

STUTZMANN ENGINEERING ASSOCIATES, INC.

9 Adak Avenue • P.O. Box 71429 • Fairbanks, Alaska 99707-1429

907-452-4094 • FAX 452-1034

Email: jstark@stutzmannengineering.com

October 21, 2011

State of Alaska
Department of Natural Resources
Division of Mining Land and Water
Survey Section
550 W. 7th Ave., Ste. 650
Anchorage, AK 99501-3576

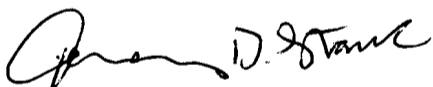
Survey staff –

Attached to this letter is a petition for the vacation of a portion of section line easement within USMS 2172, Lucky Shot Association, within sections 2 and 3, T.1S., R.2W., Fairbanks Meridian. I have also included the supporting documents asked for in your submittal guidelines and the \$750 fee.

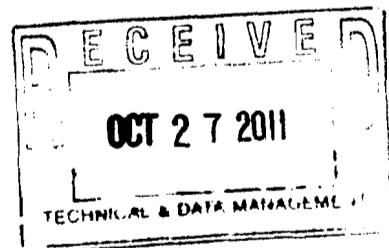
This property and the surrounding properties are accessed by existing constructed rights-of-way that provide access to all parcels in the area. The portion of the section line easement that we are requesting to vacate is an isolated piece that does not provide an access corridor of value. The mineral survey to the north was established after the subdivision of the township but prior to the 1923 section line easement legislation and does not have a section line easement. This leaves a short segment of section line easement on the applicant's property that does not provide useable or necessary access to any properties. This short segment of easement runs perpendicular to the contours on the property and is not buildable.

We ask that you process and approve this vacation request based on the fact that the two highway corridors and two cul-de-sacs provide better access to the surrounding parcels than this small piece of section line easement that cannot be built. There are no present or foreseeable uses for this isolated stretch of easement within the applicant's property. Please call or email this office with any requests for additional information.

Sincerely,



Jeremy Stark, PLS
STUTZMANN ENGINEERING ASSOCIATES, INC.



TO: State of Alaska
 Department of Natural Resources
 Realty Services/ Survey Unit
 550 W 7th Avenue, Suite 650
 Anchorage, AK 99501-3576

EV No: _____

PETITION FOR

I (We) the undersigned petitioner (petitioners), being the owner (owners) of a majority of the property (abutting) (lying within)

_____ abutting the section line passing through that portion of USMS No. 2172
 _____ lying north of Little Shot Road (fka - the Fairbanks Nenana Highway)

request the (vacation) (replat) (amendment) (change of basic configuration) of

_____ a 66-foot section line easement within said portion of USMS No. 2172

_____ depicted in said survey.

The reasons for this request are:

_____ The existing parcels in this area are accessed by Little Shot Road, Camp Court, Faith Lane and the
 _____ Parks Highway. This portion of the section line easement is not buildable due to excessive grade. In
 _____ addition, this portion of section line easement is isolated due to the fact that the mineral survey to the
 _____ north, USMS No. 859, was established prior to April 6, 1923, and no section line easement exists.

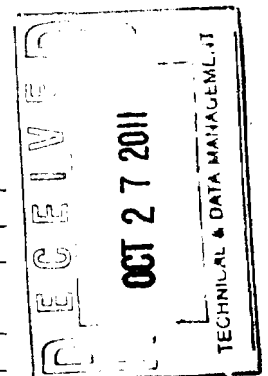
_____ The petitioner (petitioners) file this petition under the authority of A.S. 40.15.305(e).

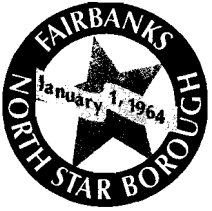
The undersigned petitioner (petitioners) by their signature (signatures) certify that I am the owner (they are the owners) of and have possessory rights in the property described next to my (their) signature (signatures).

Submitted this 21st day of October, 2011

PETITIONERS:

Name (clearly printed) and Signature	Legal Description	Mailing Address/ Phone Number	Date
1. <u>Kevin Knutson</u> <u><i>Kevin Knutson</i></u>	<u>Portion of</u> <u>USMS 2172</u> <u>Lucky Shot Assoc.</u>	<u>PO Box 85176</u> <u>Fairbanks, AK</u> <u>99708 (907)5904377</u>	<u>10/18/11</u>
2. _____	_____	_____	_____





Fairbanks North Star Borough

809 Pioneer Road

P.O. Box 71267

Fairbanks, Alaska 99707-1267

907/459-1000

www.co.fairbanks.ak.us

September 22, 2011

Jeremy Stark
Stutzmann Engineering Assoc,
PO Box 71429
Fairbanks AK 99707

Re: SD004-12 / VA 002-12 Tanin Subd

Dear Jeremy,

At its regular meeting on September 21, 2011, the Platting Board of the Fairbanks North Star Borough considered your request on behalf of Kevin Knutson to subdivide a portion of USMS 2172, Lucky Shot Assn, an 11.5 acre parcel, into four lots ranging from 1.3 to 4.2 acres, and to vacate a 440' portion of the 66' section line easement common to Sections 2 and 3, T1S, R2W, FM AK.

The Board gave preliminary approval to the request, subject to the following conditions:

1. Tanin Lane be built to pioneer road standards per 17.60.060.G.
2. GVEA and ACS review and comment on final plat utility easement provisions.

Alaska Statute 29.40.140 states that no vacation of a street within the Borough may be made without the consent of the Borough Assembly. The Assembly shall have thirty (30) days from the date of the Board's decision in which to veto that decision. If no veto is received within the thirty-day period, the consent of the Borough shall be deemed to have been given to the vacation.

Your request is being forwarded to the Borough Assembly. Please contact the Clerk's office (459-1401 or FAX 459-1224) for the meeting date.

The developer is strongly encouraged to meet with Borough engineering staff to discuss the required improvements for the subdivision before beginning construction of the improvements.

Upon non-veto by the Borough Assembly, a final plat must be prepared by a registered land surveyor and submitted to this office within 24 months of the Borough Assembly action or the preliminary approval will become void.

The final plat for must be prepared by a registered land surveyor and submitted to this office by September 21, 2013 or the preliminary approval will become void.

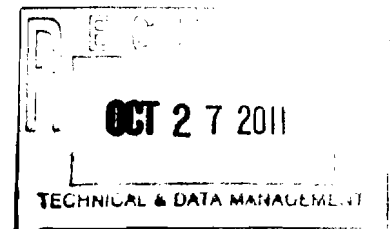
If you have any question regarding this matter, please contact the Fairbanks North Star Borough Department of Community Planning at 809 Pioneer Road, 459-1260, or FAX 459-1254.

Sincerely,

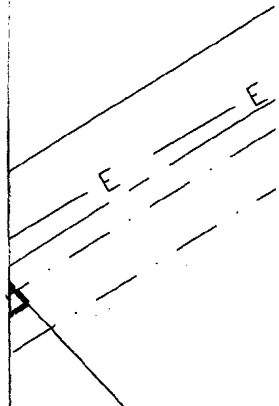
Martin Gutoski, Platting Officer

Enclosure to Addressee

c: Kevin Knutson
Luke Hopkins, FNSB Mayor
ADOT Planning
Pete Eagan, ADOT ROW
Greg Wyman, GVEA
Craig vanAmburg, ACS
Jennifer Schmetzer, FNSB Public Works Engineer



COURT



FNSB
PLATTING BOARD
Preliminary Approval
Date *9-22-11*

Comm. Planning Dept.

AUG 05 2011
RECEIVED

STUTZMANN ENGINEERING ASSOCIATES, INC.

P.O. BOX 71429, FAIRBANKS, ALASKA 99707-1429
OFFICE AT 9 ADAK AVENUE (907) 452-4094

TANIN SUBDIVISION

*THE SUBDIVISION OF A PORTION OF USMS NO. 2172
LUCKY SHOT ASSOCIATION
WITHIN SECTIONS 2 AND 3, T.1S., R.2W., F.M.*

FAIRBANKS RECORDING DISTRICT

SD004-12

FOR: *KEVIN KNUTSON*

VA002-12

SURVEYED BY: *W.L.*

DATE: *APRIL, 2011*

DRAWN BY: *J.D.S.*

DATE: *June 1, 2011*

CHECKED BY: *---*

SCALE: *1"=60'*

SHEET *1* OF *1*

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

NORTHERN REGION, PLANNING AND ADMINISTRATIVE SERVICES

SEAN PARNELL, GOVERNOR

2301 PEGER ROAD
FAIRBANKS, ALASKA 99709-5318
PHONE: (907) 451-5151
TDD: (907) 451-2363
FAX: (907) 451-2313

May 24, 2011

LAND USE REVIEW/COMMENT

Property Owner/Developer: Kevin Knutson
Jeremy Stark
Stutzmann Engineering Associates, Inc.
P O Box 71429
Fairbanks, AK 99707-1429
JStark@stutzmannengineering.com

Type of Request: Preliminary Plat: Tanin Subdivision

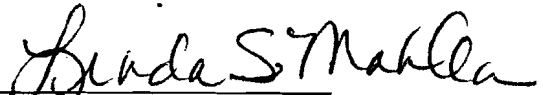
Property Location: Tanin Subdivision- The subdivision of a portion of USMS No. 2172
Lucky Shot Association; within Sections 2 and 3, T.1S., R.2W.,
Fairbanks Meridian, Alaska; Fairbanks Recording District.

DOT&PF has reviewed the above request and we have no comment. DOT&PF retains Right of Way on Old Fairbanks-Nenana Highway (Little Shot Road).

If the owner wishes to modify the existing driveways or create new driveways, an Alaska DOT&PF driveway permit is required. The following link will take you to the DOT&PF permitting website: <http://www.dot.state.ak.us/permits/index.shtml>

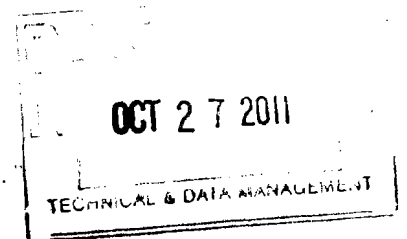
Thank you.

Reviewed by:



Linda S. Mahlen
Assistant Planner
(907) 451-2385

Providing for the safe movement of people and goods and the delivery of State services.



SECTION LINE EASEMENT RESEARCH

aliquot parts	Legal Description			Patent Serial Number	Date of Entry	Date of Survey	Patent from US or AK?
	Sec	Twn	Rng				
USMS 2172	2+3	15	2W		7-1-21	6-7-13	US None
USMS 859		15	2W		8-1-50	11	U.S. 33'

Compiled by Jeremy Stark date 8-5-11

- NOTES: 1. Please research section line easement to the nearest dedicated right-of-way.
 2. Please include a copy of the status plat with this research.

