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**BUSINESS REPLY MAIL**  
FIRST CLASS MAIL PERMIT NO. 118 FAIRBANKS, ALASKA

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FAIRBANKS NORTH STAR BOROUGH  
PO BOX 71267  
FAIRBANKS AK 99707-9977



Attn: Community Planning / Platting

**RE: VA 006-12 / RP 018-12 Wilbur Street Vacation**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, February 15, 2012** beginning at 6:00 p.m., in the Assembly Chambers, 809 Pioneer Road, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following request:

**VA 006-12 / RP 018-12 Wilbur Street Vacation** – A request by 3-Tier Alaska on behalf of Fairbanks Montessori Assn., Inc. to vacate the westerly 50 foot wide portion of Wilbur Street adjacent to the eastern boundary of Lot 1, Tract H, ASLS 80-64, and add the 0.37 acre vacated area to create one new lot of 1.37 acres, within Sec 16, T1S R1W, FM (located on 30<sup>th</sup> Ave and Wilbur St).

Anyone may speak at this public hearing or, prior to the meeting, may submit written testimony to the FNSB Department of Community Planning to be placed in the record. Please note: testimony may be limited to three minutes per person, six minutes for the applicant.

If you have questions, concerns, or comments regarding this request, contact **Loriann Quakenbush**, FNSB Platting Officer, at 459-1260, FAX 459-1254, or e-mail [lquakenbush@fnsb.us](mailto:lquakenbush@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).

Bernardo Hernandez, Director  
Department of Community Planning

BH/b1

Name of Person Responding: \_\_\_\_\_

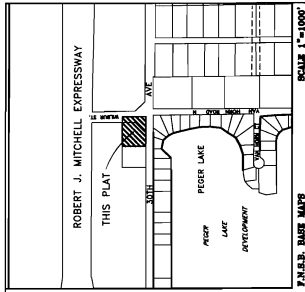
Your comments: \_\_\_\_\_

Please indicate property owned on the map (see reverse side) and/or legal description.

Legal Description \_\_\_\_\_



**ROBERT J. MITCHELL EXPRESSWAY**



**CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATION OF PUBLIC SPACES TO THE PUBLIC USE, IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE.

I FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE.

DATE: \_\_\_\_\_

**FAIRBANKS MONTERRISSE ASSOCIATION, INC. AN ALASKAN CORPORATION**  
 UNITED STATES OF AMERICA  
 FOURTH ALASKAN DISTRICT

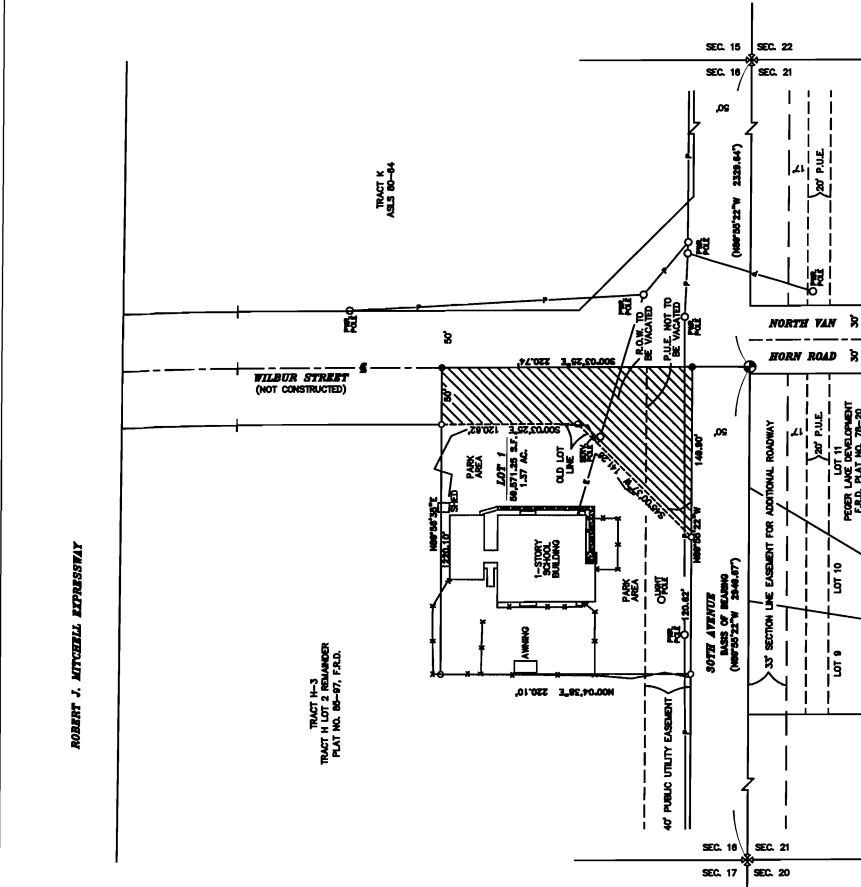
BEFORE ME, NOTARY PUBLIC, ON THIS DAY OF ALASKA, 2011,  
 COMMISSIONED AND SHOWN PERSONALLY APPEARED:

I, THE SURVEYOR, TO THE BEST OF MY KNOWLEDGE AND BELIEF, HAVE EXERCISED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES INTENDED AND HAVE SEEN AND BELIEVE THE SIGNATURES AND NOTARIAL SEAL OF THE WITNESS AT HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREBY WRITTEN.

WITNESS PUBLIC IN AND FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

- LEGEND**
- ⊗ 3" BRASS CAP MONUMENT, RECOVERED THIS SURVEY (NO L.S. #)
  - ⊕ ALUMINUM CAP MONUMENT, RECOVERED THIS SURVEY (NO L.S. #)
  - ⊙ ALUMINUM CAP MONUMENT, SET THIS SURVEY, (LS#474)
  - ⊚ 2" DIAMETER ALUMINUM MONUMENT, RECOVERED THIS SURVEY (NO L.S. #)
  - 1 1/2" DIAMETER ALUMINUM MONUMENT, RECOVERED THIS SURVEY (LS # AS SHOWN)
  - 2" DIAMETER ALUMINUM MONUMENT, SET THIS SURVEY (LS#474)
  - ( ) RECORD DATA
  - PALE = PUBLIC UTILITY EASEMENT



**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 THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES DUE ON SAID PROPERTY HAVE BEEN PAID TO THE FAIRBANKS NORTH STAR BOROUGH AND ARE NOT DELINQUENT.

DATED AT FAIRBANKS, ALASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

\_\_\_\_\_  
 TAX COLLECTOR  
 FAIRBANKS NORTH STAR BOROUGH



**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

I, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAN HAS BEEN APPROVED.

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

JAMES R. KINGFIELD, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, HEREBY CERTIFIES THAT THE REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME, OR UNDER MY DIRECT SUPERVISION, IS ACCURATE AND CORRECT AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.



JAMES R. KINGFIELD, L.S. 6474  
 DATE: \_\_\_\_\_

**NOTES**

UTILITIES WILL BE A 36" FOOT RADIUS EASEMENT AT EACH POLE LOCATION FOR GUTS, ANDERS, AND OTHER SUPPORTIVE STRUCTURES. THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UTILITIES WITHIN THE EASEMENT. THE UTILITY COMPANIES SHALL MAKE THE RIGHT TO IDENTIFY AND THEN REMOVE ANY DEAD, NEAR OVERHANGING, OR OTHERWISE DANGEROUS TREES WITHIN THE EASEMENT. THE UTILITY COMPANIES SHALL MAINTAIN ALL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

SOILS ARE OVERLAIN WITH SALCHAKET SANDY SILT CLAY.

THIS PROPERTY IS SERVED BY GOLDEN HEART UTILITIES, INC. COMMUNITY WATER AND WASTEWATER DISPOSAL SYSTEMS.

FLOOD ZONE HAS BEEN DETERMINED TO BE LOCATED IN PART WITHIN FLOOD ZONE A. AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OF WITH BRUNANCE AREAS OF 100-YEAR FLOOD PER FEMA OR FINE ALASKA COMMUNITY PANEL NUMBER 022009 0181 G, DATED JANUARY 2, 1992.

ACCESS TO THIS LOT IS VIA THE 50 FOOT RIGHT-OF-WAY OF 30TH AVENUE.

PROJECT	A REPEAT OF
TRACT	LOT 1, TRACT H
SECTION	AS.L.S. 80-84
TOWN	SECTION 16
RANGE	FAIRBANKS RECORDING DISTRICT
PLAT	(P.F.D. PLAT NO. 84-172)
OWNER	FAIRBANKS MONTERRISSE ASSOCIATION, INC. 200 30TH AVENUE FAIRBANKS, AK 99701
OWNER	3 TIER - Alaska, Corp.
OWNER	3 TIER - Alaska, Corp. P.O. Box 71140 422 Ziegler Avenue Fairbanks, Alaska 99701 (907) 456-6565
OWNER	ST111945
OWNER	1
OWNER	1
OWNER	1100-00



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Attn: Community Planning / Platting

**RE: SD 039-11 / RP 035-11 / VA 006-11 Tanana Clinic 1<sup>st</sup> Addn**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, February 15, 2012** beginning at 6:00 p.m., in the Assembly Chambers, 809 Pioneer Road, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following request:

**SD 039-11 / RP 035-11 / VA 006-11 Tanana Clinic 1<sup>st</sup> Addn** – A request by Stutzmann Engineering on behalf of the Greater Fairbanks Community Hospital Foundation to vacate that portion of 11<sup>th</sup> Avenue east of Noble Street and to replat Lots 1-8, Blk 119, Lot 1-A, Blk 120, portions of Lots 1 and 2, Blk 120, Lots 2-C-1-A, 2-C-1-B, and 2-C-1-C, Blk 120, Fairbanks Townsite, into four lots ranging in size from 22,865 square feet to 1.725 acres within the SE¼ of Sec 10, T1S R1W, FM (located on 10<sup>th</sup> and 11<sup>th</sup> Avenues and Noble St).

Anyone may speak at this public hearing or, prior to the meeting, may submit written testimony to the FNSB Department of Community Planning to be placed in the record. Please note: testimony may be limited to three minutes per person, six minutes for the applicant.

If you have questions, concerns, or comments regarding this request, contact **Loriann Quakenbush**, FNSB Platting Officer, at 459-1260, FAX 459-1254, or e-mail [lquakenbush@fnsb.us](mailto:lquakenbush@fnsb.us).

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Bernardo Hernandez, Director  
Department of Community Planning

BH/b2

Name of Person Responding: \_\_\_\_\_

Your comments: \_\_\_\_\_

Please indicate property owned on the map (see reverse side) and/or legal description.

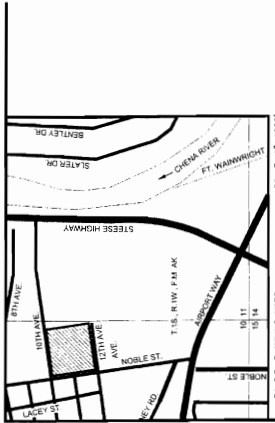
Legal Description



Dept. Of Community Planning  
 Fairbanks North Star Borough  
 P.O. Box 71267  
 Fairbanks, AK 99707

**PUBLIC HEARING NOTICE FOR:  
 Tanana Clinic 1st Addition  
 SD 039-11 & RP 035-11 & VA 006-11**





VICINITY MAP



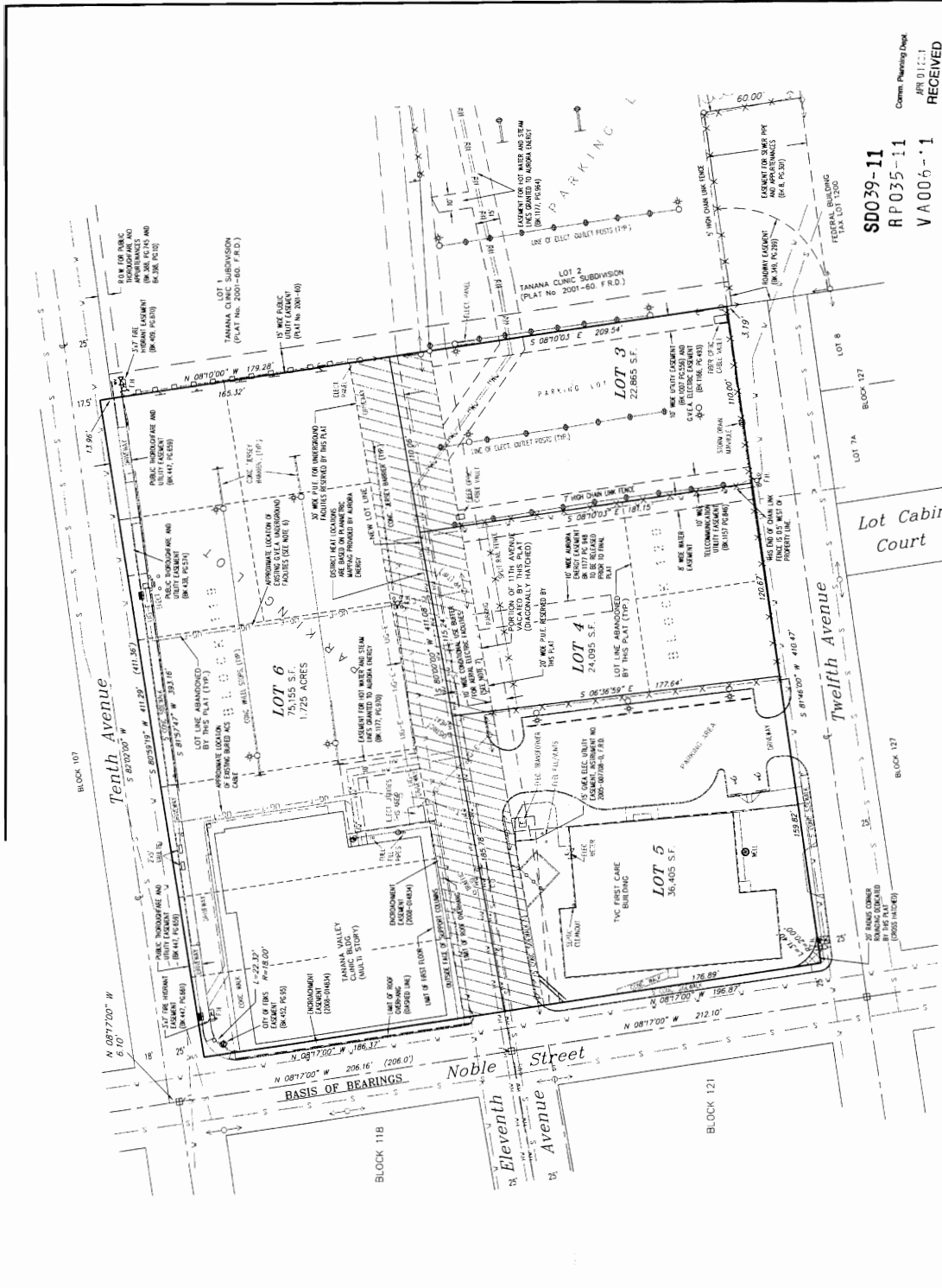
F.N.S.B. PLANNING MAPS SCALE: 1"=1000'

LEGEND

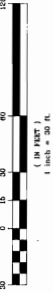
- U—F — UNDERGROUND ELECTRIC
- U—T — UNDERGROUND TELEPHONE
- S — BURIED SEWER LINE
- W — BURIED WATER LINE
- HW — BURIED HOT WATER LINE
- ←—O—→ UTILITY POLE
- ▽<sup>H</sup> FIRE HYDRANT
- F — FENCE
- GD — FENCE GATE

NOTES

- 1) This property lies within Flood Zone "X" per Federal Emergency Mapping Agency Flood Insurance Rate Map No. 025009 018250 dated January 2, 1992.
- 2) This area is not covered by USDA soils mapping.
- 3) The purpose of this plat is to vacate a portion of 11th Avenue and replot existing lots into larger parcels.
- 4) This property is served by Golden North Utilities sewer and water.
- 5) Buried utility locations shown herein are a compilation of field locations and utility company mapping. Buried facilities will be field located as necessary prior to final plat approval.
- 6) A 15' wide easement for buried electric facilities will be reserved centered on the east-south section of buried D.V.E.A. facilities.
- 7) The 10' conditional use buffer is hereby established to provide an aerial clear zone around an existing overhead powerline. The utility company shall have the right to clear vegetation within the buffer as necessary. The owner reserves the right to utilize the buffer as desired, including the presence of structures and other improvements, provided that use meets minimum applicable electric safety clearance requirements.



GRAPHIC SCALE



TOTAL AREA = 3.54 ACRES

SD039-11  
RP035-11  
VA006-11

Current Planning Dept  
APR 01 2011  
RECEIVED

STUTZMANN ENGINEERING ASSOCIATES, INC.  
P.O. BOX 7149, FARMBANKS, ALASKA 99707-1499  
OFFICE AT 9000 AVENUE (807) 455-1004

**TANANA VALLEY CLINIC SUBDIVISION  
4<sup>TH</sup> ADDITION**

THE REPLAT OF BLOCKS 119 AND 120 FARMBANKS, TOWNSHIPS  
AND THE VACATION OF A PORTION OF 11TH AVENUE  
WITHIN THE SE 1/4 OF SECTION 10, T. 15S., R. 11W., F.M. 4K

FOR THE CHEZLEFF FARMBANKS COMMUNITY HOSPITAL FOUNDATION

DRAWN BY: S.E.A. DATE: MARCH, 2011  
CHECKED BY: J.O.S. SCALE: 1"=30' SHEET: 1 OF 1

SD