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**Article 2
Survey and Platting Standards**

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11 AAC 53.100. Applicability

Secs. 100 - 260 of this chapter set out the minimum requirements applicable to surveys of state land. However, if the land is within a municipality whose survey ordinances are stricter than the provisions of secs. 100 - 260 of this chapter, the survey must be done in accordance with those stricter ordinances. If the municipality waives the requirements of its survey ordinances for a specific case, secs. 100 - 260 of this chapter are the only applicable requirements. The director may, at his sole discretion, waive any of the provisions of secs. 100 - 260 of this chapter not required by law, if he finds the circumstances warrant.

11 AAC 53.110. General survey standards

All survey work must be accomplished with equipment and procedures sufficient to insure at least the degree of accuracy prescribed in this section for the class of survey required.

(1) Class I Surveys. This class of survey is for control surveys where accuracy greater than 1:10,000 is required. It is required by the division for, but is not limited to

(A) extension of the geodetic control from existing networks into areas where cadastral surveys are to be established in accordance with the official protraction diagrams; and

(B) establishing control survey networks to National Geodetic Survey accuracy.

(2) Class II Surveys. This class of survey is for urban areas where a municipal platting authority requires survey accuracy of at least 1:5,000, but less than that for Class I surveys.

(3) Class III Surveys. This class of survey is for rural areas where survey accuracy of at least 1:5,000 is required. It is required by the division for, but is not limited to, subdivision, open-to-entry, shore fishery development, tideland, and metes and bounds surveys.

(4) Class IV Surveys. This class of survey is for remote areas when a survey accuracy of at least 1:2,000 is required. It is required by the division for, but is not limited to, cadastral rectangular surveys.

(5) Class V Surveys. This class of survey is for general location surveys where accuracy of at least 1:500 is required. This class of survey is required by the division for, but is not limited to, cabin site and mineral claim locations.

11 AAC 53.120. Technical survey standards

The technical standards in this section control specific survey procedures.

(1) Mean high tide

(A) in the case of unoccupied and unimproved tide and submerged lands not seaward of an incorporated municipality, the line of mean high tide must be determined in accordance with (B) - (D) of this subsection and used as the landward boundary; in the case of occupied and improved tide and submerged land, either the original meander line established before statehood of the line of mean high tide, whichever is the higher, must be reestablished or determined and used as the landward boundary line;

(B) for tideland surveys abutting any U.S. survey made after the date of statehood or in any location where no upland survey exists, the line of mean high tide must be determined by using National Geodetic Survey bench marks (or any other bench marks that have been established from that source), and the tide table datum; the upland boundary need not follow this line exactly, but may follow in a "meander" or "average" line of mean high tide; each end of the boundary must be established on the elevation of mean high tide;

(C) if no National Geodetic Survey bench mark exists within one mile of the property being surveyed, the surveyor may, by using the tide tables for the immediate body of water and applying tidal readings he has taken, determine the line of mean high tide; and

(D) in some cases, such as salt or mud flat areas where the average grade of the beach is one percent or less, and where determining the elevation of the line of mean high tide could create a lengthy horizontal distance, the director may nevertheless require that the true line of mean high tide be established using the procedures of (B) of this paragraph, regardless of the distance from a known bench mark.

(2) Ordinary High Water Mark. This is to be determined by observing and marking the place on the bank or shore up to which the presence and action of water are so prolonged as to impress on the bank or shore a character distinct from that of the bank or shore with respect to vegetation and the nature of the soil.

(3) Vertical Control. Vertical control must be established by utilizing National Geodetic Survey bench marks or tidal readings, in accordance with survey instructions issued by the division.

(4) Horizontal Control. The latitude and longitude positions, as established by the National Geodetic Survey, must be used to coordinate the survey to all other surveys in the area and to the rectangular cadastral survey in accordance with the class of accuracy assigned under sec. 110 of this chapter to the type of survey. If no such officially recognized horizontal control exists within two miles of a survey, the latitude and longitude may be derived from a set (or sets) of celestial observations. These observations must be done as set out in the Manual of Survey Instructions (1973)

prepared by the United States Department of the Interior, Bureau of Land Management. If this is done, a true copy of the field notes and calculations of the observations must be presented to the division, together with the survey plat.

11 AAC 53.130. Types of surveys

There are four general types of surveys: rectangular surveys, supplemental cadastral rectangular surveys, metes and bounds surveys, and municipal land selection surveys.

11 AAC 53.140. Rectangular surveys

Rectangular surveys, including homesite surveys and public and private recreation site surveys, must adhere to Class III survey standards, unless the division authorizes the use of Class IV standards, and must follow the survey and platting requirements of this chapter. Survey or platting criteria unique to a particular survey will be set out in special survey instructions issued by the division.

11 AAC 53.150. Supplemental cadastral rectangular surveys

(a) Supplemental cadastral rectangular surveys are divided into four categories, each of which is surveyed to Class IV standards. If from time to time the Bureau of Land Management, or other authority or agency, establishes procedures that differ from those set out in the four categories, the division will issue special survey instructions for the official positioning of monuments.

(1) Category I applies if no rectangular cadastral survey corners have been set to define the rectangular survey township perimeter. The township is, therefore, legally described only by reference to the official protraction diagrams. The section corner positions along the perimeter and within the interior of the township must be established at the official protracted geodetic positions as shown on the official protraction diagram.

(2) Category II applies if monumentation exists on the perimeter of a township that is officially platted. All subsequent section, quarter section, and other corner positions must be located along the perimeter on line and at prorated distances between the monumentation of record. All interior section corner positions must be established at the official geodetic positions as shown on the official protraction diagrams. The interior section lines along the exterior one mile of the township must then be established as a line connecting the established geodetic positions of the interior section corners and the section corner positions as established on the exterior of the township. Whenever interior correction lines have to be established, because the configuration of the township exterior is not established at the official protraction positions, the division will issue special survey instructions for the official positioning of the correction line and corner monument positions.

(3) Category III applies if the perimeter of the township has been established and monumented, based on the official protraction diagrams, and interior monumentation defining a particular section of land also exists, based on the official protraction diagrams. When this situation exists, a section of land may be located within the interior portion of the township by continuation of the rectangular survey system in accordance with the approved protraction diagrams, using either the monumented interior section corners or the exterior perimeter section corner monuments, whichever is more appropriate. The rectangular system is then projected to within one mile of the other previously established section corner monument. Then the line connecting the existing corner and the newly established section corners is made and the quarter corner is set at midpoint and on line. However, if the connecting line does not close within the survey class accuracy assigned, a correction line is required and the division will issue special survey instructions to govern its location.

(4) Category IV applies if the perimeter boundary of a township has been established and monumented, based on either an official protraction diagram or on an older perimeter boundary survey done before the official protraction diagrams were approved. It also applies when the interior section corners have been established and monumented, based on either an official protraction diagram or an older survey done before the official protraction diagrams were approved. There are two survey data to contend with, one that controls the exterior boundary of the township and one that controls the interior section corners. Both may be physically monumented on the ground. If two such data exist, the division will issue special survey instructions establishing a correction line to control the basis for projection of the rectangular survey system throughout the township. These special survey instructions will govern the interior subdivision of the township.

(b) The following survey and platting standards apply to supplemental cadastral rectangular surveys:

(1) For the west tier of sections in a township, the north-south center section line must be established at 2,640 feet west of the section corners, and the remaining distance to the west section corners must be as established by field measurements. The east half of the section is platted as aliquot parts, with the west portion being divided into two tracts. These tracts will be designated as Tract A and Tract B, with Tract A being to the north. However, if smaller units than the two Tracts A and B are to be surveyed and platted, the sixteenth section corner positions must be set at 1,320 feet west of the quarter section corner position. The east half of the west half is platted as aliquot parts, with the westerly remainder of the section then divided into four tracts, using the same alphabetical designation as above, with Tract A being to the north and Tract D to the south. Thus, the quarter corner must be at 2,640 feet from the east corner, and the sixteenth corner must be at 1,320 feet from the quarter corner. The only exception is if there is a platted distance call on an exterior township boundary plat. Then proration applies, based on the platted distance of an official survey and the existing field distance.

(2) For the north tier of sections in a township, the quarter corner positions must be established at half the distance and on line between the section corner positions. The sixteenth corner positions must be established thereafter at their respective midpoint positions. The entire section is then defined by aliquot parts.

(3) The only instance in which the east, north and south tiers of sections are not platted into aliquot parts is if the east, north or south section line has been established as a correction line. The tract designation, as in (b)(1) of this section, is then applicable, except that the northeastern tract will be designated Tract A and the alphabetical designation continued counterclockwise. Special survey instructions for the correction line will be issued by the division.

11 AAC 53.160. Metes and bounds surveys

(a) Metes and bounds surveys must be surveyed to Class III standards, except that the division may authorize surveys to Class IV standards in certain instances. Survey or platting criteria unique to a particular type of survey will be set forth in special survey instructions issued by the division. For all metes and bounds surveys, both a preliminary plat and a final plat must be prepared in accordance with secs. 220 and 230 of this chapter. A "metes and bounds" property description must be shown on the plat. The description must begin at a monumented corner position and have an origin of bearing and distance call to an officially recognized monument that has a known relationship to the rectangular survey system. Both of these monuments must have a latitude and longitude established to an accuracy in keeping with the class of survey, with the latitude and longitude of one of them being called out in the property description. Metes and bounds surveys are used for tideland surveys, shore fishery development surveys, open-to-entry surveys, homesite surveys, public and private recreation site surveys, and certain municipal land selection surveys.

(b) The following are additional requirements for metes and bounds surveys of tidelands, shore fishery development sites, and open-to-entry sites:

(1) For a tideland survey, the line of mean high tide must be determined as in sec. 120(1) of this chapter, and the final plat must show the course of the shoreline for an additional 400 feet from each side of the survey.

(2) The applicant for a shore fishery development lease need not have an actual field survey. The applicant has the choice of submitting either a paper plat or a plat that represents an actual field survey. A preliminary plat must be submitted with his application. In the case of a conflict between a lease tract located by a paper plat and a lease tract located by an actual field survey, the field survey governs. If the applicant chooses an actual field survey, the line of mean high tide must be located as in (1) of this subsection. In addition, the final plat must show the lease number assigned by the division.

(3) For an open-to-entry parcel that was not surveyed before entry, a final survey plat and a surveyor's affidavit, attesting that all field work has been completed in accordance with this chapter, must be filed with the director before the expiration of the lease. The director shall approve or disapprove the survey within 30 days after receiving the final survey plat and affidavit. If the survey is disapproved, a field inspection of the survey will be made within 90 days after disapproval. If the field inspection verifies that all field work has been completed in accordance with division survey criteria, as shown on the final plat and as attested to on the surveyor's affidavit, the director may approve the survey. After approval, the final survey plat and the surveyor's affidavit must be filed for acceptance by the division. The survey and platting criteria established by the division, before May 4, 1978 are the criteria for surveying land entered upon before that date, and in such cases the following surveyor's affidavit must be presented with the open-to-entry plat and the field notes:

I, (surveyor's name), being first duly sworn, hereby depose and say that the following matters are true and correct to the best of my knowledge and belief:

1. I am properly registered and licensed to practice land surveying in the State of Alaska. The surveyor's field notes which are attached hereto and made a part hereof represent Alaska State Land Survey No, which was made by me or under my direct supervision.
2. All field work has been accomplished in accordance with AS 38.05.077 and with Division of Lands survey and plat criteria, as authorized by AS 38.05.077 .
3. The monuments as shown on the field notes and as displayed on the plat of survey actually exist, and dimensions and other details are correct.

.....

Date

(signature)

.....

Registered Land Surveyor

(number)

Register No.

NOTARY'S ACKNOWLEDGEMENT

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

(signature)

.....

Notary for Alaska

(date)

My commission expires:

11 AAC 53.170. Municipal land selection surveys

Any survey of a municipal land selection done to comply with AS 29.18.207 (c) must meet the requirements of the following sections of this chapter, but is exempt from the remainder of the chapter:

- (1) all of sec. 100, and all of sec. 110 except for (1), (2), and (5);
- (2) all of sec. 120;
- (3) all of sec. 150(a), except that for a Category I survey the municipality need monument only the exterior boundary of the selection; for a Category II survey the municipality need monument only interior lines of the township along the exterior boundary of the selection, and no further survey is required if the entire township or remainder is selected; for a Category III survey the municipality need monument only interior lines of the township along the exterior boundary of the selection that have not been previously monumented, and no further survey is required if the entire remainder of the township is selected;
- (4) all of secs. 160(a), except that no preliminary plat is required; all of secs. 190(a), (b), and (d), 200, 210, 230, and 240;
- (5) all of sec. 300, except for the first paragraph, in lieu of which the following applies: all easements and rights-of-way of record, as well as those being dedicated, must be shown on the plat, but need not be surveyed; except as otherwise provided by law, easements reserved under this section are vested in the public; easements and rights-of-way of at least the widths listed in this section must be dedicated and shown on the plat;
- (6) sec. 350(a)(1) and (a)(2) will apply only if management authority for the easement has not been transferred to the municipality; the director may not require that easements reserved under sec. 330 of this chapter be surveyed, but they must be shown on the plat;
- (7) all applicable portions of sec. 500.

11 AAC 53.180. Deposit for survey costs

At the discretion of the director, for a parcel that is unsurveyed at the time of entry, the applicant may be allowed to deposit with the division the plat review and filing fees prescribed by 11 AAC 05.010, plus an amount estimated by the division as sufficient to cover the cost of surveying the parcel. The division will then be responsible for surveying the parcel and preparing the plat before the expiration of any time limits imposed by law. If the amount of money deposited by the applicant for the survey costs is not sufficient to cover the division's actual survey and plat preparation costs, the division will require the applicant to pay the remaining costs before it passes title to the applicant. If the amount

of money deposited for the survey costs exceeds the division's actual survey and plat preparation costs, the division will refund the excess money to the applicant.

11 AAC 53.190. Monuments

(a) Primary monuments must be established for surveys as set forth in this subsection. 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 nonferrous 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 year set, the surveyor's registration number, and the corner identification. This data must be orientated so that the data may be read when the reader is facing north. 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.

(1) Every survey must have a minimum of four primary monuments set or recovered within the bounds of the survey.

(2) No portion of a survey or subdivision may be more than 1,320 feet from a primary monument.

(3) All angle points along an exterior survey boundary must have a primary monument.

(4) Primary monuments along an exterior boundary may not be situated more than 1,320 feet apart.

(5) If adjacent exterior boundary monuments are not intervisible, then an intermediate primary monument that is intervisible must be set.

(6) If an exterior boundary line is less than 2,640 feet but more than 1,320 feet long, then the intermediate primary monument must be set as close to the midpoint as practical.

(7) 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 distance must be shown on the plat of survey, from the existing monument, as set, to the true corner position. Witness corners must always 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.

(8) If it is impractical to set the primary monument, one of the following may be substituted, with monument accessories as required in sec. 200 of this chapter:

(A) a cross marked in a firm stone;

(B) a cap grouted into a firm stone; or

(C) a durable tablet containing a minimum of 1,000 cubic inches of concrete and a cap marking the actual corner point.

(b) Secondary monuments must be used for property line curvature control, at interior angle points, and on interior lines that exceed 1,320 feet in length and are not monumented with primary monuments. Secondary monuments must consist of at least a five-eighths-inch metal rod, three feet long, with a one-and-one-half-inch cap attached at the top.

(c) All other corners within the interior of a subdivision must be marked with reinforcing rods or iron pipes, or in a manner prescribed by the platting authority having jurisdiction.

(d) The director may approve the use of monuments and accessories other than as required by this section and sec. 200 of this chapter, upon finding that specific field conditions so warrant.

11 AAC 53.200. Monument accessories

(a) All primary monuments must be referenced to at least three bearing trees or objects surveyed to a Class IV survey standard, or two reference monuments surveyed to a Class III survey standard.

(1) If bearing trees or objects are used, they must be located as nearly as possible at equal angles, and may not be farther away than 100 feet from the monument. Reference monuments must be used if no suitable object exists within 100 feet. The distance to trees or objects must be measured at waist height, and in the case of trees, measured to the center of the tree, with distances reduced to a horizontal equivalent. Bearing trees must be marked with nonferrous metal tags of at least nine square inches in size, which must be placed facing the monument. These tags must be clearly and permanently marked as to the corner nomenclature and distance.

(2) If reference monuments are necessary, two must be used, and they must meet the secondary monument standards of sec. 190(b) of this chapter. These monuments must be placed on a property line or at right angles to the monument being referenced and may not be farther than 100 feet from the monument being referenced. In addition, they must be marked with the nomenclature and distance to the monument being referenced.

(b) In addition to the accessories required in (a) of this section, witness posts, a minimum size of a nominal two-by-four, six feet long, with four feet protruding above ground, are required for all primary monuments. They must be set at right angles to the line and no farther than one foot from the monument.

(c) Secondary monuments do not require monument accessories.

11 AAC 53.210. General plat standards

All plats that are presented to or prepared by the division, with the exception of those types of surveys requiring specific data, as defined within the individual category, must conform to these basic standards unless prior approval for the change has been granted by the director or it is necessary to comply with the standards of the municipal platting authority.

(1) The base sheets must be of good quality linen or mylar at least three mils thick, and be one of three standard sizes: 18 inches by 24 inches, 22 inches by 36 inches, or 31 1/2 inches by 34 inches. There are no exceptions to the standard size requirement.

(2) The sheets must have the official division title block and border configuration.

(3) All line work must be in the appropriate black drafting ink.

(4) All lettering on the plat must be in the appropriate black ink and be accomplished with mechanical lettering equipment.

(5) 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.

(6) 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.

(7) The scale must be one inch representing 100 feet unless a request for the use of another scale is approved by the director.

(8) Details, as necessary, must be shown at an appropriate scale.

(9) The plat must have a vicinity map, with a scale of one inch representing one mile in the upper righthand corner, 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 used must also be indicated.

(10) Nomenclature of the survey need appear in the title block only, unless the division specifically states otherwise.

(11) The basis of bearings and the origin of geographic coordinates must be shown. Bearings shown must be true bearings, and distances shown must be in the foot unit reduced to the true horizontal equivalent, or, at the director's discretion, in the metric unit reduced to the true horizontal equivalent.

(12) Bearings and distances must be shown within the accuracy commensurate with the class of survey being represented. However, plats of Class IV surveys must indicate bearings rounded to the nearest 15 seconds of arc and distances rounded to a tenth of a foot or to one-half decimeter, as appropriate.

(13) In compliance with P.L. 94-168, entitled "Metric Conversion Act 1975," a metric bar scale must be shown on the plat, positioned directly above the title block.

(A) The foot scale must be identical to that used in the survey portion of the plat, with the metric scale adjusted accordingly. Two equations must also be shown: 1 meter = 3.280833 U.S. survey feet, and 1 U.S. acre = 0.4047 hectare. Universal Transverse Mercator (U.T.M.) coordinates must be shown at the position control point of the survey, with the delta alpha and zone number shown directly below. The division will provide these values on request.

(B) A second set of U.T.M. coordinate values must be shown where the basis of bearing is ascertained. The grid U.T.M. bearing must appear on the plat, in parentheses, together with the true bearing, and be labeled as such. On request, the division will compute this information from field data.

(C) At the end of each property description, in parentheses, the equivalent area must be expressed in hectares.

(D) The following note must be added to the plat. "The U.T.M. and metric data is being shown hereon for information purposes only."

(14) An official division legend showing monuments recovered and set for the survey, as well as other monuments used, must be shown.

(15) The date of plat preparation and standard north arrow must be shown.

(16) Certificates must be shown substantially as follows, with the headings capitalized and underlined:

CERTIFICATE OF CLAIMANT (as applicable)

I (we) hereby certify that I am (we are) the legal claimant(s) of the property shown hereon and that I (we) hereby approve this plat of survey.

....., 20
Date

Witnessed by:
(signature in black ink) (signature in black ink)

Witness Owner
(signature in black ink) (signature in black ink)

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this day of, 20

(signature in black ink)
Notary for Alaska
My commission expires:

OWNERSHIP CERTIFICATE (all plats)

I, the undersigned, hereby certify that I am the director, Alaska Division of Lands, and that the State of Alaska is owner of (name of parcel), as shown hereon. I hereby approve this survey and plat for the State of Alaska.

(date) (signature in black ink)
Date Director Alaska Division of Lands

NOTARY ACKNOWLEDGEMENT

Subscribed and sworn to before me this day of, 20

(signature in black ink)
Notary for Alaska
(date)
My commission expires:

SURVEYOR'S CERTIFICATE (all plats)

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 Registration Number

(surveyor's seal)

(signature in black ink)

Registered Land Surveyor

DEDICATION OF EASEMENTS, PUBLIC UTILITIES AND RIGHTS OF WAY (as applicable)

I hereby dedicate for public or private use, as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

(signature in black ink)

Date Director Alaska Division of Lands

SECTION LINE EASEMENT VACATION CERTIFICATE
(as applicable)

Approval Recommendation

State of Alaska Department of Transportation and Public Facilities
The vacation statement, as shown hereon, has been reviewed by the District Office and is hereby recommended for approval by the Commissioner.

Recommended by: (signature in black ink)

Date

Title:

State of Alaska Division of Lands

The vacation statement, as shown hereon, has been reviewed by the Division of Lands and is hereby recommended for approval by the Commissioner.

Recommended by: (signature in black ink)

Date

Title:

The State of Alaska, acting by and through the Commissioner of the Department of Natural Resources and the Commissioner of the Department of Transportation and Public Facilities, does hereby state and declare that the State of Alaska vacates and releases all rights and title to any and all portions of section line easements for public highways reserved to it under AS 19.10.010 (specific area delineated on attached plat).

Approved: Date:

(signature in black ink).....
Commissioner
Department of Transportation and Public Facilities

Approved: Date:

(signature in black ink).....
Commissioner
Department of Natural Resources

LESSEE CERTIFICATE(S) (as applicable)

I (we), the undersigned, hereby certify that I am (we are) the lessee(s) as shown hereon. I (we) hereby approve this survey and plat.

ADL No. Tract

(signature in black ink) Date
(name - same as signature)

ADL No. Tract

(signature in black ink) Date
(name - same as signature)

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this day of, 20

(signature in black ink)
Notary for Alaska

My commission expires:

APPROVAL CERTIFICATE (as applicable)

This plat has been reviewed and found to be in compliance with applicable provisions of law, and is hereby approved.

(date)

Date

(signature in black ink)

Director

Alaska Division of Lands

(17) Certificates that are required by a municipal platting authority must be shown.

11 AAC 53.220. Preliminary plat standards

In specific instances, the director may require or waive the requirement for a preliminary plat. The purpose of the preliminary plat is to afford an opportunity to receive preliminary review of an intended survey and prevent unnecessary expenditure of money and time that would occur if major changes were required after final platting. Conditional approval of the preliminary plat does not constitute approval of the final plat. Rather, it is an expression of approval as a guide to preparation of the final plat. The following are minimum standards for the preliminary plat:

(1) The format of the preliminary plat must comply with the general plat standards as set forth in sec. 210 of this chapter.

(2) A property description of the location, including latitude and longitude to an accuracy commensurate with the class of survey, must be shown at one monumented corner of the survey; the total acres of the area to be surveyed must be shown.

(3) The name and address of occupant or applicant must be shown.

(4) If the preliminary plat is prepared by a land surveyor, the surveyor's seal must be properly affixed and signed.

(5) As applicable, the locations of fill material, existing permanent buildings or other structures within the parcel, existing utility lines, mean high and mean low tide lines, and other permanent features, such as section lines and municipal or corporation boundaries within the parcel, must be shown on the plat. All roads inside or within 200 feet of the parcel also must be shown. The director may require that the approximate grades of roads, general topography, preliminary lot configuration, and the proposed location of common areas be shown.

(6) The names of adjacent owners or claimants, or an indication that the land is not owned or claimed, adjacent U.S. surveys, private surveys or subdivisions, and Alaska state land surveys must be shown.

(7) The original or a good quality reproducible of the preliminary plat must be submitted to the division for review, with five blackline or blue line prints.

(8) Applicable certification as required by sec. 210(16) and (17) of this chapter must be shown, but should not be signed or notarized.

11 AAC 53.230. Final plat standards

(a) All final plats must conform to the general plat standards stated in sec. 210 of this chapter, and in addition must

(1) have the notary's seal and surveyor's seal properly affixed;

(2) be presented to the division with the original or a good quality reproducible mylar with five blackline prints;

(3) have the original or reproducible and all prints with all original signatures in all of the required places and in black ink only; and

(4) after final approval by the division and by a municipal platting authority, if applicable, be submitted to the district recorder's office for the recording district within which the land surveyed lies, for official filing; if the land surveyed lies in more than one recording district, the plat must be submitted to each for filing.

(b) After filing, the official filing data must be affixed to the plat bearing original signatures, and becomes a part of it. The division will retain the plat bearing original signatures and official filing data. It will send a duplicate original to the municipal platting authority having jurisdiction.

11 AAC 53.240. Technical appeals

(a) Before giving technical approval to a plat of survey prepared for the division, the director shall attempt to give written notice to all persons owning land bordering on the survey, stating that he proposes to accept the survey and plat and that the adjacent landowner may review the plat and file a written technical appeal within 30 days after the notice is mailed. If no technical appeal is filed, the director shall accept the plat.

(b) If a technical appeal is filed in writing with the division, the director may, at his discretion, hold a technical hearing with the appellant. After the hearing is held, the director may allow the appellant 15 days to hire an independent professional surveyor, at the appellant's expense, to review the plat and survey data and submit written technical reasons why the division should not approve the survey. The director may thereafter, at his discretion, accept or reject the survey.

11 AAC 53.260. Amended plat

If a technical error is detected on an officially filed plat, and if the commissioner determines that the error's correction will not adversely affect any valid existing right, the following correction procedure may be used in place of the replat procedure of 11 AAC 53.730:

- (1) immediately above the title block on the original filed plat, the statement "Amended Plat" must be placed in bold letters;
- (2) repealed 7/5/2001;
- (3) the following separate certification must be prepared and presented with the original amended plat to the appropriate district recorder's office for filing:

CERTIFICATION

Name of plat, subdivision:

The above-referenced subdivision plat as filed in the recording office under plat file number has been revised as follows:

_____ (revision)

The above revision constitutes the sole change made to the plat aside from the notation above the title block on the plat. The above revision does not affect any valid existing rights. I am therefore submitting this plat for refiling as corrected.

Date Registration Number

(surveyor's seal)

(signature in black ink)
Registered Land Surveyor

- (4) a true and certified blueline copy of the filed amended plat and a copy of the recorded certification must be submitted to the department within 14 days after filing and recording. The copy of the certification must be made by a mechanical reproduction process that produces a permanent copy.

Article 5
Platting Authority in the Unorganized Borough

Section

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11 AAC 53.600. Purpose

The purpose of 11 AAC 53.600 - 11 AAC 53.740 is to implement AS 40.15.300 - 40.15.380, when the department is the platting authority under AS 40.15.070 .

11 AAC 53.610. Applicability

(a) The provisions of AS 40.15.300 - AS 40.15.380 do not apply to the following:

(1) a subdivision that creates parcels for the purpose of transferring a leasehold interest is exempt, if

(A) each individual parcel is identified with the words "lease parcel" and the parcel number; and

(B) the following note is shown on the plat:

This subdivision plat is not subject to the Department of Natural Resources' platting authority approval because of AS 40.15.360 (1), which exempts leasehold parcels. Title to the leasehold parcels depicted on this plat may not be conveyed until the plat has been approved by the appropriate platting authority in accordance with AS 40.15.010 .

(2) disposing of land by aliquot-part descriptions in accordance with AS 40.15.360 (2); for the purposes of AS 40.15.360 (2), a surveyed section is a section of which each section and quarter-section corner on the exterior boundary of the section or fractional section has been monumented and documented by a plat of record;

(3) plats that are exempt under AS 40.15.900 (5)(B), if they are approved or accepted by the plat approval authority of the United States Department of Interior, Bureau of Land Management;

(4) surveys approved by the United States Department of Interior, Bureau of Land Management of parcels to be conveyed under 43 U.S.C. 1613(c) (sec. 14(c) of the Alaska Native Claims Settlement Act) if, when they are sent to the appropriate district recorder's office, they are accompanied by a Bureau of Land Management approval document, such as a "Notice of Compliance" that is signed by the plat approval authority of the Bureau of Land Management.

(b) If title to an Alaska Native allotment parcel made under former 43 U.S.C. 270 - 270-3 (Native Allotment Act of May 17, 1906, 34 Stat. 197, as amended) is held in restricted status when the subdivision of the allotment is approved, a title status report approved under 25 C.F.R. 150 by the United States Department of Interior, Bureau of Indian Affairs will be accepted in lieu of a certificate to plat required by 11 AAC 53.620(a) (3). The department will be the last signatory on the plat and will record the plat at the subdivider's expense.

11 AAC 53.620. Submittal

(a) Plats submitted to the department under AS 40.15.305 must include the following:

- (1) two full-size paper copies of the plat;
- (2) plat review fees required by 11 AAC 05.010;
- (3) a certificate to plat that
 - (A) is prepared by a title company;
 - (B) shows the names of the owners of record, and all encumbrances affecting the parent parcel; and
 - (C) is executed no more than 90 days before submittal;
- (4) supporting documents, including
 - (A) deeds or plats that created the parent parcel; and
 - (B) documentation of access to and easements within the parent parcel as required by 11 AAC 53.630 or other applicable law;
- (5) a lot summary for each parcel in the subdivision.

(b) The 45-day review period required by AS 40.15.305 (d) for plat approval begins when the department receives all items required by (a) of this section.

11 AAC 53.630. Legal access

A plat will not be approved under AS 40.15.305 unless the

- (1) plat clearly shows how access is provided to the subdivision and to each lot within the subdivision;
- (2) subdivider provides to the department documentation verifying the existence of public access rights from the subdivision to a road system, public airport, or navigable water body; documentation must be in the form of a plat of record, recorded easement, or reservation; if documentation does not exist, the subdivider may provide documentation that demonstrates that a provision of state or federal law otherwise provides public access rights to the subdivision; and
- (3) subdivider obtains written comments regarding utility easements within the subdivision from utility companies that serve the subdivision.

11 AAC 53.640. Dedication to public

(a) Each right-of-way, easement, or other public area shown on the plat is dedicated to public use under AS 40.15.030 . By a note or certificate on the plat, the department will accept a dedication under AS 40.15.030 . Acceptance for public use does not obligate the department, any governing body, or the public to construct, operate, maintain, or manage improvements.

(b) Rights-of-way must be dedicated for access to all lots within the subdivision. Dedications must be sufficient to carry all traffic generated by the subdivision and projected to travel through it and must be sufficient to provide for the maneuvering of emergency vehicles.

(c) This subsection applies to a public right-of-way or easement the department acquires by dedication and acceptance under this section. An owner of land within a platted subdivision is not required to obtain a permit from the department under 11 AAC 96 in order to

(1) design, build, sign, and maintain a public road on the public right-of-way or easement;

(2) allow the installation of public utilities on, over, or under the public right-of-way or easement, if they do not impair public access; or

(3) install customary private appurtenances, including a driveway, culvert, mailbox, and address signpost, if they do not impair public access on the public right-of-way or easement.

(d) The provisions of (c) of this section do not

(1) apply to a public right-of-way or easement that the department

(A) reserves when the department subdivides state land; or

(B) acquires by any means other than by the exercise of the department's platting authority; or

(2) waive either the permit requirements of another agency or any requirement of the department other than the permit requirements of 11 AAC 96.

11 AAC 53.650. Acquisition plats

The acquisition of a right-of-way or easement that does not divide a tract or parcel of land into two or more lots is exempt from 11 AAC 53.600 - 11 AAC 53.730.

11 AAC 53.660. Amended plats

Amending of plats must be done in conformance with 11 AAC [53.260](#) and requires approval of the department under that section.

11 AAC 53.670. Field standards

(a) The surveyor shall use closed traverse or other generally accepted field survey procedures to verify that the survey achieves the required degree of accuracy.

(b) The error of closure of field survey traverses may not exceed 1:5000.

(c) For subdivisions that are bounded by the mean high water line or the ordinary high water line of navigable or public waters, the boundary must be determined as set out in 11 AAC [53.120](#).

(d) After subdivision of the parent parcel, an unsurveyed remainder will be allowed if the remaining parcel is 40 acres or larger.

11 AAC 53.680. Monumentation requirements

(a) In a subdivision with five or fewer lots, the monuments required to be established at controlling exterior corners include each angle point, each point of curvature, and any point on the subdivision exterior boundary that is more than 1,320 feet from a monument. Each monument at each controlling exterior corner must consist of a minimum 5/8-inch by 24-inch rebar with a minimum two-inch diameter aluminum cap. For monuments that are

(1) set by a survey under this subsection,

(A) the surveyor shall stamp the cap with the corner identification, year set, and surveyor's registration number, and shall orient this information so that it may be read when the reader is facing north; and

(B) if both the cap and the pipe are nonferrous metal, the surveyor shall permanently attach additives with magnetic qualities at both the top and bottom of the monument; or

(2) recovered, the surveyor shall

(A) certify that the existence of controlling exterior corners of the subdivision has been established in the field; and

(B) show the current condition, description, and markings of all recovered monuments.

(b) In a subdivision of more than five lots, each corner to be monumented must include each angle point and each point of curvature in the boundary of each lot in the

subdivision. The surveyor shall monument each interior corner with a minimum 5/8-inch by 24-inch rebar with a plastic or aluminum cap bearing the surveyor's registration number.

(c) A surveyor who finds monuments and accessories in a disturbed condition shall make sufficient ties to existing monuments of record to properly control the field location of the parent parcel boundaries. The surveyor shall return disturbed monuments and accessories to the original position and condition as nearly as possible or replace them so as to perpetuate the position.

11 AAC 53.690. Plat standards under AS 40.15.300 - 40.15.380

(a) The final subdivision plat must be clearly and legibly drawn to scale upon good-quality polyester film of Dupont Mylar or equivalent quality. Lines, letters, figures, certifications, acknowledgments, and signatures must be clear and legible. When filed, the plat must be in a condition that permits legible prints and negatives to be made from it for purposes of microfilming survey plats. Lines must be dense black, of consistent widths, and of recognizable width variations. A minimum size 00 pen or size lerooy 80 or equivalent mechanical lettering and numbering template may be used for easement lines, details, and notes. Size 80 lettering must be uppercase. Sheets must be 18 inches by 24 inches, or 24 inches by 36 inches in size. Margin lines must be placed so as to leave a one-half inch margin on each of the three sides and a one and one-half-inch margin on the binding side.

(b) If more than two sheets are required, an index map must be provided on the first sheet showing the entire subdivision and indicating the portion contained on each sheet. If more than one sheet is submitted, each sheet must be the same size. If more than one sheet must be used to accurately portray the lands subdivided, each sheet must show the particular number of that sheet and the total number of sheets included, and must show clearly labeled match lines to show where other sheets adjoin. All certificates must appear on the first or last sheet.

(c) A scale of one inch equals multiples of 10 feet or of 100 feet must be used. The scale used must be both clearly stated and graphically illustrated by a bar scale drawn on every sheet showing any portion of the land subdivided.

(d) A title block in the lower right corner of each sheet must show

- (1) the name by which the subdivision may be legally known;
- (2) a property description of the parent parcel showing the protracted or surveyed section, township and range, meridian, and total area in acres of the proposed subdivision;
- (3) the name and address of the registered land surveyor preparing the plat;

- (4) the plat scale;
- (5) the date of survey and date of plat preparation;
- (6) the recording district; and
- (7) the platting authority (PA) number assigned by the department.

(e) The name of the subdivision must be shown in bold letters. The subdivision name must be unique and must not be so similar to any name appearing on any recorded plat in the same recording district as to reasonably lead to confusion as to the legal identity of the subdivision. If the department determines that a subdivision name submitted does not comply with this subsection, the department will notify the applicant that the name must be changed in order for the plat to be approved.

(f) The plat must have a vicinity map, a minimum of four inches by four inches, in the upper right-hand corner. The source and year of the base map used must be indicated. The vicinity map must show

- (1) sections;
- (2) townships and ranges;
- (3) any boundaries, including national forest and municipal boundaries; and
- (4) prominent physical or natural features, including roads, lakes, or rivers.

(g) The plat must include the standard department legend, available on a form provided by the department, with the applicable symbols showing monuments recovered and set for the survey, as well as other monuments used. For purposes of this subsection, the standard department legend form, revised as of June 6, 2000, is adopted by reference.

(h) Each sheet of the plat must depict a standard north arrow showing magnetic declination with source and date.

(i) The basis of bearing must be clearly labeled within the graphics on the plat.

(j) Sufficient survey data must be shown to positively describe the bounds of each lot, block, street, easement, and other area shown on the plat, as well as the outer boundaries of the lands subdivided. Record and measured data must be shown between all found and set monuments, with a listing of the sources of the record data. A complete description of monuments recovered and set must be shown on the plat.

(k) Each linear measurement must be shown at least to the nearest 1/100th foot, and each angular measurement must be shown at least to the nearest 30 seconds. Each lot area must be shown to the nearest 10 square feet or to the nearest 1/100th of total acres.

(l) For each line affected, curve data must be stated in terms of radius, central angle, and length of curve. However, curve data for streets of uniform width may be shown only with reference to the centerline, and lots fronting on those curves need show only the length of curve or of that portion of the curve that is included in their boundary. Lines intersecting curves must be labeled as "radial" or "non-radial."

(m) If any lot or portion of the subdivision is bounded by a water body, and if a major discrepancy is clearly discernible between the current and record meander lines, both the current and record meander lines must be shown and delineated.

(n) The boundary of the subdivision must be designated by a solid line that is wider than other lines appearing on the plat, and may not interfere with the legibility of figures or other data. The legal parcel identifier of adjacent lands must be shown.

(o) Each parcel within the survey's exterior boundaries that is excepted from the survey must be clearly indicated and labeled, "Not a part of this plat."

(p) Municipal or corporation boundaries within the parcel must be shown on the plat. Each road inside or adjacent to the parcel must be shown.

(q) The plat must clearly show the location, width, and use of each easement. Each easement must be clearly labeled and identified. The source document creating easements of record must be cited.

(r) Each lot and block must be numbered or lettered in consecutive order. All lots within each block must be numbered in consecutive order.

(s) Each dedication must be clearly identified, indicated, or stated on the plat.

(t) A street name shown on a plat filed for record must be unique within the locality except if the street is an extension of an existing street. An extension of an existing street must be named identically to the existing street.

Editor's note: The address for requesting forms described or adopted by reference in 11 AAC 53.690 is: Statewide Platting Supervisor, Department of Natural Resources, 550 W. 7th Ave., Suite 650, Anchorage, AK 99501-3576. Forms may also be obtained from the department's website at http://www.dnr.state.ak.us/mlw/survey/unorganized_borough/index.htm (corrected here, differs from regulation text)

11 AAC 53.700. Certificates

(a) The plat approval certificate set out in AS 40.15.305 (b) must be shown on all plats that are subject to the department's platting authority under AS 40.15.070 .

(b) The following note must be shown below the plat approval certificate, unless the acceptance of dedication certificate must be used under (c) of this section:

By approval of this plat, the Commissioner of the Department of Natural Resources hereby accepts for public use and public purposes the real property dedicated to the public hereon, including easements, rights-of-way, alleys, and roadways. The acceptance of such dedicated areas for public use and public purposes does not obligate the department, any governing body, or the public to construct, operate, maintain, or manage improvements.

(c) Plats for subdivisions of land in municipalities that do not exercise platting authority must contain an acceptance of dedication certificate from the mayor or other elected municipal official authorized to accept dedications. Nothing in this section impairs the right of the mayor or other authorized municipal official to refuse a dedication for reasonable public cause, consistent with applicable municipal ordinances. The acceptance of dedication certificate, available on a form provided by the department, must be shown substantially as follows, with the headings capitalized and underlined:

ACCEPTANCE OF DEDICATION

The Mayor hereby accepts for public uses and for public purposes the real property dedicated to the public by this plat including easements, rights-of-way, alleys, and roadways shown on this plat. The acceptance of lands for public use or public purpose does not obligate the public or any governing body to construct, operate, or maintain improvements.

Date Mayor.....

(d) Each plat must show a surveyor's certificate, shown substantially as set out in 11 AAC 53.210, and available on a form provided by the department.

(e) One or more of the following certificates must be shown on the plat as appropriate to the land action to be recorded, and must use the language set out in and available on forms provided by the department, as revised as of June 6, 2000 and adopted by reference:

(1) a certificate of ownership and dedication with notary acknowledgement;

(2) a certification of ownership with notary acknowledgement;

(3) a certificate of beneficiary with notary acknowledgement; in lieu of a signed certificate of beneficiary on the plat, an affidavit of beneficiary, in the form provided by the department as revised as of June 6, 2000 and adopted by reference, may be submitted.

(f) Each plat must show the tax certificate that is appropriate under 11 AAC 53.720(b)(3).

Editor's note: The address for requesting forms described or adopted by reference in 11 AAC 53.700 is: Statewide Platting Supervisor, Department of Natural Resources, 550 W. 7th Ave., Suite 650, Anchorage, AK 99501-3576. Forms may also be obtained from the department's website at http://www.dnr.state.ak.us/mlw/survey/unorganized_borough/index.htm (corrected here, differs from regulation text)

11 AAC 53.710. Notes

(a) Except as provided in (b) of this section, the following notes must be shown on the plat as applicable:

(1) "The error of closure of this survey does not exceed 1:5000."

(2) "All bearings shown are true bearings as oriented to the basis of bearing and the distances shown are reduced to horizontal field distances."

(3) "The natural meanders of ordinary high water [or mean high water line, as applicable] form the true bounds of [parcel name]. The approximate line of ordinary high water [or mean high water], as shown, is for area computations only, the true corners being on the extension of the sidelines and their intersection with the natural meanders."

(4) "Restrictive covenants were recorded on [date] in book [number], page [number], [name] Recording District."

(b) For plats based on a Global Positioning System (GPS) survey, the department's standard GPS note, available on a form provided by the department, must be shown instead of the note set out in (a)(2) of this section. That form, revised as of June 6, 2000, is adopted by reference.

Editor's note: The address for requesting the form adopted by reference in 11 AAC 53.710 is: Statewide Platting Supervisor, Department of Natural Resources, 550 W. 7th Ave., Suite 650, Anchorage, AK 99501-3576. Forms may also be obtained from the department's website at http://www.dnr.state.ak.us/mlw/survey/unorganized_borough/index.htm (corrected here, differs from regulation text)

11 AAC 53.720. Final plat submittal under AS 40.15.300

(a) A final plat must conform to 11 AAC 53.600 - 11 AAC 53.740 and be free of tape, repairs, paste-on materials, or other appliques. If those materials were used in plat production, a blackline copy, on polyester film of Dupont Mylar or equivalent quality, may be used as a new original, if the copy maintains the density of line, clarity of background, accuracy, and other qualities of a normal original. Reproducible copies duplicated by ammonia or photostatic process will not be accepted.

(b) Submittal of a final plat must include the following:

(1) the reproducible final plat and one blackline print must be submitted for approval to the department; the print must be made before any certificates or acknowledgments on the reproducible final plat are signed and before any official seals are applied; both the reproducible final plat and the print must be signed and sealed separately in black ink;

(2) an update to the certificate to plat required under 11 AAC 53.620(a) (3), or the title status report described in 11 AAC 53.610(b) as applicable, executed no more than 90 days before final plat approval, must be submitted with the plat;

(3) each plat at the time of filing for record must have a signed certificate from the tax-collecting official of the municipality in which the land is located stating that all taxes levied against the property as of the date of the certificate are paid or, if the parcel is inside the boundaries of a municipality that does not exercise taxing authority or is outside of a municipality, a certificate on the plat that the parcel is not subject to taxation at the date of this survey;

(4) recording fees must be paid in accordance with 11 AAC 05.010.

11 AAC 53.730. Replats and vacations

(a) A plat of land that is subject to the department's platting authority under AS 40.15.070 may not be replatted, vacated, or otherwise changed without the approval of the commissioner. Approval for a change to or vacation of a plat is initiated by filing the original and one copy of a petition with the department in Anchorage. However, if the area to be replatted is also partially within the jurisdiction of a municipal platting authority, and if the municipal platting authority agrees, the commissioner may delegate to that entity the authority to receive, review, and approve the petition for the entire area to be replatted in accordance with the municipality's own procedures.

(b) A petition for a replat or vacation filed with the department must contain

- (1) a copy of the original survey plat showing the area for change or vacation;
- (2) the name, address, and land ownership of each petitioner and all other landowners within the petition area and within 500 feet beyond the petition area;
- (3) the action sought by the petitioner and a statement of reasons for the requested change or vacation; and
- (4) the name and address of the petitioner or the agent authorized by the petitioner to receive service by mail.

(c) The plat review and filing fees required by 11 AAC 05.010 must accompany the petition.

(d) No more than 60 days after a petition is filed and the fees required by 11 AAC 05.010 have been received, a public hearing will be held on the petition at a place designated by the commissioner. At least once a week for two consecutive weeks, a notice of hearing that meets the requirements of AS 29.40.130 will be published in a newspaper of general circulation published within each judicial district in which the land is located. If no such newspaper exists, the notice will be posted in the local post office or other place of general visitation. A copy of the notice will be mailed by registered mail to each

- (1) petitioner;
- (2) known person not joining the petition who is the owner of record of land located within the petition area or within 500 feet of the petition area; and
- (3) affected public agency and utility.

(e) If the petition is approved, the commissioner will prepare a state platting resolution and notify the petitioner by certified mail. A copy of the resolution will be sent with the notice. In the notice, the commissioner will require the petitioner to present to the commissioner a final plat of the replat that complies with 11 AAC 53.210 and 11 AAC 53.230. The replat must be prepared at the petitioner's expense. If the replat is not completed within 18 months after the date of the state platting resolution, the platting resolution expires, unless the commissioner extends the time limit for good cause. The commissioner may require a preliminary plat that complies with 11 AAC 53.220 before the plat is approved. Each agency and utility notified of the petition must be notified of the approval. The commissioner will record the plat and the state platting resolution in each recording district where a portion of the changed or vacated area is located, and the change or vacation is not valid until the recording has taken place. The department will send to the petitioner a copy of the recorded plat and a copy of the platting resolution showing the recording data. The original copies of the replat and the platting resolution will be maintained by the department.

(f) A replat showing a change and presented to the department must contain the following standard certificates, as set out in 11 AAC 53.210 and available on a form provided by the department:

- (1) the surveyor's certificate;
- (2) the approval certificate;
- (3) the certificate of ownership;
- (4) a section-line easement vacation certificate, if necessary under AS 19.30.410 and AS 29.35.090 .

Editor's note: The address for requesting forms described in 11 AAC 53.730 is: Statewide Platting Supervisor, Department of Natural Resources, 550 W. 7th Ave., Suite 650, Anchorage, AK 99501-3576. Forms may also be obtained from the department's website at http://www.dnr.state.ak.us/mlw/survey/unorganized_borough/index.htm (corrected here, differs from regulation text)

11 AAC 53.740. Variances

The department will grant a variance from a provision of 11 AAC 53.600 - 11 AAC 53.730 if the person seeking a variance demonstrates, to the satisfaction of the department, that

- (1) granting the variance will not be detrimental to the public health, safety, or welfare, injurious to adjacent property, or contrary to the public interest;
- (2) the variance sought does not violate a statute; and
- (3) the conditions on which the variance application is based do not apply generally to properties similar to the one for which the variance is sought.

Article 6 General Provisions

Section

900. Definitions.

11 AAC 53.900. Definitions

Unless the context clearly indicates otherwise, in this chapter

- (1) "adjacent" means near but not necessarily touching;
- (2) "aliquot parts" means land description within a rectangular survey system, as established by the United States Department of the Interior, Bureau of Land Management, or the division, using the section method of describing parcels of land by half sections, quarter sections, or any further division into equal halves or quarters with no remainder;
- (3) "arterial road" means a road that is used primarily for through traffic, as opposed to access to adjacent land;
- (4) "bearing object" means any object, other than trees and monuments, that may be used by the state as a primary monument accessory;
- (5) "cadastral rectangular survey" means a survey that defines the rectangular system of surveys as accomplished by the United States Department of the Interior, Bureau of Land Management, or the division; the survey may or may not be identical with the protracted system of rectangular surveys, as administratively approved on official protraction diagrams;
- (6) "coastline" means the line of mean low water along that portion of the coast that is in direct contact with the sea, and the line marking the seaward limits of inland water;
- (7) "coastal water" means water along the coast of Alaska influenced by the tides;
- (8) "course" means bearing and distances of a boundary or survey line, expressed to the accuracy used in the class of survey being conducted;
- (9) "geodetic coordinates" means the quantities of latitude and longitude that define the position of a point on the surface of the earth, with respect to the reference spheroid; they are also called "geographic coordinates" (based on Clark's spheroid of 1866, as corrected for Alaska in 1927);

(10) "geodetic survey" means a survey in which account is taken of the shape and size of the earth; geodetic surveys are usually prescribed where the area or distances involved are so great that results of desired accuracy and precision can be obtained only by the process of geodetic surveying;

(11) "horizontal control" means control with horizontal positions only; the positions may be referenced to the geographic meridians or to other lines of reference, such as plane coordinate axes;

(12) "land survey" or "survey" means the process of determining boundaries and areas of land parcels on the ground;

(13) "limits of error" means the maximum permissible error, as expressed in a linear ratio establishing the mathematical precision of distances and angles assigned to control the accuracy standards of a survey;

(14) "mean high water" means the tidal datum plane of the average of all the high tides, as would be established by the National Geodetic Survey, at any place subject to tidal influence;

(15) "mean high water line" means the intersection of the datum plane of mean high water with the shore;

(16) "mean low water" means the tidal datum plane of the average of the low tides, as would be established by the National Geodetic Survey, at any place subject to tidal influence;

(17) "mean lower low water" means the tidal datum plane of the average of the lower of the two low waters of each day, as would be established by the National Geodetic Survey, at any place subject to tidal influence;

(18) "to meander" a water body means to establish courses along the ordinary, or mean, high water mark between land and water boundaries for segregation of upland and shoreland underlying state navigable or public water;

(19) "metes and bounds survey" means a survey that is accomplished from computed courses, such as shown on a preliminary or final plat;

(20) "monument" means the permanent, physical item placed or existing in the ground at a corner position to define and mark the boundaries of a parcel of land;

(21) "navigable water" has the same meaning as in AS 38.05.365 (22);

(22) "offshore" means submerged land lying seaward from the line of mean low tide;

(23) "ordinary high water mark" means the mark along the bank or shore up to which the presence and action of the nontidal water are so common and usual, and so long continued in all ordinary years, as to leave a natural line impressed on the bank or shore and indicated by erosion, shelving, changes in soil characteristics, destruction of terrestrial vegetation, or other distinctive physical characteristics;

(24) "paper plat" means essentially the same as an actual survey plat, except that the pertinent data and courses are derived from a compilation of official survey data and no actual field survey was accomplished;

(25) "public access easement" means an easement that is identified to allow access by the public, including access to private property by the owners of that private property and their invitees, and that may be used for any mode of transportation commonly employed for access purposes, subject to any restrictions noted on the plat, deed, or other legally applicable document;

(26) "public water" has the same meaning as in AS 38.05.365 (23);

(27) "quarter-quarter section" means one-sixteenth of a normal section, formed by dividing a quarter section into four parts by lines connecting the midpoints of opposite sides, and containing 40 acres, more or less;

(28) "rectangular survey system" means a system of surveys in which an area is divided by a base line intersected at right angles by a principal meridian, with the intersection termed the initial point from which the partitions are subdivided into equal size townships, each containing 36 sections of land;

(29) Repealed 7/5/2001.

(30) "residential road" means a road that is primarily for traffic within a residential subdivision;

(31) "state plane coordinates" means the plane rectangular coordinate system established by the United States Coast and Geodetic Survey (now National Geodetic Survey) for use in defining positions of geodetic stations in terms of plane rectangular (X and Y) coordinates;

(32) "shoreland" means land belonging to the state that is covered by tidal or nontidal water that is navigable or nonnavigable under the laws of the United States, or the state, up to the mean or ordinary high water mark, and as may be modified by accretion, erosion, or reliction;

(33) "subdivision" has the same meaning as in AS 40.15.900 ;

(34) "submerged lands" has the same meaning as in AS 38.05.365 (17);

(35) "supplemental cadastral survey" means the establishment of additional cadastral survey boundaries within an existing cadastral survey;

(36) "survey plat" means a diagram drawn to scale, showing all essential data and courses pertaining to the boundaries and subdivision of a tract of land, as determined by survey or protraction;

(37) "surveyor," "registered surveyor," or "professional land surveyor" means a person who has been registered by the State of Alaska Board of Registration for Architects, Engineers and Land Surveyors to currently practice land surveying in Alaska in conformance with AS 08.48;

(38) "tideland" means the same thing as "tidelands" as defined in AS 38.05.365 (18);

(39) "tract" means a lot or parcel of land, and especially an odd-sized parcel within a section, such as on the west side of the west tier of sections in a township;

(40) "true bearing" means the direction of one point or object, with respect to another, where the direction of the line is expressed by the acute horizontal angle with respect to the celestial meridian; the reference direction may be north or south with reference to the true geodetic meridian; typical bearings are N. 6 10'15" W. & S. 17 10'30" E.;

(41) "vertical control" means the measurements taken by surveying methods for the determination of elevation only with respect to an imaginary level surface, usually mean sea level;

(42) "amended plat" means a plat of record that is corrected and re-recorded to correct a technical error that does not affect acreage, property lines, or valid existing rights;

(43) "block" means a group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by streets or by physical barriers, and having an assigned number or letter;

(44) "commissioner" means the commissioner of natural resources;

(45) "controlling exterior corner" means a corner on the exterior boundary of a subdivision that is an angle point or a point of curvature;

(46) "dedicate" means to grant or convey into public ownership for public use; "dedicate" includes the designation of a public area on a plat;

(47) "department" means the Department of Natural Resources;

(48) "lot" means the smallest portion of a subdivision, constituting a single parcel, division, or piece of land intended for sale or dedication as a single unit;

(49) "lot summary" means a document showing bearings and distances used to compute parcel area and showing closure;

(50) "meander line" means the traverse run at the line of mean high water or ordinary high water of a permanent natural body of water, surveyed not as a boundary, but to define generally the sinuosities of the bank or shoreline and to determine the approximate quantity of land remaining after segregation of the water area;

(51) "parent parcel" means the original tract from which a parcel is being created by subdivision;

(52) "replat" means the redelineation of one or more existing lots, blocks, tracts, or parcels of a previously recorded subdivision or other survey that involves the change of property lines or, in the case of a vacation, the altering or eliminating of dedicated streets, easements, or public areas.

Editor's note: As of Register 168 (January 2004) the regulations attorney made technical revisions under AS 44.62.125 (b) (6), to 11 AAC 53.900.