



Airport: _____

ACQUISITION PLAT: _____ **Checked By** _____ **Date** _____

DNR REQUIREMENTS HIGHLIGHTED IN BLUE

BIA REQUIREMENTS HIGHLIGHTED IN ORANGE

- ____ Sheet Size
- ____ Standard DOT/PF NR ROW Border
- ____ Title: Right-of-Way Acquisition Plat, Airport Name, State Project Number
- ____ Legend, with explanation of all symbols used
- ____ Vicinity Map: 1"=1Mile, USGS Quad, Sections, Twp, Rng, Mer. (Protracted or Surveyed)
 - ____ Located in the upper right hand corner
- ____ Location Map (State of Alaska) with airport location noted
- ____ **Land Surveyor's Certificate & Seal**
- ____ North Arrow with Sections, Twp, Rng, Mer.
- ____ Title Block with:
 - ____ Date of Survey
 - ____ Name and Address: DOT&PF
 - ____ Right-of-Way Acquisition Plat
 - ____ **Airport Name**
 - ____ **Recording Information (legal location)**
 - ____ Plan scale
- ____ Revision Title Block and adequate room for expansion
- ____ Sheet # of #
- ____ Plan Scale & Bar Scale

General Plan Information:

- ____ Show Exterior boundary lines as dark, heavy, double dashed line (Line type "3", Line weight "5")
- ____ Interior Tract boundary lines with same line type, smaller pen size (Line weight "3")
- ____ Label Tracts & Parcels
- ____ Basis of Bearing
- ____ Show section, 1/4lines and 1/16 lines where appropriate
- ____ Label adjoining Federal Aid Highways with name and project number
- ____ All navigational aids within airport boundary are located

Note From Subdivision or BLM Plats:

- ____ Name of Subdivision, U.S. Survey or 14(c) Survey
- ____ Lot & Block Numbers
- ____ Recording Number, if appropriate
- ____ Access & Utility Easement location & width
- ____ Road Names and ROW Widths

Note From Subdivision or BLM Plats:

- ____ Property Descriptions
- ____ Owners Names
- ____ Existing Deed Easements

Miscellaneous:

- ____ Ownership/land status labeled, listed in property status block
- ____ Parcel and Permit Numbers
- ____ Show and label safety approaches and limits of runway
- ____ Building Restriction Lines (BRL) shown, labeled and annotated distances left or right
- ____ Detail inserts or detail sheets adequately referenced and labeled with scale of detail noted
- ____ Label adjoining water bodies with direction of flow

Centerline:

- ____ Airport centerline labeled with bearing and stationing
- ____ Width shown graphically
- ____ Runway designation (magnetic heading) shown on cover sheet
- ____ Threshold location and stations shown
- ____ Safety Area location shown only if associated with specific parcel.

Annotation:

- ____ All lettering must be minimum 0.1 inch and all dimensions legible
- ____ **Dimensions all sides of Tracts and area**

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- ___ Line work shall not run through text
- ___ Show bearings to nearest second
- ___ Show distances to nearest 0.01 feet
- ___ All dimensions legible, dimensions based upon retracement will be differentiated from record dimensions
- ___ Bearings and distances match COGO lot summary
- ___ If appropriate, access road ROW line curve data includes delta, arc length, radius, & tangent
- ___ Curve table/line table numbers included as necessary
- ___ Threshold coordinates established

Property Status Block:

- ___ All Tracts and **Parcels** shown on plan sheet must be listed in property status block
- ___ Parcels consist of individual legally described lots regardless of ownership
- ___ **Owners names** (Grantor), interest obtained, date of acquisition per acquisition document and Grantee or Leasee
- ___ Larger Parcel, Acquisitions (Net Take) and **remainders** computed in square feet or acres
- ___ Recorded Document No and Acquired under AIP No.
- ___ FAA Project No.
- ___ Bearings and distances match COGO lot summary

If Acquisition Plat identifies set monuments then the following ROS requirements apply

Monuments:

- ___ All recovered monument symbols shown as the same size and symbol in the legend.
- ___ All boundary (ROW) or centerline monuments set shown
- ___ Runway centerline monuments with their NAD83 adjusted geodetic positions
- ___ Building Restriction Lines (BRL)

Recovered Monument Table:

- ___ All recovered monument depicted as per Acquisition Plat
- ___ Station, offset, northing, easting and descriptions

Monuments Set Table:

- ___ All set monument as per Acquisition Plat
- ___ Station, offset, northing, easting and descriptions

Monument Details:

- ___ Each recovered **primary and secondary** monument will have a graphic representation of the cap markings leadered to the monument symbol or referenced to a separate detail area
- ___ Numeric identifier for each monument
- ___ Detail of typical primary and secondary monuments set as part of this survey

General Notes:

- ___ Feet distances are ground distances
- ___ Minimum closure
- ___ Basis of Bearing
- ___ Bearings shown must be local plane bearings as oriented to the Basis of Bearing.
- ___ Origin of geographic coordinates must be shown
- ___ Basis of Coordinates
- ___ Basis of stationing
- ___ Basis of the rights of boundaries (reference documents)
- ___ Natural meander forms the property boundary
- ___ GPS surveys: adjustment statement
- ___ Scale Factor, Basis of Scale Factor, Translation, Rotation statement
- ___ Survey procedures used to establish monumentation during the survey
- ___ Source of available information sources (BLM Surveys, ASLS surveys, Subdivision Surveys and Field Data)
- ___ Recording information for recorded plats used in preparation of plan
- ___ Discussion of discrepancies discovered during property plan preparation and resolution with the field survey
- ___ Natural meander forms the property boundary
- ___ **Approximate timetable for acquisition and construction**
- ___ Plat Approval note
- ___ Acquisition Plat note

- ___ **BIA regional Director Certificate with Notary's Acknowledgement**
- ___ **Ownership Certificate with Notary's Acknowledgement**

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Background Info.

Wording of Plat Notes

Plat Approval

This Plat is approved by the Commissioner of Natural Resources or the Commissioner's in Accordance with AS40.15 .

Sample of Acquisition Plat note

This survey is a Right-of-Way Acquisition Plat defined in 11AAC53.650. The acquisition of right-of way easement that does not divide a tract or parcel of land into two or more lots is exempt from 11AAC53.600-11AAC53.730.

Background info

- We are subject to DNR's platting authority in the Unorganized Borough
- We are subject to DNR's platting authority when we acquire in fee.
- We are not subject to their platting authority when we acquire an easement or lease.
- When acquiring fee in the Unorganized Borough the section of the platting statute we are subject to is Sec 40.15.380. applicability to government bodies; right-of way acquisition plats.
- Section 40.15.380(h) allows the state to acquire property by conveyances (deeds), including dedication of lots or tracts of a right-of way acquisition plat, before submittal of a right-of way acquisition plat. A ROW acquisition conveyance may be recorded before approval and recording of the right-of-way acquisition plat.
- I believe that by definition in DNR's regs, a Record of Survey cannot be used to subdivide property or dedicate easements. It can only reflect existing rights. Generally we would cite the record documents, but I believe an ROS could also be used to document such things as improvements that are the basis for a prescriptive easement (no record document)
- Although a plat to document our fee acquisitions in the unorganized Borough may on its face appear to have all the elements of a Record of Survey, we should not label it as such or insert the note that "this survey does not constitute a subdivision as defined by AS 40.15.."
- In accordance with the title of AS 40.15.380, the plat should be labeled "Right-of-Way Acquisition Plat" (Note that this is really not a subdivision plat either as the subdivision occurred when the acquisition documents were executed. The acquisition plat like the ROS is just reflecting what has already happened.)
- The plat will have a note as per AS 40.15.305: "PLAT APPROVAL" "This plat is approved by the commissioner of natural resources or the commissioner's designee, in accordance with 40.15" ... {Add signature block " Commissioner Date"}