



SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY

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To: Developers, Title Companies, Surveyors and Other Key Development Partners

From: CDD, Land Titles and Records Office

Date: January 20, 2023

Re: Survey Guidance to Satisfy Recordation Requirements within the Salt River Pima-Maricopa Indian Community and the Trust Asset and Accounting Management System (TAAMS) System of Record for Trust Lands for all land surveys conducted after 8/12/2020

Purpose:

This guidance is to provide clear survey guidance to all parties who conduct, manage and/or facilitate realty transactions, leasing, or easements within the Salt River Pima-Maricopa Indian Community (SRPMIC or Community). Following this survey guidance will allow the Community to record all land transactions accurately for all landowners and to satisfy the trust-responsibility taken on by SRPMIC through the Self-Governance Compact in accordance with 25 CFR Part 150 (Land Records and Title Documents), 25 CFR Part 162 (Leases and Permits), and 25 CFR Part 169 (Rights-of-Way Over Indian Lands).

Background:

The BIA Tract Number is the official land tract identification within the Bureau of Indian Affairs (BIA) "system of record", known as the Trust Asset and Accounting Management System (TAAMS). Since the 1980s, SRPMIC has also used an additional "internal" tract identification number to better ensure the correct landowners receive lease and/or easement related payments. This 5-digit land identification number is known internally as the Salt River Allotment (SRAL) number, but it is not recognized by the BIA. Over the years, the internal 5-digit identification number has found its way into legal documents, map exhibits, and legal descriptions, which is causing a problem with the encoding into TAAMS and recording with the Land Titles & Records Office; hence, the primary purpose of this document. In summary, the internal 5-digit SRAL number should only be shown as a secondary reference, i.e., on the taking acreage tables and only in parentheses under the BIA Tract Number on the survey drawings/exhibits, but it should otherwise not appear in the legal description nor in any legal or contract documents that will be recorded in TAAMS.

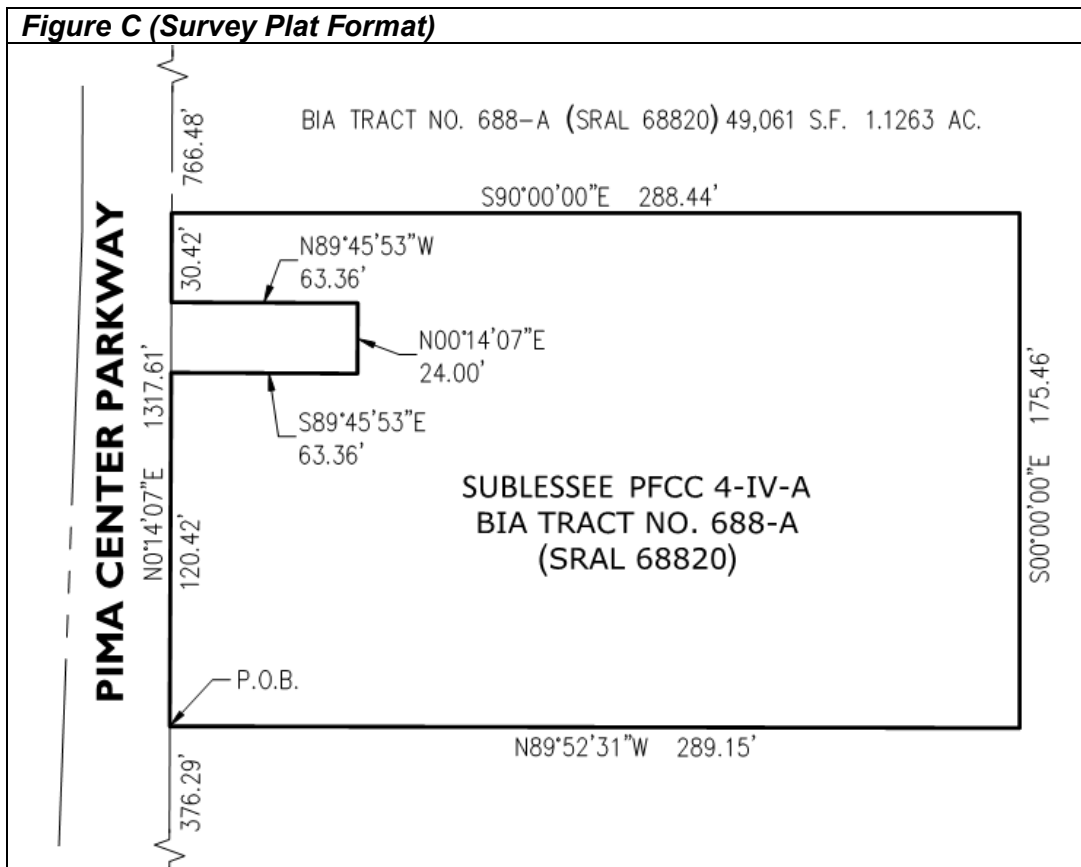
The BIA Tract Numbers are generated in TAAMS, and will reflect on a Title Status Report (TSR) for a given tract of land. Title Status Reports are available upon written request from tribal staff involved with realty, leasing, or easements. The BIA Tract Number may or may not contain a prefix (e.g. T) or a suffix (e.g. -A). Historically, the BIA Tract Numbers inconsistently used hyphens to signify a suffix. See *Figure A* below. Currently, tribal staff does not have the ability to modify this historic data in regards to the tract naming convention. Due to this inconsistency, the lack (or inclusion) of a hyphen will not be cause for a defect when identifying the BIA Tract Number on land surveys, legal descriptions, or taking acreage tables.

Figure A (Example Title Status Report – Tract Numbers)					
United States Department of the Interior Bureau of Indian Affairs Title Status Report Report Certification Time and Date: 10/31/2011 10:00:00 PM Requestor: ATINKLER Date/Time: 05/14/2018 16:23:32					
<u>Land Area</u> 615	<u>Land Area Name</u> SALT RIVER	<u>Tract Number</u> 338 -B	<u>LTRO</u> SOUTHWEST	<u>Region</u> WESTERN REGIONAL OFFICE	<u>Agency</u> SALT RIVER AGENCY
United States Department of the Interior Bureau of Indian Affairs Title Status Report Report Certification Time and Date: 08/09/2007 10:00:00 PM Requestor: ATINKLER Date/Time: 05/14/2018 16:29:04					
<u>Land Area</u> 615	<u>Land Area Name</u> SALT RIVER	<u>Tract Number</u> 368 A	<u>LTRO</u> SOUTHWEST	<u>Region</u> WESTERN REGIONAL OFFICE	<u>Agency</u> SALT RIVER AGENCY

Survey Plat and Map Exhibit Requirements:

- A. **BIA Tract Number** Clearly show the BIA Tract Number in the “caption” of the legal description. See *Figure B* below. Any survey that does not clearly show the BIA Tract Number, in the caption of the legal description, will be rejected and will require correction. Do not include the 5-digit SRAL number in the caption of the legal description. The BIA Tract Number must also be displayed on the survey plat; the 5-digit SRAL number should also be displayed in underneath the BIA Tract Number on the survey plat. See *Figure C* below.

Figure B (Legal Description Format)	
CAPTION	A PARCEL located within the Salt River Pima-Maricopa Indian Community being part of BIA Tract Numbers 612 A and 613 A and being part of the Section 31, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona and being more particularly described as follows:
BODY	<<Omitted here for brevity>>
QUALIFYING STATEMENT(S)	Said PARCEL being 1,491,780 square feet or 34.2466 acres, more or less.



- B. Tract Acreage Table** Leases or easements involving more than one tract or one sub-tract, must include a Tract Acreage Table somewhere on the survey plat, so that the document can be correctly encoded into TAAMS. See *Figure D* below. The table must clearly show the BIA Tract Numbers, SRAL numbers (if applicable), tract legal description (as per the Title Status Report), gross acres for each tract or sub-tract, and the measured taking area for each tract or sub-tract. A layperson should be able to manually add-up and independently double-check the taking area as summarized in the Tract Acreage Table, and the table must also match the taking area shown in the qualifying clause of the legal description.

Figure D (Tract Acreage Table)						
BIA Tract No.	SRAL No.	TRACT LEGAL		GROSS AREA (ACRES)	TAKING AREA (SQ.FT.)	TAKING AREA (ACRES)
T	Tribal	N N NW SE SE	Sec. 31 T3N R5E	2.4973	108,782	2.4973
612 A	61220	E SE SE	SECT. 31, T3N R5E	20.0049	765,549	17.5746
613 A	61320	S N NW SE	SECT. 31, T3N R5E	2.4978	108,804	2.4978
		S NW SE SE	SECT. 31, T3N R5E	4.9971	217,675	4.9971
		SW SE SE	SECT. 31, T3N R5E	9.9970	399,161	9.1635
Totals:				1,599,971	36.7303	

- C. **Minimum Standards** All survey plats and map exhibits for land within the Salt River Pima-Maricopa Indian Community must follow Arizona Boundary Survey Minimum Standards and be performed under the supervision of a Registered Land Survey, licensed in the State of Arizona. Registered Surveyors must meet all minimum standards as required by the State. The minimum boundary survey standards are found here: https://btr.az.gov/sites/default/files/documents/files/arizona_boundary_survey_minimum_standards.pdf
- D. **Accuracy & Precision** For positional accuracy and minimum survey precision requirements, refer to the Arizona Boundary Survey Minimum Standards. All survey plats and map exhibits must contain measurement data sufficient to describe a geometric area that generally closes mathematically. Typically, bearings shall be described in terms of degrees-minutes-seconds (e.g. N00°04'15"E), and linear distances in terms of international feet to the nearest hundredths (i.e. two (2) decimal places). Area measurements shall be rounded to the nearest whole number for square footage measurements and to the nearest ten-thousandths (i.e. four (4) decimal places) for acreage measurements. Parcels and tracts shall be represented as "closed polylines" in AutoCAD (.dwg) files to facilitate conversion to Geographic Information System (GIS) mapping.
- E. **Deliverables** All survey plats and map should be free of typographical, grammatical, and other defects. This includes the correct identification of BIA and Community reference information (e.g. business lease number, BIA Tract Numbers, survey monuments, etc.) As part of the review process, surveyors are required to submit the survey plat or map exhibits in electronic format for quality assurance purposes. The map drawing must be in AutoCAD format (.dwg), the legal description must be in Word (.doc) format, and the "recordable" survey plat or map exhibits must be in portable document format (.pdf).
- F. **Datum** All survey plats and maps must be properly projected into the North American Datum of 1983, Arizona State Plane, Central Zone, International Foot (AZ83-CIF) using a Combined Scale Factor (CSF) of 1.0001608 State Plane to ground. The CSF shifts the SPC83 coordinate system from sea level to Ground Elevation based on an assumed 1,285 feet elevation at Chaparral Road and Country Club Drive. Surveyors must clearly label any electronic drawing (.dwg) file names and deliverables, so there is no question about the datum. The Community reserves the right to adjust this guidance on datum requirements as needed. Surveyors should be aware that the Community intends to adopt the National Geodetic Survey's Low Distortion Projection (LDP) datum at a future date. For more information, contact Rick Klebieko (Rick.Klebieko@srpmic-nsn.gov) or Mark Gonzales (Mark.Gonzales@srpmic-nsn.gov) at 480-362-7900.

Conclusion:

You may experience project delays and/or additional costs, if this guidance is not followed. Thank you for modifying your survey practices to follow the system of record requirements.

Appendix:

Boundary survey review process timeline quick reference (see next page for Appendix A).

Appendix A to Survey Guidance Memo

Boundary survey review process timeline quick reference:



In the illustrated process, total review timeframe can be as quick as 2 weeks, but depends on complexity of original survey, quality of original survey, document control, and responsiveness of authoring AZ Registrant Surveyor.

*During each review step (including Tribal Review and Acceptance), the authoring AZ Registrant Surveyor must submit a complete survey review package illustrating the review history and chain-of-custody including:

- Original survey documents
- Review redlines and narrative of required revisions
- Corrected/Revised survey documents

Following Tribal Review and Acceptance Step, ECS Survey staff will issue an e-mail to the CDD Project Manager stating, "This survey has been accepted by the Tribal Survey Office and may be submitted to the Community Land Title and Records Office for processing and recording".