



### Preliminary Plat Review

Shaan-Seet Inc. Replat – Preliminary Plat Received 11/15/23, Prepared by R&M Engineering

I have reviewed the preliminary plat of Craig Gas Station Subdivision and have the following comments:

1. The map in the upper right corner indicates the wrong location.
2. Why are there two certificates of Ownership and Dedication? Are there two signers for Shaan-Seet Inc.?
3. In the “Notes” section, item 4 is not necessary from the City of Craig’s perspective. If the note remains, the note on the plat in no way legally requires the use of the replated Lot 2A as a gas station. Any use of the plot should be legally determined in the lease language between Shaan-Seet Inc. and the CTA.
4. Any witness corners should be appropriately labeled with distances to the true corners indicated.
5. On sections of the plat with multiple breaks, please also include full distances as well as broken distances to avoid confusion (i.e. the northeastern side of Lot 2A.)
6. There appear to be two indicated monuments in the easternmost corner. Such corners should not be doubled. If one corner is found to be inaccurate, it should be removed.
7. The final plat be clean with no indication of trees or other extraneous markings.
8. That any missing property corners be reset and new ones placed as indicated on site.
9. That the final plat be submitted in .DWG format, paper and on reproducible mylar