



Preliminary Plat Review

Big House Replat – Preliminary Plat Received 1/30/24, Prepared by R&M Engineering

I have reviewed the preliminary plat of Big House Subdivision and have the following comments:

1. A certificate of plat, dated within 30 days of the final submitted plat should be submitted verifying the signed owner matches the individual authorized to sign for this plat.
2. Certificate of Ownership should be depicted as indicated in the Craig Municipal Code with the Notary Acknowledgement.
3. Please include the correct Planning Commission Certificate.
4. The two lots are labeled Tract A-1 and Tract A-2 on the plat layout. They should be Lot A-1 & Lot A-2.
5. The meander line is inconsistent along the northern property boundary. One meander line indicates the line is S 89D56'05" W and includes the full measurement of the northern boundary while there is a second meander line that is slightly different as S 89D56'03" W and has a separate measurement.
6. The meander line to the west should be clearer with one listed meander line and a single measurement for the whole lot as depicted on the east side.
7. Please include under Note 3 the State of Alaska Department of Highways Right of Way Map (S-0924) that explains the discrepancy in lot size between Plat 2008-24 and USS 2327.
8. There does not appear to be a legend for the different types of property markers on this plat.
9. Two of the markers to the west do not match their line. Distance from the actual property line should be included in the plat if the markers witness corners
10. A property corner should be replaced in the northwest corner if it is missing.
11. The correct planning commission signatory box should be included. No public dedications are being made in this plat.
12. The correct ownership signature with notary acknowledgement should be included.
13. The name of the subdivision is quite general. A unique name that is unlikely to be reused should be given to this subdivision.
14. The final plat be clean with no extraneous markings.
15. That any missing property corners be reset and new ones placed as indicated on site.
16. That the final plat be submitted in .DWG format, paper and on reproducible mylar.