

DENALI BOROUGH CODE
Chapter 9.10 - SUBDIVISIONS

PLAT STANDARD CHECKLIST

9.10.100 Plat standards.

Preliminary approval will be valid for two years from the preliminary approval date. In that time period the applicant must complete the final plat and record the subdivision.

- A. Preliminary plats shall contain the following:
- 1. Name of proposed subdivision if applicable;
 - 2. Name and address of owner(s);
 - 3. Name of surveyor, state of Alaska certified number;
 - 4. Date;
 - 5. Scale, not to exceed 500 feet to an inch;
 - 6. North arrow with declination;
 - 7. Approximate dimensions and size of lots created;
 - 8. Legal description of property: general location (1/4, 1/4, Section, ASLS No. or USS No. if possible);
 - 9. General configuration of lakes and streams;
 - 10. Survey data of exterior boundaries (if sufficient recorded survey data exists to delineate the exterior boundaries, no additional exterior boundary survey is required for preliminary plat of subdivision scheme);
 - 11. Projected estimate of interior lot lines including projected bearings and distances;
 - 12. Lot number including area in square feet and/or acres, one acre minimum. Variances shall be considered on a case-by-case basis;
 - 13. Identify U.S. Public Land System lines (section, forty, etc.);
 - 14. Identification of all adjoining lands;
 - 15. Identification of adjacent streets and right-angle widths;
 - 16. All existing public or private rights-of-way and easements of record including location, width, type and purpose;
 - 17. Vicinity map with a scale of one inch equals one mile showing location of the proposed subdivision, access routes, and section lines;
 - 18. All preliminary plats shall be clear and legible, drawn of a scale suitable to the lot size and information, and have a minimum size of 11 inches by 17 inches.

- B. Final plats shall contain all items required for preliminary plat approval plus the following:
1. After approval of the preliminary plat, the surveyor shall submit the final plat. The base sheets must be of good quality linen or mylar at least three mil thick. The plat shall be of one of four standard sizes:
 - a. Eighteen inches by 24 inches;
 - b. Twenty-four inches by 36 inches;
 - c. Thirty-two inches by 36 inches;
 - d. Thirty-one and one-half inches by 34 inches;
 2. A basis of bearing statement;
 3. Ties to any two primary monuments of record by bearing and distance;
 4. Show "recorded as" bearings and distances if different;
 5. Survey of ordinary high water line, length and bearing;
 6. Length and bearing of interior lot lines;
 7. Legend: identify irons and weights;
 8. Identify all found or placed monuments;
 9. Curve information:
 - a. Radius;
 - b. Central angle;
 - c. Arc length;
 - d. Curve identifier;
 10. Surveyor's certificate, always; owner's and mortgagee's, if applicable;
 11. Stamp of land surveyor responsible for survey and map;
 12. A notary seal should be affixed to the original plat and each original plat copy;
 13. The final mylar and one black line print shall be submitted, unsigned, to the Denali Borough land planner for final approval;
 14. The final plat shall include the following certification with date and signature lines:
 - a. Denali Borough plat approval;*
 - b. Certificate of ownership and dedication;*
 - c. Notary's acknowledgement;*
 - d. Surveyor's certificate;*
 - e. Tax certification.* [Ord. 17-14 § 2.]

Make sure the plat says, ?????? RECORDING DISTRICT (not in code, Recorder's Office Requirement to have the recording district)

* Note: see the example sheets at the end of this chapter.