

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
Bureau of Land Management  
Alaska State Office  
Division of Cadastral Survey  
222 W. 7th Avenue  
Anchorage, Alaska 99513-7504



SPECIAL INSTRUCTIONS

Fort Yukon  
Alaska

April 27, 2011

These special instructions provide for the survey of lands identified by the Gwitchyaa Zhee Corporation, a village corporation, to be reconveyed under Section 14(c) of the Alaska Native Claims Settlement Act (ANCSA). This ANCSA 14(c) Survey is situated in the vicinity of Fort Yukon, Alaska, within surveyed Section 12, Township 20 North, Range 11 East and Sections 5, 7, 8, 9, 17, and 18, Township 20 North, Range 12 East, Fairbanks Meridian, Alaska, and also includes 39 remote ANCSA 14(c) claims situated in the general vicinity.

In the execution of this survey the chief of field party is authorized and directed to make the described examination, retracements, reestablishment of points of control, surveys, and resurveys, as may be necessary, to survey the tracts identified by Gwitchyaa Zhee Corporation, for their ANCSA 14(c) reconveyances. The surveyor will be guided by the Manual of Surveying Instructions (2009), hereinafter referred to as the Manual, the provisions of the following special instructions, and such supplemental instructions as may be issued during the progress of the work.

**AUTHORITY**

This survey is authorized by Section 13 of ANCSA, Public Law 92-203 (85 Stat. 688, 702, 703), dated December 18, 1971, and will be executed according to the approved Fort Yukon ANCSA 14(c) Map of Boundaries, in 2 Sheets, book of the Fort Yukon Map of Boundaries and Supporting Documents; the attached Plan of Survey, in 13 Sheets, and attached spreadsheets and these special instructions.

All of the ANCSA 14(c) reconveyances on the Plan of Survey for **Fort Yukon**, Alaska, are on surface estate lands conveyed from the United States of America, by **Patent No. 50-99-0420**, dated September 29, 1999, **Patent No. 50-99-0424**, dated September 29, 1999, **Patent No. 50-99-0426**, dated September 29, 1999, **Patent No. 50-2001-0001**, dated October 3, 2000, **Patent No. 50-2001-0400**, dated July 31, 2001 and **Patent No. 50-2007-0573**, dated June 27, 2007 to **Gwitchyaa Zhee Corporation**.

The Map of Boundaries and Resolution Agreement No. **96-03** for Fort Yukon was accepted March 7, 1996. This is also the "official filing date" that began the one year statute of limitations proclaimed by Public Notice, pursuant to the Alaska National Interest Lands Conservation Act (ANILCA) Section 902(b).

#### APPROPRIATION

Costs of this survey are payable out of the current Management of Lands and Resources appropriation in accordance with administrative requirements. Project codes for accounting purposes will be specified in the Assignment Instructions. If this survey is being performed under contract, the contract defines the costs payable and appropriation accounting code.

#### LIMIT AND CHARACTER OF WORK

This survey is limited to the establishment of the boundaries of the ANCSA Tracts; for location purposes, ties to appropriate monuments of nearby surveys, corners of the rectangular survey system, or control monuments; and the retracement of any contiguous survey(s) to the extent necessary to execute this survey.

#### HISTORY OF SURVEYS

The exterior boundaries of **T. 19 N., R. 10 E., Fairbanks Meridian**, Alaska, were surveyed in 1979 through 1980. The plat was accepted December 11, 1996, and was subsequently canceled by memorandum dated May 28, 1998, and later accepted in June 11, 1998.

The south and east boundaries, and meanders of **T. 19 N., R. 12 E., Fairbanks Meridian**, Alaska, were surveyed in 1979 through 1980.

The Fifth Standard Parallel North along the north boundary, the Second Guide Meridian East along the west boundary, the south and east boundaries, and the meanders of **T. 20 N., R. 9 E., Fairbanks Meridian**, Alaska, were surveyed in 1979 through 1980, supplemental plat of sections 17 and 18 in plat accepted March 15, 2001, A photogrammetric resurvey plat was accepted August 12, 2005.

The Fifth Standard Parallel North along the north boundary, the south, east and west boundaries, and the meanders of **T. 20 N., R. 11 E., Fairbanks Meridian**, Alaska, were surveyed in 1979 through 1980, A photogrammetric resurvey plat was accepted December 22, 2003.

The Third Guide Meridian East along the east boundary, the south and west boundaries, and the meanders of **T. 20 N., R. 12 E., Fairbanks Meridian**, Alaska, were surveyed in 1979 through 1980.

The Fifth Standard Parallel North along the south boundary, the east, west and north boundaries, and the meanders of **T. 21 N., R. 10 E., Fairbanks Meridian**, Alaska, were surveyed in 1979 through 1980.

The Fifth Standard Parallel North along the south boundary, the Third Guide Meridian East along the east boundary, the west and north boundaries, and the meanders of **T. 21 N., R. 12 E., Fairbanks Meridian**, Alaska, were surveyed in 1979 through 1980.

The Fifth Standard Parallel North along the south boundary, the east, west, and north boundaries, and the meanders of **T. 21 N., R. 13 E., Fairbanks Meridian**, Alaska, were surveyed in 1979 through 1980.

The Third Guide Meridian East along the west boundary, the south, east and north boundaries, a portion of the subdivisional lines, and the meanders of **T. 22 N., R. 13 E., Fairbanks Meridian**, Alaska, were surveyed in 1979 through 1980.

**U.S. Survey No. 2122**, located in the vicinity of Fort Yukon, in T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, was surveyed in 1935 through 1936.

**U.S. Survey No. 2641**, located in the vicinity of Fort Yukon, in T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, was surveyed in 1944.

**U.S. Survey No. 2760 A and B**, Townsite of Fort Yukon, in T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, was surveyed in 1949 through 1952, and subdivision of Lot 1, Block 21 was surveyed in 2001.

**U.S. Survey No. 3191**, Fort Yukon Municipal Airport, located in Fort Yukon, in T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, was surveyed in 1952 through 1953.

**Lots 1 through 9, U.S. Survey No. 4073**, located in the vicinity of Fort Yukon, in T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, were surveyed in 1962.

**Lots 1 and 2, U.S. Survey No. 4381** located in the vicinity of Fort Yukon, in T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, were surveyed in 1965 through 1971.

**U.S. Survey No. 5009**, located in T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, was surveyed in 1966.

**U.S. Survey No. 6972**, located in T. 21 N., R. 13 E., Fairbanks Meridian, Alaska, was surveyed in 1981.

**U.S. Survey No. 6978**, located in T. 21 N., R. 12 E., Fairbanks Meridian, Alaska, was surveyed in 1981.

**U.S. Survey No. 6992**, located in T. 19 N., R. 10 E., Fairbanks Meridian, Alaska, was surveyed in 1981.

**U.S. Survey No. 4129**, located in T. 20 N., R. 9 E., Fairbanks Meridian, Alaska, was surveyed in 1982 through 1997.

**U.S. Survey No. 7000**, located in T. 19 N., R. 12 E., Fairbanks Meridian, Alaska, was surveyed in 1982.

**Lots 1 and 2, U.S. Survey No. 7011**, located in T. 20 N., R. 9 E., Fairbanks Meridian, Alaska, were surveyed in 1982.

**Lots 1 through 5, U.S. Survey No. 7157**, located in Tps. 20 N., Rs. 11 and 12 E., Fairbanks Meridian, Alaska, were surveyed in 1982.

**U.S. Survey No. 7158**, located in T. 20 N., R. 11 E., Fairbanks Meridian, Alaska, was surveyed in 1982.

**Lots 1 through 15, U.S. Survey No. 7161**, located in the vicinity of Fort Yukon, in T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, were surveyed in 1982, dependent resurvey and subdivision of Lot 15 into Lots 16 and 17 was surveyed in 1990, dependent resurvey and subdivision of Lot 1 into Lots 18 and 19, Lot 2 into Lots 20 and 21 and Lot 4 into Lots 22, 23, and 24 were surveyed in 2000, dependent resurvey and subdivision of Lot 3 into Lots 25, 26, and 27 were surveyed in 2002, dependent resurvey and subdivision of Lot 6 into Lots 6a, 6b, and 6c were surveyed in 2004.

**U.S. Survey No. 8111**, located in T. 19 N., R. 10 E., Fairbanks Meridian, Alaska, was surveyed in 1990.

**Lots 1 through 3, U.S. Survey No. 8184**, located in Tps. 19 N., Rs. 9 and 10 E., Fairbanks Meridian, Alaska, were surveyed in 1990.

**U.S. Survey No. 9859**, located in T. 21 N., R. 12 E., Fairbanks Meridian, Alaska, was surveyed in 1990 through 1991.

**U.S. Survey No. 9861**, located in T. 21 N., R. 10 E., Fairbanks Meridian, Alaska, was surveyed in 1990.

**Lots 1 through 7, U.S. Survey No. 9862**, located in T. 21 N., R. 10 E., Fairbanks Meridian, Alaska, were surveyed in 1990.

**Lots 1 and 2, U.S. Survey No. 9857**, located in Tps. 20 and 21 N., Rs. 12 E., Fairbanks Meridian, Alaska, were surveyed in 1990.

**Lots 1 and 2, U.S. Survey No. 9903**, located in T. 19 N., R. 12 E., Fairbanks Meridian, Alaska, were surveyed in 1990.

**U.S. Survey No. 9904**, located in T. 19 N., R. 12 E., Fairbanks Meridian, Alaska, was surveyed in 1990.

**Alaska State Land Survey 81-144**, Plat No. 82-183, Fairbanks Recording District, was surveyed in 1982.

"Angel Pond Subdivision", **Plat No. 83-20**, Fairbanks Recording District, was surveyed in 1982.

"Angel Pond Subdivision Addition 2", **Plat No. 84-242**, Fairbanks Recording District, was surveyed in 1984.

"Angel Pond Subdivision Addition 3", **Plat No. 87-5**, Fairbanks Recording District, was surveyed in 1986.

"Daagoo Boulevard Subdivision", **Plat No. 98-123**, Fairbanks Recording District, was surveyed in 1998.

"Rabbit Line Subdivision", **Plat No. 2010-84**, Fairbanks Recording District, was surveyed in 2009.

"Landfill-Lagoon Subdivision", **Plat No. 2009-125**, Fairbanks Recording District, was surveyed in 2009.

**FORT YUKON AIRPORT**, survey control sheet, State of Alaska, Department of Public Works, Division of Aviation, lying within sections 7 and 8, T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, was surveyed in 1975.

**FORT YUKON AIRPORT**, Property Plan, State of Alaska, Department of Public Works, Division of Aviation, lying within sections 7 and 8, T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, supersedes Property Plan dated July 1, 1971, and was prepared by H. L. Saylor, Alaska Registered Land Surveyor No. LS-4922, dated November 5, 1976.

**FORT YUKON AIRPORT**, Property Plan, State of Alaska, Department of Public Works, Division of Aviation, lying within sections 7 and 8, T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, supersedes Property Plan dated November 5, 1976, and was prepared by John F. Bennett, Alaska Registered Land Surveyor No. LS-6278, dated October 26, 1993.

**FORT YUKON AIRPORT**, Property Plan, State of Alaska, Department of Public Works, Division of Aviation, lying within sections 7 and 8, T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, supersedes Property Plan dated October 26, 1993, and was prepared by Martin D. Shurr, Alaska Registered Land Surveyor No. LS-9105, dated approved November 11, 2005.

Numerous other U.S. Surveys are located in the general vicinity.

#### METHOD AND ORDER OF PROCEDURE

The intent of the ANCSA 14(c) survey is to have the reconveyance parcels surveyed in the same relative configurations, positions, and sizes as shown on the submitted and approved Fort Yukon ANCSA 14(c) Map of Boundaries, in 2 Sheets, book of the Fort Yukon Map of Boundaries and Supporting Documents; the attached Plan of Survey, in 13 Sheets, and attached spreadsheets. The surveyor assigned should **ensure** all the remote parcels are located within **Gwitchyaa Zhee Corporation** land.

The surveyor assigned is authorized to make minor adjustments to the Fort Yukon ANCSA 14(c) Plan of Survey due to unexpected conditions found during the course of the field survey and to avoid creating unmanageable slivers or strips of land. Any major change will be coordinated with the **Gwitchyaa Zhee Corporation** and the Bureau of Land Management ANCSA 14(c) Specialist. All major changes will be documented and submitted to the Bureau of Land Management ANCSA 14(c) Specialist to file with the Fort Yukon ANCSA 14(c) case file.

The bearings and distances on the Plan of Survey and/or attachments are approximate dimensions and are not meant to specifically control the actual field survey. Adjustments may be made to allow for the approximate map scale, aerial photography interpretation, and any changes that may be necessary to incorporate existing surveyed locations and the original intent of the ANCSA 14(c) reconveyance agreements. Tract numbers have been assigned to the ANCSA 14(c) parcels for identification purposes, which are subject to change per the actual field survey, with any new designators and/or additional corners being assigned by the field surveyor after coordination and approval with the assigned special instructions writer.

Any existing survey will be retraced to the extent necessary to execute this survey and labeled accordingly on the final ANCSA 14(c) plat. It will not be necessary to record a dependent resurvey as part of the federal records if the lands involved with the ANCSA 14(c) reconveyances have been transferred to private ownership with no further public land interests in the area.

If a corner of the Public Land Survey System used in the execution of this survey needs either rehabilitation or remonumentation, the surveyor is hereby given the authority to rehabilitate or remonument the corner.

If the highway right-of-way has not been monumented permanently by Alaska Department of Transportation, a diligent search will be made to locate property corners for any surveys along the right-of-way and/or centerline, in the immediate area of this survey in order to determine the road right-of-way or centerline. As a last resort, in the absence of existing survey corners, and after consultation with the Alaska Department of Transportation, the apparent road centerline may be used to determine the right-of-way, incorporating simple highway curves where physically evident. Monumentation will be established at an interval not to exceed 2970 feet, selecting points of curvatures and points of tangencies where practical.

The assigned surveyor must be aware that establishing right-of-way boundaries based solely on monumented or apparent road centerlines may result in the unwanted creation of unmanageable slivers or strips of land if the road is not in its original location (in the middle of the right-of-way). Centerline monuments set by AK DOT will in many cases represent a project centerline, and not a right-of-way centerline.

If the highway right-of-way has been permanently monumented by AK DOT, it will be held and become identical with the boundary of this survey. If the right-of-way has been monumented at existing points of curvatures and points of tangencies they will, when applicable, be designated as corners of this survey with no marks added to the monuments.

Sections 4-7 to 4-15 of the Manual describe monumentation. Use of monuments described therein other than regulation posts is authorized when soil conditions preclude the effective use of regulation posts. Where prudent, two (2) accessories will be taken for each such monument set.

A complete description of any substitute monument used and an explanation as to the reason for substitution will be given in the field note record.

In some locations this survey may call for the use of drive monuments. These are monuments which can be driven into the ground, are a minimum of 30 inches in length, and bear a cap onto which marks are added; this decision is left to the discretion of the assigned surveyor. Accessories are not required for drive monuments; this decision is left to the discretion of the assigned surveyor.

ANCSA 14(c) cap markings will not be added to existing corner monuments found to be identical with or on contiguous lines of an ANCSA 14(c) survey. If an identical monument of a patented U.S. Survey is found to be destroyed, the new markings will reference the original markings of the U.S. Survey and the new ANCSA 14(c) Tract. A new ANCSA 14(c) corner which falls on an official survey line will include both Federal and ANCSA 14(c) markings. If a recovered monument with cap markings is found in good condition, the ANCSA 14(c) survey will indicate and show the corner as recovered, per the record plat. If the recovered monument is found to be damaged, destroyed, or lacks a unique identifier, the corner will be remonumented with an ANCSA 14(c) monument as required, and the cap will include the necessary markings for the ANCSA 14(c) Tract corner designation and the record plat corner designations. The recovered monument without a unique identifier will be buried alongside the rehabilitated or remonumented corner.

The final plat of this survey will report a geographic position of one corner in NAD83 as outlined in Section 2-32 (paragraphs 2 and 3) of the Manual. For further guidance refer to the memo with the subject line "Methods of Reporting Geographic Positions on Survey Plats and Field Notes", dated December 8, 2010.

Non-contiguous Tracts will be either tied together or individually tied to the nearest practicable Public Land Survey System corner monument, or to a published horizontal control monument station, or to a corner monument shown on the Plan of Survey.

All ties will be verified by independent or redundant measurements.

In either case, ties should be based on the latest official survey record or published geodetic control.

Ties for locating existing improvements will not be necessary unless they are needed as corner accessories. Survey requests for locating existing improvements made by a Village Corporation ANCSA 14(c) Representative prior to or during the field survey will be documented and approved through the ANCSA 14(c) Specialist before incorporating into the ANCSA 14(c) survey.

All bearings will be reported on the plat as **true mean bearings** (Manual Sections 2-11 to 2-21). ANCSA 14(c) surveys will show bearings to the **nearest second of arc**, distances to the **nearest hundredth** of a foot, and areas expressed in acres to the **hundredth** of an acre. All distances shown on ANCSA 14(c) survey plats will be in U.S. Survey (vs. International) **feet** only.

ANCSA 14(c) surveys will be executed with a minimum closure limit of **1:5000**.

Measured calls will be made to all pertinent roads or trails crossed by survey lines.

It will not be necessary to blaze the true line of this survey.

Prior to leaving the field, the surveyor assigned will ensure that meanders returned for this survey are graphically compatible with existing [approved or unapproved] rectangular meanders. Minor discrepancies will be resolved with minimal additional meandering of the contiguous shoreline to the point of compatibility with the existing meanders. Extensive remeandering must have prior approval of the Chief Cadastral Surveyor for Alaska.

The initials "GZC", identifying Gwitchyaa Zhee Corporation will be marked on all ANCSA 14(c) monument caps.

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**ANCSA 14(c) Tract 1:**

Tract 1 will accommodate an ANCSA 14(c) (3) parcel lying in Sections 12 and 7, Tps. 20 N., Rs. 11 and 12 E., respectively, Fairbanks Meridian, Alaska, on the Map of Boundaries.

Survey Tract 1 as shown on **Sheet 5** of the Plan of Survey.

Approximate area of Tract 1 is 11.02+/- acres.

**ANCSA 14(c) Tract 2:**

Tract 2 will accommodate an ANCSA 14(c) (3) parcel lying in Sections 8 and 17, T. 20 N., R. 12 E., Fairbanks Meridian, Alaska, on the Map of Boundaries.

Survey Tract 2 as shown on **Sheet 4** of the Plan of Survey.