



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Natural Resources

DIVISION OF MINING, LAND & WATER

Survey Section

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December 22, 2017

Terry Gilmore
HC 60 Box 216
Copper Center, Alaska 99573

File: ASLS No. 2004-6 / ADL No. 225451
Subj: Preliminary Review / Request for Second Submittal

Dear Mr. Gilmore:

The Survey Section is working to improve the plat review process. A new format for issuance of survey instructions includes a Plat Checklist, and Plat Submittal Requirements. These documents are attached hereto for your reference.

In utilizing the attached checklist we hope to improve our plat review process and receive complete submittals that will allow for a complete review. Should a third review be necessary the additional fees will be charged in accordance with 11 AAC 05.010(a)(13). Plat review fees are \$200 for the first parcel or tract, and \$50 for each additional parcel or tract, with the second review at no charge. Third review and each additional review fees are \$300 each for the first parcel or tract per plat, and \$100 for each additional parcel or tract per plat.

All future plat submittals shall meet the Plat Checklist, and Plat Submittal requirements or they will be returned. Please incorporate these requirements into your procedures while addressing the following review comments.

A review has been completed on the above referenced survey and the following items have been noted:

1. Per the supplemental survey instructions dated May 10, 2012, 2.(b)(i) *The Richardson Highway right of way shall be surveyed and platted in such a manner that the full width and alignment shall be preserved, in accordance with:* On sheet 2 depict the right of way as uniform offset to the centerline of the right of way, concrete monuments should be shown as witnessing the true position of the right of way. Corner 18 may need to be repositioned and shall be located on the right of way at the full width location.
2. Submit a lot/tract summary report for each tract; it should include the closure, precision, total area, and area of the 200' public use and habitat buffer.

"Develop, conserve and maximize the use of Alaska's natural resources consistent with the public interest."

Tech on 'dnr-atwfs\1\QA-New\ASLS\2002-2006\ASLS 2004-06 ME Valdez Reissued 2012\Plat Reviews\Reviews\Documents (dated)

SHEETS 1 thru 4

3. Annotate the distance between the center of section line easements and the closest monument.
4. The Surveyors Certificate is not required on all sheets.
5. Identify the statute that creates the section line easements; AS 19.10.010.
6. Regarding the legend:
 - a. The standard DNR Title Block must be used, an example of which is available on the DNR Survey Section webpage at <http://www.dnr.state.ak.us/mlw/survey/>.
 - b. Use a unique line type for the ordinary high-water line.
 - c. Use a unique line type for the 50' public access and the 200' riparian buffer.
 - d. Include all line types and symbols in the legend.
 - e. Include the corner number "C-X" in the legend.
 - f. Include the document source in the legend and show the source in the graphics. A recommended format for record source is shown.
7. Regarding the Vicinity Map: The map shall show prominent physical or natural features such as roads, lakes, or rivers. The source and date/revision date of the base map must also be indicated.

SHEET 1

8. Regarding the Basis of Bearing:
 - a. Provide computations for the basis of bearing.
 - b. Label the basis of Bearing using a bold font and include the bearing and distance.
9. Per the Supplemental Survey Instructions "*A table shall be shown on the plat showing total acreage of approved municipal entitlement lands and the total acreage of the riparian buffer within the approved municipal entitlement lands*". Add the table to the plat.
10. Regarding the Notes:
 - a. In note 2 amend A.S. 38.05.820 to A.S. 29.65 and ASLS SI to MSI.
 - b. In note 3 amend meridian to Basis of Bearing.
 - c. In Note 8 reference all plats used with a unique identifier and use those identifiers in the graphics.
 - d. Append to the beginning of Note 11: In accordance with the final finding and decision dated December 15, 1997 and the preliminary decision dated October 23, 1997 for ADL No. 225451....
 - e. In Note 11 correct the spelling of wildlife.
 - f. In Note 12 (if applicable) amend Mean High Water to Ordinary High Water and Natural Meanders to Ordinary High Water. If Robe Lake was found to be tidally influenced please disregard this note.

11. Within the Certificate of Ownership and Dedication: amend ... "Alaska is the owner of ADL No. 225451, Tracts A-1 and A-2" ... with ... "Alaska is the owner of Tracts A-1 and A-2 of ASLS No. 2004-6".
12. Within the Notary's Acknowledgement change the word FOR to By.

SHEET 2

13. Provide computation for the tie to WCMC-1 and label both the Mean Geodetic Bearing and Project Bearing.
14. Show the curve data for C1 through C4.
15. If the coordinates for WCMC-1 were derived from an OPUS solution, please provide the OPUS report.
16. The sum of the parts along the north boundary of tract A-1 do not equal the total distance platted. Correct appropriately.
17. Place the corner identifiers within the survey they represent; i.e. C2 USS 3323 should be within the boundary of USS 3323.
18. Correct the record distances for the west boundary of USS 3323.

SHEET 3

19. Place the corner identifiers within the survey they represent; i.e. C6 & C7 of USS 5505 should be within the boundary of USS 5505.
20. It appears the protracted section line outside the tract was misplaced, move it to the correct location.
21. Correct the scale of the detail to 1" = 200'.
22. Identify the right of way in the detail.

SHEET 4

23. ASLS No. 87-18 requires legal access per AS 38.04.050. Locate, depict, and annotate the legal access. If legal access does not exist contact the applicant to facilitate the platting action.
24. The riparian boundary is 200' from the ordinary high water. Only the centerline of Hermit Creek is shown. Hermit Creek is ambulatory rename line for the centerline of Hermit Creek to an "M" designator both in the graphics and in the centerline table.

25. Remove the Notes.

SHEET 5

26. Regarding the typical monument details:
- The detail should include all stamping on the cap, i.e.; GILMORE AND ASSOCIATES, 6709-S, & 201_ (the year).
 - Include the details of the monuments described in Note 1 within the typical monument details on sheet 5. Include the size and diameter of the shaft, the diameter of the cap the typical height above or below grade they were set, magnetic properties and accessories such as Carsonite or wood witness posts.
 - Send a photo of at least one Secondary monument set to verify cap markings.
27. Regarding the monument descriptions:
- The detail should include all stamping on the cap if it is not a typical monument set.
 - Carefully review the submitted photos and make the detail as it appears on the cap.
28. Submit photos of Corners 3 and 4 of ASLS No. 87-17.

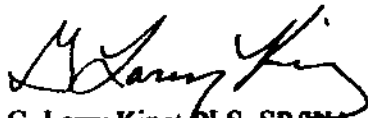
Please make all other corrections as shown on the attached redline.

Prior to the next submittal to this office submit a paper copy, incorporating the above revisions, to the City of Valdez Platting Authority for their review and comments. Submit a copy of the local platting authorities review comments with the next submittal.

Upon completion of the above-mentioned corrections, please submit one full size print and one full size pdf in digital format along with the other required documents in digital format to this office for a second review. These items may be placed on digital media or may be e-mailed directly to the Department of Natural Resources, Division of Mining Land and Water, Survey Section at dnr.mlw.surveys.gov. Please reference the survey (ASLS No. 2004-6) in the subject line.

If you have any questions, please feel free to contact me at (907) 451-2758.

Sincerely,



G. Larry King, PLS, SR/WA
Statewide Platting Supervisor

GLK:BW:bw

Enclosures:

Redlined Plat
Plat submittal Requirements
Plat checklist

cc: Nina Brudie, DML&W, SCRO

AnnMarie Lain, City of Valdez; Dept. Community Development, 212 Chenega Ave., P.O. Box 307
Valdez, Alaska 99686

Survey Tracking & Monitoring *ASLS No. 2004-6 (Case Type 311, Sub Type 0017) ADL No.*
225451