

PRELIMINARY PLAT SUBMITTAL APPLICATION

Date of Application: 4 SEPT 2024

Surveyor/Contact: <u>DELTA SURVEYS</u>
<u>SEBASTIAN</u>
Mailing Address: <u>PO BOX 197</u>
<u>DELTA JCT, AK 99737</u>

Applicant/Contact: <u>COLE WATSON</u>
Mailing Address: <u>PO BOX 1262</u>
<u>DELTA JCT, AK 99737</u>

PARENT PARCEL LEGAL DESCRIPTION: LOTS 1 AND 2, HAND L STOCK SUBD
FPO PLAT 2007-191

Township 9S, Range 10E, Section # 34; Fairbanks Meridian

SUBDIVISION NAME: WATSON REPLAT Number of Lots: 3

CHECKLIST FOR SUBMITTAL:

- Completed Application Form
- Completed Preliminary Plat Checklist
- Supporting documents as necessary per completed Preliminary Plat Checklist
- Plat Review & Recording Fees (Make checks payable to the City of Delta Junction):
 - A plat depicting 5 lots or less - \$200.00
 - A plat depicting 6 to 10 lots - \$500.00
 - A plat depicting 11 or more lots - \$1,000.00
 - Street sign fee (if applicable) - \$300.00 or actual price if estimated higher by Council
 - Recording Fee - \$30.00 - PAID BY DSA WHEN RECORDING
 - Address (if applicable) - \$100.00 per parcel
 - Additional City-incurred expenses

CITY OF DELTA JUNCTION PRELIMINARY PLAT CHECKLIST

- Every item must be acknowledged, completed, or marked as not applicable
- Necessary documentation must accompany 1) Preliminary Plat Submittal Application and 2) Preliminary Plat Checklist
- Application must be signed by all owners of record

1. One 24" x 36" copy, nine 11" x 17" copies, and one 8 ½" x 11" electronic drawing of preliminary plat

2. Application and supporting documents must be submitted at least 30 days prior to being heard by the City Council

3. Platting Certificate from a title insurance agency (not a Litigation Guarantee), dated within 90 days of the final plat submittal

4. Written approval must be received from all interest holders (banks, mortgage companies, lien holders, etc.)

5. Streets and roads must be named on the plat (Consult City Staff to avoid duplications.)

6. Written evidence that land use authorities, utility companies, and emergency responders that provide service within the subdivision have had 20 working days to review the preliminary plat. Attach any and all applicable documents: who was notified, when they were notified, and their response.

7. Legal access dedications

- a. Easements and roads are dedicated as public unless otherwise approved by City Council
- b. Documentation of legal access to the parent parcel

8. Parcel lot sizes meet the required minimum of one acre (43,560 SF)

9. A Civil Engineering PE (Professional Engineer) has approved and signed off the road design if slopes are greater than 5%

10. Existing section line easements and other easements and rights of way, within and adjacent to the property, are indicated on the plat

11. Legal description of parent parcel must be indicated on the plat

12. Subdivision name and number of proposed lots are indicated on plat

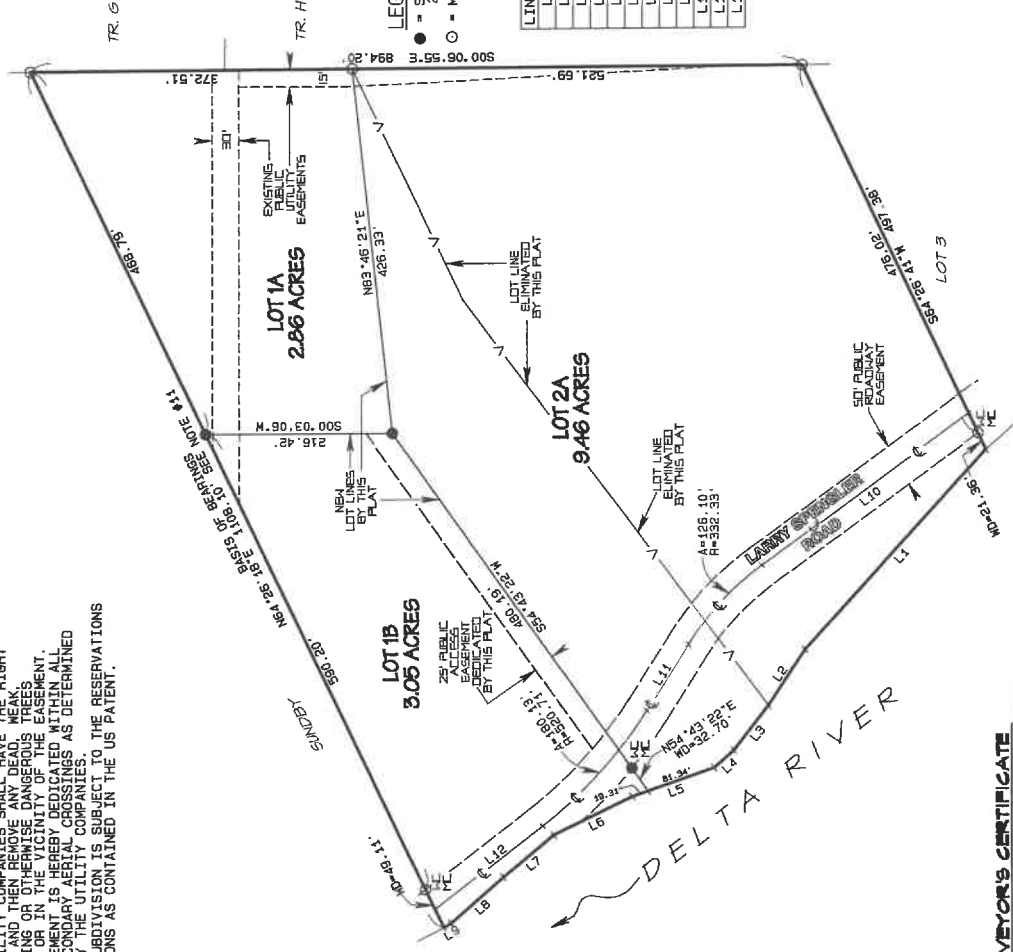
13. Platting notes must indicate that approval of plat does not obligate the public or any governing body to construct, operate, or maintain improvements.

THE CITY RESERVES THE RIGHT TO EXERCISE ADDITIONAL SCRUTINY AND DISCRETION FOR THE PUBLIC GOOD. THUS, COMPLETION OF THE PLATTING CHECKLIST DOES NOT GUARANTEE APPROVAL OF THE PLAT

NOTES:

- (1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/5000. BEARINGS AND DISTANCES TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- (2) EACH BEARING LOCATED IN THIS SURVEY WILL BE A 95 FT. RADIIUS EASEMENT TO IDENTIFY AND THEN REMOVE ANY DEAD END OR OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
- (3) EACH BEARING LOCATED IN THIS SURVEY WILL BE A 95 FT. RADIIUS EASEMENT TO IDENTIFY AND THEN REMOVE ANY DEAD END OR OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
- (4) A 15 FT. WIDE STRIP OF LAND AS DETERMINED NECESSARY BY UTILITY COMPANIES IS GRANTED TO AND FOR THE USE OF UTILITY COMPANIES FOR AND FOR THE PURPOSES OF MAINTENANCE, REPAIR OR REMOVAL.
- (5) THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY AND THEN REMOVE ANY DEAD END OR OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
- (6) EACH BEARING LOCATED IN THIS SURVEY WILL BE A 95 FT. RADIIUS EASEMENT TO IDENTIFY AND THEN REMOVE ANY DEAD END OR OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
- (7) THIS SUBDIVISION IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE US PATENT.

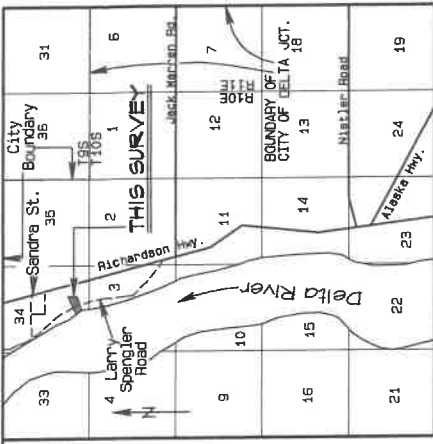
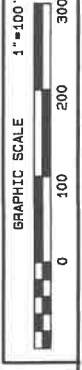
- (8) THIS PLAT IS SUBJECT TO A GVEA BLANKET EASEMENT AS NOTED IN BOOK 44, PAGE 172.
- (9) THIS PLAT IS SUBJECT TO ALL NOTES AND EASEMENTS AS SHOWN ON FRD PLAT NO. 2007-191.
- (10) THIS PLAT IS SUBJECT TO ALL NOTES AND EASEMENTS AS SHOWN ON FRD PLAT NO. 2007-191.
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LEGEND

- - SECONDARY MONUMENT SET THIS SURVEY
- - MONUMENT FOUND THIS SURVEY

LINE	BEARING	DISTANCE
L1	S47°35'10"E	313.61'
L2	N56°46'59"W	77.20'
L3	S52°10'56"E	55.77'
L4	S41°28'59"E	30.47'
L5	S19°02'14"E	100.65'
L6	S26°03'21"E	101.21'
L7	S39°52'42"E	76.32'
L8	S41°10'54"E	80.51'
L9	S31°17'46"E	9.95'
L10	S35°59'53"E	297.92'
L11	S57°44'17"E	90.99'
L12	S37°52'58"E	158.43'



VICINITY MAP
 1"=1 MILE USGS BIG-DELTA A-4 1950 (REVISED 1975)

TAX CERTIFICATE
 THIS SUBDIVISION LIES OUTSIDE OF ANY TAXING AUTHORITY AT THE TIME OF FILING.

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF DELTA, ALASKA, ACTING AS THE PLATTING AUTHORITY FOR THE CITY OF DELTA, ALASKA.

CITY CLERK _____ Date _____

CERTIFICATE OF OWNERSHIP

The undersigned, hereby certify that I, AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY. I HEREBY APPROVE THIS SURVEY AND PLAT AND DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY HEREON.

TIMOTHY COLE WATSON
 PO BOX 12652
 DELTA JUNCTION, AK 99737

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024, BY _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

FAIRBANKS RECORDING DISTRICT

DATE OF SURVEY: JUNE 2024
 BEGINNING: JUNE 2024
 ENDING: JUNE 2024
 NAME OF SURVEYOR: ART SAARLOOS
 BOX 197
 DELTA JCT., AK 99737

WATSON REPLAT

A REPLAT AND SUBDIVISION OF LOTS 1 AND 2 OF H AND L STOCK SUBDIVISION, FRD PLAT NO. 2007-94, LOCATED WITHIN SECTION 34, T.9S, R.10E, F.M., ALASKA, CREATING LOTS 1A, 1B, AND 2A CONTAINING 15.37 ACRES

DRAWN BY: SPS
 DATE: 4/4/2024
 SCALE: 1"=100'
 CHECKED: _____ FILE NO. DSA #1590



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AND THE MONUMENTS SHOWN HEREON. ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____
 REGISTRATION NUMBER: 2299-5

ARTHUR J. SAARLOOS