



# City of Delta Junction

P.O. Box 229, Delta Junction, Alaska 99737  
Ph 907-895-4656 Fax 907-895-4375  
www.ci.delta-junction.ak.us  
city@ci.delta-junction.ak.us

## PRELIMINARY PLAT SUBMITTAL APPLICATION

Date of Application: 23 APR 2021

<b>Surveyor/Contact:</b> <u>DELTA SURVEYS</u>
<b>Mailing Address:</b> <u>PO BOX 197</u> <u>DELTA JCT., AK 99737</u>
<b>Telephone:</b> <u>907-803-2221</u>
<b>E-mail:</b> <u>deltasurveys@gmail.com</u>

<b>Applicant/Contact:</b> <u>ALLA BUDNIK</u>
<b>Mailing Address:</b> <u>PO BOX 1627</u> <u>DELTA JCT., AK 99737</u>
<b>Telephone:</b> <u>907-803-3816</u>
<b>E-mail:</b> <u>na</u>

**PARENT PARCEL LEGAL DESCRIPTION:** Lot 8, Blk 4 - Riverview Subd.

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

**SUBDIVISION NAME:** BUDNIK 2 SUBD. Number of Lots: 2

### 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), \$175.00 na
  - Recording Fee, \$22.00 will pay @ final submit / sign

## 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 (1) 24" X 36" copy, nine (9) 11" X 17" copies, and one (1) 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.) *See copy - DSA original on file, submit w/ Final*

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. (Refer to attached agency listing to contact applicable entities.)

*N/A* 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 *✓ Rebecca Lane*

8. Parcel lot sizes meet the required minimum of one (1) acre (43,560 SF)

*N/A* 9. An engineer or registered professional has approved and signed off 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. City staff consulted as to Flood Zone designation per the most recent Flood Insurance Rate Map

14. 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.
- (2) ALL BEARINGS SHOWN ON THIS SURVEY ARE TRUE BEARINGS UNLESS OTHERWISE SHOWN.
- (3) DISTANCES ARE SHOWN AS MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- (4) DISTANCES WILL BE A 38 FT. GRADE EASEMENT AT EACH END OF THE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES.
- (5) EACH END OF THE STRIP OF LAND IS DETERMINED BY A 10 FT. WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES.
- (6) THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO DEDICATE AND MAINTAIN THE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES.
- (7) AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SEWERAGE, WATER, AND UTILITY PURPOSES.
- (8) THE PUBLIC OR ANY OTHER GOVERNING BODY OF MAINTAIN IMPROVEMENTS.
- (9) THIS PLAT IS SUBJECT TO GOVERNMENT EASEMENTS AS NOTED IN BOOK 107, PAGE 360 AND BOOK 157, PAGE 41.
- (10) THIS PLAT IS SUBJECT TO GOVERNMENT EASEMENTS AS NOTED IN BOOK 107, PAGE 360 AND BOOK 157, PAGE 41.
- (11) THIS PLAT IS SUBJECT TO GOVERNMENT EASEMENTS AS NOTED IN BOOK 107, PAGE 360 AND BOOK 157, PAGE 41.
- (12) SEE ATTACHED AFFIDAVIT OF BENEFICIARY FROM ALASKA USA MORTGAGE COMPANY, LLC FOR BENEFICIARY INFORMATION AND KNOW.



**CERTIFICATE OF OWNERSHIP**

IVAN S. BUDNIK  
PO Box 1627  
Delta Junction, AK 99737

DATE: ALTA A. BUDNIK  
PO Box 1627  
Delta Junction, AK 99737

WE, the undersigned, hereby certify that we are the owners of Block 2 subdivision, as shown hereon. We hereby approve this survey and plat, and dedicate all easements and rights-of-way hereon.

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_

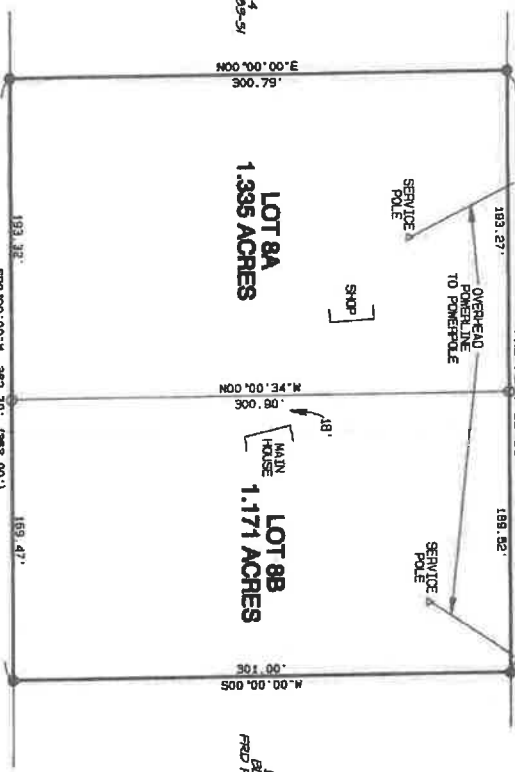
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**REBECCA LANE**  
BASIS OF BEARINGS,  
WEST 382.79' (383.00')  
FRD PLAT 83-51

**LEGEND**

- - SECONDARY MONUMENT SET THIS SURVEY
- - SECONDARY MONUMENT FOUND THIS SURVEY
- 1.5" ALUM. CAP ON 2" x 3/8" REBAR
- 1.5" ALUM. CAP 5/8" REBAR



**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 AS A SURVEYOR AND THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: 2298-8  
REGISTRATION NUMBER: 2298-8



**Fairbanks Recording District**

ARTHUR J. SAARUDOUS  
DATE OF SURVEY: FEB 2021  
BEGINNING: MAR 2021  
NAME OF SURVEYOR: ART SAARUDOUS  
BOX 1878  
DELTA JCT., AK 99737

**BUDNIK 2 SUBDIVISION**

LOT 1, BLOCK 4 RIVERVIEW SUBDIVISION,  
FED PLAT 83-51  
WITHIN SECTION 34,  
T 9S, R 10E, F.M., ALASKA,  
CONTAINING 2.507 ACRES

**TAX CERTIFICATE**

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



GRAPHIC SCALE: 1"=50'  
SCALE: 1"=50'  
DRAWN BY: gms  
DATE: 8/16/2021  
CHECKED: \_\_\_\_\_  
FILE NO.: DSA 11450





March 19, 2021

Delta Junction City Council/DNR SOA  
Attention: Platting Officer

Re: Budnik 2 Subdivision

Golden Valley Electric Association, Inc. has no objection to approval of the above preliminary plat, as submitted on March 19, 2021, by Delta Surveys Associates.

If you have any questions or need additional information, please call me at 451-5643. Thank you for this opportunity to comment.

Sincerely,

Jacquie Goss, Right of Way Agent  
GVEA Engineering Services

Copy of reviewed plat attached