

Department of Natural Resources
Division of Mining, Land and Water
Survey Section
Policy for Implementation of 11 AAC 53.670(d)

“After subdivision of the parent parcel, an unsurveyed remainder will be allowed if the remaining parcel is 40 acres or larger.”

After subdivision of the parent parcel, if the subdivider opts to have an unsurveyed remainder, all Unorganized Borough field and platting procedures shall be followed except as modified herein.

Field Procedure – Reference 11 AAC 53.690(j)

A bearing and distance tie shall be shown between each subdivision parcel or group of parcels and a monument of the parent parcel.

Any line of the parent parcel which lies within 330 feet of a created parcel (as determined from record data) shall be field tied. Bearing and distance ties shall be made between each created parcel or group of parcels (Block) and the controlling monumentation of said parent parcel lines.

“Meanderable” (federal criteria) water bodies which form a boundary of the parent parcel shall be meandered within 330 feet of created parcels.

Navigable water bodies (state criteria) lying within 330 feet of newly created parcels shall be meandered and depicted on the plat. Ref: http://dnr.alaska.gov/mlw/nav/nav_policy.htm

Platting Procedure

In order to qualify for the “unsurveyed remainder” provision, a survey of record must exist for the parent parcel.

The surveyor may elect to plat only the created parcels. The remainder parcel is to be labeled “unsurveyed remainder” with no parcel identifier or acreage shown. Boundaries necessary to control the created parcel(s) shall be shown.

Alternatively, the surveyor may elect to plat all created parcels and the unsurveyed remainder. The unsurveyed remainder shall be identified as a tract. All boundaries of the unsurveyed remainder parcel shall be graphically shown. Each boundary shall have surveyed bearings and distances of record or measured.

“Record” or “set” monuments shall be shown at all controlling exterior corners of the parent parcel. Acreage of the remainder parcel shall be shown based on computations of record and measured survey data.