

IMPLEMENTATION PROCEDURES

ALASKA STATUTE 34.65

LAND SURVEYS

## INDEX

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## INSTRUCTIONS FOR SURVEYORS

### RECORDS OF SURVEY

ref. AS 34.65.030

#### WHEN A RECORD OF SURVEY IS REQUIRED

After making a survey in conformity with the practice and definition of land surveying, a land surveyor shall file with the District Recorder a record of the survey within 90 days if the survey discloses:

- (1) Material evidence of physical change that in whole or in part does not appear on a plat of record previously filed in the office of the District Recorder or in the records of the Bureau of Land Management;
- (2) A material discrepancy with a plat of record previously filed in the office of the District Recorder or in the records of the Bureau of Land Management; or
- (3) Evidence that by reasonable analysis might result in alternate positions of boundaries from those of record.

#### Submittals

All Records of Survey filed in a District Recording Office must conform to the following basic standards:

- (1) Be legibly drawn in black ink on mylar or on diazo positive mylar sheets that do not exceed 32" x 36". Drawing must be capable of being legibly reproduced by a machine or device used in the recording office.
- (2) Show original and reestablished monuments and all distances and directions required to determine the location of all monuments established during the survey.
- (3) Notations describing survey procedures used to establish monumentation during the survey.
- (4) A. Drawing must include a statement specifically identifying the legal document that the survey is based upon. This statement must incorporate the filing number or recording book and page if documents are of record in the District Recording Office of this state.  
B. If the survey is within an area governed by a platting authority, the drawing must state that "This survey does not constitute a subdivision as defined by AS 40.15.190(2)." Filing of a Record of Survey does not relieve the surveyor of the responsibility to comply with requirements of local platting authorities established under AS 29.33 and AS 40.15.075. A Record of Survey may not be used to facilitate the dedication of land for public purposes. Dedications require acceptance through the legal platting process.

Example: This is a deed of record boundary survey of the Deed Recorded in Book 00 at Page 000 in the \_\_\_\_\_ Recording District and does not constitute a subdivision as defined by AS 40.15.190(2).

- (5) Be sealed, signed and dated by the land surveyor in charge of the work. Must contain original signature.
- (6) Contain the title "RECORD OF SURVEY" and the (subdivision name if within an existing subdivision) Section, Township, Range and Meridian.
- (7) Contain the name of the Recording District into which it is to be entered into the public record.
- (8) Be accompanied by the fee for filing, as set out in 11 AAC 05.010.

It is the responsibility of the land surveyor to ensure that the prerequisites for filing documents as established by 11 AAC 06.050 and by statute are met.

#### WHEN A RECORD OF SURVEY IS NOT REQUIRED

A record of survey is not required for a survey

- (1) made by the Bureau of Land Management;
- (2) when a plat of survey has been filed or will be filed within 18 months after the field survey is completed.

#### RECORDS OF MONUMENT ref. AS 34.65.040

A land surveyor who in the course of a survey establishes, reestablishes, uses as control, or restores a monument to make it readily identifiable or reasonably durable shall file a monument record, unless the monument and its accessories are substantially as described in a monument record filed under AS 34.65 or on a survey plat of record. Monument records shall be filed on a standard Land Survey Monument Record form provided by the State of Alaska, Department of Natural Resources.

An agency whose activities will disturb or destroy a monument or its accessories shall have a land surveyor:

- (1) file a monument record before the monument or its accessories are disturbed or destroyed;
- (2) restore or replace the monument and its accessories after the activities have ceased; and
- (3) file a new monument record after restoring or replacing the monument or its accessories.

A person who disturbs or destroys a monument shall file a notice of the disturbance or destruction in the office of the District Recorder. This notice will be filed on a Land Survey Monument Record form, however, in this circumstance the form may be filed by any person and does not require a

registered surveyor's seal. In note 1 of the form, add the explanation: "Notice of disturbance." This does not relieve an agency of legal responsibility as previously stated.

A land surveyor may file a monument record for any monument.

A land surveyor who is required to file a monument record under AS 34.65 shall do so within 90 days of the completion of the survey or of the establishment, reestablishment, or rehabilitation of a monument.

A monument record shall be signed and sealed by the land surveyor responsible for the survey.

Instructions for monument record forms

- (1) Report one monument only on each monument record form.
- (2) List all pertinent evidence found (both physical and record) which was used to substantiate the position of the corner or explain, in detail, the evidence found and the survey procedures used to reestablish a missing corner. Include testimony of interested landowners, land surveyors or other qualified authorities or witnesses.
- (3) Describe the type of monument set or any restoration of the original monument. List all existing or established monument accessories which perpetuate the location of the corner.
- (4) Make a neat sketch showing the relative positions of the monument and reference points. Give dimensions with appropriate degree of precision; include north arrow and state basis of bearings if used.
- (5) Prepare a sketch showing how the position for the monument being established was determined. Give the recording information if the monument is at a corner of a deed of record. If additional sheets are necessary, the Recording District information must be shown on the last sheet.
- (6) Fill in the surveyor's name, registration number, date, seal and signature.
- (7) Description of the corner. In addition to section, township, range and meridian, if the corner was originally shown on a subdivision plat, fill in the subdivision name and the plat filing information. Fill in "N/A" in subdivision name if not applicable.
- (8) Recording District information to be filled in by the Recorder's Office.
- (9) Show location of monument and the index number. See Alaska Land Survey Monument Master Index.

# ALASKA LAND SURVEY MONUMENT MASTER INDEX

TOWNSHIP \_\_\_\_\_, RANGE \_\_\_\_\_, \_\_\_\_\_ MERIDIAN



Z	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Z
Y																										Y
X		6					5				4				3				2							X
W																										W
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## EXPLANATION

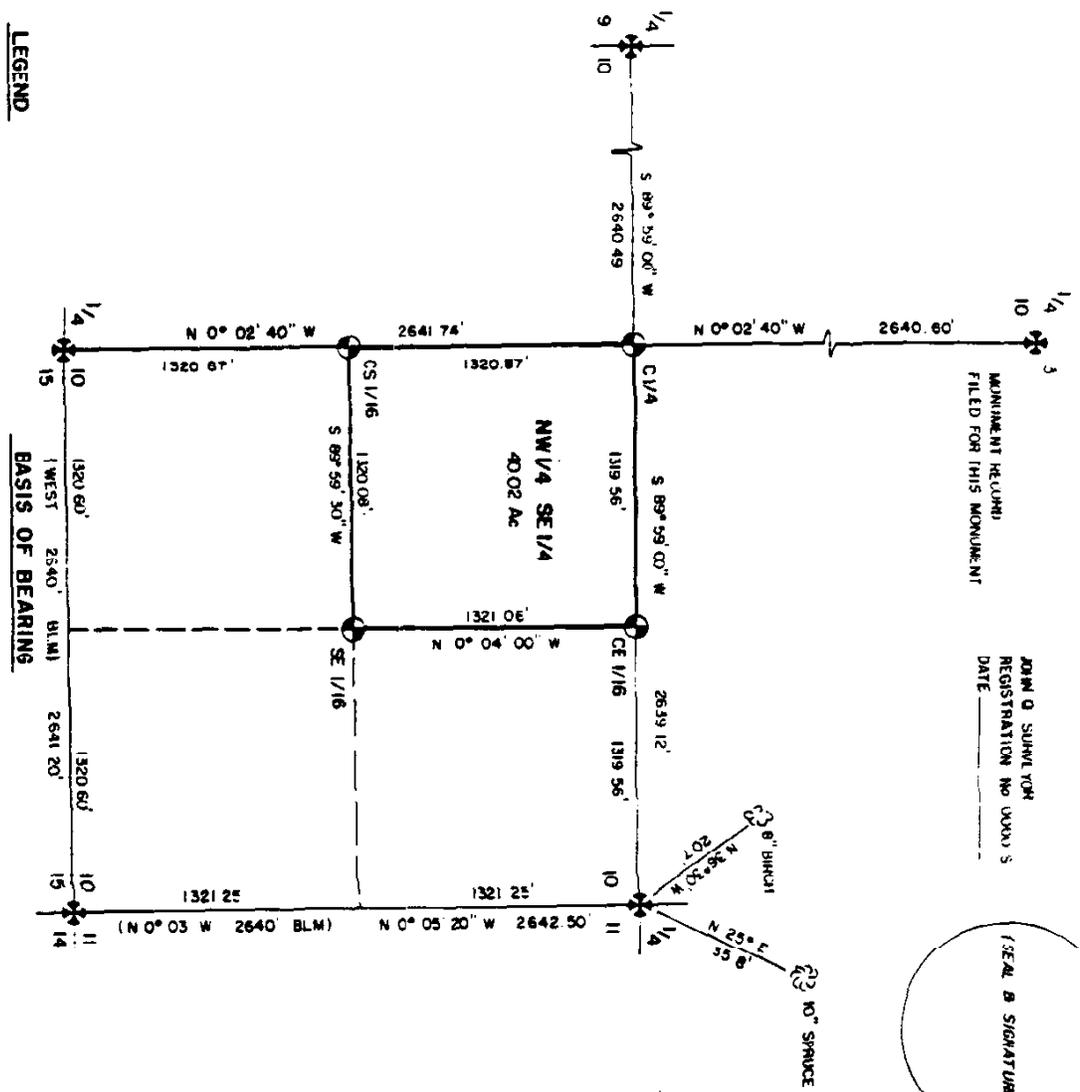
Each monument record is identified by a numerical-alphabetical index reference number which is related to the township diagram. For example, the quarter corner common to Sections 4 and 5 would have the index number 9-X.

Monuments which are not located at intersecting lines on the diagram are identified by reference to the southeast corner of the rectangle in which the monument is located. For example, if the location of a monument places it between numbers 4 and 5 and between letters J and K the index number would be 5-J.

A monument which is common to adjoining townships will be identified by the index reference number in the township in which the record is to be filed, except in the case where a Recording District boundary coincides with a township line, in which case an appropriate index number shall be used for each Recording District involved.

# SAMPLE RECORD

- LEGEND**
- ⊗ BLM MONUMENT RECOVERED
  - ⊕ 1/4" ALUMINUM CAP ON 2" x 30" ALUMINUM PIPE SET 2' ABOVE GROUND THIS SURVEY

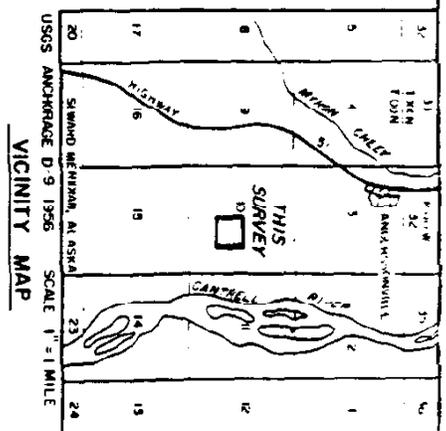
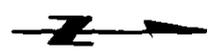


MONUMENT RETURN  
FILED FOR THIS MONUMENT

DATE \_\_\_\_\_

MONUMENT RETURN  
REGISTRATION NO. (XXX) S

(SEAL & SIGNATURE)



**NOTES**

- 1 UNLESS OTHERWISE NOTED, ACCESSORIES FOR ALL BLM MONUMENTS ARE AS DESCRIBED IN THE ORIGINAL FIELD NOTE RECORDS
- 2 SURVEYED IN ACCORDANCE WITH THE BLM MANUAL OF SURVEY INSTRUCTIONS 1973 SECTIONS 3-85 THROUGH 3-89
- 3 THIS IS A SURVEY OF THE PROPERTY DESCRIBED IN UNITED STATES PATENT NO. 1234567 RECORDED IN THE ANCHORAGE RECORDING DISTRICT IN BOOK 000 AT PAGE 500 ON JUNE 31, 1985. THIS DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15 190121.

**DATE OF SURVEY**  
Beginning \_\_\_\_\_  
Ending \_\_\_\_\_

**NAME AND ADDRESS**  
(OF SURVEYOR OR FIRM)

---

**RECORD OF SURVEY**

OF  
NW 1/4 SE 1/4  
SECTION 10  
TOWNSHIP 00 NORTH, RANGE 00 WEST,  
SEWARD MERIDIAN, ALASKA  
ANCHORAGE RECORDING DISTRICT

**DRAWN BY** \_\_\_\_\_

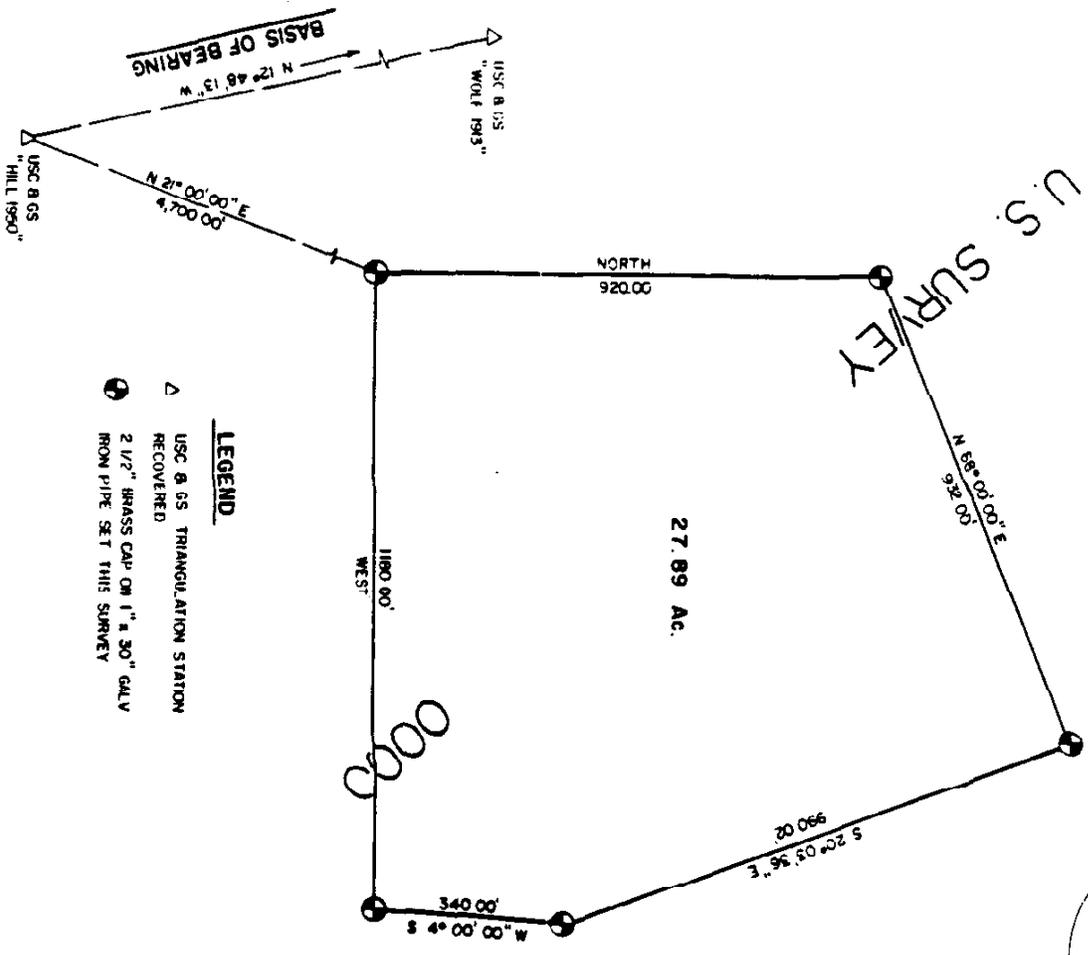
**SCALE** 1" = 500'

**CHECKED BY** \_\_\_\_\_

**FILE NO.** \_\_\_\_\_

# SAMPLE RECORD

U.S. SURVEY

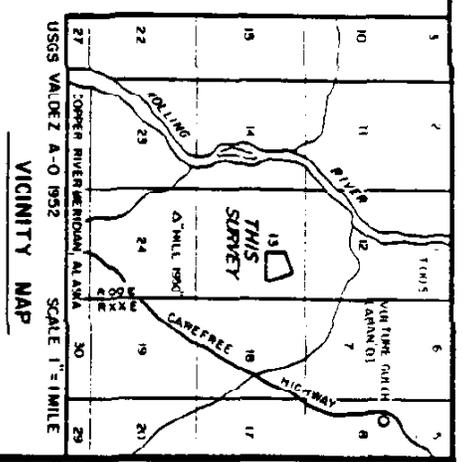


**LEGEND**  
 ▲ USC & GS TRIANGULATION STATION RECOVERED  
 ● 2 1/2" BRASS CAP ON 1" x 30" GALV IRON PIPE SET THIS SURVEY

27.89 Ac.

JANE Q SURVEYOR  
 REGISTRATION NO 0000-S  
 DATE \_\_\_\_\_

(SEAL & SIGNATURE)



**NOTES**

1. THIS IS A SURVEY OF PROPERTY AS DESCRIBED BY METES AND BOUNDS IN THE STATUTORY WARRANTY DEED RECORDED IN BOOK 00, AT PAGES 243 AND 244 ON JUNE 24, 1950 IN THE VALDEZ RECORDING DISTRICT

**DATE OF SURVEY**  
 Beginning \_\_\_\_\_  
 Ending \_\_\_\_\_

**NAME AND ADDRESS**  
 (IF SURVEY FOR OR FIRM)

**RECORD OF SURVEY**

WITHIN  
 NE 1/4  
 UNSURVEYED SECTION 13  
 TOWNSHIP 00 SOUTH, RANGE 00 EAST,  
 COPPER RIVER MERIDIAN, ALASKA

VALDEZ RECORDING DISTRICT

**DRAWN BY** \_\_\_\_\_ **SCALE** 1" = 200'

**CHECKED BY** \_\_\_\_\_ **FILE NO** \_\_\_\_\_

**(INITIALS)** \_\_\_\_\_

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES

LAND SURVEY MONUMENT RECORD

1.  LAND CORNER RESTORATION  
 LAND CORNER REESTABLISHMENT  
 LAND CORNER ESTABLISHMENT (COMPLETE ITEM NO. 5 )  
 OTHER: EXPLAIN \_\_\_\_\_

2. DESCRIPTION OF CORNER EVIDENCE FOUND OR A CONCISE STATEMENT OF THE METHOD USED TO REESTABLISH THE CORNER:

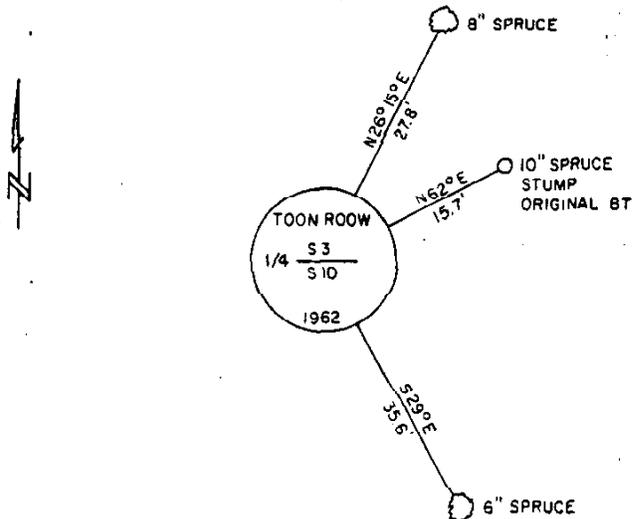
Found original BLM 3 1/2" brass cap on 2 1/2" dia. I.P. extending 1 1/2' above ground and leaning to the southeast. Found rotting stump of 10" spruce with the scribe marks " 3 BT " clearly visible on the side facing the monument at N. 62°E, 15.7'. BLM record is "A spruce, 10 ins. diam., bears N. 60°15'E., 24 lks. (15.8') dist., mkd. 1/4 S 3 BT."

3. DESCRIPTION OF MONUMENT AND ACCESSORIES ESTABLISHED TO PERPETUATE THE LOCATION OF THE MONUMENT,

Plumbed monument on its base and reset flush with ground and placed a 2" x 4" red and white witness post 1' south.

Two new bearing trees were balzed, flagged with orange plastic ribbon and a 16d nail was driven 3' above the ground in the right side of the tree facing from the monument (see sketch below)

4. SKETCH SHOWING THE RELATIVE LOCATION OF MONUMENT AND REFERENCE POINTS. (USE ADDITIONAL SHEETS IF NECESSARY)



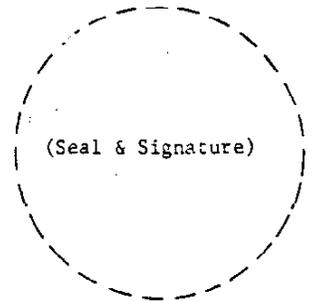
SAMPLE

5. PREPARE A SKETCH SHOWING THE MONUMENTS USED AND MEASUREMENTS MADE TO DETERMINE THE POSITION OF THE MONUMENT BEING ESTABLISHED:

DATE OF FIELD WORK July 17, 1986

SURVEYOR'S CERTIFICATE

6. I John Q. Surveyor,  
 REGISTRATION NO. 0000-S DO HEREBY CERTIFY  
 THAT I WAS IN RESPONSIBLE CHARGE OF THE  
 SURVEYING WORK DESCRIBED IN THIS RECORD AND  
 THAT TO THE BEST OF MY KNOWLEDGE THE INFOR-  
 MATION PRESENTED HEREIN IS TRUE AND CORRECT.



July 24, 1986  
 DATE

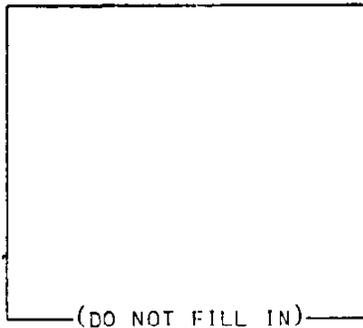
7. CORNER DESCRIPTION

N 1/4 CORNER OF SECTION(S) 10, TOWNSHIP 00 N.,  
 RANGE 00 W., Seward MERIDIAN, ALASKA.

SUBDIVISION NAME N/A RECORDER'S PLAT No. \_\_\_\_\_

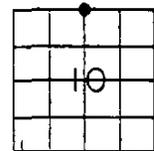
DATE FILED \_\_\_\_\_

8. RECORDING DISTRICT INFORMATION:



9. LOCATION DIAGRAM

1" : 1 MILE



● = LOCATION OF MONUMENT

INDEX REF. No. 15 - V

SAMPLE

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES

LAND SURVEY MONUMENT RECORD

1.  LAND CORNER RESTORATION
- LAND CORNER REESTABLISHMENT
- LAND CORNER ESTABLISHMENT (COMPLETE ITEM NO. 5 )
- OTHER: EXPLAIN \_\_\_\_\_

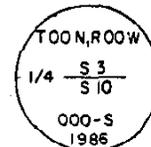
2. DESCRIPTION OF CORNER EVIDENCE FOUND OR A CONCISE STATEMENT OF THE METHOD USED TO REESTABLISH THE CORNER:

According to Mr. John Jones, who owns and has lived on the property northeast of the corner for past 12 years, the monument and both original bearing trees were destroyed during construction of George Road. The corner was reestablished at mid-point between the N.E. corner of section 10 and the NW corner of Section 10 was adjusted south to secure the latitudinal curve.

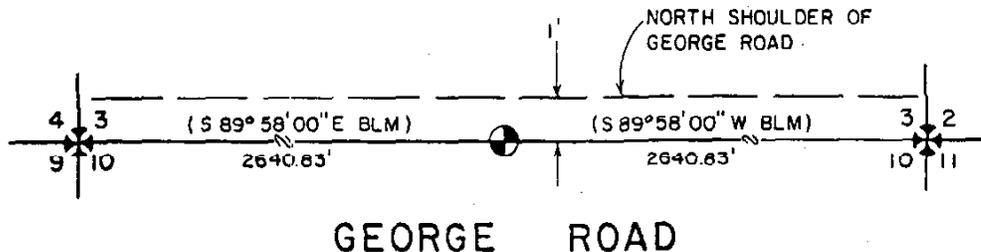
3. DESCRIPTION OF MONUMENT AND ACCESSORIES ESTABLISHED TO PERPETUATE THE LOCATION OF THE MONUMENT.

Set a 2 1/2" brass cap on a 1" x 30" galvanized iron pipe 0.5' below road grade 1' south of north shoulder of George Road. Accessories are blazed and flagged trees as follows:

- 12" Birch, N40°30'E, 41.6'
- 6" Spruce, N11°15'W, 35.7'
- 7" Spruce, S1° W, 56.0'



4. SKETCH SHOWING THE RELATIVE LOCATION OF MONUMENT AND REFERENCE POINTS. (USE ADDITIONAL SHEETS IF NECESSARY)



SAMPLE

Appendix D-1

5. PREPARE A SKETCH SHOWING THE MONUMENTS USED AND MEASUREMENTS MADE TO DETERMINE THE POSITION OF THE MONUMENT BEING ESTABLISHED:

DATE OF FIELD WORK July 17, 1986

SURVEYOR'S CERTIFICATE

6. I John Q. Surveyor,  
 REGISTRATION NO. 0000-S DO HEREBY CERTIFY  
 THAT I WAS IN RESPONSIBLE CHARGE OF THE  
 SURVEYING WORK DESCRIBED IN THIS RECORD AND  
 THAT TO THE BEST OF MY KNOWLEDGE THE INFOR-  
 MATION PRESENTED HEREIN IS TRUE AND CORRECT.



July 24, 1986  
 DATE

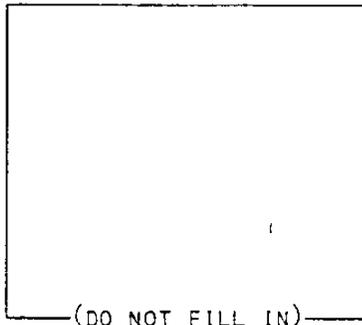
7. CORNER DESCRIPTION

N 1/4 CORNER OF SECTION(S) 10, TOWNSHIP 00N,  
 RANGE 00W, Seward MERIDIAN, ALASKA.

SUBDIVISION NAME N/A RECORDER'S PLAT No. \_\_\_\_\_

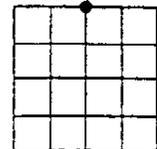
DATE FILED \_\_\_\_\_

8. RECORDING DISTRICT INFORMATION:



9. LOCATION DIAGRAM

1" : 1 MILE



● = LOCATION OF MONUMENT

INDEX REF. No. 15 - :

SAMPLE

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES

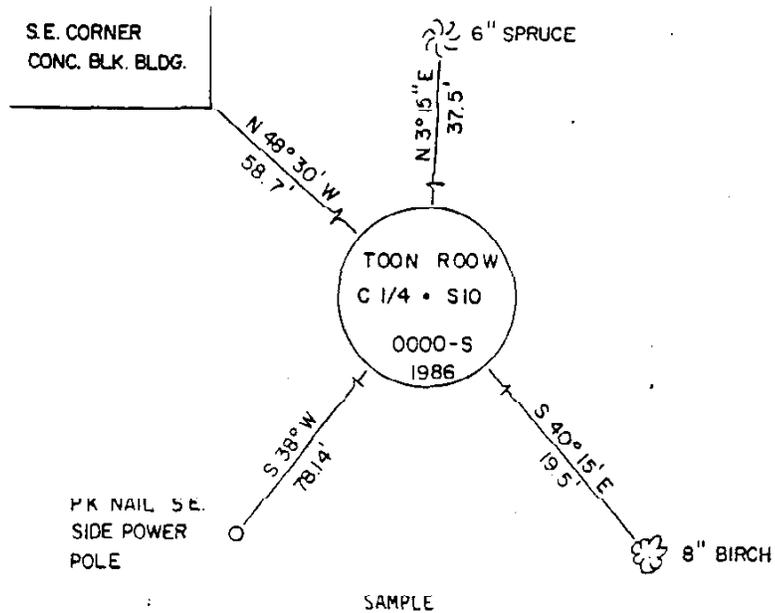
LAND SURVEY MONUMENT RECORD

- LAND CORNER RESTORATION  
 LAND CORNER REESTABLISHMENT  
 LAND CORNER ESTABLISHMENT (COMPLETE ITEM NO. 5, )  
 OTHER: EXPLAIN \_\_\_\_\_
- DESCRIPTION OF CORNER EVIDENCE FOUND OR A CONCISE STATEMENT OF THE METHOD USED TO REESTABLISH THE CORNER:

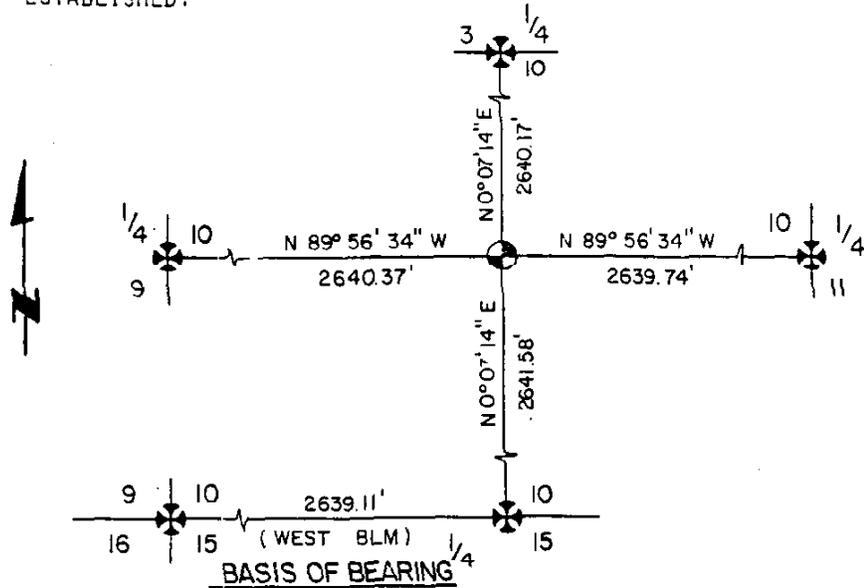
- DESCRIPTION OF MONUMENT AND ACCESSORIES ESTABLISHED TO PERPETUATE THE LOCATION OF THE MONUMENT.

Set a 3/4" aluminum cap on a 2" x 30" aluminum pipe 0.2 foot above ground, and an orange Carsonite witness post 1 foot east of monument.

- SKETCH SHOWING THE RELATIVE LOCATION OF MONUMENT AND REFERENCE POINTS. (USE ADDITIONAL SHEETS IF NECESSARY)



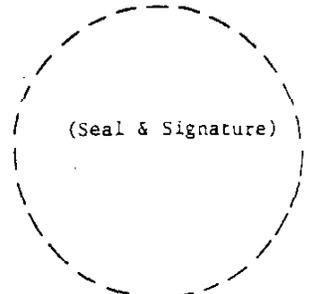
5. PREPARE A SKETCH SHOWING THE MONUMENTS USED AND MEASUREMENTS MADE TO DETERMINE THE POSITION OF THE MONUMENT BEING ESTABLISHED:



DATE OF FIELD WORK July 17, 1986

SURVEYOR'S CERTIFICATE

6. I John O. Surveyor,  
 REGISTRATION NO. 000-S DO HEREBY CERTIFY  
 THAT I WAS IN RESPONSIBLE CHARGE OF THE  
 SURVEYING WORK DESCRIBED IN THIS RECORD AND  
 THAT TO THE BEST OF MY KNOWLEDGE THE INFOR-  
 MATION PRESENTED HEREIN IS TRUE AND CORRECT.



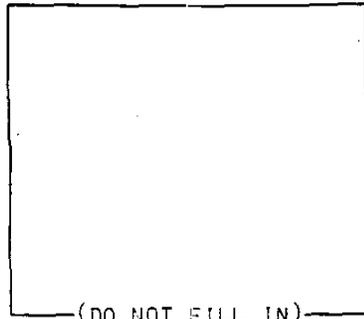
July 24, 1986  
 DATE

7. CORNER DESCRIPTION

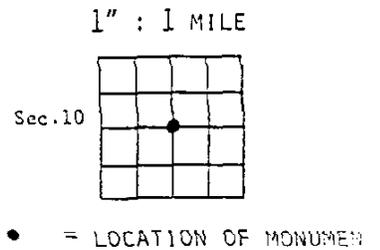
C 1/4 CORNER OF SECTION(S) 10, TOWNSHIP 00N.,  
 RANGE 00W, Seward MERIDIAN, ALASKA.

SUBDIVISION NAME N/A RECORDER'S PLAT No. \_\_\_\_\_  
 DATE FILED \_\_\_\_\_

8. RECORDING DISTRICT INFORMATION:



9. LOCATION DIAGRAM



INDEX REF. No. 15 - 1

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES

LAND SURVEY MONUMENT RECORD

1.  LAND CORNER RESTORATION  
 LAND CORNER REESTABLISHMENT  
 LAND CORNER ESTABLISHMENT (COMPLETE ITEM NO. 5 )  
 OTHER: EXPLAIN Reference monument prior to removal for construction of George Road.

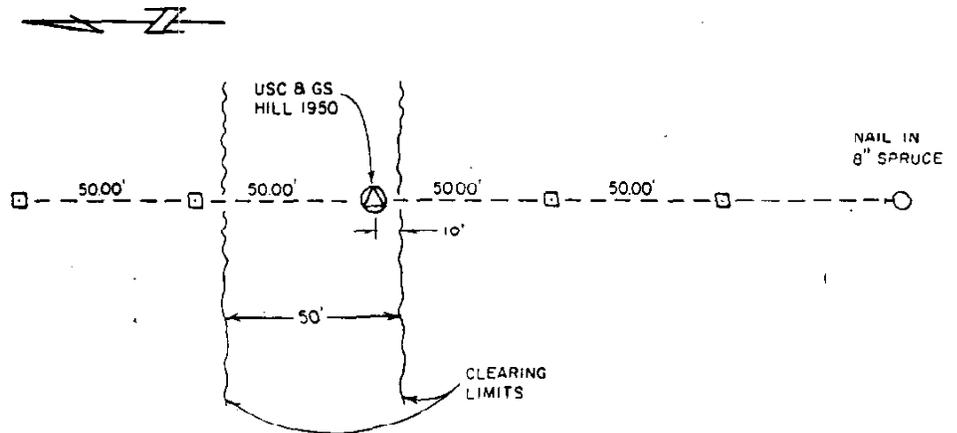
2. DESCRIPTION OF CORNER EVIDENCE FOUND OR A CONCISE STATEMENT OF THE METHOD USED TO REESTABLISH THE CORNER:

Found a standard U.S. Coast and Geodetic Survey bronze triangulation station disk, stamped: "HILL 1950" welded to a copper pipe 0.9' above ground. Reference marks are 2" x 4" stakes extending 1' above ground with a nail in the center. RM No. 1 bears S 86°21'W, 42.55' and RM No. 2 bears N 56°50' E, 25.10'.

3. DESCRIPTION OF MONUMENT AND ACCESSORIES ESTABLISHED TO PERPETUATE THE LOCATION OF THE MONUMENT.

Set 2" x 2" wood hubs with tacks outside of the proposed clearing limits.

4. SKETCH SHOWING THE RELATIVE LOCATION OF MONUMENT AND REFERENCE POINTS. (USE ADDITIONAL SHEETS IF NECESSARY)



SAMPLE

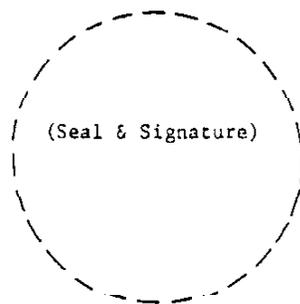
Appendix F-1

5. PREPARE A SKETCH SHOWING THE MONUMENTS USED AND MEASUREMENTS MADE TO DETERMINE THE POSITION OF THE MONUMENT BEING ESTABLISHED:

DATE OF FIELD WORK July 17, 1986

SURVEYOR'S CERTIFICATE

6. I John Q. Surveyor,  
 REGISTRATION NO. 000-S DO HEREBY CERTIFY  
 THAT I WAS IN RESPONSIBLE CHARGE OF THE  
 SURVEYING WORK DESCRIBED IN THIS RECORD AND  
 THAT TO THE BEST OF MY KNOWLEDGE THE INFOR-  
 MATION PRESENTED HEREIN IS TRUE AND CORRECT.



July 24, 1986  
 DATE

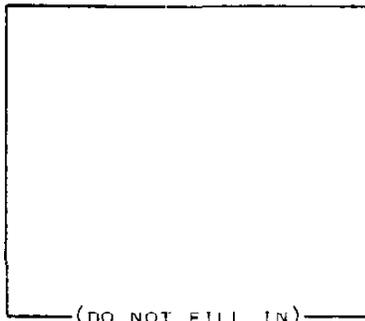
7. CORNER DESCRIPTION

"HILL 1950"  
 USC&GS TRI. STA. CORNER OF SECTION(S) 13, TOWNSHIP 00N.,  
 RANGE 00W. , Uniat MERIDIAN, ALASKA.

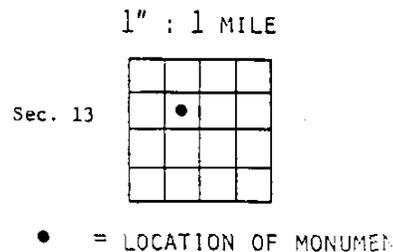
SUBDIVISION NAME \_\_\_\_\_ RECORDER'S PLAT No. \_\_\_\_\_

DATE FILED \_\_\_\_\_

8. RECORDING DISTRICT INFORMATION:



9. LOCATION DIAGRAM



INDEX REF. No. 23 -

SAMPLE

Appendix F-2