



June 7, 2022

Emily Deach  
Deputy Borough Manager  
Municipality of Skagway  
e.deach@skagway.org  
907.983.9708

Dear Emily:

**RE: Fee Proposal – West Creek Subdivision**

Per your request, RESPEC is pleased to present you with this fee proposal to provide surveying services for the above referenced project. RESPEC will provide surveying services as required to create West Creek Subdivision, being a portion of ASLS 2007-43 as depicted in the "Alternative 2 2022\_03\_23 Markup ASLS 2007-43 West Creek" PDF provided in your email dated April 6, 2022. This subdivision will require a boundary survey of a portion of ASLS 2007-43 bordered by West Creek to the north, Taya River to the east and U.S. Survey 1516 to the south.

This project will be split into four (4) distinct phases:

1. **Platting Design** – RESPEC will create a conceptual design for the subdivision using existing surface data and imagery to best follow the terrain and utilize/avoid improvements. Civil Engineering will be brought in to review the proposed road alignment and give comment/suggestions on road design and placement. Preliminary platting is included in this phase. A pre-survey site visit, per MOS request, will be conducted during this phase to help facilitate platting design.

Planning – RESPEC planners will evaluate potential land uses of the parcel, with a focus on residential uses. We will identify potential electrical utilities' extensions to the parcel, as well as locations for internal roads. The analysis will include best practices for septic systems and lot sizes to determine appropriate lot sizes for the subdivision.

2. **Control Survey** – RESPEC field personnel will conduct a survey to locate boundary monuments, set additional control and survey the Ordinary High Water (OHW) of both West Creek and Taya River to determine the riparian bounds of the subdivision. Limited topo of improvements will be surveyed this phase as well.

3. **Final Platting** – RESPEC will compile all Municipality comments and apply them to the final plat. The final plat will be recorded with this phase.

4. **Set Lot Corners** – After the final subdivision configuration is determined, RESPEC field personnel will conduct a field survey to set lot corners.

RESPEC can provide these services for a Time & Materials estimate of **\$71,113**.

9109 MENDENHALL MALL RD.  
SUITE 4  
JUNEAU, AK 99801  
907.780.6060



***Inclusions for this RESPEC Surveying services estimate:***

- / Coordination with Municipality of Skagway (MOS)
- / Establish primary and/or secondary monuments for all lot corners
  - Secondary monuments will consist of a 2" Aluminum Cap (stamped with Subdivision Name, year set, Lot designation, 11798-S) on 5/8" x 30" rebar
  - Primary monuments will consist of a 3 1/4" Aluminum cap on a 2 1/2" flared post w/magnet
  - Exterior subdivision corner monuments will be referenced to a minimum of two (2) bearing objects
- / Subdivision platting, submittal, and recording
- / Pre-survey site visit
- / This estimate includes all materials, mobilization, instrumentation, fees, and office and field labor required to complete the services listed

***Exclusions and assumptions to this RESPEC Surveying services estimate:***

- / MOS will notify adjoining landowners of field surveying activities
- / Access to the site will be via Dyea Road
- / Field work will commence during the summer of 2022
- / Final lot corner setting to occur during snow and ice-free conditions
- / Two (2) field trips (not including Pre-survey site visit) will be required to complete the subdivision
- / MOS to provide names of adjacent owners
- / Individual lot owners to provide percolation and water-table depth data if required
- / No community sewer or water system plans included
- / Subdivision roadway design, soils report, and drainage plan fee proposal will be submitted separately to MOS

All incurred expenses are charged at cost, plus 15%.

Should you want to pay RESPEC invoices with a credit card, you will be sent an email with a secure link. Visa charges 3% of invoice total for their service. This will be added to your invoice. Otherwise, RESPEC accepts checks.

By signing below, you, the Client (person responsible for payment) agrees to the above conditions and this document will be considered by RESPEC as a NOTICE-TO-PROCEED:

If you concur with this fee proposal, please indicate by your signature below. Should you have any questions or require modifications, please do not hesitate to contact me at your convenience.



RESPEC

Sincerely,

**RESPEC**

Juneau Office

A handwritten signature in blue ink, appearing to read 'K.E.' with a flourish.

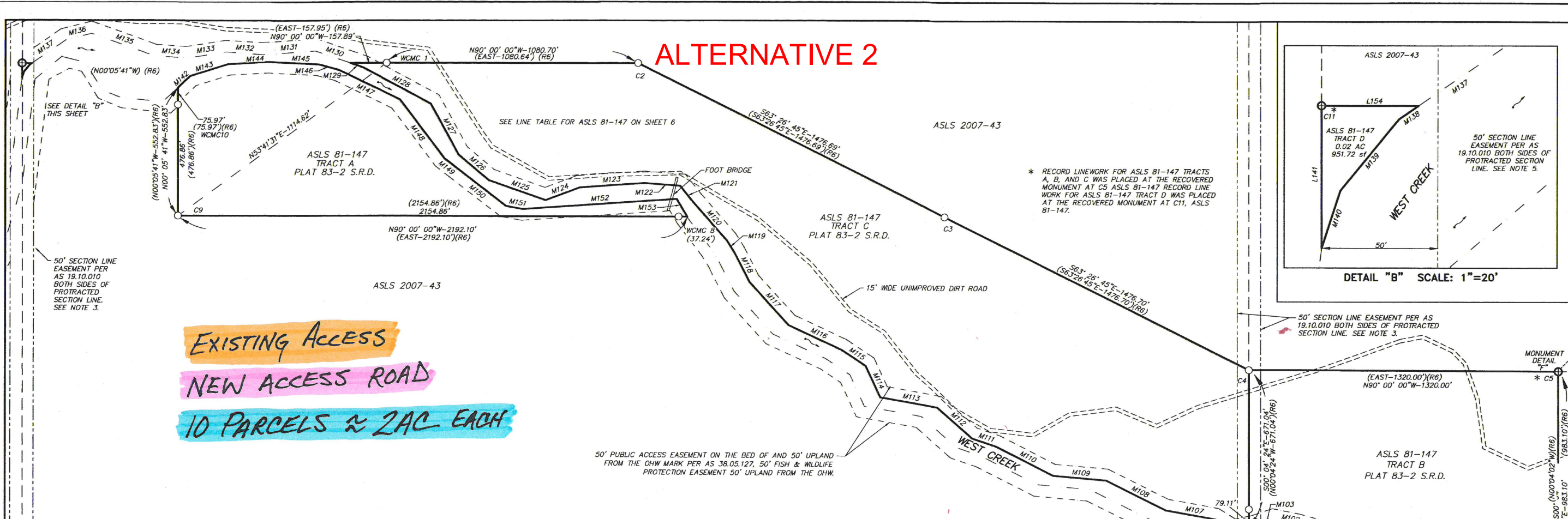
Kevin Eischens, PLS

Professional Land Surveyor

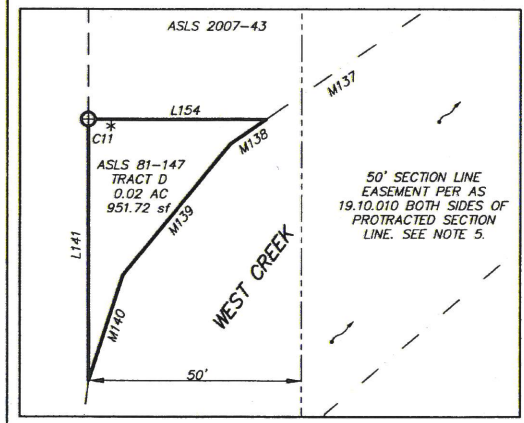
[Kevin.eischens@respec.com](mailto:Kevin.eischens@respec.com)

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

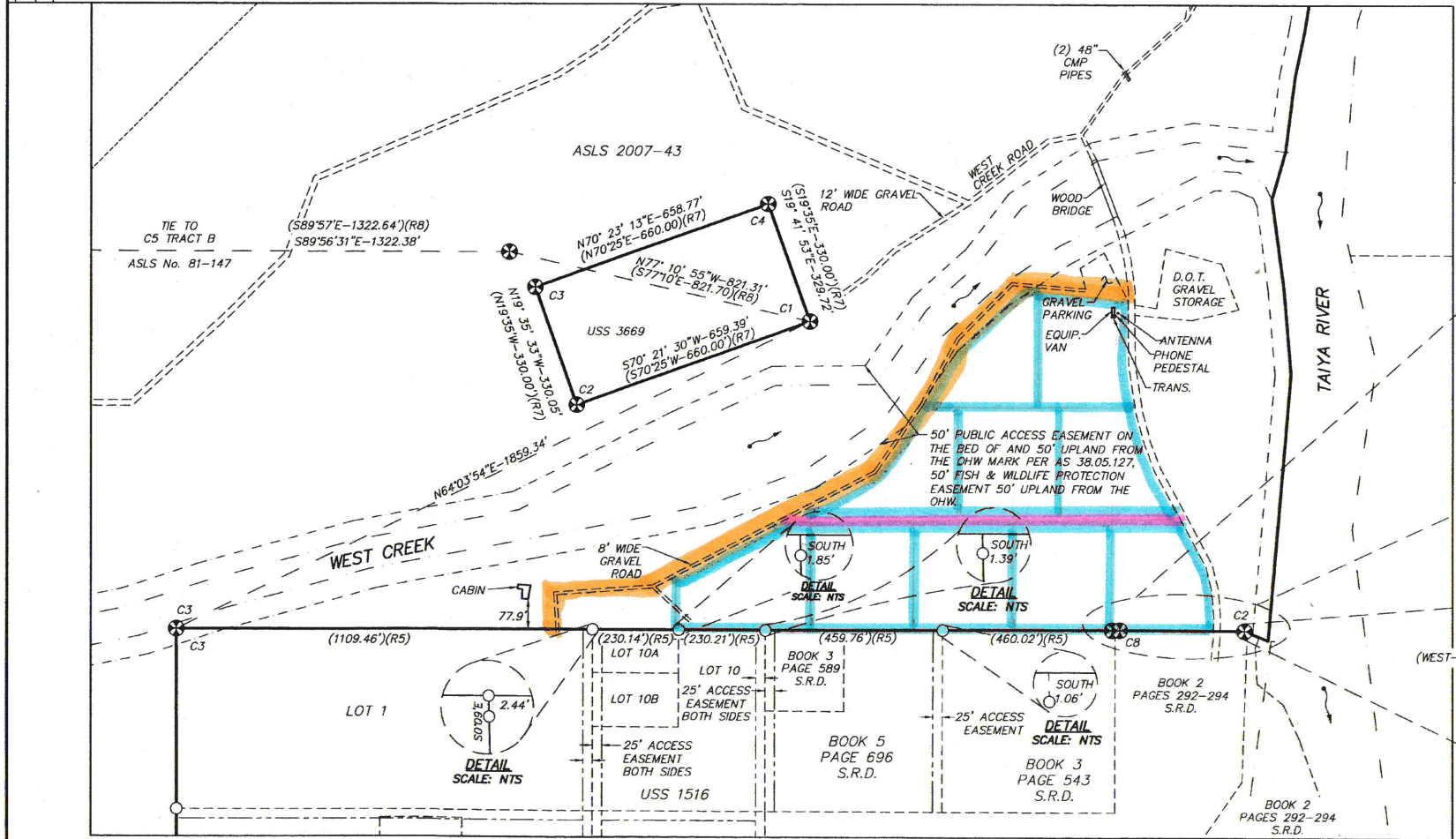
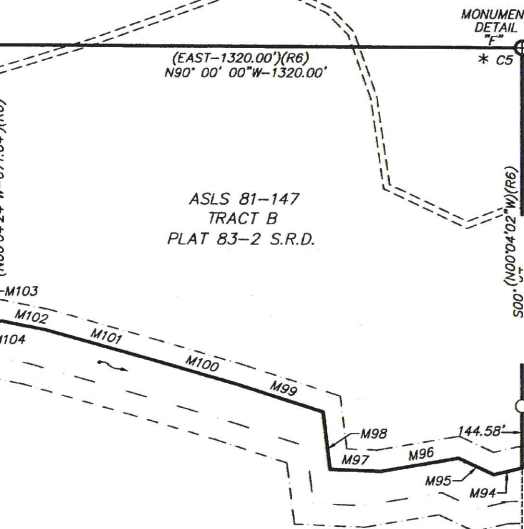
# ALTERNATIVE 2



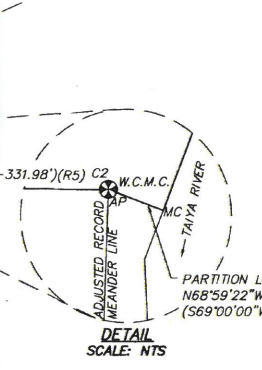
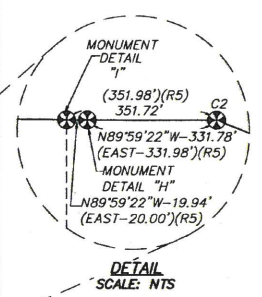
**EXISTING ACCESS**  
**NEW ACCESS ROAD**  
**10 PARCELS ≈ 2AC EACH**



50' SECTION LINE EASEMENT PER AS 19.10.010 BOTH SIDES OF PROTRACTED SECTION LINE. SEE NOTE 5.

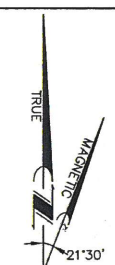


DETAIL "A" SCALE: 1"=200'



### LEGEND

- ⊗ G.L.O./B.L.M. MONUMENT 3.25" BRASS DISK UNLESS OTHERWISE NOTED (RECOVERED)
- ⊙ PRIMARY MONUMENT 3" AL. CAP BY OTHERS (RECOVERED)
- ⊕ PRIMARY MONUMENT 3.5" AL. CAP BY OTHERS (RECOVERED)
- ⊖ 7570-S PRIMARY - MONUMENT, 3.5" AL. CAP ON 2.5"x30" AL. PIPE UNLESS OTHERWISE NOTED (ESTABLISHED) SEE SHEET 4 FOR DETAILS
- PRIMARY MONUMENT OF RECORD
- SURVEYED LINE
- - - UNSURVEYED LINE
- - - SURVEY TIE LINE
- - - SECTION LINE
- - - KLONGKID GOLD RUSH NATIONAL HISTORIC PARK ADMINISTRATIVE BOUNDARY
- - - CENTERLINE TRAIL
- - - ORDINARY HIGH WATER LINE
- ==== UNIMPROVED ROAD
- - - EASEMENT LINE
- - - EDGE OF CREEK
- - - CENTERLINE RST 592



SOURCE: N.O.A.A., JULY 16, 2012  
 MAGNETIC DECLINATION 21°30'E  
 CHANGING BY 0'20" W/YEAR

DATE OF SURVEY		NAME OF SURVEYOR	
Beginning	6/21/11	PDC ENGINEERS (CERT. OF AUTH. #AECC065)	
Ending	6/11/12	3109 MENDENHALL MALL RD STE 4	
		JUNEAU, ALASKA 99801	
		PH# 907.780.6080	
		R&M PROJ. No. 101745	

STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
**DIVISION OF MINING, LAND AND WATER**  
 ANCHORAGE, ALASKA

### ALASKA STATE LAND SURVEY No. 2007-43

LOCATED WITHIN LOT 8, U.S.S. 5110  
 WITHIN PROTRACTED SECTIONS  
 7, 10, 11, 15, 16, 17, 18, 21 AND 22  
 TOWNSHIP 27 SOUTH, RANGE 59 EAST,  
 COPPER RIVER MERIDIAN, ALASKA  
 CONTAINING 3,015.44 ACRES

DRAWN BY: STAFF	APPROVAL RECOMMENDED	
DATE: 02/11/15	<i>Karin Bone</i>	2-4-22
REV: 09/20/21	Stotewise Plotting Supervisor	Date

Skagway Recording District PL 2007-2