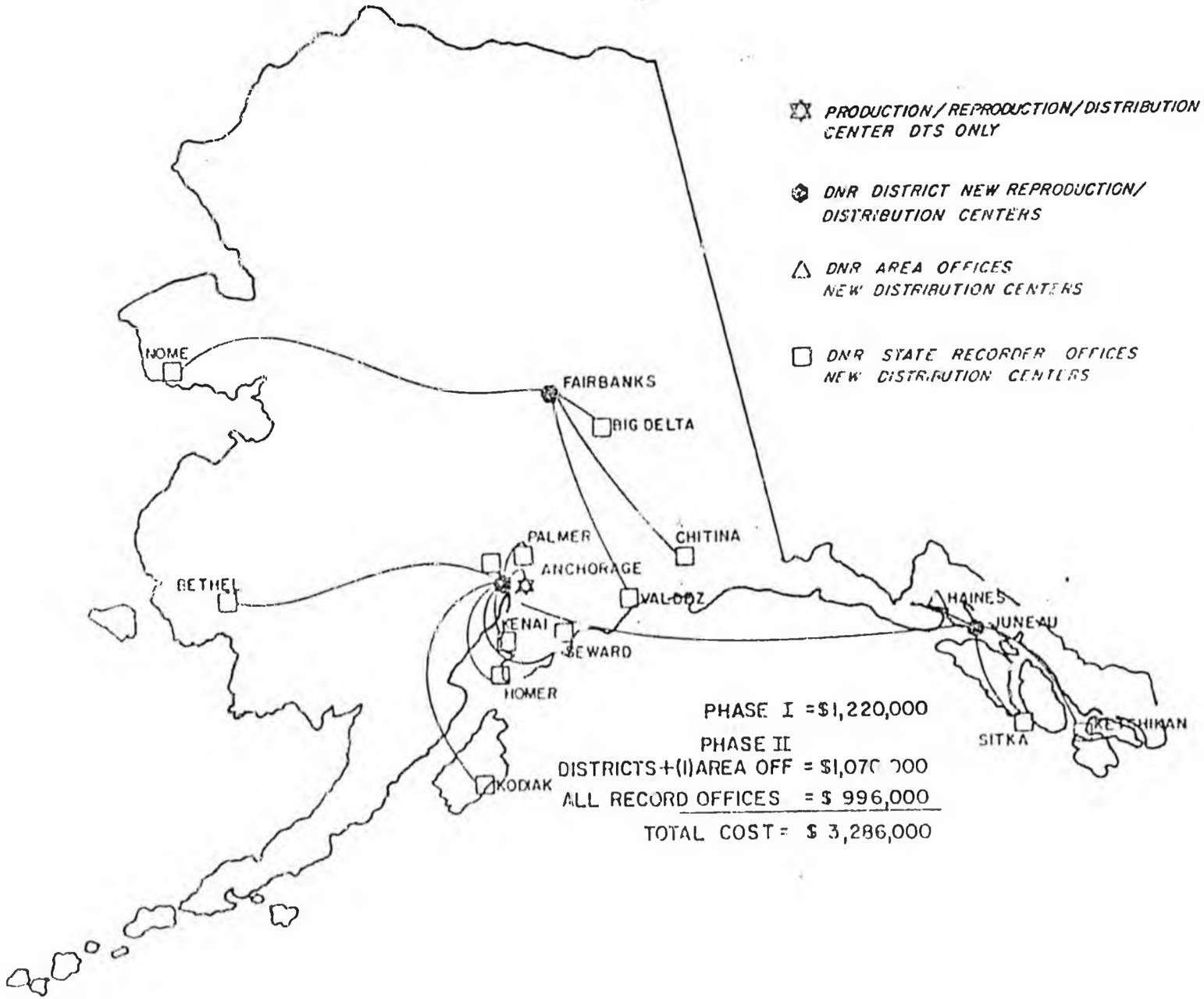
1671 SJ SB 78 (file 2) - SB 79

LAND INFORMATION / DISTRIBUTION CENTERS



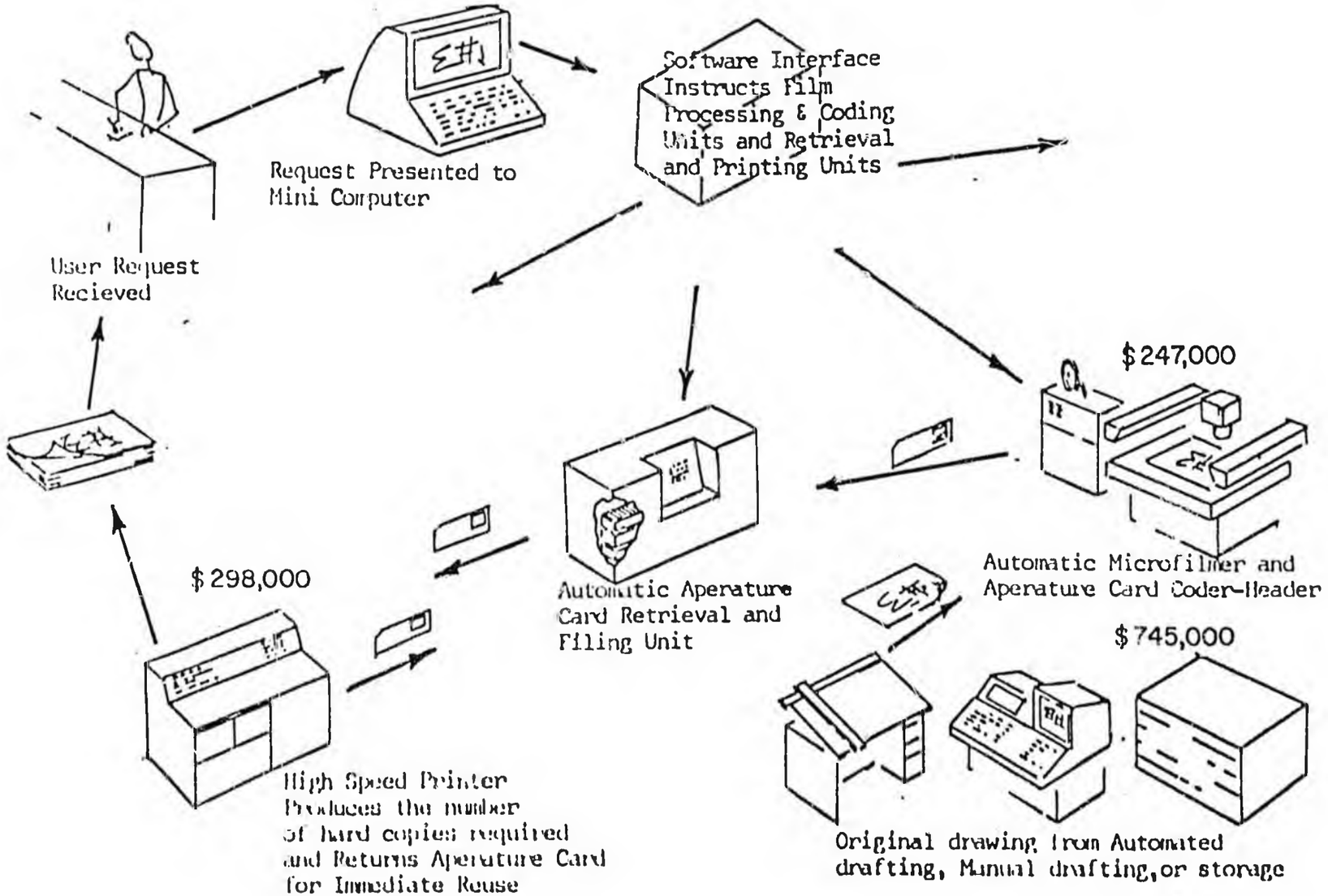
STATE RECORDERS OFFICE

-3a

LAND INFORMATION REPRODUCTION AND DISTRIBUTION CENTER

DIVISION OF TECHNICAL SERVICES

TOTAL COST $1,290,000



+ 43,000 = $1,333,000

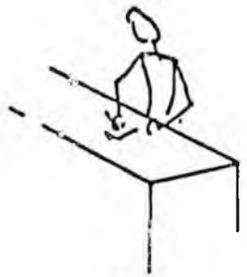
$43,000

16mm Microfilm
Processing Indexing
and Duplication System

(SB-78 Only)

STATE RECORDERS OFFICE

REPRODUCTION DISTRIBUTION CENTER
3 DISTRICT OFFICES
TOTAL COST = $924,000

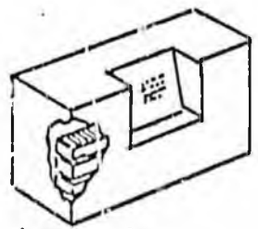


User Request Received

Request Presented to Mini-Computer

Software Interface instructs Retrieval Filing Unit, High-Speed Printer

COPIES



Automatic Aperture Card Retrieval and Filing Unit

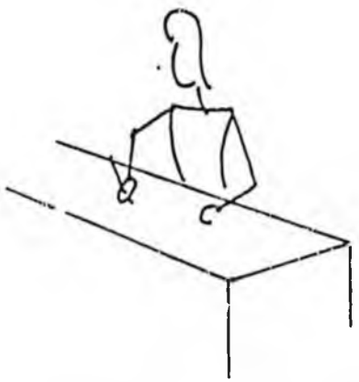
High Speed Printer Produces the number of hard copies required and Returns Aperture Card for Immediate Re-use

$308,000 EACH DISTRICT OFFICE

DISTRIBUTION CENTERS

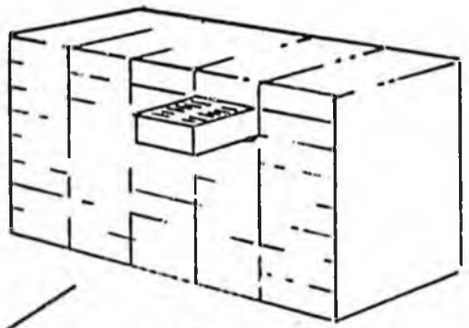
AREA OFFICES & DISTRICT RECORDERS OFFICES

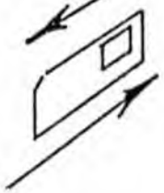
TOTAL COST (13 OFFICES) = $600,750



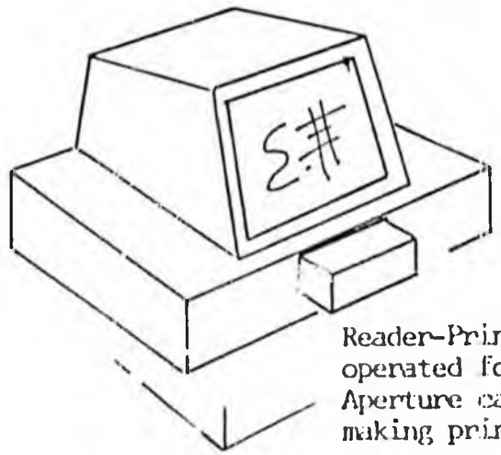
User requests received and copies distributed

Hard copies.





File cabinet for aperture cards. Manually retrieved and refiled



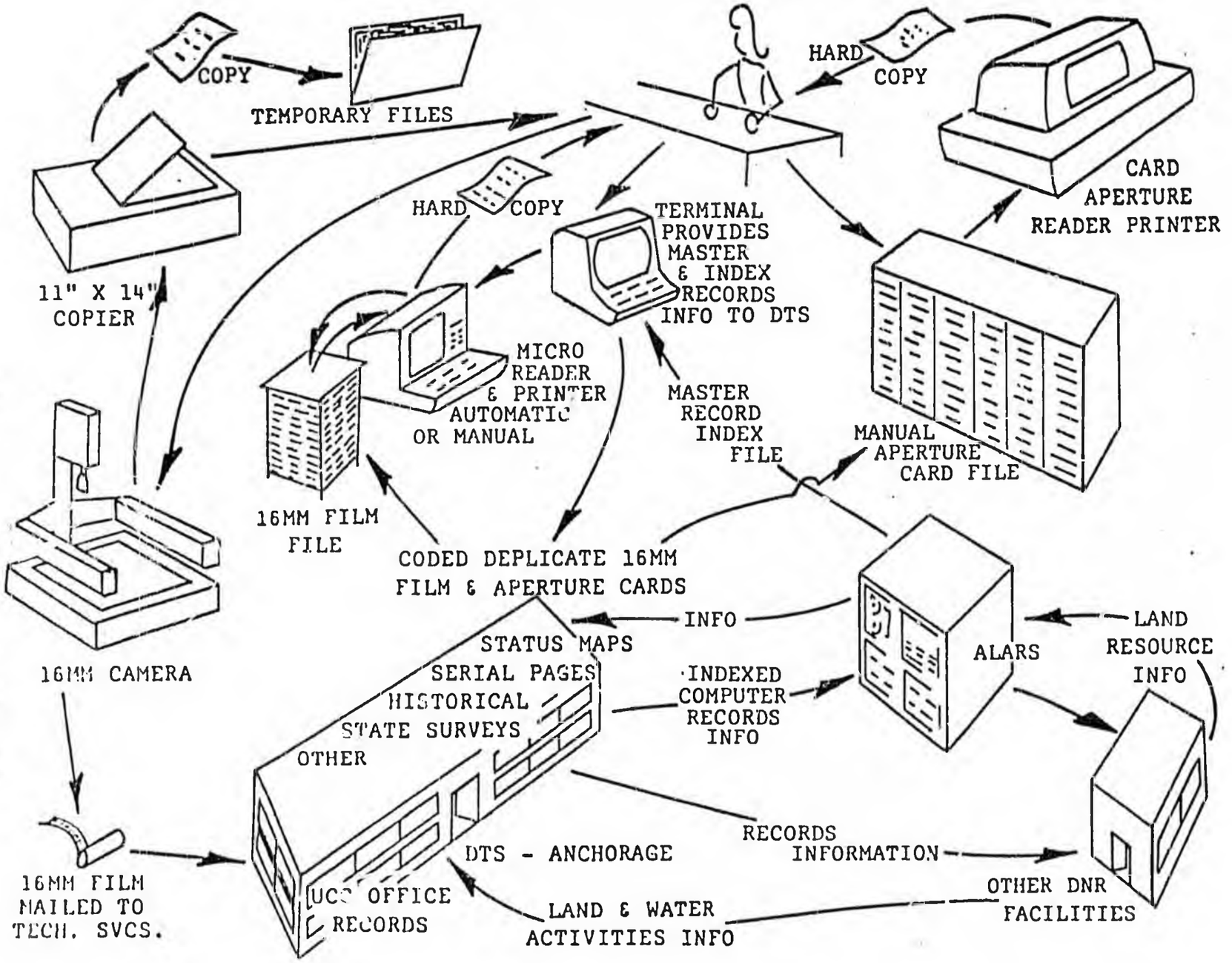
Reader-Printer manually operated for viewing Aperture cards or making prints of them.

$46,211 EACH OFFICE

COST SUMMARY

✡ DIVISION OF TECHNICAL SERVICES		1st YEAR COST	YEARLY COST
NEW AUTOMATED DRAFTING SYSTEM		$ 745,000.00	$ 293,000.00/YR.
NEW DISTRIBUTION SYSTEM		247,000.00	50,000.00/YR.
NEW REPRODUCTION SYSTEM		228,000.00	36,000.00/YR.
SECOND PHASE FILE EXPANSION		70,000.00	
	SUBTOTAL	$1,290,000.00	$ 379,000.00/YR.
○ DNR DISTRICT OFFICES ANCHORAGE/FAIRBANKS/JUNEAU			
NEW SYSTEM 3 OFFICES		$ 924,000.00	$ 109,000.00/YR.
	SUBTOTAL	$2,214,000.00	$ 588,000.00/YR.
△ DNR AREA OFFICES DELTA/GLENALLEN/BIG LAKE/ KENAI/KETCHIKAN/HAINES		$ 277,000.00	$ 208,000.00/YR.
	SUBTOTAL	$2,491,000.00	$ 796,000.00/YR.
□ STATE RECORDERS OFFICES NOME/BETHEL/KODIAK/ HOMER/SEWARD/VALDEZ/ SITKA		$ 323,750.00	$ 244,000.00/YR.
	NEW SYSTEM GRAND TOTAL	$2,814,750.00	$1,040,000.00/YR.

STATE RECORDING OFFICES
RECORDING & USER'S REQUESTS



STATE RECORDERS OFFICE (SB-78 Only)

MASTER INDEX RECORD

LRU

Acquisitions
- Patents
- Tent Approval
- Other State Lands
- Limited State Holdings
- Escheats
- Etc.

Disposals
- State Patents
- Municipal Entitlement
- Deed of Title
- Land Exchange
- Quitclaim Deed
- Management Rights
- Interagency Lnd. Mgmt. Rights
- Easements
- Right-of-Ways
- Letter Permits
- Sales Contracts
- Timber Sales
- Lease Contracts
- Grazing Lease
- Minerals
  - Mining Claim
  - Oil & Gas Lease
  - Offshore Prosp. Permit
  - Prospecting Permit
  - Coal Prospecting Permit
- Shore Fishery
- Tidelands Permits
- Water Rights
- Cabin Permits

Other
- Surveys
  - U.S.Cadastral
  - U.S. Township
  - AK State Land
  - Tidal
  - Shore Fishery
- Boundaries
  - Borough
  - Recording District
  - Park
  - Wild Life Refuge
  - Etc.
- Classifications
- Highways, Trails, etc.
- Graphics
  - Charts
  - Reports
  - Flow Diagrams
  - Etc.

SRO

- Crops
- Farm Products
- Goods Affixed to Real Estate (Fixture)
- Conveyance
- Power of Attorney
- Contract for sale or purchase
- Option for purchase of real property
- Certification which may affect the title or interest
- Notice of action in court
- Notice of action for divorce
- Certified copy of Judgement
- Condemnation order
- Declaration of taking
- Cooperative contract
- Employment security lien
- Verified Workmans Comp. lien
- Mining claim, etc.
- Grubstake contract
- Mining assessment affidavit
- Notice of interest in mining claim
- Subdivision plat
- Certificate of limited partnership
- Condominium declaration
- Deed of trust
- Mechanic's Lien
  - Notice
  - Acknowledgement
  - Bond
- State tax lien
- Federal tax lien
- Instrument transferring water appropriation

UCC

- Accounts Receivable
- Chattel Paper
- Contract Rights
- Documents and Goods
- Equipment
  - Business
  - Professional
- General Intangibles
- Inventory
- Utility Deed of Trust

(SB-78 Only)

I. INTRODUCTION

This Report examines alternatives for solving the land status drafting, distribution and reproduction problem within the Alaska Department of Natural Resources (DNR). AS 11 AAC 53.020 states that the Department shall "graphically portray all actions affecting State land and other ownership as required." As the State receives more and more of its eventual 104 million acre statehood land entitlement, both the difficulty and importance of maintaining this graphic land status information base is increasing.

Knowledge of the status and location of state land is critical to virtually every state activity. The Division of Technical Services (DTS) maintains land status information at a map scale of 1:23,760 (1 inch = 30 chains - status maps) and an index map at 1:2,500,000 (E scale). Presently, keeping the 5,000 existing status maps current is a major effort, which even with a staff of nineteen drafters, is now plagued with a serious backlog of update requests. Furthermore, the status maps are portrayed at a scale which is too detailed for ready application on many resources management projects which concern large area of state land. As a result, the mapping capability that DNR initiates will require that a land status map be developed at a variety of scales and details for each special project.

The land status mapping problem can be broken down into three parts; (I) production, (II) distribution and (III) reproduction. "Production" refers to the drafting of a graphic display map of land status once the State of Alaska is supplied with an "approved BLM Survey Plat". However, because the approved BLM Survey Plats are delayed, sometimes 2 to 3 years after the original Cadastral BLM Survey is completed, an Official Protraction Diagram is provided the State of Alaska in the interim until an approved BLM Survey Plat is supplied. When an approved BLM Survey Plat is finally presented to the State a complete revision of the Status Map is required. Another significant requirement is the status map updating, which refers to the continual need to keep land status current with the myriad of daily changes which affect it.

"Distribution" is that process of disseminating updated land status documents into the hands of users and is the key requirement to the land status mapping problem. In the past, status maps and historical indexes were bluelined for distribution to locations both within and outside DTS. This present process not only takes large amounts of time, it is a cumbersome process which requires the manipulation of large numbers of very bulky documents. Additionally, the blueline process subjects valuable original (status map) documents to the possibility of damage inside the blueline machine. DTS in 1980 instituted the production of microfilmed aperture cards of all status maps and historical indexes (H.I.'s). Each aperture card consists of a single 35mm image film enclosed in a rectangular card similiar to an IBM computer card. These cards are small, portable and can be retrieved mechanically by automated aperture card filing and retrieval systems. DTS presently produces 21,000 aperture cards per year and forecasts a requirement of 45,000 original aperture cards and 800,000 duplicates per year by December 1983.

"Reproduction" is the final process in providing a copy of requested land record information to the user in the most convenient, efficient and timely manner. Providing each Department of Natural Resources (DNR) district office with mulitiple high speed aperture card copying capability will distribute the production of large volume copy requests closer to the users. Also, providing duplicate aperture cards to the Department of Natural Resources (DNR) Area and State Recorder offices with a reader/printer capability will provide instantaneous small copy request to the user.

II. REQUIREMENTS

Under AS 38.05.035 the Department of Natural Resources is charged with maintaining land records information. AS 09.25.110 and AS 09.25.120 require that this information be made available to the public and that copies of the information be made on request.

Recently, the demand for land status information has increased, as has the difficulty of maintaining an updated land status information base. AS 38.04.020 (d) mandated that the Department of Natural Resources dispose of 100,000 acres of land per year. This disposal program calls for a high degree of accessibility to lands record information. Under the land disposal program the amount of title searches, survey activity, land classifications and the number of encumbrances on state land have accelerated at a pace which is not being adequately met with existing methods. Additionally, land status data is needed to support other land related activities including:

1. timber sales.
2. land exchanges.
3. establishment of greenbelts along public roads and streams.
4. easements for public utilities.
5. protection of watershed lands.
6. construction of airstrips and transportation facilities.
7. land selection.
8. extraction of materials.
9. oil, gas and hardrock mineral leasing programs.
10. disposals for commercial and industrial uses.

In summary, this requires smoothly functioning techniques and facilities for creating and storing status sheets, and for maintaining, updating and/or distributing vast amounts of land status information.

The Division of Technical Services (DTS) is the agency within DNR responsible for maintaining graphic representations of land status and many land records in general. It is the originating, updating, distribution, and reproduction of this graphic land status information with which this report is primarily concerned.

I. PRODUCTION

1. Background

A. The Survey Operations Unit of the Cadastral Survey Section of DTS, with nine draftsmen and a supervisor, provides a multitude of plats (i.e. Alaska State Land Survey (ASLS) Plats, Supplemental Cadastral Survey Plats, Alaska Tideland Survey Plats, Shore Fisheries, etc.) for a variety of purposes in a variety of sizes and scales. Most of the drafting performed relates to land and resources so that the finished product must then be converted to the size and scale of the status maps.

B. The Land Records Unit of the Land Title Records Section of DTS, with nine draftsmen and a supervisor, produces and maintains maps showing the current status of land and resources. There are 18,607 townships in Alaska, with the state having a surface or mineral interest in about 7,400 of them. Also, the State has interest in the 3-mile coastal zone, the lands beneath navigable waters and the water itself wherever it is located, plus corridors and rights-of-way and thousands of miles of trails. It is estimated that a total of 16,750 new status maps will be required in the next five to ten years, plus many changes to those maps as land activities increase with resource development, land trades, the impact of the new D-2 legislation, and many others.

C. With a total of nineteen drafters and two supervisors, plus three nonpermanent drafters exclusively for mining claims, DTS has to produce at 110% in order to meet present day drafting requirements. The Division has two alternative approaches to meet its projected manpower requirements; 1) is to hire approximately 30 new drafters over the next 5 years; or 2) implement a computer assisted drafting system to increase the existing drafting productivity. The Division of Technical Services believes the Computer Assisted Drafting System is the most viable solution.

2. Computer Assisted Drafting

A. A technical feasibility study has been prepared. The study shows the necessity for and feasibility of Computer-Aided Drafting (CAD) equipment being implemented in support of the Division of Technical Services Survey Operations and Land Records Drafting Units.

B. Benefits are speed, accuracy, clarity, preservation of prior entries (historical), the ability to display a survey plat and/or status map as multiple layers of information.

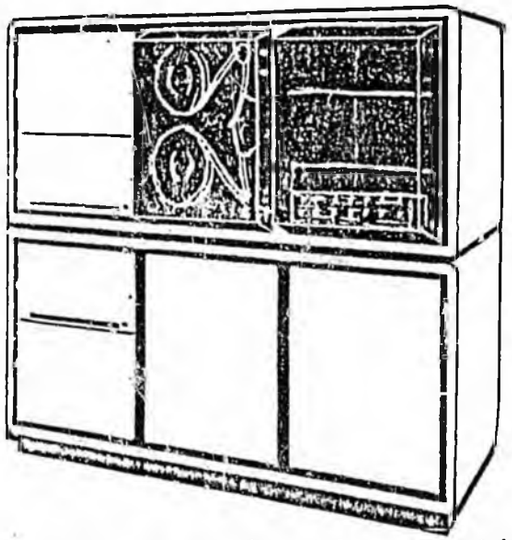
C. The basic units of a Computer Aided Drafting (CAD) system are illustrated in Figure 1. The work station shown in the center of the page is where the drafter works. DTS requires six of these workstations. There are some 5,000 status maps now which will have to be maintained manually for a period of time and then entered into the CAD system. There will always have to be manual drafters within the Division. The CAD provides, when interfaced with the drafters, the flexible production capability to meet the Divisions expanding manpower requirements.

D. The Bureau of Land Management (BLM) has a partially automated system in Anchorage. The Atlantic Richfield (ARCO) has a full operational (CAD) system and Standard Oil of Ohio (SOHIO) is in the process of obtaining a (CAD) system in Anchorage. The CAD equipment and software has proven itself throughout the nation.

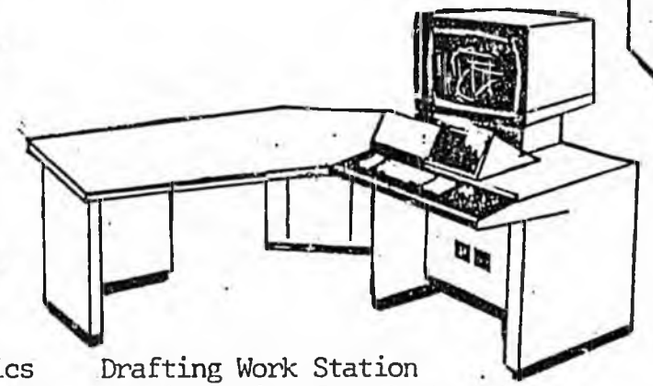
E. The net investment is $745,000 with an annual operating expense of $293,000. The total manpower saving is $768,837 per year once CAD system production is achieved. The feasibility analysis shows the Department of Natural Resources, Division of Technical Services, can utilize an automated drafting system with a payback period of 28.4 months and a 5 year discounted cash flow return on investment of 36.5%. In addition to the dollar savings to the Department generated by this system, improved turn around time, better quality of drawings, increasing productivity and job enrichment would be of significant additional benefits.

Automated Drafting

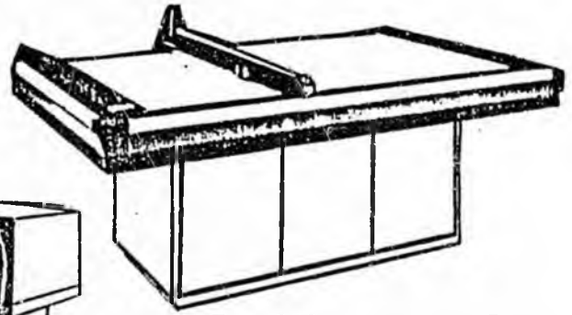
TOTAL COST = $745,000



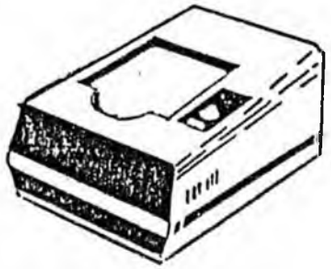
Central Processing Unit or Graphics Processor. It includes the Mini Computer



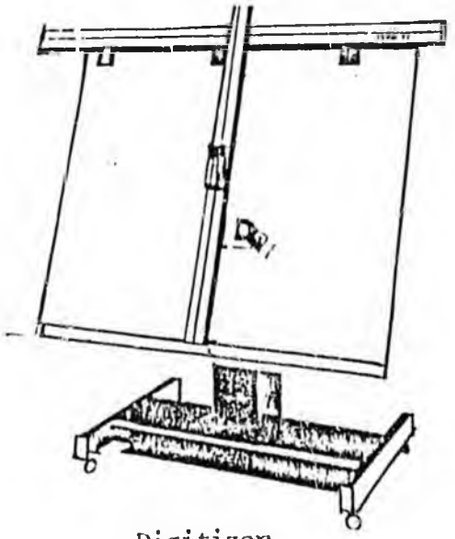
Drafting Work Station terminal with full keyboard Associated with a digitizer



Precision plotter for final drawings or plats



Hard-copy unit for quick reference copies

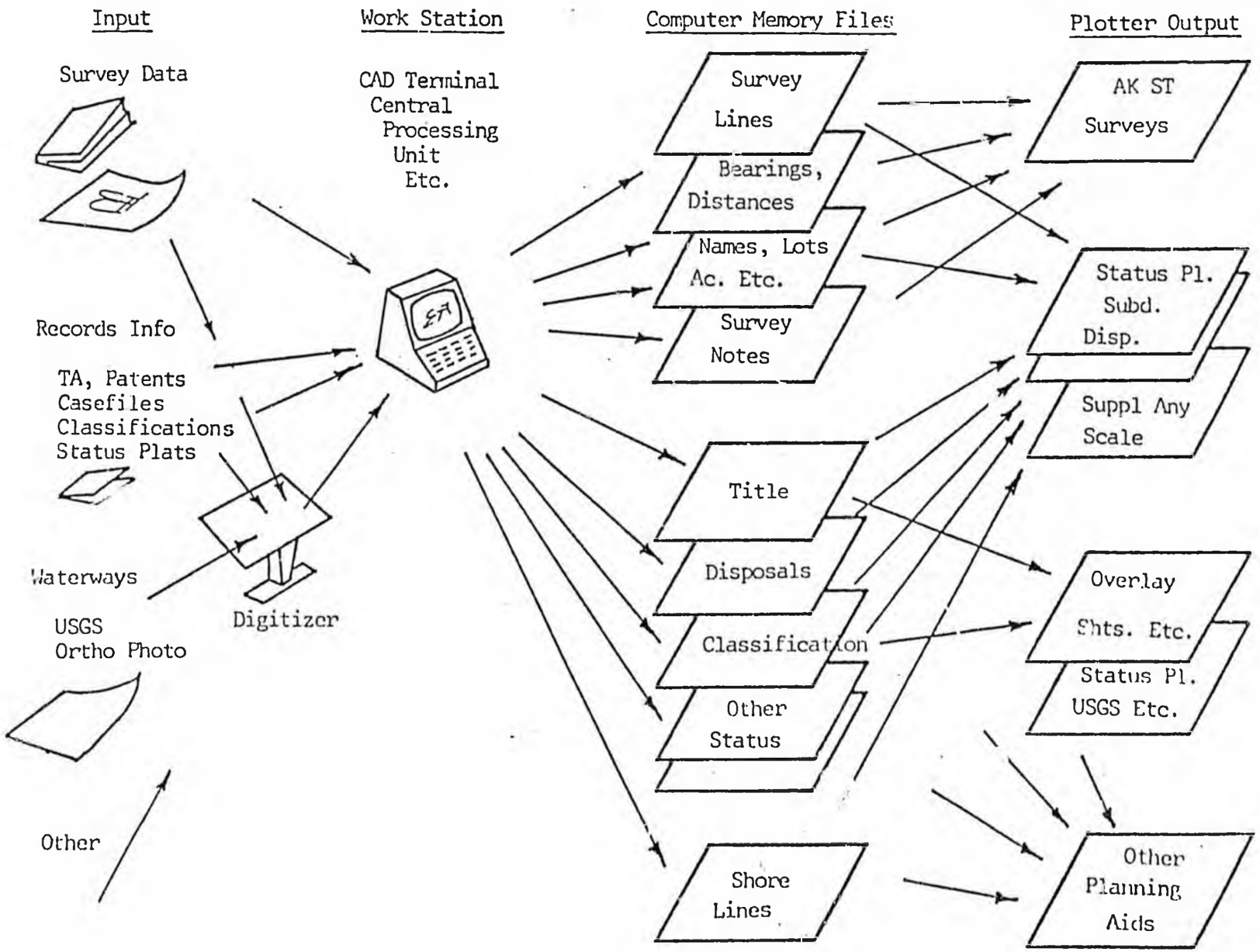


Digitizer

Message center to communicate with CPU without interrupting workstation time

FIGURE 1

Automated Drafting = CAD



MANPOWER PRODUCTIVITY INCREASE

(6 AUTOMATED WORKING STATIONS)

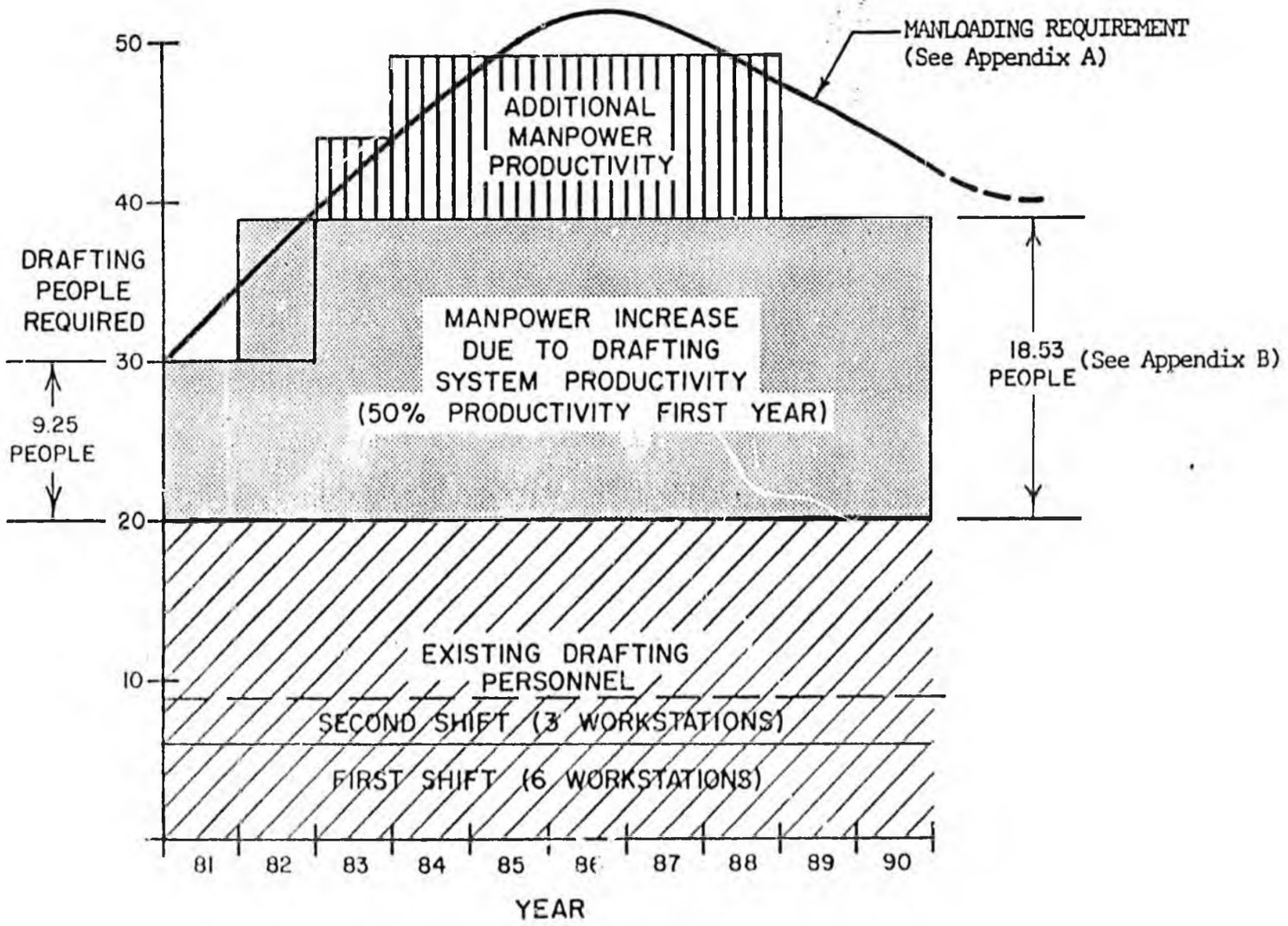


TABLE IV

FINANCIAL ANALYSIS

ASSUME 5 YEAR LIFE ON EQUIPMENT (INCLUDE SOFTWARE).

ASSUME $715,000 PURCHASE PRICE.

ASSUME $30,000 INSTALLATION, TRAINING EXPENSES, AIR CONDITIONING, ETC.

ASSUME $1,546 IN MATERIAL, SPACE, SUPPLIES, AND RELATED EXPENSES.

ASSUME $38,454 ADDITIONAL PERSONNEL ADDED TO PRESENT REQUISITIONED STAFF.

ASSUME A PRODUCTION SAVINGS AT 50% FOR THE FIRST YEAR.

TOTAL INVESTMENT CALCULATION

$715,000	PURCHASE
30,000	PLUS INSTALLATION
$745,000	NET INVESTMENT

ANNUAL OPERATING EXPENSE

$ 40,000	PERSONNEL INCREASE
143,000	CAPITAL EQUIPMENT DEPRECIATION
110,000	ANNUAL MAINTENANCE/SPACE
$293,000	ANNUAL OPERATING EXPENSE

ANNUAL MANPOWER SAVINGS

$ 70,200	PERSONNEL SAVINGS
32,400	SPACE SAVINGS
666,237	CONTRACT LABOR SAVINGS
$768,837	

SUMMARY OF AUTOMATED DRAFTING SYSTEM ANALYSIS
ALTERNATE A-2

THIS ANALYSIS SHOWS THE DEPARTMENT OF NATURAL RESOURCES CAN UTILIZE AN AUTOMATED DRAFTING SYSTEM WITH A NET COST OF $745,000.00, WITH A PAYBACK PERIOD OF 28.4 MONTHS AND A DISCOUNTED CASH FLOW RETURN ON INVESTMENT OF 36.5%.

IN ADDITION TO THE DOLLAR SAVINGS OF $475,837.00 PER YEAR TO THE DEPARTMENT GENERATED BY THIS SYSTEM, IMPROVED TURNAROUND TIME, BETTER QUALITY OF DRAWINGS, INCREASED PRODUCTIVITY AND JOB ENRICHMENT WOULD BE SIGNIFICANT ADDITIONAL BENEFITS.

THE FOLLOWING PAGES REPRESENT THE DATA USED TO SUBSTANTIATE THESE CONCLUSIONS.

II. DISTRIBUTION

1. Background

A. A new, updated status map created by the Drafting section is forwarded, along with the updated Historical Index (H.I.) and serial page, to the Lands Records Unit (LRU). The LRU is responsible for the storage and distribution of current versions of the status maps, H.I.'s and serial pages. The updated copies of each document are microfilmed via a 35 millimeter camera for security/archival purposes by the Data Entry/Microforms portion of LRU. Updates to the automated land records file are also made here. A single aperture card for each document is also prepared. Next, the Data Monitoring Distribution portion of LRU prepares copies of each document for distribution. Presently this is done for the status maps an H.I.'s by running the original mylars through the Bruning machine to produce multiple 1:1 blueline copies. The resulting copies are sent out to the eleven satellite files in the DNR district and area offices by courier and mail. All original documents are then refiled.

B. A 1:2,500,000 scale State Land Activity Map (SLAM) index is also maintained by the Division of Technical Services. This small scale map index portrays generalized state land status information at a township level for statewide overview purposes. Only selected, tentatively approved or patented state lands are portrayed on this map, and many important factors such as state land disposals and overlapping native selections are not displayed.

C. The distribution process is presently strained with the large volume of daily changes received for updating the lands records. The reasons behind the flood of daily changes are a function of legislative mandates on DNR for land disposal, the general increase in land status dependent activities, the continual receipt of more lands from the federal government. The LRU workload is doubling every year and the large volumes of daily changes experienced in the past two years have strained existing manual methods to maintain current land status information.

D. Document security and integrity are being risked by procedures which, by definition, involve intense use of the original documents. Original documents are occasionally damaged or destroyed in the reproduction process.

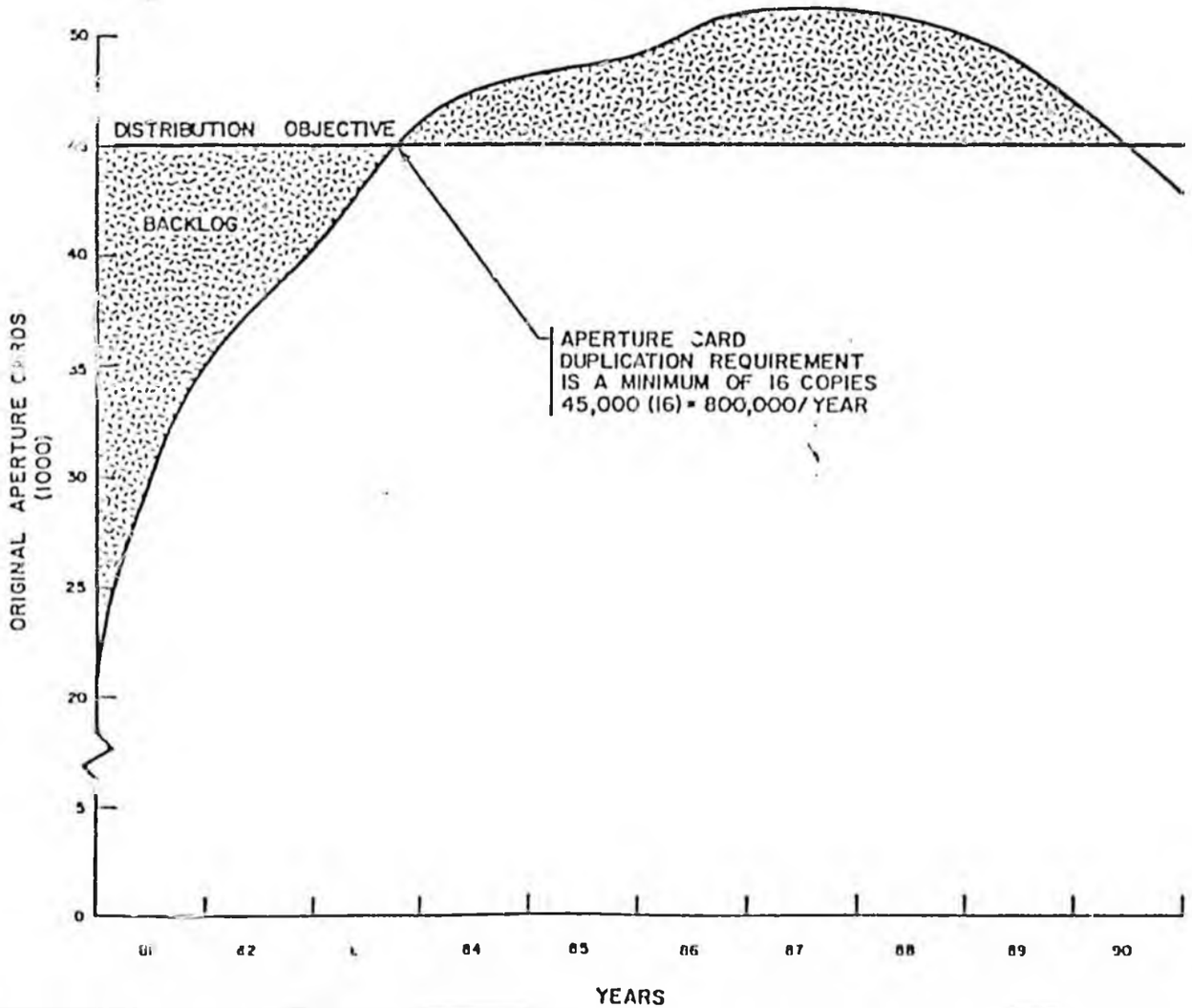
E. The general public and state personnel are experiencing inordinate delays in receiving requested land status maps of two weeks in duration.

2. Automated Aperture Card System

A. Both graphical and textural land status information becomes readily available to the general public, DNR personnel and various other users through the dissemination of aperture cards to DNR Reproduction Centers. The information is managed through the creation and maintenance of a Master Index. A mini-computer with software allows the information within the Master Index to assist in the creation of an aperture card for distribution.

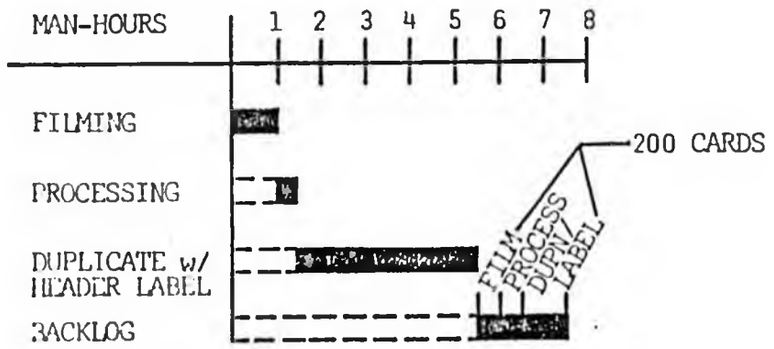
B. The Master Index data base indentifies to users all existing microform information by Meridian, Township and Range. This index which allows for the identification of specific state land status resource materials at a township level, will provide the key to users of all information that is available for viewing and printing, Reproduction Centers are immediately aware of the updating of status maps as dates of microfilming are entered into the computer along with the document identification number. Computer terminals automatically inform the Reproduction Center that a change has occurred before the distribution of aperture cards is actually received. If a distribution packet was lost, the information located within the Master Index could produce new aperture cards for the affected center.

FORECASTED DISTRIBUTION REQUIREMENTS



NEW DISTRIBUTION SYSTEM

(45,000 Transactions per year)



ACTIVITY REQUIRES 1 PERSON

EQUIPMENT COSTS:

CAMERA	$ 35,000
PROCESSING UNIT	$ 12,000
AUTOMATED HEADER LABELS w/ DUPLICATOR	$ 17,000
TERMINAL w/SOFTWARE	$183,000
TOTAL COST	247,000

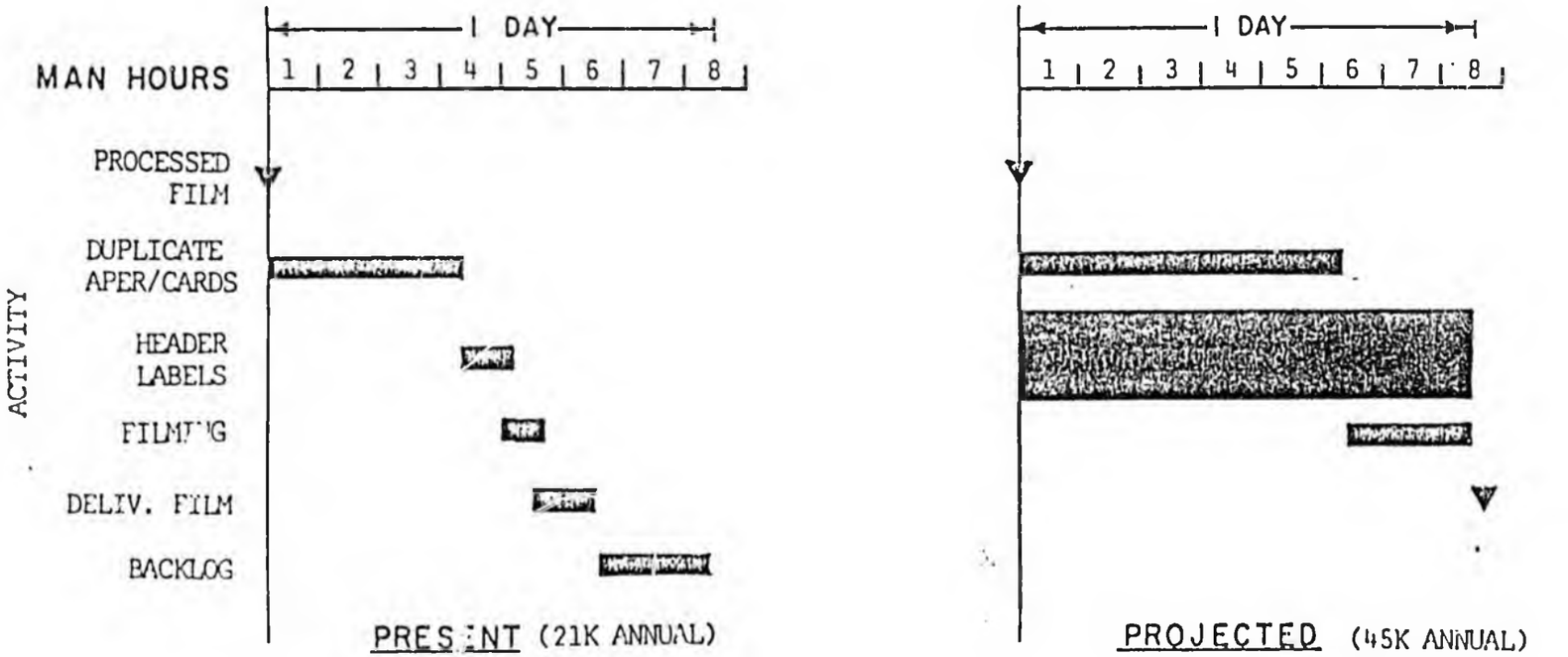
COMPARISON

PROJECTED REQUIREMENTS:

EXISTING SYSTEM	$117,086 per year and each year
NEW SYSTEM	$247,000 1st year only and $50,000 each year

DAILY DISTRIBUTION REQUIREMENTS

EXISTING EQUIPMENT



PRESENT (21K ANNUAL)

80 TRANSACTIONS DAILY
80 DUPLICATE APERTURE CARD
REQUIRES 1 PERSON

PROJECTED (45K ANNUAL)

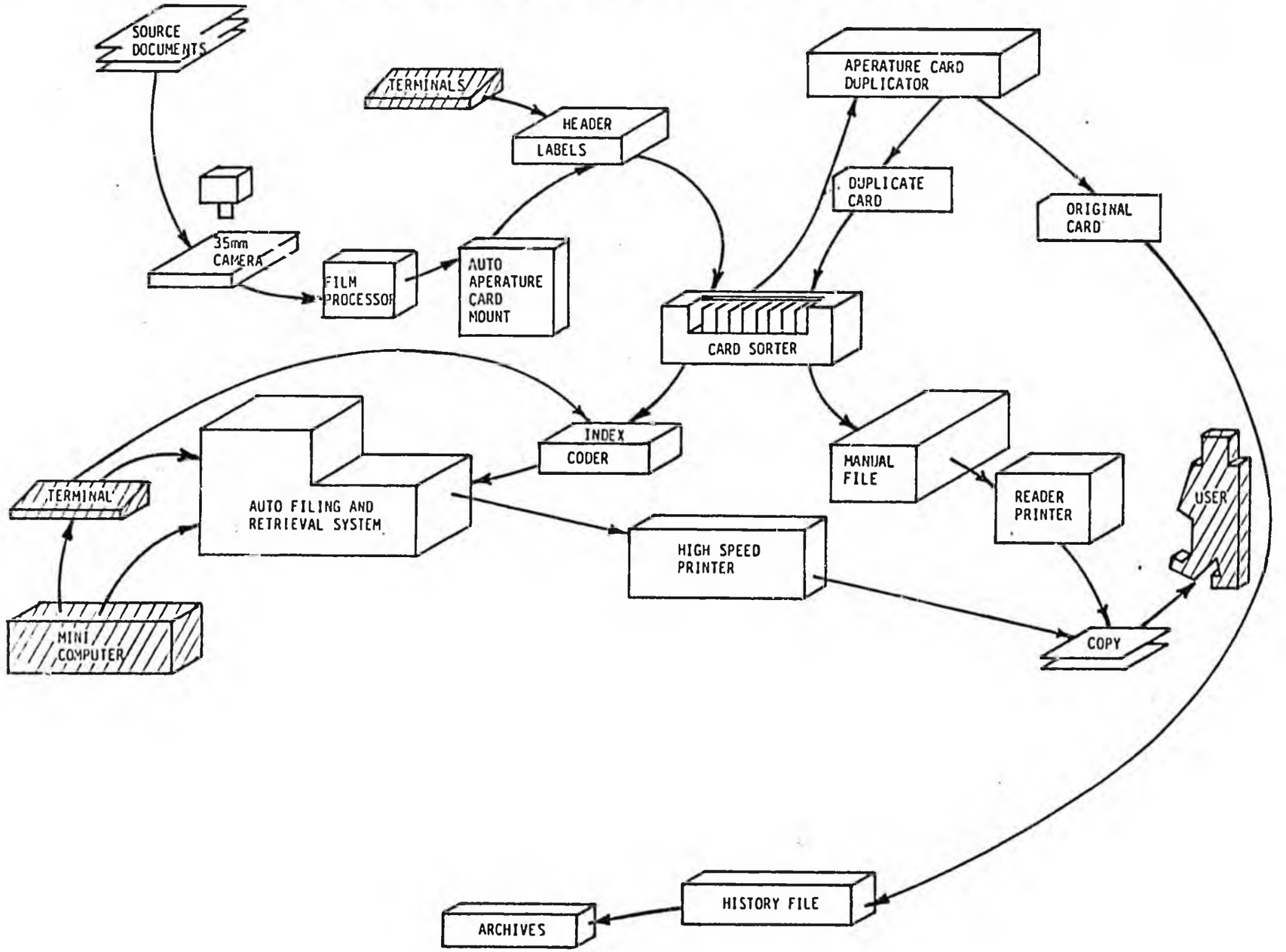
200 TRANSACTIONS DAILY
3200 DUPLICATE APERTURE CARDS
REQUIRES 5 PEOPLE

ADDITIONAL COST - 4 POSITIONS (RANGE 12 - 30% BURDEN)

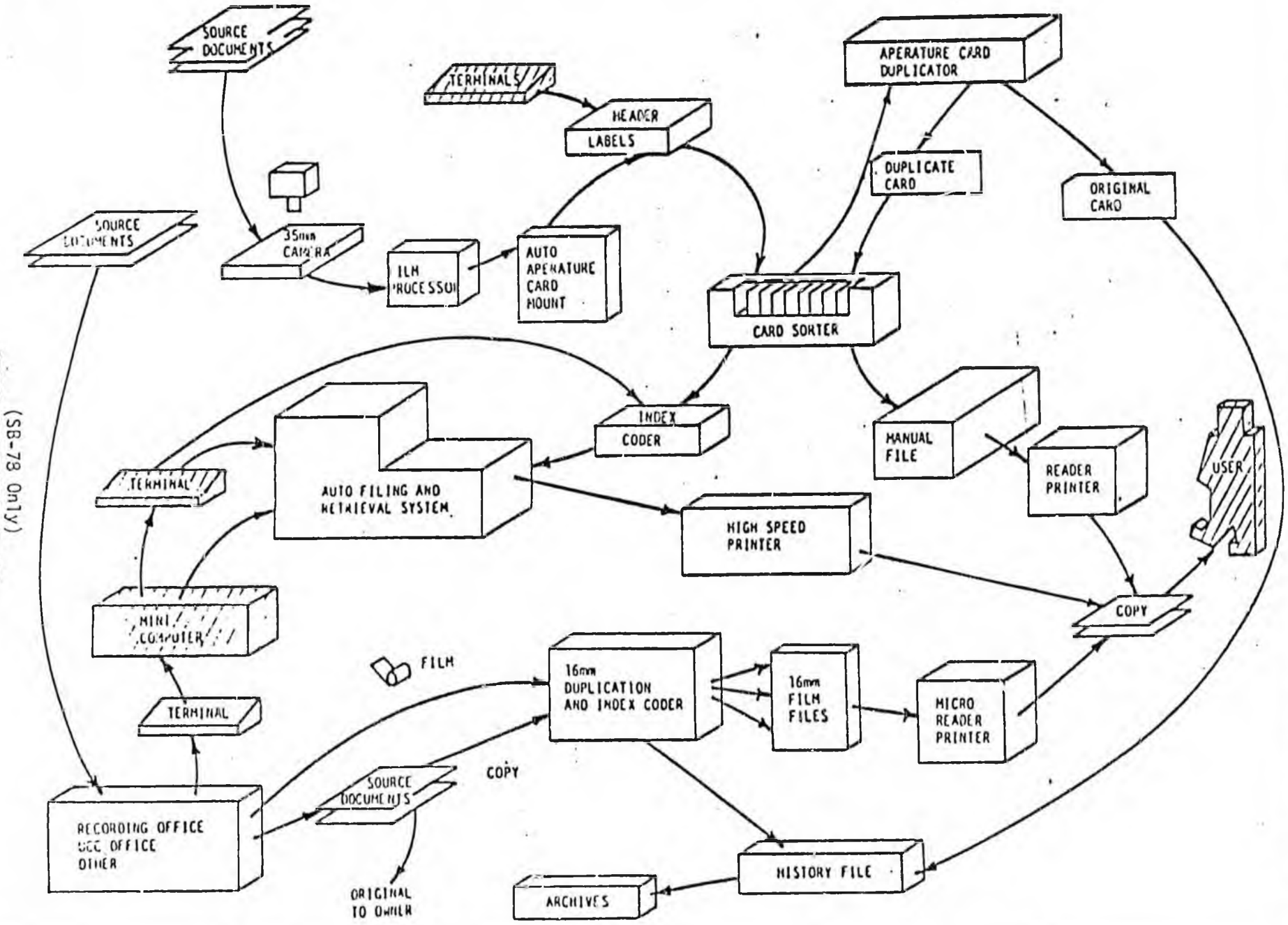
SALARY = 4 POSITIONS @ $ 27,500 YR = $109,886 YR
SPACE = 4 @ 100 f^2/PERSONS=400 f^2 ($1.50 f^2)(12) = $7,200 YR

TOTAL ADDITIONAL COST/YEAR $117,086 YR
(NO COST OF LIVING INCREASE CALCULATED)

DISTRIBUTION/REPRODUCTION SYSTEM



DISTRIBUTION/REPRODUCTION SYSTEM



(SB-78 Only)
STATE RECORDERS OFFICE
-27-

C. Status maps are microfilmed daily; the film processed and diazo aperture cards produced, from archival quality silver roll film, for distribution. Using the mini-computer with software commands, an aperture card is created for both manual and automated filming and is sorted for distribution.

D. Instructions exist within the computer as to the number of diazo aperture cards to be produced and their location of distribution. Human error is removed from the distribution process. An update to the Master index through the mini-computer provides information of Meridian, Township, Range, Document Identification number and the date of last filming. Using updating information entered into the Master Index, the high-speed diazo aperture card production unit allows header labels to be printed across the top of the card allowing Reproduction Centers to verify the most current date of change and aids manual filing. Aperture cards will be automatically sorted by location for distribution. Those Reproduction Centers with automated filing will have the bottom of the cards coded for automated retrieval purposes.

E. Sorted aperture cards will be distributed by mail or courier to the identified Reproduction Center. Savings include the (1) elimination of processing bulky documents; (2) avoidance of further risk to document security and integrity through the handling, damage and destruction to the original; (3) avoidance of further wasted time of not knowing resource documents available and their updated status instantly; and (4) elimination of waiting period for reproduction copies by placing the information in a reproducible format for user's instant copies.

III. Reproduction

1. Background:

A. Land Records Unit (LRU) has over 5,000 status maps plus additional thousands of historical indexes (H.I.'s) and will be reproducing 16,750 new status maps and H.I.'s plus additional historical index pages after the CAD equipment is operational. Copies of all status maps and H.I.'s for the McKay Building and the Southcentral District Office are presently made on the Bruning equipment; additional copies are made in most cases for other user offices. Every time a change, addition ordeletion is made to a status map or H.I., the revised sheets must be copied and distributed. The space requirements, labor and costs involved in maintaining the copy files are tremendous.

B. All documents are microfilmed for security purposes and DTS is now experimenting with microfilm to replace the Bruning blueline copies. The microfilm is inserted in a card approximately 3" x 7" and the card identified as to township, range and meridian. The finished product is called an aperture card. These cards are filed by geographic location. The full sized Bruning copies of the status maps and H.I.'s in the public room of the Division of Technical Services have been replaced by the aperture cards. An aperture card viewer/printer is available so that a person can view a status map or H.I. on the TV-type viewer or make a 12% reduced size copy. Multiple copies and/or large orders for the users are still being made on the Bruning Blueline Reproduction equipment.

C. In addition to the aperture cards for status maps and historical indexes, there are presently 150,000 additional aperture cards of related maps and data which should be available to the users but which are not available because of the problems of reproduction of copies for the users and the map storage and handling problems. All of these would be available on the system recommended.

2. Reproduction/Distribution Centers

A. The Division of Technical Services (DTS) would retain its present reproduction capability with the addition of an Automated aperture Card Retrieval/Filing System and a high speed printer, this system would provide back up support for the three DNR district offices. Also, DTS would continue to handle special reproduction requirements.

B. The DNR district offices in Anchorage, Fairbanks and Juneau will be provided with a High Speed Aperture Card Printer, an Automated Aperture Card Retrieval/Filing System and 1 new employee to operate the reproduction center for large volume copy requests.

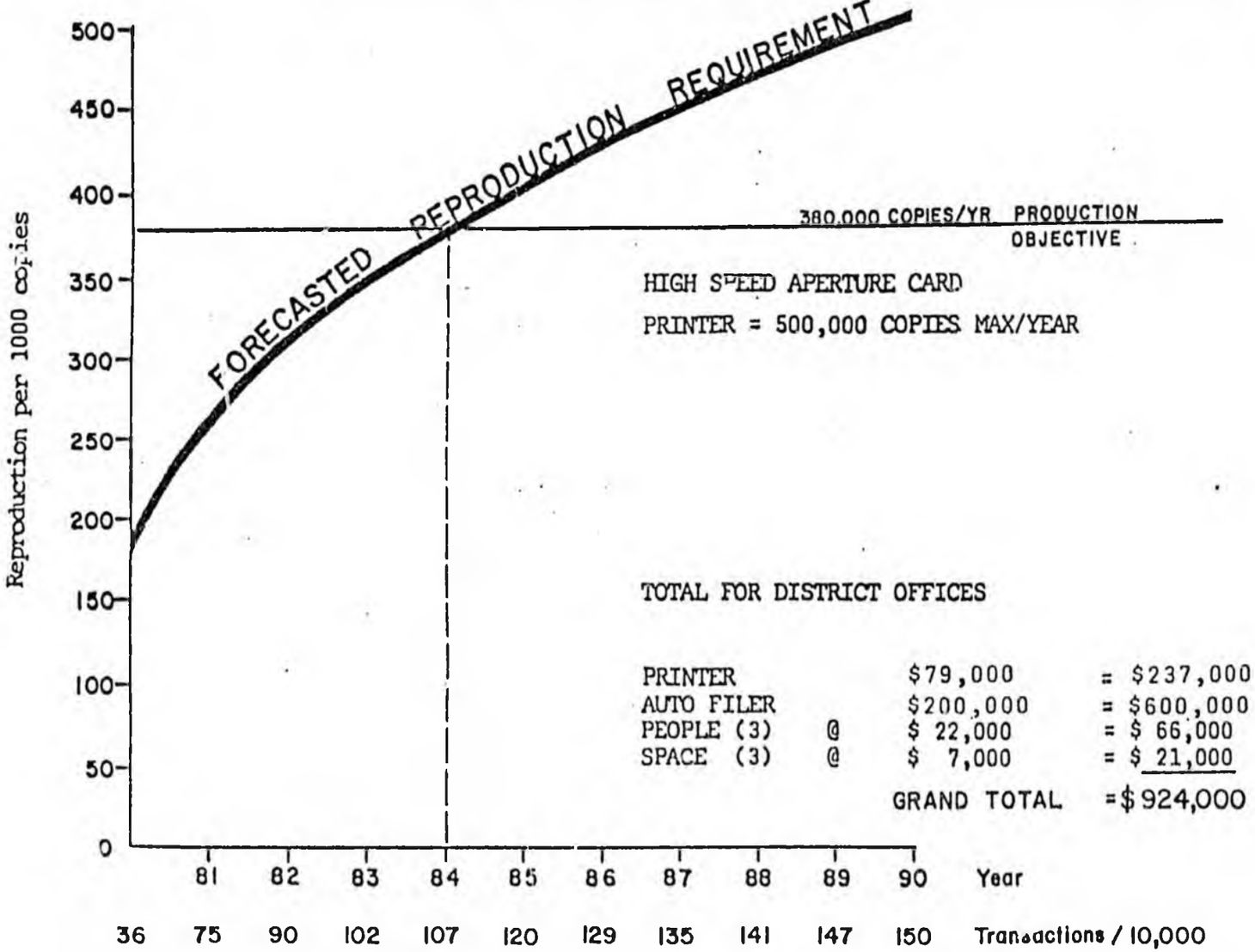
C. The high speed printer will generate hard copy prints of status maps, H.I.'s, survey plats, speciality maps, and etc. from the aperture cards. Prints can be of various sizes. The printers can be operated under computer control to assure that all requests for prints have been properly satisfied.

D. When the high speed aperture card printers are operational, copies for the users will be made on the printer rather than the Bruning; the copies are 88% of the size of the original status maps or H.I.'s. The product of the aperture card printer is satisfactory to the majority of users as to size and quality. The District offices will become the major large volume reproduction centers. The area offices and some State Recorders offices will obtain their own viewer/printers for distributing copies directly to users. The Division of Technical Services will supply to the District, Area and Recorder's offices aperture cards of the Land Records information. When full size copies are required for special applications or upon specific user request DTS will be able to supply Bruning blueline or photographic copies. It is anticipated that DTS will continually be required to provide full sized copies for special applications.

E. The Automated Aperture Card Retrieval Filing System will allow random filing and automated retrieval of the aperture cards. Under computer control, this system will provide for automatic purging of inactive files, allow files to be requested remotely through terminals, control distribution to other offices and insure file security.

3 DISTRICT OFFICES
NEW REPRODUCTION SYSTEM

DISTRICT OFFICE OPERATION COST = $87,000 + 25% Materials = $108,750 YR



HIGH SPEED APERTURE CARD

PRINTER = 500,000 COPIES MAX/YEAR

TOTAL FOR DISTRICT OFFICES

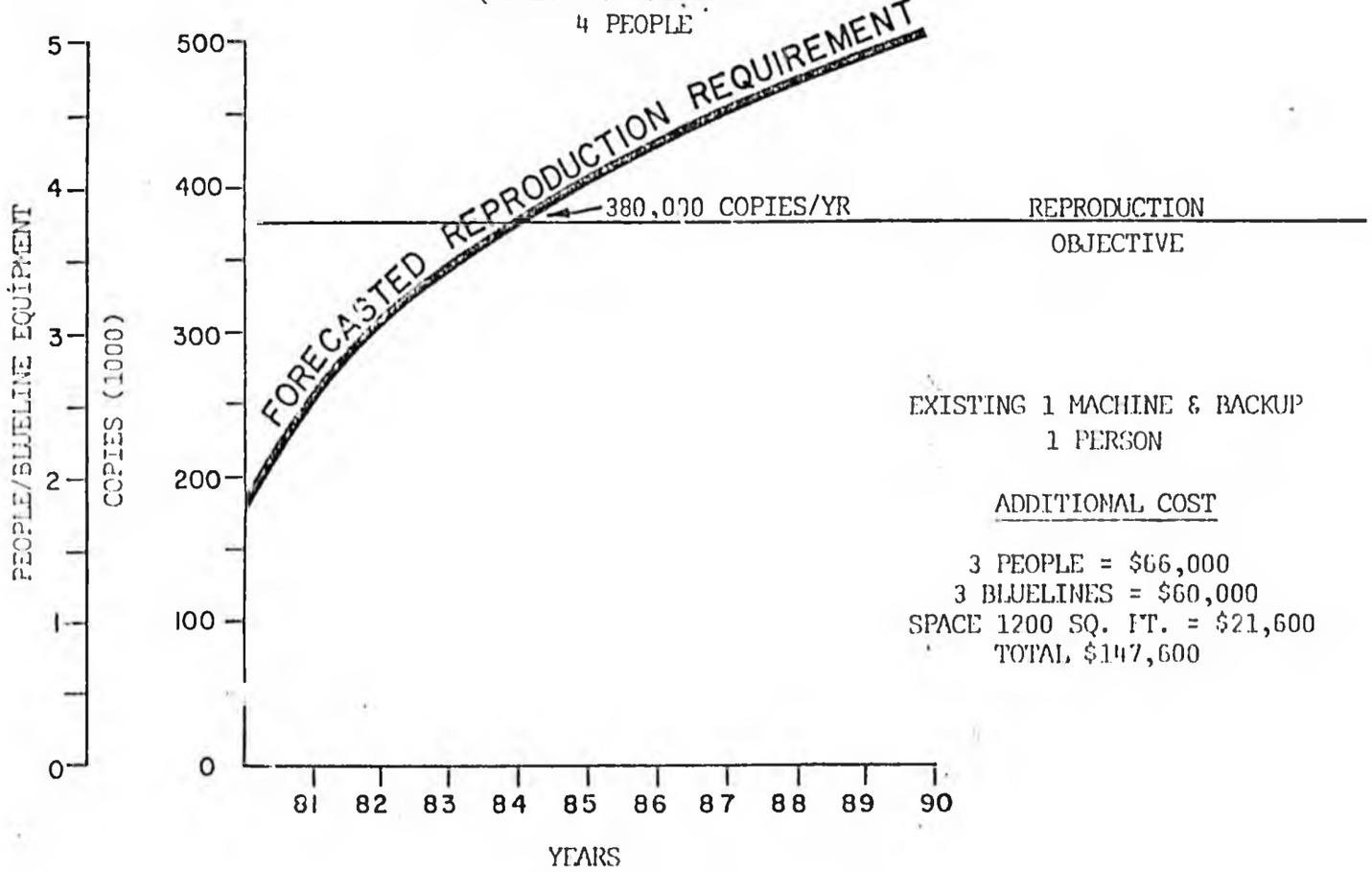
PRINTER		$79,000	= $237,000
AUTO FILER		$200,000	= $600,000
PEOPLE (3)	@	$ 22,000	= $ 66,000
SPACE (3)	@	$ 7,000	= $ 21,000
		GRAND TOTAL	= $924,000

FORECASTED REPRODUCTION REQUIREMENTS FOR DIVISION OF TECHNICAL SERVICES

(PRESENT SYSTEM - ADDED EQUIPMENT/PEOPLE)
(See Appendix C)

OPERATION COST = $87 . . . 25% MATERIALS = $109,500/YR

REQUIRES 4 MACHINES &
4 PEOPLE



EXISTING 1 MACHINE & BACKUP
1 PERSON

ADDITIONAL COST

3 PEOPLE = $66,000
3 BLUELINES = $60,000
SPACE 1200 SQ. FT. = $21,600
TOTAL $147,600

REPRODUCTION COST FOR OTHER PROPOSED FACILITIES

△ DNR AREA OFFICES

6 OFFICES	UNITS	TOTAL (6)
PEOPLE (1) EACH	$22,000 EACH	$132,000
SPACE 200 ft sq EACH	$3,500 EACH	$21,000
READER PRINTERS (1) EACH	$10,000 EACH	$ 60,000
FILES (5) EACH	$ 300 (5) $300 X (5) = 1,500	$ 9,000
MISC @ 25% TOTAL (PHONE, MATERIALS, ETC.)		$55,000
	GRAND TOTAL	$ 277,000

□ STATE RECORDER OFFICES

7 OFFICES	UNITS	TOTAL (7)
PEOPLE (1) EACH	$ 22,000 EACH	$154,000
SPACE 200 ft sq EACH	$3,500 EACH	$24,500
READER/PRINTER (1) EACH	$10,000 EACH	$ 70,000
FILES (5) EACH	$300 (5) = $1,500	$ 10,500
MISC @ 25% (PHONE, MATERIAL, ETC)		$64,750
	GRAND TOTAL	$ 323,750

MANPOWER LOADING

REQUIREMENTS

APPENDIX A

LAND RECORDS DRAFTING
SUB-UNIT

10 Year Projection

Project Type	Activity	Drafting Actions (Units) and Time Required	81 Units / Man Years	82 Units / Man Years	83 Units / Man Years	84 Units / Man Years	85 Units / Man Years	86 Units / Man Years	87 Units / Man Years	88 Units / Man Years	89 Units / Man Years	90 Units / Man Years	Total Action (Unit's) and Man/Years Req.
Create Base Township Status Plats	Activity wide base and replacement status plats created from protraction diagrams BLM Surveys & USGS Quads.	16750 Base Plats at 3.0 hrs. per plat 30 man/years required	1700 3.0	1700 3.0	1700 3.0	1700 3.0	1700 3.0	1700 3.0	1700 3.0	1700 3.0	1700 3.0	1700 3.0	16750 30.0
Acquisitions	State Selections Tentative Approval Patent and all other Acquisition Programs	100000 actions at .7 hrs per actior 40 man/years required	10000 4.0	10000 4.0	10000 4.0	10000 4.0	10000 4.0	10000 4.0	10000 4.0	10000 4.0	10000 4.0	10000 4.0	100000 40.0
Surveys	BLM Surveys, State Surveys, Cadastral & Subdivision, OTE, Tideland, etc.	14600 actions at 3.0 hrs per action 25 man/years required	900 1.5	910 1.5	1200 2.0	1200 2.0	1500 2.5	1500 2.5	1700 3.0	1700 3.0	2000 3.5	2000 3.5	14600 25.0
Classifications	Land use classification Program including Mineral closing, Orders, etc.	68500 actions at 1.2 hrs per action 47 man/years required	5100 3.5	5800 4.0	6600 4.5	7300 5.0	8700 6.0	8000 5.5	7300 5.0	7000 4.8	6400 4.4	6700 4.3	68500 47.0

LAND RECORDS DRAFTING
SUB-UNIT

10 Year Projection

Project Type	Activity	Drafting Actions (Units) and Time Required	81 Units / Man Years	82 Units / Man Years	83 Units / Man Years	84 Units / Man Years	85 Units / Man Years	86 Units / Man Years	87 Units / Man Years	88 Units / Man Years	89 Units / Man Years	90 Units / Man Years	Total Action (Units) and Man/Years Req.
Surface Activity	Land Disposal and Resource Use and Disposal Programs, Trans. and Util. Corridors, Other Surface Programs	300000 actions at .25 hrs per action 43 man/years required	21000 3.0	21000 3.0	28000 4.0	28000 4.0	28000 4.0	35000 5.0	35000 5.0	35000 5.0	35000 5.0	35000 5.0	300000 43.0
Sub-Surface Activity	Mining claims, Prospecting permits, Oil and Gas Leasing and Other Programs	350000 actions at .25 hrs per action 50 man/hours required	28000 4.0	28000 4.0	35000 5.0	35000 5.0	35000 5.0	42000 6.0	42000 6.0	42000 6.0	35000 5.0	28000 4.0	350000 50.0
Water Rights	Water Right Appln's and Rights, Water take points, Dams, etc.	108500 action at .25 hrs per action 15.5 man/years required	3500 .5	7000 1.0	7000 1.0	10500 1.5	10500 1.5	14000 2.0	14000 2.0	14000 2.0	14000 2.0	14000 2.0	108500 15.5
Special Graphics	Boundary Notations Coastal Zone Mgt. Charts-Graphs and Miscellaneous Drafting Requirements	10200 actions at 5.0 hrs per action 29 man/years required	700 2.0	1050 3.0	1050 3.0	1050 3.0	1050 3.0	1050 3.0	1050 3.0	1050 3.0	1050 3.0	1050 3.0	10200 29.0
Sub-Total Actions (Units), Land Records			70900	75450	90550	94750	96450	100650	100150	99850	92550	85450	968550
Sub-Total (man/years), Land Records			21.5	23.5	26.5	27.5	29.0	31.0	31.0	30.8	29.9	28.8	179.5

CADASTRAL SURVEY SECTION

10 Year Projection

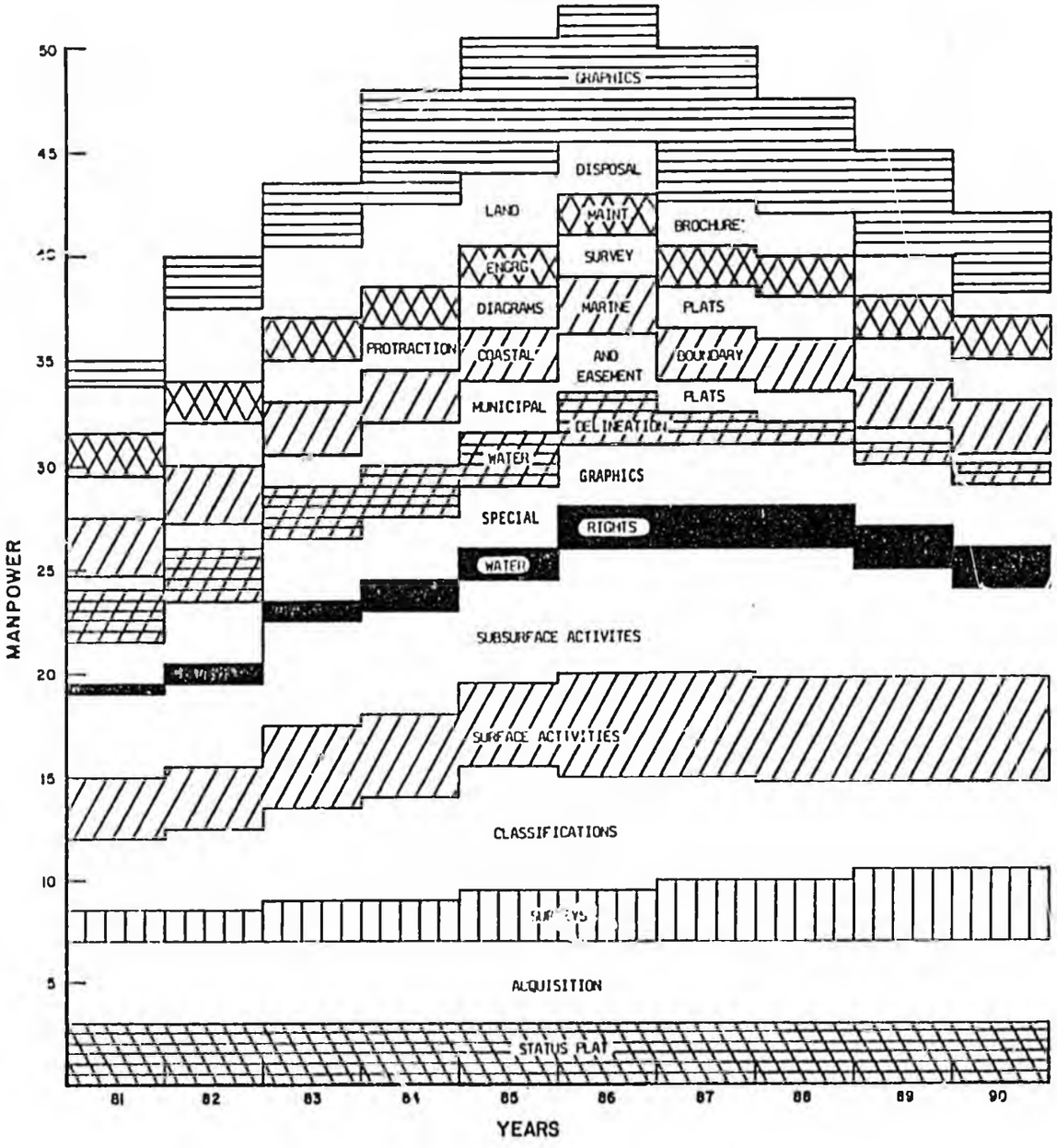
Drafting Project Type	Activity	Actions	81 Week Units Man Years	82 Week Units Man Years	83 Week Units Man Years	84 Week Units Man Years	85 Week Units Man Years	86 Week Units Man Years	87 Week Units Man Years	88 Week Units Man Years	89 Week Units Man Years	90 Week Units Man Years	TOTALS
1 GRAPHICS Organization Charts	Administration Unit	Up date weekly 4 man hrs week	52 .13my	52 .13my	52 .13my	52 .13my	52 .13my	52 .13my	52 .13my	52 .13my	52 .13my	52 .13my	12.0 man months 1.3 man years
Graphs & Charts	Public & Management Reviews	Original Construction & periodic up dates -32 hrs per unit	30 Units .6my	60 Units 1.2my	80 Units 1.6my	100 Units 2.0my	110 Units 2.2my	120 Units 2.4my	140 Units 2.8my	100 Units 2.0my	100 Units 2.0my	100 Units 2.0my	188 man months 18.8 man years
Flow Charts	Public & Management Planning	Original Construction 16 hrs per unit	24 Units .24my	48 Units .48my	96 Units .96my	150 Units 1.5my	190 Units 1.9my	160 Units 1.6my	150 Units 1.5my	100 Units 1.0my	100 Units 1.0my	100 Units 1.0my	116.0 man months 11.2 man years
Special Map & Overlays	Management Planning	Original Construction & up date etc. 40 hrs per unit	15 Units .37my	30 Units .75my	60 Units 1.5my	80 Units 2.0my	100 Units 2.5my	100 Units 2.5my	100 Units 2.5my	80 Units 2.0my	60 Units 1.5my	30 Units .75my	168.7 man months 16.4 man years
Brochures	Land Disposal Program	Original Construction & Scale change 1800 hrs per unit	2 Units 2.25my	3 Units 3.37my	3 Units 3.37my	3 Units 3.37my	3 Units 3.37my	2 Units 2.25my	2 Units 2.25my	2 Units 2.25my	2 Units 2.25my	1 Units 1.12my	269.7 man months 25.85 man years

CADASTRAL SURVEY SECTION

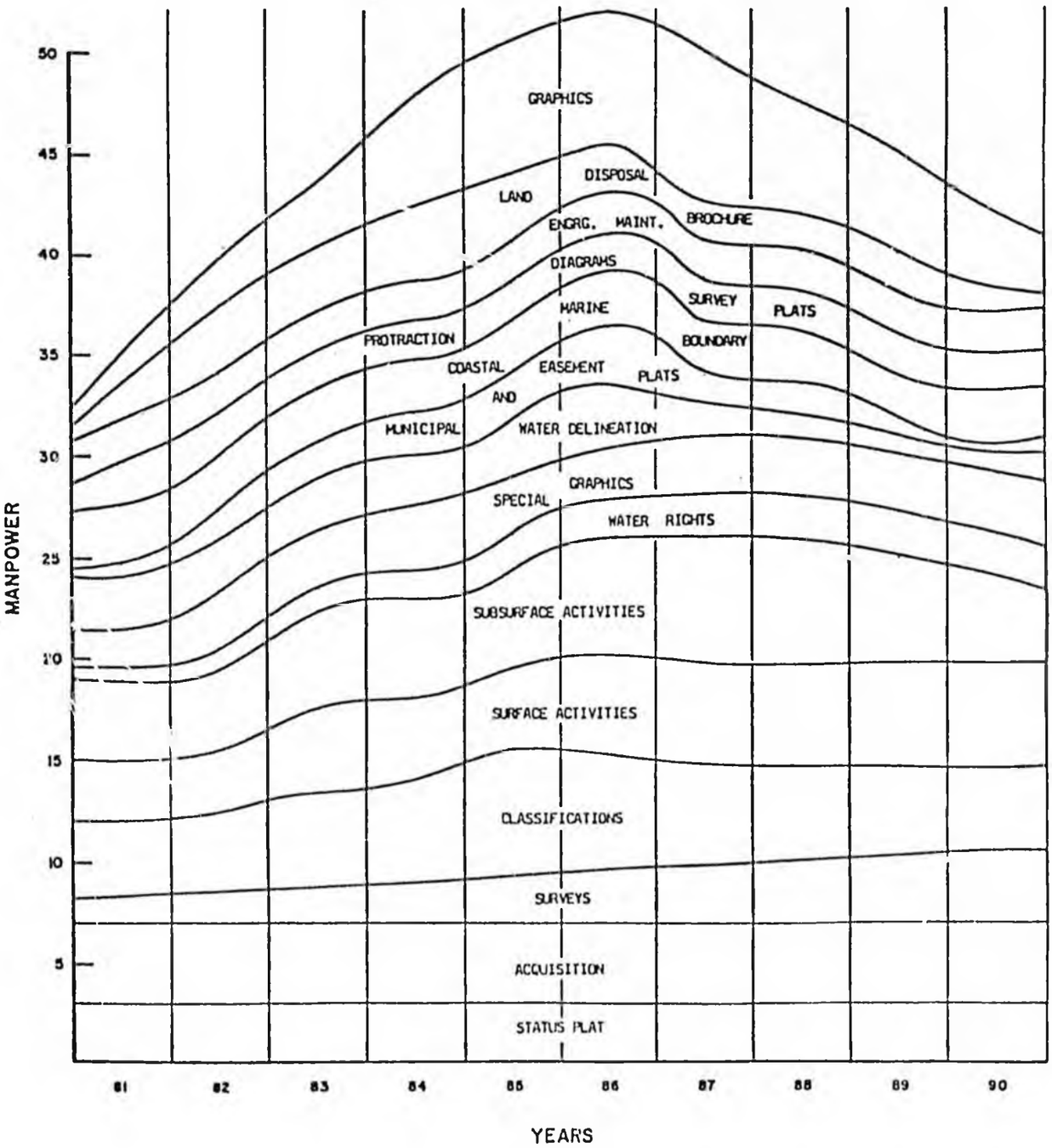
10 Year Projection

Drafting Project Type	Activity	Actions	81 Week Units Man Years	82 Week Units Man Years	83 Week Units Man Years	84 Week Units Man Years	85 Week Units Man Years	86 Week Units Man Years	87 Week Units Man Years	88 Week Units Man Years	89 Week Units Man Years	90 Week Units Man Years	TOTALS
2 ENGINEERING Water Delineation Plats	Land Water Interface DR&D	Original Construction 8 hrs per unit	500 Units 2.5my	500 Units 2.5my	500 Units 2.5my	500 Units 2.5my	500 Units 2.5my	500 Units 2.5my	150 Units 1.5my	100 Units 1.0my	100 Units 1.5my	100 Units 1.0my	195 man months 19.5 man years
Municipal Plats & Maps	Municipal Transfer Disposal	Master Plat & additions 24 hrs unit	30 Units .45my	50 Units .75my	60 Units .90my	70 Units 1.05my	80 Units 1.2my	100 Units 1.5my	50 Units .75my	30 Units .45my	20 Units .30my	10 Units .22my	75 man months 7.5 man years
Easement Vacation Plats	Land Disposal Rarkst Recreation	Original Construction 12 hrs per units	30 Units .22my	50 Units .37my	70 Units .53my	100 Units .75my	150 Units 1.12my	160 Units 1.20my	200 Units 1.5my	100 Units .75my	50 Units .37my	30 Units .22my	70.3 man months 7.03 man years
Coastal/Marine Boundaries	Subsurface Oil & Gas	Oil and gas diagrams & platting from protractions 80 hrs week	52 Units 2.6my	52 Units 2.6my	52 Units 2.6my	52 Units 2.6my	52 Units 2.6my	52 Units 2.6my	52 Units 2.6my	52 Units 2.6my	52 Units 2.6my	52 Units 2.6my	260 man months 26.0 man years
Official BLM Protraction Diag.	Title Administration	Up date as result of BLM approved surveys 40 hrs week	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	100 man months 10.0 man years
Survey Plats	Shore Fisheries and Cadastral Plats	Original Construction & Up dates 40 hrs week	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	52 Units 1.0my	100 man months 10.0 man years
Engineering Maintenance	Surface Activity Land Disposals	Variety of misc. changes & additions - drafting for Contract ORC & Policy Reviews 80 hrs per week	52 Units 2.0my	52 Units 2.0my	52 Units 2.0my	52 Units 2.0my	52 Units 2.0my	52 Units 2.0my	52 Units 2.0my	52 Units 2.0my	52 Units 2.0my	52 Units 2.0my	200 man months 20.0 man years
Sub-Total Actions (Units), Cadastral Survey Section			891	1011	1129	1263	1351	1402	1052	772	692	631	10320
Sub-Total (Man/Years)			13.36	16.15	18.09	19.9	21.52	20.68	19.53	16.18	15.65	14.04	175.1
Total Actions (Units), Division of Technical Services			71790	76450	91680	107410	109840	102050	101200	93320	93240	86080	933,000
Total (Man/Years)			34.9	39.7	44.6	47.4	50.5	51.7	51.5	49.0	45.6	42.8	457.7

MANLOADING REQUIREMENTS



MANLOADING REQUIREMENTS



COMPUTER AIDED DRAFTING

SYSTEM ANALYSIS

Appendix B

SUMMARY OF AUTOMATED DRAFTING SYSTEM ANALYSIS
ALTERNATE A-2

THIS ANALYSIS SHOWS THE DEPARTMENT OF NATURAL RESOURCES CAN UTILIZE AN AUTOMATED DRAFTING SYSTEM WITH A NET COST OF $745,000.00, WITH A PAYBACK PERIOD OF 28.4 MONTHS AND A DISCOUNTED CASH FLOW RETURN ON INVESTMENT OF 36.5%.

IN ADDITION TO THE DOLLAR SAVINGS OF $475,837.00 PER YEAR TO THE DEPARTMENT GENERATED BY THIS SYSTEM, IMPROVED TURNAROUND TIME, BETTER QUALITY OF DRAWINGS, INCREASED PRODUCTIVITY AND JOB ENRICHMENT WOULD BE SIGNIFICANT ADDITIONAL BENEFITS.

THE FOLLOWING PAGES REPRESENT THE DATA USED TO SUBSTANTIATE THESE CONCLUSIONS.

WORKLOAD ANALYSIS
ENGINEERING AND GRAPHICS TYPES OF DRAFTING

FOR THIS ANALYSIS, WORK FOR SIX DRAFTERS WILL BE EVALUATED. THIS ANALYSIS IS BASED ON A WORKLOAD DISTRIBUTION OF THIS GROUP AS ESTIMATED BY LOYD WALTER.

CHECKING TIME WAS CONSIDERED TO REMAIN CONSTANT. AUTOMATED DRAFTING WILL REDUCE CHECKING BUT THE NUMBER OF DRAWINGS WILL INCREASE, THEREFORE, OFFSETTING THE SAVINGS.

TABLE I

WORKLOAD ANALYSIS

FOR AUTHORIZED MANPOWER LEVEL

Tasks with Large CAD Potential	Manyears Manual	% of Workload Drafting	Drafting Manyears	Productivity Increases	Automated Manyears	Manyears Available
Graphics Tasks						
Flow Charts	.10	90%	.09	8:1	.08	.08
Charts & Graphs	.80	90%	.72	7:1	.08	.62
Org. Charts	.20	80%	.16	10:1	.01	.14
Presentations	.90	75%	.68	7:1	.04	.58
Planning	.50	60%	.30	15:1	.02	.28
Total - Graphics	2.50	Ave. 78%	1.95	Ave. 7.8:1	.25	1.70
Engineering Tasks						
Base Status Plats	1.50	85%	1.28	5:1	.26	1.02
New Survey Plats	.50	90%	.45	6:1	.07	.38
Water Estate/ Deliniate	.50	75%	.38	6:1	.06	.84
Coastal/Marine Boundaries	1.00	90%	.90	6:1	.15	.74
Total-Engineering	3.50	Ave. 86%	3.01	Ave. 5.6:1	.54	2.97
Total CAD Department	6.00					

UTILIZATION OF AVAILABLE MANPOWER FROM PRODUCTIVITY INCREASES

AS A RESULT OF AUTOMATED DRAFTING, 1.70 MANYEARS ARE AVAILABLE FROM GRAPHICS AND 2.97 MANYEARS FROM ENGINEERING DRAFTING. THEREFORE, 1.0 MANYEARS OF AVAILABLE TIME FROM GRAPHICS IS BEING ALLOCATED TO ENGINEERING DRAFTING.

THE FOLLOWING TABLE SHOWS THE EQIVALENT MANHOURS OF STAFFING RESULTING FROM THE INCREASE IN PRODUCTIVITY AS A RESULT OF THE AUTOMATED DRAFTING SYSTEM.

THE WEIGHTED AVERAGE PRODUCTIVITY BASED ON THE PRESENT WORKLOAD ANALYSIS IS 7.8.:1 FOR GRAPHICS AND 5.6:1 FOR ENGINEERING. PRODUCTIVITY RATIOS OF AUTO-DRAFTING USERS IS IN ATTACHED APPENDIX A.

TABLE II
EQUIVALENT MANUAL MANPOWER RESULTING FROM
PRODUCTIVITY INCREASES

	Manyears Available	% Drafting Time	Drafting Time Available	Weighted Productivity Ratio	Equivalent Manyears	Equivalent Increase In Staff
Graphics	.70	78%	.55	7.8:1	4.08	3.38
Drafting	3.97	86%	3.41	5.6:1	19.12	15.15
				TOTAL EQUIVALENT INCREASE IN STAFF		18.53
				PRESENT PLANNED AUTOMATED STAFF		6.00
				TOTAL EQUIVALENT MANUAL STAFF WITH AUTOMATED DRAFTING		24.53

MANPOWER SAVINGS FROM AUTOMATED DRAFTING SYSTEM

THERE ARE 24.53 EQUIVALENT MANYEARS AVAILABLE (SEE TABLE II) WITH A STAFF OF SIX PEOPLE. THE MANPOWER AVAILABLE TO DO OTHER WORK IS 18.53 MANYEARS. GRAPHICS WILL USE THE 3.38 MANYEARS AVAILABLE TO HANDLE THE GRAPHICS REQUIREMENTS FOR TRAINING AND START-UP OF THE COMPUTER AIDED DRAFTING FACILITY. THIS WILL RESULT IN A SAVINGS OF THREE DRAFTSMEN THAT WOULD HAVE TO BE HIRED TO HANDLE THIS INCREASED WORKLOAD IN 1981.

REMAINING 15.53 MANYEARS WOULD BE DEDICATED TO ENGINEERING DRAFTING REQUIREMENTS. THE SAVINGS WOULD COME FROM ELIMINATING THE NEED TO HIRE CONTRACTORS TO DO THE DRAFTING WORK.

IN ADDITION, IF THE DIVISION OF TECHNICAL SERVICES WERE TO HIRE THESE DRAFTSMEN, THE COST OF SPACE WOULD BE A MAJOR COST ITEM. PRESENTLY, ANCHORAGE SPACE IS A MINIMUM OF $1.50/SQ. FT. PER MONTH.

TOTAL MANPOWER SAVINGS (TABLE III) IS $768,837.00 PER YEAR ONCE SYSTEM PRODUCTION IS ACHIEVED.

TABLE III
MANPOWER SAVINGS

I. ELIMINATE HIRING SAVINGS

ASSUME A 30% BURDEN RATE

ASSUME THREE JUNIOR DRAFTSMEN WOULD BE HIRED IN 1981 TO HANDLE THE INCREASED LOAD PREDICTED BY LOYD WALTER AT $1,500/MONTH.

SAVINGS FROM NOT HIRING THREE JUNIOR DRAFTSMEN IS:

$1,500/MONTH X THREE DRAFTSMEN X 12 = $54,000

BURDENED LABOR SAVINGS = 54,000 X 1.30 = $70,200 . . . . . $ 70,200.00

II. SPACE SAVINGS

SPACE SAVINGS FROM NOT HIRING 18 DRAFTSMEN TO DO EQUIVALENT WORK IS AS FOLLOWS:

$1.50/SQ. FT./MONTH X 100 SQ. FT./DRAFTSMEN
X 18 DRAFTSMEN X 12 MONTHS = $32,400 . . . . . $ 32,400.00

III. CONTRACT LABOR SAVINGS

CONTRACT DRAFTING IS BEING DONE AT $25/HOUR.

ASSUME 1,716 HOURS PER MANYEAR (EXCLUDING VACATIONS, SICK LEAVE, ETC.)

15.53 MANYEARS X 1,716 HOURS/MANYEAR = 26,649 MANHOURS

SAVINGS = 26,649 MANHOURS X $25 = $666,237 . . . . . $666,237.00

TOTAL = $768,837.00

IV. ESTIMATED FIRST YEAR SAVINGS

IT IS ESTIMATED THAT IT WILL TAKE ONE YEAR TO REACH THE PRODUCTIVITY RATIO ESTABLISHED THEREFORE, FIRST YEAR MANPOWER SAVINGS WILL BE ESTIMATED AT 50% OF YEAR 2 THROUGH YEAR 5.

TABLE IV

FINANCIAL ANALYSIS

ASSUME 5 YEAR LIFE ON EQUIPMENT (INCLUDE SOFTWARE).
ASSUME $715,000 PURCHASE PRICE.
ASSUME $30,000 INSTALLATION, TRAINING EXPENSES, AIR CONDITIONING, ETC.
ASSUME $1,546 IN MATERIAL, SPACE, SUPPLIES, AND RELATED EXPENSES.
ASSUME $38,454 ADDITIONAL PERSONNEL ADDED TO PRESENT REQUISITIONED STAFF.
ASSUME A PRODUCTION SAVINGS AT 50% FOR THE FIRST YEAR.

TOTAL INVESTMENT CALCULATION

$715,000	PURCHASE
30,000	PLUS INSTALLATION
$745,000	NET INVESTMENT

ANNUAL OPERATING EXPENSE

$ 40,000	PERSONNEL INCREASE
143,000	CAPITAL EQUIPMENT DEPRECIATION
110,000	ANNUAL MAINTENANCE/SPACE
$293,000	ANNUAL OPERATING EXPENSE

ANNUAL MANPOWER SAVINGS

$ 70,200	PERSONNEL SAVINGS
32,400	SPACE SAVINGS
666,237	CONTRACT LABOR SAVINGS
$768,837	

TABLE V

DISCOUNTED CASH FLOW ANALYSIS

	YEAR 1	YEAR 2 THRU YEAR 5
FROM TABLE III		
CONTRACT DRAFTING SAVINGS	$333,119	$666,237
NOT HIRE SAVINGS	35,100	70,200
SPACE SAVINGS	16,200	32,400
GROSS MANPOWER SAVINGS	$384,419	$768,837
LESS ANNUAL OPERATING EXPENSES	293,000	293,000
NET SAVINGS	$ 91,419	$475,837

USING DCF IN AN INSTANT AT BEGINNING OF YEAR

PRESENT VALUE = FUTURE VALUE / (1 + PERCENT VALUE)^{YEAR}

	ANNUAL SAVINGS (Future Value)	36.5% DISCOUNT FACTOR	DISCOUNTED SAVINGS (Present Value)
END OF YEAR 1	$ 91,419	.7326	$ 66,974
YEAR 2	475,837	.5367	255,387
YEAR 3	475,837	.3932	187,094
YEAR 4	475,837	.2880	137,066
YEAR 5	475,837	.2110	100,415
TOTAL	$1,994,767		$746,936

TABLE VI
PAYBACK PERIOD CALCULATION

TOTAL INVESTMENT	$745,000
FIRST YEAR SAVINGS (@50% DISCOUNT)	$ 91,419
SECOND YEAR SAVINGS	$475,837

PAYBACK CALCULATION

$745,000
91,419 LESS FIRST YEAR SAVINGS

$649,581
475,837 LESS SECOND YEAR SAVINGS
$173,744 - 475,837 THIRD YEAR SAVINGS
= .36 YEARS = 4.4 MONTHS

TOTAL PAYBACK PERIOD = 28.4 MONTHS

APPENDIX A

INCREASED PRODUCTIVITY RATIOS
(RESULTS OF ADUA* SURVEY)

DISCIPLINE	PRODUCTIVITY RATIO
ELECTRICAL	8:1
MECHANICAL	4:1
STRUCTURAL	5:1
PIPING	3:1
ISOMETRICS	5:1
LOOP DIAGRAMS	8:1
INSTRUMENTATION	7:1
FAB SHEETS	6:1
CIVIL	6:1
FACILITIES	30:1

NOTE: THE ABOVE RATIOS ARE FOR THE CREATION OF NEW DRAWINGS. IN EACH CASE WHEN REVISING DRAWINGS THAT ARE ALREADY ON THE SYSTEM, THE PRODUCTIVITY RATIO IS SIGNIFICANTLY GREATER.

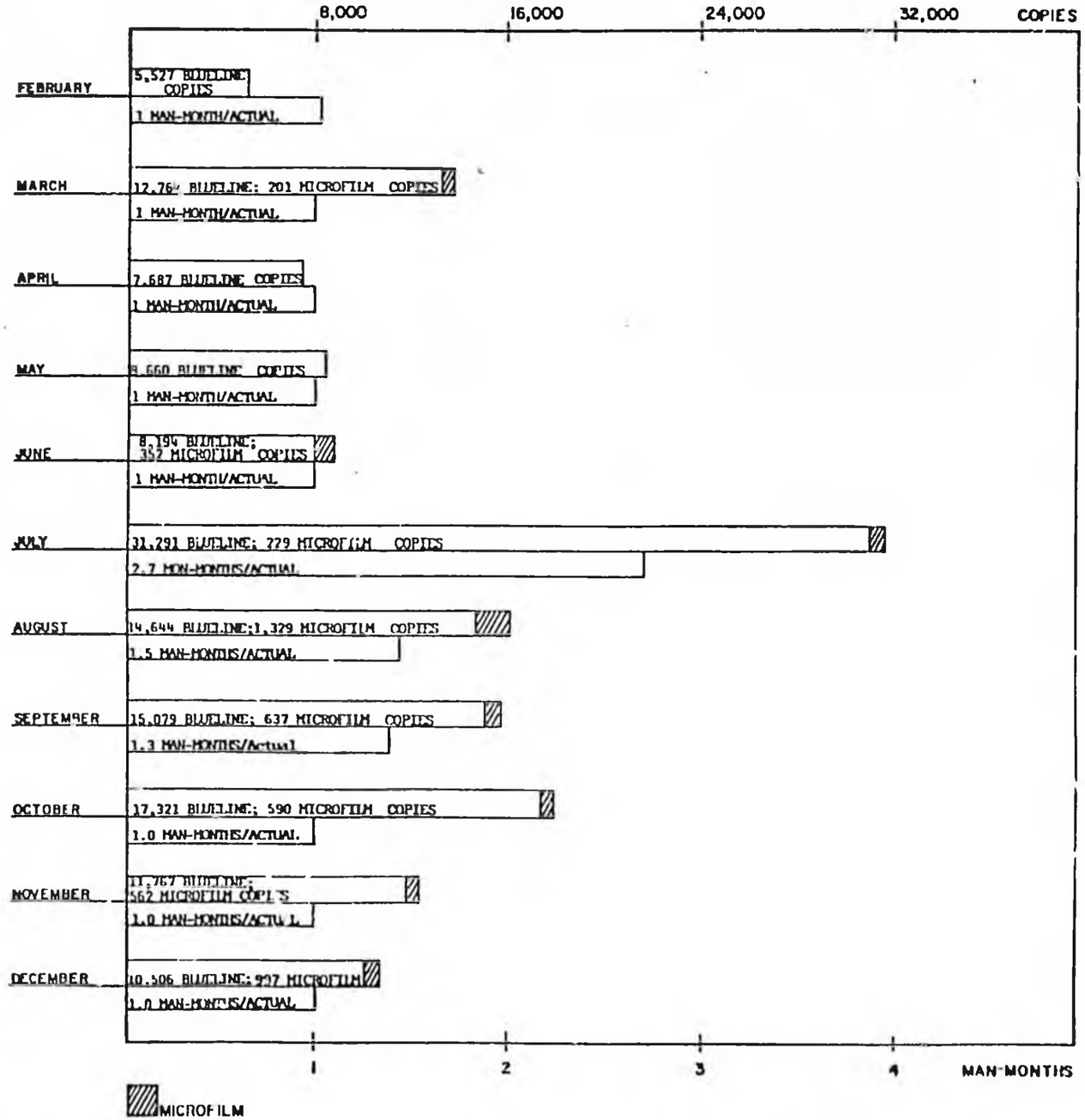
* ADUA - AUTOMATED DRAFTING USERS ASSOCIATION

ACTUAL 1980

REPRODUCTION STATISTICS

Appendix C

PRESENT REPRODUCTION
NUMBER OF COPIES PER MAN-MONTH
(THEORETICAL = 8,000 COPIES PER 1 MAN-MONTH/BLUELINE)



1980 REPRODUCTION

2. Plat Recorded in Several Pieces

3. (Out of Compliance with existing law
Releasing Tax Lien — Office should attach to Release

? Advising what is Fed Tax Lien — Check #4

#5 40.17.030 Recordable Order Pg Lin 38

6. Payments excluding for Slight Defects

7. Why doesn't Recorder want?

7. — Evidence not Proof

8. Security Lien - Release (Materials etc

9. SB 77 Amendment of Uniform Com. Code

10. What's Objection

11. Does Division keep Separate Documents on File (Patents,) Check with Title Association

May 7, 1981

To Kevin Bruce, Committee Aide
Senate Judiciary Committee
From Dick Rogers, Contractor for Alaska Subdivision Corner
Re: SB 78. Recording & recordable document

Kevin — In looking over the memorandum I sent you yesterday. I notice two things:

(1) As you probably noticed, "as" under 1 on the first page should be "no".

(2) Two additional sections should be included in Appendix B to the memorandum. They illustrate that "filing" and "recording" have been used interchangeably in our statutes on subdivision plats. The additional amendments would be to AS 38.04.045(b) and to AS38.05.047(f), with the changes marked in on the sections as attached to this memorandum. (Pls. pardon pencil. No secretary today.)

AS 38.04.045(b):

(b) Before the conveyance of surface rights to state land, and official cadastral survey shall be accomplished, unless a comparable, acceptable survey exists that has been conducted by the federal Bureau of Land Management. The rectangular survey section corner positions shall be monumented and shown on a cadastral survey plat approved by the state. However, for those areas where the state may wish to convey surface estate outside of an official cadastral survey grid, the director may waive monumentation of all individual section corner positions and substitute an official control survey with control points being monumented at approximately two-mile intervals and shown on control survey plats approved by the state. No portion of land to be conveyed may be located more than two miles from such a survey control monument. The lots and tracts in state subdivisions shall be monumented and the cadastral survey and plats for the subdivision shall be approved by the state. Where land is located within a municipality with planning, platting, and zoning powers, plats for state subdivisions shall comply with local ordinances and regulations, in the same manner and to the same extent as plats for subdivisions by other landowners. State subdivisions shall be filed recorded in the district recorder's office. The requirements of this section do not apply to land made available through a cabin permit system, material sales, or short-term leases; however, for short-term leases the lessee must comply with local subdivision ordinances unless waived by the municipality under procedures specified by ordinance. ~~[5 5 ch 181 SLA 1972]~~

AS 38.05.047(f):

(f) After a subdivision plat developed under (e) of this section is recorded, the commissioner shall offer

(1) 80 per cent of the parcels in a survey district for sale under the procedures for a lottery sale specified in AS 38.05.057 and 38.05.065 (b) (lotteries);

(2) 10 per cent of the parcels in a survey district for homesites under AS 38.08; and

(3) an additional 10 per cent of the parcels in a survey district for homesites under AS 38.08, except that notwithstanding AS 38.08.040(b), parcels offered under this paragraph may be the subject of a lottery sale under AS 38.05.057 if more than one eligible person applies for the same homesite. ~~(§ 13 ch 85 SLA 1979)~~

Xerox copy: Burch and Rogers

Reference

1) Acknowledgments Section O.K.

2.) Plats | Amending Problems if Recorded, not Filed. (Retain Plat)

Record + File at Same Time

3.) Standard for Recordable Documents in Legibility. (in Bill)

4.) Tax New Changes O.K. (Subject to Funding)

5) Class B Documents

Retention Purposes Only

Letter of Intent: Recording D Should Be on Process Receipts

Will establish Centrex Recording Station

6.) Certified Copy Provisions 40.17.020 O.K.

7.) Acknowledged - Attachment Page

8) Page 3 Line 22 What + are Presently Required to have Acknowledgm... Documents

9.) OK Line 21, Page 8

10.) Page 13, Line 11 (50)

KATIE/

DICK REGAN →

CHUCK STEWART — TECH SERVICES

NATIONAL MICROGRAPHICS ASSOCIATION
#8728 COLESVILLE RD
SILVER SPRING MARYLAND 20910
(301) - 587 - 8444

DF

46.17.110

(6) → (54)

AKNOWLEDGMENTS NOT REQUIRED

(4) 7, 8, 9, 31,

MIKE PRICE 782-6474

OUTSIDE (APPOINTMENT OF ATTORNEY OUTSIDE

FISCAL NOTE?

SUBMIT ANALYSIS

SELF SUPPORT VS. GENERAL FUND.

~~—~~ RECORDING DISTRICT CHANGE — BY GEOGRAPHIC BOUNDARY NOW — SHOULD BE BY ~~HERE~~

PAGE → TIME-DATE OF CONVEYANCE SHOULD BE RECORDED THE SAME FOR EACH DISTRICT

DNR — will WORK ON RECORDING

JOE BURCH

REVENABILITY PREDICTIONS BY DNR Line 21 pl → pl Line 8

REFUTE THIS "COMPUTER BUSINESS"

BRUCE WINTON – AK ASS OF REALTORS

TODAY 1:30 PM

"NO PROBLEM UNLESS AMENDED"

JOHN PEARCE (FOR ROBERT WITHERS)

ALASKA TITLE ASSOCIATION

SB

79

Official Business

Alaska State Legislature

Senate

Committee on

Health, Education & Social Services

Charlie Parr, Chairman
Terry Stimson, Vice-Chairman
Vic Fischer
Tim Kelly
Mike Colletta

Couch V
State Capitol
Juneau, Alaska 99811

465-4907
465-4908

MEMORANDUM

April 10, 1981

TO: Kevin Bruce, Aide
Senate Judiciary Committee

FROM: Rocky Plotnick Weller, Aide
Senate HESS Committee

RE: SB 79

The Anchorage Legislative Information Office called today and asked us to notify Paul Paslay when we scheduled SB 79. That bill is in Senate Judiciary, not Senate HESS. Here is his address and telephone number so you can notify him when the bill is scheduled.

Paul Paslay
213 East Fireweed Lane
Anchorage, Alaska 99503

272-9486

SENATE JUDICIARY COMMITTEE

Bill Number SB 79 Original Sponser(s) RULES FOR LEGISLATIVE COUNCIL

Title RELATING TO UNIFORM DISPOSITION OF CERTAIN PROPERTY RIGHTS AT DEATH

Originally Recieved From KERTTULA

Contact CODE REVISION COMMISSION Date 1-14-81
KATIE WALSH

Committee Recommendation (MAJORITY) _____

Report Attached ____yes___no) Supporters _____

MINORITY _____

Report Attached ____yes____no) Supporters _____

Object of Bill _____

Committee Amendments _____

Fiscal Impact

LAA Legal/Research Contact Research/Information

Concerned Parties: Supporting	Opposing
JOHN ABBOTT - KATIE WALSH COMMISSIONER L.S. KURTZ WILL PRESENT MATERIAL	

CODE REVISION COMMISSION

COMMISSIONERS
JOHN W. ABBOTT - CHAIRMAN
SUSAN A. BURKE - VICE CHAIRMAN
PATRICK M. RODEY
FRED E. BROWN
L.S. KURTZ, JR.
WM. GRANT CALLOW

ALASKA STATE LEGISLATURE
POUCH Y - STATE CAPITOL
JUNEAU, ALASKA 99811
(907) 465-4878

EXECUTIVE SECRETARY
BILLY G. BERRIER

January 19, 1981

The Honorable Patrick M. Rodey
Chairman, Judiciary Committee
Alaska State Senate
Pouch V, State Capitol
Juneau, Alaska 99811

Re: SB 79--Uniform disposition of certain property rights at death

Dear Chairman Rodey:

The Alaska Code Revision Commission has submitted SB 79 regarding uniform disposition of certain property rights at death. The commission is extremely interested in securing passage of the bill during this legislative session, if possible. Further, a member of the commission will be available to present testimoney on behalf of the bill upon notification.

In an effort to be of assistance, I am enclosing a copy of the commission's transmittal memorandum which briefly sets out the need for this revision along with a copy of the memorandum outlining the differences between existing law and proposed changes.

Commission secretary, Catherine Walsh, can be contacted at extension 4878 in order to coordinate testimony in the event hearings are scheduled in the near future.

We appreciate your attention to this matter and any assistance you can pr vide in securing SB 79's passage.

Very truly yours,

John W. Abbott by, chw

John W. Abbott, Chairman
Alaska Code Revision Commission

JWA:chw

Enclosures

COMMISSIONERS
JOHN W. ABBOTT - CHAIRMAN
[illegible]
TOM M. FOSEY
FRED E. BROWN
L. E. KURTZ, JR.
WM. GRANT CALLOW

ALASKA STATE LEGISLATURE
POUCH Y - STATE CAPITOL
JUNEAU, ALASKA 99811
(907) 465-4878

EXECUTIVE SECRETARY
BILLY G. BERRIER

MEMORANDUM

TO: Chairman, Alaska Legislative Council

FROM: John W. Abbott, Chairman John W. Abbott
Alaska Code Revision Commission

DATE: January 9, 1981

RE: Uniform Disposition of Community Property Rights at Death Act

Pursuant to the authority granted in AS 24.20.075(c), the Alaska Code Revision Commission has reviewed the proposed Uniform Disposition of Community Property Rights at Death Act. The proposed Act does not create community property in Alaska. It prescribes the rights at death of a married person who has community property acquired prior to a change in domicile to Alaska or property which is traceable to community property where the spouses have not indicated an intention that the community property rights be severed. Many Alaskans reside in a state which has community property rights before moving to Alaska. In order to have specific, uniform provisions for dealing with this property at death, the Alaska Code Revision Commission recommends that the attached bill be introduced.

The commission further requests that there be a change in the title to read: For an Act entitled: "An Act relating to the uniform disposition of certain property rights at death."

This bill was previously introduced to the Eleventh State Legislature as Senate Bill No. 58.

JWA:bgb:chw

cc: Hon. Jay S. Hammond, Governor
Hon. Jay A. Rabinowitz, Chief Justice
Myrton R. Charney, Executive Director
Legislative Affairs Agency

Attachments

Property Rights (disposition of)

SENATE BILL NO. 79, by the Rules Committee by request of the Legislative Council (for the Code Revision Commission). Adds new chapter to AS 13 relating to the disposition at death of certain property acquired by a married person. Lists rebuttable presumptions to be used in determining whether chapter applies to specific property. Outlines procedures for disposition of property at death. States: "Upon death of a married person, one-half of the property to which chapter applies is the property of the surviving spouse and is not subject to testamentary disposition by the decedent or distribution under the laws of succession of this state. The other half of the property . . . is the property of the decedent and is subject to testamentary disposition . . . With respect to property to which this chapter applies, the one-half of the property which is the property of the decedent is not subject to the surviving spouse's right to elect against the will." Other sections include: Perfection of title of surviving spouse; Perfection of title of personal representative, heir or devisee; Purchaser for value or lender; Creditor's rights; Acts of married persons; Limitations on testamentary disposition; and uniformity of application and construction. Chapter to be cited as the "Uniform Disposition of Community Property Rights at Death Act." Does not provide for effective date.

Introduced January 14 and referred to Judiciary.

STATE OF ALASKA
THE LEGISLATURE
LEGISLATIVE AFFAIRS AGENCY

POUCH Y STATE CAPITOL
JUNEAU ALASKA 99811
907 465 3800

M E M O R A N D U M November 16, 1978

SUBJECT: Uniform Disposition Community Property Rights at Death Act (Work Order #5748)

TO: Code Revision Commission

FROM: Kenneth M. Rosenstein
Legislative Counsel

Attached please find a draft of the Uniform Disposition of Community Property Rights at Death Act prepared for introduction at the next session of the legislature. The act is intended to prescribe the rights, at death, of a married person who has community property acquired prior to a change in domicile to Alaska, or which is traceable to community property, where the spouses have not indicated an intention that their community rights be severed.

AS 13.41.005 defines the property which is subject to disposition under chapter 41. Subsection 1 covers all personal property acquired by the spouses while domiciled in a community property state to the extent that property would have been treated as community property at the time of acquisition under the laws of that state and in which the spouses have expressed no intent to sever their community rights. Also included would be property which the spouses have agreed to treat as community property. Subsection 2 covers real property in the state (real property located in other states would be treated under the laws of those states) to the extent that it can be traced to a community source.

AS 13.41.010 establishes rebuttable presumptions intended to assist a court in applying the definitions of sec. 5. The

presumptions are that (1) property acquired by a married person while domiciled in a community property state is and remains community property, and (2) property acquired by a married person while domiciled in a common law state, title to which included a right of survivorship, is not community property.

AS 13.41.015 requires that one-half of a deceased married person's property to which the chapter applies, i.e. community property or property traceable to it, becomes the property of the surviving spouse and is not subject to testamentary or intestate disposition. The other half is subject to the applicable manner of disposition. The one-half of the property to which the chapter applies is made not subject to the surviving spouse's elective share.

AS 13.41.020 provides a method for the perfection, by means of a court order, of the title to property passing to the surviving spouse under the provisions of this chapter. It is intended to protect the personal representative from liability for failing to search the decedant's estate for property to which the chapter applies. The personal representative's duty may be reinstated by written demand of the surviving spouse or his successor in interest.

AS 13.41.025 provides a method whereby the personal representative, heir, or devisee may institute an action to perfect the surviving spouse's title to property to which the chapter applies. It is a corrollary to sec. 20.

AS 13.41.030 protects purchasers and lenders taking a security interest, who acquire such interest for value, after the spouse's death, from liability to a person who appears to have title to property to which the chapter applies. It is intended to permit reliance upon apparent title and facilitate both ascertainment of title and disposition of assets where adequate consideration is paid.

AS 13.41.035 merely states that the rights of creditors in property to which the chapter applies is not affected.

AS 13.41.040 makes clear that the rights of spouses to sever their community property interests or to create a form of ownership not subject to this chapter are in no way limited by the chapter.

AS 13.41.045 provides that the chapter does not authorize the testamentary disposition of property which is otherwise prevented from such disposition.

AS 13.41.050 and 13.41.055 provide for uniform construction and application and for citation for short title, respectively.

KMR:jdm

Attachment