

# MEMORANDUM

# State of Alaska

Department of Transportation & Public Facilities  
Statewide Design & Engineering Services Division  
Central Region – Right of Way Section

TO: DNR – Division of Lands  
Division of Mining, Land & Water  
550 W. 7<sup>th</sup> Ave., Suite 650  
Anchorage, AK 99501

DATE: 8 March 2004

Gerald Jennings, PLS,  
Statewide Platting Supervisor  
Bill Brown, PLS, Platting Officer for  
the Unorganized Borough

FILE NO: Reading  
TELEPHONE NO: 269-0713

FAX NUMBER: 248-9456

TEXT TELEPHONE: 269-0473

FROM: Louise Hooyer, PLS  
ROW Engineering Supervisor

SUBJECT: Airport ROW Acquisition  
Plat Procedures per our  
meeting on 2/20/2004

I have put together the notes from our meeting for my clarity and understanding. I am also attaching several PDF files for you to look over to see where some of our concerns exist.

It is my understanding the following to be correct about ROW Acquisition Plats that fall under AS 40.15.380.

- 1) Any remainder parcels that are larger than 40 acres in size will not have to be surveyed or shown on our ROW Acquisition Plats. This is allowable per 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.*
- 2) If BLM has surveyed the township boundary and the areas of the individual sections are shown on the BLM rectangular plat, we shall show the sections with the remainder area, but surveying and monumenting the entire section is not necessary. We only monument our airport boundary. The rest of the section (parent/larger parcel) will not be shown in its entirety to scale on the drawing.
- 3) We will use the Plat approval note as stated in AS 40.15.305.

*PLAT APPROVAL*

*This plat is approved by the commissioner of natural resources,  
or the commissioner's designee, in accordance with AS [40.15](#).*

\_\_\_\_\_  
*Commissioner*

\_\_\_\_\_  
*Date*

- 4) A 1" = 200' scale will be accepted by DNR. It will not be necessary to produce a plat at 1" = 100' scale. Where needed for clarity, details will be shown.
- 5) In order to speed up the review, AK DOT/PF will submit a copy of our proposed airport at the beginning of our acquisition phase. (Per AS 40.15.380(d) – *The commissioner shall review each right-of-way acquisition plat for compliance with this section. If the plat does not meet the requirements of this section, it shall be returned to the submitting agency with an explanation of the deficiencies. A plat for which the commissioner's approval is required under AS [40.15.305](#) may not be recorded under AS [40.17](#) without the commissioner's approval endorsed on the plat.*) It is my understanding Mr. Brown will review our drawing and comment back as to whether or not the plat appears to be acceptable or not. If he sees problems or feels that more surveying will be needed that should be transmitted back to us as well. This will be especially important if SOA DNR feels that the parent (larger) parcel should be surveyed in its entirety.
- 6) A few questions/options, that still need to be answered from you, are about what needs to be surveyed when Airport land takes that leave the parent (larger) parcel with less than 40 acres. Does the parent parcel need to be surveyed and if so?
  - a) Do you have a cut-off for your decision? For instance, if the larger parcel is 40,000 sq ft or greater, or if the larger parcel is less than 2,000 sq feet
  - b) No larger parcels need to be surveyed.
  - c) Or, they will be reviewed on a case-by-case basis, depending on the location of the airport.
- 7) I have enclosed a couple of ½ size airport drawings (Ekwok and Takotna) that will show some of the challenges we face. In fact if you would please consider these as our “preliminary” submittal, as mentioned in item #5 above, for comments from you that would be very helpful.

Please let me know if I have stated the above items in the same context that you understood them to be and what the answer is to item #6.

Thank you for meeting with me.