

PRELIMINARY PLAT SUBMITTAL APPLICATIONDate of Application: 7 NOV 2025

Surveyor/Contact: <u>DELTA SURVEYS</u>

Mailing Address: <u>PO BOX 197</u>
<u>DJ, AK 99737</u>

Applicant/Contact: <u>MICHAEL BROWN</u>

Mailing Address: <u>PO BOX</u>
<u>DJ, AK 99737</u>

PARENT PARCEL LEGAL DESCRIPTION: LOTS 1, 2, 23 of B/Lk 28, North Add.
DJ TownsiteTownship 10S, Range 10E, Section # 23; Fairbanks MeridianSUBDIVISION NAME: BROWN REPLAT Number of Lots: 1**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 SURVEYOR. n/a☐ Address (if applicable) - \$100.00 per parcel - PAY WHEN APPLY.☐ 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

n/a ☐ 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) - **WAIVER REQUIRED.**

n/a ☐ 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

CERTIFICATE TO PLAT

Delta Surveys Associates
Attn: Sebastian Saarloos
PO Box 197
Delta Junction, AK 99737

File Number: 2756489
Date of Certificate to Plat: September 19, 2025 at 8:00AM
Fee: \$300

This is a Certificate to Plat as of the date stated herein with regard to the proposed plat of the following described property:

Lots 1,2 and 23, Block 28 , NORTH TO DELTA JUNCTION TOWNSITE, according to the official plat thereof, filed November 13, 1963 under Instrument No. 63-7859, in the records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The Company hereby certifies that record title is vested in:

Michael Charles Brown, an unmarried man
An estate in FEE SIMPLE.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims, of easement, not shown by the Public Records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
7. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

9. All matters contained in the United States Patent and/or in Acts authorizing the issuance thereof.
10. Reservations and exceptions as contained in the State of Alaska patent and/or in Acts authorizing the issuance thereof.
11. Easements as shown on the plat of said subdivision.
12. Any effect of the notes which appear on the plat of said subdivision.
13. Any bankruptcy proceeding not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
14. Occupant(s) or any parties whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

NOTE: The subject property lies outside of an organized taxing district. Therefore no taxes are due at this time.

Submission for our review of a copy of the preliminary or proposed plat. Such review will determine the effect of the exceptions set out herein and verify our records that we searched the title to the right property.

This Certificate to Plat is restricted to the use of the addressee and the party ordering said Certificate, and is not to be used as a basis for closing any transaction affecting the title to said property. Liability of the Company is limited to the amount of the fee paid.

Inquiries with regard to this Certificate or any exceptions set out herein should be directed to the individual signing hereon.

Thank you for your order. We appreciate your business!

Stewart Title Company



Nicole Brown, Title Officer

NOTES.

- (1.) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 15000.
- (2.) ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE DISTANCES TO HORIZONTAL FIELD.
- (3.) THERE WILL BE A 35 FT. RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.
- (4.) THE DISTANCES SHOWN ARE AS DETERMINED NECESSARY BY THE FOUNDATION ENGINEER FOR INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
- (5.) THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY AND THEN REMOVE ANY DEAD WEAK OR EXCESSIVE CROSSED LINES OR EASEMENTS ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
- (6.) AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.
- (7.) THIS SUBDIVISION IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE US PATENT AND THE EASEMENTS AS SHOWN ON FRO PLAT 63-7859.
- (8.) THIS PLAT IS SUBJECT TO ALL NOTES & EASEMENTS AS SHOWN ON FRO PLAT 63-7859.
- (9.) THE PURPOSE OF THE PLAT IS TO REPEAT LOTS 1, 2 AND 23 OF BLOCK 28 INTO A SINGLE PARCEL (LOT 1A) CONTAINING 0.985 ACRES.
- (10.) BY APPROVAL OF THIS PLAT, IT DOES NOT OBLIGATE THE CITY, TOWN OR VILLAGE GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.
- (11.) BASIS OF BEARINGS: THE BASIS OF BEARINGS WAS DETERMINED BY GLOBAL POSITIONING SYSTEM USING HIGH PRECISION DIFFERENTIAL CORRECTED REAL TIME KINEMATIC METHODS USING TOPCON POCKET 3D GPS RECEIVERS.
- (12.) THE MINIMUM LOT SIZE OF 1.000 ACRE OR 43,560 SQFT AS REQUIRED BY THE CITY OF DELTA, ALASKA, CHECKLIST, MAS MAILED FOR LOT 1A OF THIS PLAT BY THE CITY OF DELTA COUNCIL OF DELTA JUNCTION AT THE REGULAR MEETING ON XXXXXXXXXXXXXXXX.

CERTIFICATE OF OWNERSHIP

I, the undersigned, hereby certify that I AM the OWNER of BROWN REPLAT, as shown hereon. I hereby approve this survey and plat, and dedicate all easements and rights-of-way hereon.

MICHAEL CHARLES BROWN
PO Box 1371
Delta Junction, AK 99737

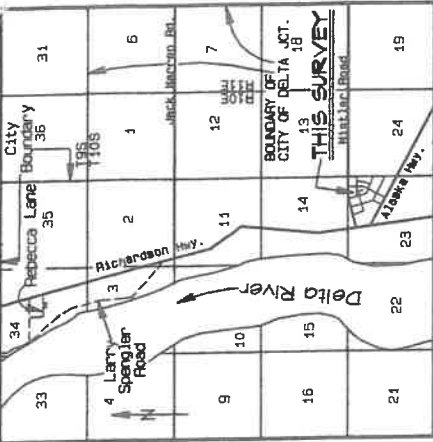
DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 2025. BY _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____



VICINITY MAP

1"=1 MILE USGS 815-DELTA A-4 1950
(REVISED 1975)

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF DELTA JUNCTION ACTING AS THE PLATTING AUTHORITY FOR THE CITY OF DELTA JUNCTION ON _____

CITY CLERK

Date

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 THE BEST AND MOST ACCURATE SURVEY OF THE PROPERTY AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE

REGISTRATION NUMBER

2238-S



ARTHUR J. SARLOOS

FAIRBANKS RECORDING DISTRICT

NAME OF SURVEYOR
ART. SARLOOS
BOX 107
DELTA JCT., AK 99737

DATE OF SURVEY

OCT 2025

ENDING

OCT 2025

BROWN REPLAT

A REPLAT OF
LOTS 1, 2 AND 23, BLOCK 28,
NORTH ADDITION DELTA JUNCTION TOWNSHIP;
FRO PLAT 63-7859; WITHIN SECTION 23,
T.10S., R.10E., F.M.; ALASKA.
CREATING LOT 1A
CONTAINING 0.985 ACRES

DRAWN BY SPS

FILE NAME:

2025/0539-BROWN-REPLAT.SMT

DATE 10/28/2025

CHECKED

FILE NO.

PSA #1034

TAX CERTIFICATE

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

GRAPHIC SCALE 1"=30'

0 30 60 90

