



Innovating Today for Alaska's Tomorrow

Project PA 0001047938 Project No. Lockwood v Black
Calculated By Albert Forsythe Scale _____
Checked By May 7, 1981 Sheet _____ of _____ Date _____

2343.01

Lot 15 -

2005-001967-0 3/14/05 Hall to Hall Comm. Prop Trust

409/767 7/18/94 Fisher to Hall

147/340 9/29/78 Black to Fisher

147/341 9/29/78 Ak Trust Baker to Fisher
← Sole owner Lockwood

128/934 1/25/77 Protective Covenants. 20' setback.

Lockwood v Black Mem Op & U No. 0705 Alaska Feb 2 1994

Lot 14

④ 331/671[✓] 6/11/90 JRS to Collins

2013-001223-0 2/13/13 Barton/Lancille to Collins

② 129/251[✓] 2/14/77 (Lockwood)
Ak Trust & Nat Bank to Stillwell

① 129/250[✓] 2/14
~~128/945~~ #23/77 Black to Ak Trust

③ 215/968[✓] 6/10/83 Stillwell to SE Leasing

2012-003713-0 6/18/12 PenRep to Bruce Barton

Dale Grant Barton



20002, 1119
1999B, 1324



Land Survey Monument Record Rev. Feb 2002



- 1) Land Corner Restoration
- Land Corner Establishment
- Other:

2) Description of corner evidence found or a concise statement of the method used to re-establish the corner:

U.S.C.M. MONUMENT 1285 FOR BEARING TO ESTABLISH MONUMENT FOR PLAT No. 75-11

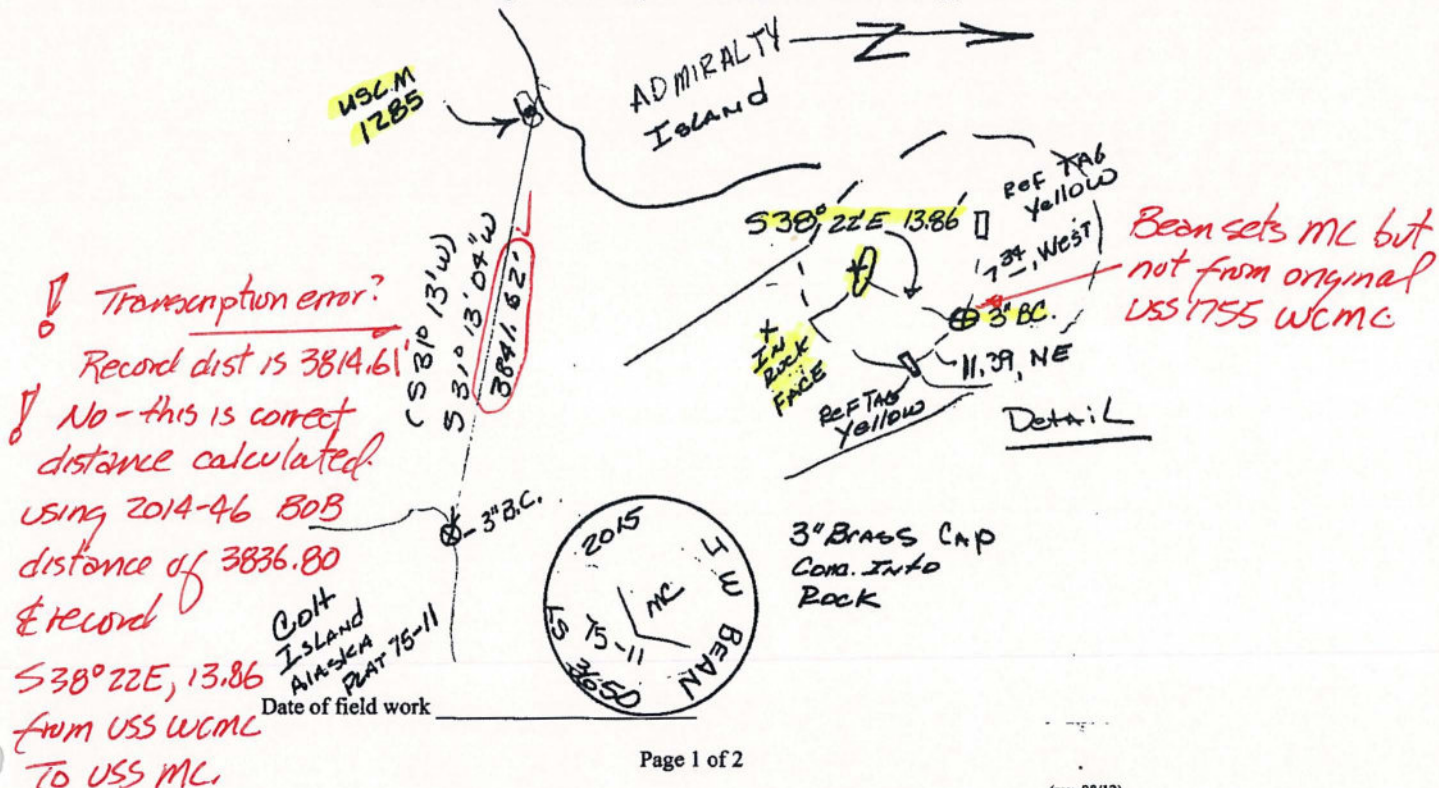
USCM 1285 not referenced on Cold Island subd plat

3) Description of monument and accessories established to perpetuate the location of the monument.

U.S.C.M. MONUMENT 1285
X on Rock found on Rock Face
SEE ATTACHMENT Photo's and 76-11

75-11 does not reference "X" on rock.

4) A sketch showing the relative location of monument and reference points or a sketch showing the monuments used and the measurements made to determine the position of the monument being established. (Use additional sheets if necessary)



Section A

INTRODUCTION

Approved ~~11/26/2000~~ 8/23/2000

3/12/02

The primary responsibility for developing and adopting standards rests with the individual state associations, professional registration boards, state surveying agencies and federal agencies. These model standards of practice are to be used as guidelines for those that have the authority to develop and adopt standards. These recommended standards are intended to foster uniformity in the professional practice of surveying.

Standards are not intended to be used in place of professional judgment. It must be understood that there will be circumstances and conditions that make it impossible to comply with some provisions of a standard. If the professional surveyor deviates from the standard or guideline, this deviation should be noted, described and justified.

*Formally adopted by ASPLS
in February 2013*

*Replacing NCEE standards
in 1994 SOP manual.*

Section B

NSPS MODEL STANDARDS FOR PROPERTY SURVEYS

Approved 3/12/02

1. INTRODUCTION

Standards for property surveys have been adopted by almost all of the state associations and professional registration boards. This model standard is not intended to take the place of those standards, but to serve as a guide to review and evaluate existing or proposed standards.

Standards are not intended to be used in place of professional judgment. It must be understood that there will be circumstances and conditions that make it impossible to comply with some provisions of a standard. If the professional surveyor (Surveyor) deviates from the standard or guideline, this deviation should be noted, described and justified by the Surveyor.

2. RESEARCH, IDENTIFICATION, MEASUREMENTS AND COMPUTATIONS

The Surveyor in conducting a property survey shall:

- a. Execute a survey based on the legal description of the parcel or tract taken from the last deed of record as provided by the client.
- b. Search pertinent documents that may include, but are not limited to maps, deeds, title reports, title opinions, and United States Public Land Survey records.
- c. Diligently search for and identify monuments and other physical evidence that could affect the location of the boundaries.
- d. Conduct field measurements to correlate all found evidence.
- e. Make all measurements to a precision compatible with the size and geometric shape of the parcel, and consistent with the accuracy desired for the class of property being surveyed.
- f. Compare and analyze all of the data gathered and reach a professional opinion as to the most probable location of the corners of the property.

3. IDENTIFICATION AND RESOLUTION OF CONFLICTS

If a Surveyor has a material disagreement with the measurements or monumented corner positions of another surveyor, the Surveyor shall contact the other surveyor and they shall attempt to resolve the disagreement.

The Surveyor shall advise the client of discrepancies that raise concerns as to the integrity of the surveyed boundary line and provide a written report to the client detailing the basis for those concerns.

4. IDENTIFICATION AND DESCRIPTION OF MONUMENTS

All monuments must be thoroughly described and specifically identified as set or found, whenever shown on maps or referred to in documents prepared by the Surveyor. Descriptions of monuments must be sufficient in detail to readily facilitate future recovery by other surveyors and to enable positive identification.

5. SURVEY DRAWING AND CERTIFICATION

The Surveyor shall prepare an appropriately scaled drawing of the survey. The survey drawing should include at a minimum, the following items:

- a. The record description of the property or the reference to the source of the record description. The survey description shall be given if the survey is an original survey.
- b. North arrow
- c. Scale
- d. Bearings, azimuth or angles, and the distances for all courses
- e. Basis of bearings or azimuth
- f. Monuments identified per Section 4 above
- g. Observed evidence of possession or use by others in the parcel or across any perimeter lines of the property
- h. Sufficient data to indicate the theory of location applied in formulating the opinions as to the probable location of the boundaries and corners of the property
- i. Name, registration number, address and phone number of the Surveyor
- j. Name of the client
- k. Date of survey
- l. Certification

6. CLASSIFICATION AND ACCURACY STANDARDS

The various classifications of property surveys and the positional accuracy of these classes are described in Section C of these model standards.

7. LEGAL DESCRIPTIONS OF PROPERTY

If a Surveyor is called upon to prepare a legal description of a property the following items shall be included:

- a. A clear statement of the relationship between the described property and the survey control or the basis of the unique location.
- b. The basis of bearings when bearings are used.
- c. Metes and bounds descriptions shall include bearings or angles and distances in order to allow for the computation of a mathematical closure.
- d. Citations to the recording information or other identifying documentation for any maps, plats and other documents referenced.
- e. Detailed description of any natural or artificial monument referenced.
- f. The Surveyor's name, address, telephone number, registration number and professional seal.

8. CORNER RECORDS

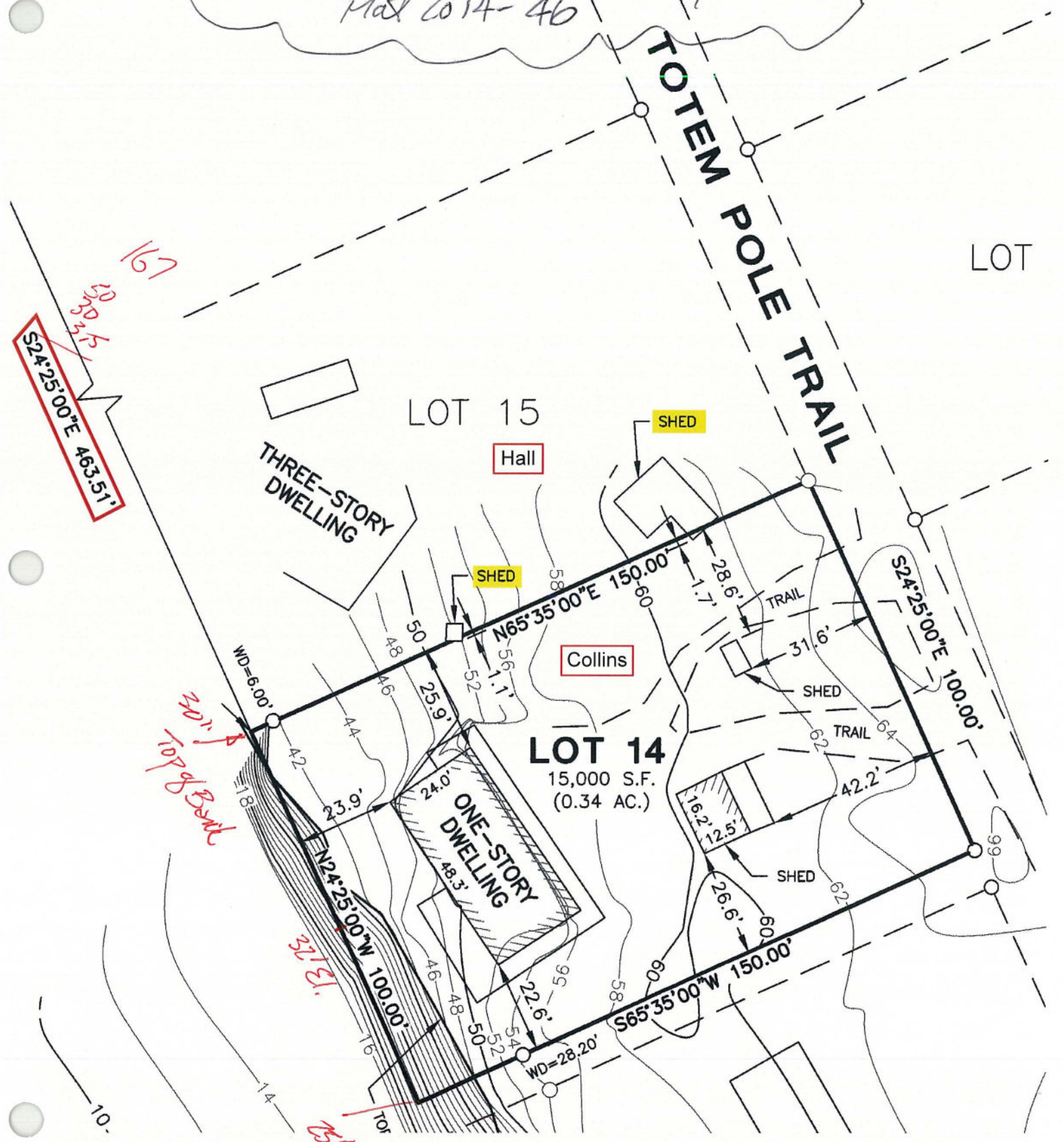
When a corner record is required to be presented for recordation pursuant to state statutes or regulations, the Surveyor shall reconstruct or rehabilitate the monument and accessories to the corner, such that it shall be, as much as reasonably possible, permanent and locatable with ease by Surveyors in the future.

9. ELECTRONIC DATA DISTRIBUTION

The client may request the Surveyor to provide the survey data in an electronic format. These formats include such files as CADD drawing files, digital terrain model (DTM) files, or digital elevation model (DEM) files. When the Surveyor provides these files, they are only for the benefit of the client on this specific survey. In every case the surveyor shall also provide a signed and sealed hard copy drawing or representation of the survey. This drawing shall be the official plat or map and shall be deemed to be correct and superior to the electronic data. The electronic data file shall also contain a statement that the file is not a certified document and that the official document was issued and sealed by *(name and registration number of the Surveyor)* on *(date)*.

The Surveyor may also need to address additional liability issues in appropriate contract language.

From Original Collins Plat by Beam
Plat 2014-46



$S24^{\circ}25'00''E$ 463.51'

167

Top of Beam

137.23

151.61

Showing west boundary of lot on slope - not on beach

LOT

LOT 15

LOT 14
15,000 S.F.
(0.34 AC.)

TOTEM POLE TRAIL

THREE-STORY DWELLING

ONE-STORY DWELLING

Hall

Collins

SHED

SHED

SHED

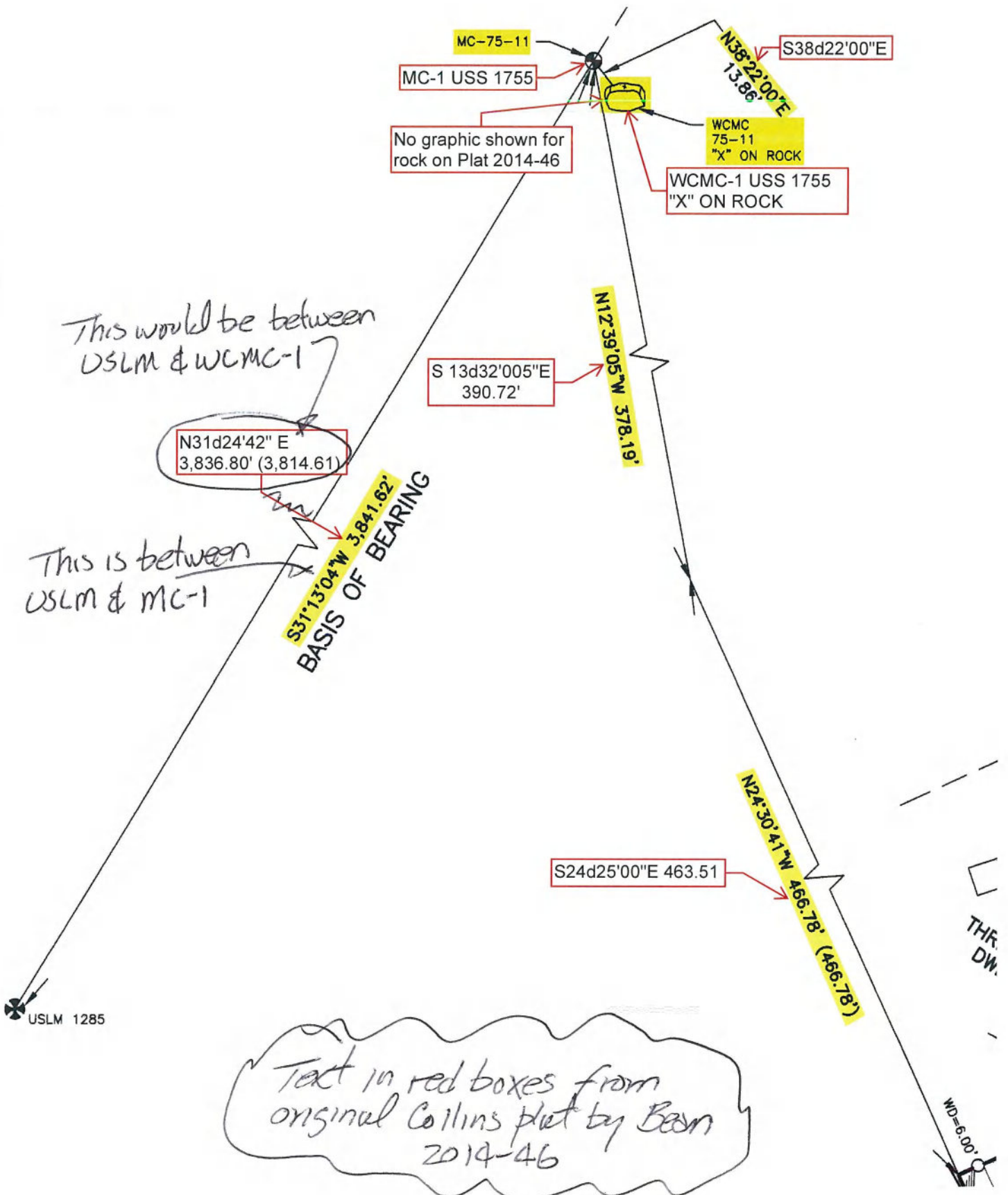
SHED

TRAIL

TRAIL

SHED

10.



This would be between USLM & WCMC-1

This is between USLM & MC-1

Text in red boxes from original Collins plat by Beem 2014-46

Beem's Amended Plat
2015-37

USS 1755 - Record Closure.

COORDINATE FILE : JUNEAU.CRD

SET #1 USS 1755

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
1	NE 31 41'00"	271.92	2	10231.3941	10142.8189	
2	SE 63 36'00"	267.96	3	10112.2497	10382.8339	
3	NE 61 06'00"	469.92	4	10339.3537	10794.2322	
4	NE 39 07'00"	277.20	5	10554.4229	10969.1181	
5	NE 17 03'00"	333.96	6	10873.7051	11067.0372	
6	NE 49 32'00"	500.28	7	11198.3896	11447.6420	
7	NE 05 04'00"	198.00	8	11395.6160	11465.1284	
8	SE 63 34'00"	154.44	9	11326.8660	11603.4221	
9	SE 05 41'00"	1244.76	10	10088.2248	11726.6911	
10	SE 53 30'00"	640.20	11	9707.4192	12241.3202	
11	SE 27 09'00"	220.44	12	9511.2684	12341.9118	
12	SW 02 07'00"	750.42	13	8761.3604	12314.1955	
13	SW 23 30'00"	307.56	14	8479.3094	12191.5562	
14	SW 31 37'00"	526.02	15	8031.3642	11915.7988	
15	SW 25 08'00"	570.90	16	7514.5160	11673.3226	
16	SW 69 40'00"	185.46	17	7450.0721	11499.4192	
17	NW 71 27'00"	456.72	18	7595.3694	11066.4275	
18	NW 29 27'00"	670.56	19	8179.2831	10736.7374	
19	NW 11 29'00"	271.92	20	8445.7599	10682.6027	
20	NW 32 34'00"	366.96	21	8755.0212	10485.0753	
21	NW 24 25'00"	947.76	22	9618.0169	10093.3004	
22	NW 13 32'00"	390.72	23	9997.8881	10001.8676	
CLOSURE:						
23	NW 41 29'13"	2.82	1	10000.0000	10000.0000	

PERIMETER 10026.8992 AREA (sq ft) 5024660.4 AREA (acres) 115.4

SET #2 Area A

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
41	SW 25 08'00"	294.04	40	7899.1594	11555.2155	
40	SW 18 33'00"	150.00	37	7632.9613	11430.3303	
37	NW 71 27'00"	335.48	35	7490.7543	11382.6105	
35	NW 29 27'00"	670.56	34	7597.4813	11064.5599	
34	NW 29 27'00"	670.56	34	8181.3949	10734.8698	
34	NW 11 29'00"	271.92	33	8447.8718	10680.7351	
33	NW 32 34'00"	366.96	32	8757.1331	10483.2077	
32	NW 24 25'00"	904.25	25	9580.5101	10109.4185	
25	NE 65 35'00"	390.00	53	9741.7242	10464.5384	
53	SE 24 25'00"	876.47	54	8943.6458	10826.8428	
54	SE 32 34'00"	411.75	55	8596.6370	11048.4798	
55	SE 11 29'00"	282.84	56	8319.4587	11104.7884	
CLOSURE:						
56	SE 46 58'54"	616.07	41	7899.1594	11555.2155	

PERIMETER 5570.3287 AREA (sq ft) 980708.3 AREA (acres) 22.5

- Closure limit 1:640 - 10,027' Perimeter - could misclose by 15.7' and still meet closure
- Field notes misclose by 0.01 - 0.02 chains or 1.48'
- Convert chains to feet - calc closure = 2.82'

SET #3 Tract D

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
			38	7867.9123	10911.8687	
38	NE 60 33'00"	370.00	39	8049.8279	11234.0592	
39	SE 64 52'00"	354.74	41	7899.1594	11555.2155	
41	SW 25 08'00"	294.04	40	7632.9613	11430.3303	
40	SW 18 33'00"	150.00	37	7490.7543	11382.6105	
37	NW 71 27'00"	335.48	35	7597.4813	11064.5599	
35	NW 29 27'00"	310.56	38	7867.9123	10911.8687	

TOTAL FOR SETS 1 THRU 3

PERIMETER	AREA (sq ft)	AREA (acres)
1814.8197	214488.9	4.9

PERIMETER	AREA (sq ft)	AREA (acres)
0.0000	6219857.6	142.8

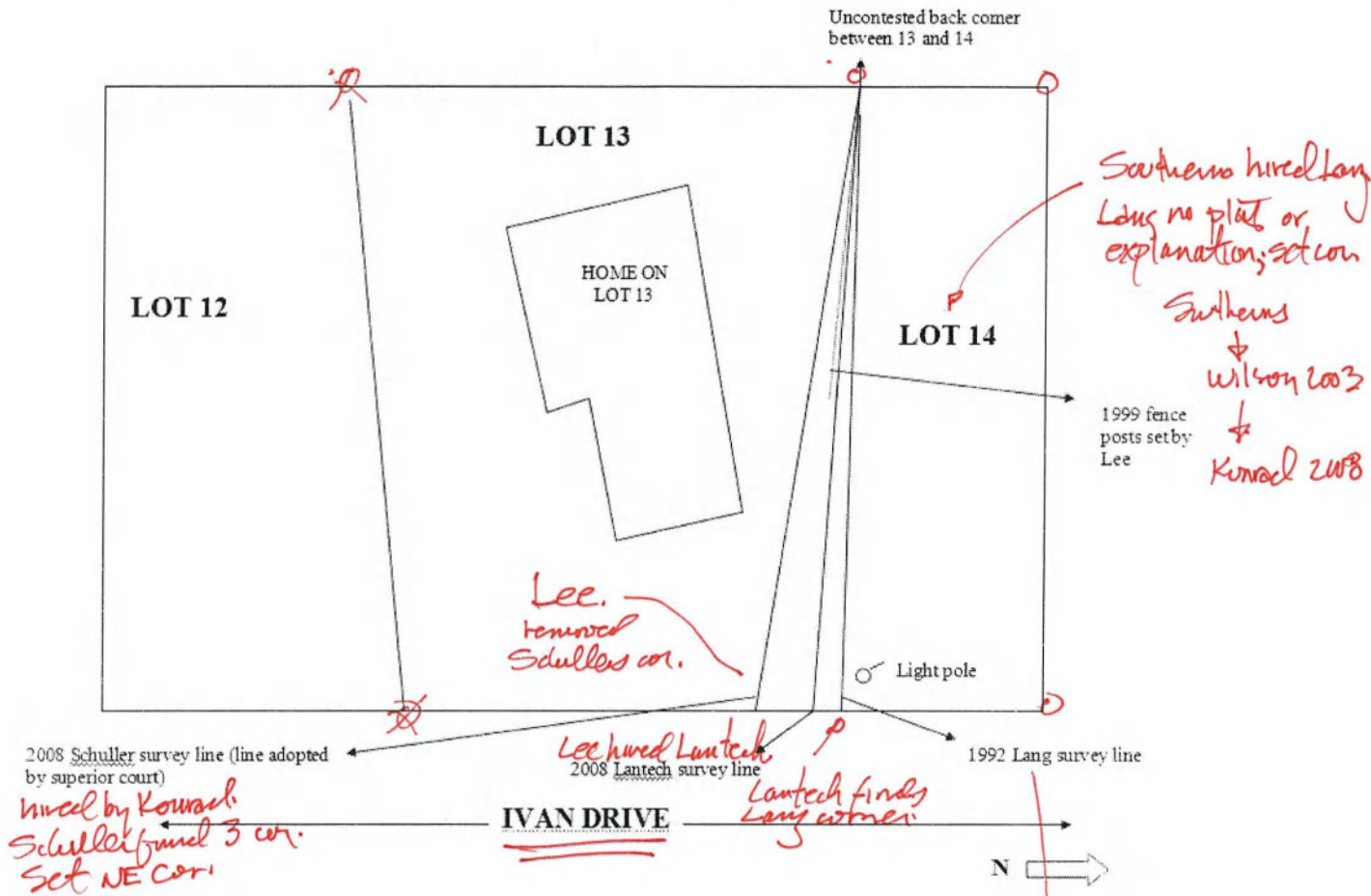
Lee v. Konrad

APPENDIX A

[Acquiescence] - Ref to Justice Coder

For illustrative purposes only — not to scale.

Block 3.



Sketch of Platteel in 1972

June 4 08 Letter Lee to Konrad - Schuller survey improper because did not use mon @ corner of Skelbief

Supreme Ct concludes title by acquiescence

Was there any acquiescence in Code Island?

DEPARTMENT OF THE INTERIOR

W.S. GENERAL LAND OFFICE

ADVANCE SHEETS

of Chapters I to VI, inclusive, of a
revision of the

MANUAL OF INSTRUCTIONS
FOR THE
SURVEY OF THE PUBLIC LANDS
OF THE UNITED STATES

Prepared and published under the direction
of the Commissioner of the General Land Office



WASHINGTON
GOVERNMENT PRINTING OFFICE

1919

DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE

WASHINGTON, *June 16, 1919.*

GENTLEMEN: It has been deemed advisable to publish advance sheets of six chapters of a new edition of the Manual of Surveying Instructions, as follows: (I) Regulations Imposed by Law; (II) Instruments and Methods; (III) System of Rectangular Surveys; (IV) Corner Monuments; (V) Restoration of Lost Corners; and, (VI) Resurveys. These advance sheets will immediately supersede the related provisions of the Manual of 1902, except as may be found impracticable in the case of surveys already in process of execution, or in the instance of returns of surveys now in course of preparation, otherwise the provisions of the Manual of 1902 will remain in full force and effect.

Every member of the surveying service is requested to report to the undersigned any typographical errors which may be detected, to the end that the same may be removed from the completed edition.

Very respectfully,

CLAY TALLMAN,
Commissioner.

To the SURVEYING SERVICE OF THE GENERAL LAND OFFICE.

III

410039

contour lines; thus a certain class of mixed varieties common to a particular region will be found only on the lands seldom if ever overflowed; another group of forest species will be found on the lands which are inundated only a small portion of the growing season each year, and indicate the area which should be included in the classification of the uplands; other varieties of native forest trees will be found only within the zone of swamp and overflowed lands. All timber growth normally ceases at the margin of permanent water.

228. At every point where either standard, township or section lines intersect the bank of a navigable stream, or any meanderable body of water, corners at such intersections will be established at the time of running these lines. Such monuments are called meander corners. In the survey of lands bordering on tide waters, meander corners may be temporarily set at the intersection of the surveyed lines with the margin of mean high tide, but no monument should be placed in a position exposed to the beating of waves and the action of ice in severe weather. In all such cases a witness corner on the line surveyed, at a secure point near the true point for the meander corner, will be established. The crossing distance between meander corners on the same line will be ascertained by triangulation or direct measurement, and the full particulars will be given in the field notes.

229. Inasmuch as it is not practicable in public-land surveys to meander in such a way as to follow and reproduce all the minute windings of the high-water line, the United States Supreme Court has given the principles governing the use and purpose of meandering shores in its decision in a noted case (*R. R. Co. v. Schurmeir*, 7 Wallace, 286-287) as follows:

"Meander lines are run in surveying fractional portions of the public lands bordering on navigable rivers, not as boundaries of the tract, but for the purpose of defining the sinuosities of the banks of the stream, and as the means of ascertaining the quantity of land in the fraction subject to sale, which is to be paid for by the purchaser. In preparing the official plat from the field notes, the meander line is represented as the border line of the stream, and shows to a demonstration that the water-course, and not the meander line as actually run on the land, is the boundary."

230. The surveyor will commence the meander line at one of the meander corners, follow the bank or shore line, and determine the true bearing and measure the exact length of each course, from

normal lake at its mean high-water level; to a closing at the point of beginning. All proceedings are to be fully entered in the field notes.

Artificial lakes and reservoirs are not to be segregated from the public lands, unless specially provided in the instructions, but the true position and extent of such bodies of water will be determined in the field and shown on the plat.

ISLANDS.

233. In the progress of the regular surveys every island above the mean high-water elevation of any meanderable body of water, excepting only those islands which may have formed in navigable bodies of water after the date of the admission of a State into the Union, will be definitely located by triangulation or direct measurement or other suitable process, and will be meandered and shown upon the official plat.

In the survey of the mainland fronting on any non-navigable body of water, any island opposite thereto, above mean high-water elevation, is subject to survey. Also, even though the United States may have parted with its title to the adjoining mainland, an island in any meandered body of water, navigable or non-navigable, known or proven to have been in existence at the date of the admission of a State into the Union, and at the date of the survey of the mainland, if omitted from said original survey, remains public land of the United States, and as such the island is subject to survey.

The survey of islands not shown upon the original approved plats of subdivided townships is authorized by the Department only upon the receipt of formal application, and subject to the approval thereof. The proof of the time of the formation of such islands is often more or less difficult, and it is the practice of the Department to make a careful examination of the history of an island in relation to the question of its legal ownership before approving the application for its survey.

Any township boundary or section line which will intersect an island will be extended as nearly in accordance with the plan of regular surveys as conditions will permit, and the usual township, section, quarter-section and meander corners will be established on the island. If an island falls in two sections only, the line between those particular sections should be established in its proper theoretical position based upon suitable sights and calculations.

If an island falls entirely in one section, and is large enough to be subdivided (over 50 acres in area), a suitable sight or calculation will be made to locate on the margin of the island an intersection with the theoretical position of any suitable subdivision-of-section line, and at the point thus determined a "special meander corner" will be established. In the case of an island falling entirely in one section and found to be too small to be subdivided, an "auxiliary meander corner" will be established at any suitable point on its margin, which will be accurately connected with any regular corner on the mainland. The direct course and length of the connecting line will be given in the field notes, together with all sights, measurements, triangulations and traverse lines upon which the calculation may be based. The course and length of the direct connecting line will be shown on the plat.

The meander line of an island will be surveyed in harmony with principles and rules heretofore stated; all township and section lines crossing the island will be shown on the plat; and, if the island is large enough to be subdivided, the subdivision will be accomplished by the protraction of suitable subdivision-of-section lines in their correct theoretical position.

Agricultural upland within the limits of swamp and overflowed lands should be so classified and shown upon the plat accordingly, but such land will not be meandered as an island.

LIMITS OF CLOSURE.

234. Under the general subjects of "township exteriors" and "subdivision of townships" certain definite limits were prescribed beyond which previously established surveys are classed as "defective," or in the case of new surveys corrective steps are required. Such limits constitute the standard of accuracy of the United States rectangular surveys, and, for convenience, have been variously referred to as the "rectangular limit," "limit for the control of new surveys," "limit relating to defective exteriors and section lines," "limits for subdivision," etc., each expression having been formed to suit the descriptive exigency of the text. A more general requirement known as the "limit of closure" will be applied as a test of the accuracy of the alinement and measurement of all classes of lines embraced in any closed figure incident to the public-land surveys, and corrective steps will be required wherever this test discloses an error beyond the allowable limit.