

December 19, 2011
RS 2477 Research—Chena Hot Springs Area
Prepared by Charles L. Parr, SR/WA

Oversimplified, RS 2477 was a congressional provision allowing for the construction of roads over vacant, public (Federal), unreserved lands. RS 2477 was repealed in 1976.

George Wilson located and staked the major part of what is now the Chena Hot Springs Resort on May 16, 1908, and recorded his "Location Notice" May 28, 1908 in Volume 6 at Page 615 in the Fairbanks Recording District. The staking had the effect of segregating the land from the public domain so that the establishment of an RS 2477 right of way could not occur after that. There is no evidence of any such right of way being established before 1908.

When the property was surveyed as USS 1247 in 1916, a road is shown on the plat thereof as entering the west boundary of the property approximately 1356' south of the northwest corner at a location south of Monument Creek (field notes at page 202). The road is shown as continuing southeasterly approximately ¼ mile and terminating at a group of cabins.

When a portion of the property to the west was surveyed as USS 3129 in 1954, the entire west boundary of USS 1247 was retraced. The plat and field notes for USS 3129 show a "dozer trail" entering the west boundary of USS 1247 approximately 600 feet south of the northwest corner of USS 1247 which is north of Monument Creek and about where Chena Hot Springs Road is today. Neither the plat nor field notes reference the road shown on the USS 1247 plat.

When a portion of the property to the east was surveyed as USS 4228 in 1964, the entire east boundary of USS 1247 was retraced. The plat and field notes for USS 4228 show a runway in the approximate location of the existing runway, but make no reference to any road "exiting" USS 1247. An "unimproved" access road is shown and referenced as crossing the east boundary of USS 4228, but there is no reference as to where it begins or where it goes. That access road is also shown on the plat of USS 4146 (also surveyed in 1964) which is contiguous with USS 4228. Again, no additional information is provided in the field notes. A "tractor trail" is shown crossing the northerly boundary of USS 4146 and mentioned in the field notes without additional information.

Right of way drawings prepared by the Department of Highways in February 1967 for the "Chena Hot Springs Road Mile 55 to Chena Hot Springs" project were for the present alignment of Chena Hot Springs Road, and terminated the right of way within USS 1247 just before the Monument Creek Bridge. The Department eventually acquired that portion within USS 1247 in 1971 by initiating the condemnation process and being granted a "Declaration of Taking". Monument Creek is shown on the right of way drawings and court related documents, but no reference is made to a road or trail south of Monument Creek as indicated by USS 1247.

Access to the state mining claims along Monument Creek may exist by means other than RS 2477 (e.g., section line easements, prescription, permission, estoppel, etc.). The first state claims that were located in the entire township (T3N, R9E) were in 1981 and 1983, and all of them have been closed since. The currently active claims on Monument Creek were located in 2003 and 2005. No record of federal claims on Monument Creek located prior to State ownership was found.

Attachments:

Wilson 1908 location notice

USS 1247

USS 3129

USS 4228

USS 4146

Chena Hot Springs Road Mile 55 to Chena Hot Springs Right of Way plat
Declaration of Taking filed 8/6/1971

23348

Notice of Location

Notice is hereby given that the undersigned citizen of U.S. has located and claim twenty acres of quartz mining ground situated in the Fairbanks mining District and more particularly described as follows

Commencing at a post & point about 600 feet up Starboard Gulch from its junction with Cleary Creek. Thence 1500 feet along ledge to the top of the divide between Cleary and Little Eldorado Creeks. Thence 300 feet to S.W. corner stake. Thence 1500 feet easterly to S.E. corner of claim. Thence 600 feet to N.E. corner post. Thence 1500 westerly to N.W. corner of claim. Thence 300 feet to place of beginning. A cross-venue about middle of claim

Shall be known as Scheneyemere No. 4

Located February 28th, 1908

Witnesses: Lars Westervick

Locator

Peter Westervick

L. Brown

Carl Westervick

Filed for record May 28th, 1908, at 10 A.M.

J. A. Lundquist, Recorder

By Henry T. Ray, Deputy

23350

Notice is hereby given that I the undersigned George W. Wilson being declared my intention to become a citizen of the United States to become a citizen of the United States of America have located one hundred and sixty acres 160 acres of unoccupied Government land and hereby claim the same for agricultural purposes and as a homestead, said land being situated in the Fairbanks recording District, third Division, Territory of Alaska. Commenced and more particularly described as follows to wit. Commencing at a point on the east side of the valley at the north east corner post No. 1 and running 5780 feet to the north west corner post No. 4 and 1320 ft across the valley to the south west corner post No. 3 thence 5780 feet to the south east corner post No. 2 and 1320 ft to post No. 1 the posts are marked and placed at each of the corners and the boundary lines are marked so that they can be easily traced.

This homestead is situated on Monument Creek, in what is commonly known as Spring Creek Valley, said Monument Creek being a tributary to the North Fork of the Chena River in said Fairbanks Recording District, Alaska.

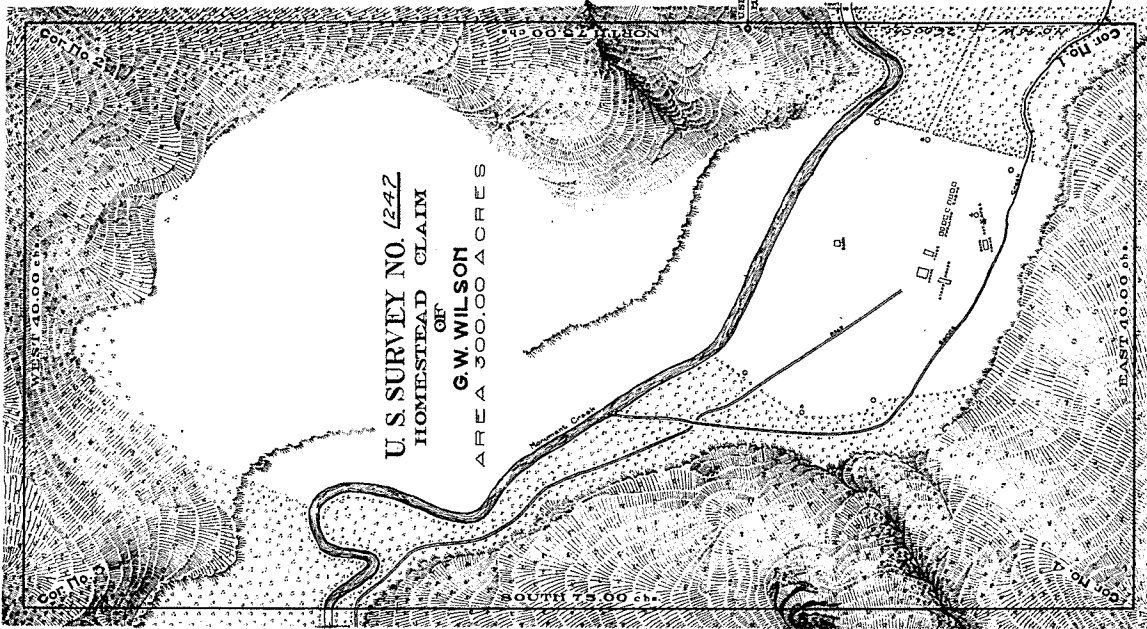
Located May 16th - 1908

George W. Wilson

Filed for record May 28th, 1908 at 40 minutes past 11 A.M. J. A. Lundquist Recorder By Henry T. Ray, Deputy

UNSURVEYED

UNSURVEYED



UNSURVEYED

UNSURVEYED

PLAT

OF
U. S. SURVEY NO. 1247
 OF THE
 HOMESTEAD

HOMESTEAD

UNDER ACT OF CONGRESS

APPROVED MAY 14, 1864, AS AMENDED MARCH 3, 1867

OF

G.W. WILSON

SITUATE
*On the west side of the
 divide of the
 mountains of the
 Territory of Alaska*

TERRITORY OF ALASKA

LATITUDE 66° 00' 41" N. LONGITUDE 145° 06' 14" W

SCALE OF 6.00 **CHS TO INCH**
VARIATION 30 25' **EAST**
AREA 300.000 **ACRES**

300.000

HENRY C. INGRAM

U. S. DEPUTY SURVEYOR

September 1, 1898

U. S. SURVEYOR GENERAL'S CERTIFICATE

Surveyor General's Office,

Juneau, Alaska, October 22, 1902

The original field notes of the survey of the

HOMESTEAD CLAIM

OF

G.W. WILSON

from which this plat has been made, have been examined and approved, and are on file in this office, and I hereby certify that they furnish such an accurate description of said claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects and permanent monuments as will perpetuate and fix the location 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.

Charles E. Johnson
 Surveyor General of the Territory of Alaska.

ORIGINAL

U. S. SURVEY No. 3129, ALASKA

A DEPENDENT RESURVEY OF LINE 3-4,
AND

U. S. SURVEY NO. 1247

SITUATED

ABOUT ½ MILE WESTERLY FROM CHENA HOT SPRINGS

ADJOINING U. S. SURVEY NO. 1247

AREA LOT 1 - 82.91 ACRES

AREA LOT 2 - 30.33 ACRES

TOTAL AREA - 113.24 ACRES

Latitude $65^{\circ}03'50''$ N Longitude $146^{\circ}05'10''$ W.
(approximate)

AT CORNER NO. 1

Surveyed by

GORDON W. WEBBER, CARTOGRAPHER (CADASTRAL)

SEPTEMBER 10 - 21, 1954

Under Amended Special Instructions

Dated January 23, 1953

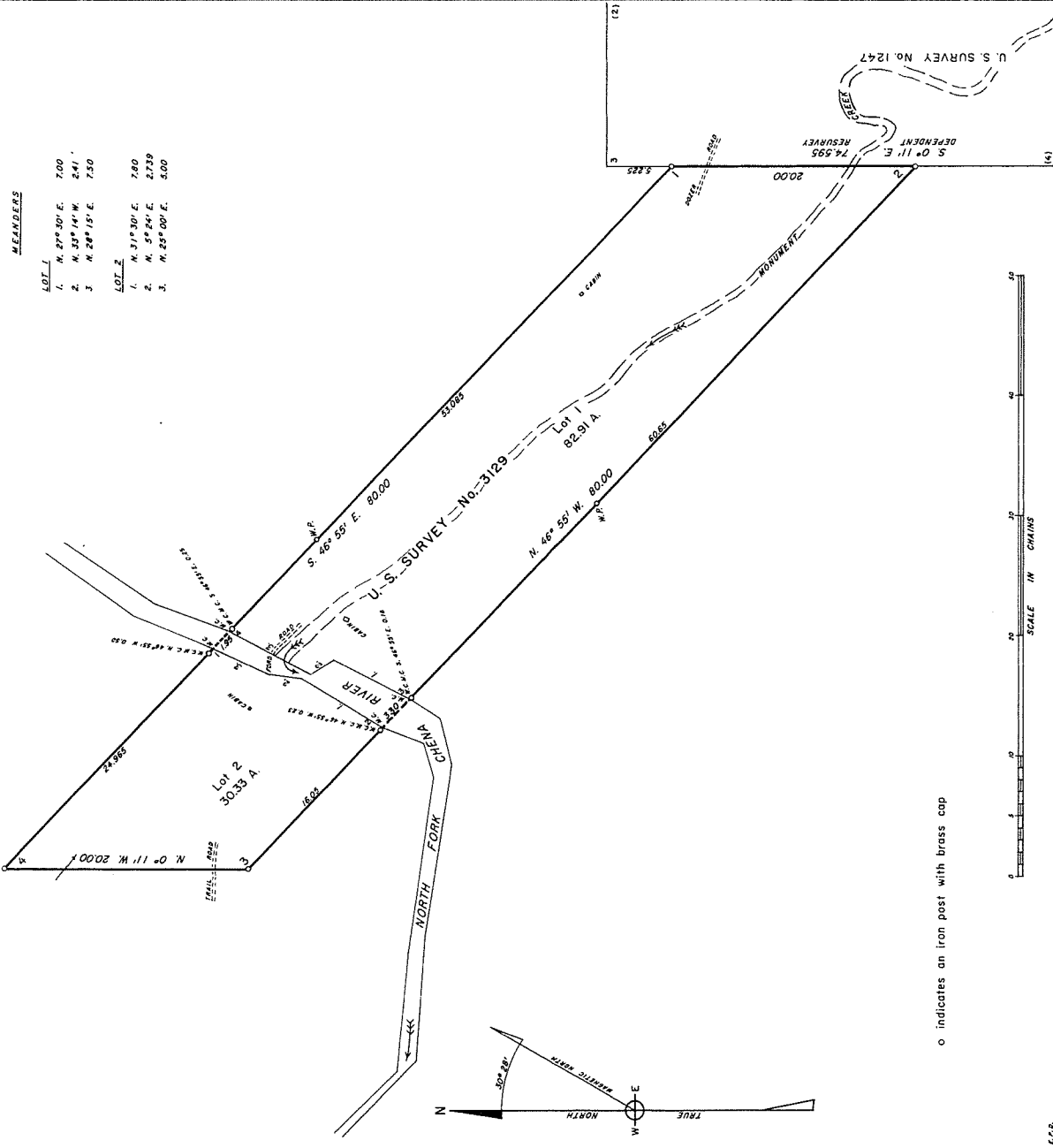
and Approved February 23, 1953

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. February 11, 1955

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

Carl G. Harrington
Cadastral Engineering Staff Officer



ORIGINAL

U. S. SURVEY
NO. 4228, ALASKA

AND
THE DEPENDENT RESURVEY
OF LINE 1-2 OF U. S. SURVEY NO. 1247

LOCATED
APPROXIMATELY 3 MILES SOUTHWEST
OF CHUKA HOT SPRINGS, ALASKA

APPROXIMATE GEOGRAPHIC POSITION
LATITUDE 65° 03' NORTH - LONGITUDE 146° 02' WEST

AREA: 139.26 ACRES

SURVEYED BY:

KENNETH C. FETTINGILL, SUPERVISORY CADASTRAL SURVEYOR
JULY 20 TO 26, 1964

Under Special Instructions
Dated July 23, 1963
Approved August 30, 1963

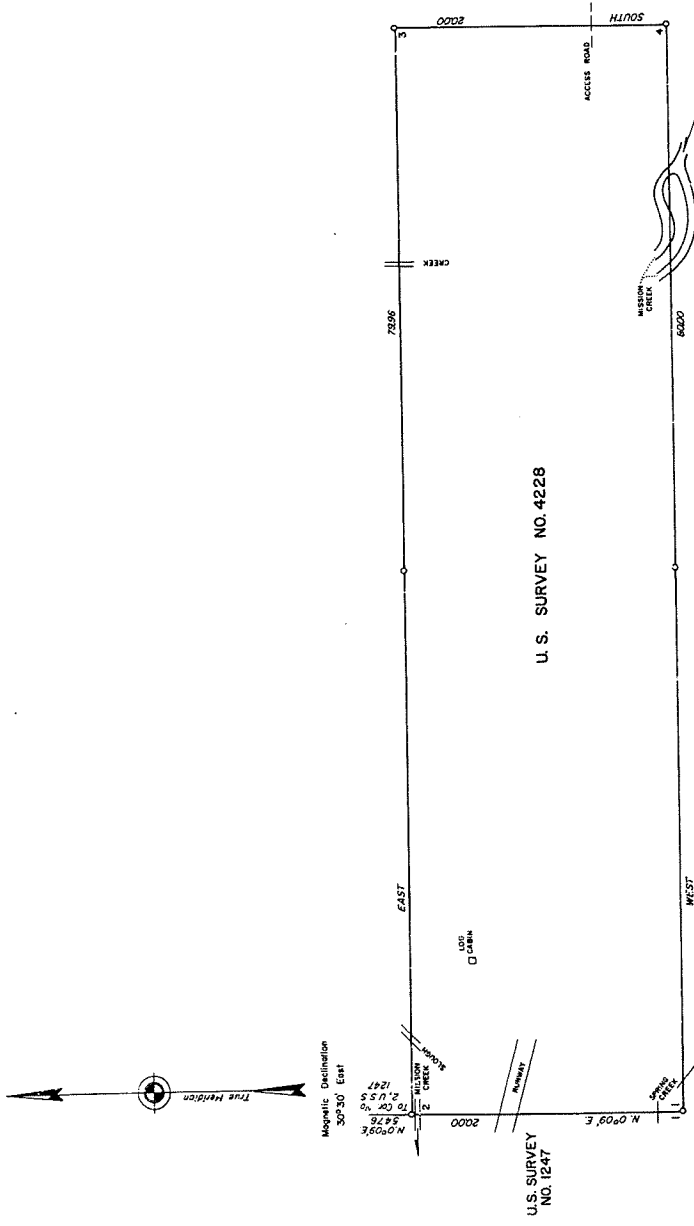
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. March 16, 1966

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director



Chief, Division of Engineering



BER

ORIGINAL

**U.S. SURVEY
NO. 4146, ALASKA**

LOCATED
APPROXIMATELY 2 MILES SOUTHEAST
OF CIENA HOT SPRINGS, ALASKA

APPROXIMATE GEOGRAPHIC POSITION
LATITUDE 65° 03' NORTH - LONGITUDE 146° 00' WEST

AREA: 145.90 ACRES

SURVEYED BY:
KENNETH C. PETTINELLI, SUPERVISORY CADASTRAL SURVEYOR
JULY 27, 1964 TO AUGUST 1, 1964

Under Special Instructions
Dated July 10, 1964
Approved July 14, 1964

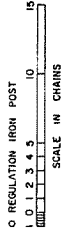
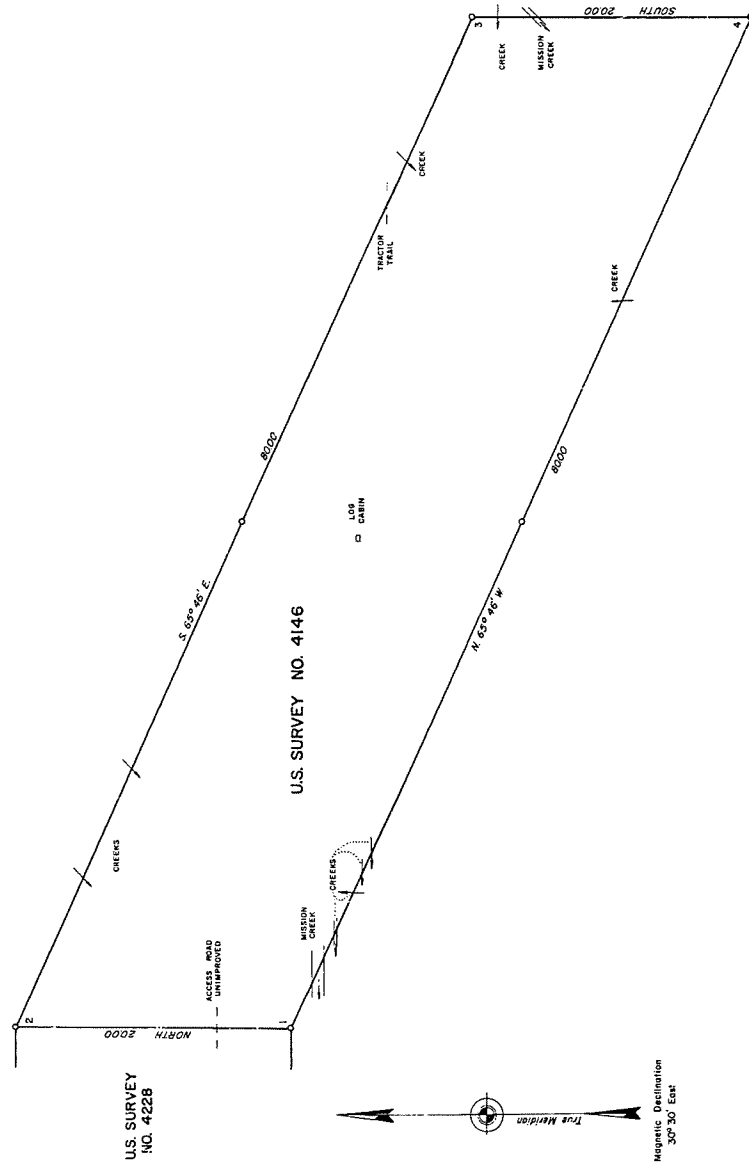
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. March 16, 1966

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director



Chief, Division of Engineering



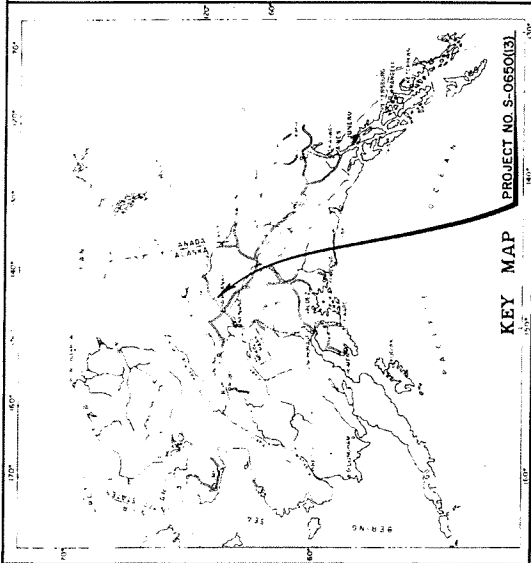
BER

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS

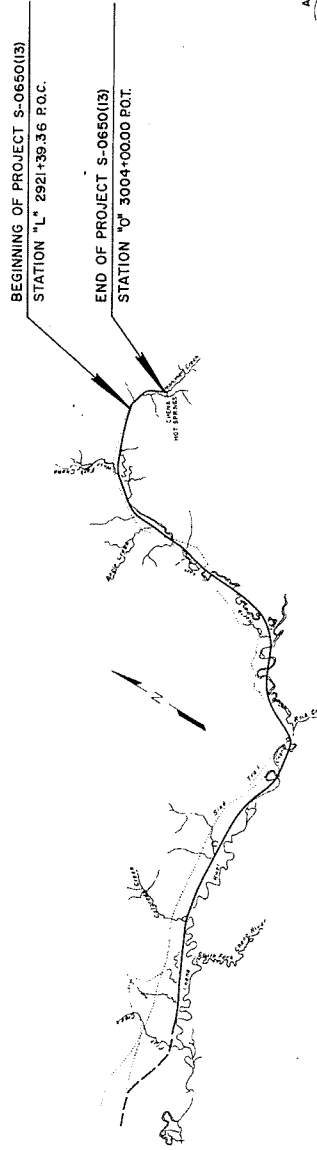
RIGHT OF WAY
ALASKA PROJECT NO.

S-0650(13)

CHENA HOT SPRINGS ROAD
MILE 55 TO CHENA HOT SPRINGS



KEY MAP PROJECT NO. S-0650(13)



BEGINNING OF PROJECT S-0650(13)
STATION "L" 2921+39.36 P.O.C.

END OF PROJECT S-0650(13)
STATION "O" 3004+00.00 P.O.T.

PROJECT LENGTH = 1.565 Miles



SCALE: 1" = 2 miles

APPROVED: *[Signature]* DATE: 2/24/67
COMMISSIONER OF HIGHWAYS
STATE OF ALASKA
DEPARTMENT OF HIGHWAYS

APPROVED: _____ DATE: _____
REGIONAL ENGINEER
BUREAU OF PUBLIC ROADS
REGION TEN

DEEDS

BOOK 261 PAGE 313
Fairbanks Recording District

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
FOURTH JUDICIAL DISTRICT

STATE OF ALASKA,

Plaintiff,

vs.

14.936 Acres, more or less;
CHENA HOT SPRINGS, INC.; ALASKA
TITLE GUARANTEE COMPANY; UNITED
STATES, SMALL BUSINESS ADMINI-
STRATION; FAIRBANKS NORTH STAR
BOROUGH;

Defendants.

FILED in the Superior Court
State of Alaska, Fourth District

AUG 6 1971

OLGA T. STEGER, Clerk

[Signature] Deputy

RECORDED
INDEXED
AUG 11 9 31 AM '71

71-06871

Civil Action No. 71

DECLARATION OF TAKING

I, the undersigned, Charles S. Matlock, Deputy Commissioner of Highways of the State of Alaska, on behalf of said State, do hereby make the following declaration:

I.

(a) The property hereinafter described is taken under the authority of and in accordance with AS 19.05, AS 19.10, AS 19.20, and AS 09.55, which authorize the acquisition of property by the Department of Highways, State of Alaska, deemed necessary for the public use of the State of Alaska.

(b) The public use for which it is necessary to take the property is for the right of way for a Federal Aid Highway designated as Alaska Project No. S-0650(13), CHENA HOT SPRINGS ROAD, MILE 55 TO CHENA HOT SPRINGS. This highway will form a part of the State secondary highway system. The property hereinafter described is deemed necessary by the undersigned for said public use of the State of Alaska.

II.

The property to be acquired aggregates 14.936 Acres, more or less, located in the Fairbanks Recording District,

ATTORNEY GENERAL, STATE OF ALASKA
STATE CAPITAL
600 CHENA HOT SPRINGS ALASKA
99506-1001

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1 State of Alaska. The property being taken for public use is
2 more particularly described in Schedules "A", "B" and "C"
3 attached hereto, and by this reference made a part hereof.
4 This is the description of the same land described in the
5 Complaint filed in the above-entitled action.

6 III.

7 Schedule "B" attached hereto is a plat showing the
8 property taken. Schedule "C" attached hereto is a parcel
9 vicinity map which shows the location, route, and termini of
10 said project, on which the property taken is designated as
11 Parcel No. 11.

12 IV.

13 The estate or interest in Parcel No. 11 taken for
14 public use is an estate in fee simple, excepting all oil, gas
15 and other minerals lying below 100 feet vertically in depth
16 beneath the surface of the highway right of way within Parcel
17 No. 11 of Alaska Project No. S-0650(13), CHENA HOT SPRINGS ROAD,
18 MILE 55 TO CHENA HOT SPRINGS.

19 V.

20 The amount of money estimated by the undersigned as
21 just compensation for the real property or the interests in it
22 being condemned is \$7,450.00.

23 VI.

24 The persons or entities who, as disclosed by a diligent
25 search of the records, may have or claim an interest in the said
26 property are:

27 CHENA HOT SPRINGS, INC., an Alaskan
28 Corporation;

29 ALASKA TITLE GUARANTY COMPANY;

30 UNITED STATES, SMALL BUSINESS ADMINISTRATION;

31 FAIRBANKS NORTH STAR BOROUGH
32

VII.

By reason of the provisions of the above-mentioned statutes, the estate or interest described in Paragraph IV hereof does immediately vest in the State of Alaska.

IN WITNESS WHEREOF, I, the undersigned Charles S. Matlock, Deputy Commissioner of Highways of the State of Alaska, on behalf of said State, have hereunto subscribed my name this 27th day of July, 1971, at Juneau, Alaska.

Charles S. Matlock
CHARLES S. MATLOCK
Deputy Commissioner of Highways

SUBSCRIBED and SWORN to before me this 27th day of

July, 1971, at Juneau, Alaska.

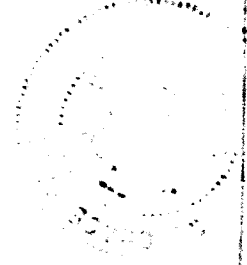
S. Jean Kack
Notary Public in and for Alaska

STATE OF ALASKA
Fairbanks Recording District

My Commission Expires: June 1973

Witness my hand and seal this 6th day of August, 1971, at Juneau, Alaska.

Deana Rump
Deputy



STATE OF ALASKA
STATE JUDICIAL
COUNTY CLERK
PHONE 343-3111

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Parcel 11. A tract of land for Alaska Project No. S-0650(13) situate in United States Survey 1247 in Unsurveyed Section 26, T. 3 N., R. 8 E., E.M., Fourth Judicial District, State of Alaska. The boundaries of said tract of land are described as follows:

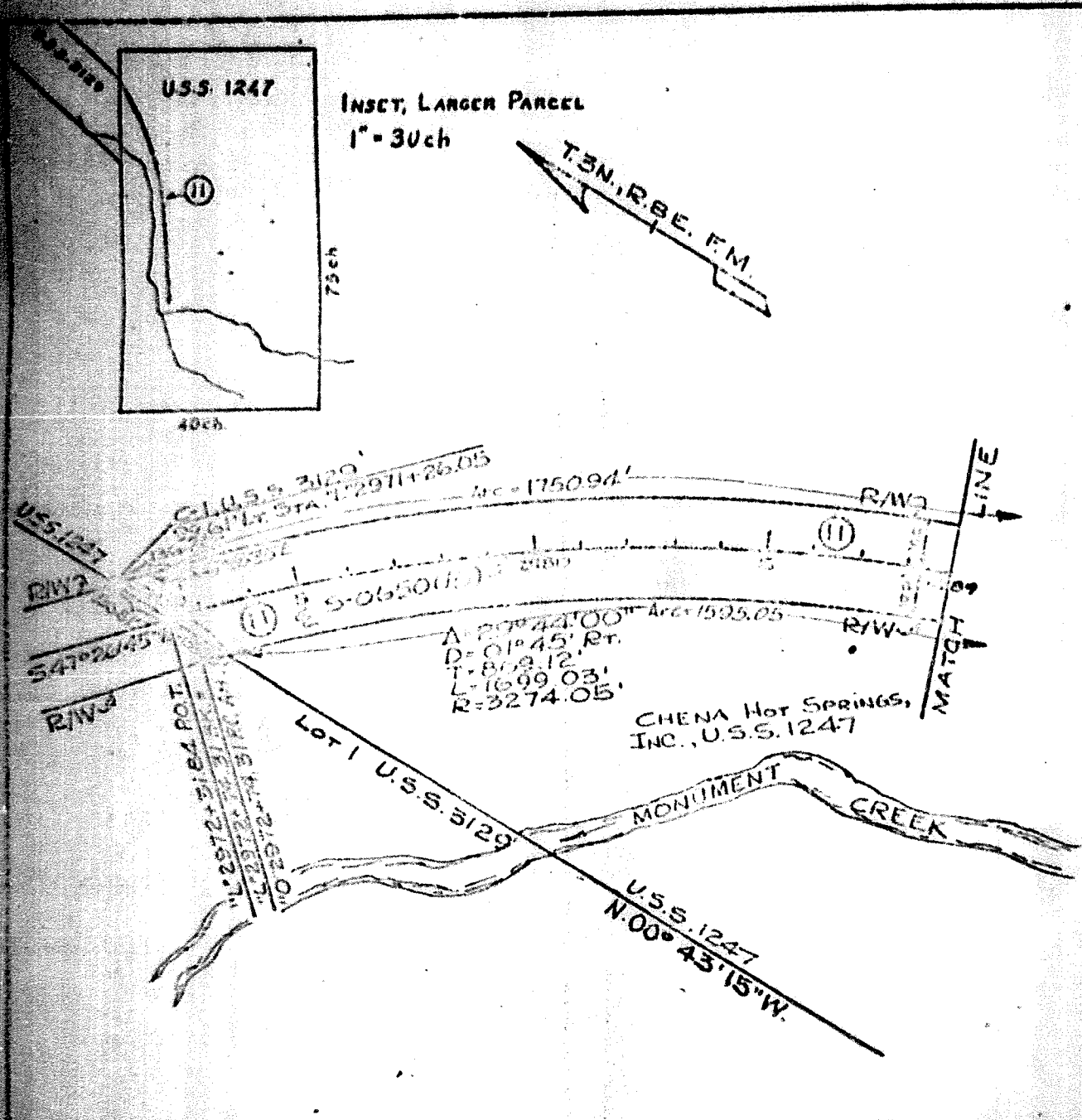
Beginning at Corner No. 1 of United States Survey 3129; thence S. $47^{\circ}36'36''$ E. a distance of 136.20 feet to a point of curve; thence southerly along a $01^{\circ}41'57''$ curve to the right (radius = 3374.05 feet) through an arc of $29^{\circ}41'00''$ a distance of 1750.94 feet to a point of tangent; thence S. $17^{\circ}42'45''$ E. a distance of 1506.66 feet; thence S. $72^{\circ}17'15''$ W. a distance of 100.00 feet to centerline Station "0" 3004 + 80.00 and point on tangent, said point also being S. $39^{\circ}06'50''$ E. a distance of 2186.56 feet from Corner No. 2 of United States Survey 3129; thence continuing S. $72^{\circ}17'15''$ W. a distance of 100.00 feet to a point on the southerly right of way line of said Alaska Project; thence N. $17^{\circ}42'45''$ W. a distance of 1506.66 feet to a point of curve; thence northwesterly along a $01^{\circ}48'20''$ curve to the left (radius = 3174.05 feet) through an arc of $28^{\circ}47'34''$ a distance of 1595.05 feet to the intersection with the westerly boundary line of United States Survey 1247 and the southerly right of way line of said Project; thence N. $00^{\circ}43'15''$ W. along said westerly boundary line a distance of 274.76 feet to the point of beginning.

The above described tract of land contains 14.936 acres, more or less.

PROJECT NO. S-0650(13)

PARCEL NO. 11

Schedule "A"



SIGNATURE _____	DATE _____
ATTACHED TO _____	DATED _____
PAGE 1 OF 2	

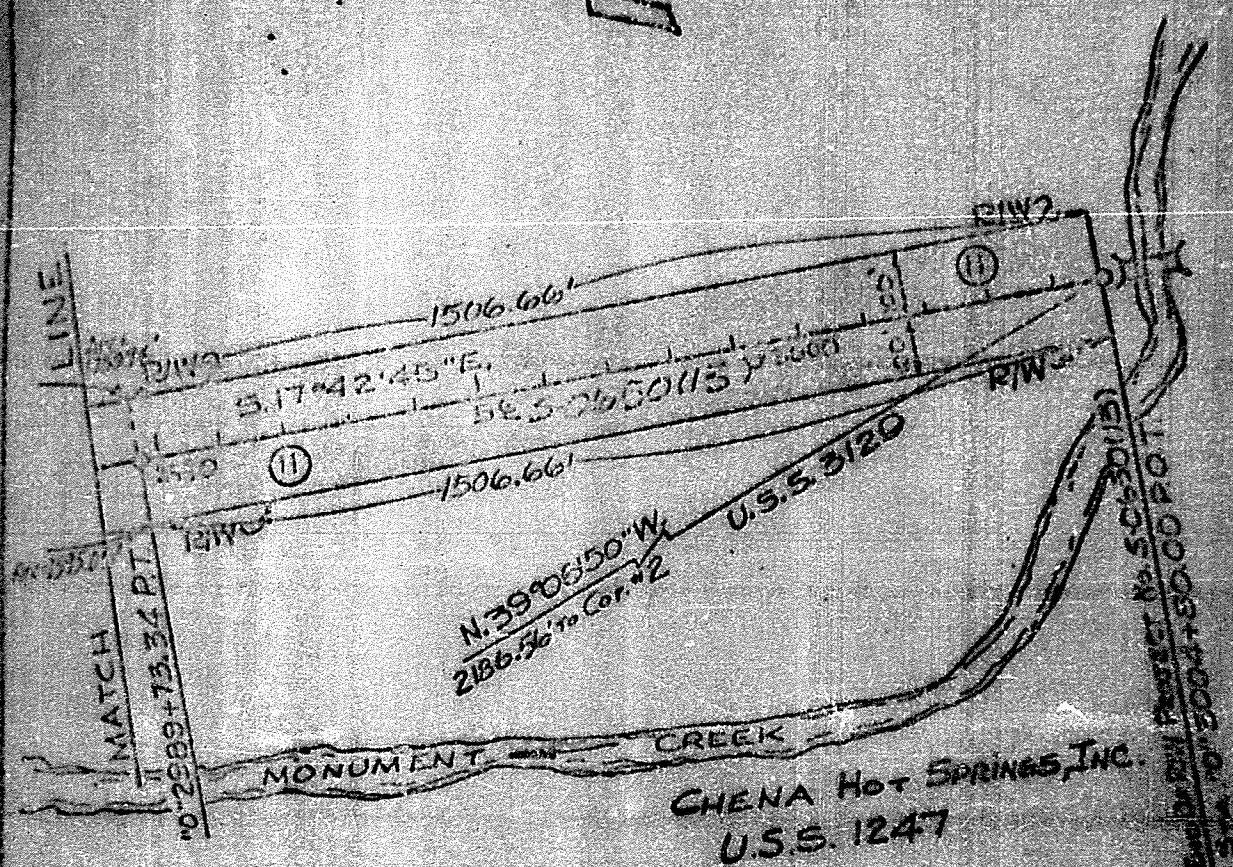
STATE OF ALASKA
 DEPARTMENT OF HIGHWAYS

PLAT SHOWING RIGHT OF WAY REQUIRED

DISTRICT <u>Interior</u>	AREA <u>14.936 Ac. ±</u>
SCALE <u>1" = 300'</u>	PROJECT <u>S-0650(10)</u>
DWN <u>S.A. DATE 4-4-71</u>	PARCEL <u>11</u>

Schedule "B" (2 pages) 21

T3N., R.6E. F.M.



CHENA HOT SPRINGS, INC.
U.S.S. 1247

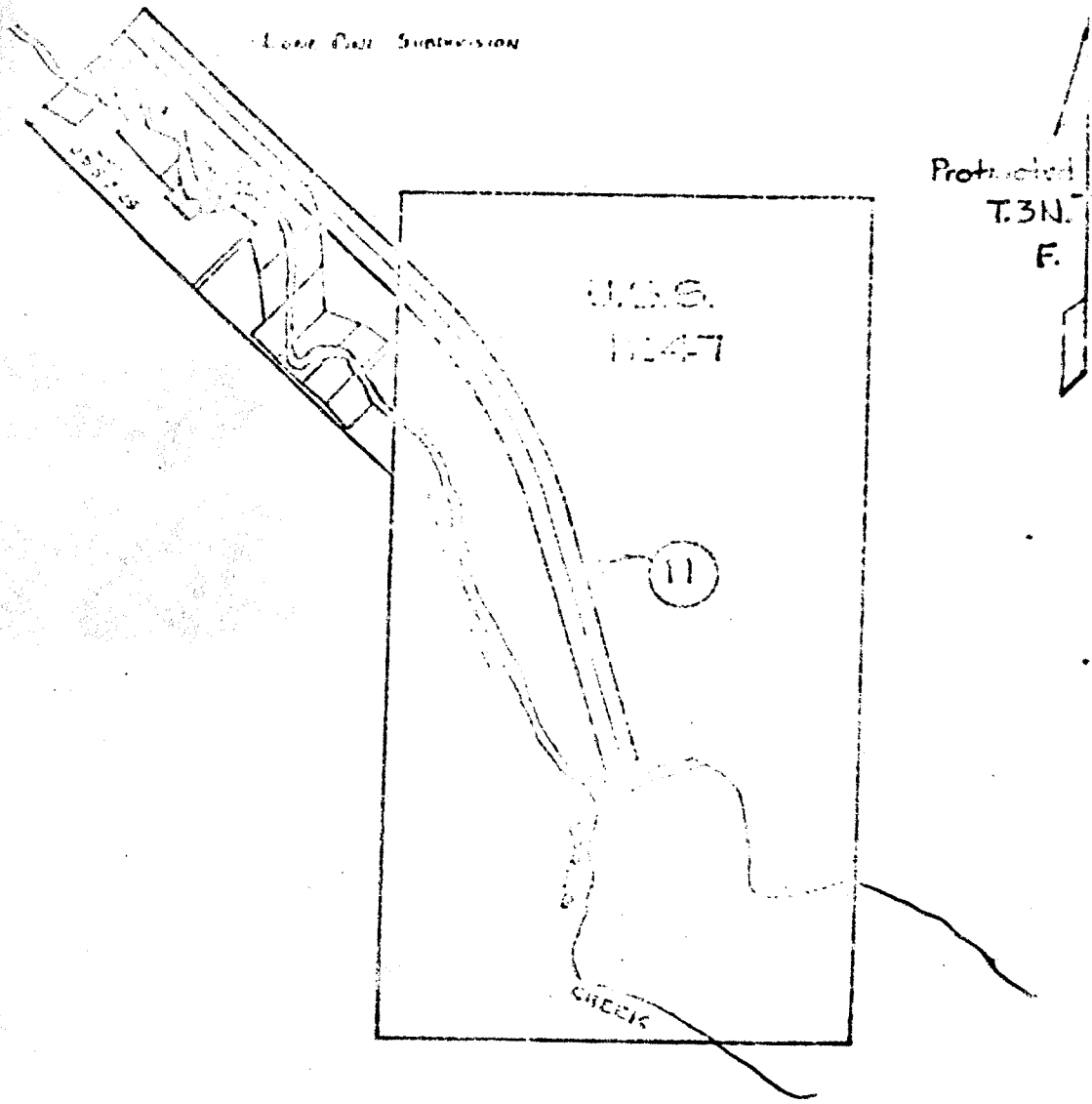
SIGNATURE	DATE
ATTACHED TO	DATED
PAGE 2 OF 2	

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS

PLAT SHOWING RIGHT OF WAY REQUIRED

DISTRICT INTERIOR	AREA 14.900
SCALE 1" = 300'	DISTRICT 50000
DWN SA 41421	MODEL 11

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS
PROJECT NO. S-0650(13)



PARCEL VICINITY MAP
SCALE 1" = 1000'

Schedule "C"