

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER  
SURVEY SECTION  
550 W 7<sup>th</sup> Ave., SUITE 650  
ANCHORAGE, ALASKA 99501-3576

**SPECIAL SURVEY INSTRUCTIONS**

**ALASKA STATE LAND SURVEY NO. 2019-02**

**MOUNT RYAN II REMOTE RECREATIONAL CABIN SITES**

Authority 11 AAC 53, Survey and Platting Requirements

These instructions, together with the Attachment for Special Survey Instructions (Version: March 13, 2019), provide for the survey and platting of seventeen (17) applicant-staked parcels, containing approximately 247 acres, and thirteen (13) unstaked administrative parcels, containing approximately 233 acres. The parcels are located within Township 5 North, Range 8 East, and Township 6 North, Range 8 East, Fairbanks Meridian, Alaska. Three (3) staked parcels fall within the Fairbanks North Star Borough (FNSB) and the remaining twenty-seven (27) parcels fall within the Unorganized Borough. The purpose of this survey is to facilitate the conveyance of title in accordance with AS 38.05.600.

In the execution of the survey included under **ASLS No. 2019-02, GSC 833**, the surveyor is authorized and directed to perform the survey of the applicant-staked parcels, **ADL Nos. 420939 to 420955**, and the unstaked administrative parcels, **ADL Nos. 420956 to 420967 and 421051**, as set out in these instructions; the Attachment for Special Survey Instructions; the State of Alaska's Survey and Platting Regulations; the attached Plan of Survey; any supplemental survey instructions that may be issued during the progress of work; any pertinent parts of the applicable BLM Manual of Surveying Instructions; and the FNSB platting authority requirements, as applicable.

**LIMIT AND CHARACTER OF WORK**

The survey is limited to the establishment and monumentation of the boundaries of the parcels of the Mount Ryan II Remote Recreational Cabin Sites; ties to all improvements and other items listed in these instructions; and preparation of the survey plat.

**HISTORY OF PERTINENT SURVEYS**

Protraction Diagram F7-11, which includes Townships 5 and 6 North, Range 8 East, Fairbanks Meridian, was approved by the Bureau of Land Management (BLM) on January 26, 1960.

The exterior boundaries of Township 5 North, Range 8 East, Fairbanks Meridian, were surveyed by Charles E. Akin, Jr., Registered Alaska Land Surveyor No. LS-5131, in 1987, and the plat was accepted by the BLM on June 22, 1988.

The exterior boundaries of Township 6 North, Range 7 East, Fairbanks Meridian, were surveyed by Charles E. Akin, Jr., Registered Alaska Land Surveyor No. LS-5131, in 1987, and the plat was accepted by the BLM on June 22, 1988.

The exterior boundaries of Township 6 North, Range 8 East, Fairbanks Meridian, were surveyed by Charles E. Akin, Jr., Registered Alaska Land Surveyor No. LS-5131, in 1987, and the plat was accepted by the BLM on June 22, 1988.

The exterior boundaries of Township 7 North, Range 8 East, Fairbanks Meridian, were surveyed by Charles E. Akin, Jr., Registered Alaska Land Surveyor No. LS-5131, in 1987, and the plat was accepted by the BLM on June 22, 1988.

Alaska State Land Survey (ASLS) No. 2009-45 was surveyed by Wm. Nicholas Cline, Registered Alaska Land Surveyor No. LS-7569, in 2011 and the plat was recorded as Document No. 2013-8 in the Fairbanks Recording District on January 16, 2013.

### **METHOD OF SURVEY PROCEDURE**

The survey and plat of ASLS No. 2019-02 shall substantially conform to 11 AAC 53; the 2017 Remote Recreational Cabin Sites (RRCS) Staking Instructions; supplemental staking instructions; the lease descriptions; these Special Survey Instructions; the Plan of Survey; the Attachment for Special Survey Instructions; and FNSB platting authority requirements as applicable.

**In any cases where the requirements listed in these Special Survey Instructions may differ from those listed in the Attachment for Special Survey Instructions, the requirements listed in these Special Survey Instructions shall take precedence.**

**Basis of Bearing:** The Basis of Bearing shall be determined as described in the Attachment for Special Survey Instructions or by a method agreed to by DNR and the contractor.

**Geographic Coordinates:** NAD 1983 geographic coordinates are required to be shown on the plat for the Basis of Coordinates monument and for at least one monumented corner of each parcel. At the Basis of Coordinates, NAD 1927 geographic coordinates shall also be listed, along with the datum conversion method used (NGS NCAT is preferred). In addition to the datum, all coordinates depicted on the plat shall include the epoch date, if applicable. (See the Attachment for Special Survey Instructions for additional information.)

**Basis of Coordinates:** A National Geodetic Survey (NGS) Online Positioning User Service (OPUS) “**shared solution**” is required for the Basis of Coordinates. The NGS OPUS Solution Report shall be submitted with the first plat submittal, and the OPUS solution shall be uploaded as a “shared solution,” meeting the criteria described on the OPUS webpage

at <http://www.ngs.noaa.gov/OPUS/about.jsp> under "Share Your OPUS Solution." Refer to the Attachment for Special Survey Instructions for additional instructions.

**Unsurveyed Protracted Section Lines:** Unserved protracted section lines affecting the parcels to be surveyed shall be determined from BLM protracted coordinates, using methods agreed to by DNR and the contractor. DNR will furnish the contractor with the protracted coordinates.

**Parcel Designations:** All parcels (including Administrative Parcels) are to be identified as Tracts and given a number designation (Tract 1, 2, 3, etc.) and corner numbers. Tract numbers shall be given in an organized sequence **based on the location** of parcels.

**Parcel Limitations:** The parcels to be surveyed shall adhere to the following limitations, unless a waiver is granted by DNR:

- (1) Shape: The parcel must be reasonably compact, approximately square or rectangular, with four corners and straight boundaries, except where unusual topography or site conditions significantly limit staking.
- (2) Length and Width: Parcel dimensions may not significantly exceed a 2:1 ratio of length to width.
- (3) Size: The minimum acreage for a parcel is 5 acres and the maximum acreage is 20 acres. Administrative Parcels may exceed 20 acres for this project.
- (4) Spacing: Parcel boundaries must either be coincident with or be a minimum of 330 feet distant from other parcels, surveyed lines, the OHW (ordinary high water) line of public or navigable water bodies, and setback lines to allow for potential parcels in future staking periods.
- (5) Water Body Frontage: The length of the water body frontage on a public or navigable water body or its setback shall not exceed 33% of the total perimeter (unless otherwise noted or waived by DNR). For the purposes of this project, the length of water body frontage shall be the straight-line distance between the ending meander corners or setback corners.
- (6) Staking Setback from Trails: Parcels shall not be created within the 300-foot setback from the centerline of existing trails ADL No. 408830 and 418498. Parcels shall not be created within the 150-foot setback from other trails identified on the Mount Ryan II Staking Area map.

- (7) Ridgelines: Parcels shall not be created within the 300-foot reserved area on each side of the identified ridgelines shown on the Mount Ryan II Staking Area map.
- (8) Parcel Seniority: In the event of a staking conflict, the senior staker has senior rights. Unless otherwise noted, the parcel with the lower ADL number has senior rights.

### **Instructions for Applicant-Staked Parcels:**

**ADL No. 420939** (See Plan of Survey (POS) page 2) Survey the boundaries of the parcel as staked in the field. Adjust the Northerly portion of the Easterly boundary to be common with the West boundary of Tract 10, ASLS No. 2009-45. Adjust the Westernmost corner, if necessary, to comply with the 300' setback requirement from the centerline of the ADL No. 408830 trail.

Parcel is subject to a 50' wide section line easement on each side of the protracted section line in accordance with AS 19.10.010. The connecting line between the protracted positions of the Southwest and Southeast corners of Section 11 shall be used to compute the location of the section line.

**ADL No. 420940** (See POS page 2) Survey the North and South boundaries of the parcel as staked in the field. The West boundary shall be common with the East boundary of Tract 5, ASLS No. 2009-45. The East boundary shall be common with the East line of Township 6 North, 8 East, Fairbanks Meridian. A 60' public access easement may need to be reserved on a trail running East – West through the parcel that appears to be used by off-road vehicles per aerial photography.

Parcel is subject to a 50' wide section line easement on each side of the township line in accordance with AS 19.10.010. The connecting line between the monumented Southeast corner of Section 12 and the monumented Northeast corner of Section 1 shall be used to compute the location of the township line.

**ADL No. 420941** (See POS page 4) Survey the boundaries of the parcel as staked in the field. The Southerly boundary shall be common with the North boundary of Tract 24, ASLS No. 2009-45. The Easterly boundary shall be on a continuous bearing, the Northern portion being common with the Westerly boundary of ADL No. 420952.

**ADL No. 420942** (See POS page 3) The Easterly boundary shall be common with the Westerly boundary of Tract 19, ASLS No. 2009-45. Adjust the Northerly and Westerly boundary to comply with the 300' setback requirement from the centerline of the ADL No. 408830 trail. Adjust the boundaries of the parcel, if necessary, to comply with the 5-acre minimum size requirement.

**ADL No. 420943** (See POS page 2) Survey the boundaries of the parcel as staked in the field. The Easterly portion of the Southerly boundary shall be common with the Northerly

boundary of Tract 6, ASLS No. 2009-45. The Southerly boundary shall be on a continuous bearing.

Parcel is subject to a 50' wide section line easement on each side of the protracted section line in accordance with AS 19.10.010. The connecting line between the monumented Southeast corner of Section 12 and the protracted position of the Southwest corner of Section 12 shall be used to compute the location of the section line. A 60' public access easement may need to be reserved on a trail within this parcel.

**ADL No. 420944** (See POS page 2) Survey the boundaries of the parcel as staked in the field. The Easterly boundary shall be common with the Northerly portion of the Westerly boundary of Tract 7, ASLS No. 2009-45. The Northeast corner of this parcel shall be common with corner 4 of Tract 7 and the Southeast corner shall be common with WCMC 3 of Tract 7, not the true point for MC3. The Northerly boundary shall be common with the Southerly boundary of Tract 6, ASLS No. 2009-45.

**ADL No. 420945** (See POS page 3) Survey the boundaries of the parcel as staked in the field.

Parcel is subject to a 50' wide section line easement on each side of the protracted section lines in accordance with AS 19.10.010. The connecting line between the protracted positions of the Northwest and Northeast corners of Section 20 shall be used to compute the location of the East-West section line. The connecting line between the protracted positions of the Northeast and Southeast corners of Section 20 shall be used to compute the location of the North-South section line. This parcel is located within the FNSB.

**ADL No. 420946** (See POS page 6) Survey the boundaries of the parcel as staked in the field.

Parcel is subject to a 50' wide section line easement on each side of the protracted section line in accordance with AS 19.10.010. The connecting line between the protracted positions of the Northwest and Southwest corners of Section 20 shall be used to compute the location of the section line. A 60' public access easement may need to be reserved on a trail within this parcel. This parcel is located within the FNSB.

**ADL No. 420947** (See POS page 2) Survey the boundaries of the parcel as staked in the field. Remove the angle point on the West boundary to create a line with a continuous bearing. The West boundary shall be common with the East boundary of ADL No. 420954. A 60' public access easement may need to be reserved on a trail running East – West through the parcel that appears to be used by off-road vehicles per aerial photography.

Parcel is subject to a 50' wide section line easement on each side of the protracted section line in accordance with AS 19.10.010. The connecting line between the protracted positions of the Northeast and Southeast corners of Section 14 shall be used to compute the location of the section line.

**ADL No. 420948** (See POS page 3) Survey the boundaries of the parcel as staked in the field. Adjust the West boundary, if necessary, to comply with the 300' setback requirement from the centerlines of the ADL No. 418498 and 408830 trails.

Parcel is subject to a 50' wide section line easement on each side of both protracted section lines in accordance with AS 19.10.010. The connecting line between the protracted positions of the Northwest and Northeast corners of Section 33 shall be used to compute the location of the East-West section line. The connecting line between the protracted positions of the Northwest and Southwest corners of Section 33 shall be used to compute the location of the North-South section line.

**ADL No. 420949** (See POS page 2) Survey the boundaries of the parcel as staked in the field. Adjust the Northerly boundary, if necessary, to comply with the 330' setback requirement from the Southerly boundary of Tract 4, ASLS No. 2009-45. Show a tie from the Northwest corner of the parcel to the Southeast corner of Tract 4, ASLS No. 2009-45. Adjust the Southerly boundary, if necessary, to comply with the 330' setback requirement from the Northerly boundary of ADL No. 420943. Show a tie from the Southwest corner of the parcel to the Northeast corner of ADL No. 420943. Adjust the Easterly boundary, if necessary, to comply with the 330' setback requirement from the surveyed East line of Section 12, Township 6 North, Range 8 East, Fairbanks Meridian.

**ADL No. 420950** (See POS page 3) Survey the boundaries of the parcel as staked in the field. Adjust the Southwesterly boundary, if necessary, to comply with the 330' setback requirement from the Northeasterly boundary of Tract 14, ASLS No. 2009-45. Show a tie from the Southernmost corner of the parcel to the Northernmost corner of Tract 14, ASLS No. 2009-45. If necessary, adjust the Northwesterly boundary to abut the 300' setback from the centerline of the ADL No. 408830 trail.

**ADL No. 420951** (See POS page 2) Survey the North and South boundaries of the parcel as staked in the field. Adjust the Southwest corner to avoid a conflict with the reserved area. Adjust the Northeast corner to make a rectangular-shaped boundary. Parcel was staked multiple times and may have boundaries marked that are no longer relevant.

**ADL No. 420952** (See POS page 4) The staker agreed to have the boundary modified at time of survey to meet the 5 acre minimum size requirement. Adjust the Northerly boundary to abut the 150' setback from the centerline of the existing minor trail. The Westerly boundary shall be on a continuous bearing, the Southern portion being a common boundary with the Easterly boundary of ADL No. 420941. The Easterly boundary shall be common with the East line of Section 3. The Southerly boundary shall be as staked in the field but extended to the East line of Section 3.

Parcel is subject to a 50' wide section line easement on each side of the protracted section line in accordance with AS 19.10.010. The connecting line between the monumented position of the Northeast corner and protracted position of the Southeast corner of Section 3 shall be used to compute the location of the section line. Show a tie from the Northeast corner of the parcel to the Northeast corner of Section 3.

**ADL No. 420953** (See POS page 6) Survey the boundaries of the parcel as staked in the field

Parcel is subject to a 50' wide section line easement on each side of the protracted section line in accordance with AS 19.10.010. The connecting line between the protracted positions of the Northwest and Northeast corners of Section 20 shall be used to compute the location of the section line. This parcel is located within the FNSB.

**ADL No. 420954** (See POS page 2) The Westerly portion of the Northerly boundary shall be common with the Easterly portion of the Southerly boundary of Tract 12, ASLS No. 2009-45. The Easterly boundary shall be common with the Westerly boundary of ADL No. 420947. Survey the Westerly and Southerly boundaries as staked in the field. A 60' public access easement may need to be reserved on a trail running East – West through the parcel that appears to be used by off-road vehicles per aerial photography.

**ADL No. 420955** (See POS page 2) Survey the North boundary of the parcel as staked in the field. The West boundary shall be common with the East boundary of Tract 6, ASLS No. 2009-45. The South boundary shall be common with the North boundary of Tract 7, ASLS No. 2009-45. The East boundary shall be common with the surveyed East line of Township 6 North, 8 East, Fairbanks Meridian.

Parcel is subject to a 50' wide section line easement on each side of the township line and section line in accordance with AS 19.10.010. The connecting line between the monumented Northeast corner of Section 13 and the monumented Southeast corner of Section 24 shall be used to compute the location of the township line. The connecting line between the monumented Northeast corner of Section 13 and the protracted position of the Northwest corner of Section 13 shall be used to compute the location of the section line. Show a tie from the Northeast corner of the parcel to the Northeast corner of Section 13.

#### **Instructions for Unstaked Administrative Parcels:**

The contractor shall be required to select, survey, and plat certain parcels that have not been staked in the field, which are referred to as **Administrative Parcels** and will be offered for sale to the public. For this project, it is proposed that thirteen (13) unstaked Administrative Parcels be surveyed. These parcels are designated as ADL Nos. 421051 and 420956 to 420967 on the copy of the Mount Ryan II RRCS Plan of Survey to be provided to the contractor.

General guidelines are provided below, but it will be the contractor's responsibility to configure Administrative Parcels on the ground that have good building sites, have sufficient access, and are highly desirable for purchase.

The final configuration of Administrative Parcels may vary somewhat from the general guidelines and the Plan of Survey but must be approved by the DNR Survey Section and DNR Land Sales staff before monuments are set. If the proposed locations shown on the

Plan of Survey are determined by field inspection to be unsuitable, then the contractor may choose more suitable locations elsewhere within the staking area, with DNR's approval.

It is the contract surveyor's responsibility to minimally mark the boundaries of the Administrative Parcels by brushing, blazing, painting, or flagging the lines so they can be identified on the ground. The general instructions for the proposed Administrative Parcels, as laid out using maps and aerial imagery in the office, are as follows:

**ADL No. 421051** (See POS page 3) This parcel has been abandoned by the staker and will be created and sold as an administrative parcel. The original parcel staked in the field was 4.8 acres in size and located in Section 28, Township 6 North, Range 8 East, North of ADL No. 420948.

The DNR Land Sales Section has decided to modify the parcel to be approximately 12.8 acres in size with the following configuration. The Southerly boundary shall be common with the Northerly boundary of ADL No. 420948. The Northerly boundary shall be common with the Southerly boundary of administrative parcel ADL No. 420958. The Westerly boundary shall comply with the 300' setback requirement from the centerline of the ADL No. 408830 trail.

**ADL No. 420956** (See POS page 3) is proposed to be a relatively square parcel containing approximately 17 acres, situated in Sections 21 and 22, Township 6 North, Range 8 East. The Southerly boundary shall be common with the Northerly boundary of Tract 18, ASLS No. 2009-45. The Northerly boundary shall be common with the Southerly boundary of Tract 17, ASLS No. 2009-45.

Parcel is subject to a 50' wide section line easement on each side of the protracted section line in accordance with AS 19.10.010. The connecting line between the protracted positions of the Northeast and Southeast corners of Section 21 shall be used to compute the location of the section line.

**ADL No. 420957** (See POS page 3) is proposed to be a pentagon-shaped parcel containing approximately 12 acres, situated in Section 28, Township 6 North, Range 8 East. The Northwesternly boundary shall be common with the Southeasterly boundary of ADL No. 420942. The Southerly boundary shall be common with the Northerly boundary of ADL No. 420958. The Westerly boundary shall comply with the 300' setback requirement from the centerline of the ADL No. 408830 trail.

**ADL No. 420958** (See POS page 3) is proposed to be a relatively square-shaped parcel containing approximately 9 acres, situated in Section 28, Township 6 North, Range 8 East. The Northerly boundary shall be common with the Southerly boundary of ADL No. 420957. The Southerly boundary shall be common with the Northerly boundary of ADL No. 421051. The Westerly boundary shall comply with the 300' setback requirement from the centerline of the ADL No. 408830 trail.



**ADL No. 420959** (See POS page 5) is proposed to be a relatively square-shaped parcel containing approximately 19.5 acres, situated in Section 1, Township 5 North, Range 8 East. The Northerly boundary shall comply with the 150' setback requirement from the centerline of the existing trail. The Westerly boundary shall be common with the Easterly boundary ADL No. 420960. The Easterly boundary shall be common with the East line of Township 5 North, Range 8 East.

Parcel is subject to a 50' wide section line easement on each side of the township line in accordance with AS 19.10.010. The connecting line between the monumented Northeast corner of Section 1 and the monumented Southeast corner of Section 12 shall be used to compute the location of the township line.

**ADL No. 420960** (See POS page 5) is proposed to be a relatively square-shaped parcel containing approximately 20 acres, situated in Section 1, Township 5 North, Range 8 East. The Northerly boundary shall comply with the 150' setback requirement from the centerline of the existing trail. The Easterly boundary shall be common with the Westerly boundary ADL No. 420959.

**ADL Nos. 420961 thru 420967** (See POS page 7) are proposed to be relatively square-shaped parcels containing approximately 20 acres each, situated in Sections 23 and 24, Township 5 North, Range 8 East. A large area has been identified, from past field visits, with flat terrain, good views and good building sites that are believed to be desirable for purchase. A general layout of lots has been created in the Plan of Survey, but the surveyor is expected to modify the layout to utilize and distribute the most desirable land between the parcels.

Parcels are subject to a 50' wide section line easement on each side of the protracted section line in accordance with AS 19.10.010. The connecting line between the protracted positions of the Northeast and Southeast corners of Section 23 shall be used to compute the location of the section line.

**NOTE:** ADL Nos. 420939, 420940, 420943, 420945, 420946, 420947, 420948, 420950, 420951, 420952, 420953, 420955, 420956, 420959, 420964, 420965, and 420966, and potentially other parcels, will (or may) be subject to **surveyed section line easements** or **protracted section line easements**. Surveyed Section Line and Protracted Section Line Easements within the tracts created by this survey shall be shown on the plat. For those tracts that are affected, graphically depict the section line easements within the tract only, truncated at the tract boundary. Show dimensional ties to the boundary and label the easements as a Surveyed Section Line Easement or Protracted Section Line Easement. Depict the protracted section line through and beyond the tract, but not through previously platted parcels – unless the protracted section line had been platted; in which case, depict the protracted section line, as well as the Protracted Section Line Easement, through the platted parcel. Label as Protracted Section Line. Label the protracted section line, within the tract, with a bearing and a distance.

## Reservations and “Subject to’s”:

The following **reservation** shall apply to all parcels having boundaries coincident with the OHW line of a public or navigable water body:

A 50’ wide public access easement coincident with and 50’ upland from the ordinary high water (OHW) line shall be reserved to the State of Alaska in accordance with AS 38.05.127. This easement shall be graphically depicted and labeled on the plat.

All parcels, as applicable, shall be **subject to** the following easements and/or setback, all of which shall be graphically depicted and labeled on the plat:

A 30’ wide public access and utility easement along all interior parcel boundary lines.

A 50’ wide section line easement on each side of surveyed or protracted section lines in accordance with AS 19.10.010.

A 60’ wide public access easement centered on existing trails that run through parcels or along parcel boundaries (unless otherwise noted). The surveyor shall determine if a public access easement shall be reserved along trails based on signs of use by the public.

A 100’ building setback from the ordinary high water line of public and navigable water bodies

**Additional Monumentation Requirement:** A DEEP1 (or equivalent) magnet is required to be set at each corner position of this survey which is to be monumented with a primary monument. The magnet is to be deposited in the hole and covered with soil before the monument is placed above it.

## **TECHNICAL SURVEY REQUIREMENTS**

Refer to the Attachment for Special Survey Instructions for standard Technical Survey Requirements concerning **accuracy**; **first plat submittal** items; **field notes and/or survey report** contents; **existing monuments**; **primary monuments** to be set; **witness corners**; **substitute primary monuments**; **corner accessories**, including bearing trees and objects, reference monuments, and witness posts; **secondary monuments** to be set; and **corner numbering**.

**In any cases where the requirements listed in these Special Survey Instructions may differ from those listed in the Attachment for Special Survey Instructions, the requirements listed in these Special Survey Instructions shall take precedence.**

Specific Technical Survey Requirements for this survey are as follows:

**Minimum Accuracy:** All lines surveyed and retraced using terrestrial methods for this survey shall be surveyed with a minimum accuracy of **1:5000**, and/or corner positions

recovered or established with non-terrestrial methods (with a least-squares adjustment) shall have a Relative Positional Accuracy at the 95 percent confidence level of **0.26 feet plus 200 ppm**.

**Navigable and Public Water Bodies:** All navigable water bodies and those defined as public water that are within 330' of the boundaries of each proposed parcel shall be located and shown on the plat. For the purposes of this project, public water shall be defined as lakes or ponds that are ten acres or larger; and streams that have an average width of ten feet or greater, measured between the ordinary high water (OHW) lines on opposite banks.

**Other Items to Be Located:** In addition to water bodies, certain other items within 330' of each proposed parcel shall be located and shown on the plat. These items include well established, distinguishable trails, existing parcels, and other significant improvements, such as existing airstrips.

**Georeferenced Photographs:** The contractor shall provide digital format photographs with encoded metadata (a minimum of geographic coordinates, direction camera was facing, time and date) for each monument recovered or established. Photos required at each monument: 1) legible cap marking, 2) general conditions at the monument, 3) general vicinity in all four cardinal directions and in directions of all survey lines, and 4) all accessories from the monument and a close-up of all bearing tree tags. In addition, the contractor shall provide representative photos for each tract surveyed showing applicable items, such as vegetation, water frontage, or view, which can aid in the future appraisal of the parcel.

## **PLAT REQUIREMENTS**

The surveyor shall construct the plats in accordance with the standard Plat Requirements listed in the Attachment for Special Survey Instructions and the specific Plat Requirements listed in these instructions.

**In any cases where the requirements listed in these Special Survey Instructions may differ from those listed in the Attachment for Special Survey Instructions, the requirements listed in these Special Survey Instructions shall take precedence.**

The following specific Plat Requirements correspond with the item numbers in the Attachment for Special Survey Instructions:

(Note: For item numbers that are not listed below, the corresponding requirements remain the same as in the Attachment for Special Survey Instructions.)

- (1) The plat size shall be **24" x 36"**. Other requirements for this item remain the same as in the Attachment.

- (7) Add the following additional requirements for this item: The index sheet shall be labeled with the title, "**MOUNT RYAN II REMOTE RECREATIONAL CABIN SITES**" and "**ASLS No. 2019-02**", in **bold lettering**, spelled out fully, without abbreviations, at the top of the sheet, with the label, "INDEX SHEET" in **bold lettering** directly below it. The index sheet shall also show existing parcels in the vicinity of the current survey. In addition, it is preferred that the approval certificates be shown on the first sheet.
- (18) Certificates must be shown substantially as follows, with the headings capitalized and underlined:

The following **Certificate of Ownership and Dedication** shall supersede the one listed in the Attachment for Special Survey Instructions:

### **CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of ASLS No. 2019-02, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

Dated \_\_\_\_\_ (Signature in black ink) \_\_\_\_\_  
Director, Division of Mining, Land and Water

### **NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

For: \_\_\_\_\_  
Director

\_\_\_\_\_  
Notary Public for Alaska  
My Commission Expires \_\_\_\_\_

The following **Lessee Certificate** shall replace the Applicant Certificate listed in the Attachment for Special Survey Instructions:

### **LESSEE CERTIFICATE**

I, the undersigned, hereby certify that I am the lessee as shown hereon. I hereby approve this survey and plat.

**(Use a separate signature line and Notary's Acknowledgement Certificate for each lessee)**

Tract Designation and ADL Number **(For example: Tract X, ADL No. XXXXXX)**

\_\_\_\_\_  
(Signature in black ink)  
\_\_\_\_\_  
Lessee's Name  
\_\_\_\_\_  
Lessee's Address  
\_\_\_\_\_  
Date

### **NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

For: \_\_\_\_\_  
Lessee

\_\_\_\_\_  
Notary Public for Alaska  
My Commission Expires \_\_\_\_\_

**The Lessee Certificate shall be placed on the same sheet as the lessee's parcel.**

Administrative Parcels will have no Lessee Certificate. Instead, there shall be a **note** on the plat, placed on the same sheet as the Administrative Parcels, stating that there are no lessees for Tract X, ADL No. xxxxxx, Tract X, ADL No. xxxxxx, and Tract X, ADL No. xxxxxx.

The **Surveyor's Certificate** shall be the same as shown in the Attachment for Special Survey Instructions.

The following **Tax Certificates** shall be shown:

### **UNORGANIZED BOROUGH TAX CERTIFICATE**

This subdivision lies outside of any taxing authority, at the time of filing, except for Tracts x, x, and x, which lie within the Fairbanks North Star Borough.

## **FAIRBANKS NORTH STAR BOROUGH TAX CERTIFICATE**

For the three parcels located within the FNSB, use the appropriate Certificate of Payment of taxes required by FNSB Title 17.

The following **Plat Approval Certificate** required by the Unorganized Borough Platting Authority shall be shown:

## **UNORGANIZED BOROUGH PLAT APPROVAL CERTIFICATE**

This plat is approved by the Commissioner of the Department of Natural Resources, or the Commissioner's designee, in accordance with AS 40.15.

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Commissioner

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Date

By approval of this plat, the Commissioner of the Department of Natural Resources hereby accepts for public use and public purposes the real property dedicated to the public hereon, including easements, rights-of-way, alleys and roadways. The acceptance of such dedicated areas for public use and public purposes does not obligate the department, any governing body, or the public to construct, operate, maintain or manage improvements.

## **LOCAL PLATTING AUTHORITY APPROVAL**

Use the appropriate Fairbanks North Star Borough Platting Authority Certificate of approval required by FNSB Title 17.

(20) The following **notes** will be required on the plat:

(For clarity, all required plat notes are listed below, even though some are identical with those listed in the Attachment for Special Survey Instructions.)

- a. This survey was accomplished in accordance with AS 38.05.600, GSC 833, and RRCS SI 2019-02.
- b. All bearings shown are true bearings as oriented to the Basis of Bearing and distances shown are reduced to horizontal field distances.
- c. The error of closure of this survey does not exceed 1:5000, and/or corner positions have a Relative Positional Accuracy at the 95 percent confidence level of 0.26 feet plus 200 ppm.

- d. All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed or protracted section line, are subject to a 50 foot (50') easement, on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
- e. The existing lessees' claim corners were recovered and used to control the location of the tract boundaries.
- f. For plats based on GNSS (*in lieu of note "b" above*):

**BEARINGS AND DISTANCES:** Bearings are based on high precision Global Navigation Satellite System technology in the NAD 83 (*CORS Epoch*) datum, using (*brand model*) receivers, differentially corrected and processed using (*name of software*), Version \_\_\_\_ software. Local plane bearings are oriented to true geodetic North at (*monumented position on the survey*). Distances shown are reduced to horizontal field distances. (Note: This statement may be revised, as necessary, if agreed to by DNR and the contractor.)

**COORDINATES:** The shown found NAD 83 (2011) coordinates are based on an NGS OPUS Solution (Epoch: 2010.0000) for the (*monumented position*). The coordinates were constrained to the National Spatial Reference System using the CORS reference stations: Xxxxx-1 (*PID #*), Xxxxx-2 (*PID #*), and Xxxxx-3 (*PID #*).

- g. The natural meanders of the line of ordinary high water (OHW) form the true bounds of Tract(s) \_\_\_\_\_. The approximate line of OHW, as shown, is for area computations only, with the true corners being on the extension of the sidelines and their intersection with the natural meanders.
  - h. Include any additional plat notes required by FNSB.
- (26) The current **DIVISION OF MINING, LAND AND WATER** "TITLE BLOCK" shall be placed in the lower right-hand corner of each sheet of the plat. It shall be labeled:

**ALASKA STATE LAND SURVEY NO. 2019-02**  
**MOUNT RYAN II REMOTE RECREATIONAL CABIN SITES**  
**CREATING TRACTS 1 THROUGH 30,**  
**WITHIN UNSURVEYED SECTIONS 1, 3, 17, 19, 20, 23,**  
**AND 24, T. 5 N., R. 8 E.,**  
**AND UNSURVEYED SECTIONS 11, 12, 13, 14, 17, 20, 21, 22, 28, 32,**  
**AND 33, T. 6 N., R. 8 E.,**  
**FAIRBANKS MERIDIAN, ALASKA**

**Fairbanks Recording District**

If the surveyor determines that additional or different sections or townships are affected by this survey the above description shall be modified accordingly.

Label the File Number Box within the Title Block as follows: **ASLS 20190002**.

The following specific Plat Requirements are in **addition** to those listed in the Attachment for Special Survey Instructions:

- (27) Each plat sheet shall be oriented so that north is at the top of the sheet.
- (28) Where established trails bisect new parcels, a public access easement shall be depicted and labeled on the plat. Bearings and distances shall be labeled along the centerline of the public access easement within the parcel. Where the centerline of the easement intersects the parcel boundary, a tie from the nearest property corner, along the parcel boundary, to the centerline intersection of the trail easement shall be shown. The sidelines of the easement shall be depicted with dashed lines and the width of the easement shown. Unless otherwise instructed, public access easements shall be 60' wide, 30' each side of the centerline.
- (29) Parcels located within 50 feet of or bisected by a surveyed or protracted section line, are subject to a 50-foot wide easement on each side of the section line. Refer to the Method of Survey Procedure section of these Special Survey Instructions for those parcels that are affected.
- (30) Bearings of parcel boundaries shall be listed on the plat in the direction of the parcel corner numbering. For example, if Corner 2 is NE of Corner 1, then the bearing for line C1 to C2 shall be labeled as NE (instead of SW), and so forth around the parcel. For tracts sharing a common boundary, the bearing shall be labeled in the direction of the corner numbering for the tract having the lower tract letter designation.
- (31) Bearings listed in line tables shall run in the direction of the line numbering (L1, L2, L3, etc.), in the same manner as described in Item 29 above.
- (32) Corner accessories, such as bearing trees and reference monuments, shall be listed on the plat in clockwise order, starting in the NE quadrant, in relation to the corner.
- (33) To aid lessees and property owners in finding the monuments marking the corners of their tracts, tables of NAD 83 Geodetic Coordinates for each tract shall be included on the plat. Each table shall include a title labeled "Tract XX, NAD 83 Geodetic Coordinates", and shall list each corner of the tract, along with its corresponding Latitude and Longitude, in degrees-minutes-seconds, rounded to the nearest tenth of a second.

These tables may be shown on the same plat sheet as the tract or the tables for all tracts may be shown on a separate plat sheet. In either case, the following note shall be included near the table(s):

"Note: NAD 83 Geodetic Coordinates, shown in this (these) table(s), are rounded to the nearest tenth of a second and are listed to aid lessees and property owners in



finding their boundary corner monuments. These coordinates are not intended to be used for a boundary survey.”

- (34) Upon completion of the field survey, two full size copies of the plat along with field notes, annotated computations, legible monument photographs, and OPUS solution sheets shall be submitted to DNR for review. **The first plat submittal shall also show the parcels as staked by the applicants.**

### **PLAT REVIEW PROCESS**

The contractor shall follow the instructions in the Attachment for Special Survey Instructions, with the exception that **the contractor will not be charged any plat review fees for this project.**

### **FINAL MYLAR PLAT SUBMITTAL**

The contractor shall follow the instructions in the Attachment for Special Survey Instructions, with the exception that **the contractor will not be charged any plat filing fees for this project.**

### **MODIFICATION OF INSTRUCTIONS**

Should conditions arise appearing to demand additional instructions, require interpretation of these instructions, or make these instructions inoperable, a report shall be submitted promptly to the Chief, Survey Section, describing the situation with recommendations to resolve such problems.

Prepared by: \_\_\_\_\_  
Kevin J. Bow, PLS  
Land Surveyor I

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Paul J. Hickey, PLS  
Deputy Chief, Survey Section

PJH: KJB: kb

Attachments: Attachment for Special Survey Instructions (3/13/19)  
Plat Checklist  
Plat Submittal Requirements  
Staking Map: Mount Ryan II RRCS  
Plan of Survey  
FNSB Preliminary Plat Approval Letter

Copy: Survey Tracking & Monitoring (Case Type 311, Sub Type 0074)