

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF MINING, LAND AND WATER SURVEY SECTION

SEAN PARNELL, GOVERNOR

550 WEST 7TH AVENUE, SUITE 650
ANCHORAGE, ALASKA 99501-3576

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December 2, 2010

Marcus Mueller
Kenai Peninsula Borough
144 North Binkley Street
Soldotna, Alaska 99669-7520

File: ASLS No. 2010-10
Subj: Survey Instructions
ADL No. 201307

Dear Mr. Mueller:

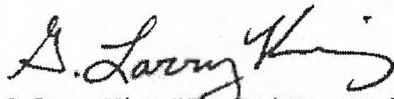
Enclosed are the Municipal Entitlement Survey Instructions for ASLS No. 2010-10 / ADL No. 201307, approved for conveyance to the Kenai Peninsula Borough. These instructions will be good for two years from the date of approval.

A waiver of any portion of the field survey requirements of the Survey Instructions must be requested and approved prior to completion of the fieldwork. A waiver of any portion of the platting requirements must be requested and approved prior to the submittal of the preliminary plat.

This survey is subject to review and approval by the Kenai Peninsula Borough Platting Authority. It is the responsibility of the surveyor to obtain this approval.

If you have any questions concerning these instructions, please feel free to contact me at 451-2758.

Sincerely,



G. Larry King, PLS, SR/WA, CFedS
Land Surveyor II

Enclosures:

Special Survey Instructions
Plan of Survey

cc: Merry Johnson, RADS, DMLW
Natural Resource Tech II: Ronda Wilson ADL No. 201307
Survey Tracking & Monitoring, Case Type: 311, Subtype: 0017

Develop, Conserve, and Enhance Natural Resources for Present and Future Alaskans.

Tech on 'dnr-atwfs1' \AI-Survey Unit Documents\SI & SD Subunit Folder\Survey Instructions\Documents Issued\ASLS 2010-10

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
CADASTRAL SURVEY SECTION
550 W 7TH AVE., SUITE No. 650
ANCHORAGE, ALASKA 99501-3576

SPECIAL SURVEY INSTRUCTIONS

ALASKA STATE LAND SURVEY NO. 2010-10

Authority: 11 AAC 53, Survey and Platting Requirements

These instructions provide for the survey and platting of 18 parcels encompassing approximately 417 acres of land located within Section 6, Township 4 North, Range 2 West; Section 1, Township 4 North, Range 3 West; Sections 30 and 31, Township 5 North, Range 2 West; and Section 36, Township 5 North, Range 3 West; all within Seward Meridian, near Cooper Landing, Alaska. The purpose of this survey is to facilitate the conveyance of title in accordance with AS 29.65, pursuant to the Final Finding and Decision for ADL No. 201307, approved August 23, 1989.

In the execution of the survey included under ASLS No. 2010-10, the surveyor is authorized and directed to perform the survey of ADL No. 201307, as set out in these instructions, the State of Alaska's Survey and Platting Regulations, and such supplemental instructions as may be issued during the progress of work.

LIMIT AND CHARACTER OF WORK

The survey is limited to the establishment and monumentation of the boundaries as shown on the Plan of Survey for ASLS No. 2010-10 / ADL No. 201307, the location of all improvements within the parcel, and the preparation of the survey plat. In the event that any needed BLM or GLO survey corner is missing or has been destroyed, it shall be reestablished per the appropriate BLM Manual of Surveying Instructions.

HISTORY OF SURVEYS

The USRS for T. 4 N., R. 2 W., Seward Meridian, platting Section 6, was surveyed by Frank A Hardt, Cadastral Surveyor, in 1986 and the plat was accepted by BLM on September 28, 1992.

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ASLS No. 85-339 was surveyed by Meridian Surveying in 1986 and the plat was recorded in the Seward Recording District on January 20, 1987 as Plat No. 87-3.

The USRS for T. 4 N., R. 3 W., Seward Meridian, platting Sections 1, 2, 12 and 13, was surveyed by Frank A Hardt, Cadastral Surveyor, in 1986 and the plat was accepted by BLM on September 28, 1992.

The USRS for T. 5 N., R. 2 W., Seward Meridian, platting Sections 16, 19, 20, 29 through 31, was surveyed by Frank A Hardt, Cadastral Surveyor, in 1986 and the plat was accepted by BLM on September 28, 1992.

ASLS No. 92-22 was surveyed by McLane and Associates in 1993 and the plat was recorded in the Seward Recording District on July 22, 1993 as Plat No. 93-8.

Quartz Creek Subdivision, A resubdivision of Tract A ASLS 92-22 was surveyed by McLane and Associates in 1993 and the plat was recorded in the Seward Recording District on May 5, 1994 as Plat No. 94-11.

- ✓ The State of Alaska Department of Transportation & Public Facilities "Sterling Highway M.P. 37 to 45, Project NH-0A3-3(11) / 51994" was approved in 1999. A Highway Easement Deed was recorded in the Seward Recording District on April 2, 1979 in Book 18, Page 146.
- ✓ The State of Alaska Department of Highways "Right of Way Map, Route No. F-021, Control Section 002110 Sterling Highway."

The USRS for T. 5 N., R. 3 W., Seward Meridian, platting Sections 25 through 36, was surveyed by Frank A Hardt, Cadastral Surveyor, in 1986 and the plat was accepted by BLM on September 28, 1992.

U.S. Survey No. 7973 was surveyed by Frank A Hardt, Cadastral Surveyor, in 1986 and the plat was accepted by BLM on May 6, 1991.

ASLS No. 92-138 was surveyed by McLane and Associates in 1993 and the plat was recorded in the Seward Recording District on August 10, 1993 as Plat No. 93-10.

EV-2-990, a RS 2477 ROW Vacation Plat was recorded in the Seward Recording District on April 5, 2010 as Plat No. 2010-4. No field survey was performed in relation to the preparation of the plat.

A document captioned "Interagency Land Management Agreement," was issued by the State of Alaska, Department of Natural Resources, Division of Land and Water Management, to Division of Parks and Outdoor Recreation on December 15, 1997, pursuant to ADL No. 228706.

METHOD OF SURVEY PROCEDURE

This survey shall be executed by a Professional Land Surveyor registered to practice in the State of Alaska.

It is the surveyor's responsibility to insure research is complete.

The survey and plat of ASLS No. 2010-10 shall substantially conform to 11 AAC 53, these Survey Instructions, the Final Finding and Decision approved August 23, 1989, and the enclosed Plan of Survey.

Eighteen tracts shall be created by this survey.

TRACT A

Tract A shall include all lands within NE1/4SW1/4, Section 30, T. 5 N., R. 2 W., located northwesterly of the centerline of the Sterling Highway right of way and northerly of the fish and wildlife reservation, 200 feet upland from the ordinary high water mark of Quartz Creek. Tract A is subject to a highway right of way easement of 100 feet in width and the tract boundary will not be contiguous with the existing monumented project centerline.

TRACT B

Tract B shall include all lands within NE1/4SW1/4, Section 30, T. 5 N., R. 2 W., located southeasterly of the existing centerline of the Sterling Highway and northerly of the fish and wildlife reservation, 200 feet upland from the ordinary high water mark of Quartz Creek. Tract B is subject to a highway right of way easement of 100 feet in width and the tract boundary will not be contiguous with the existing monumented project centerline.

TRACT C

Tract C shall include all lands within NE1/4SW1/4, Section 30, T. 5 N., R. 2 W., located easterly of the fish and wildlife reservation, 200 feet upland from the ordinary high water marks of Quartz Creek and Dry Creek, excluding ASLS No. 85-339.

TRACT D

Tract D shall include all lands within the Government Lot 4, Section 30, T. 5 N., R. 2 W., located northwesterly of the fish and wildlife reservation, 200 feet upland from the ordinary high water mark of Quartz Creek, excluding Tract B, ASLS No. 92-22 and excluding Tract A, Quartz Creek Subdivision.

TRACT E

Tract E shall include all lands within Government Lot 4 and E1/2SW1/4, Section 30, T. 5 N., R. 2 W., located southerly and easterly of the fish and wildlife reservation, 200 feet upland from the ordinary high water marks of Quartz Creek and Dry Creek, excluding portions of ASLS No. 85-339. Tract E is subject to a 100 foot right of way for Quartz Creek Road.

TRACT F

Tract F shall include all lands within E1/2SW1/4, Section 30, T. 5 N., R. 2 W., located within the fish and wildlife reservation, 200 feet upland from the ordinary high water marks, on both sides, of Quartz Creek and Dry Creek. Tract F is subject to a 150 foot highway right of way easement, each side of the highway centerline. Tract F is subject to a 100 foot right of way for Quartz Creek Road. Tract F is subject to a public access easement contiguous with and 50' upland from the ordinary high water line, on both sides, of Quartz Creek and Dry Creek.

TRACT G

Tract G shall include all lands within Government Lot 4, Section 30, T. 5 N., R. 2 W., located within the fish and wildlife reservation, 200 feet upland from the ordinary high water mark, on both sides, of Quartz Creek, located northeasterly of Tract B, ASLS No. 92-22. Tract G is subject to a public access easement contiguous with and 50' upland from the ordinary high water line, on both sides, of Quartz Creek.

TRACT H

Tract H shall include all lands within Government Lot 4, Section 30, T. 5 N., R. 2 W., located within the fish and wildlife reservation, 200 feet upland from the ordinary high water mark, on both sides, of Quartz Creek, located southeasterly of Tract B, ASLS No. 92-22. Tract H is subject to a public access easement contiguous with and 50' upland from the ordinary high water line, on both sides, of Quartz Creek.

TRACT I

Tract I shall include all lands within the E1/2, Section 36, T. 5 N., R. 3 W., located southeasterly of the fish and wildlife reservation, 200 feet upland from the ordinary high water mark of Quartz Creek, excluding portions of ASLS No. 85-339, and excluding U.S. Survey No. 7937. Tract I is subject to a 100 foot right of way for Quartz Creek Road.

TRACT J

Tract J shall include all lands within the NE1/4, Section 36, T. 5 N., R. 3 W., located southeasterly of Tract B and Tract C, ASLS No. 92-22 and northwesterly of the fish and wildlife reservation, 200 feet upland from the ordinary high water mark of Quartz Creek. Tract J is subject to a 50 foot right of way for Quartz Creek Road.

TRACT K

Tract K shall include all lands within NE1/4, Section 36, T. 5 N., R. 3 W., located within the fish and wildlife reservation, 200 feet upland from the ordinary high water mark, on both sides, of Quartz Creek, excluding U.S. Survey No. 7937. Tract K is subject to a 50 foot right of way for Quartz Creek Road. Tract K is subject to a public access easement contiguous with and 50' upland from the ordinary high water line, on both sides, of Quartz Creek.

TRACT L

Tract L shall include all lands within Government Lots 1, 2, 3 and 4, Section 31, T. 5 N., R. 2 W., located southeasterly of the fish and wildlife reservation, 200 feet upland from the ordinary high water mark of Quartz Creek, excluding ASLS No. 85-339. Tract L is subject to a 100 foot right of way for Quartz Creek Road.

TRACT M

Tract M shall include all lands within Government Lot 1, Section 31, T. 5 N., R. 2 W., located within the fish and wildlife reservation, 200 feet upland from the ordinary high water mark, on both sides, of Quartz Creek. Tract M is subject to a public access easement contiguous with and 50' upland from the ordinary high water line, on both sides, of Quartz Creek.

TRACT N

Tract N shall include all lands within Government Lot 1, Section 31, T. 5 N., R. 2 W., located northwesterly of the fish and wildlife reservation, 200 feet upland from the ordinary high water mark of Quartz Creek.

TRACT O

Tract O shall include all lands within Government Lot 4, Section 30, T. 5 N., R. 2 W., located westerly of the fish and wildlife reservation, 200 feet upland from the ordinary high water mark of Quartz Creek.

TRACT P

Tract P shall include all lands within the SE1/4SE1/4, Section 25, T. 5 N., R. 3 W., located southeasterly of Tract B, ASLS No. 92-22.

TRACT Q

Tract Q shall include all land within Government Lots 1 and 2, Section 6, T. 4 N., R. 2 W. and Government Lot 1, Section 1, T. 4 N., R. 3 W. excluding ASLS No. 85-339 and excluding land extending 200 feet upland from the ordinary high water mark of Kenai Lake.

TRACT R

Tract R shall include all land within Government Lots 1 and 2, Section 6, T. 4 N., R. 2 W. contiguous with and extending 200 feet upland from the ordinary high water mark of Kenai Lake, excluding ASLS No. 85-339.

The Sterling Highway right-of-way was granted by a Highway Easement Deed, recorded in the Seward Recording District on April 2, 1979 in Book 18, Page 146 and is depicted in the Sterling Highway M.P. 37 to 45, Project NH-0A3-3(11) / 51994. For Tracts A and B, the Sterling Highway right of way shall be surveyed and platted in such a manner that the full width and alignment shall be preserved, in accordance with the Sterling Highway M.P. 37 to 45, Project NH-0A3-3(11) / 51994. If a discrepancy is found with the project monumentation, the surveyor shall consult with the DOT/PF Central Region, Right of Way Section. The Sterling Highway right-of-way shall be monumented at all PC's, PT's and Tract boundaries.

Much of the 100 foot right of way easement for Quartz Creek Road exists without monumentation. Where Quartz Creek Road passes through ASLS No. 2010-10, an as-built survey of the centerline of the physical road shall be performed. The right-of-way easement shall be monumented at the intersection points of the centerline and the ASLS 2010-10 Tract boundaries. Where this right of way easement adjoins ASLS No. 85-339 and U.S. Survey No. 7939 the 100 foot right of way will yield to the platted ASLS No. 85-339 and U.S. Survey No. 7939 boundaries.

The 200 foot fish and wildlife habitat protection reservation is to be excluded from the conveyance of ADL No. 201307 and shall be a fixed boundary rather than ambulatory. The surveyor shall meander the ordinary high water marks of Quartz Creek and Dry Creek and shall identify the proposed tract boundaries 200 feet upland from the ordinary high water mark. The surveyor shall prepare a monumentation scheme proposal for approval by DNR, prior to setting of monuments, which approximates the reservation boundary but does not require an excessive number of monuments. Secondary monuments may be used for the approved interior Tract boundaries, along the fish and wildlife habitat protection reservation, with primary monuments at the intersection of the tract with exterior lines. Distances between primary monuments shall not exceed 1320 feet. If the fish and wildlife habitat protection reservation boundary exceeds 1320 feet in length a primary monument shall be established near the midpoint of the reservation boundary. Meanders may be obtained from controlled aerial photography, however the surveyor shall be required to submit such photography along with other required materials for review with the monumentation scheme proposal.

Previously surveyed and platted boundaries of ASLS No. 85-339 need not be retraced in its entirety provided that the required degree of closure can be met without adjustment of record dimensions. Lines not retraced shall be platted from record data and noted as such. Adjustment of record data in order to close plat boundaries will not be accepted. If adequate closure is not obtained without adjustments to the record data then additional field survey shall be necessary.

Field ties shall be made to all monuments which control the parcel sidelines. These ties and ties to computed positions shall be shown on the plat.

The Basis of Bearing shall be between any two recovered monuments for which there is a record bearing; preferably the longest line of record or alternately the Basis of Bearing may be determined using high precision GPS survey procedures. The Basis of Bearing must be clearly noted on the plat. The Datum must also be noted, including the conversion method information.

Geographic coordinates (NAD 1927 and NAD 1983) are required to be shown at two monumented corners of ASLS No. 2010-10. One monument shall be at Tract A and one monument at Tract G. The Basis of Coordinates shall be derived from a field tie to a NGS survey monument established by GPS or conventional methods, or from a tie to one of the monuments of an approved survey having record values. The Basis of Coordinates must be clearly noted on the plat.

Geographic coordinates may also be derived from survey-grade GPS observations if sufficient to process through OPUS. Observations shall be on a primary monument, set or recovered, which

shall be shown on the plat with ties to the survey. Documentation accompanying the first plat submittal must include recordable copies of the "NGS OPUS Solution Report," and a completed "GPS Station Observation Log." The NGS Opus Solution Report shall show a minimum of 120 minutes of static positioning data logged, with 240 minutes recommended.

For additional information regarding OPUS and the NGS OPUS Solution Report, see <http://www.ngs.noaa.gov/OPUS/Using_OPUS.html>. GPS Station Observation Log forms are available in pdf format at <<http://www.ngs.noaa.gov/PROJECTS/NGSforms/obslog.pdf>>.

Control monuments on record with the National Geodetic Survey (NGS) may be researched on-line at <http://www.ngs.noaa.gov/products_services.shtml#DataSheets>.

If GPS technology is used, it shall conform to the "Geometric Geodetic Accuracy Standards and Specifications for Using Relative Positioning Techniques," Version 5.0, May 11, 1988, reprinted with corrections, August 1, 1989. Copies of this document are available on-line at <http://www.ngs.noaa.gov/FGCS/tech_pub/GeomGeod.pdf> .

No markings of any kind shall be added to recovered monuments.

A table shall be shown on the plat, preferably on the same sheet as the Applicant Certificate, showing the acreage of approved municipal entitlement lands broken down by Tract, Section and Township and Range.

ASLS No. 2010-10 is subject to:

A public access easement contiguous with and 50' upland from the ordinary high water line of Quartz Creek, Dry Creek and Kenai Lake pursuant to AS 38.05.127. (This easement shall be graphically depicted on the plat and labeled as such.)

A right of way easement for Quartz Creek Road, 50 feet each side of centerline. This easement shall be located and annotated on the plat.

A 200' highway right of way easement for the Sterling Highway. This easement shall be located and annotated on the plat.

Power Project 2170, FERC Permit/License, Case Serial No. ACAA 039417, 50 feet each side of existing pole line. In addition this line is permitted under ADL 45003. A copy is attached. This easement shall be located and annotated on the plat.

A section line easement pursuant to AS 19.10.010, measured 50 feet from the section line shall be graphically depicted on the plat and labeled as such.

The surveyor shall research the public record sufficiently to show on the plat the current legal identifiers of contiguous parcels.

All significant improvements and encroachments within this survey shall be field located and shown on the plat.

TECHNICAL SURVEY REQUIREMENTS

All lines surveyed and retraced by this survey shall be surveyed with a minimum accuracy of 1:5000. The surveyor must employ closed-traverse methodology or other field survey procedures which self-check the survey and justify the claim of achieving the required degree of accuracy, with the actual field closure reflected in the field notes. Legible, annotated copies of all field notes and computations, a sketch showing traverse point relationships, as well as and good photographs or legible rubbings of monuments recovered and established, must accompany the first plat submittal. All GPS data; including raw data files, adjustment files, final coordinate file, and OPUS solutions shall be submitted in a digital format only, no hard copies please. OPUS solution sheets must also accompany the first plat submittal.

Previously existing monuments and accessories found in a disturbed condition must be returned to the original position and condition as nearly as possible or replaced so as to perpetuate the position.

All angle points on the exterior boundary of the survey must be monumented with a primary monument. No portion of the survey may be more than 1,320 feet from a primary monument.

A primary monument must consist of a minimum two inch diameter metal pipe, at least 30 inches long, with a minimum four-inch flange at the bottom. A minimum two-and-one-half inch diameter metal cap must be permanently attached at the top. If both the cap and the pipe are of non-ferrous metal, then additives with magnetic qualities must be permanently attached at both the top and bottom of the monument. Every primary monument cap must be permanently stamped with the survey designation across the top, the corner identification in the center, and the surveyor's registration number and the year set on the bottom. This data must be oriented so that it may be read when the reader is facing north.

If the point for a primary monument is in a place that would be impractical to monument because of natural obstacles such as water bodies, a witness corner must be set. The witness distances must be shown on the survey plat from the true corner position to the monument as set. Except where otherwise required in these Survey Instructions and the Plan of Survey, witness corners must be set on a survey property line and at a distance considered reasonable and practical from the true corner point. Witness corners must comply with the standards for primary monuments. If it is impractical to set a primary monument due to surface or shallow subsurface rock, one of the following may be substituted, with monument accessories as required: (a) a cap grouted into firm rock; or (b), a durable tablet containing a minimum of 1,000 cubic inches of concrete and a cap marking the actual corner point.

The standard requirement of monument accessories is waived for this survey.

Secondary monuments must consist of at least a five-eighth inch metal rod, three feet long, with a one-and-one-half inch cap attached at the top.

All property corners must be numbered on the monuments and designated on the plat in a consecutive, preferably clockwise, direction.

Any additional survey or monumentation requirements of the Kenai Peninsula Borough Platting Authority must also be conformed to.

PLAT REQUIREMENTS

The surveyor shall construct the plats in accordance with the following:

- (1) The base sheets must be of good quality mylar at least three mils thick, and be one of three standard sizes: 18" x 24", 24" x 36" or 31½" x 34". There are no exceptions to the standard size requirement.
- (2) Use the standard DNR legend, an example of which is available on the DNR Survey Unit webpage at <http://www.dnr.state.ak.us/mlw/survey/> .
- (3) All sheets must have the official division title block, border configuration and standard legend.
- (4) All line work on the plat must be in the appropriate black drafting ink.
- (5) All lettering on the plat must be in the appropriate black drafting ink and be accomplished with mechanical lettering equipment.
- (6) All line work and lettering must be of professional quality and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion. In order for all plats to microfilm properly, all lettering must be minimum size 80 Leroy ®, or equivalent, with No. 100 recommended.
- (7) When more than one sheet is required, an index sheet must be added showing the entire parcel, with the sheets in numerical order, and each sheet showing the sheet number and total number. When more than one sheet is submitted, only the last need have the approval certificates, but all sheets must be the same size.
- (8) The plat must be in an appropriate engineering scale of one inch representing a multiple of 100 feet.
- (9) Details, as necessary, must be shown at an appropriate indicated scale.
- (10) The plat must have a vicinity map in the upper right hand corner. The map shall be at least four inches on each side with a scale of one inch representing one mile, showing sections, townships and ranges, boundaries such as national forest or municipal boundaries, and other

prominent physical or natural features such as roads, lakes, or rivers. The source of the base map must also be indicated.

- (11) Nomenclature of the survey need appear in the title block only, unless the division specifically states otherwise.
- (12) The basis of bearings must be indicated. Bearings shown must be true bearings as orientated to the basis of bearing, and distances must be in the foot unit reduced to the true horizontal equivalent.
- (13) Bearings and distances must be shown within the accuracy commensurate with the class of survey being represented. Boundary line distances must be shown from monument to monument.
- (14) In compliance with PL 94-168, entitled "Metric Conversion Act 1975," a metric bar scale shall be shown on the plat, positioned directly above the title block. A corresponding foot scale shall be shown and similarly placed, and have a unit scale which is identical to that used in the drawing on the survey portion of the plat. Two equations shall be shown: 1 meter = 3.280833 U.S. survey feet, and 1 U.S. Acre = 0.4047 hectare.
- (15) The date of plat preparation and standard north arrow must be shown on the plat. A recent magnetic declination must be shown below the north arrow with a date and source. The current declination may be computed utilizing the N.O.A.A. National Geophysical Data Center website at <http://ngdc.noaa.gov/seg/geomag/declination.shtml>.
- (16) Certificates must be shown substantially as follows, with the headings capitalized and underlined:

CERTIFICATE OF OWNERSHIP AND 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 ASLS No. 2010-10 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.

Dated _____ (Signature in black ink)
Director, Division of Mining, Land & Water

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____,
20_____.

By _____.

Notary Public for Alaska
My Commission Expires _____

APPLICANT CERTIFICATE

(Use the singular or plural as applicable.)
(I/We), the undersigned, hereby certify that (I am/we are) the applicant(s) as shown hereon.
(I/We) hereby approve this survey and plat.

ADL No. 201307, Tracts A, B, C, D, E, I, J, L, N, O, P & Q

(Signature in black ink)
Applicant's Name or
Authorized Official and Title

Date

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____,
20_____.

By Applicant's/Official's name to be handwritten in by Notary

Notary Public for Alaska
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I hereby 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 hereon actually exist as described, and that all dimensions and other details are correct.

Date (date) (Mechanically lettered name)
Registered Land Surveyor

(Surveyor's Seal with Original Signature)

PLAT APPROVAL

(Appropriate Platting Authority Certificate)

TAX CERTIFICATE

(Appropriate Taxing Authority Certificate)

- (17) Any approval or any other certificates or notes that may be required by the Kenai Peninsula Borough Platting Authority shall be drafted on the plat.
- (18) The following notes will be required on the plat:
- a. This survey was accomplished in accordance with AS 29.65 and MSI 2010-10.
 - b. All bearings shown are true bearings as oriented to the Basis of Bearings and distances shown are reduced to horizontal field distances.
 - c. The error of closure for this survey is not greater than 1:5000.
 - d. All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed or protracted section line, are subject to a fifty foot (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
 - e. (For plats based on GPS)

BASIS OF BEARING

The Basis of Bearing on this plat was determined by a high precision GPS survey, using (*brand and model*) receivers, differentially corrected and processed using (*name of software*), Version _____ software.

COORDINATES

The coordinates used were constrained to the National Spatial Reference System (NSRS) using CORS Station _____.

- f. The natural meanders of the line of ordinary high water (OHW) form the true bounds of Tract R, ASLS No. 2010-10. The approximate line of OHW, as shown, is for area computations only, with the true corners being on the extension of the side lines and their intersection with the natural meanders.
- (19) Both record and found bearings and distances shall be shown on the plat. In the event there are two sets of record data that of the latest plat of record will be shown with the plat nomenclature indicated. If record lines are not retraced or resurveyed but are used to compute closure, record monumentation along these lines must also be indicated.
- (20) The exact marks on all monuments recovered and set must be shown on the plat with data pertaining to bearing trees and/or monument accessories established.
- (21) All easements and rights-of-way shall be shown graphically on the plat in lieu of a "note" whenever possible to do so. This requirement applies to all easements and rights-of-way including those to and along public water bodies and shore lands. In unsurveyed sections, protracted section lines and associated easements shall also be computed and shown, with property line intersection dimensions, on the survey plat.
- (22) The plat shall show the land status and legal parcel identifiers for all lands surrounding the survey. Indicate all water body names adjacent to the survey.
- (23) A public access easement shall be provided along the bed and 50 feet upland of the ordinary high water mark of all public or navigable water. The easement shall be depicted in the plat graphics with a dashed line and shall be labeled "*50' Public Access Easement per AS 38.05.127.*"
- (24) The current Division of Mining, Land and Water title block shall be placed in the lower right-hand corner of each sheet of the plat, and labeled as follows:

DATE OF SURVEY Beginning: mm/dd/yyyy Ending: mm/dd/yyyy	SURVEYOR (Name) (Address) Xxxxxx Xxxxxx, AK. XXXXX
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2010-10	
CREATING TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q AND R	
LOCATED WITHIN PARTIALLY SURVEYED SECTION 6 TOWNSHIP 4 NORTH, RANGE 2 WEST PARTIALLY SURVEYED SECTION 1 TOWNSHIP 4 NORTH, RANGE 3 WEST SURVEYED SECTIONS 30 AND 31 TOWNSHIP 5 NORTH, RANGE 2 WEST SURVEYED SECTION 36 TOWNSHIP 5 NORTH, RANGE 3 WEST SEWARD MERIDIAN, ALASKA	
CONTAINING XX.XX ACRES	
SEWARD RECORDING DISTRICT	
DRAWN BY: ____ DATE: _____	APPROVAL RECOMMENDED
	STATEWIDE PLATTING SUPERVISOR DATE
SCALE 1" = XX'	CHECKED (Initials)
	FILE NO. ASLS 20100010

PLAT REVIEW PROCESS

Upon completion of the field survey and prior to submittal of the plat to a borough or municipal platting authority (if applicable), two blue-line copies of the plat shall be submitted, with the applicable fee, to the Department of Natural Resources for review. A copy of the final platting board conditions of approval or meeting minutes, and filing fees, will be required with submittal of the final plat.

Legible, annotated copies of all field notes and computations, a sketch showing traverse point relationships, and photographs or legible rubbings of monuments recovered and established must accompany the first plat submittal. For plats where the basis of coordinates is derived from GPS observations and not from monuments of record, recordable copies of the "NGS OPUS Solution Report" and "GPS Observation Station Log" must accompany plat submittal.

Plat review fees are \$200 for the first parcel or tract, and \$50 for each additional parcel or tract, in accordance with 11 AAC 05.010(a)(13). Please remit a check or money order payable to the Department of Natural Resources along with the first plat submittal.

FINAL MYLAR PLAT SUBMITTAL

Along with the final plat mylar, a *dxf (drawing exchange format) or *dwg (AutoCAD drawing format) file in standard media electronic format (CD, or DVD) shall be submitted. In lieu of a disk, the surveyor may make the drawing available through a FTP site on the internet or by e-mail attachment.


The submitted drawing shall contain a special layer named "DNR". The following specifications apply only to the "DNR" layer; other layers need not be altered. The "DNR" layer must be in model space and not paper space when the submitted drawing is opened in AutoCAD. The "DNR" layer shall show the surveyed lines, interior lot/tract lines as well as the exterior boundary, the tie to the basis of bearing and the tie to the basis of coordinates. The basis of coordinates shall be labeled with its name/identifier, geographic coordinate values and datum. All parcels must close with lines having clean snapped intersections, with no overshoots or undershoots; snapped lines that close are preferred over polygons. On the "DNR" layer, do not include extraneous text (area, title block, bearings or distances, details, etc) other than the labels for the basis of bearing and the basis of coordinates.

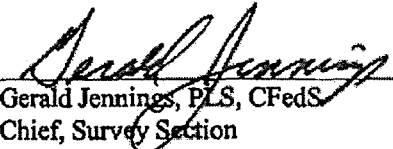
The plat filing fee is \$20.00 for the first sheet and \$5.00 for each additional sheet.

MODIFICATION OF INSTRUCTIONS

Should conditions arise appearing to require additional instructions or interpretation of these instructions, or which make these instructions inoperable, a report shall be submitted promptly to the Survey Section Chief describing the situation and making recommendations for its resolution.

In the event that the survey is not completed, these instructions will become void at 5:00 p.m., AST, two years from the date of approval. Survey Instructions may only be extended once after their original issuance. A written request for an extension with justification and applicable fee is required.

Prepared by: 
Pat Green, PLS
Land Surveyor I

Approved by: 
Gerald Jennings, PLS, CFedS
Chief, Survey Section

Date: Dec 2, 2010

GDJ: PG: pg

Enclosures:

Plan of Survey
Preliminary Finding and Decision
Final Finding and Decision
ADL 45003

cc: Merry Johnson, RADS, DMLW
Survey Tracking & Monitoring: ADL No. 201307 (Case Type 311, Subtype 0017)

PLAN OF SURVEY ASLS No. 2010-10

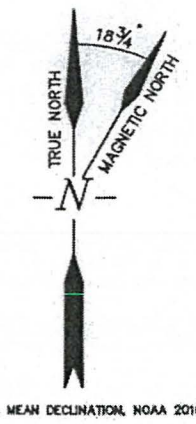
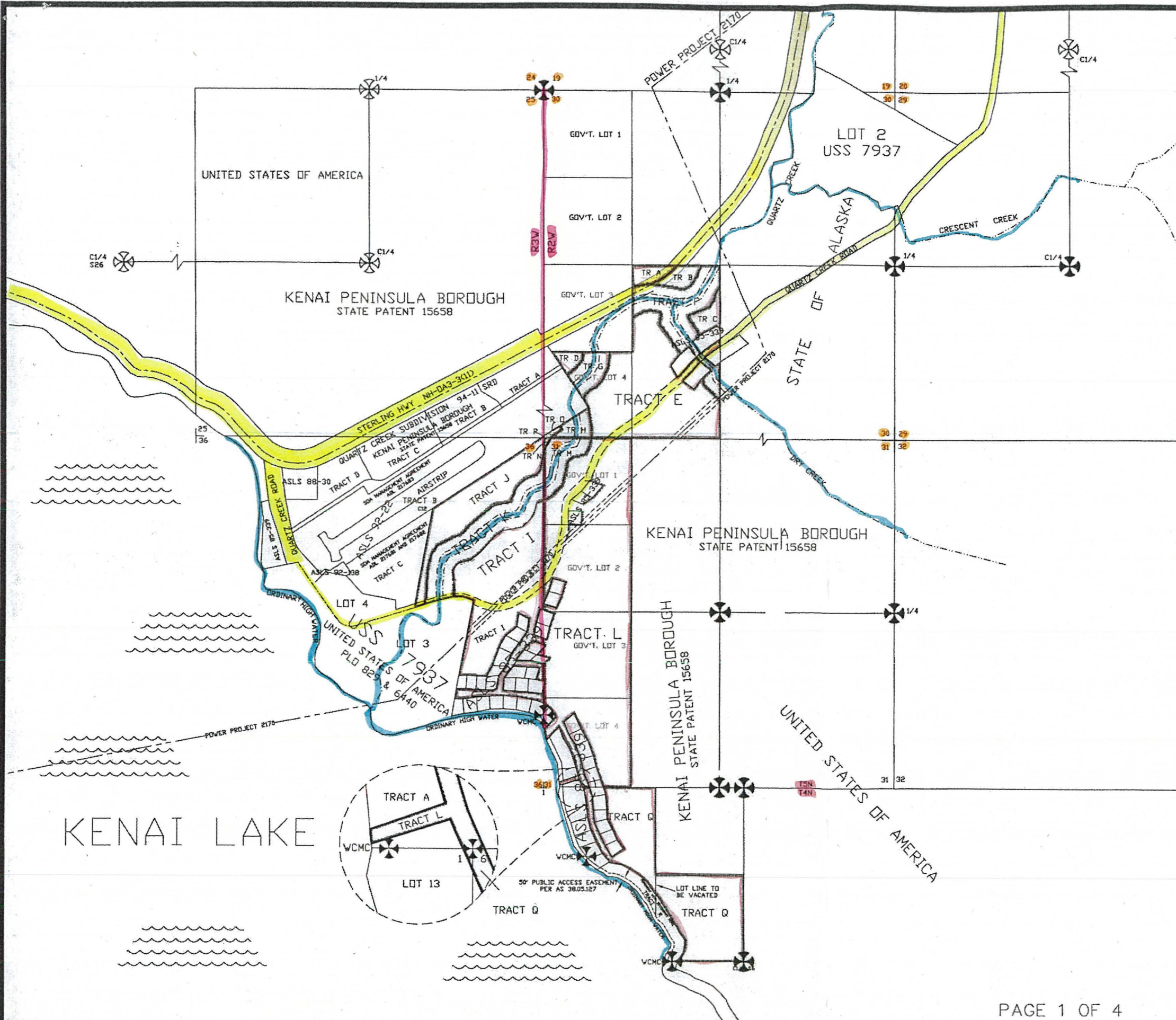
ADL No. 201307

LOCATED WITHIN SECTION 6
TOWNSHIP 4 NORTH, RANGE 2 WEST



SECTION 1
TOWNSHIP 4 NORTH, RANGE 3 WEST

SECTIONS 30, 31
TOWNSHIP 5 NORTH, RANGE 2 WEST

SECTION 36
TOWNSHIP 5 NORTH, RANGE 3 WEST
SEWARD MERIDIAN, ALASKA



LEGEND:

-  GLO/BLM MONUMENT TO BE RECOVERED/RESET
-  GLO/BLM MONUMENT OF RECORD

DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
550 W. 7TH AVE., SUITE 650
ANCHORAGE, AK 99501
(907) 269-8523

SCALE: 1"=1500'
DRAWN: PG
DATE: 12/3/2010