

9.20: PLATTING PROCEDURES

SECTION:

- 9.20.010. Approval and Recording of Subdivision
- 9.20.030. Plats to be Acknowledged and Contain Certificate that Taxes and Assessments are Paid
- 9.20.050. Dedication of Streets, Alleys, and Thoroughfares
- 9.20.070. Certified Copy of Plat is Evidence
- 9.20.090. Recorded Plats Legalized
- 9.25.110. Missing Plats

9.20.010. Approval and Recording of Subdivision

Before the lots or tracts of any subdivision or dedication may be sold or offered for sale, the subdivision or dedication shall be submitted for approval to the authority having jurisdiction. The regular approval of the authority shall be shown on it or attached to it and the subdivision or dedication shall be filed for record in the office of the recorder. (AS 40.15.010) "The recorder shall not accept a subdivision or dedication for filing unless it shows this approval."

9.20.030. Plats to be Acknowledged and Contain Certificate that Taxes and Assessments are Paid

Every plat shall be acknowledged before an officer be endorsed on or annexation of the plat and recorded with it. A person filing a plat, map, subdivision, or repeat of property, or vacating the whole or any portion of an existing plat, map subdivision, or replat shall, at the time of filing it for record or filing the petition to vacate, file with it a certificate from the tax-collecting official or officials of the area in which the land is located that all taxes levied against the property at that date are paid. (AS 40.15.020)

9.20.050. Dedication of Streets, Alleys, and Thoroughfares

When an area is subdivided, and a plat of the subdivision is approved and recorded all streets, alleys, thoroughfares, parks and other public areas now on the plat are deemed to have been dedicated to public use. (AS 40.15.030)

9.20.070. Certified Copy of Plat is Evidence

A copy of a plat certified by the recorder of the recording district in which it is recorded as true and complete copy of the original on file in his office is admissible in evidence in all courts in the State with the same effect as the original. (AS 40.13.040)

Page al3

9.20.090. Recorded Plats Legalized

All plats recorded before March 30, 1953, whether executed and acknowledged in accordance with A.S.40.15.050 or not, are validated and all streets, alleys or public thoroughfare shown on these plats are considered as having been dedicated to public use. This section does not prohibit the abandonment of a plat recorded before March 30, 1953, if a subsequent plat is filed indicating abandonment. The last plat of the area of record on March 30, 1953, is the official plat of the area, and the street, alleys or thoroughfares shown on it are deemed to be the streets, alleys or thoroughfares dedicated to public use. The streets, alleys or thoroughfares shown on an earlier plat of the same area or any part of which is in conflict with those shown on the official plat is deemed to have been a abandoned and vacated. (A.S. 14.15.050)

9.25.110. Missing Plats

Where a recorded plat is missing, and no present record is available except by reference to the missing plat, a counterpart copy, approved by the platting authority, may be recorded as of the



Quitclaim Deed

The Grantor, the STATE OF ALASKA, DEPARTMENT OF EDUCATION & EARLY DEVELOPMENT, whose address of record is P.O. Box 110500, Juneau, Alaska 99811, pursuant to AS 14.08.151(b) and the regulations promulgated thereunder, for good and valuable consideration, does hereby convey and quitclaim unto the Grantee, the KUSPUK SCHOOL DISTRICT, whose address of record is P.O. Box 49, Aniak, Alaska 99557, all right, title and interest, if any, to that real property situated in the community of ANIAK in the Kuskokwim Recording District, Third Judicial District, State of Alaska, and described as follows:

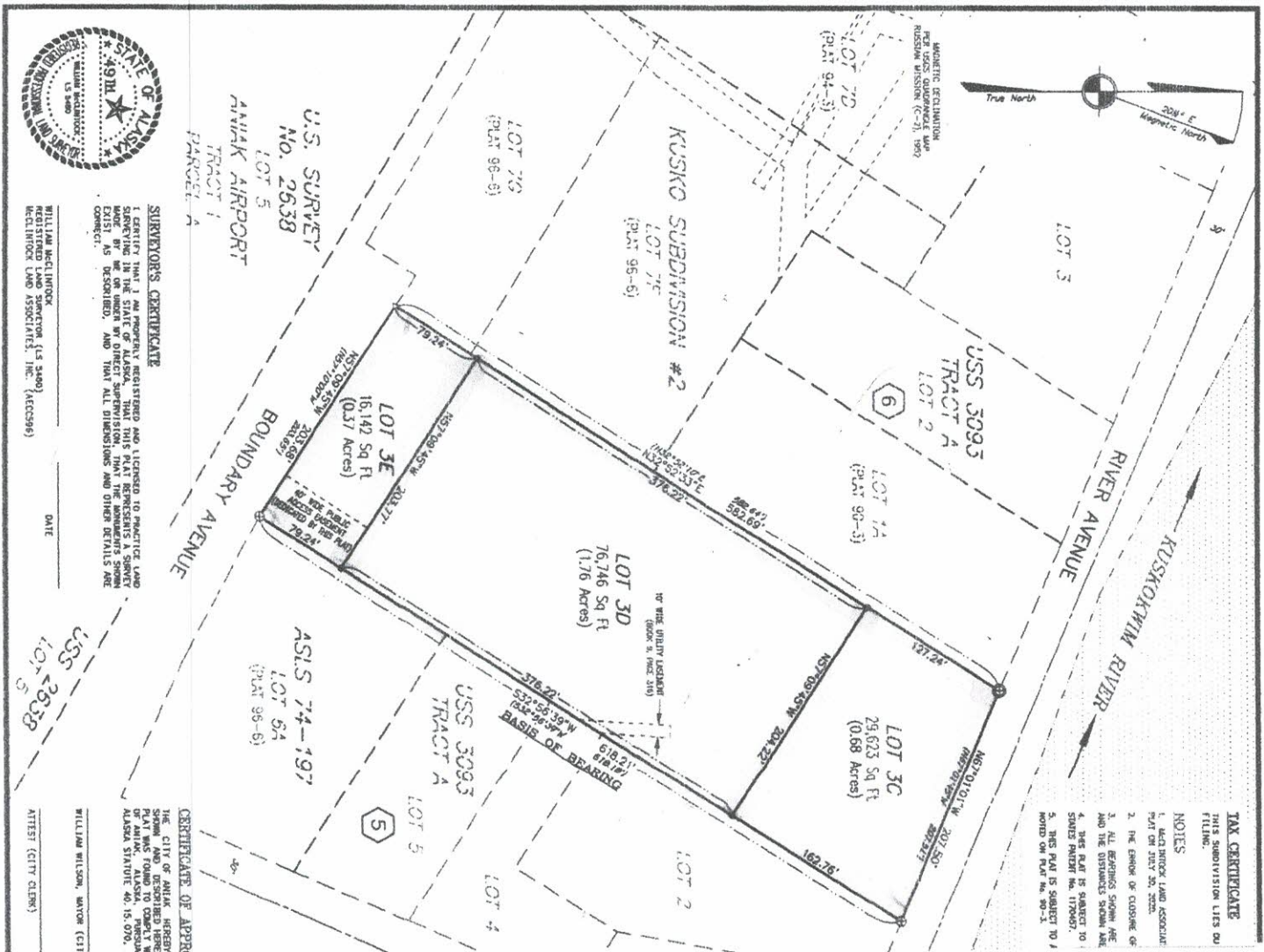
ALL OF LOT 3B, BLOCK 5 of U.S. Survey 3093 A & B, including the vacation of Third Street, as described in Plat 90-3 recorded as document 1990-000225-0 in the Kuskokwim Recording District; containing approximately 2.81 acres.

Subject to:

1. Reservations, reversionary rights, rights-of-way, easements of record, including Utility Easement recorded in Book 9, Page 316, Kuskokwim Recording District.

Together with all the easements and appurtenances thereto, and improvements located thereon.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's successors and assigns forever.



City of Aniak <cityofaniak@gmail.com>
To: Andrea Gusty <andrea.gusty@kuskokwim.com>

Wed, Dec 15, 2021 at 2:35 PM

Calling in would probably be more helpful in January when the subdivision approval will be on the agenda. Because it isn't on the agenda this week the council and community won't have seen the map yet, but next month it will be in their packets.

But I do have questions for TKC to think about as I look at the map-there is not an official driveway between the AMNES lots and the lots next to them. Everyone uses the drive as if it were a street alongside the AMNES building between Boundary and River Ave., probably because Third Street was supposed to run on the other side of the AMNES building, but Kuspuk built AMNES on the Third Street ROW, and after the fact, the city gave the street ROW to Kuspuk. Does TKC intend to allow the public access as usual?

Probably of most concern would be access to the back of the cemetery, which the Tribe owns now. As part of our emergency pandemic planning the back side of the cemetery would have been cleared (from the AMNES driveway) for emergency burial spaces. If the Kuspuk/TKC subdivision may limit future property access the council would want to know that. Should TKC and the city talk about an official easement with all of the property owners? Without a true Third Street utility easements and access is very squirrely between Fourth and Second streets!

Diana Lehman
City Manager, City of Aniak
P.O. Box 189
Aniak, Alaska 99557
Ph: 907-675-4481
Fax: 907-675-4486

Public Records Law Disclosure: This e-mail may be considered public record and be subject to public disclosure.
Confidentiality Notice: This e-mail may contain confidential or privileged information. It is intended only for the use of the recipient named above. If you believe you have received this message in error, please notify me immediately by reply email,