

The Issue:

Common Property/Lot Boundary Dispute Between:

Lots 14 & Lot 15, within Area 1, of Colt Island Recreational Development (recorded as plat #75-11, Juneau Recording District), within United States Survey 1755. Line disputed: the most southerly property line of Lot 15, common to the most northerly property line of Lot 14.

Surveys in Disagreement:

A Record of Survey of Lot 15, conducted by R&M Engineering, Inc., Juneau, Alaska, and signed and stamped by Mark Johnson, PLS, on December 7, 2012, and recorded on December 7, 2012, as plat #2012-32, Juneau Recording District.

A Record of Survey of Lot 14, conducted by J.W. Bean, Inc., Professional Surveyor, Juneau, Alaska, signed and stamped by J. W. Bean, PLS, and recorded on October 8, 2014, as plat # 2014-46, Juneau Recording District.

Expert Analysis of Record of Surveys vis-à-vis Historic/Recorded, Plats, Maps and Surveys, and the Dimensions, Bearings and Distances Shown Upon Them:

Both surveys and surveyors are in agreement as to their Basis of Bearing, that being: the record bearing of $S31^{\circ}24'42''W$ between the Witness Corner to Meander Corner (WCMC) 1 of United States Survey 1755, and a point along the boundary of United States Mineral Survey (USLM) 1285. This bearing is mathematically computed from the information and data shown on the plat of United States Survey 1755. The former is a definitive "X" chiseled in slanted face of rock along

the NW shore of Colt Island; the latter a 3.25" diameter brass cap cemented atop a massive boulder on the easterly shore of Admiralty Island (see attached photos of these corners). The United States Department of Agriculture set the brass cap in 1989 at the original position of the "X" marking the point of the USLM.

The brass cap and "X" in rock are intervisible, (see attached Google Earth photo) and as such, using modern survey technology (infrared or red-laser electronic distance measuring – EDM – machines) direct measurements can be made between them, i.e. no mathematical computations need be conducted to determine the actual, physical, ground-distance between the two markers.

From this basis of bearing both surveys and surveyors use the exact same bearing (N38°22'00"W) and distance (13.86') from the WCMC 1 ("X" in slanted rock face on Colt Island) to the actual, physical position of the Meander Corner 1, of USS 1755, then both surveys and surveyors use the exact same bearings and distances as recording on plat #75-11 to establish the physical position of the southwest corner of Lot 15, being common with the northwest corner of Lot 14.

The discrepancy between these two records of surveys lies with the physical, ground distance between the two points/marks that both are using for their Basis of Bearing.

The record (via computation) distance by USS 1755 is 3814.61', and both surveys/surveyors agree upon this as shown in parenthesis for the line representing the Basis of Bearing. However, their actual field measurements differ greatly: R&M shows a field-measured distance of 3813.49' (a difference of -1.12' from record of USS 1755); JW Bean shows a field-measured distance of 3836.80' (a difference of +22.19' from record of USS 1755, and a difference of 23.31' from what R&M measured between the same two points).

JW Bean's measurement was made in 2014, R&M's in 2012, and in conducting a boundary study for a Colt Island property/lot owner in 2008, I physically field-measured 3813.48' (-.01' difference than that of R&M) between the two markers.

Why and how is Mr. Bean's distance so dramatically different than that of the measurements of two different surveyors, conducted independently, four years apart? The question is all the more perplexing when a research of recorded documents shows that on the 2004 plat of Alaska Tideland Survey No. 1620 (recorded as Plat #2004-10) the surveyor, Mr. John Bean, uses the same Basis of Bearing as both above named Record of Surveys, but clearly shows a field-measured distance of 3814.61' between the exact same points (see "1" under "General Notes" of that plat/survey). This distance differs by -22.19' from what Mr. Bean reports he measured in 2014, but coincidentally exactly matches the record distance (3814.61') of the USS 1755 plat.

Analysis: Mr. Bean's 2014 field-measured distance between the marks that represent the Basis of Bearing differs greatly and significantly between those made by me in 2008 (see attached print out of my data collector raw data file of that measurement), R&M's in 2012, and between his own distance of 2002 in surveying for ATS 1620. Such a disparity can not be attributed or explained as a result of atmospheric correction (in parts-per-million – PPM) to adjust for the density of air through which an EDM's beam must travel when obtaining a distance measurement, because that number/input would have to be out of the range of common sense and reason. Therefore, Mr. Bean's distance as shown on his Record of Survey is either erroneous (a misprint or misread), his electronic distance measurer malfunctioned, or perhaps he was not physically occupying the "WCMC" X in the rock, but a different or other point or mark.

Holding the USLM brass cap on Admiralty Island as the starting point and basis of position, and adhering to Mr. Bean's questionable distance from it to the WCMC on Colt Island creates a positional shift (footprint) of Lot 14 that is north and east of the southerly lot/property line of Lot 15, as surveyed by R&M (see the transparency overlays included with this report as a graphic example).

Mr. Bean's position of Lot 14 is further questioned because its meander line (the most westerly line of the lot) is unrealistic in its location relative to where the original, platted

meander line would have been, as surveyed for the Colt Island Alaska Recreational Development plat. The field notes of US Survey 1755 describes the meander line running "over stony, sandy, and rocky beach." Mr. Bean's line is inland/uphill further than that survey's described terrain, and thus not where today's surveyor would expect or think it to be when referencing his Record of Survey.

Conclusion:

All bearings and distances being equal and agreed upon, except the distance between the points that represent the Basis of Bearing for both surveys, and having personally measured that distance, and it being .01' different than Mr. Johnson's, I conclude that R&M's Record of Survey represents the truest, most accurate and professional survey of the two. I believe Mr. Bean's distance between the Basis of Bearing points (monuments) is erroneous, and this error has displaced the actual, physical boundary/footprint of Lot 14, such that it overlaps Lot 15 as surveyed and presented by Mark Johnson, PLS, of R&M Engineering, Inc.

Attachments:

Plat of USS 1755

Plat of Colt Island Alaska Recreational Development (Plat #75-11)

Plat of Record of Survey of Lot 15, Area 1, of Colt Island Recreational Development, by R&M, Juneau (Plat #2012-32)

Plat of Record of Survey of Lot 14, Area 1, of Colt Island Recreational Development, by JW Bean, Juneau (Plat #2014-46).

Plat of ATS 1620, conducted by JW Bean (Plat #2004-10).

Detail (close up) of "General Notes" of ATS 1620, showing record and measured distances between the Basis of Bearing points.

Google Earth Aerial Photo showing line-of-sight between Basis of Bearing marks.

Sketch of Basis of Bearing showing differing distances between survey/surveyors, and including photos of Basis of Bearing points.

Photo of WCMC 1, USS 1755, close-up of chiseling in rock face.

Photo of WCMW 1, USS 1755, from approx. 15' away.

Photo of corner of USLM 1285, close-up of brass cap on huge boulder.

Portion of RV Davis' raw data collector file of August 2008, showing distance measured between basis of bearing points.

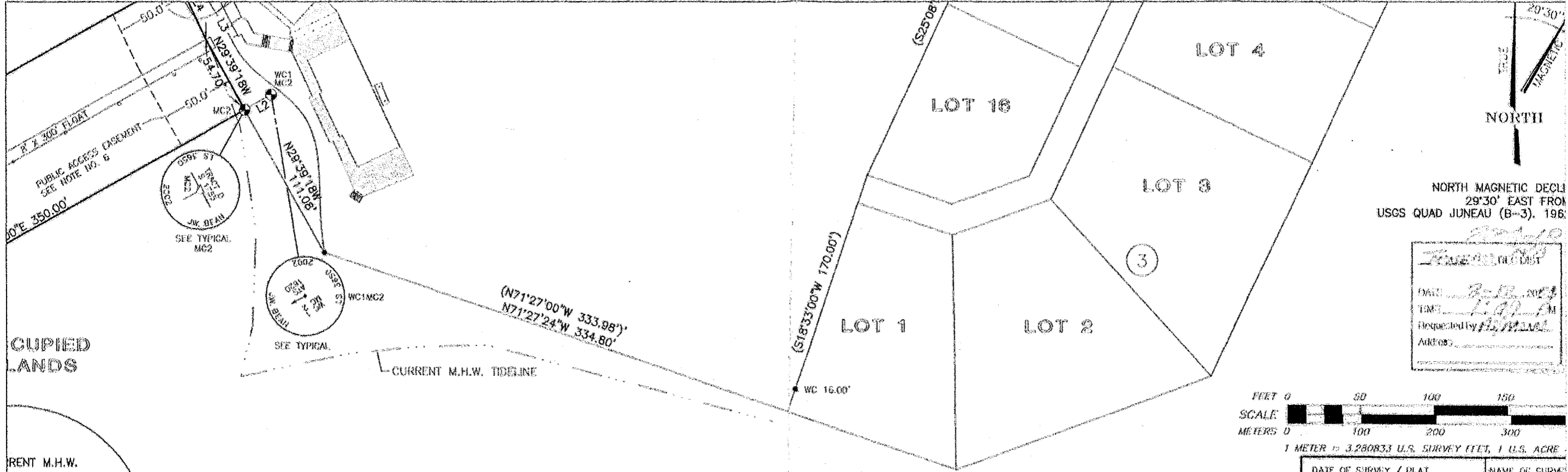
Transparency of measured Basis of Bearing, meander lines, and lot lines of Lot 15, per R&M's Record of Survey.

Transparency of measured Basis of Bearing, meander lines, and lot lines of Lot 14, per JW Bean's Record of Survey.

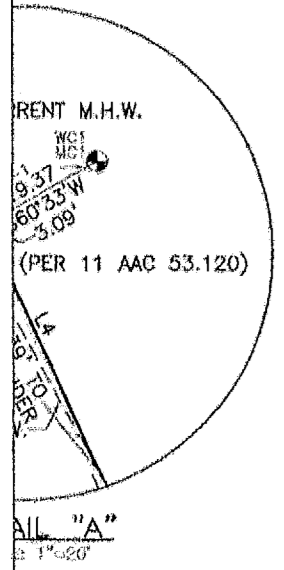
Professional fee schedule for Randal V. Davis, PLS

File Edit View Zoom Tools Help

Open Browse Previous Next Slide Show Zoom out Zoom in Zoom Edit... Au... Move to Copy to Delete Properties Help What's This?



CUPIED LANDS



TIDAL DATUM
 BASED ON N.O.A.A. TIDAL DATUM
 CHART 17315
 FRITZ COVE 58°19'N/134°36'W

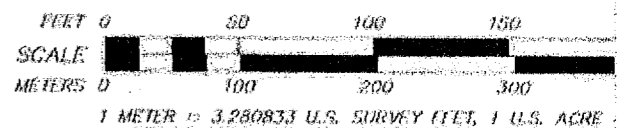
MEAN HIGHER HIGH WATER = 15.9'
 MEAN HIGH WATER = 15.0'
 MEAN TIDE LEVEL = 8.3'
 MEAN LOW WATER = 1.5'
 MEAN LOWER LOW WATER = -6.0'

MEAN HIGH TIDE WAS DETERMINED BY TIME COORDINATED TIDAL OBSERVATIONS ON 9/13/02 AS EXTRAPOLATED FROM THE NOAA PUBLICATION FOR THE PREDICTIONS OF HIGH AND LOW WATER FOR 2002.

GENERAL NOTES:

1. BASIS OF BEARING: ORIENTED TO THE BASIS OF BEARINGS FROM US SURVEY NO. 1755 MEASURED BETWEEN USLM 1285 AND WCMC1, US 1755 IS N31°24'42E 3,814.61' (RECORD BETWEEN USLM 1285 AND WCMC1, US 1755 IS N31°24'42E 3,814.61') (RECORD BETWEEN USLM 1285 AND MC1, US 1755 IS N31°13'E 3,819.47')
2. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.079 AND ATS 1620
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESES. MEASURED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESES.
6. A 60' PUBLIC ACCESS EASEMENT IS RESERVED SEAWARD OF THE MEAN HIGH WATER LINE IN ACCORDANCE WITH AS 38.05.127 AND 11 AAC 53.330.

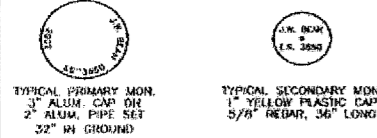
OWNERS
 TMT CORP, dba
 FOUR SEASONS MARINE & TOURS, LLC.
 P.O. BOX 211267
 AUK BAY, AK 99821



DATE OF SURVEY / PLAT Beginning 6-04-02 Ending 10-20-02	NAME OF SURVEY J.W. BEAN 1070 ARCTIC CR Juneau, AK 99821
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & ANCHORAGE, ALASKA	
ALASKA TIDELANDS SURVEY NO. 3	
LOCATED WITHIN PROTRACTED SECTION 35, TOWNSHIP 41 SOUTH AND PROTRACTED 9 TOWNSHIP 42 SOUTH, RANGE 65 EAST, C.R.	
JUNEAU RECORDING DISTRICT	
DRAWN BY: CDM DATE PREPARED: 07 FEB 2004 SCALE: 1" = 50'	APPROVAL RECOMMENDED STATE MINE PLATING SUPERVISOR J.W.B. FILE NO. AT

LEGEND

- GEODETIC CONTROL MONUMENT RECOVERED THIS SURVEY
- ⊛ B.L.M. ROCK MONUMENT RECOVERED THIS SURVEY
- ⊙ PRIMARY MONUMENT SET THIS SURVEY
- ⊕ U.S. DEPARTMENT OF AGRICULTURE MONUMENT RECOVERED THIS SURVEY
- ⊙ SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- () RECORD PER G.L.O. OR AS NOTED



PLAT APPROVAL
 THIS PLAT IS APPROVED BY THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES, OR THE COMMISSIONER'S DESIGNEE, IN ACCORDANCE WITH A.S. 40.05.
 DATE: 8-9-04
 COMMISSIONER

CERTIFICATE OF OWNERSHIP & DEDICATION:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MARINE, LAND AND WATER OF THE STATE OF ALASKA, AND THAT THE STATE OF ALASKA IS THE OWNER OF ALL LAND AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND RESOLVE FOR PUBLICATION HEREIN AS NOTED. ALL ENCUMBRANCES, PUBLIC UTILITY LINES, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.
 DATE: 8-9-04
 DIRECTOR, DIVISION OF MARINE, LAND AND WATER

NOTARY'S ACKNOWLEDGMENTS:
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF August, 2004
 BY: J.W. BEAN, SURVEYOR

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: 1-9-05

APPLICANT CERTIFICATE:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.
 A.K. NO. 106064
 DATE: 2/12/04

NOTARY'S ACKNOWLEDGMENTS:
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF February, 2004
 BY: J.W. BEAN, SURVEYOR

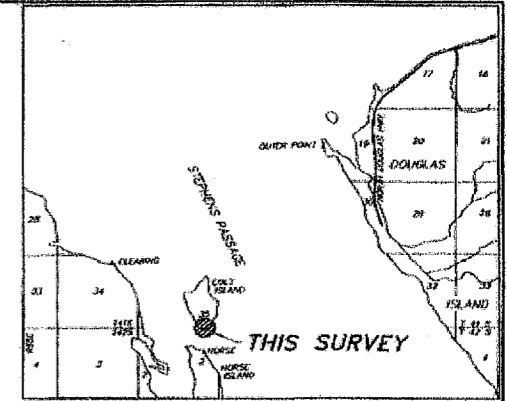
NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: 4/1/06

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT I AM PROPERLY REGISTERED AND EXTENDED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN THEREON AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
 DATE: 8-9-04
 J.W. BEAN - 3860-5

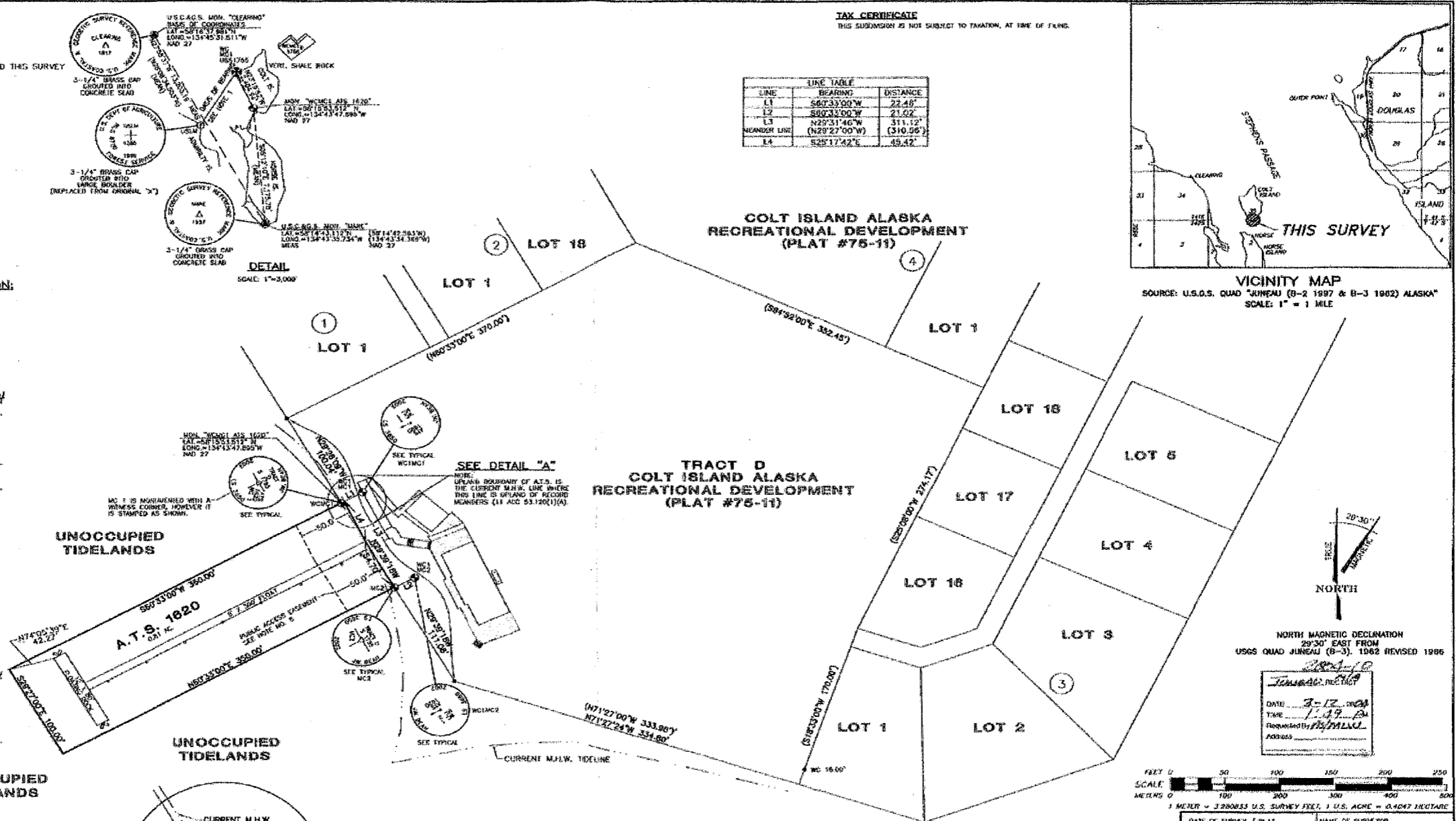
NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: 1-9-05

TAX CERTIFICATE
 THIS SUBDIVISION IS NOT SUBJECT TO TAXATION, AT TIME OF FILING.

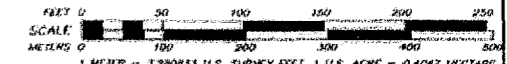
LINE	BEARING	DISTANCE
L1	S67°33'00"W	22.48'
L2	S80°33'00"W	21.02'
L3	N29°31'46"W	311.12'
MEANDER LINE	(N29°27'00"W)	(310.99')
L4	S25°17'42"E	45.42'



VICINITY MAP
 SOURCE: U.S.G.S. QUAD "JUNEAU (D-2 1987 & B-3 1982) ALASKA"
 SCALE: 1" = 1 MILE



NORTH MAGNETIC DECLINATION
 29°30' EAST FROM
 USGS QUAD JUNEAU (B-3), 1986 REVISED 1986

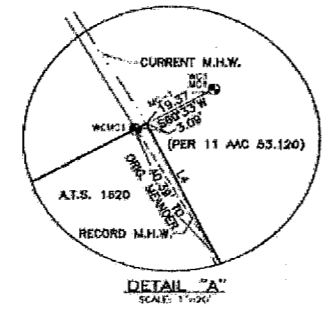


DATE OF SURVEY / PLAT: Beginning 8-21-02, Ending 12-29-02
 NAME OF SURVEYOR: J.W. BEAN, 1010 ANDRE CIRCLE, JUNEAU, AK 99801
 STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF MINING, LAND & WATER, ANCHORAGE, ALASKA
 ALASKA TIDELANDS SURVEY NO. 1620
 LOCATED WITHIN: PROTRACTED SECTION 30, TOWNSHIP 42 SOUTH AND PROTRACTED SECTION 7, TOWNSHIP 42 SOUTH, RANGE 60 EAST, C.R.M., ALASKA
 JUNEAU RECORDING DISTRICT
 DRAWN BY: GDM, DATE PREPARED: 07 FEB 2004, SCALE: 1" = 50'
 CHECKED BY: J.W.B., FILE NO.: AT5 1620

GENERAL NOTES:

1. BASIS OF BEARING: ORIENTED TO THE BASIS OF BEARINGS FROM US SURVEY NO. 1758 MEASURED BETWEEN USLM 1285 AND WCMC1, US 1755 IS N117°24'26" 3,814.61' (RECORDED BETWEEN USLM 1285 AND WCMC1, US 1755 IS N117°24'26" 3,814.61') (RECORDED BETWEEN USLM 1285 AND WCMC1, US 1755 IS N117°10' 3,819.47')
2. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 35.08.07 AND AS 19.70.
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS DETERMINED TO THE BASIS OF BEARINGS AND ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESES. MEASURED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESES.
6. A 50' PUBLIC ACCESS EASEMENT IS OBSERVED BEARING OF THE MEAN HIGH WATER LINE IN ACCORDANCE WITH AS 36.05.127 AND 11 AAC 53.136.

TIDAL DATUM
 BASED ON N.O.A.A. TIDAL DATUM CHART 17316
 FRITZ COVE 58°19'N/134°38'W
 MEAN HIGHER HIGH WATER = 15.9'
 MEAN HIGH WATER = 15.0'
 MEAN TIDE LEVEL = 8.3'
 MEAN LOW WATER = 1.5'
 MEAN LOWER LOW WATER = -0.0'
 MEAN HIGH TIDE WAS DETERMINED BY TIME CORRECTED TIDE OBSERVATIONS ON 07/15/02 AS OBTAINED FROM THE NOAA PUBLICATION FOR THE PREDICTION OF TIDE AND LOW WATER FOR 2002.



C:\Users\jwbean\Documents\Projects\Colt\Colt.dwg 2/17/2004 2:26:20 AM AST
 001 Graphics (DWG) 789-5728

LEGEND

- ▲ GEODETIC CONTROL MONUMENT RECOVERED THIS SURVEY
- ✕ B.L.M. ROCK MONUMENT RECOVERED THIS SURVEY
- PRIMARY MONUMENT SET THIS SURVEY
- Ⓢ U.S. DEPARTMENT OF AGRICULTURE MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. DEAN
- () RECORD PER G.L.O. OR AS NOTED



TYPICAL PRIMARY MON.
 3" ALUM. CAP ON
 2" ALUM. PIPE SET
 32" IN GROUND



TYPICAL SECONDARY MON.
 1" YELLOW PLASTIC CAP
 5/8" REBAR, 36" LONG

PLAT APPROVAL

THIS PLAT IS APPROVED BY THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES, OR THE COMMISSIONER'S DESIGNEE, IN ACCORDANCE WITH A.S. 40.15.

[Signature]
 COMMISSIONER
 DATE: 3-9-04

CERTIFICATE OF OWNERSHIP & DEDICATION:

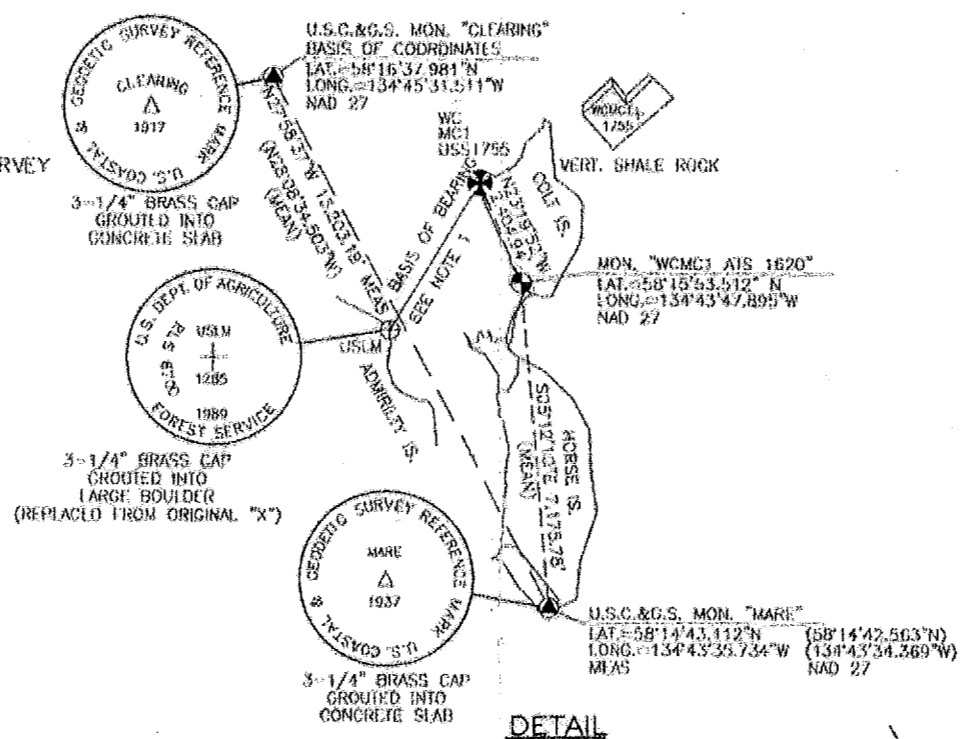
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND THAT THE STATE OF ALASKA IS THE OWNER OF A.S. 1620 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATE: 3-9-04
[Signature]
 DIRECTOR, DIVISION OF MINING, LAND AND WATER

NOTARY'S ACKNOWLEDGMENTS:

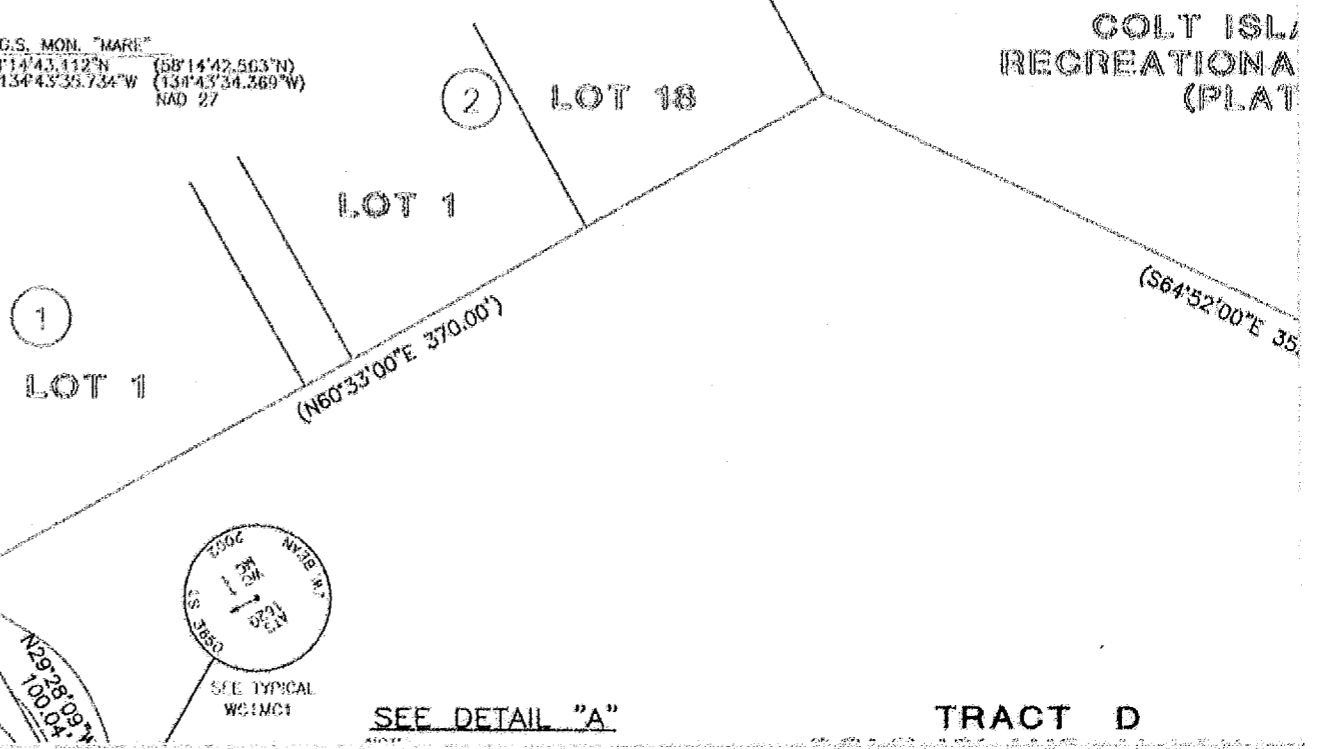
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF MARCH, 2004
 BY: *[Signature]*

[Signature]
 NOTARY PUBLIC FOR ALASKA



LINE	LINE BEARING
L1	S60°
L2	S60°
L3	N29°
MEANDER LINE	(N29°)
L4	S25°

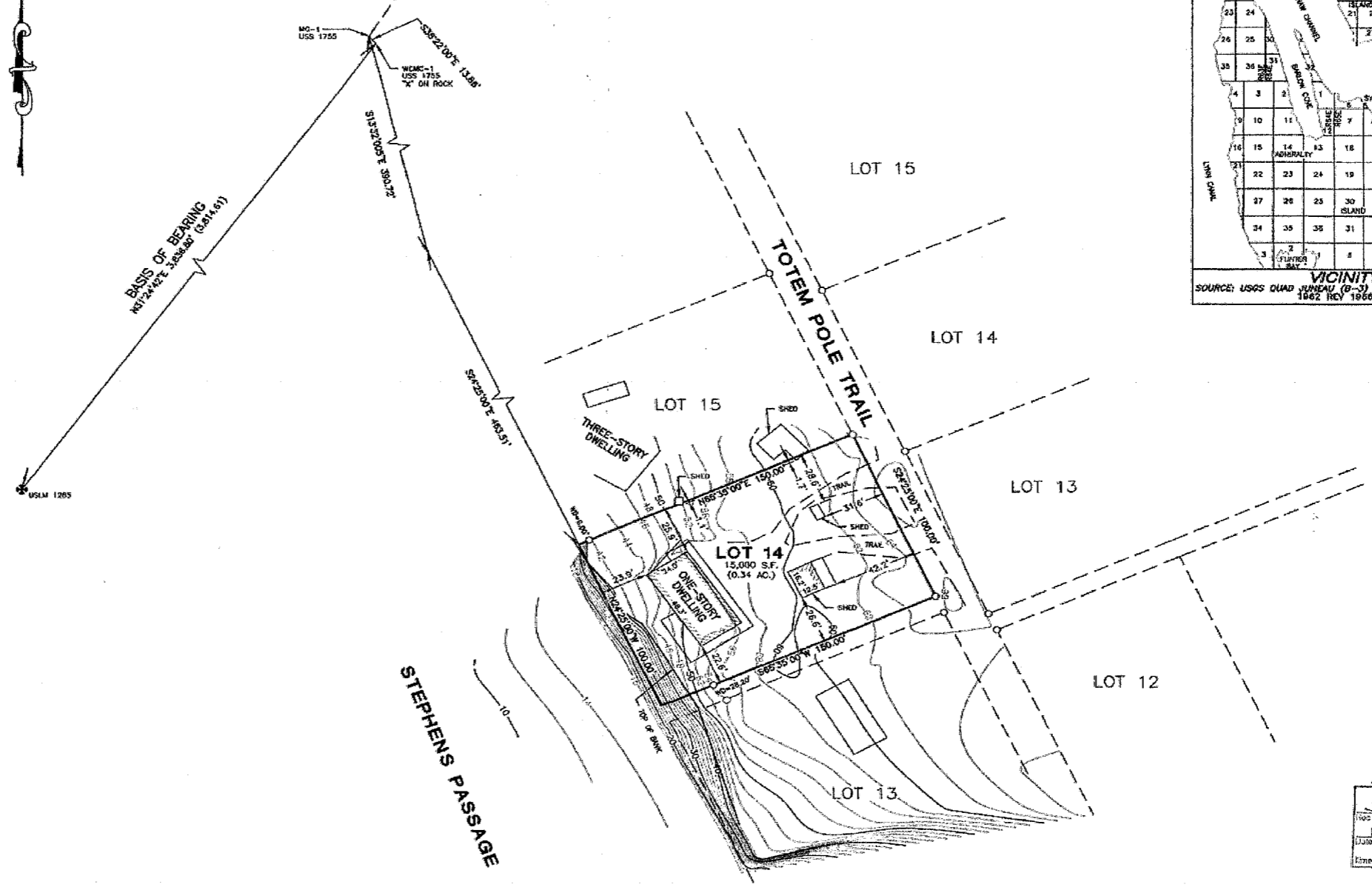
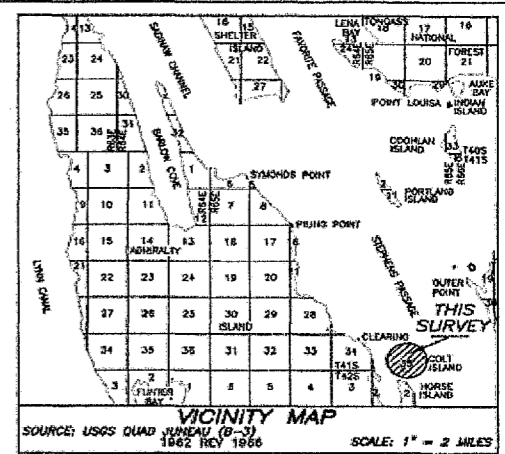
DETAIL
 SCALE: 1"=3,000'



COLT ISLAND RECREATION PLAT

LEGEND

- ⊛ U.S.L.M. 3" BRASS MONUMENT RECOVERED THIS SURVEY
- ⊙ "X" ON ROCK
- SECONDARY MONUMENT RECOVERED THIS SURVEY REBAR & CAP, JW BEAN
- SURVEYED
- - - UNSURVEYED
- CENTERLINE
- SURVEY TIE
- - - DRIVEWAY



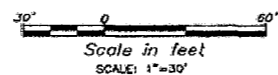
9/29/2014 12:40:08 PM AST
C:\GDK\BEAN\COLT\COLT-LOT14.DWG

CERTIFICATE OF REGISTERED LAND SURVEYOR

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER
PROJ: COLT-LOT14



- NOTES:**
1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
 2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
 3. WHERE MEASURED BEARING AND/ OR DISTANCE DIFFER FROM THE RECORD, THAT OF RECORD IS SHOWN IN PARENTHESIS, ALONG WITH THE SOURCE DOCUMENT/ PLAT NOTE.

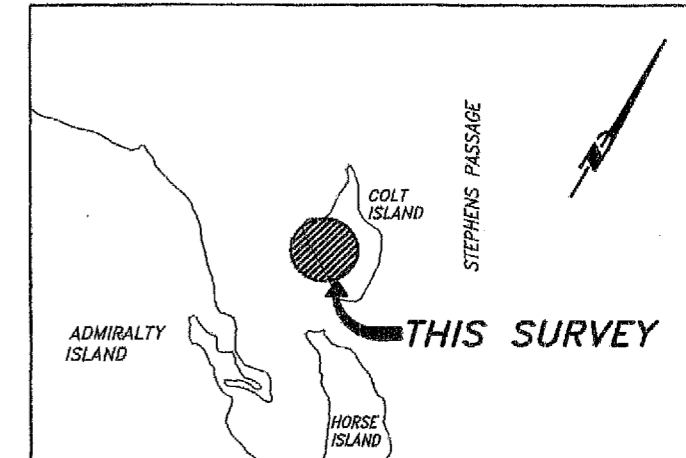
2014-46
Plat #
Juneau
10-P-2014
Date 2/22/14

**RECORD OF SURVEY
LOT 14, AREA 1
COLT ISLAND ALASKA
RECREATIONAL DEVELOPMENT
U.S. SURVEY NO. 1755
JUNEAU RECORDING DISTRICT**

SURVEYOR:
JW BEAN, INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU, ALASKA 99801
DATE: 9-29-2014 SCALE: 1"=30' SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF LOT 15, AREA 1, COLT ISLAND RECREATIONAL DEVELOPMENT IN U.S. SURVEY NO. 1755, AND THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS APPEARING ON THE LAND ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS THEREON, EXCEPT AS SHOWN.

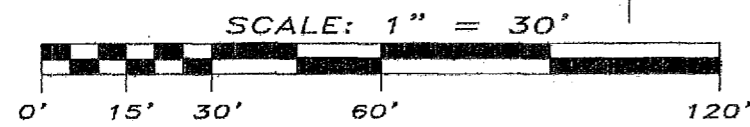
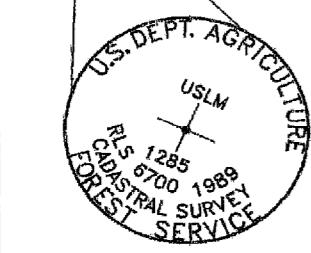
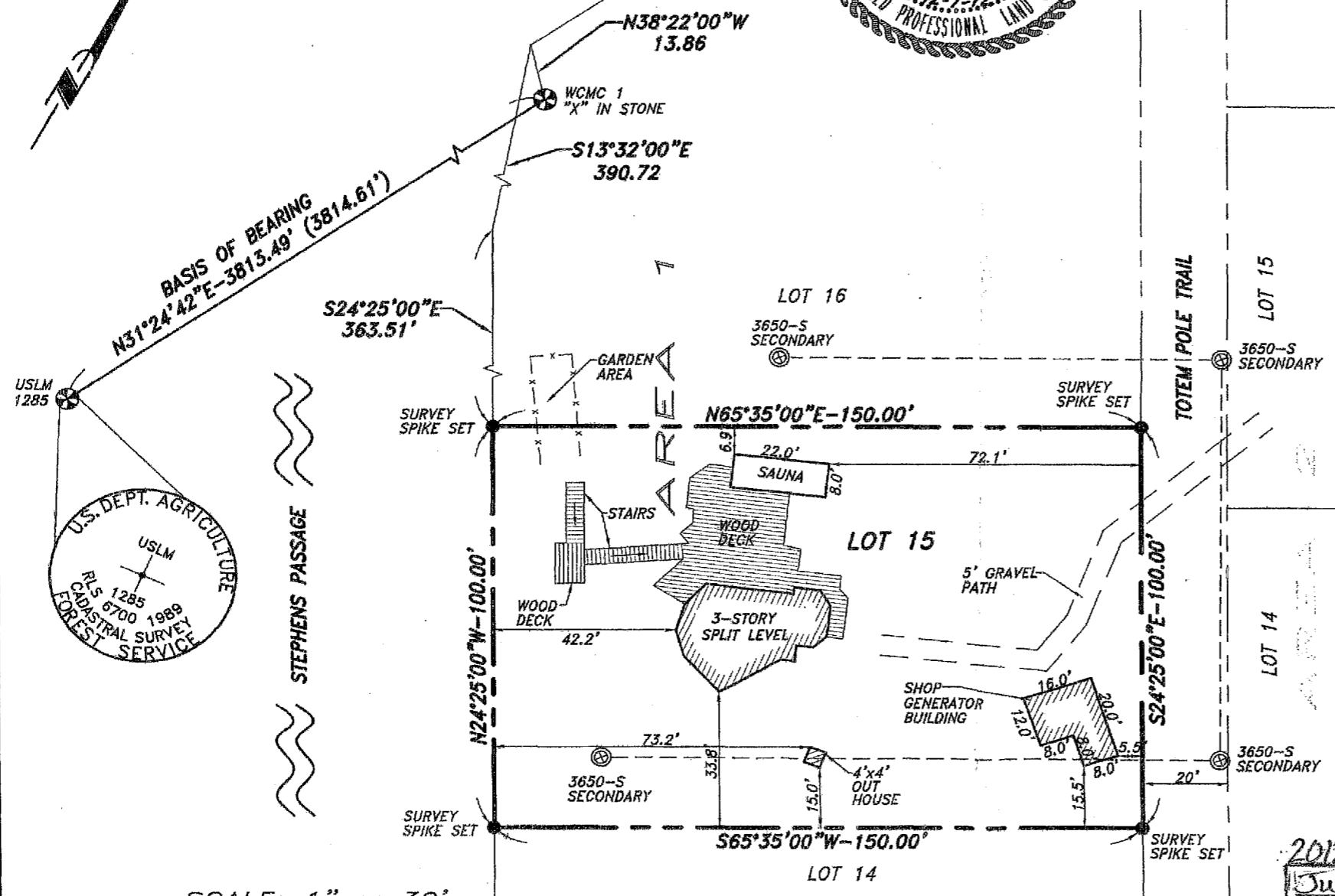


VICINITY MAP

SOURCE: U.S.G.S. QUADRANGLE JUNEAU (B-3) SE, ALASKA
NOT TO SCALE

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED WCMC 1, U.S. SURVEY 1755 AND RECOVERED U.S.L.M. 1285, U.S. SURVEY 1285, HAVING A RECORD BEARING OF N31°24'42"E.
2. RECORD INFORMATION DENOTED BY THIS PLAT WAS DERIVED FROM PLAT OF U.S. SURVEY 1755 AND U.S. SURVEY 1285, PLAT 75-11, COLT ISLAND RECREATIONAL DEVELOPMENT, ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE.
3. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSES THE RECORD SURVEY COURSE IS SHOWN WITHIN PARENTHESIS WHILE THE ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN WITHOUT PARENTHESIS.
4. PROPERTY SUBJECT TO EASEMENTS OF RECORD DENOTED BY THIS SURVEY OR NOT.

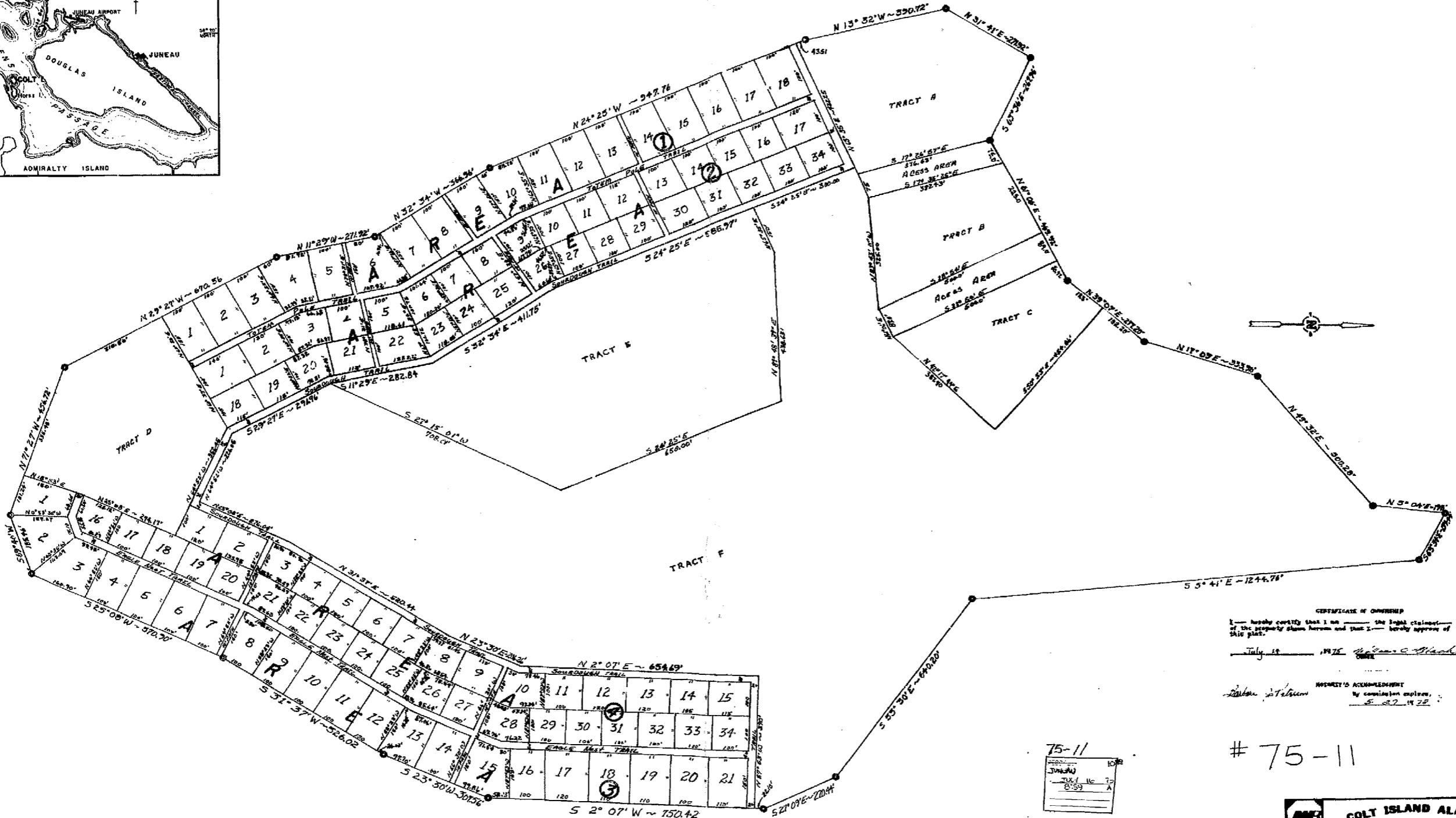
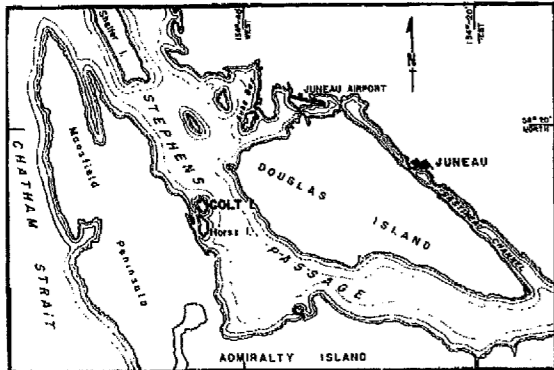


RECORD OF SURVEY
OF
LOT 15, AREA 1
COLT ISLAND RECREATIONAL DEVELOPMENT
U.S. SURVEY 1755
JUNEAU RECORDING DISTRICT

OWNER: D&M HALL COMMUNITY PROPERTY TRUST DAVID W HALL TTE MARGARET R HALL TTE 8310 COUNTERPANE LN. JUNEAU, ALASKA 99801	SURVEYOR: MARK A. JOHNSON, L.S. R&M ENGINEERING, INC. 6205 GLACIER HIGHWAY JUNEAU, ALASKA 99801
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DATE: DEC. 7, 2012 SHEET 1 OF 1
FIELD SURVEY DATE: SEPT. 21, 2012 R&M PROJ. No. 121791

2012-32
Juneau
DIST 12/7/2012
DATE 11:04 AM
TIME



CERTIFICATE OF OWNERSHIP
 I, hereby certify that I am the legal claimant of the property shown herein and that I hereby approve of this plat.
 July 14, 1975 *J. W. Bean*
PROFESSIONAL SURVEYOR

PROPERTY'S ACKNOWLEDGMENT
 By commission expires: 5-27-1978
Robert J. Peterson

75-11

75-11
 JUNEAU
 JUL 14 1975
 A

CERTIFICATE OF SURVEY
 This plat correctly represents a survey made by the U.S. Coast and Geodetic Survey in 1957 of the boundaries and corners of the Homestead City of Juneau, Alaska, U.S. Survey 1755, including all of Colt Island, Stephens Passage, Alaska, and hereby certify that I am a licensed and duly qualified Professional Surveyor of the State of Alaska, and that the plat of this subdivision was made by me or under my direction.
 Date July 14, 1975 *J. W. Bean*
J. W. BEAN, P.S.

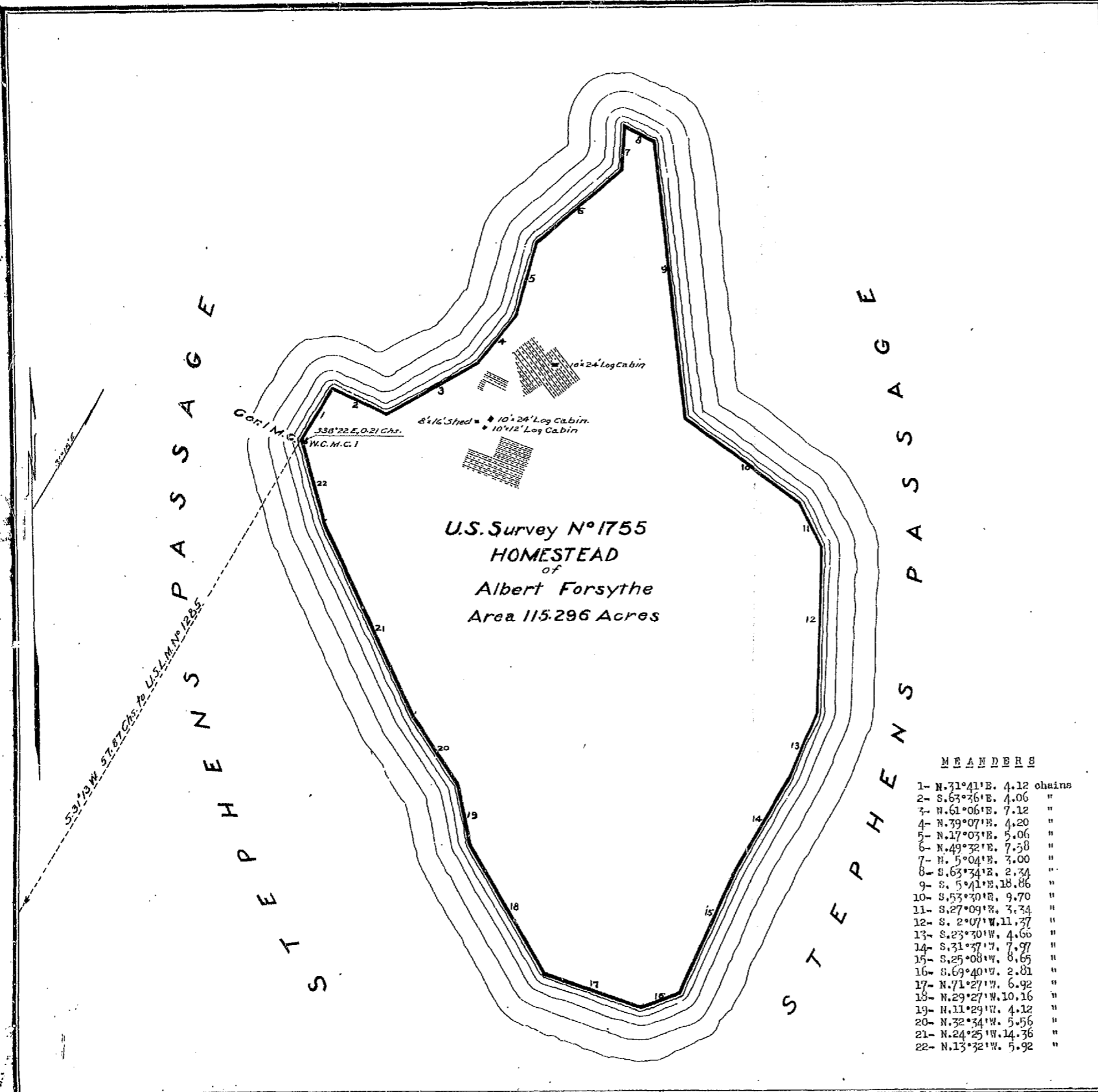
DATE	CHANGES OR REVISIONS	BY	CHECKED
Nov 2, 1975	Change only the lot numbers	JWB	JWB
Dec 1, 1975	Set copy	JWB	JWB
Dec 1, 1975	Professional Seal changed and dimension of lots	JWB	JWB
July 14, 1975	Change in lot size and name	JWB	JWB

JWB

COLT ISLAND ALASKA
 Recreational
 DEVELOPMENT
 U.S. S. 1755

H.H. LOCKWOOD & ASSOCIATES

J. W. BEAN
 Professional Surveyor
 Juneau, Alaska



P L A T
 of
 U. S. SURVEY No. 1755
 of the
 HOMESTEAD CLAIM
 (Executed under the provisions of the Act of Congress, approved June 28, 1918.)
 of
 ALBERT FORSYTHE
 Embracing all of Wolf Island,
 Stephens Passage, in the
 TERRITORY OF ALASKA
 Area, 115.296 Acres.
 Declination, 31°15'E.
 Scale: 5 Chains to the Inch.
 Latitude: 50°15'26"N; Longitude 134°45'12"W.
 As executed by
 Fred Dahlquist, U.S. Cadastral Engineer,
 April 22-23, 1927.

U.S. SUPERVISOR OF SURVEYS' CERTIFICATE,
 Denver, Colorado, November 22, 1927.
 The original field notes of Survey No. 1755, of
 the Homestead Claim of Albert Forsyth, from which
 this plat has been made, have been examined and app-
 roved, and I hereby certify that they furnish such an
 accurate description of said claim as will, if incor-
 porated into a patent, serve fully to identify the
 premises, and that such reference is made therein to
 natural objects and permanent monuments, as will per-
 petuate and fix the locus thereof.
 and I further certify that this is a correct plat
 of said claim, made in conformity with said original
 field notes of the survey thereof, and the same is
 hereby approved.

Samuel P. Orman
 U.S. Supervisor of Surveys.

DEPARTMENT OF THE INTERIOR
 GENERAL LAND OFFICE
 Washington, D.C., October 17, 1928.

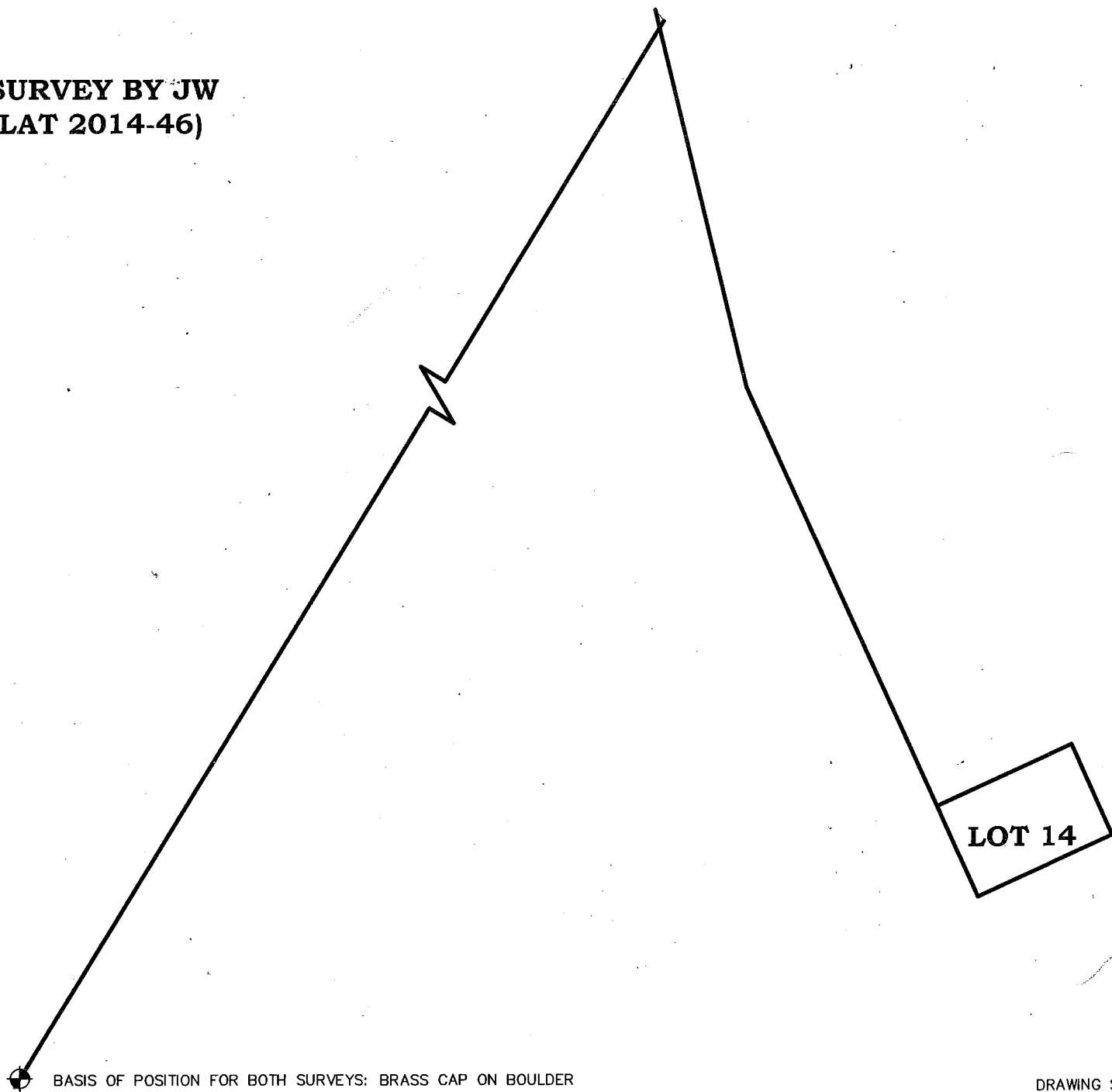
The survey represented by this plat having been
 correctly executed in accordance with the require-
 ments of law and the regulation of this office, is
 hereby accepted.

H. C. Bond
 Acting Assistant Commissioner.

MEANDERS

1-	N. 71° 41' E.	4.12	chains
2-	S. 63° 36' E.	4.06	"
3-	N. 61° 06' E.	7.12	"
4-	N. 39° 07' E.	4.20	"
5-	N. 17° 03' E.	5.06	"
6-	N. 49° 32' E.	7.58	"
7-	N. 5° 04' E.	3.00	"
8-	S. 63° 34' E.	2.34	"
9-	S. 5° 11' E.	18.86	"
10-	S. 53° 30' E.	9.70	"
11-	S. 27° 09' E.	3.34	"
12-	S. 2° 07' W.	11.27	"
13-	S. 23° 30' W.	4.00	"
14-	S. 31° 37' W.	7.97	"
15-	S. 25° 08' W.	6.65	"
16-	S. 69° 40' W.	2.81	"
17-	N. 71° 27' W.	6.92	"
18-	N. 29° 27' W.	10.16	"
19-	N. 11° 29' W.	4.12	"
20-	N. 32° 34' W.	5.56	"
21-	N. 24° 25' W.	14.36	"
22-	N. 13° 32' W.	5.92	"

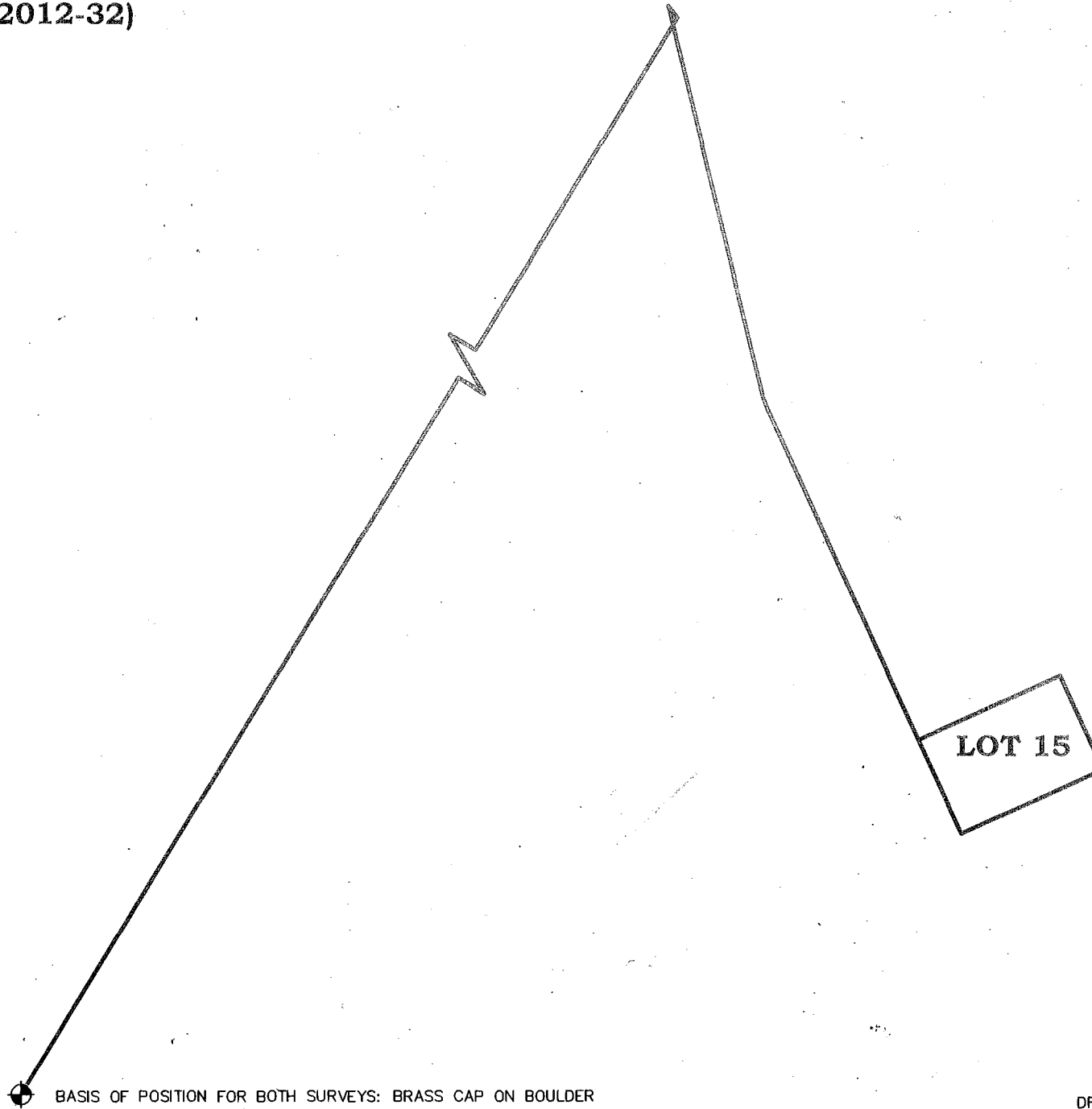
**RECORD OF SURVEY BY JW
BEAN 2014 (PLAT 2014-46)**



⊕ BASIS OF POSITION FOR BOTH SURVEYS: BRASS CAP ON BOULDER

DRAWING SCALE: 1"=150'

**RECORD OF SURVEY BY R&M
2012 (PLAT #2012-32)**



● BASIS OF POSITION FOR BOTH SURVEYS: BRASS CAP ON BOULDER

DRAWING SCALE: 1"=150'



DEPT. OF AGRICULTURE
DAMNED TO DISTURB

USLM

1285

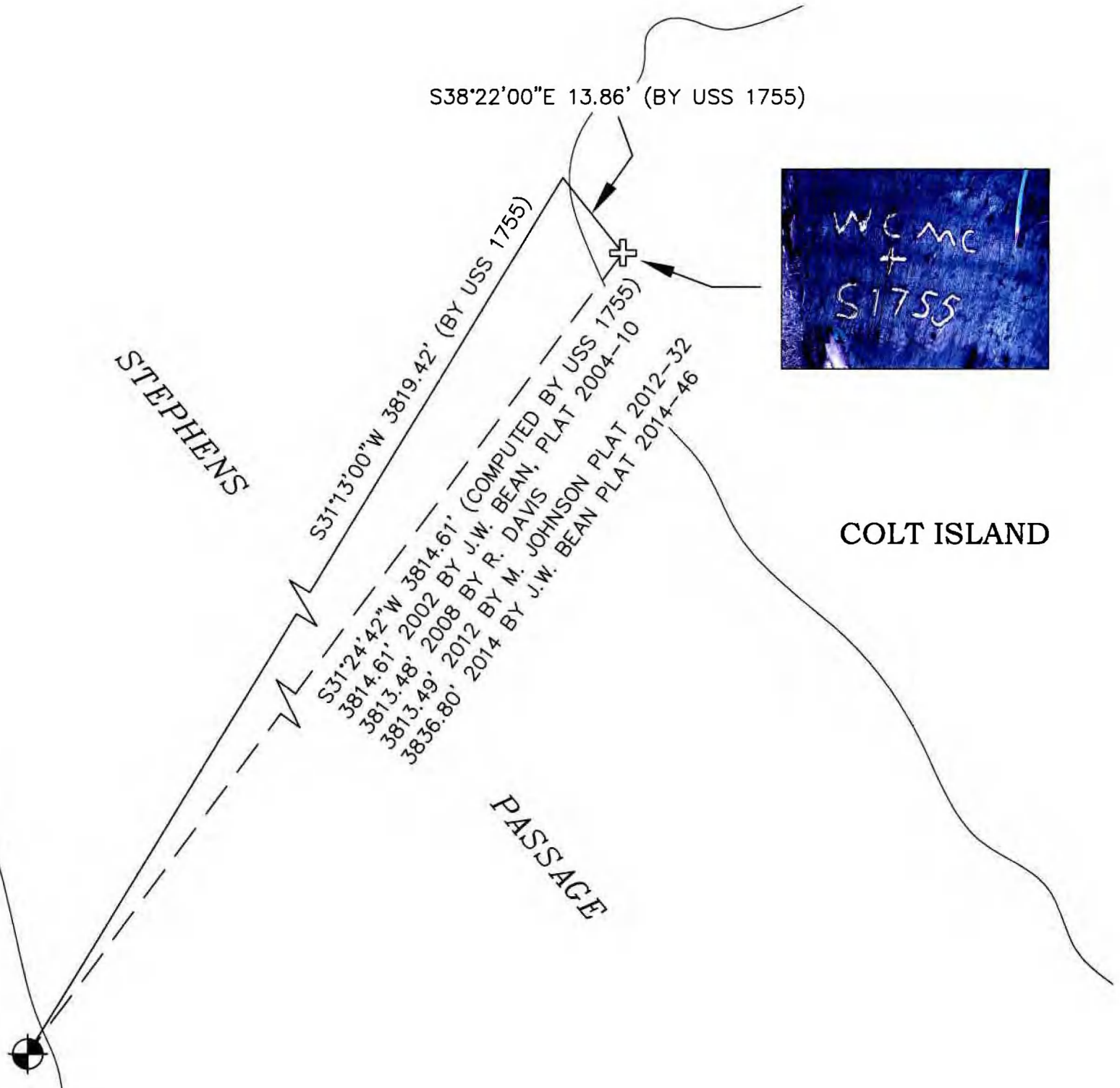
S. J. RICE 6700
H. A. CADAS 7039

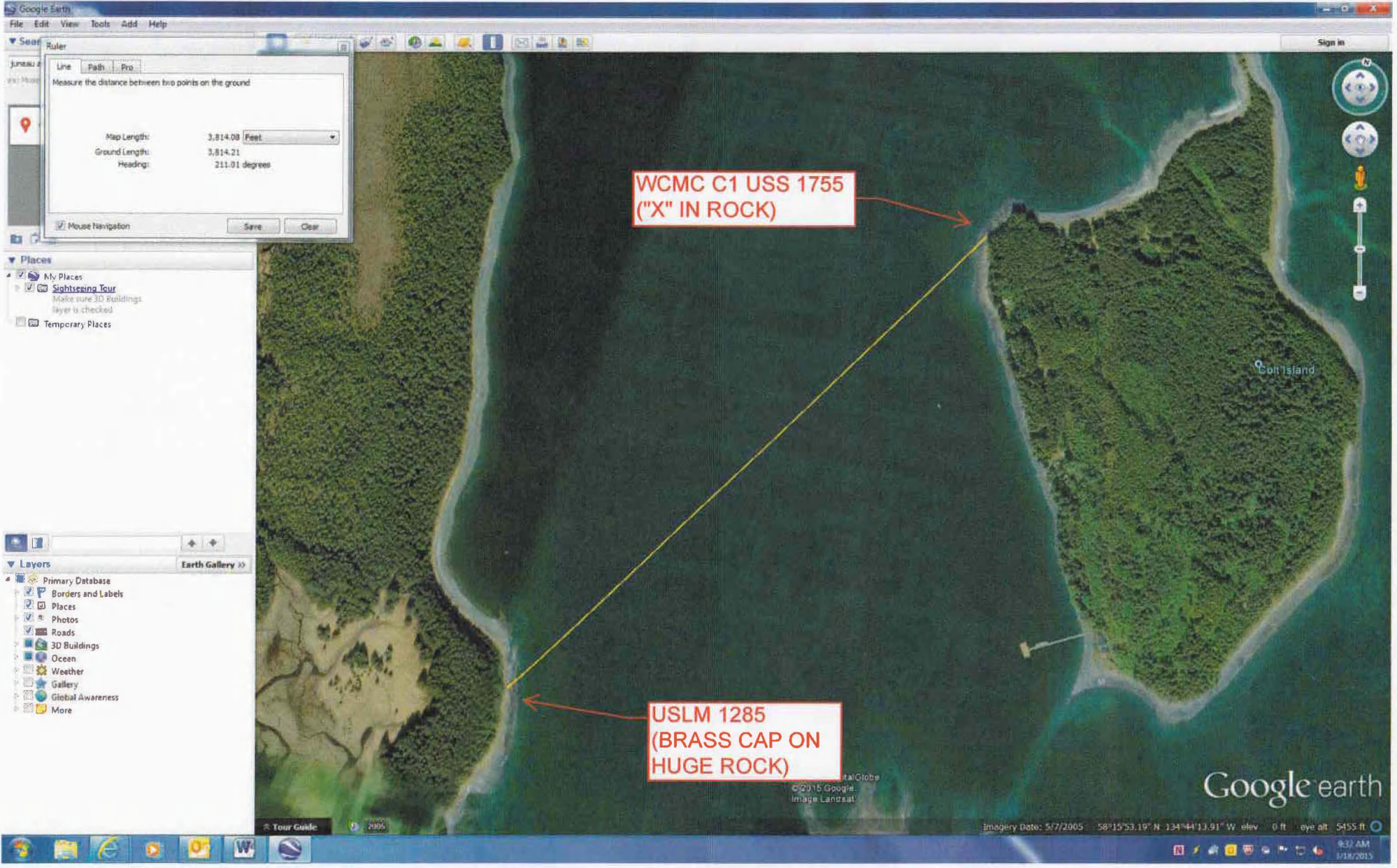
FOREST & RANGELAND SERVICE
GEORGE





ADMIRALTY
ISLAND





Ruler

Measure the distance between two points on the ground

Map Length:	3,814.08	Feet
Ground Length:	3,814.21	
Heading:	211.01	degrees

Mouse Navigation Save Clear

Places

- My Places
 - Sightseeing Tour
 - Make sure 3D Buildings layer is checked
 - Temporary Places

Layers Earth Gallery

- Primary Database
- Borders and Labels
- Places
- Photos
- Roads
- 3D Buildings
- Ocean
- Weather
- Gallery
- Global Awareness
- More

WCMC C1 USS 1755 ("X" IN ROCK)

USLM 1285 (BRASS CAP ON HUGE ROCK)

DAVIS' FIELD COLLECTOR RAW FILE DATA FOR
MEASUREMENT FROM WCMC 1, USS 1755 TO
BRASS CAP - USLM 1285

OC,OP2,N 4989.1330,E 10008.6030,EL25.0000,--WC C1 USS1755

BK,OP2,BP49,BS222.49407,BC359.59515

BR,OP2,BP49,AR359.59515,ZE104.07395,SD-99999999.0000

RB,OP2,BP49,AR0.00020,ZE104.08180,SD,HR5.400,--WCMC USS 1285

RB,OP2,BP49,AR179.59410,ZE255.52590,SD,HR5.400,--WCMC USS
1285

RF,OP2,FP50,AR168.36140,ZE270.03170,SD3813.4824,HR5.400,--BC
ON ROCK

RF,OP2,FP50,AR348.36140,ZE89.57010,SD3813.4824,HR5.400,--BC
ON ROCK

SS,OP2,FP50,AR348.36140,ZE89.56520,**SD3813.4824**,--BC ON ROCK--

FieldGenius v3.2.0

JB,NMPEARSALL-COLT IS,DT08-06-2008,TM09:43:38

Professional Fee-Schedule/Rates
For
Randal V. Davis, PLS

Field Surveying: \$70/hr.

Computer Aided Drafting: \$50/hr.

Professional Consulting Services: \$80/hr.

Curriculum Vitae
for
Randal V. Davis, PLS

Education:

High-School: Juneau-Douglas, Class of 1980

Post Secondary: University of Hawaii, Bachelor's of Art
Political Science 1985

Professional Qualifications:

Land Surveyor: State of Alaska, beginning June, 2002

Professional Work/Employment History (related to
land surveying):

State of Alaska, Department of Transportation and Public
Facilities, Southeast Region, D&ES, ROW Section - Land
Survey Journey (Head Chainman), July-August 1982, June-
August 1983.

State of Alaska, Department of Transportation and Public
Facilities, Southeast Region, D&ES, ROW Section - Land
Survey Lead (Instrumentman), June-August 1983, June-
August 1984, June 1985 - September 1989.

State of Alaska, Department of Transportation and Public
Facilities, Southeast Region, D&ES, ROW Section - Land
Survey Lead (Instrumentman), September 1995 - July 1999.

Davis & McLean Surveying & Mapping - Co-Owner/Party
Chief, June 1999 - December 2000

State of Alaska, Department of Transportation and Public
Facilities, Southeast Region, D&ES, ROW Section - Party
Chief, January 2001- September 2001.

Toner-Nordling & Associates (now Dowl/HKM) - Party
Chief, October 2001 - November 2002.

State of Alaska, Department of Transportation and Public Facilities, Southeast Region, D&ES, ROW Section – Party Chief, December 2002 – June 2005.

State of Alaska, Department of Transportation and Public Facilities, Southeast Region, D&ES, ROW Section – Chief of Parties, July 2005 – July 2009.

State of Alaska, Department of Transportation and Public Facilities, Southeast Region, D&ES, ROW Section - Land Survey Manager, August 2009 – present.

Professional Accomplishments:

Topographic Maps Produced (to include creation of triangular, irregular networks - TINs - and contour generation): ≥300 (some comprised of field observations totaling over 5000 individual points). These maps cover many communities and remote areas of SE Alaska, and also the Kenai Peninsula.

As-Built Surveys: ≥50; most in Juneau, Alaska, but several in Ketchikan, Haines, Yakutat, and Sitka.

Alaska State Land Surveys: ≥15; all while working for State DOT.

Alaska Tideland Surveys: ≥10; all while working for State DOT.

Accretion Surveys: 7; all in the Juneau Borough and while working in the private sector.

Subdivision Plats: ≤50; approximately ½ while working for State DOT, and ½ while working in the private sector.

Records of Survey: 5

US Surveys: 1 – “USS 13137”

Tools and Equipment Experience and Aptitude:

Survey Instruments - Theodolites: Wild (Leica) T-16, K&E Paragon.

Survey Instruments – Total Stations: Wild (Leica) T-1000, Wild (Leica) T-2000, Wild (Leica) T-1600, Wild (Leica) T-1610, Leica TRA 1100, Leica TCRA 1101, Leica TCR 407, Leica Viva Smart Station; Nikon DTM 420, Topcon GTS 2, Topcon GTS 3, Sokkia Set 530.

Survey Grade Global Positioning Systems (GPS) – Leica System 200, Leica System 500, Leica System 1200, Leica Viva System, Trimble R8, CHC X90 Static Receiver.

Software: Autocad R12 – Civil 3D (since 1992-present); Microsurvey's Office and Field Genius (1998-present); SMI's Construction 7 Data Collection (1999-present); Traverse PC (2008 – present); Triad Boundary Analysis (2012-present); Starnet Traverse Analysis and Adjustment (2002-present).

Personal:

Lifelong Juneau, Alaska resident.

Wife, Tiffany; two sons, Garrett (16), and Bill (13)