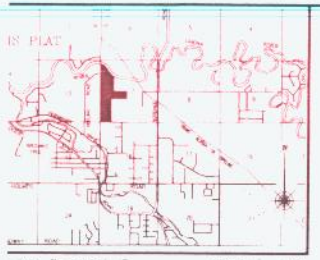


VICINITY MAP

LEGEND

- (SE) SECTION CORNER (AS NOTED)
- (1) MONUMENT OF ALASKA SURVEY RECORDED
- (1) 5/8" REBAR AND ALUMINUM SURVEY CAP AS NOTED (SURVEY RECORDED)
- ● 5/8" REBAR AND ALUMINUM SURVEY CAP "STUTZMANN"

NOTES

1. The area in section by the sectional sum (see, except for the setback area in Lots 13 and 14, which is identified as Roadway area in the Soils Conservation Report No. 25, of 1983.

2. This subdivision is within Flood Zone "X" (shaded) except for the narrow bands along the two unnamed sloughs lying within Lots 2,3,6,8,9,10 and 11 which are designated as Flood Zone "A" and "AE" as per the Flood Insurance Rate Map, Community/Panel No. 025009 0201 D, January 2, 1992.

3. This property has been determined to be located, in whole or in part, within Flood Zone "A" or "AE", 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" or "AE") requires a flood plain permit from the Fairbanks North Star Borough.

   Eye (100 Year Flood Elevation) in this area has been determined to be 454.0 ft. M.S.L. based on the Base Flood Elevation as shown on Flood Insurance Rate Map, Community/Panel No. 025009 0201 D.

5. There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.

4. The utility companies shall have the right to identify and then remove dry dead, weak overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement.

7. 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.

8. An easement is hereby dedicated within all lots for secondary and crossings as determined necessary by the utility companies.

9. A septic tank and its 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.

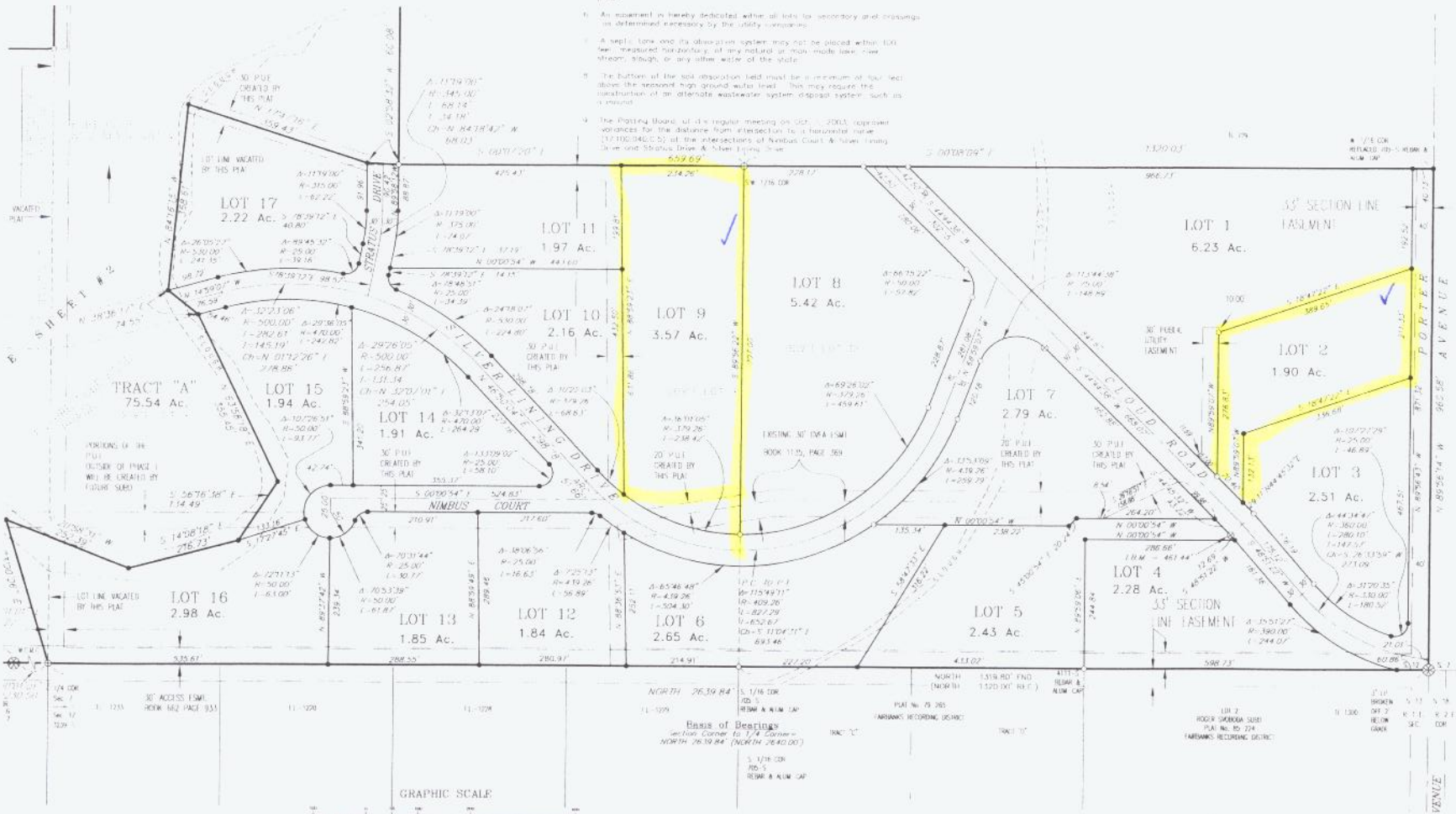
10. The bottom of the soil absorption field must be a minimum of four feet above the seasonal high ground water level. This may require the construction of an alternate wastewater system disposal system, such as a mound.

11. The Planning Board, at its regular meeting on Oct. 1, 2003, approved variances for the distance from intersection to a horizontal curve (17.100.340.C.5) at the intersections of Nimbus Court & Silver Lining Drive and Stratus Drive & Silver Lining Drive.

12. The course meandered in the line of ordinary high water forms the true bounds of the dry land the subdivision hereof. The approximate line of ordinary high water as shown is for computational purposes only, with the true corners being on the extension of the sidelines and their intersections with the actual meander.

13. This subdivision is subject to the Protective Covenants filed July 22, 2004, at rec. No. 2004-026899-0 Fairbanks Recording District.

14. All on-site wastewater disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



TOTAL AREA: 128.83 Acres
R.O.W. AREA: 6.64 Acres
NET AREA: 122.19 Lot Acres

SD 020-04

CERTIFICATE OF OWNERSHIP, DEDICATION,

We hereby certify that we are the owners of the herein subdivided 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 standards established in Title 17, Subdivisions, Fairbanks North Star Borough Code.

Darwin W. Lundeen

UNITED STATES OF AMERICA)
STATE OF ALASKA)

This is to certify that on this 23rd day of July, 2004 before me, a Notary Public, for the State of Alaska, duly commissioned and sworn, personally appeared

Darwin W. Lundeen

to me known to be the identical individual 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.

Bryce Bullock
Notary Public in and for the State of Alaska
My Commission Expires January 31 2005

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, Paul E. Stutzmann, 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.

Paul E. Stutzmann
Registration No. 705

STATE OF ALASKA
49TH
Paul E. Stutzmann
No. 705
REGISTERED PROFESSIONAL LAND SURVEYOR

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:

DARWIN W. LUNDEEN

Description: T.15 R.2E, SEC. 7
TL-702, TL-713, & TL-721

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 19th day of July, 20 04

Tax Collector
Fairbanks North Star Borough

CERTIFICATE OF APPROVAL BY THE PLATTING

I hereby certify that this subdivision plat has been found to comply with the regulations of Title 17.80, Final Plats, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved.

Fairbanks 2004 40

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

CLOUD ESTATES

GOVT. LOTS 5, 9, & 10,
N 1/2 NE 1/4 SW 1/4, AND TL 713
SEC. 7, T. 1 S., R. 2 E., F.M., AK.
FAIRBANKS RECORDING DISTRICT

FOR: DARWIN LUNDEEN			
SURVEYED BY: F.A.M. / J.H.T.		DATE: 1991 / 20	
DRAWN BY: W.K.R.		DATE: 1998 / 20	
CHECKED BY: S.E.W.	SCALE: 1" = 100'	SHEET: 1 OF	

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