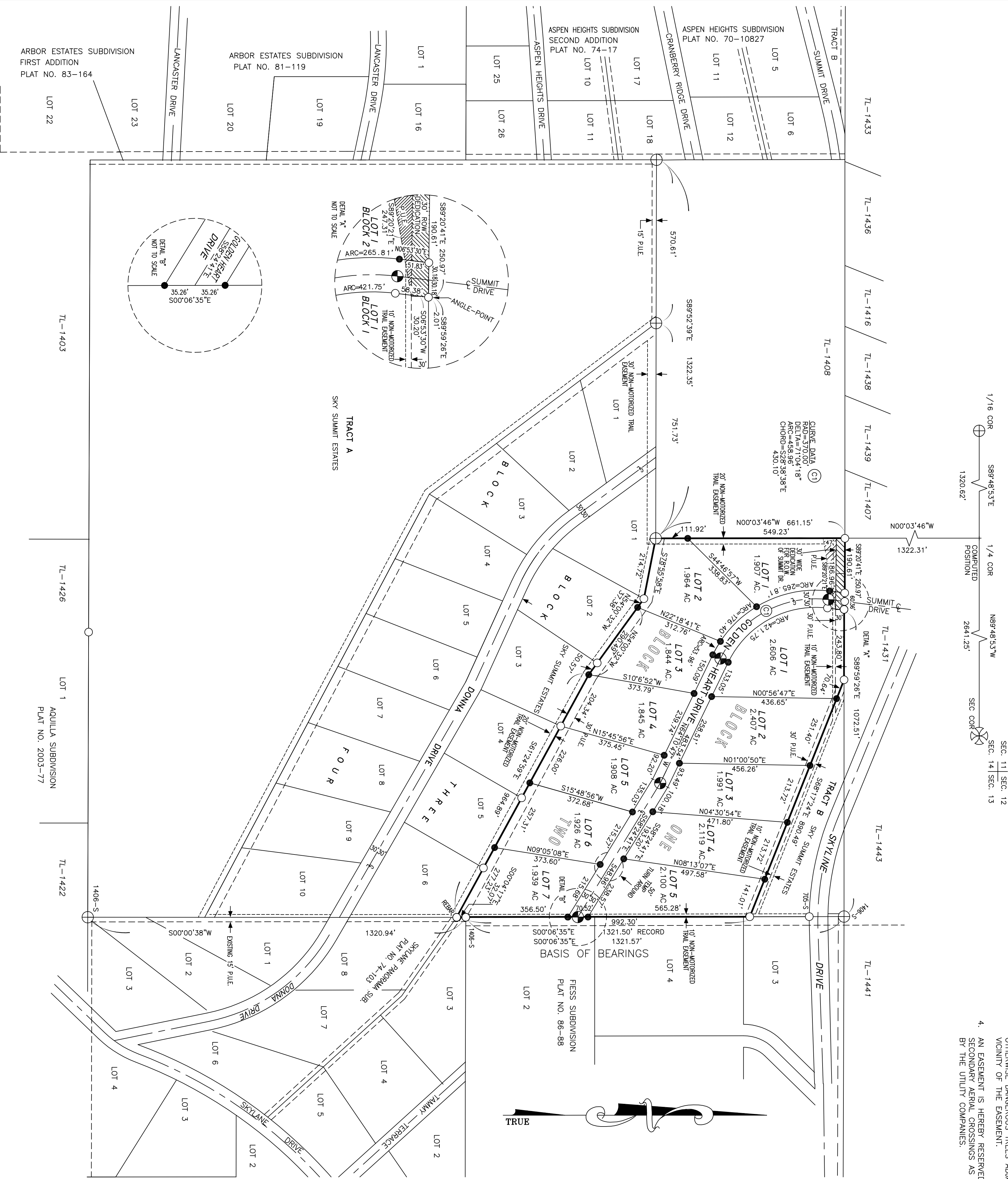
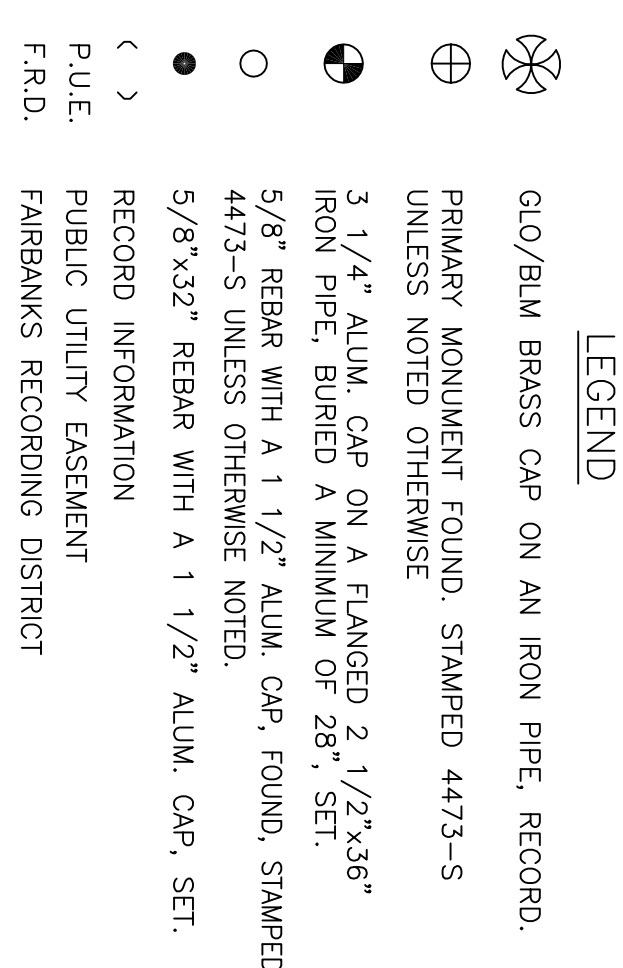


**AREA SUMMARY**  
 BLOCK 1 = 11.223 AC.  
 BLOCK 2 = 13.469 AC.  
 ROW = 3.506 AC.  
 TOTAL AREA = 28.198 AC.



- UTILITY EASEMENTS**
- THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GPS, 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 REMOVE ANY OBSTACLES OR ENCUMBRANCES 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.



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

HEREBY CERTIFY THAT \_\_\_\_\_ THE OWNER OF \_\_\_\_\_ AND THAT IT HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND DEDICATES ALL STREETS, ALLEYS, PARKS AND OTHER DESIGNATED PUBLIC SPACES TO BE OPEN TO ALL FOR THE USE AND ENJOYMENT OF THE PUBLIC. FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE.

DATE \_\_\_\_\_, 200\_\_

OWNER \_\_\_\_\_

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

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

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

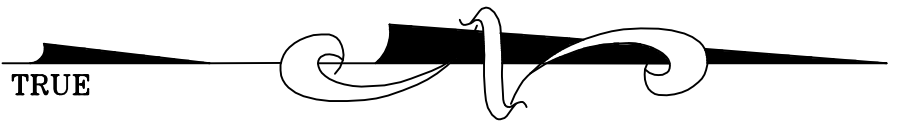
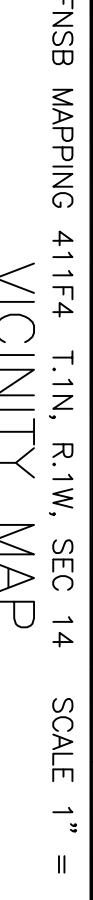
HEREBY CERTIFY THAT \_\_\_\_\_ THE OWNER OF \_\_\_\_\_ AND THAT IT HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND DEDICATES ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER DESIGNATED PUBLIC SPACES TO BE OPEN TO ALL FOR THE USE AND ENJOYMENT OF THE PUBLIC. FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE.

DATE \_\_\_\_\_, 200\_\_

OWNER \_\_\_\_\_

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

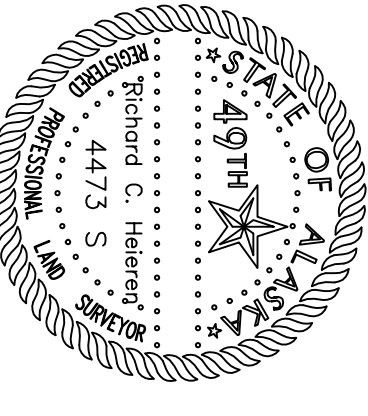
UNITED STATES OF AMERICA )  
 STATE OF ALASKA ) SS  
 FOURTH JUDICIAL DISTRICT )



**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, RICHARD C. HEEREN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAN TO BE A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, ACCORDING TO THE STANDARDS OF THE PROFESSION AND THE STANDARDS OF THE ALASKA CODE OF PRACTICE AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.

DATE \_\_\_\_\_



**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

I HEREBY CERTIFY THIS SUBDIVISION PLAN 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 PLAN HAS BEEN APPROVED.

SUBSCRIBED AND SWORN BEFORE ME BY \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_

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

SUBSCRIBED AND SWORN BEFORE ME BY \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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.

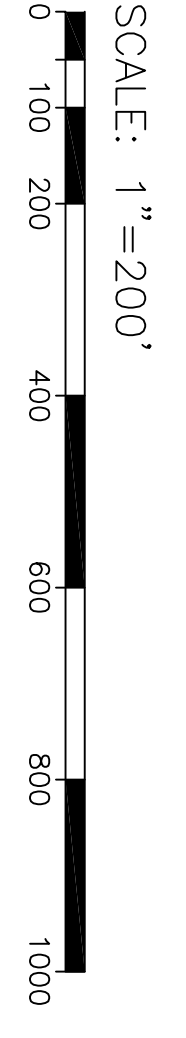
DATED AT FAIRBANKS, ALASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**NOTES**

- SOILS FOR THIS SUBDIVISION ARE FAIRBANKS AND GILMORE SILT LOAM PER USDA SOILS MANUAL, NO. 25, 1959 SERIES.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THOSE PROTECTIVE COVENANTS FILED AS SERIAL # \_\_\_\_\_ IN THE FAIRBANKS RECORDING DISTRICT ON \_\_\_\_\_, 2007.
- THIS SUBDIVISION IS IN FLOOD ZONE 'X' PER F.I.R.M. MAPPING DATED 1-2-1992 OF THE CLEAN WATER ACT. A DEPARTMENT OF THE ARMY PERMIT MAY BE REQUIRED FOR ANY DEVELOPMENT OF THIS PROPERTY.



**SKY SUMMIT ESTATES FIRST ADDITION A REPEAT OF TRACT C SKY SUMMIT ESTATES**

LOCATION: PORTION OF T.1N. R.1W, SEC. 14 F.R.D.

OWNER: USIBELLI DEVELOPMENT, INC.  
 HERBERT HOMES, LLC  
 100 Cushman Street Suite 210  
 FAIRBANKS, ALASKA 99701-4674

SURVEYOR: ROH SURVEYS LTD.  
 (907) 451-7411  
 326 DRIVEWAY STREET STE 102  
 FAIRBANKS, ALASKA 99701

FAIRBANKS RECORDING DISTRICT

F.N.S.B. # SD 056-071 DESIGNED: RCH CHECKED: \_\_\_\_\_  
 SCALE: 1"=200' DRAWN: BAM/VCH DATE: 08-27-07