

# MUKLUK SUBDIVISION PHASE 1

## NOTES

- This survey was accomplished in accordance with AS 38.04.05, CSC 845 and SSI ASLS No. 2020-24.
- All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed or protracted section line, are subject to a 50-foot easement, on each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.10.010.
- The corner for Sections 21, 22, 27 and 28 was computed using the double-proportion method.
- Driveway permits shall be required for all lots directly accessing a DOT&PF managed right-of-way.
- There is a 35-foot radius easement at each utility pole location for guys, anchors, or other supportive structures.
- The utility company reserves the right to cut down any tree(s) within PUEs considered dangerous to the line.
- No structures, obstacles, or blockages may be built or placed within the PUE.

## BASIS OF COORDINATES

The shown NAD83 (2011) (Epoch: 2010.0000) coordinates are based on an NGS OPUS Solution measured at the found monument 709. The coordinates were constrained to the National Spatial Reference System using CORS reference stations: AC62 (DP3833), AC61 (DM7460), and BCRK (DP5994). The NAD27 geodetic coordinates for 709 were converted from NAD83 using NGS NCAT software.

## BASIS OF BEARING

All bearings shown are true bearings orientated to Geodetic North at Monument 709 and are based on measurements observed with Global Navigation Satellite System (GNSS) technology in the NAD 83 (2011) (Epoch 2010.0000) datum, using Trimble R10 and R12 receivers, differentially corrected and processed with Trimble Business Center version 5.20 software. The NGS OPUS derived convergence angle, at 709, of 0.95432500° (0°57'15.57") was used to rotate the GNSS measured AK State Plane Zone 2 coordinates to obtain geodetic north oriented coordinates. Magnetic North is 17°44' E (clockwise), and Grid North is 0°57'15.57" W (counter-clockwise) from Geodetic North at 709.

## DISTANCES

All distances shown are reduced to horizontal ground distances in US Survey feet.

## ACCURACY

The error of closure of this survey does not exceed 1:5000, and/or corner positions have a Relative Positional Accuracy at the 95 percent confidence level of 0.13 plus 100 parts per million, or better.

## TAX CERTIFICATE

This subdivision is not subject to taxation at the time of filing.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

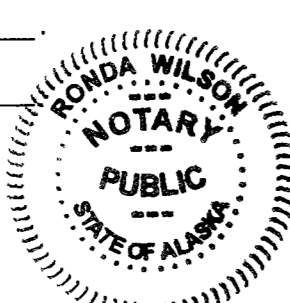
I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of ASLS 2020-24, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

5/11/2022  
Dated For: *Sundaly M. Samelis*  
Director, Division of Mining, Land and Water

## NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 11th day of May, 2022.

For: *Kenda Wilson*  
Notary Public for Alaska  
My Commission Expires *with office*



## PLAT APPROVAL

This plat is approved by the Commissioner of the Department of Natural Resources, or the Commissioner's designee, in accordance with AS 40.15

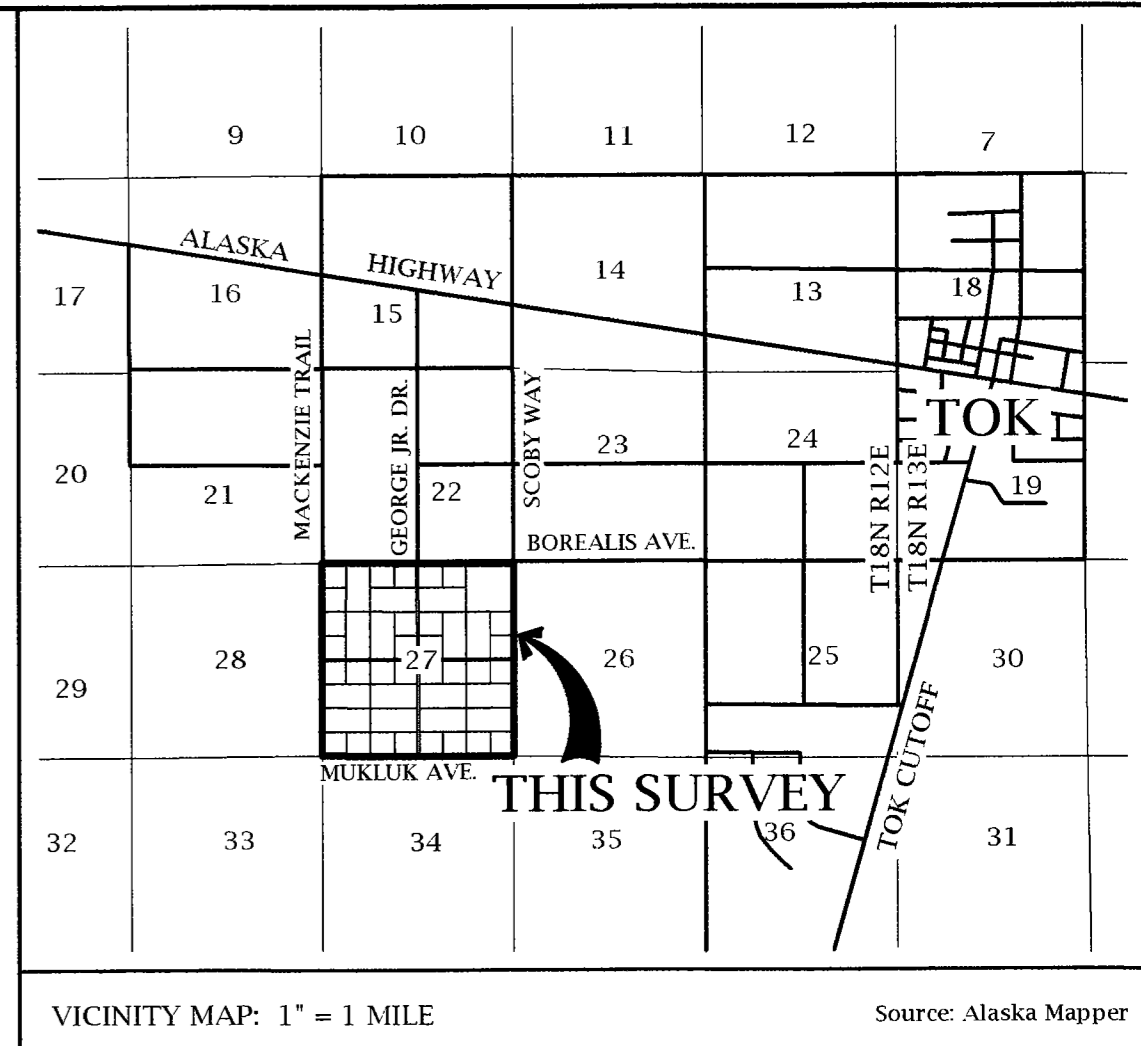
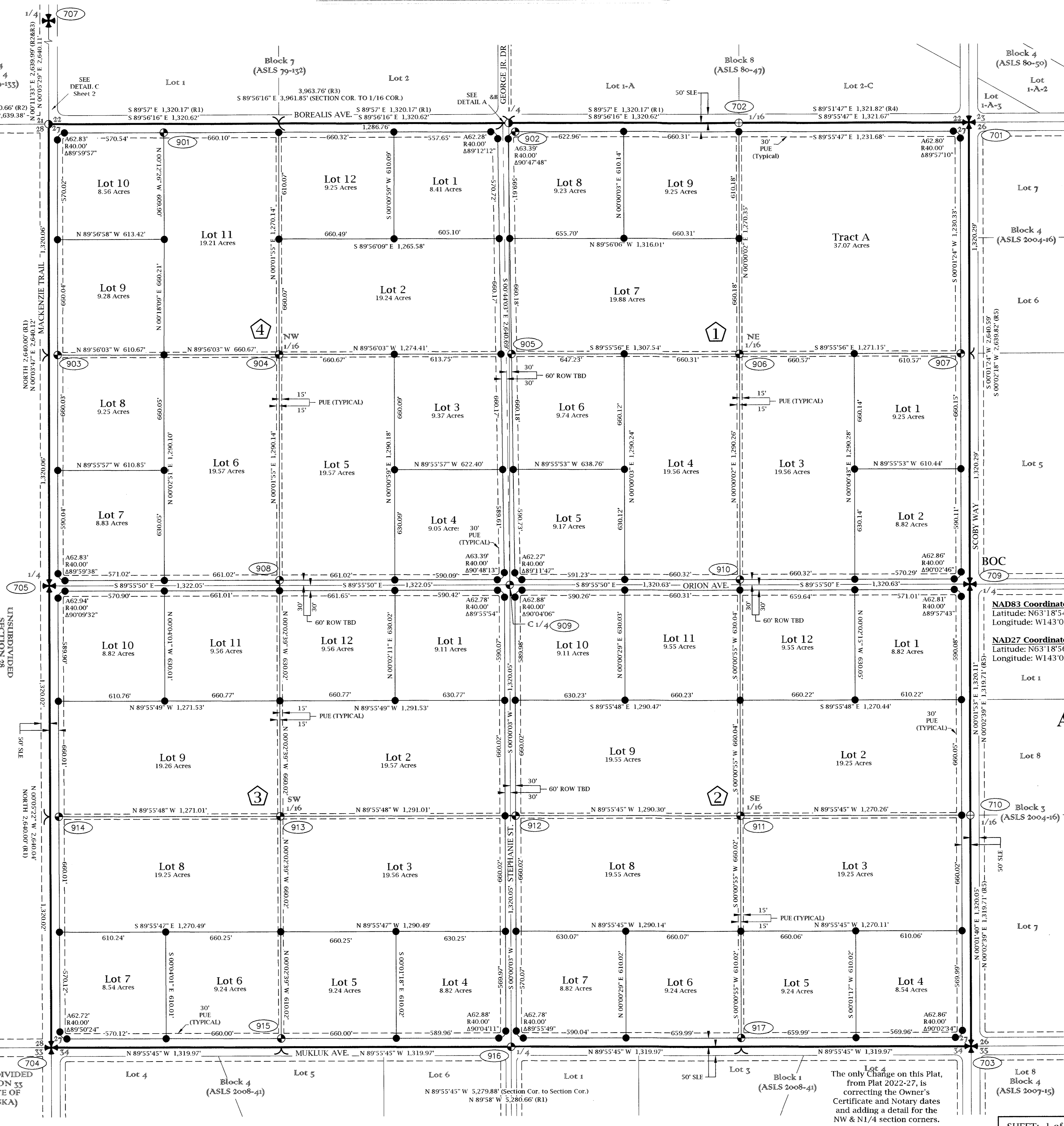
*Sundaly M. Samelis* 5/11/2022  
Commissioner Date

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

## SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

*Jeremy A. Hunt* 4/20/22  
LS 11796 Date



### LEGEND

- Found BLM Monument
- Found Primary Monument
- Set Secondary Monument
- Set "Mag" Nail Flush in Asphalt
- Set Primary Monument
- Monument Identifier (See Sheet 2)
- R1 Record as per the USRS of Township 18 North Range 12 East of the Copper River Meridian, Alaska, approved 12/16/1959
- R2 Record as per ASLS 79-133
- R3 Record as per ASLS 79-132
- R4 Record as per ASLS 80-47
- R5 Record as per ASLS 2004-16
- BOC Basis of Coordinates
- PUE Public Utility Easement
- SLE Section Line Easement
- TBD Right of Way To Be Dedicated by this plat
- Block Number
- Subject Boundary
- Surveyed Line
- Unsurveyed Line
- Centerline ROW
- Easement Line

#### DETAIL A (N.T.S.)

SEC 22 1/4  
SEC 27 1/4  
33.86'  
GEN. BOUND. LINE  
STATION 51 ROW  
S 0°43'03" W 2,640.00'  
N 31/4 SECTION LINE  
S 0°00'03" W 2,640.44'  
C 1/4

Geodetic  
Magnetic  
Grid  
Declination is 17°44' E (clockwise) per NOAA on 12/6/21 & AKSP2 Grid North is 0°57'15.57" W (counter-clockwise) from Geodetic North at 709

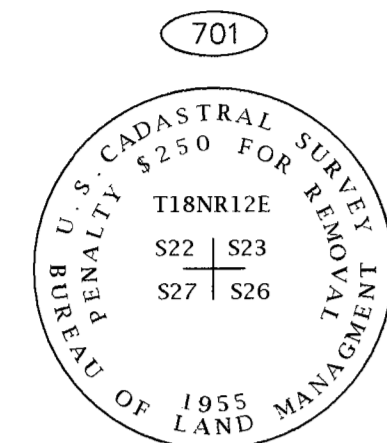
### AMENDED PLAT

GRAPHIC SCALE  
0 30 60 90 120 150 300 450 METERS  
1 METER = 3.280833 U.S. SURVEY FEET AND 1 U.S. ACRE = 0.4047 HECTARE

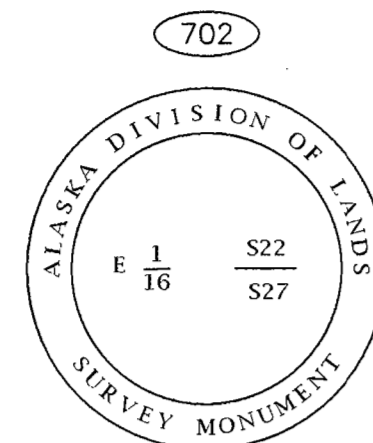
DATE OF SURVEY: 5/31/21	SURVEYOR: 49th Star Surveying LLC (COA#137881) PO Box 738 Girdwood, AK 99587 Tel: (907) 891-6111 www.49thStarSurveying.com
BEGINNING: 10/9/21	
ENDING: 10/9/21	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
<b>ALASKA STATE LAND SURVEY 2020-24</b>	
<b>MUKLUK SUBDIVISION PHASE 1</b>	
A SUBDIVISION OF SURVEYED SECTION 27 TOWNSHIP 18 NORTH, RANGE 12 EAST, COPPER RIVER MERIDIAN, ALASKA	
CREATING LOTS 1-9, BLOCK 1; LOTS 1-12, BLOCK 2; LOTS 1-12, BLOCK 3; LOTS 1-12, BLOCK 4, & TRACT A CONTAINING 640.49 ACRES ±	
FAIRBANKS RECORDING DISTRICT	
DRAWN BY: JAH	APPROVAL RECOMMENDED: <i>Kevin Bow</i> 5-9-2022
DATE: 4/20/22	STATEWIDE PLATTING SUPERVISOR DATE
SCALE: 1" = 300'	CHECKED: GG DNR FILE NO. ASLS 20200024

# Monument Detail

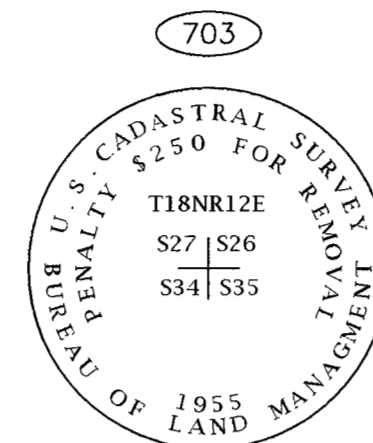
Not To Scale



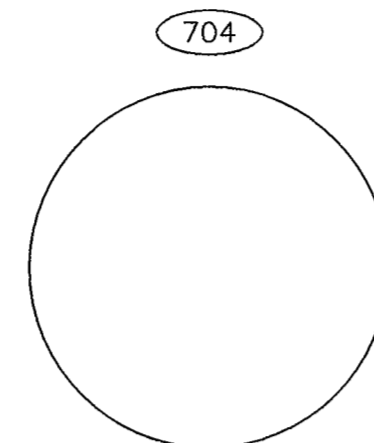
Found 3-1/4" Brass Cap in Mon Case, 0.5' AGL, < Fnd. 13" Spruce B.T. bears N48°W, 53.3' < Set 2" Al. Cap on 5/8" rebar bears S29°W, 102.9' < Set 2" Al. Cap on 5/8" rebar bears S61°W, 102.9'



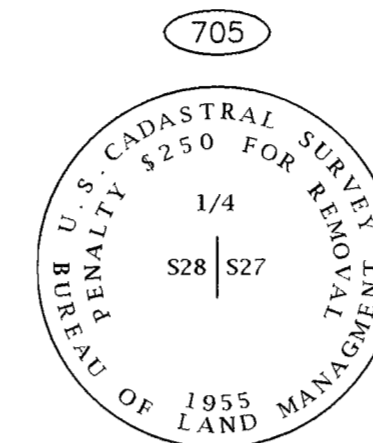
Found 3-1/4" Brass Cap in Mon Case, 0.4' AGL, < Fnd. 6" Spruce B.T. bears N2°E, 53.2' < Set 7" Spruce B.T. bears N58°E, 65.8' < Set 10" Spruce B.T. bears N61°W, 73.8' Cap Markings are Badly Worn



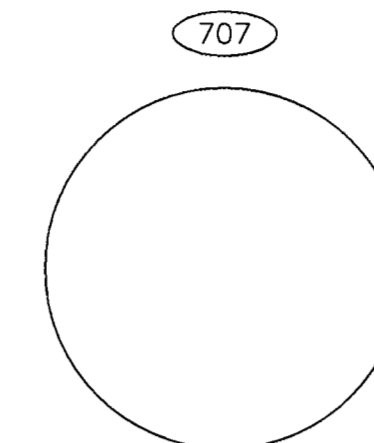
Found 3-1/4" Brass Cap Monument, 0.1' AGL, Carsonite Post 0.6' NW < Set 2" Al. Cap on 5/8" rebar bears N61°W, 103.0' < Set 2" Al. Cap on 5/8" rebar bears N29°W, 103.0'



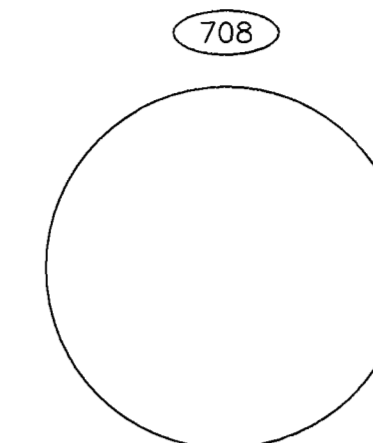
Found 2-1/2" Post from Mon w/ Cap Destroyed, Flush, < Set 2" Al. Cap on 5/8" rebar bears N29°E, 102.7' < Set 2" Al. Cap on 5/8" rebar bears N61°E, 102.7'



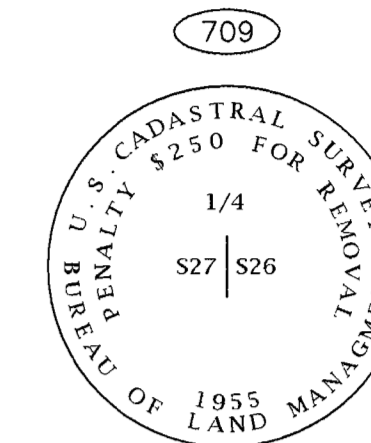
Found 3-1/4" Brass Cap lying next to 2-1/2" Post, 0.1' BGL, Cap buried next to Post < Set 2" Al. Cap on 5/8" rebar bears N36°E, 86.0' < Set 2" Al. Cap on 5/8" rebar bears S36°E, 86.2'



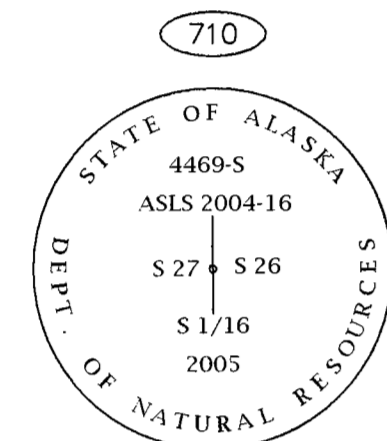
Found 2-1/2" Post from Mon w/ Cap Destroyed, Bent South 0.6' BGL, Nail Found at POE which was used as Corner Position B.T.'s Searched for, None Found



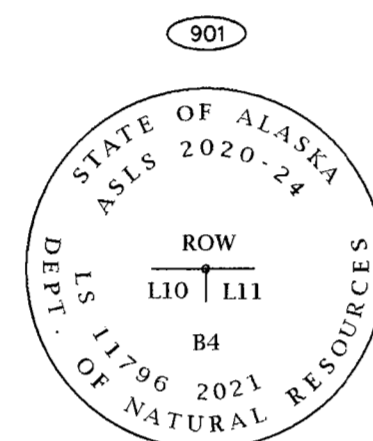
Found 2-1/2" Post from Mon w/ Cap Destroyed, Bent North 0.2' AGL, POE used as Corner Position B.T.'s Searched for, None Found



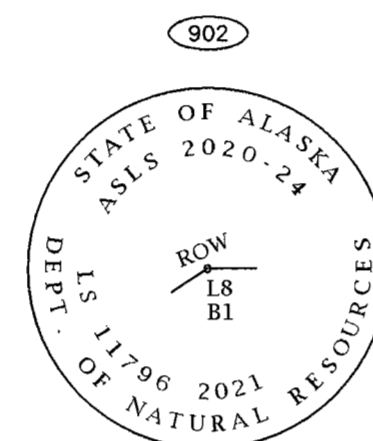
Found 3-1/4" Brass Cap, 0.1' AGL, < Set 2" Al. Cap on 5/8" rebar bears S36°W, 86.1' < Set 2" Al. Cap on 5/8" rebar bears N35°W, 86.0'



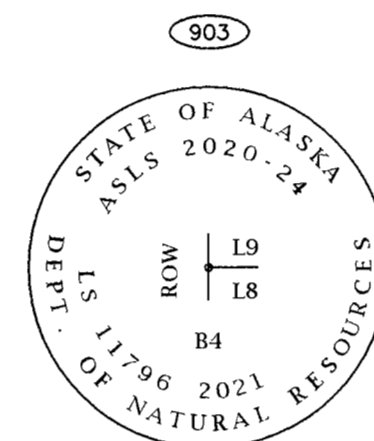
Found 3-1/4" Aluminum Cap Monument, 0.3' AGL, < Set 2" Al. Cap on 5/8" rebar bears N90°W, 50.0'



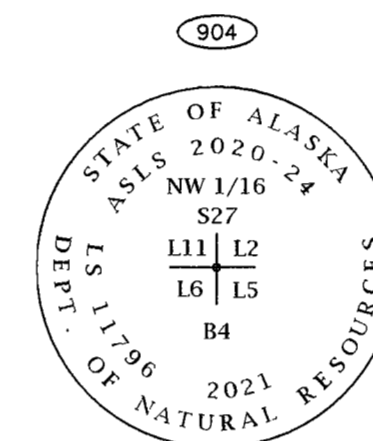
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.3' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' South



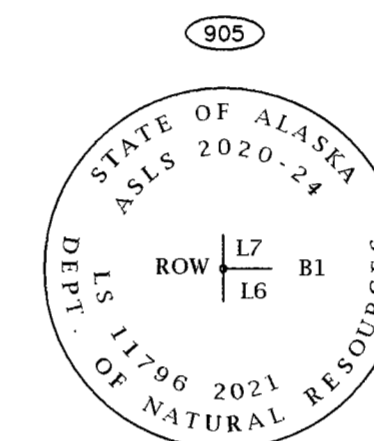
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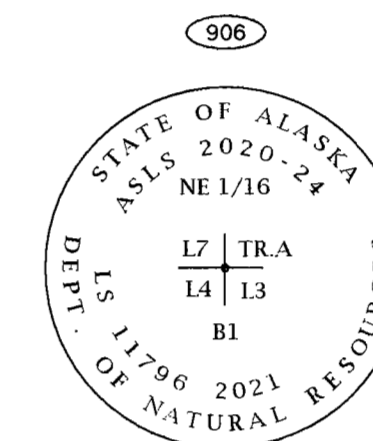
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.4' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' East



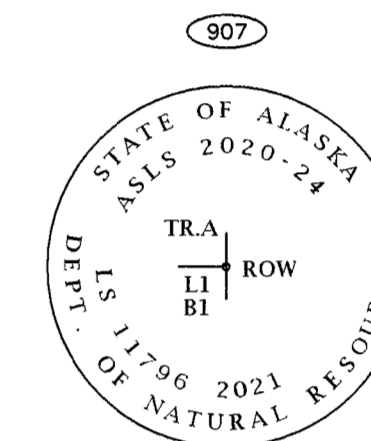
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.7' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' North < Set 7" Spruce B.T. bears N29°E, 14.6' < Set 8" Aspen B.T. bears S36°E, 10.1' < Set 5" Spruce B.T. bears S28°W, 1.1'



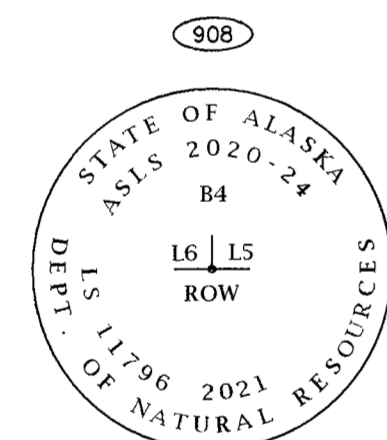
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.4' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' West



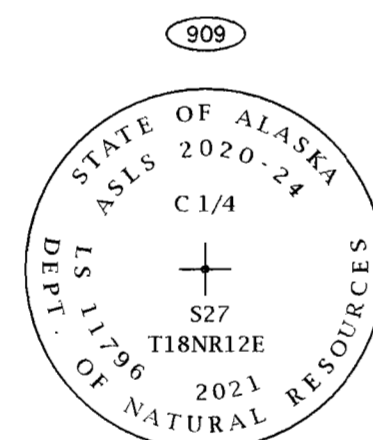
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.4' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' North < Set 5" Spruce B.T. bears N69°E, 11.0' < Set 6" Spruce B.T. bears S85°W, 7.3' < Set 5" Spruce B.T. bears N28°W, 10.6'



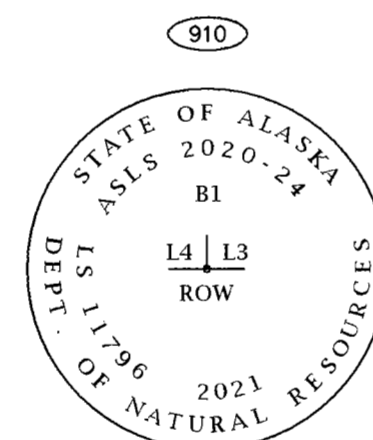
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.4' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' West



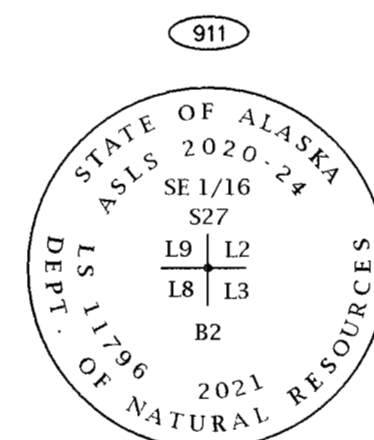
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.4' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' North



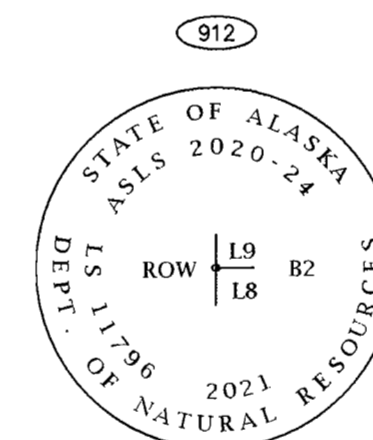
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.3' BGL; Metallic Gray Cow Magnet Set Under Monument; < Set 2" Al. Cap on 5/8" rebar bears N67°E, 75.3' < Set 2" Al. Cap on 5/8" rebar bears S23°E, 76.2'



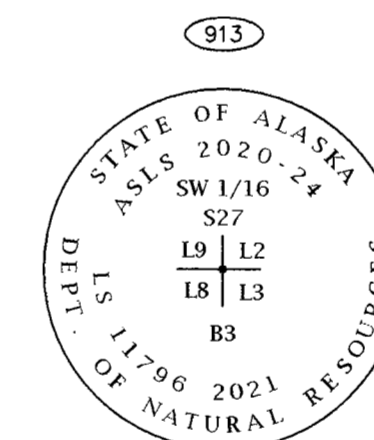
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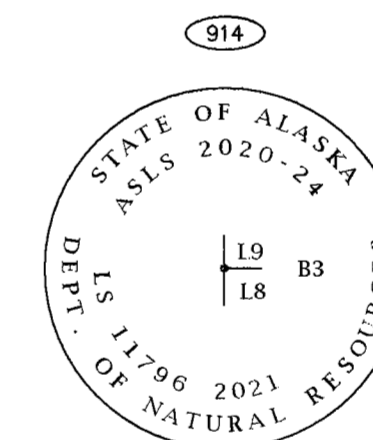
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.6' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' North < Set 8" Spruce B.T. bears N5°E, 11.0' < Set 4" Spruce B.T. bears S75°E, 13.5' < Set 9" Spruce B.T. bears N75°W, 6.5'



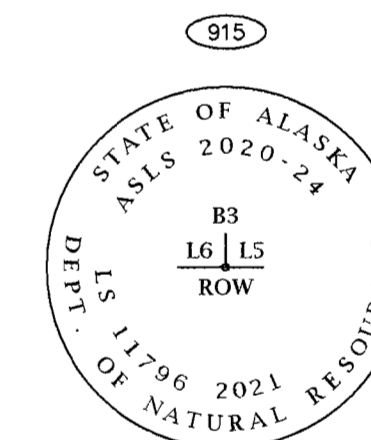
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.5' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' East



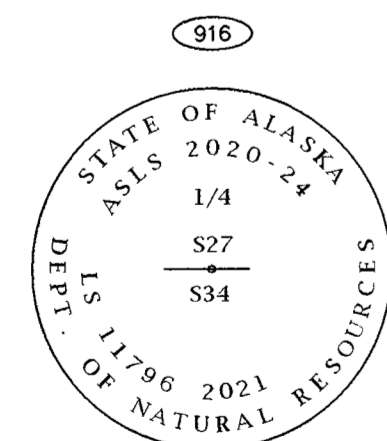
Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.6' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' North < Set 4" Spruce B.T. bears N81°E, 30.6' < Set 4" Spruce B.T. bears S45°W, 18.9' < Set 6" Spruce B.T. bears N2°W, 28.1'



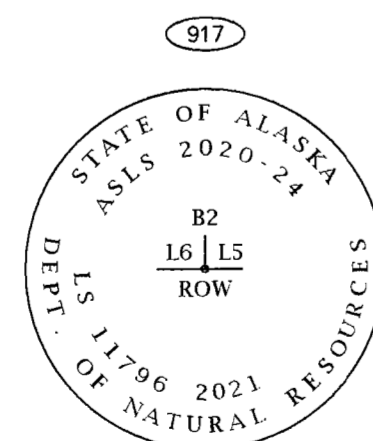
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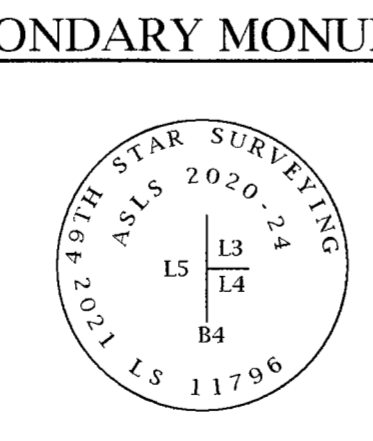
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Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.4' BGL; Metallic Gray Cow Magnet Set Under Monument; < Set 2" Al. Cap on 5/8" rebar bears N54°E, 85.9' < Set 2" Al. Cap on 5/8" rebar bears N54°W, 86.1'

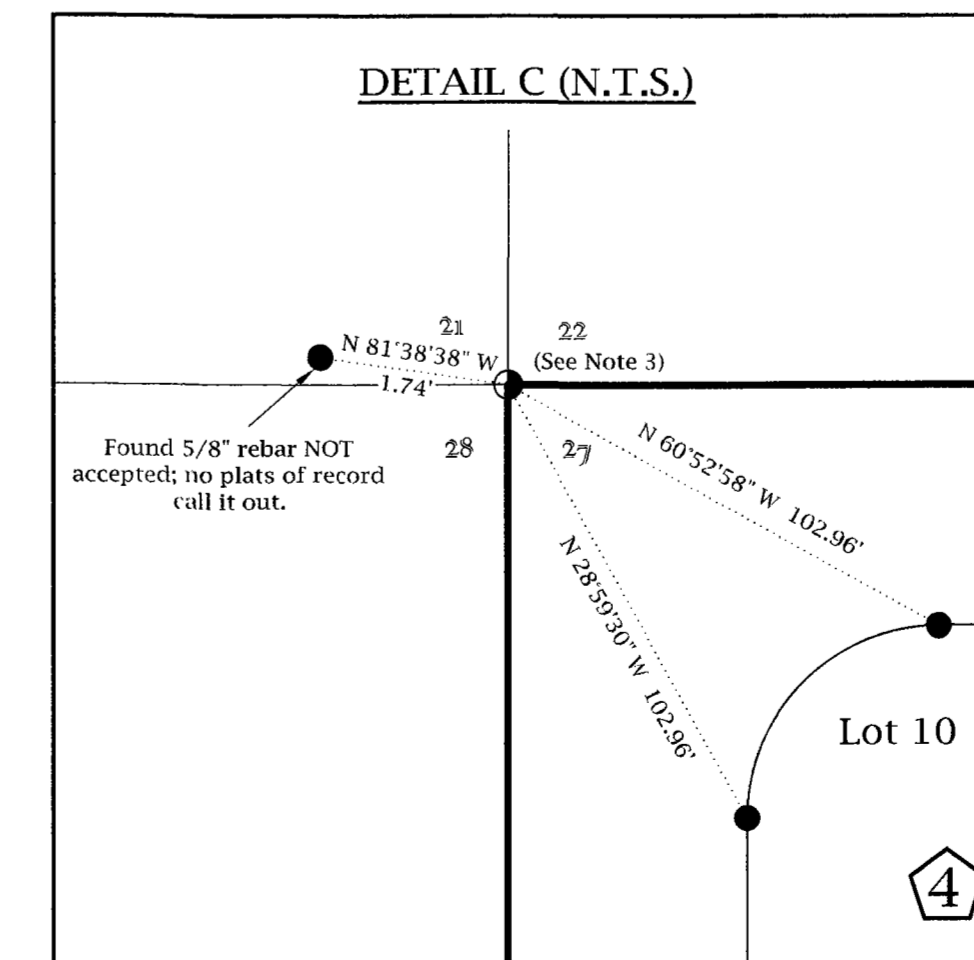
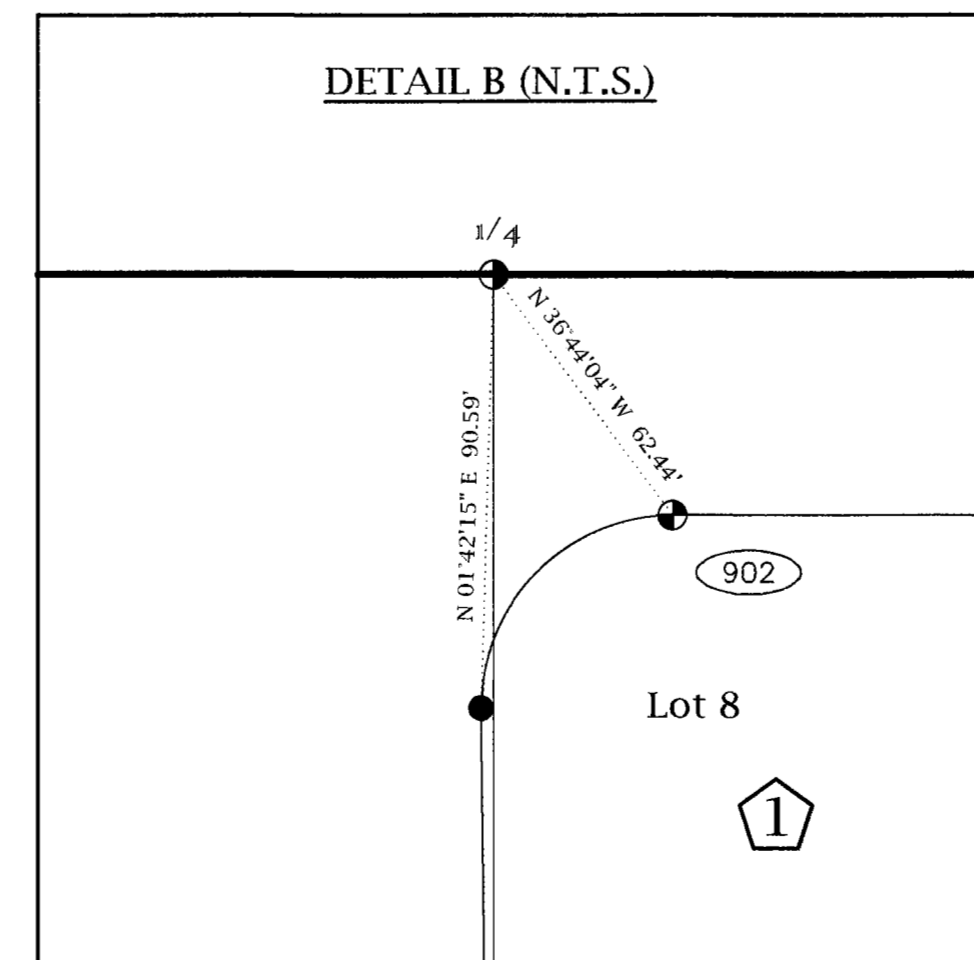


Set 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, 0.2' AGL; Metallic Gray Cow Magnet Set Under Monument; Carsonite Post 1' North



Typical Set Secondary Monument 2" Aluminum Cap On a 30" x 5/8" Rebar -0.2-0.3' AGL

## SECONDARY MONUMENTS



The only change on this Plat, from Plat 2022-27, is correcting the Owner's Certificate and Notary dates and adding a detail for the NW & N1/4 section corners.

2022-27  
Plat #  
Fairbanks  
Rec Dist  
05/11/2022  
Date  
Time 8:55 AM



## AMENDED PLAT

DATE OF SURVEY: BEGINNING: 5/31/21 ENDING: 10/9/21	SURVEYOR: 49th Star Surveying LLC (COA#137881) PO Box 738 Girdwood, AK 99587 Tel: (907) 891-6111 www.49thStarSurveying.com
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
<b>ALASKA STATE LAND SURVEY 2020-24</b>	
<b>MUKLUK SUBDIVISION PHASE 1</b>	
A SUBDIVISION OF SURVEYED SECTION 27 TOWNSHIP 18 NORTH, RANGE 12 EAST, COPPER RIVER MERIDIAN, ALASKA	
CREATING LOTS 1-9, BLOCK 1; LOTS 1-12, BLOCK 2; LOTS 1-12, BLOCK 3; LOTS 1-12, BLOCK 4, & TRACT A CONTAINING 640.49 ACRES ±	
FAIRBANKS RECORDING DISTRICT	
DRAWN BY: JAH DATE: 4/20/22	APPROVAL RECOMMENDED: Kevin Hurst STATEWIDE PLATTING SUPERVISOR DATE: 5-9-2022
SCALE: 1" = 300'	CHECKED: GG DNR FILE NO. ASLS 20200024

49<sup>th</sup> Star Surveying LLC  
PO Box 738  
Girdwood, AK 99587

**SURVEYOR'S AFFIDAVIT**

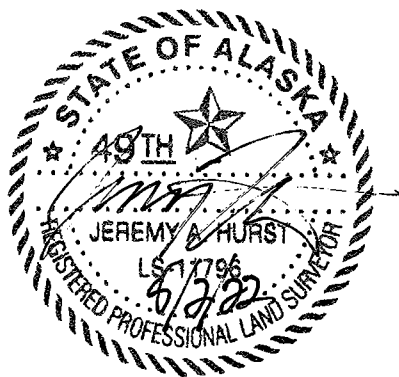
Alaska State Land Survey 2020-24, Mukluk Subdivision

The above referenced subdivision plat as filed in the Fairbanks  
Recording District under Plat file number 2022-27  
has been revised as follows \_\_\_\_\_

The Owner's Certificate signature date and the Notary date for the Certificate have been written down as the same  
date and adding a detail for the NW and N1/4 Section Corners.  
\_\_\_\_\_

The above revision constitutes the sole change made to the plat aside from its notation in the revision block on the plat. The above revision does not influence any change of, ownership, drainage features, rights-of-way, or any other item which would adversely affect this or adjacent properties. I am therefore submitting this plat for refiling as corrected.

Date 8/2/22 Registration Number LS 11796



Jeremy Hurst  
Registered Land Surveyor