

1 By: FNSB Assembly  
2 Introduced: 06/10/2021  
3 Advanced: 06/10/2021  
4 Adopted: 06/24/2021  
5

6 FAIRBANKS NORTH STAR BOROUGH

7  
8 ORDINANCE NO. 2021 – 22  
9

10 AN ORDINANCE REZONING APPROXIMATELY 58 ACRES FROM LIGHT INDUSTRIAL TO  
11 HEAVY INDUSTRIAL OR OTHER APPROPRIATE ZONE FOR A PORTION OF THE N1/2 OF  
12 THE NE1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST AND A PORTION OF  
13 THE S1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE  
14 1 WEST, FAIRBANKS MERIDIAN, AS SHOWN IN EXHIBIT A (LOCATED ON THE WEST  
15 SIDE OF PEGER ROAD, NORTH OF TRIA ROAD)  
16

17 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks  
18 North Star Borough:  
19

20 Section 1. This ordinance is not of a general and permanent nature and  
21 shall not be codified.  
22

23 Section 2. The following described property is rezoned from Light Industrial  
24 (LI) to Heavy Industrial (HI):  
25

26 The area shown in Exhibit A, more particularly described as: that portion of the N1/2 of  
27 the NE1/4 of Section 29, T1S, R1W, FM, AK, north of the northern boundary of TRIA RD  
28 (northern boundary of Tria Rd as described via FRD INST No.2007-005924-0 recorded  
29 03/28/2007, Exhibit B); and  
30

31 That Portion of the S1/2 of the SE1/4 of the SE1/4 of Section 20, T1S, R1W, FM, AK,  
32 South of the Northern boundary of Parcel 10 Flood Channel "A" (northern boundary of  
33 Parcel 10 Flood Channel "A" as described via FRD INST No. 1982-000275-0 recorded  
34 01/07/1982, Exhibit C).  
35


36 Section 3. Effective Date. This ordinance is effective at 5:00 p.m. on the  
37 first Borough business day following its adoption.

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ADOPTED THE 24<sup>TH</sup> DAY OF JUNE, 2021.

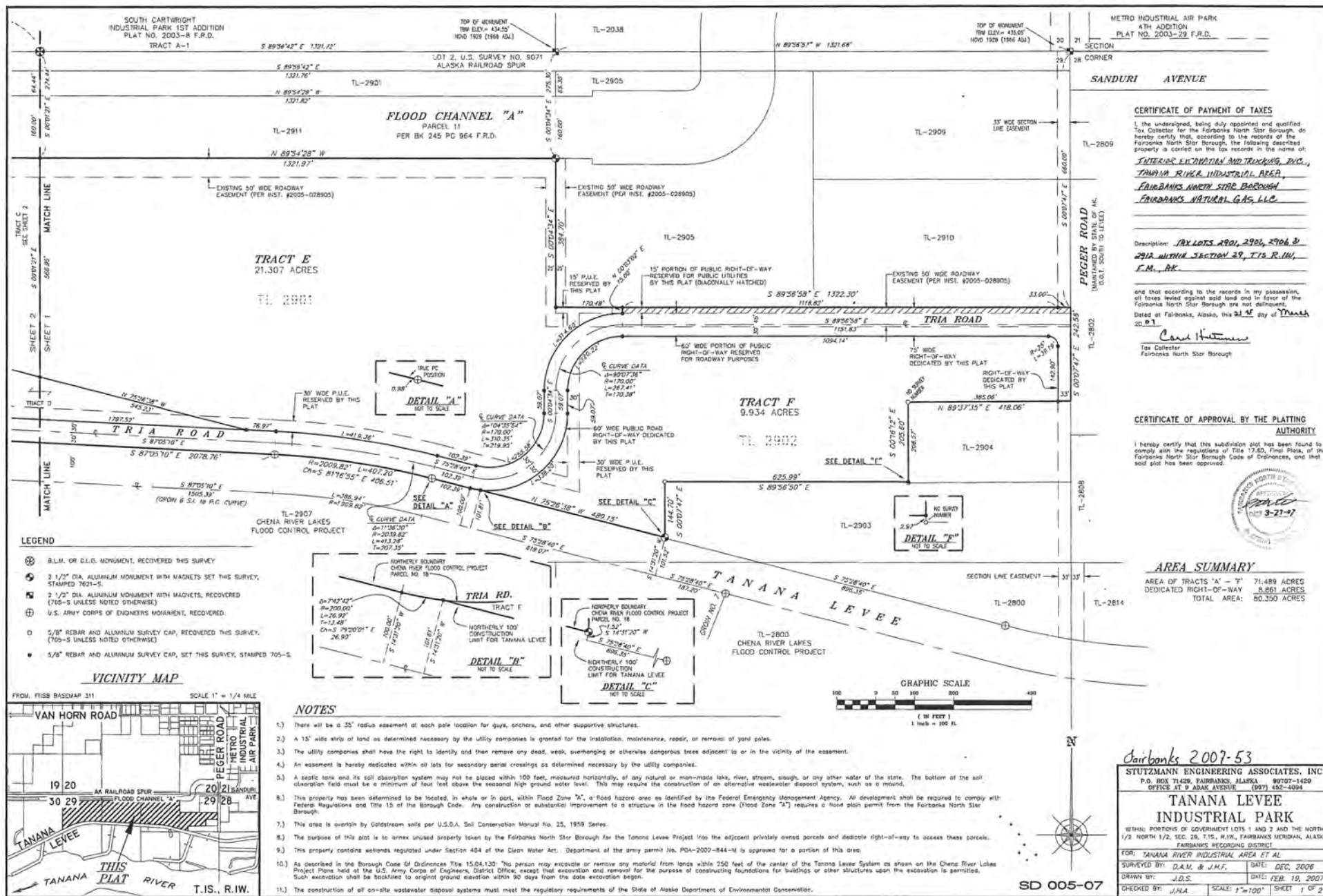
  
Mindy O'Neall  
Presiding Officer

ATTEST:

  
April Trickey, CMC  
Borough Clerk

Yeses: Sanford, Tomaszewski, Wilson, Cash, Lyke, Williams, Cooper, Lojewski, O'Neall  
Noes: None





*fairbanks 2007-53*

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

**TANANA LEVEE INDUSTRIAL PARK**

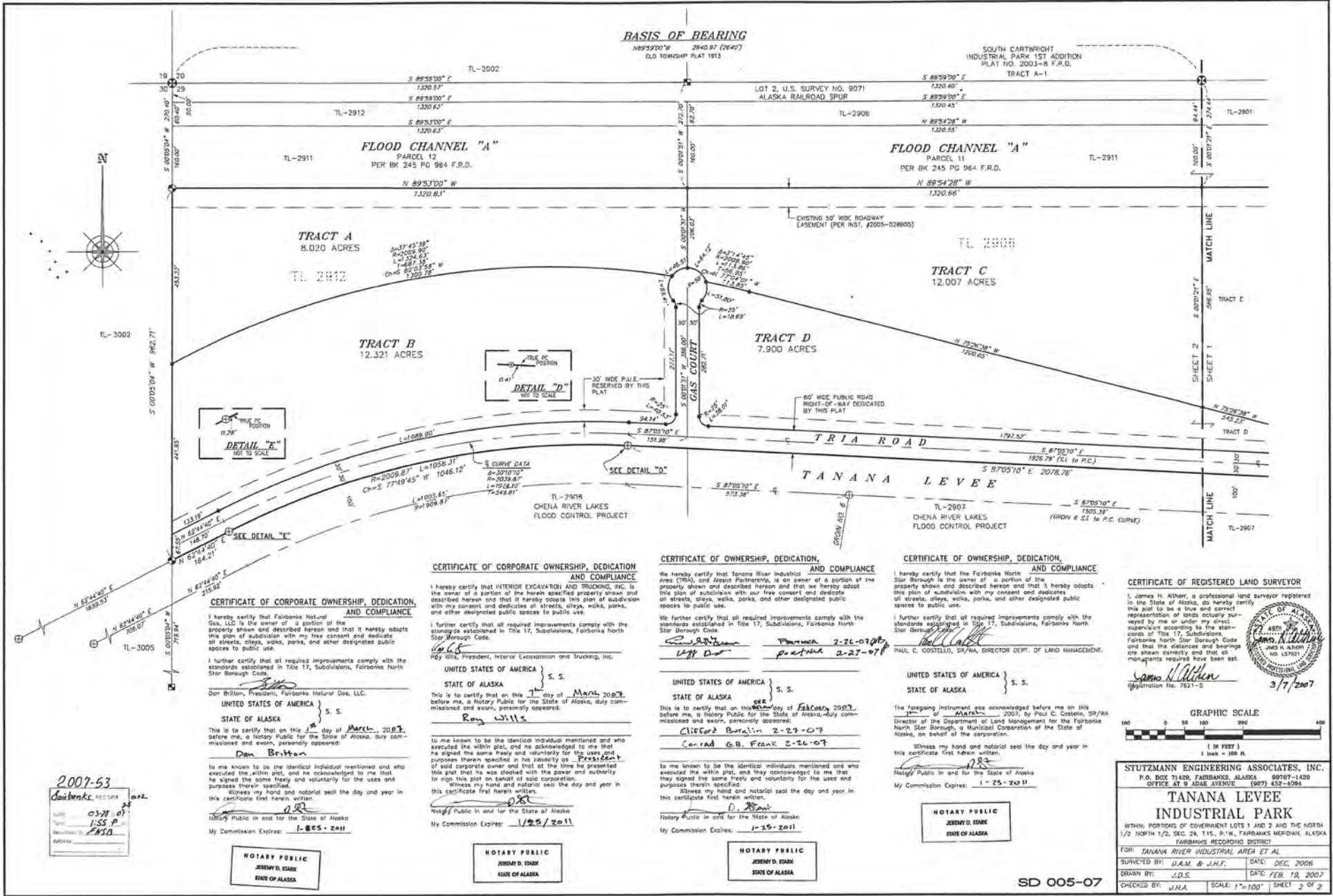
WITHIN PORTIONS OF GOVERNMENT LOTS 1 AND 2 AND THE NORTH 1/2 NORTH 1/2, SEC. 29, T.15, R.1W, FAIRBANKS MERIDIAN, ALASKA FAIRBANKS RECORDING DISTRICT

FOR: TANANA RIVER INDUSTRIAL AREA ET AL

SURVEYED BY: D.A.M. & J.H.F. DATE: DEC. 2006

DRAWN BY: J.D.S. DATE: FEB. 19, 2007

CHECKED BY: J.A.L. SCALE: 1"=100' SHEET 1 OF 2



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

I hereby certify that Fairbanks Natural Gas, LLC is the owner of a portion of the property shown and described hereon and that it hereby adopts the plan of subdivision with my free consent and dedicates all streets, alleys, walks, parks, and other designated 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.

Dan Britton, President, Fairbanks Natural Gas, LLC.

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

This is to certify that on this 1<sup>st</sup> day of March 2007, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:

Dan Britton

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

Notary Public in and for the State of Alaska  
My Commission Expires: 1-05-2011

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

I hereby certify that INTERIOR EXCAVATION AND TRUCKING, INC. is the owner of a portion of the herein specified property shown and described hereon and that it hereby adopts the plan of subdivision with my free consent and dedicates all streets, alleys, walks, parks, and other designated 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.

Roy Wills, President, Interior Excavation and Trucking, Inc.

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

This is to certify that on this 1<sup>st</sup> day of March 2007, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:

Roy Wills

to me known to be the identical individual mentioned and who executed the within plat, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein specified in his capacity as President of said corporate owner and that at the time he presented this plat that he was clothed with the power and authority to sign this plat on behalf of said corporation.

Witness my hand and notarial seal the day and year in this certificate first herein written.

Notary Public in and for the State of Alaska  
My Commission Expires: 1/25/2011

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

I hereby certify that Tanana River Industrial Area (TRIA), and Joseph Poffenberger, is an owner of a portion of the property shown and described hereon and that he hereby adopts the plan of subdivision with my free consent and dedicates all streets, alleys, walks, parks, and other designated 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.

Clifford Burelin 2-27-07  
Conrad G.B. Frank 2-26-07

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

This is to certify that on this 26<sup>th</sup> day of February 2007, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:

Clifford Burelin 2-27-07  
Conrad G.B. Frank 2-26-07

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.

Notary Public in and for the State of Alaska  
My Commission Expires: 1-25-2011

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

I hereby certify that the Fairbanks North Star Borough is the owner of a portion of the property shown and described hereon and that it hereby adopts the plan of subdivision with my consent and dedicates all streets, alleys, walks, parks, and other designated 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.

PAUL C. COSTELLO, SR./MA, DIRECTOR DEPT. OF LAND MANAGEMENT.

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

The foregoing instrument was acknowledged before me on this 1<sup>st</sup> day of MARCH, 2007, by Paul C. Costello, Sr./MA, Director of the Department of Land Management for the Fairbanks North Star Borough, a Municipal Corporation of the State of Alaska, on behalf of the corporation.

Witness my hand and notarial seal the day and year in this certificate first herein written.

Notary Public in and for the State of Alaska  
My Commission Expires: 1-25-2011

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, James H. Aitken, a professional land surveyor registered in the State of Alaska, do hereby certify that 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 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. Aitken  
Registration No. 7821-S  
3/7/2007

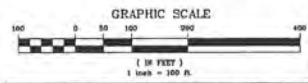
2007-53  
Fairbanks Recorder  
DATE: 03-28-07  
TIME: 1:55 P.M.  
RECORDED: FNSO  
AMOUNT:

NOTARY PUBLIC  
JEREMY D. STARK  
STATE OF ALASKA

NOTARY PUBLIC  
JEREMY D. STARK  
STATE OF ALASKA

NOTARY PUBLIC  
JEREMY D. STARK  
STATE OF ALASKA

NOTARY PUBLIC  
JEREMY D. STARK  
STATE OF ALASKA



STUTZMANN ENGINEERING ASSOCIATES, INC.  
P.O. BOX 71429, FAIRBANKS, ALASKA 99707-1429  
OFFICE AT 9 ADAM AVENUE (907) 452-6994

**TANANA LEVEE INDUSTRIAL PARK**

WHICH PORTIONS OF GOVERNMENT LOTS 1 AND 2 AND THE NORTH 1/2 NORTH 1/2, SEC. 24, T.15, R.1W, FAIRBANKS MERIDIAN, ALASKA, FAIRBANKS RECORDING DISTRICT

FOR: TANANA RIVER INDUSTRIAL AREA ET AL

SURVEYED BY: J.A.M. & J.H.F. DATE: DEC. 2006  
DRAWN BY: J.D.S. DATE: FEB. 19, 2007  
CHECKED BY: J.H.A. SCALE: 1"=100' SHEET 2 OF 2

SD 005-07

STATUTORY WARRANTY DEED

1 The Grantor, TRIA, a partnership composed of  
2 Clifford C. Burglin, Wallace F. Burnett, Thomas J. Miklautsch,  
3 Estate of Lee S. Linck, Conrad G.B. Frank, Harvey W. Marlin  
4 Jr. and Estate of Robert J. Mitchell, all of Fairbanks,  
5 Alaska, for the sum of FOUR HUNDRED FIFTY THOUSAND AND  
6 NO/100 DOLLARS (\$450,000.00) in hand paid, and other good  
7 and valuable consideration, conveys and warrants to the  
8 FAIRBANKS NORTH STAR BOROUGH, a municipal corporation in the  
9 State of Alaska, P O Box 1267, Fairbanks, Alaska 99707, all  
10 its title and interest in and to the following described  
11 real property situate in the Fairbanks Recording District,  
12 Fourth Judicial District, State of Alaska, to-wit:

13 PARCEL 10:

14 Beginning at the section corner common to sections  
15 20, 21, 29, 28, Township 1 South (T1S), Range 1  
16 West (R1W), Fairbanks Meridian, running thence  
17 North 00°08' West 261.4 feet to a point on the  
18 southerly right-of-way line of the Chena River  
19 Lakes Flood Control Project "A" Channel and the  
20 True Point of Beginning; thence South 89°59' West  
21 547.4 feet to a point of tangency with a curve  
22 having a radius of 211.48'; thence along said  
23 curve to the left a distance of 333.1 feet; thence  
24 South 00°14' East 48.5 feet; thence North 89°58'  
25 West 190 feet; thence North 00°14' West 47.6 feet  
26 to a point of tangency with a curve having a  
27 radius of 401.48'; thence along said curve to the  
28 right a distance of 632.3 feet; thence North  
29 89°59' East 547.0 feet; thence South 00°08' East  
30 190 feet to the point of beginning. Containing  
31 4.70 acres more or less.

32 PARCEL 11:

Beginning at the section corner common to sections  
20, 21, 29, 28, Township 1 South (T1S), Range 1  
West (R1W), Fairbanks Meridian, running thence  
North 89°59' West along the section line 759.2  
feet to a point on the easterly right-of-way line  
of the Chena River Lakes Flood Control Project "A"  
Channel and the True Point of Beginning; thence  
South 00°16' East 63.7 feet to a point of tangency  
with a curve having a radius of 225.78'; thence  
along said curve to the right a distance of 355.8  
feet; thence North 89°58' West 242.4 feet; thence  
North 15 feet; thence North 89°58' West 2735.8  
feet; thence North 0°09' West 160 feet; thence  
South 89°58' East 2736.3 feet; thence North 15  
feet; thence South 89°58' East 242.4 feet to a  
point of tangency with a curve having a radius of

1 35.78'; thence along said curve a distance of 56.4  
 2 feet; thence North 00°16' West 64.6 feet; thence  
 South 89°59' East 190 feet to the point of beginning.  
 3 Containing 12.28 acres more or less.

PARCEL 12:

4 Beginning at the section corner common to sections  
 5 19, 20, 29, 30, Township 1 South (T1S), Range 1  
 6 West (R1W), Fairbanks Meridian, running thence  
 South 00°10' East 110.4 feet to a point on the  
 7 northerly right-of-way line of the Chena River  
 Lakes Flood Control Project "A" Channel and the  
 8 True Point of Beginning; thence South 89°59' East  
 1321.6 feet; thence South 00°10' East 160 feet;  
 9 thence North 89°59' West 1321.6 feet; thence North  
 00°10' West 160 feet to the point of beginning.  
 Containing 4.85 acres more or less.

PARCEL 14:

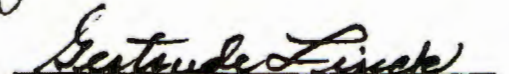
10 Beginning at the section corner common to sections  
 11 19, 20, 29, 30, Township 1 South (T1S), Range 1  
 12 West (R1W), Fairbanks Meridian, running West along  
 the section line common to said sections 19 and 30  
 13 a distance of 1320 feet; thence South 00°10' East  
 110.4 feet to a point on the northerly right-of-  
 14 way line of the Chena River Lakes Flood Control  
 Project "A" Channel and the True Point of Beginning;  
 15 thence North 89°59' West 660 feet; thence South  
 00°10' East 160 feet; thence South 89°59' East  
 16 660.0 feet; thence North 00°10' West 160 feet to  
 the true point of beginning. Containing 2.42  
 17 acres more or less.

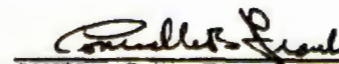
18 DATED this 4th day of December, 1981.

19   
 20 CLIFFORD C. BURGLIN

21   
 22 WALLACE F. BURNETT

23   
 24 THOMAS J. MIKLAUTSCH

25   
 26 Estate of LEE S. LINCK  
 27 By Gertrude Linck, Personal Rep.

28   
 29 CONRAD G.B. FRANK

