

Daniel Welch,
Platting Officer

SD022-17 Chena Point Lake Subdivision

Applicant/Owner: Chena Point Gravel, LLC

Surveyor: Stutzmann Engineering Associates, Inc.
P.O. Box 71429
Fairbanks, AK 99707

Specific Request: A request by Stutzmann Engineering Associates, Inc., on behalf of Chena Point Gravel, LLC, to subdivide Tract G-M-1, Aurora Husky Subdivision, totaling approximately 22.66 acres, into two lots of approximately 19.3 acres and 3.3 acres.

Location: The subdivision is located within the NW¼ of Section 27, T1S R2W FM, on Chena Point Avenue and Raven Lake Street.

Existing Land Use: Commercial

Current Zoning: GU-1

Comprehensive Plan: Perimeter Area (100%), Perimeter Boundary (100%)

Soils: The soils on the property are currently under the gravel pit designation, but were previously classified as Bradway and Lameta Soils.

Flood Zone: Ae (100%)

Wetlands: None

Road Service Area: Chena Point RSA

Fire Service Area: Chena Goldstream FSA

History: The Tract G-M-1 was originally a portion of Tract G-M, created by recording of Plat #87-101 for Aurora Husky Subdivision on November 3, 1987. A replat of Tract G-M, Aurora Husky Subdivision was finalized with the recording of Plat #91-72 on August 30, 1991 which created Tract G-M-1 in its current configuration.

Access: The preliminary plat proposes direct lot access for Lot 2 onto Chena Point Avenue via an existing 60 foot-wide flag stem. Proposed Lot 1 has legal and physical access from Raven Lake Street. Chena Point Avenue is classified as a major collector. Direct access from proposed Lot 2 onto the major collector does not require a variance to FNSBC 17.56.010 because the flag stem exists prior to the submittal of the application, and was created and approved through a former platting action. This does not exempt the application from providing evidence that shows a FNSB standard road can be constructed within the type II flag stem. FNSBC 15.56.010(H)(2)(b) requires this evidence because the lot with the flag stem can be subdivided in the future. At the request of the FNSB engineer reviewing the application, Stutzmann Engineering provided evidence, via a typical road section analysis, that a borough approved road could be built within the flag stem. After evaluation, the FNSB engineer the determined the submitted evidence was sufficient.

Soils Report: A professional soils analysis was submitted with the application, but only for proposed Lot 2. Proposed Lot 1 does not require a soils analysis because the lot area is greater than 200,000 square feet. The report for Lot 2 states that the soils, and the depth of any frozen soils, within the property are suitable and will not adversely affect an onsite waste water treatment and disposal system. The determination and findings are based on the soil logs from the septic system installation reports for Lots 5 and 6 of Aurora Husky Subdivision, which are the lots directly adjacent to the proposed Lot 2. The reports for the septic system installation on Lots 5 and 6 show that conventional bed systems were installed and frozen soils were not encountered at either location.

FNSB In-house Review:

Addressing/Street Naming: (Kim Streeter, GIS-Emergency Services Technician)

“Addressing: No comments.

Street Naming: No new streets created by this plat.”

Public Works: (Ann Worhatch, Civil Engineer). “I reviewed the soils report and it is acceptable. I think it would be useful to add a dashed 100’ line from the water’s edge, as we discussed in the meeting today to delineate where it is okay to install a septic system on lot 2.”

Zoning: (Stacy Wasinger, Planner III)

- “This parcel is zoned General Use 1 (GU-1).
- Both proposed lots meet the GU-1 minimum required lot size of 40,000 square feet.
- No setbacks are noted for the existing structures on the proposed lot but the GU-1 zone does not have minimum required setbacks.
- Proposed lot 1 appears to be used as a gravel pit, which is an allowed use in the GU-1 zone. The use of the existing buildings on both proposed lots is not listed, so it is unclear whether they support the gravel pit use or are another use. Clarification on the use of these buildings would be helpful.”

Land Management: (Shelley Rowton, Land Officer) “Land Management has no objection to the proposed subdivision.”

Transportation: (Kellen Spillman, Deputy Director Community Planning and acting Transportation Planner) **Waiting on transportation comments**

Flood: (Nancy Durham, Flood Plain Administrator) “SD022-17/RP028-17 is located in Flood Zone AE (100%). Please see the following comments:

- Plat Note 7 classifies this area as Flood Zone A. This area is Flood Zone AE. Please have them correct that on the preliminary plat.
- The final plat is required to show an existing or new benchmark as required per (FNSB 17.52.040 (D) (18) (a)):
 - Platting board shall require that benchmarks be placed within the subdivision as primary monuments and be stamped and noted on the plat with the North American Vertical Datum of 1988 (NAVD88) elevation determined to National Geodetic Survey third order vertical standards. The monumentation shall be placed so that no lot within Flood Zone A or AE is more than 1,000 feet from a benchmark.”

Agency and Utility Review:

GVEA: “Golden Valley Electric Association, Inc. has no objection to approval of the above preliminary plat, as submitted on March 16, 2017, by Stutzmann Engineering Assoc., Inc. However, the PUE on the plat is misleading; as of 2016 that PUE was not useable due to the gravel pile. GVEA requests review of the final plat prior to approval.”

GCI: “...no objections from us.”

ACS: Agency emailed on 3/16/2017. A response has not been submitted.

Fire Service Area: Agency emailed on 3/16/2017. A response has not been submitted.

Road Service Area: (Chena Point Service Area) “I am in receipt of the letter dated 3/16 and drawing 3/14/17-and really not sure what items exactly do I need need to review it for.

Chena Point does maintenance on the Chena Point Rd only (almost all the Way to Chena Pump), but not on any side roads that are parts of Lot 1 and Lot 2 or other Aurora Husky tracts.

Just couple of suggestions:

- 1) Add a Street Name "Chena Point"

2) Maybe in Note 1 instead of "guy" say "guy wire"?

3) On the Chena Point road itself in top center-there are numbers 80' and 33'-I can't figure what they mean, may be dimension them and add description in notes?"

IGU: "The IGU has no objections to the proposed preliminary plat for Chena Point Lake Subdivision received in our office [3/16/2017]. We do request to review the plat before it becomes final."

DOT: Agency emailed on 3/16/2017. A response has not been submitted.

Analysis: The purpose of this plat is to create two lots from one. To accomplish this, the preliminary plat proposes the addition of a single lot line which will be common to proposed Lots 1 and 2.

Legal access to the subdivision is provided by Chena Point Avenue. Proposed Lot 2 will have direct lot access onto Chena Point Avenue via an existing and platted flag stem. Raven Lake Street provides proposed Lot 1 legal and physical access along the proposed lots western boundary. Due to the existing flag stem, proposed Lot 2 will not need a variance to directly access Chena Point Avenue, which is classified as a major collector.

GVEA's comment does not directly clarify which PUE is no longer useable due to the gravel pile. Based on the plat the assumption is that the affected PUE is located on the western side of the property, parallel to the western lot line of proposed Lot 1. The usability of the PUE does not disqualify the existence of the easement since it was created by the plat. GVEA, or any other utility agency, has not demonstrated a specific need for any changes to the existing PUEs or creation of a new PUE.

The property does not contain wetlands but does fall within Flood Zone AE. The required note that the property is located within Flood Zone AE is incorrectly depicted on the preliminary plat because it states the property is within Flood Zone A (Note 7). The preliminary plat defines the BFE for each a lot as well as shows the expected drainage route via contours, as required by both Title 17 and Title 15. A benchmark will need to be placed and depicted on the final plat so that all proposed lots within Flood Zone AE are no more than 1,000 feet from a benchmark. This will be a condition for approval.

A soils analysis was completed and a report submitted with this quick plat application. The analysis within the report states that the property has suitable soils and other conditions for a conventional waste water system.

Recommendation: Staff recommends preliminary approval of Piledriver Subdivision with the following conditions:

1. GVEA, IGU shall be a maximum of 30 calendar days as an opportunity to review and comment on the final plat.
2. ACS, DOT and Chena Goldstream Fire Service Area shall have 10 business days to review and comment on the final plat.
3. All easements of record shall be depicted and appropriately labeled on the final plat.
4. The bench mark requirements of 17.52.040(D)(18)(a) shall be depicted on the final plat.
5. All flood-related notes shall use the appropriate Flood Zone determination for the property of "Flood Zone AE."

Findings of fact: Staff further recommends adoption of the following findings of fact:

- a. FNSBC 17.52.040(D)(11) requires that the plat shall show and appropriately label all existing subdivisions, lots, and easements. Condition #3 satisfies this requirement.
- b. FNSBC 17.52.040(D)(18)(a) requires that bench marks be placed within the subdivision as primary monuments and be stamped and noted on the plat with the North American Vertical Datum of 1988 (NAVD88). The bench mark monumentation shall be placed so that no lot within Flood Zone A or AE is more than 1,000 feet from a benchmark. Condition #4 satisfies this requirement.

- c. FNSBC 17.56.010(H)(2)(b) requires that a Type II Flag Lot that can be further subdivided must have evidence submitted that a borough standard road can be constructed within the flag stem.
 - d. This plat request does not deny legal and physical access to any lot or tract.
 - e. This plat does not vacate a public road, trail, public area or any easements.
 - f. This plat does not alter a dedicated street or right-of-way or require dedication.
 - g. This plat request does not require road construction or improvement.
 - h. This plat request does not require a variance from a subdivision regulation.
 - i. With the six conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.
-

ACTION by hearing officer at a public hearing on April 27, 2017: The above named file was

- _____ *Approved* with the 5 conditions as amended above and adopting the staff report and Findings of Fact a through i as amended. A final plat must be prepared by a registered land surveyor and submitted to this office within 24 months or the preliminary approval will become void.
- _____ *Denied*. Any appeal must be filed within ten working days of this decision.
- _____ *Recommended for hearing* by the Platting Board. (See Platting Officer for requirements.)

APPEAL of this decision must be made in writing within ten days of the decision. Request an appeal form from the Community Planning Department.

FNSB Hearing Officer

date

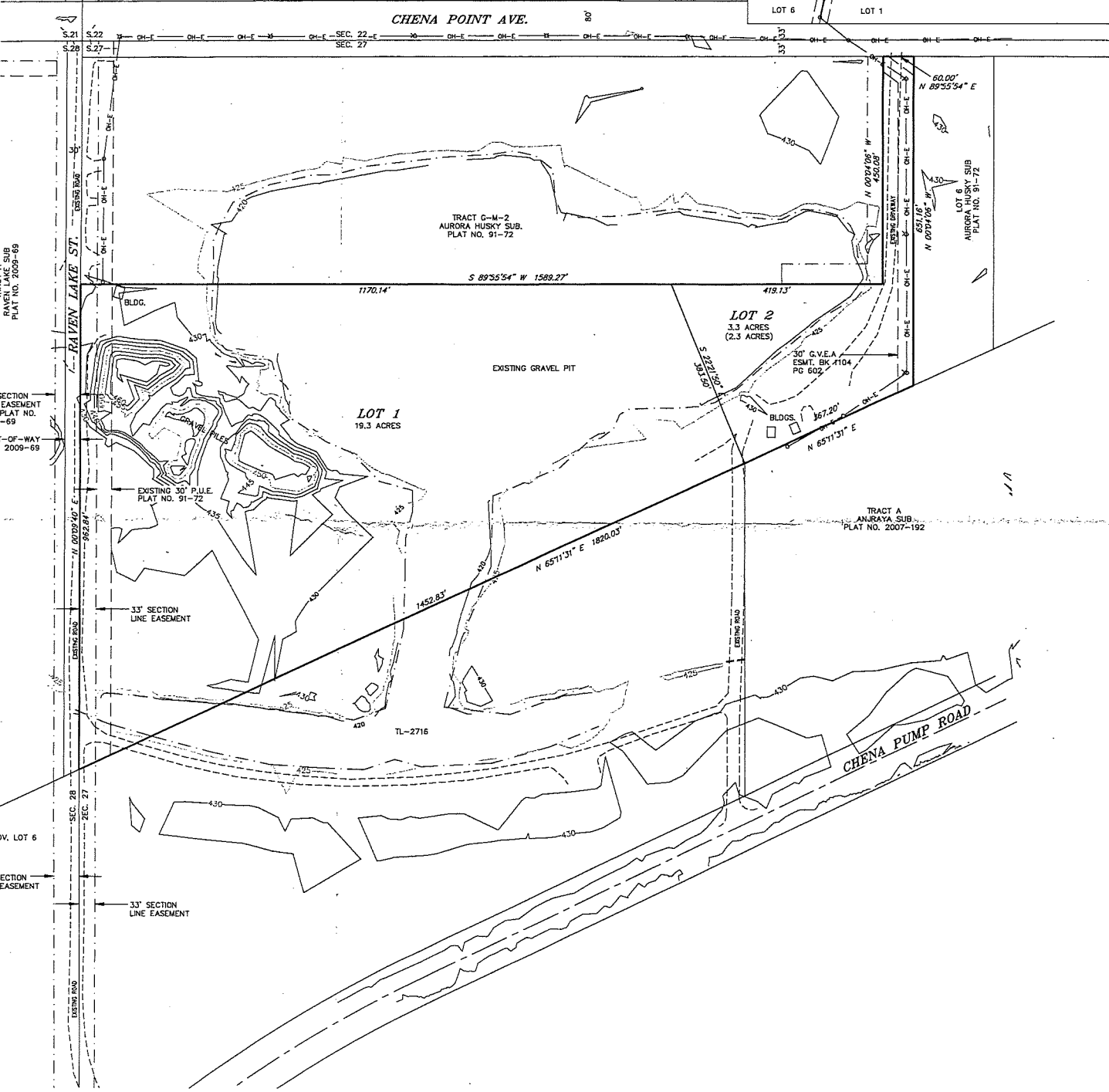
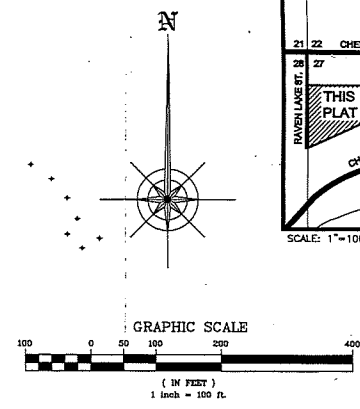
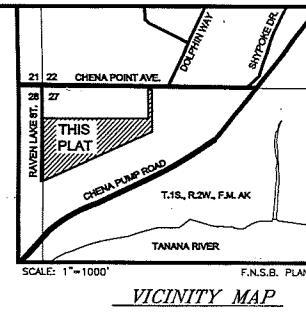
cc: Julie Karl, GVEA
Robert Horner, ACS
Margaret Carpenter, ADOT
David Prusak, IGU
Chena Goldstream FSA

T D
IT HEIGHTS
. 87-81

TRACT 1
AURORA HUSKY 1ST
PLAT NO. 98-80

TRACT 4
AURORA HUSKY 1ST
PLAT NO. 98-80

CHENA MARINA 5TH
PLAT NO. 83-253
BLOCK 'C'



NOTES

1. There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
2. 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.
3. 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.
4. An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.
5. 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.
6. This property is located within Flood Zone "AE" per Federal Emergency Management Agency Flood Insurance Rate Map 02090C4340J AND 02090C4345J dated March 17, 2014. The Base Flood Elevation within this subdivision varies with the gradient of the Tanana River. The base flood elevation at the westerly edge of Lot 1 is 429.6 Feet (NAVD 88). The base flood elevation at the easterly edge of Lot 2 is 430.0 Feet (NAVD 88).
7. This property has been determined to be located, in whole or in part, within Flood Zone "A", 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") requires a flood plain permit from the Fairbanks North Star Borough.
8. This area is overlain by Gravel Pits and Tanana soils per NRCS Web Soil Survey 2017.
9. The purpose of this plot is to create 2 lots from 1.
10. The construction of all on-site wastewater disposal systems must meet the regulatory requirements of the State of Alaska Department of Environmental Conservation.
11. Flood waters will follow the natural contours to the existing gravel pit and remnant sloughs following a flood event.
12. Contours shown is from 2012 FNSB LIDAR data and are in feet (NAVD 88).

STUTZMANN ENGINEERING ASSOCIATES,
P.O. BOX 71429, FAIRBANKS, ALASKA 99707-14,
OFFICE AT 9 ADAM AVENUE | (907) 452-4894 | AK C

**CHENA POINT LAKE
SUBDIVISION**

A SUBDIVISION OF LOT G-M-1 AURORA HUSKY SUB
PLAT NO. 91-72
WITHIN THE NE1/4 SEC. 27, T.1S., R.2W., F.M.
FAIRBANKS RECORDING DISTRICT

FOR:	CHENA POINT GRAVEL, LLC		
SURVEYED BY:	SEA	DATE:	2002
DRAWN BY:	J.D.S.	DATE:	3/14
CHECKED BY:	J.D.S.	SCALE:	1"=100' SHEET

SD

Daniel Welch,
Platting Officer

RP023-17 (Tanana Chiefs Medical Center)

Applicant/Owner: City of Fairbanks
800 Cushman Street
Fairbanks, AK 99701

Surveyor: Peter Flint
City of Fairbanks
800 Cushman Street
Fairbanks, AK 99701

Specific Request: A request by the City of Fairbanks to replat Lot 2 of Tanana Chiefs Medical Center, totaling approximately 13.55 acres, into two lots of approximately 10.05 acres and 3.50 acres.

Location: The parcel is located within the NE¼ Section 16, T1S R1W FM, located on West Cowles Street, Lathrop Street and Eagan Avenue.

Existing Land Use: Vacant Land

Current Zoning: SF-10

Comprehensive Plan: Urban Area (100%)

Soils: Urban Land and Tanana mucky silt loam

Flood Zone: X: Protected by Levee

Wetlands: Portion of property within Freshwater Forested/Shrub Wetland

Road Service Area: City of Fairbanks

Fire Service Area: City of Fairbanks

History: The property was originally a portion of U.S.S. 849 Rickert Homestead before becoming Lot 2 of Tanana Chiefs Medical Center in May of 2010 by Plat #2010-54.

Access: This replat proposes that College Road will continue to be the legal and physical access to the proposed lots. There are two existing access points onto College Road, one of which is to be used by both lots through a common driveway easement. A 20 foot wide common driveway easement for the use by Tract A and Tract B is created by this plat. Since there is no objection to the continued use of the driveway onto College Road, both proposed Tract A and Tract B have legal and physical access via the common driveway easement onto College Road. They will not have to access Latoya Circle.

Soils Report: A professional soils analysis is not needed since the property is served by Golden Heart Utilities.

FNSB In-house Review:

Addressing/Street Naming: (Kim Streeter, GIS-Emergency Services Technician)

“**Addressing:** Appears that the current addresses will not be sufficient after replat. Particulary the shop/office and the house may need separate addresses or subaddresses, and we should address the three cabins if they are used as rentals or residences.

Street Naming: No new roads created by plat.”

Public Works: (Ann Worhatch, Civil Engineer) “Public Works has no comments.”

Zoning: (Manish Singh, Planner II) “The two proposed lots, Tract A & Tract B, are located in GC zone. There are no minimum lot size requirements in GC zone. This property in GC zone is subject to two front-yard setbacks from both north and south property lines. The three existing cabins on the south side of the property do not meet the 20-foot front-yard setback requirement in GC zone. These cabins were constructed with Zoning Permits (ZP-14128 & ZP-14474, see attached). The site plans provided for these cabins for these zoning permits were not on scale but they show

these cabins 20' from Latoya Circle. Additionally, the cabins have outhouses (privies) which violates FNSBC 18.96.190. These outhouses were not shown on the site plans provided for the zoning permits. Current Planning (Zoning) objects to this plat request.

The property was rezoned from MF to GC with Ord. 1996-037 on October 10, 1996. The parent parcel, Lot 32W, was issued a conditional use permit (CU1997-009) for a building contractor's office and material storage on Oct. 15, 1996 (see attached conditions). It is unclear if the property meets the condition no. 2, 'Existing Birch and Spruce trees shall be maintained as possible, with the addition of required fencing around the perimeter of the lot, excepting the north side fronting College Road.'"

NOTE: Since the proposed lots meet the minimum lot size requirement for the GC zone, and the proposed subdivision does not increase the non-conformity of any FNSB Title, the Title 18 issues do not prevent the application from meeting the required Title 17 standards for approval by staff.

Land Management: (Shelley Rowton, Land Officer) "Land Management has no objection."

Transportation: (Kellen Spillman, Deputy Director Community Planning and acting Transportation Planner) "The current lot has two driveways. Has evidence been submitted that these are legal permitted driveways onto College? If these two driveways are legal and permitted each proposed lot should have access limited to the existing permitted driveway. College Road is a major collector and access should be limited to one access point per lot. A plat note reflecting this might be necessary. Technically per 17.56.101(F) Tract B should access via Latoya Circle since it has double frontage, but assuming the access points onto College Road is existing, legal and permitted I don't see this double frontage requirement as necessary."

Flood: (Nancy Durham, Flood Plain Administrator) "RP024-17 is located in Flood Zone X: Protected by Levee (100%) – This property does not require a flood plain permit."

Agency and Utility Review:

GVEA: Contacted March 9, 2017. A response from the agency has not been submitted.

GCI: Contacted March 9, 2017. A response from the agency has not been submitted.

ACS: Contacted March 9, 2017. A response from the agency has not been submitted.

CUC: Contacted March 9, 2017. A response from the agency has not been submitted.

FNG: Contacted March 9, 2017. A response from the agency has not been submitted.

DOT: "ADOT&PF has reviewed the above request and we have the following comments:

- A note should be added: New or additional access onto College road is prohibited.

Driveways on state owned roads must meet current Alaska DOT&PF standards. If they do not meet these standards, ADOT&PF may request that they be modified to do so. If the owner wishes to modify an existing permitted driveway, an ADOT&PF driveway permit is required.

ADOT&PF requests a review of the final plat."

Fire Service Area: "After reviewing the proposed preliminary replat of the West ½ of Lot 32 of Westwood Subdivision, there are no objections or concerns from the University Fire Department."

Road Service Area: "None of the commissioners or I have comments on this subdivision."

Analysis: The purpose of this plat is to create two lots out of one parcel.

College Road provides the required frontage for both lots. Access onto College Road, a major collector, is the most significant element of this replat. Proposed Tract B is considered a double frontage lot with additional frontage provided by Latoya Circle. As the acting Transportation Planner mentions, since the existing access points onto College Road are permitted and legal, then Latoya Circle will not have to be

considered the legal frontage for proposed Tract B. DOT has recognized both driveways as approved for continued use. With the creation of a common driveway easement over an existing and approved access onto College Road, Tracts A and B will have legal and physical access. Additionally, the allowance of Tract A to access College Road via the common driveway easement ensures that the platting request does not deny legal or physical access to any lot or tract.

The common driveway easement is the only easement being created by this plat. All existing easements will remain unchanged.

Recommendation: Staff recommends preliminary approval of the replat of West ½ of Lot 32, Westwood Subdivision with the following conditions:

1. GVEA, ACS, GCI DOT, CUC, FNG and the University Fire Service shall be given no less than 30 calendar days as an opportunity to review and comment on the final plat.
2. A note shall be added to the plat that states "New or additional access onto College Road is prohibited. Access onto College Road is limited to one access point per lot. Any modification to existing permitted driveways will require an ADOT&PF driveway permit."
3. All easements of record shall be depicted and appropriately labeled on the final plat.

Findings of fact: Staff further recommends adoption of the following findings of fact:

- a. FNSBC 17.52.040(D)(11) requires that the plat shall show and appropriately label all existing subdivisions, lots, and easements. Condition #3 satisfies this requirement.
- b. This plat request does not deny legal and physical access to any lot or tract.
- c. This plat does not vacate a public road, trail, public area or any easements.
- d. This plat does not alter a dedicated street or right-of-way or require dedication.
- e. This plat request does not require road construction or improvement.
- f. This plat request does not require a variance from a subdivision regulation.
- g. With the three conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

ACTION by hearing officer at a public hearing on April 13, 2017: The above named file was

_____ *Approved* with the three conditions as listed above and adopting the staff report and Findings of Fact a through g. A final plat must be prepared by a registered land surveyor and submitted to this office within 24 months or the preliminary approval will become void.

_____ *Denied.* Any appeal must be filed within ten working days of this decision.

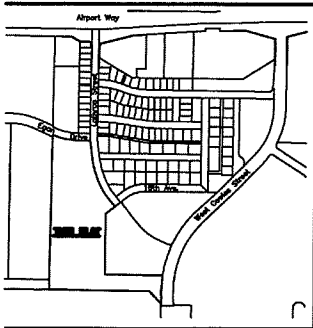
_____ *Recommended for hearing* by the Platting Board. (See Platting Officer for requirements.)

APPEAL of this decision must be made in writing within ten days of the decision. Request an appeal form from the Community Planning Department.

FNSB Hearing Officer

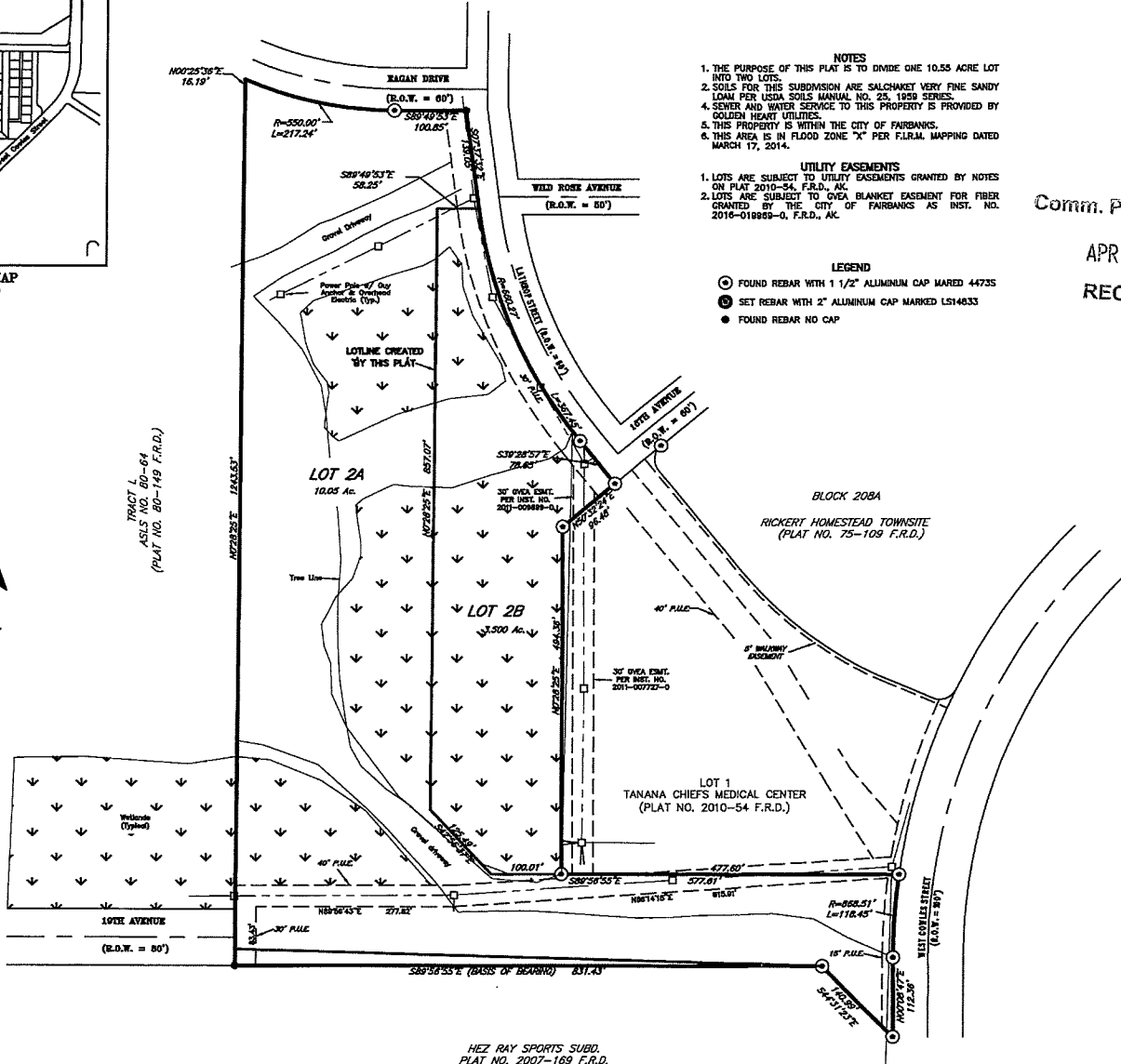
date

cc: Julie Karl, GVEA
Robert Horner, ACS
Cindy Lester, CUC



FNSB BASEMAP
1" = 500'

TRACT L 80-64
ASLS NO. 80-149 F.R.D.
(PLAT NO. 80-149 F.R.D.)



HEZ RAY SPORTS SUBD.
PLAT NO. 2007-169 F.R.D.

- NOTES**
1. THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE 10.55 ACRE LOT INTO TWO LOTS.
 2. SOILS FOR THIS SUBDIVISION ARE SALCHUKET VERY FINE SANDY LOAM PER USDA SOILS MANUAL NO. 25, 1959 SERIES.
 3. SEWER AND WATER SERVICE TO THIS PROPERTY IS PROVIDED BY GOLDEN HEART UTILITIES.
 4. THIS PROPERTY IS WITHIN THE CITY OF FAIRBANKS.
 5. THIS AREA IS IN FLOOD ZONE "X" PER F.L.R.M. MAPPING DATED MARCH 17, 2014.

- UTILITY EASEMENTS**
1. LOTS ARE SUBJECT TO UTILITY EASEMENTS GRANTED BY NOTES ON PLAT 2010-54, F.R.D., AK.
 2. LOTS ARE SUBJECT TO OVER BLANKET EASEMENT FOR FIBER GRANTED BY THE CITY OF FAIRBANKS AS INST. NO. 2016-018989-0, F.R.D., AK.

- LEGEND**
- FOUND REBAR WITH 1 1/2" ALUMINUM CAP MARKED 44735
 - SET REBAR WITH 2" ALUMINUM CAP MARKED L514833
 - FOUND REBAR NO CAP

Comm. Planning Dept

APR 18 2017

RECEIVED

CERTIFICATE OF CORPORATE OWNERSHIP

I HEREBY CERTIFY THAT THE CITY OF FAIRBANKS IS THE OWNER OF THE HEREIN SPECIFIED PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER PUBLIC SPACES TO PUBLIC USE.

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

DATE: _____, 2017 BY: JIM MATHERLY MAYOR, CITY OF FAIRBANKS

NOTARY'S ACKNOWLEDGMENT

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2017 BY JIM MATHERLY, MAYOR, FOR THE CITY OF FAIRBANKS, A MUNICIPAL CORPORATION OF THE STATE OF ALASKA, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, PETER J. FLINT, 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 FNSBC TITLE 17, SUBDIVISIONS, AND THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.

REGISTRATION NO. 14833



CERTIFICATE OF APPROVAL BY THE PLATING AUTHORITY

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.52 FNSBC, FINAL PLATS OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

PLATING SEAL

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:

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 PAID IN FULL.

DATED THIS _____ DAY OF _____, 20____ AT FAIRBANKS, ALASKA.

TREASURY DIVISION OFFICIAL
FAIRBANKS NORTH STAR BOROUGH

CITY OF FAIRBANKS, ALASKA

800 Cushman Street, Fairbanks, Alaska 99701

REPLAT OF

**LOT 2
TANANA CHIEFS MEDICAL CENTER
PLAT NO. 2010-54, F.R.D., AK**

Fairbanks Recording District Fourth
Judicial District, Alaska
within SEC. 16, T.15, R.1W FM AK

SURVEYED BY: Peter Flint PLS, CITY OF FAIRBANKS
DRAWN BY: PUF DATE: 02/27/17 SURVEY: NOVEMBER 2016
CHECKED BY: PUF SCALE: 1"=80' SHEET 1 OF 1

