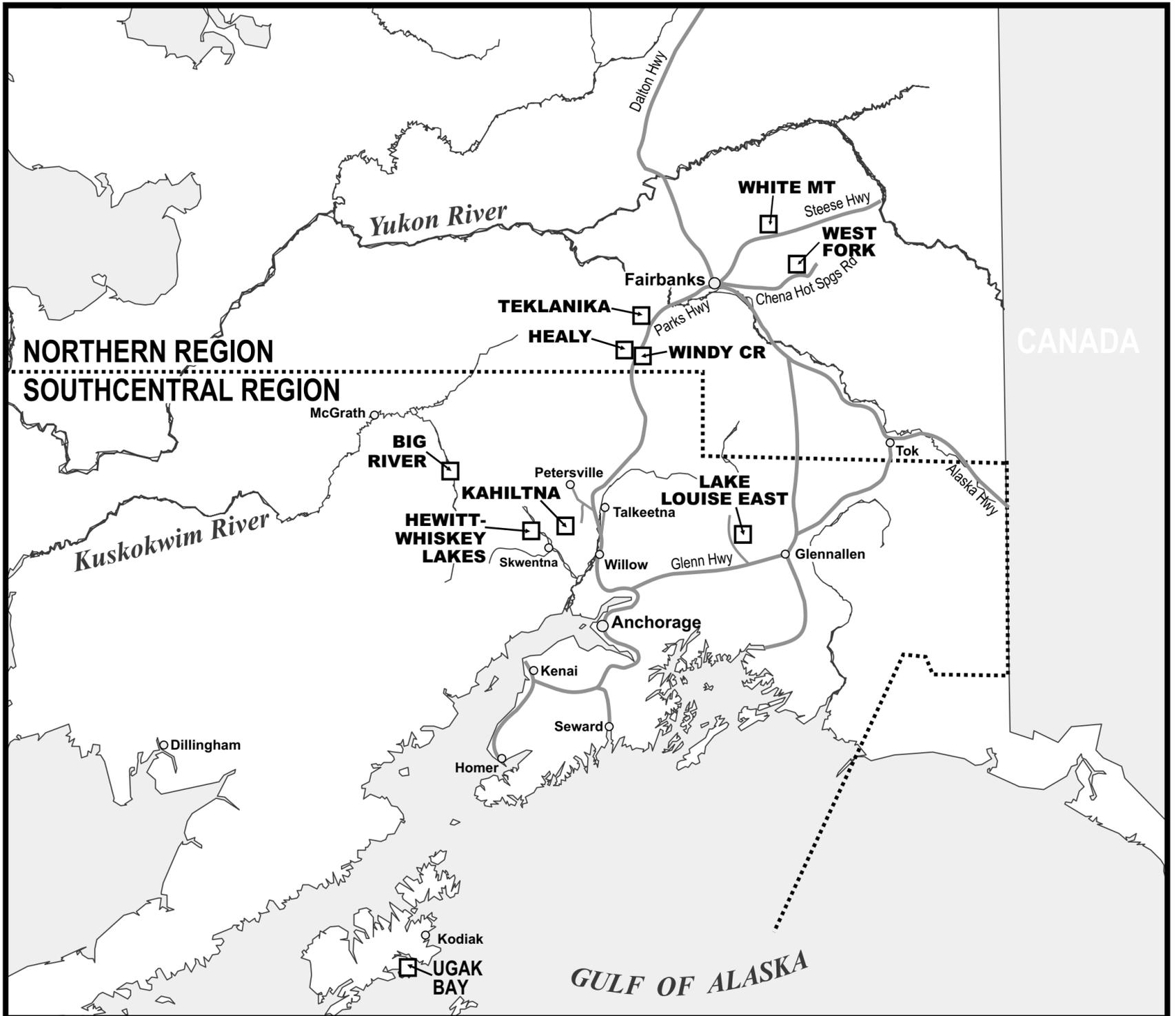




# 2001 REMOTE RECREATIONAL CABIN SITES

June 2001



## APPLICATION PERIOD

- June 1 to July 16, 2001** **APPLICATION FILING PERIOD**  
Applications for Remote Recreational Cabin Sites staking authorizations will be accepted within this period. The Department of Natural Resources (DNR) must receive applications no later than 5:00 p.m. Monday, July 16, 2001. Applications received after this time will be rejected.
- July 31, 2001** **LOTTERY**  
Lottery will be held 9:00 a.m. at the DNR Public Information Center in Anchorage to award staking authorizations for those areas where applications exceed authorizations. All other applications will be awarded at the end of the lottery.
- August 3, 2001** **AWARD NOTIFICATIONS**  
Award notification and staking authorizations mailed to successful applicants.

## STAKING PERIODS

Successful applicants may begin staking parcels in authorized staking areas. Staking may not occur before 8:00 a.m. on the first day of the staking period or after the last day of the staking period. There will be two staking periods.

- September 8 - November 6, 2001**  
Big River, Ugak Bay, Teklanika, White Mountain, Windy Creek staking areas.
- September 22 - November 20, 2001**  
Hewitt-Whiskey Lakes, Kahiltna, Lake Louise East, Healy, West Fork staking areas.

## LEASE APPLICATION DEADLINES

Deadline for authorized stakers to submit applications for leases on their staked parcels.

- November 6, 2001, 5:00 p.m.**  
Big River, Ugak Bay, Teklanika, White Mountain, Windy Creek staking areas.
- November 20, 2001, 5:00 p.m.**  
Hewitt-Whiskey Lakes, Kahiltna, Lake Louise East, Healy, West Fork staking areas.

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## GENERAL INFORMATION

### Introduction

In 1997, the legislature passed a new law, Remote Recreational Cabin Sites (AS 38.05.600). The program allows Alaska residents to stake a parcel of state land in a designated remote staking area, lease the land for a limited length of time, and then purchase the land at fair market value. The parcel must be used for recreational purposes until it is purchased.

This brochure describes the state lands being offered by the Department of Natural Resources (DNR) through the Remote Recreational Cabin Sites program in 2001. A total of 295 staking authorizations are available in this offering. The stakings will be in 10 areas designated for remote settlement at Big River, Hewitt-Whiskey Lakes, Kahiltna, Lake Louise East, and Ugak Bay (Southcentral Region), Healy, Teklanika, West Fork, White Mountain, and Windy Creek (Northern Region). All areas were previously offered under past open-to-entry, remote parcel or early homestead programs. Remote Recreational Cabin Sites are not offered in Southeast Alaska because the limited amount of state land available is primarily allocated for community development.

Prospective applicants should become familiar with the new statute, AS 38.05.600 and the regulations that authorize the Remote Recreational Cabin Site Program, 11 AAC 67.800 through 11 AAC 67.845. These statutes and regulations are available at most libraries, at DNR Public Information Offices, and through the State of Alaska web site (<http://www.state.ak.us/>).

This brochure is arranged to first present general information about this land offering, followed by conditions for lease and purchase of state land, and specific requirements and procedures on how to apply for, stake, lease and purchase a Remote Recreational Cabin Site. The brochure then lists and describes the staking areas offered in the Southcentral and Northern regions of the state.

### Web Site

The 2001 Remote Recreational Cabin Site brochure and lottery results will be available on the DNR web site (<http://www.dnr.state.ak.us/land/disposals.htm>). Information regarding state land for sale in subdivisions is also available.

### DNR PUBLIC INFORMATION OFFICES

Copies of this brochure and application forms are available at these DNR Public Information Offices. Each DNR Public Information Office has maps and other information pertaining to the lands offered in this brochure. Additional copies may be available in libraries, post offices or legislative information offices in smaller communities.

#### SOUTHCENTRAL REGION

DNR Public Information Center  
550 West 7<sup>th</sup> Ave., Suite 1260 (Atwood Building)  
Anchorage, AK 99501-3557  
(907) 269-8400 fax: (907) 269-8901 TDD: (907) 269-8411  
Recorded land sales information (907) 269-8400  
Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m.  
Visitor parking is available in the lot west of the Atwood Building

#### NORTHERN REGION

DNR Public Information Center  
3700 Airport Way  
Fairbanks, AK 99709-4699  
(907) 451-2705 fax: (907) 451-2706 TDD: (907) 451-2770  
Office hours: Monday through Friday, 9:00 a.m. - 5:00 p.m.

#### SOUTHEAST REGION

Information Office  
400 Willoughby Avenue, 4th Floor  
Juneau, AK 99801  
(907) 465-3400 fax: (907) 586-2954 TDD: (907) 465-3888  
Office hours: Monday through Friday, 8:00 a.m. - 5:00 p.m.

### Costs

There will be substantial costs incurred in the first few years of a remote recreational cabin site lease. The cost of surveying and appraising parcels of land in remote areas is expensive. There are also lease fees and administrative fees. Additional costs will be incurred at the time of purchase. These costs have resulted in high failure rates in past remote staking programs because many participants did not anticipate and prepare for these costs.

Remote Recreational Cabin Sites program participants will be charged a quarterly deposit during their initial three-year lease term to cover the estimated costs of survey and appraisal. DNR will use these deposits to complete the survey and appraisal of individual parcels.

Prospective applicants should read the information in this brochure thoroughly and be aware of these costs before deciding to participate.

### Locating Topographic Maps

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, 4230 University Drive, Room 101, Anchorage, AK 99508, (907) 786-7011, or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99757, (907) 474-6960, Fax (907) 474-2645, or other commercial sources.

### Program Eligibility

It is the applicant's responsibility to prove that he or she is eligible to participate in the program. Regulation changes 11 AAC 67.005 and 11 AAC 67.008 adopted in February 2001 have affected applicant qualifications. Please read this section thoroughly before you consider submitting an application.

Corporations, businesses and non-Alaska residents are NOT eligible to apply for the Remote Recreational Cabin Sites Program.

Applicants must certify their eligibility by signing a certification statement that he or she:

1. Has been a resident of the State of Alaska for at least one year immediately prior to the date of application;
2. Is 18 years of age or older at the date of application;
3. Has not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;

4. Is not currently in default for nonpayment on a purchase contract or lease issued by the department; and
5. Has not been notified that he or she is in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Former participation in an open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction or over-the-counter sale does not preclude an individual from participating in the Remote Recreational Cabin Sites Program.

An individual may apply for more than one staking area, but may receive only one Remote Recreational Cabin Site staking authorization per offering.

### Residency Requirement

A prospective applicant must be an Alaska resident for at least one year immediately preceding the date of the application (11 AAC 67.800).

You are not allowed to claim Alaska residency during any period that you claim residency in another state, were registered to vote in another state, or claimed another state as your residence for purposes such as taxes, school tuition, or benefits.

If you are in the armed forces or were in the armed forces during the one-year residency period, you must have either been an Alaska resident prior to enlisting, or have taken some affirmative action to make Alaska your residence, such as filing a DD 2058 (State of Legal Residence Certificate) or its equivalent, registering to vote, and paying local personal property taxes. If you collect overseas pay or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you are not an Alaska resident.

### Proof of Residency

Prospective applicants will be required to verify their Alaska residency (11 AAC 67.010). Proof of residency may be any proof acceptable to the Director, including:

1. Voter registration and voting records;
2. Hunting, fishing, driver's, or other licenses;
3. School records;
4. Rent receipts, or proof of home ownership or a home purchase contract;
5. Motor vehicle registration;
6. Tax records;
7. Employment, unemployment, or military records;
8. Court or other government agency records;
9. Birth or other vital statistic records;
10. Affidavits of persons acquainted with but not related to the applicant; such affidavits may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency; or
11. Other proof of residency acceptable to the Director.

### False Information

A state land program participant who gives false information on forms or other required documents may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, the participant forfeits all monies paid and may lose all right, title, and interest in the land if a lease or purchase contract has been issued.

### Site Inspection

**CHECK IT OUT!** The Department of Natural Resources strongly urges anyone wishing to stake and purchase a parcel to first review all information and then personally inspect the land before submitting an application. **The land chosen by an applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.**

The land disposal described in this brochure is only one of the land uses that can occur in any given area. A variety of other authorized uses, such as timber sales or mining, can and do occur on municipal, state, or federal lands near the offered areas. Such uses not only affect abutting land, but also land near roads that are intended to access those uses. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate such traffic. It is strongly recommended that applicants take this into consideration when applying for the lease or purchase of state land.

Full-scale copies of recorded survey plats are available at the DNR Public Information Offices for \$2.00 a sheet or at the appropriate District Recorder's Office for \$3.00 a sheet. State status plats and survey plats are also available on the DNR land status web page (<http://www.dnr.state.ak.us/landrecords>).

### Right to Adjourn/Postpone/Cancel

The Department of Natural Resources reserves the right to adjourn, postpone or cancel land offerings, in whole or in part, at any time prior to or during the offering, if necessary, to protect the interests of the state. Staking areas or authorizations may be withdrawn at any time prior to or during the offering period.

### Brochure Amendments

At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published in supplemental information sheets as soon as possible. You may obtain a copy of the supplemental information sheets, if any, from the DNR Public Information Offices, or from the DNR web site (<http://www.dnr.state.ak.us/land/disposals.htm>). It is the applicant's responsibility to keep informed of any changes or corrections. **A prospective applicant should inquire whether there are any supplemental information sheets before submitting an application.**

### Filing Policy for State Employees

State employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contractor employed by the state or a state-funded agency, who gained knowledge of a land offering area at state expense or were in a position to obtain inside information about the offering process, may not file an application during the last 15 days of the application period (11 AAC 67.005).

### Over-the-Counter

Staking authorizations will not be offered over-the-counter under the Remote Recreational Cabin Sites Program.

## CONDITIONS OF LEASE OR PURCHASE

### Tentatively Approved Lands

Lands for which the state has not received final patent from the federal government are designated as tentatively approved. In this Remote Recreational Cabin Site offering, the following staking areas are all, or in part, on tentatively approved land: Healy, Ugak Bay, and White Mountain.

Title for parcels on tentatively approved land will be conditioned on the State of Alaska receiving patent from the federal government. If for any reason the state does not receive patent to this tentatively approved land, a lease or sale will be canceled, and the money paid to lease or purchase the land will be refunded. The state has no further liability to the purchaser for the termination of the lease or contract (11 AAC 67.015).

Ordinarily, there is little risk of loss of title associated with tentatively approved land. However, there may be some problems. For example, if you resell your parcel before the state receives patent, a title insurance company might not provide title insurance unless the contingency is "excepted" from coverage.

### Access

When possible, legal access to Remote Recreational Cabin Site staking areas will be shown on the individual staking maps. It is the responsibility of all applicants to properly locate themselves on legal rights-of-way or section-line easements when crossing both public and private lands.

The state has no legal obligation to build roads to or within any staking area. Rights-of-way shown on the staking maps designate areas reserved for access but do not necessarily indicate the existence of a constructed road. In many cases roads have not been constructed. However, legal access does exist to all staking areas. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, or navigable waterbodies. Physical access may be via roads, trails, fly-in or by boat. Potential applicants should inquire at the DNR information office or borough land office to see if there is an existing road on a reserved right-of-way.

Access across unreserved state land without a permit may be by foot, snow machine, or similar means provided road construction is not undertaken. For state land, limited trail construction may be allowed without a permit under certain conditions. Check with your local DNR Public Information Office for further information regarding "Generally Allowed Uses on State Land."

The use of off-road vehicles (ORVs) is allowed on or off an established right-of-way, if use off the right-of-way does not kill or break through the plant cover and expose the soil to erosion. ORV users are required to use existing trails where possible. Where no trails exist, ORV users are required to use the legal access to minimize the number of trails across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on state land without a permit. A permit can be obtained from the nearest DNR regional office.

Public access or utility easements may not be obstructed or made unusable by the public.

Crossing anadromous streams requires a permit from Alaska Department of Fish and Game (ADF&G). Contact the local ADF&G office for further information.

### RS 2477 Rights-of-Way

Revised Statute 2477 (RS 2477) is a federal law granting states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails/roads may or may not exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some RS 2477 rights-of-way could potentially be improved for access to valuable state resources, communities, and land. Others will be used as they have been in the past. Some may not be used at all, or may be developed only as foot trails. If in doubt whether there is an RS 2477 right-of-way across the property, consult with the landowner or land manager and with public land records. More information regarding RS 2477 rights-of-way is available at the local DNR Public Information Office and at the DNR web site (<http://www.dnr.state.ak.us/land/f2477.htm>).

### Alaska Railroad Right-of-Way

The Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

### Reservations and Restrictions

All staking areas are subject to various rights-of-way, easements, setbacks, roads, trails, and other restrictions. All state-owned land bordering section lines has a reservation for rights-of-way fifty (50) feet in width. Total width of section line rights-of-way will be one hundred (100) feet where the state owns land on both sides of the section line. **It is the responsibility of the applicant to review the staking map and instructions thoroughly to determine what restrictions, if any, may affect their staking area.**

### Use of Remote Recreational Cabin Sites

While under lease, a Remote Recreational Cabin Site may be used for recreational purposes, but not for residential or commercial purposes. Once the lessee enters into a contract to purchase the parcel, this restriction no longer applies.

Before receiving title to state land, purchasers are not permitted to sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel.

### Mineral Estate

The state retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources. The state may lease them to mineral developers or allow mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.130).

### Wetlands

Most state land offerings contain areas of wetlands. Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. If a parcel contains wetlands, the lessee/purchaser may need a permit from the District Engineer of the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling). Dredging wetlands or adding fill without a valid permit can result in civil fines or criminal charges. For further information, or for a wetlands delineation, contact the U.S. Army Corps of Engineers.

### Wildlife

Development activities may potentially displace wildlife species. Lessees/purchasers are encouraged to contact the Alaska Department of Fish and Game (ADF&G), Habitat and Restoration Division, at 267-2285 for information on how to minimize conflicts with wildlife.

### Fish and Game Requirements

Conducting any development activity below the ordinary high water line of a specified anadromous waterbody requires the prior written approval of ADF&G, pursuant to AS 16.05.870. These development activities include, but are not limited to: constructing dams, bank protection, dock construction (including the installation or replacement of pilings), culvert installation, crossing streams with vehicles, inwater dredging, debris removal and water withdrawals. ADF&G is responsible for reviewing and, if appropriate, issuing permits for these projects pursuant to state law, AS 16.05.870. The ADF&G Habitat and Restoration Division administers all Fish Habitat Permits. If a person conducts any development activity below the ordinary high water line of a specified anadromous waterbody without notifying and receiving the prior written approval from ADF&G, is violating state law and may be charged with a Class A misdemeanor. Contact ADF&G for more information on obtaining permits.

ADF&G regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance.

### Unauthorized Improvements

The staking areas in this offering were previously offered under the old Open-to-Entry, Remote Parcel, or Homestead programs, and some development has occurred within the staking areas. There may be abandoned or unauthorized improvements on state land shown as available for staking. Staking will not be allowed around those improvements. Improvements that have value will be disposed of separately on a case-by-case basis.

### Hazards

DNR has not inspected these areas to determine if garbage or hazardous materials are present. DNR is not responsible for removal of any garbage or waste from a staking area.

### Taxes

Property offered in this disposal is subject to taxes and assessments levied by local taxing authorities. Failure to pay property taxes on parcels under lease or purchase contract with the state is a violation of the lease agreement or purchase contract and may result in termination of the lease or purchase contract.

### Sewer and Water

No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such system shall be obtained from ADEC.

### Water Rights

To obtain water rights, you must apply for a permit from the Division of Mining, Land & Water. Applications for water rights are available at the local DNR Public Information Offices and the DNR web page ([http://www.dnr.state.ak.us/mine\\_wat/water/wrfact.htm](http://www.dnr.state.ak.us/mine_wat/water/wrfact.htm)).

### Fire Protection

Some state lands are in areas with limited fire protection. The state assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection.

Lessees/purchasers that wish to develop their parcel should plan on implementing wildfire mitigation, including the establishment of defensible space. For more information regarding wildfire mitigation, contact the DNR Division of Forestry.

In some areas, burning requires a burn permit. The local Division of Forestry office should be contacted to obtain further information and/or a burn permit. There are potential liabilities if a fire escapes control (AS 41.15.060, AS 41.15.090, and AS 41.15.110).

## 2001 Remote Recreational Cabin Sites Offering No. 1

### Timber Purchase and Use

The DNR Division of Forestry issues personal use permits for the purchase of fuel wood obtained from state land. Personal use contracts are also issued for the purchase of house logs and saw logs. Contact the DNR Area Forester well in advance of need.

### Archaeological Sites

The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric (paleontological) or archaeological site without a permit from the commissioner. Should any sites be discovered during the development of these lots, activities that may cause damage will cease and the Office of History and Archaeology in the DNR Division of Parks and Outdoor Recreation (907) 269-8721 and the appropriate coastal district shall be notified immediately.

### Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforce this law. USFWS recommends no construction or disturbance within 330 feet of any eagle nest in March or April, or within 330 feet of any active eagle nest during May-August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree. Nest trees should not be disturbed at all.

### Future Offerings

The state reserves the right to offer more land at any time, thereby increasing the density of parcels in the area of the offering.

## HOW TO APPLY

The Remote Recreational Cabin Site Program allows an individual to stake a parcel of state land for a cabin site in a designated remote settlement area, obtain a lease for the land for a limited length of time, and then purchase the land at fair market value. The purchaser also pays for appraisal of the land. A survey deposit is required, which will be deducted from the purchase price.

Application forms are available at the DNR Public Information Offices and on the DNR web site (<http://www.dnr.state.ak.us/land/disposals.htm>).

Prospective applicants should become familiar with the Remote Recreational Cabin Sites statute, AS 38.05.600 and the regulations for the program 11 AAC 67.800 through 11 AAC 67.845. The statute and regulations are available at most libraries, DNR Public Information Offices and on the Alaska Department of Law web site (<http://www.law.state.ak.us/>).

### Applying for a Remote Recreational Cabin Site Staking Authorization

You may apply for as many staking areas as you want. Only one staking authorization will be awarded per individual per offering. The staking authorization will be awarded for the first staking area for which your name is drawn in the lottery.

1. Complete a separate [2001 Remote Recreational Cabin Sites Staking Authorization Application](#) for each staking area you wish to apply for. The application must contain the staking area name and number, your name, mailing address, and telephone number(s).
  2. A [Program Eligibility Certification](#) must be submitted with each application.
  3. A \$25 non-refundable application fee must be submitted with each application, payable to the Department of Natural Resources. If submitting multiple applications, the fees may be paid with one check or money order. Do not send cash.
- Once an application is filed, the application may not be transferred to another staking area or to another applicant.
  - If you wish to withdraw an application, you must do so in writing to one of the DNR offices listed prior to the end of the application period. Your application fee is non-refundable.
  - Only one application per staking area will be accepted.
  - Applications received after the application period will be rejected.
  - Incomplete or illegible applications will be rejected.
  - Applicants must maintain a current address with DNR. Send address changes to the DNR Public Information Offices listed previously. Applications are subject to rejection if the applicant does not respond to notices by the department to the applicant's address of record.

### Where to File Applications

The Anchorage, Juneau, or Fairbanks DNR Public Information Offices are the only offices that will accept hand-delivered applications to participate in the 2001 Remote Recreational Cabin Sites offering.

If you are mailing in your application, send it to the following address:

**Remote Recreational Cabin Sites**  
Department of Natural Resources  
Financial Services Section  
550 West 7<sup>th</sup> Avenue, Suite 1410  
Anchorage, AK 99501-3561  
Tel: (907) 269-8500, fax: (907) 269-8911  
Office hours: Monday through Friday, 8:00 a.m. - 4:30 p.m.

### Program Eligibility Certification

Applications for the remote cabin sites must be accompanied by a completed and signed Program Eligibility Certification form. The form certifies that the applicant is eligible to participate in the program (see Program Eligibility above). The director may require additional proof of residency, age, etc., at any time (see Proof of Residency).

If the certification form is not submitted or is not signed, the application(s) will be considered incomplete and will be rejected.

### Application Fee

A non-refundable \$25 application fee must be submitted with each application. The fee may be paid by personal check, cash, certified check or money order. Checks should be made payable to the Department of Natural Resources. Checks returned for any reason may invalidate the application(s). No application will be accepted without the filing fee.

## LOTTERY PROCEDURES

Staking areas that receive more applications than the number of available staking authorizations will undergo a lottery to determine the winners. The order of drawing will be determined first by the highest number of applications to staking authorizations, and second by the lowest staking area reference number. Authorizations will be awarded to applicants for the first staking area for which his or her name is drawn.

The staking area with the highest ratio of applications to staking authorizations will be drawn first. Where an equal number of applications are filed on more than one area, the staking area with the lowest reference number will be drawn first. An applicant will be awarded a staking authorization for the first staking area for which their name is drawn. Once an applicant is awarded a staking authorization, he or she becomes ineligible to obtain another staking authorization in this offering. All other areas where applications do not exceed the number of staking authorizations will be awarded at the end of the lottery.

Applicants do not have to be present to be awarded a staking authorization. An applicant's presence will not affect the outcome of the lottery.

Successful applicants will be mailed an award notification letter and staking packet.

### Notice of Award

Following the lottery, a list of successful applicants will be posted at the DNR Public Information Offices as well on the DNR web site (<http://www.dnr.state.ak.us/land/disposals.htm>).

Successful applicants will be notified by certified mail of their award. Accompanying the award notification will be the applicant's staking packet, which includes detailed staking instructions, lease application, and time periods to stake and file for a parcel.

If an area does not receive any applications, it will be closed as this program does not include over-the-counter offerings. The area may be reoffered at a later date.

### Appeals

Aggrieved applicants may appeal the determination of the lottery awards by writing to the Commissioner of the Department of Natural Resources. Appeals must be received by the Commissioner's Office within five days after the lottery is conducted. Send appeals to:

Commissioner Pat Pourchot  
Department of Natural Resources  
550 W. 7<sup>th</sup> Ave., Suite 1400  
Anchorage, AK 99501-3561

or

by fax to 1-907-269-8918

## SELECTING & STAKING A REMOTE RECREATIONAL CABIN SITE

Successful applicants will receive a staking packet that will have detailed staking instructions and other information. The minimum parcel size for this program is 5 acres and the maximum size is 20 acres, although some staking areas may have larger minimum or smaller maximum acreage requirements. Be sure to check the staking map and staking instructions for specifics on parcel size as well as staking restrictions.

### Selecting a Site/Staking Instructions

A person that has been awarded a staking authorization and received the staking packet with instructions may stake his or her parcel beginning on the first day of the staking area's staking period. The parcel may be staked in person by the holder of the staking authorization or by an agent. The holder of the staking authorization assumes full responsibility for the performance of the agent in the field.

Remote Recreational Cabin Sites must be staked in accordance with the staking procedures contained in the staking packet. Each area may have different parcel size restrictions as well as staking restrictions such as setbacks and exclusions. Applicants should refer to the staking map and staking instructions for specific restrictions for each area.

### Staking Authorization

An individual will be awarded only one staking authorization for a specific staking area. It can be relinquished before its expiration date, but it cannot be made available to another applicant or be applied to a different staking area.

A staking authorization is valid for 60 days after the area is opened for staking. The 60 days begins with the day of opening. During the staking period, the holder must stake and brush their parcel boundaries in accordance with the staking instructions, and apply for a Remote Recreational Cabin Site lease. [The lease application must be submitted prior to the expiration date of the staking authorization.](#) If the staking authorization expires on a weekend or state holiday, the period for filing for the Remote Recreational Cabin Site lease is automatically extended through close of business on the first working day after the staking authorization's expiration date.

Staking authorizations may not be renewed or transferred and will not be extended under any circumstances.

### Staking Requirements and Restrictions

Stakers should observe good land practices when selecting a site, and ensure that access to their site is feasible. Staking should be done in accordance with staking instructions provided. Stakers that wish to use a GPS will be required to follow special procedures.

Staking requirements and restrictions include, but are not limited to, easements, staking setbacks, building setbacks, limited water body frontages, parcel size limitations, and flagging and brushing of boundary lines.

### Brushing and Flagging the Parcel

**Parcel boundary lines must be brushed and flagged at the time of staking** and maintained annually until the survey is completed. Failure to do so may result in the rejection or cancellation of the lease.

If the department finds that for some reason unique to the parcel or area it is impractical to brush all or any portion of the parcel boundary lines, the division may allow the applicant to flag or otherwise mark the lines in a manner that will provide reasonable notice of the boundaries.

## LEASING INFORMATION

### Applying for a Remote Recreational Cabin Site Lease

Only individuals that received a staking authorization may apply for a lease. After a parcel has been staked and before the staking authorization expires, the staker must:

1. Complete the Application for Remote Recreational Cabin Site Lease and submit it to either the Anchorage or Fairbanks DNR Public Information Office;
2. Pay a non-refundable application fee of \$100; and
3. Pay the first quarter's lease fee and deposit toward the department's estimated survey, platting, and appraisal costs for the site (see below).
4. Submit the application no later than 14 days after staking, but before the end of the staking period.

By applying for a lease, the applicant agrees to pay, in advance, the quarterly deposits for the department's estimated costs to survey and appraise the parcel. The applicant also agrees to pay all fees and lease rentals, and pay the appraised market value for the parcel when purchased.

An applicant is not authorized to re-enter onto the parcel until the department approves the application. Once an application is approved, a lease will be issued effective the date of approval.

### Lease Application Priority

Lease applications will be date and time stamped in order to determine the priority of service. In the event of a staking conflict, cabin site boundaries will be determined in the order in which the applications are accepted by DNR. This means that the first applicant to properly stake a Remote Recreational Cabin Site and submit a properly completed application has priority over subsequent applications.

### Rejection or Modification of Lease Application

An application for a Remote Recreational Cabin Site lease may be rejected for:

- failure to comply with the program as established under state statutes and regulations;
- failure to comply with the staking instructions;
- staking over a prior lease application or exclusion;
- staking outside the staking area boundary; or
- failure to brush and flag parcel boundary lines.

DNR reserves the right to modify parcel boundaries to:

- conform to staking instructions;
- eliminate a conflict with another parcel or exclusion;
- avoid leaving an unusable remnant of state land;
- satisfy municipal platting requirements; or
- conform to topography.

DNR also reserves the right to modify the parcel boundaries to conform to standard surveying practices and to reserve additional access easements to ensure future legal access to parcels in the staking area. The department will not modify the size of a Remote Recreational Cabin Site lease by more than 10 percent without the lessee's consent.

### Deposits for Survey, Platting and Appraisal

During the first term of the lease (3 years), the lessee will pay a quarterly deposit (in addition to the lease fee) towards the department's estimated cost of surveying, platting, and appraising the cabin site for purchase. DNR may contract out these services for which the deposit is being collected. The total amount of the deposit may vary from area to area. The first quarterly payment will be due with the lease application. The next scheduled payment will be due three months from the effective date of the lease and every three months thereafter during the first term.

If the lease is extended an additional year during the first term, a deposit is not required during that year. However, if the total deposit paid by the lessee does not cover the lessee's share of the cost, prorated by acreage, the lessee shall pay the balance at the time of purchase. If the total deposit paid exceeds the lessee's share of the cost, prorated by acreage, the excess deposit will be credited against the purchase price.

The portion of the deposit for survey and platting will be credited against the purchase price. The portion of the deposit for appraisal will not be credited against the purchase price.

The total amount of the deposit is equal to the estimated survey and platting cost plus the estimated appraisal cost (see the area summaries for each staking area).

**Note:** A deposit is non-refundable if a lessee or purchaser does not proceed with the purchase of the site, except that the department will refund 50 percent of a lessee's total deposit if the lessee files a written relinquishment of the lease before the lease's fourth quarterly payment of the first year is due and the department accepts such relinquishment.

### Lease Payments

The first lease term will be three years. The annual lease payments will be \$100 and may be paid quarterly. The lease payment is in addition to the quarterly survey and appraisal deposit.

Lease payments do not apply toward the purchase price of the parcel. However, if a lease is converted to a sale, the unexpended portion of that quarter's or year's prepaid rental will be credited against the parcel's purchase price. Also, lease payments are non-refundable regardless of whether the lease is relinquished or terminated for cause.

During the first term, the department will survey and appraise the parcel. At any time after appraisal, the lessee can either enter into a purchase contract with DNR or pay off the full purchase price of the parcel. DNR reserves the right to extend the lease term for one year if necessary to complete the survey and appraisal.

If the lessee does not wish to purchase the parcel during the first term, the lease can be renewed for a second five-year term if the lease is in good standing. Lease payments during the second term automatically increase to \$1000 per year. At any time during the second term, the lessee can request to purchase the site. The current year's prepaid lease rental will be prorated and any unexpended portion will be applied toward the purchase.

### Expiration or Termination of Lease

If the lessee does not purchase the site by the end of the second term, the lease will expire and the lessee must remove any improvements and personal property from the parcel. Improvements not removed become property of the state and are subject to disposal in accordance with AS 38.05.090. The parcel may be sold in a subsequent offering.

A lease may be terminated for failure to comply with the terms of the lease, including but not limited to non-payment.

### Transfers and Assignments

A lease may not be transferred, subleased, or assigned, except:

1. By a court order as part of a property division resulting from a divorce or dissolution of marriage; or
2. in the event of the lessee's death, by order of a court with probate jurisdiction, or at the discretion of the personal representative or similar person appointed by that court to manage the lessee's estate.

A \$100 amendment fee may apply for the transfer of a Remote Recreational Cabin Site lease or sale contract.

### Penalty Charges

The lessee shall pay a fee for any late payment or returned check issued by the lessee as follows:

1. Late Payment Penalty: The greater of either the fee specified in 11 AAC 05.010 or interest at the rate set by AS 45.45.010(a) will be assessed on a past-due account until payment is received by the lessor. Acceptance of a late payment or of a service charge for a late payment is subject to the lessor's rights under sections 20 and 21 of the lease.
2. Returned Check Penalty: A returned check fee as provided in 11 AAC 05.010 will be assessed for any check on which the bank refuses payment. If the bank refuses payment, the default termination date remains the same. Late penalties under subsection (1) of this section shall continue to accumulate.

**Note:** If an applicant's lease or sale agreement(s) with the department are in default status for breach of terms, the applicant is not eligible to acquire any new authorizations from the department unless the breach is cured. If the default is not cured and the agreement is terminated for cause, the applicant will be precluded from acquiring any new authorizations from the department for three years from the date of termination.

### Use of Remote Recreational Cabin Sites

Cabin site leases allow for recreational use only. Commercial use or permanent residency is not allowed while under lease. Once the land is under purchase contract or conveyed to private ownership, these restrictions no longer apply.

The lessee may construct improvements for recreational use on the parcel using gravel and timber on the site as needed. Lessees must comply with all applicable federal, state and local laws, regulations and ordinances. The lessee may not permit any unlawful occupation, business or trade to be conducted on the parcel. Such use of state land is subject to prosecution.

### Constructing Improvements

When constructing improvements, it is the responsibility of the lessee/purchaser to properly locate any improvements within his or her parcel (11 AAC 67.020). Improvements (other than for access) may not be placed or constructed within any setbacks, easements or rights-of-way or outside parcel boundaries.

It is the purchaser's responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements. **Caution should be exercised in constructing improvements prior to survey of the parcel.**

### Use of Adjacent State Land

Uses of state land that are not "generally allowed" (see the Department of Natural Resources Fact Sheet "Generally Allowed Uses on State Land" available at DNR Public Information Offices) may require a land use authorization from DNR.

### Restriction on Subdividing

A lessee/purchaser may not subdivide the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements.

### Survey of Parcels

The department will issue state survey contracts under the procurement code for survey of parcels staked within the staking areas. The surveys will be completed within the three-year term of the first lease, unless an extension is needed for completion of the survey, in which case the lease will be extended for one additional year.

### Estimated Survey Costs of Remote Recreational Cabin Sites

This brochure provides an estimated range of survey costs. The lower estimated survey cost is based on surveying the maximum number of parcels authorized within the staking area. The higher estimate is based on a minimum of five parcels being staked. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The estimate was based on review of USGS topographic maps, the staking maps, aerial photography and past state survey contract costs. The actual survey cost for each parcel will be determined when the survey is completed. It is stressed that the cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.

# 2001 Remote Recreational Cabin Sites Offering No. 1

## 🏠 Appraisal of Parcels

At any time during the lease and after appraisal of the parcel, the lessee may purchase the Remote Recreational Cabin Site for its appraised market value as of the date of entry. Date of entry is defined as the date that the Department of Natural Resources approves the lease application.

**Note:** State land must be sold at fair market value. This program does not allow "proving up" (living on the parcel) in order to obtain title to the parcel. There are no other land discounts other than the Veteran's discount on the purchase price. This is a lease/purchase program only.

A "base appraisal" of the land has been prepared for each staking area. These base appraisals provide approximate fair market values for hypothetical key lots within each of the staking areas. The full appraisal will occur after the actual sites are surveyed. The appraisal will reflect the qualities of the individual cabin site, such as length of water frontage, topography, parcel size, access, view, etc., and will also reflect any changes in market conditions that may have occurred between the date of the base appraisal and the date of entry.

An application to purchase a parcel must be approved by the Director of the Division of Mining, Land and Water or his authorized representative. Upon approval, DNR will appraise the parcel and notify the applicant of the appraised purchase price.

A qualified veteran may apply for a 25% discount of the purchase price (minus survey and platting costs), if he or she has not used the discount previously (however, the minimum purchase price for any Remote Recreational Cabin Site shall not be less than \$1,000). There are no other discounts on the purchase price of the parcel.

## 🏠 Estimated Values of Remote Recreational Cabin Sites

This brochure provides estimates for hypothetical or key parcels that are typical for each staking area. Some staking areas have more than one key parcel. See the area summary for each staking area for specific information.

The estimated values are based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites Program. The appraisers have not inspected the staking areas or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections.

**These value estimates are approximate. The value of an actual parcel may be more or less than these estimates, due to differences in market conditions as of the date of filing, parcel size, soil conditions, access, and other factors.**

When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.

## 🏠 Minimum Purchase Price

It is stressed that the costs to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey costs.

## PURCHASE INFORMATION

Parcels may be purchased either by paying the full purchase price for the parcel in a lump sum, or by entering into a land sale contract (purchase contract) with the State of Alaska or its authorized representative.

**Note: The survey deposit will be deducted from the purchase price of the parcel. The appraisal deposit will not be deducted. The purchaser must pay off the balance of the actual survey costs at the time of purchase.**

The purchaser is responsible for maintaining a current address with the Division of Mining, Land and Water during the life of the land sale contract. Any notice or other correspondence to the purchaser is sufficient if sent by U.S. certified mail to the last address that the purchaser furnished to the division.

## 🏠 Minimum Purchase Price

It is stressed that the costs to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey costs.

## 🏠 Lump Sum Payment

If the purchase price minus the down payment is \$2,000 or less, the purchase price must be paid in full. A land sale contract will not be issued (11 AAC 67.875).

## 🏠 Land Sale Contracts

If the purchase price minus the down payment is greater than \$2,000, the remainder may be paid by sale contract. Once the purchaser has signed a state land sale contract, the purchaser has entered into a legal, binding contract. The purchaser's money cannot be refunded if the contract is in default, relinquished, or otherwise terminated.

The terms for purchasing state land by sale contract are:

1. Down payment of five percent of the purchase price;
2. Non-refundable document handling fee of \$100.00;
3. Contract for payment of the balance, with interest, over a period of up to 20 years based on the following payment schedule:

DNR will provide for a monthly installment payment schedule unless the department determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest payments will be set on a level-payment basis according to the following financed principal amounts (11 AAC 67.875):

- (a) \$ 2,000.01 to \$9,999.99, not more than 5 years;
- (b) \$10,000.00 to \$14,999.99, not more than 10 years;
- (c) \$15,000.00 to \$19,999.99, not more than 15 years;
- (d) \$20,000.00 or more, not more than 20 years.

Purchasers may, at any time, pay more than their required payment, accelerate their payments or pay off the remainder of the land sale contract. DNR does not charge a prepayment penalty.

DNR will record the sale contract with the appropriate Recording District.

Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

## 🏠 Sale Contract Interest Rate

The interest rate on all land sale contracts will be the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to the purchaser for signature, plus three percent; however, the total rate of interest may not exceed 13.5 percent. Interest begins to accrue according to the effective date shown on the face of the contract.

## 🏠 Service Charge on Land Sale Contracts

Once the contract for sale has been executed, the purchaser shall pay a service charge for any late payment or returned check as follows:

- (a) Late Payment Penalty: A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and a fee, as specified in AS 38.05.065(d), of \$50.00 or five percent of the sum in default, whichever is larger.
- (b) Returned Check Penalty: A returned check fee as provided in 11 AAC 05.010 will be assessed for any check on which the bank refuses payment. If the bank refuses payment, the default termination date remains the same. Late penalties under (a) of this section shall continue to accumulate.

## 🏠 Veteran's Land Discount

Eligible veterans may receive a 25 percent discount on the purchase of state land (AS 38.05.940). The veteran's land discount may only be used **once** in an applicant's lifetime. To be eligible for the discount, an individual must submit proof, acceptable to the department, that the purchaser:

1. Is 18 years of age or older at the date of sale;
2. Has been a resident of the State of Alaska for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
4. Has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in State National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of purchasing.

The veteran's land discount may be applied only to acquisition of surface rights to the land. **The discount may not be applied to survey and platting costs, or other costs reimbursable to the state.** These reimbursable costs will be subtracted from the purchase price before the discount is calculated.

Purchasers who qualify for the veterans' land discount must apply for the discount at the time of purchase. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible veterans. Under these circumstances, only a single 25 percent discount will be given and both veterans will have exhausted their "once in a lifetime" land discount.

## OTHER LAND SALES

Check out DNR's other land sale programs at: ([www.dnr.state.ak.us/land/disposals.htm](http://www.dnr.state.ak.us/land/disposals.htm)) or at one of the DNR Public Information Offices. DNR is selling many subdivision lots and previously surveyed parcels through sealed bid in the 2001 State Land Offering. Parcels left over from previous sales are also available.

# BIG RIVER

## Remote Recreational Cabin Site Area 11077

**PHYSICAL CHARACTERISTICS**

<b>Location</b>	Located along the Big River on the western slope of the Alaska Range, approximately 60 air miles southeast of McGrath and 40 air miles southwest of Farewell Lake Lodge.
<b>Topo map</b>	USGS Quads Lime Hills D-4, D-5 and McGrath A-3, A-4.
<b>Cadastral Survey</b>	CS S024N029W101, CS S024N030W101, CS S023N029W101, CS S023N030W, CS S022N028W101, CS S022N029W101, CS S022N030W101, CS S021N028W101, CS S021N029W101
<b>Topography/Terrain/ Major features</b>	Moderate to steep slopes with many braided streams flowing throughout the area. Many of the streams have a high velocity flow, which could cause significant flooding and erosion problems. Plenty of high ground also exists that would be free of this problem. Elevation ranges from 1,000 to 2,200 feet above sea level.
<b>Access</b>	Fly-in by wheeled aircraft to sandbars along Big River and by floatplane to some of the larger lakes in or near the area.
<b>Roads/Trails</b>	No known roads exist in the area. Various access trails may exist.
<b>View</b>	Views of the surrounding mountains, streams, and valleys.
<b>Climate</b>	Annual precipitation is approximately 16 inches with 54 inches of snow.
<b>Soils</b>	Soils consist of gravelly, sandy loam or silt loam.
<b>Vegetation</b>	Vegetation includes spruce, birch, willows and sedges. Permafrost is present throughout the area.
<b>Water source</b>	Various streams and water bodies lie within the area. Quality of the water is unknown.

**EASEMENTS AND RESERVATIONS**

<b>Area Plan, Management Unit, Classification</b>	Kuskokwim Area Plan Management Unit 13: North Alaska Range Subunit 13b: Big River Disposal Classification: Settlement
<b>Allowed uses</b>	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
<b>Municipal authority</b>	The staking area is within the unorganized borough.
<b>Section line easements</b>	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
<b>Public access and utility easements</b>	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
<b>Water body easements, staking setbacks and restrictions</b>	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
<b>Reserved areas</b>	Staking is not allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
<b>Water supply, Sewage disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
<b>Wetlands</b>	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the Alaska Department of Environmental Conservation for any permits or for required setbacks from water bodies, lot lines and easements.
<b>Comments</b>	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check recorder's office records for current ownership of private land.

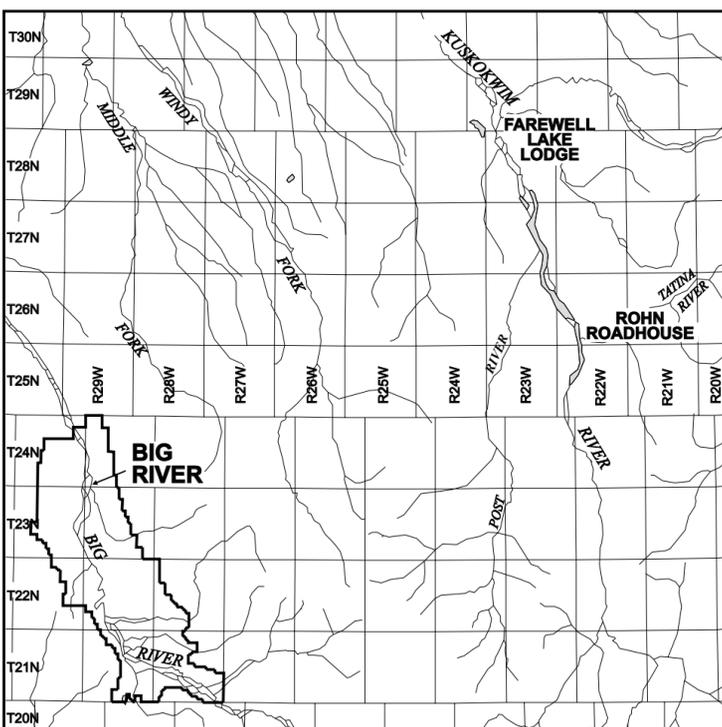
**PRELIMINARY ESTIMATE OF SURVEY AND APPRAISAL COSTS**

<b>Limiting Conditions for Estimated Survey Cost</b>	
The lower estimated survey cost is based on surveying the maximum number of parcels authorized within the staking area. The higher estimate is based on a minimum of five parcels being staked. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The estimate was based on review of USGS topographic maps, the staking maps, aerial photography and past state survey contract costs. The actual survey cost for each parcel will be determined when the survey is completed. <b>It is stressed that the cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.</b>	
<b>Estimated Survey Cost</b>	\$5200 to \$7100
<b>Estimated Appraisal Cost</b>	\$500

**PRELIMINARY ESTIMATE OF LAND VALUE**

<b>Limiting Conditions for Estimated Land Value</b>		
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. <b>It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in market conditions as of the date of filing, parcel size, soil conditions, access, and other factors.</b> When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.		
<b>Hypothetical Parcel Big River Staking Area</b>	<b>Parcel "A" – Waterfront</b>	<b>Parcel "B" – Interior</b>
<b>Size</b>	5 acres	15 acres
<b>Access</b>	Fly-in, within 1/2- mile of gravel landing bar	Fly-in, within 1/2mile of gravel landing bar
<b>Building Site</b>	Average	Average
<b>Easements</b>	Normal section and lot line easements	Normal section and lot line easements
<b>Waterfront</b>	On Big River or major tributaries with 100-ft setback	None or high, inaccessible bluff above river
<b>Amenities</b>	Normal view of surrounding landscape	Minimal territorial view
<b>Effective Date of Value</b>	March 7, 2001	March 7, 2001
<b>Conclusion of Value</b>	Key Parcel "A" - Waterfront	Key Parcel "B" - Interior
<b>Site Value</b>	\$15,000	\$9,900
<b>Unit Value</b>	\$3,000 per acre	\$ 660 per acre

Note: Staking packets will provide further details on requirements and restrictions.



VICINITY MAP: USGS LIME HILLS ALASKA, USGS McGRATH ALASKA

**Notes:**

- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.
- All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
- All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
- Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- Staking is not allowed across any navigable water body.
- Staking is not allowed around abandoned improvements or structures. A staking setback will be required.
- This area is subject to State platting authority.
- Stakings allowed: 40.

# Staking Map BIG RIVER (NORTH HALF) Remote Recreational Cabin Site Area 11077

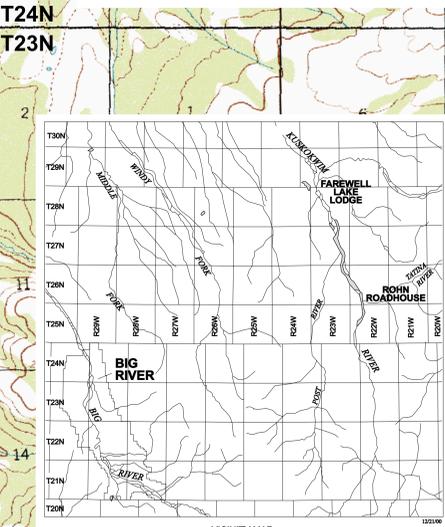
OFFERING NO. 1 - SUMMER 2001

USGS Quad 1:63,360  
Lime Hills D-4, D-5  
Mc Grath A-3, A-4  
T. 24 N., R. 29 W.  
T. 24 N., R. 30 W.  
T. 23 N., R. 29 W.  
T. 23 N., R. 30 W.  
T. 22 N., R. 28 W.  
T. 22 N., R. 29 W.  
T. 22 N., R. 30 W.  
T. 21 N., R. 28 W.  
T. 21 N., R. 29 W.  
Seward Meridian

### Notes:

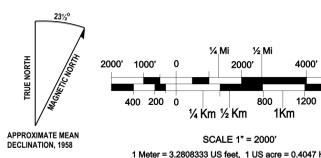
Maximum parcel size 20 acres.  
Minimum parcel size 5 acres.  
Staking authorizations: 40 (for entire area, north and south halves combined).  
Staking period September 8, 2001, 8:00 am through November 6, 2001, 5:00 pm.  
All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.  
All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.  
Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.  
Staking is not allowed across any navigable water body.  
Staking is not allowed around abandoned improvements or structures. A staking setback will be required.  
This area is subject to the State of Alaska platting authority.

This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.



### Legend

- |  |   |  |  |
|--|---|--|--|
|  | Staking Area Boundary                       |  | Reserved Use Area<br>No staking in this area                 |
|  | Road  |  | Wood Lot Reserve<br>No staking in this area                  |
|  | Trail or Easement                           |  | Existing Parcel (ASLS, USS, etc.)<br>No staking in this area |
|  | Limited Water Body Frontage                 |  | Mining Claims<br>No staking in this area                     |
|  | Staking Setback                             |  | BLM Monument of Record                                       |
|  | Size of Staking Setback in Feet             |  | State Survey Monument  |
|  | Airstrip Reserve<br>No staking in this area |  | Survey Control Monument                                      |



7-13-01

MATCH LINE SOUTH HALF

# Staking Map BIG RIVER (SOUTH HALF) Remote Recreational Cabin Site Area 11077

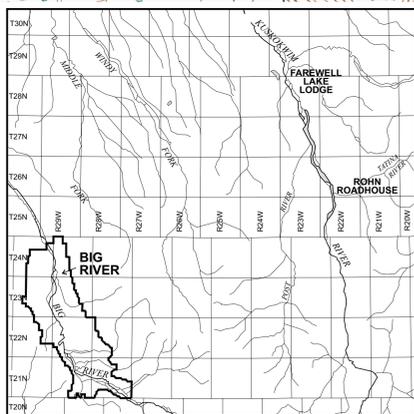
OFFERING NO. 1 - SUMMER 2001

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T. 23 N., R. 30 W.  
T. 22 N., R. 28 W.  
T. 22 N., R. 29 W.  
T. 22 N., R. 30 W.  
T. 21 N., R. 28 W.  
T. 21 N., R. 29 W.  
Seward Meridian

## Notes:

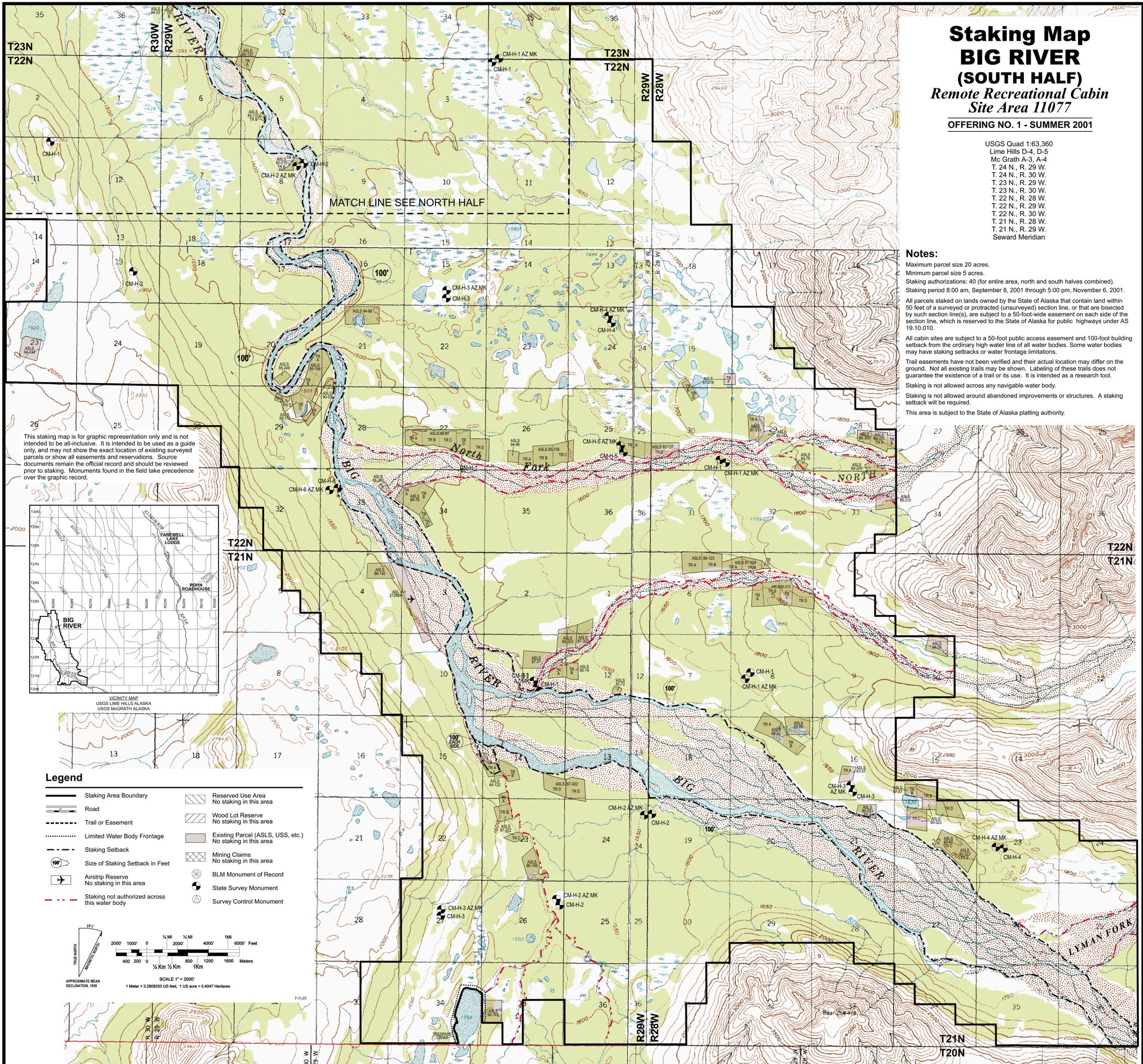
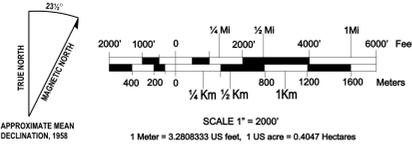
Maximum parcel size 20 acres.  
Minimum parcel size 5 acres.  
Staking authorizations: 40 (for entire area, north and south halves combined).  
Staking period 8:00 am, September 8, 2001 through 5:00 pm, November 6, 2001.  
All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot-wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.  
All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.  
Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.  
Staking is not allowed across any navigable water body.  
Staking is not allowed around abandoned improvements or structures. A staking setback will be required.  
This area is subject to the State of Alaska platting authority.

This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.



## Legend

- |  |   |  |  |
|--|---|--|--|
|  | Staking Area Boundary                         |  | Reserved Use Area<br>No staking in this area                 |
|  | Road  |  | Wood Lot Reserve<br>No staking in this area                  |
|  | Trail or Easement                             |  | Existing Parcel (ASLS, USS, etc.)<br>No staking in this area |
|  | Limited Water Body Frontage                   |  | Mining Claims<br>No staking in this area                     |
|  | Staking Setback                               |  | BLM Monument of Record                                       |
|  | Size of Staking Setback in Feet               |  | State Survey Monument  |
|  | Airstrip Reserve<br>No staking in this area   |  | Survey Control Monument                                      |
|  | Staking not authorized across this water body |  |  |



# HEWITT-WHISKEY LAKES

## PHYSICAL CHARACTERISTICS

<b>Location</b>	Approximately 50 miles northwest of Willow, between the Yentna River and Shell Lake.
<b>Topo map</b>	USGS Quads Talkeetna A-3, A-4, and Tyonek D-4, D-5.
<b>Cadastral Survey</b>	CS S022N012W101 and CS S023N012W101
<b>Topography/Terrain/ Major features</b>	Moderate to steeply rolling terrain interspersed with muskeg bogs and nearly level terrain along the rivers.
<b>Access</b>	Fly-in on Shell Lake, Hewitt Lake or the Yentna River, or by riverboat up the Yentna River and overland to the staking area.
<b>Roads/Trails</b>	Staking area is approximately 6 miles north of the Iditarod Trail.
<b>View</b>	Unknown.
<b>Climate</b>	Temperatures average between 44° and 69°F in summer and -4° to 40°F in winter with extremes of -5° to 90°F. Annual precipitation is 29 inches, including 119 inches of snow.
<b>Soils</b>	Unknown.
<b>Vegetation</b>	Varying mixture of spruce, birch and aspen.
<b>Water source</b>	Unknown.

## EASEMENTS AND RESERVATIONS

<b>Area Plan, Management Unit, Classification</b>	Susitna Area Plan Subregion: Susitna Lowlands Management Unit: 2b Classification: Private Recreation / Settlement
<b>Allowed uses</b>	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
<b>Municipal authority</b>	The staking area is within the Matanuska-Susitna Borough. Cabin site leases are subject to local property taxes.
<b>Section line easements</b>	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
<b>Public access and utility easements</b>	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
<b>Water body easements, staking setbacks and restrictions</b>	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
<b>Reserved areas</b>	Staking is not allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
<b>Water supply, Sewage disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
<b>Wetlands</b>	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
<b>Comments</b>	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

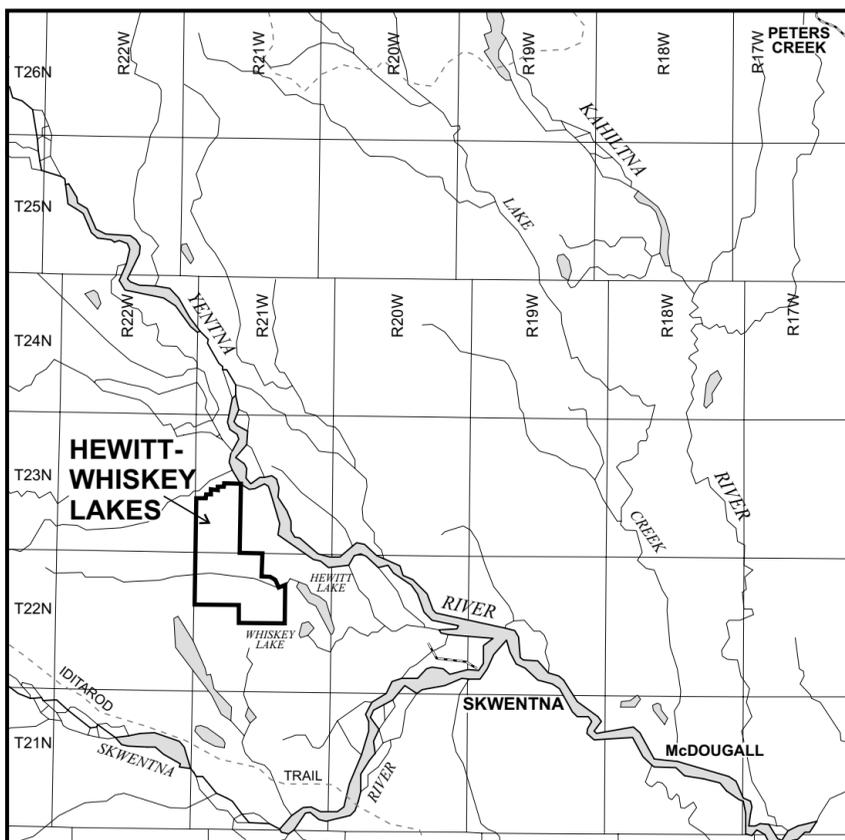
## PRELIMINARY ESTIMATE OF SURVEY AND APPRAISAL COSTS

<b>Limiting Conditions for Estimated Survey Cost</b>	
The lower estimated survey cost is based on surveying the maximum number of parcels authorized within the staking area. The higher estimate is based on a minimum of five parcels being staked. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The estimate was based on review of USGS topographic maps, the staking maps, aerial photography and past state survey contract costs. The actual survey cost for each parcel will be determined when the survey is completed. <b>It is stressed that the cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.</b>	
<b>Estimated Survey Cost</b>	\$4600 to \$6400
<b>Estimated Appraisal Cost</b>	\$500

## PRELIMINARY ESTIMATE OF LAND VALUE

<b>Limiting Conditions for Estimated Land Value</b>	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. <b>It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in market conditions as of the date of filing, parcel size, soil conditions, access, and other factors.</b> When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
<b>Hypothetical Key Parcel Hewitt Whiskey Staking Area</b>	Size: ten acres Location/Access: within 1.5 miles of access lakes or the Yentna River Building site: 40%-60% swampy Amenities: no view or creek frontage
<b>Effective Date of Value</b>	February 13, 2001
<b>Conclusion of Value for Hypothetical 10-acre Key Lot Hewitt Whiskey</b>	\$8,250 or \$825 per acre

Note: Staking packets will provide further details on requirements and restrictions.



VICINITY MAP: USGS QUAD TALKEETNA ALASKA

### Notes:

- Maximum parcel size 20 acres.
- Minimum parcel size 10 acres.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Hewitt-Whiskey Lakes Subdivision lies to the east of the staking area.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

This area is subject to the Matanuska-Susitna Borough platting authority.

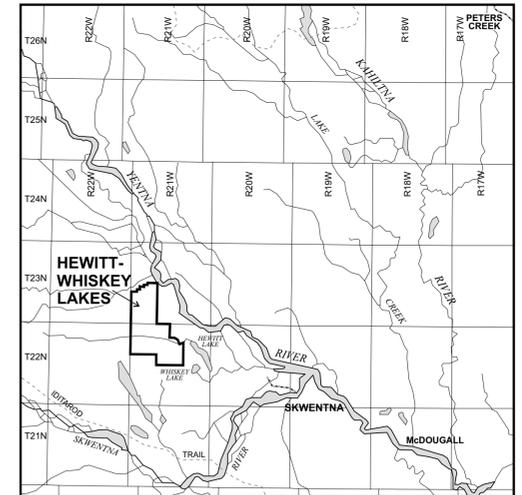
Stakings allowed: 35.

# Staking Map HEWITT-WHISKEY LAKES

*Remote Recreational  
Cabin Site Area 11089*

**OFFERING NO. 1 - SUMMER 2001**

USGS Quad 1:63,360  
Talkeetna A-3, A-4  
Tyonek D-4, D-5  
T. 22 N., R. 12 W.  
T. 23 N., R. 12 W.  
Seward Meridian



VICINITY MAP  
USGS QUAD TALLEETNA ALASKA

## Notes:

Maximum parcel size 20 acres.  
Minimum parcel size 10 acres.  
Staking authorizations: 35.  
Staking period 8:00 am, September 22, 2001 through 5:00 pm, November 20, 2001.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Hewitt-Whiskey Lakes Subdivision lies to the east of the staking area.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

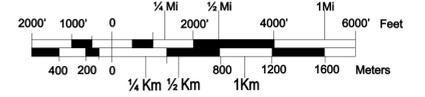
Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

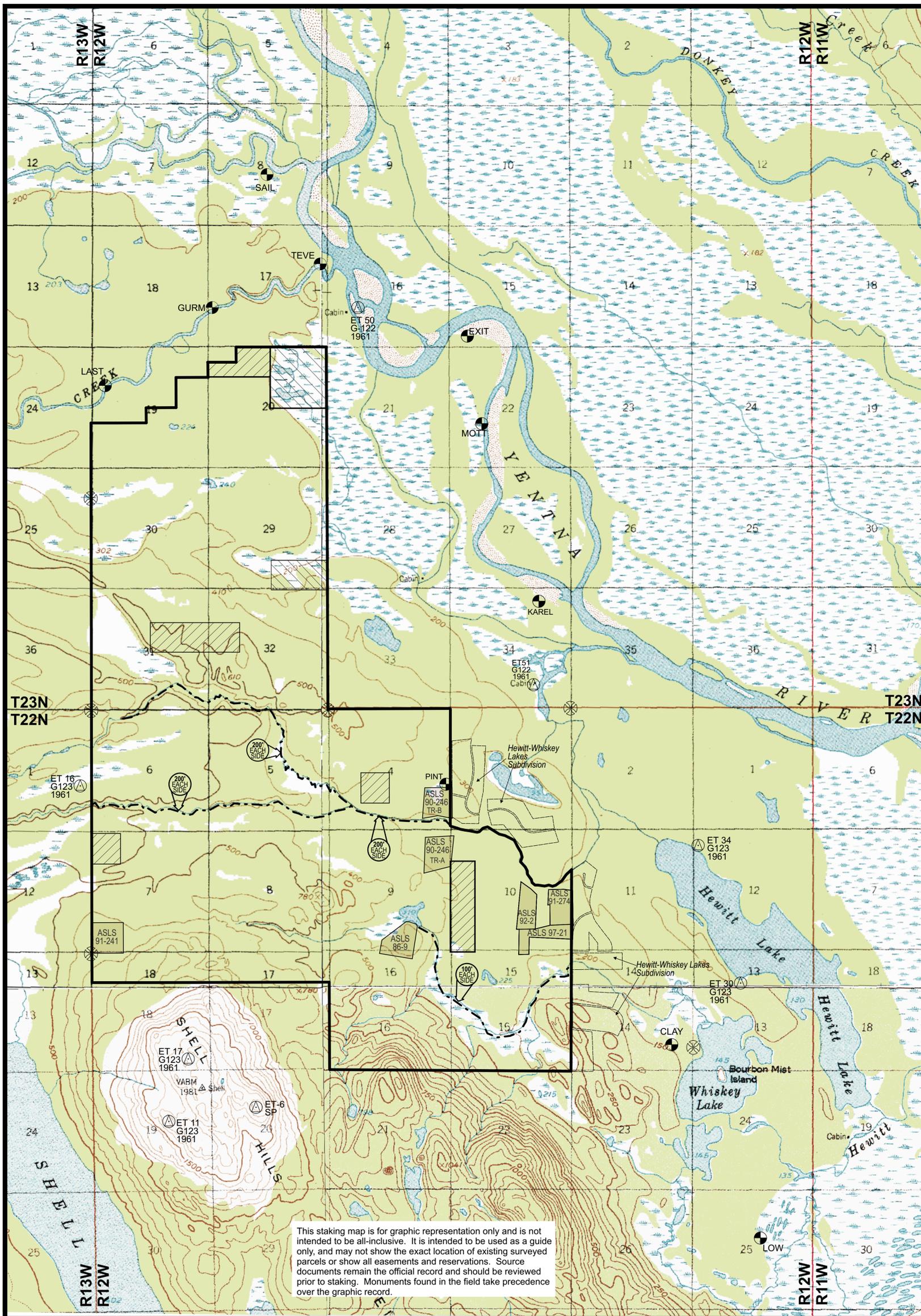
This area is subject to the Matanuska-Susitna Borough platting authority.

## Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve  
No staking in this area
- Reserved Use Area  
No staking in this area
- Wood Lot Reserve  
No staking in this area
- Existing Parcel (ASLS, USS, etc.)  
No staking in this area
- Mining Claims  
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



SCALE 1" = 2000'  
1 Meter = 3.2808333 US feet, 1 US acre = 0.4047 Hectares



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.

# KAHILTNA

## PHYSICAL CHARACTERISTICS

<b>Location</b>	Approximately 30 miles northwest of Willow, between the Kahiltna River and Kroto Creek.
<b>Topo map</b>	USGS Quadrangle Talkeetna A-2.
<b>Cadastral Survey</b>	CS S022N008W, CS S023N008W101, CS S024N008W102, ASCS S023N008W101
<b>Topography/Terrain/ Major features</b>	The area includes many small streams and tributaries. Elevation averages near 700 feet above mean sea level, however swampy lowland conditions are common throughout the area. Flooding in low-lying areas may occur.
<b>Access</b>	Access is by airplane, off road vehicle (ORV), snow machine, and foot. Primary access to the area is westward from the Parks Highway at Mile 120 to Mile 10 on the Petersville Road, then south approximately 19 miles on Oilwell Road, which traverses the southern portion of the project area.
<b>Roads/Trails</b>	There are bridges on Oilwell Road at Moose Creek and Kroto Creek. Maintenance of Oilwell Road ends at Moose Creek. Beyond Moose Creek, Oilwell Road is in poor condition.
<b>View</b>	Unknown.
<b>Climate</b>	Temperatures range from 40° to 65°F in summer and from -10° to 35°F in winter with extremes of -50° to 90°F. Annual precipitation is about 30 inches with 120 to 130 inches of snow.
<b>Soils</b>	Poorly drained and shallow soils are interspersed with fibrous peat in muskeg. Major portions of the disposal area are rabideaux silt loam soils at a depth of 15-30 inches.
<b>Vegetation</b>	Higher elevation vegetation consists of paper birch, white spruce, and quaking aspen.
<b>Water source</b>	Water availability and quality expected to be good.

## EASEMENTS AND RESERVATIONS

<b>Area Plan, Management Unit, Classification</b>	Susitna Area Plan Subregion: Susitna Lowlands Management Unit: 9d Classification: Private Recreation
<b>Allowed uses</b>	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
<b>Municipal authority</b>	The staking area is within the Matanuska-Susitna Borough. Cabin site leases are subject to local property taxes.
<b>Section line easements</b>	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
<b>Public access and utility easements</b>	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
<b>Water body easements, staking setbacks and restrictions</b>	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
<b>Reserved areas</b>	Staking is not allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
<b>Water supply, Sewage disposal</b>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation.
<b>Wetlands</b>	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
<b>Comments</b>	The mineral potential for this area is very high. The remote parcel area is underlain by coal seams up to 20 feet thick located several hundred feet underground. Oil and gas leases and coal prospecting permit applications, which are in the process of being issued, cover portions of the area. Buyers should be aware that the potential for mineral development in this area exists.  Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

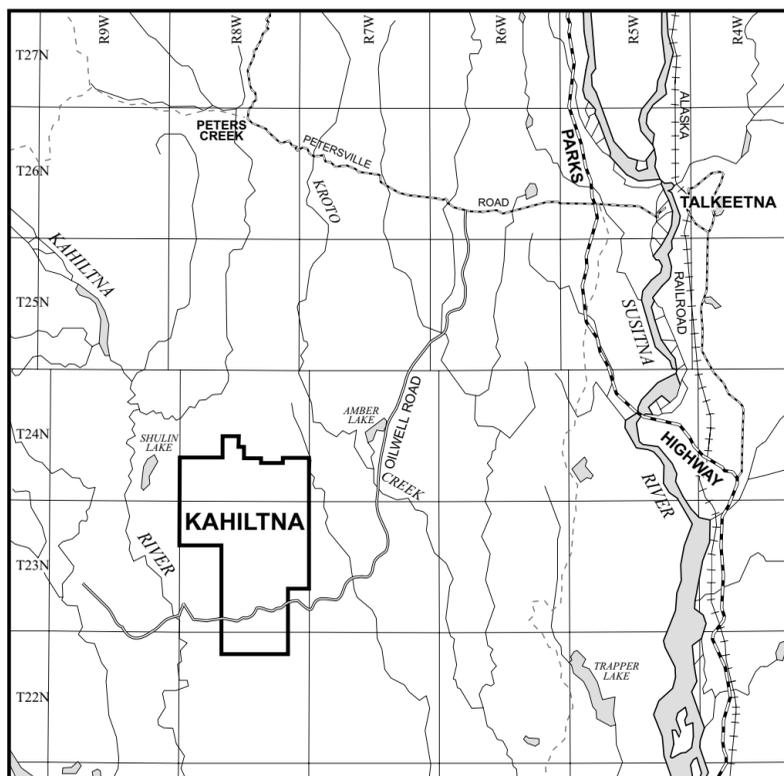
## PRELIMINARY ESTIMATE OF SURVEY AND APPRAISAL COSTS

<b>Limiting Conditions for Estimated Survey Cost</b>	
The lower estimated survey cost is based on surveying the maximum number of parcels authorized within the staking area. The higher estimate is based on a minimum of five parcels being staked. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The estimate was based on review of USGS topographic maps, the staking maps, aerial photography and past state survey contract costs. The actual survey cost for each parcel will be determined when the survey is completed. <b>It is stressed that the cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.</b>	
<b>Estimated Survey Cost</b>	\$4500 to \$5900
<b>Estimated Appraisal Cost</b>	\$500

## PRELIMINARY ESTIMATE OF LAND VALUE

<b>Limiting Conditions for Estimated Land Value</b>	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. <b>It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in market conditions as of the date of filing, parcel size, soil conditions, access, and other factors.</b> When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
<b>Hypothetical Key Parcel Kahiltna Staking Area</b>	Size: 10.0 acres Access: ORV or walk-in from established trail or landing site Building Site: Average - at least 50% level to gently sloping, adequately drained, forested Easements: typical section-line & interior lot lines Waterfront: None, setback of 200 feet from high water mark Amenities: Typical view of surrounding landscape
<b>Effective Date of Value</b>	April 4, 2001
<b>Estimated Value</b>	\$9,000 or \$900 per acre

Note: Staking packets will provide further details on requirements and restrictions.



VICINITY MAP: USGS QUAD TALKEETNA ALASKA

### Notes:

- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

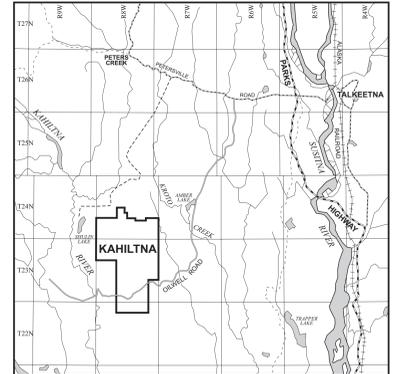
This area is subject to Matanuska-Susitna Borough platting authority.

Stakings allowed: 35.

# Staking Map KAHILTNA Remote Recreational Cabin Site Area 11088

OFFERING NO. 1 - SUMMER 2001

USGS Quad 1:63,360  
Talkeetna A-2  
T. 22 N., R. 8 W.  
T. 23 N., R. 8 W.  
T. 24 N., R. 8 W.  
Seward Meridian



VICINITY MAP  
USGS QUAD TALLEETNA ALASKA

## Notes:

Maximum parcel size 20 acres.  
Minimum parcel size 10 acres.  
Staking authorizations: 35.  
Staking period 6:00 am, September 22, 2001 through 5:00 pm, November 20, 2001.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement and a 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

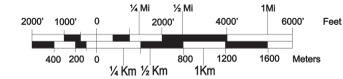
This area is subject to the Matanuska-Susitna Borough platting authority.

## Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve  
No staking in this area
- Reserved Use Area  
No staking in this area
- Wood Lot Reserve  
No staking in this area
- Existing Parcel (ASLS, USS, etc.)  
No staking in this area
- 2001 Staked Parcels
- Mining Claims  
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



APPROXIMATE MEAN DECLINATION, 1954



SCALE 1" = 2000'

1 Meter = 3.280833 US feet, 1 US acre = 0.4047 Hectares

This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.

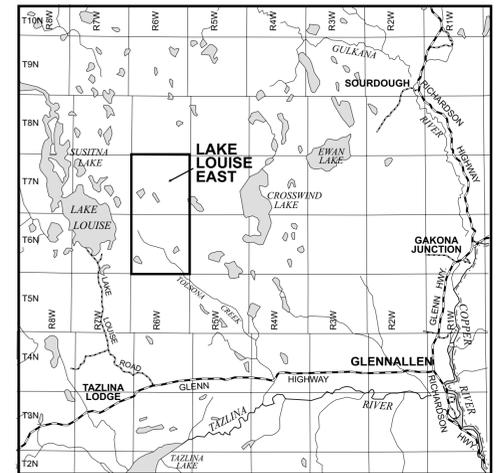


# Staking Map LAKE LOUISE EAST

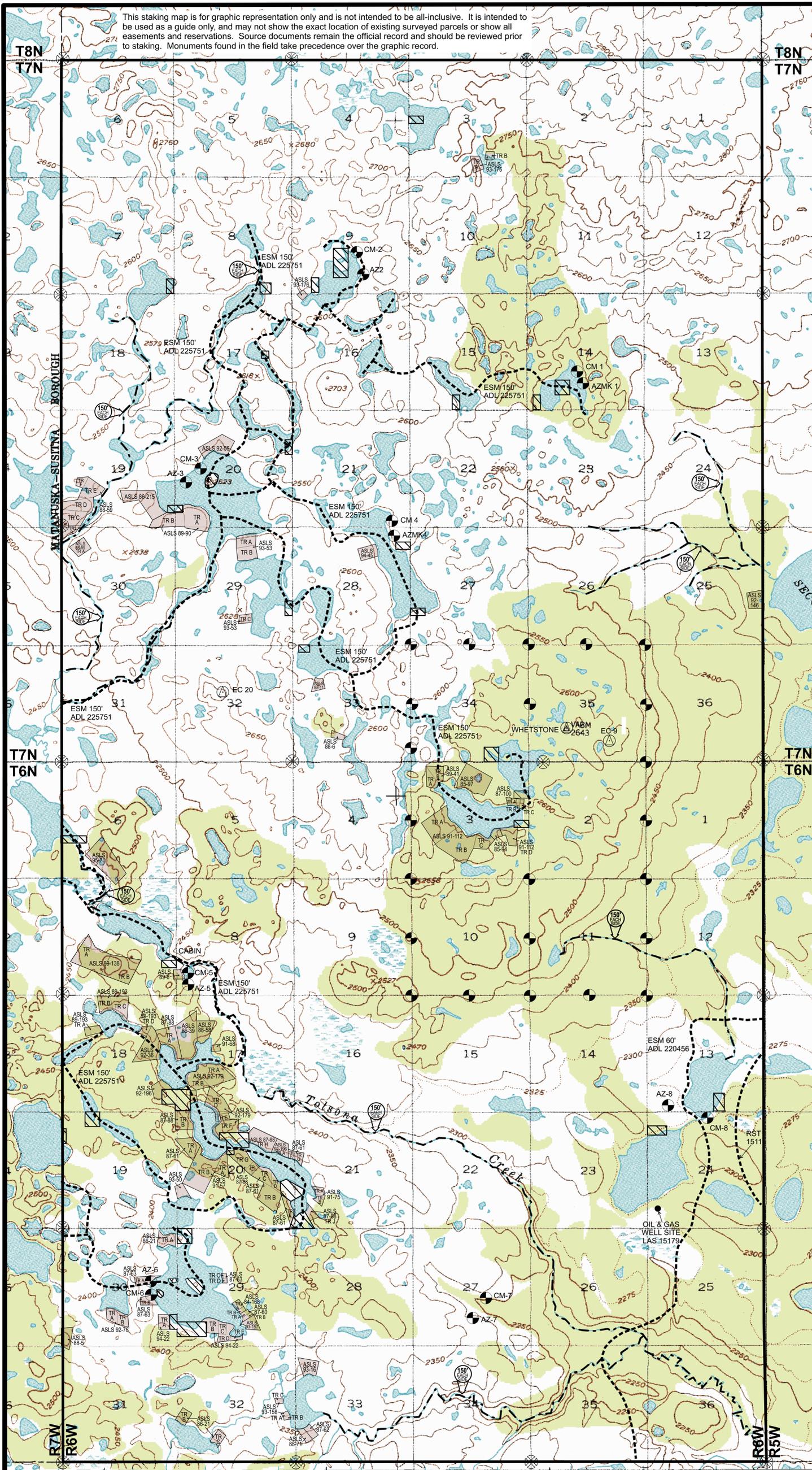
*Remote Recreational  
Cabin Site Area 11095*

**OFFERING NO. 1 - SUMMER 2001**

USGS Quad 1:63,360  
Gulkana B-5  
T. 6 N., R. 6 W.  
T. 7 N., R. 6 W.  
Copper River Meridian



VICINITY MAP  
USGS GULKANA ALASKA

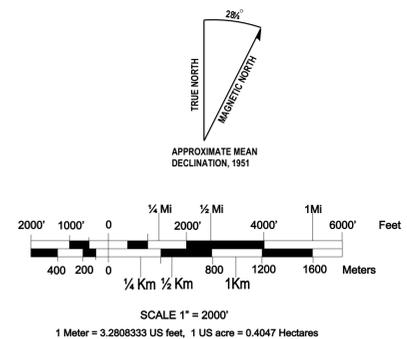


## Notes:

- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.
- Staking authorizations: 35.
- Staking period 8:00 am, September 22, 2001 through 5:00 pm, November 20, 2001.
- All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
- All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some waterbodies may have staking setbacks or water frontage limitations.
- Islands are off limits to staking.
- Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- Staking is not allowed across any navigable water body.
- Staking is not allowed around abandoned improvements or structures. A staking setback will be required.
- This area is subject to the State of Alaska platting authority.

## Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve  
No staking in this area
- Reserved Use Area  
No staking in this area
- Wood Lot Reserve  
No staking in this area
- Existing Parcel (ASLS, USS, etc.)  
No staking in this area
- Mining Claims  
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



**UGAK BAY****PHYSICAL CHARACTERISTICS**

<b>Location</b>	The staking area is located on Kodiak Island on the Shearwater Peninsula, approximately 26 miles southwest of the City of Kodiak and ten miles northeast of Old Harbor. To the north of the area is Ugak Bay and to the South is Kiliuda and Boulder Bays.
<b>Topo map</b>	USGS Quads Kodiak B-1, B-2 and B-3.
<b>Cadastral Survey</b>	CS S032S021W101, CS S033S022W101 amended
<b>Topography/Terrain/ Major features</b>	The terrain consists primarily of steep hills and foot slopes. Elevations range from 0 to 2,600 feet above sea level.
<b>Access</b>	Floatplane or by boat to various bays.
<b>Roads/Trails</b>	No known roads exist in the area. Various access trails may exist.
<b>View</b>	Gulf of Alaska and surrounding mountains.
<b>Climate</b>	The area is located within a maritime climatic zone, which has a high humidity and frequent clouds. Temperatures seldom drop below freezing and the occurrence of severe storms with high winds is common. Summer temperatures range from 24°F to 41°F with extreme annual temperatures between -1°F and 86°F. Annual precipitation is 98 inches, including 80 inches of snow.
<b>Soils</b>	The steep hills and foot slopes consist primarily of well-drained soils over bedrock with some peat in depressions.
<b>Vegetation</b>	Most of the area is covered by alpine tundra with some scattered sitka spruce found in the northern portion. High bush vegetation is also present with dominant species consisting of dense willows along the streams and dense alders in the higher elevations
<b>Water source</b>	Various streams lie within the area. Quality of the water is unknown.

**EASEMENTS AND RESERVATIONS**

<b>Area Plan, Management Unit, Classification</b>	The staking area is not presently covered by an area plan; however, it has been classified as settlement.
<b>Allowed uses</b>	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
<b>Municipal authority</b>	The staking area is within the Kodiak Island Borough. Cabin site leases are subject to local property taxes.
<b>Section line easements</b>	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
<b>Public access and utility easements</b>	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
<b>Water body easements, staking setbacks and restrictions</b>	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
<b>Reserved areas</b>	Staking is not allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
<b>Water supply, Sewage disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
<b>Wetlands</b>	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
<b>Comments</b>	Prospective applicants should be aware that the Shearwater-Kiliuda Bay area supports high levels of brown bear. Development activities may potentially displace wildlife species. Applicants are encouraged to contact the Alaska Department of Fish and Game, Habitat and Restoration Division for information on how to minimize conflicts with wildlife.  Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

**PRELIMINARY ESTIMATE OF SURVEY AND APPRAISAL COSTS**

<b>Limiting Conditions for Estimated Survey Cost</b>	
The lower estimated survey cost is based on surveying the maximum number of parcels authorized within the staking area. The higher estimate is based on a minimum of five parcels being staked. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The estimate was based on review of USGS topographic maps, the staking maps, aerial photography and past state survey contract costs. The actual survey cost for each parcel will be determined when the survey is completed. <b>It is stressed that the cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.</b>	
<b>Estimated Survey Cost</b>	\$4800 to \$6100
<b>Estimated Appraisal Cost</b>	\$500

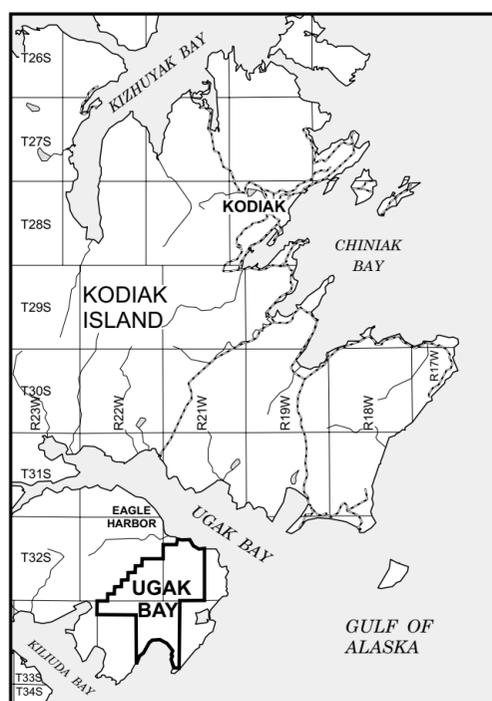
**PRELIMINARY ESTIMATE OF LAND VALUE**

<b>Limiting Conditions for Estimated Land Value</b>	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. <b>It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in market conditions as of the date of filing, parcel size, soil conditions, access, and other factors.</b> When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	

**Summary of Values for Hypothetical Key Parcels**

<b>UGAK BAY ACCESS</b>				
Key Lot Type	Oceanfront	Ocean Setback	2 <sup>nd</sup> Tier	Interior
Moorage	Exposed	Exposed	Exposed	Exposed
Shoreline	Beach, no bluff	None	None or inaccessible Bluff	None
Distance from Moorage	Fronts moorage	Within 200 ft. +/-	200 ft to ¼ mi.	> ¼ mi.
Size	9.5 acres	9.5 acres	9.5 acres	9.5 acres
Estimated Market Value	\$26,000	\$20,800	\$13,000	\$9,100
<b>BOULDER BAY ACCESS</b>				
Key Lot Type	Oceanfront	Ocean Setback	2 <sup>nd</sup> Tier	Interior
Moorage	Exposed	Exposed	Exposed	Exposed
Shoreline	Beach, no bluff	None	None or inaccessible bluff	None
Distance from Moorage	Fronts moorage	Within 200 ft. +/-	200 ft. to ¼ mi.	> ¼ mi.
Size	9.5 acres	9.5 acres	9.5 acres	9.5 acres
Estimated Market Value	\$13,000	\$10,400	\$6,500	\$4,550
Effective Date of Value	April 20, 2001			

Note: Staking packets will provide further details on requirements and restrictions.



VICINITY MAP: USGS QUAD KODIAK ALASKA

**Notes:**

Maximum parcel size 9.9 acres.

Minimum parcel size 9.2 acres.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement along the ordinary high water line or mean high tide line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

This area is subject to Kodiak Island Borough platting authority.

Stakings allowed: 20.

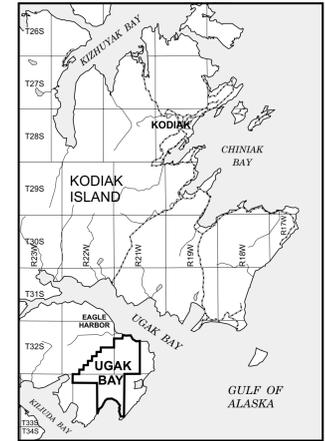


# Staking Map UGAK BAY

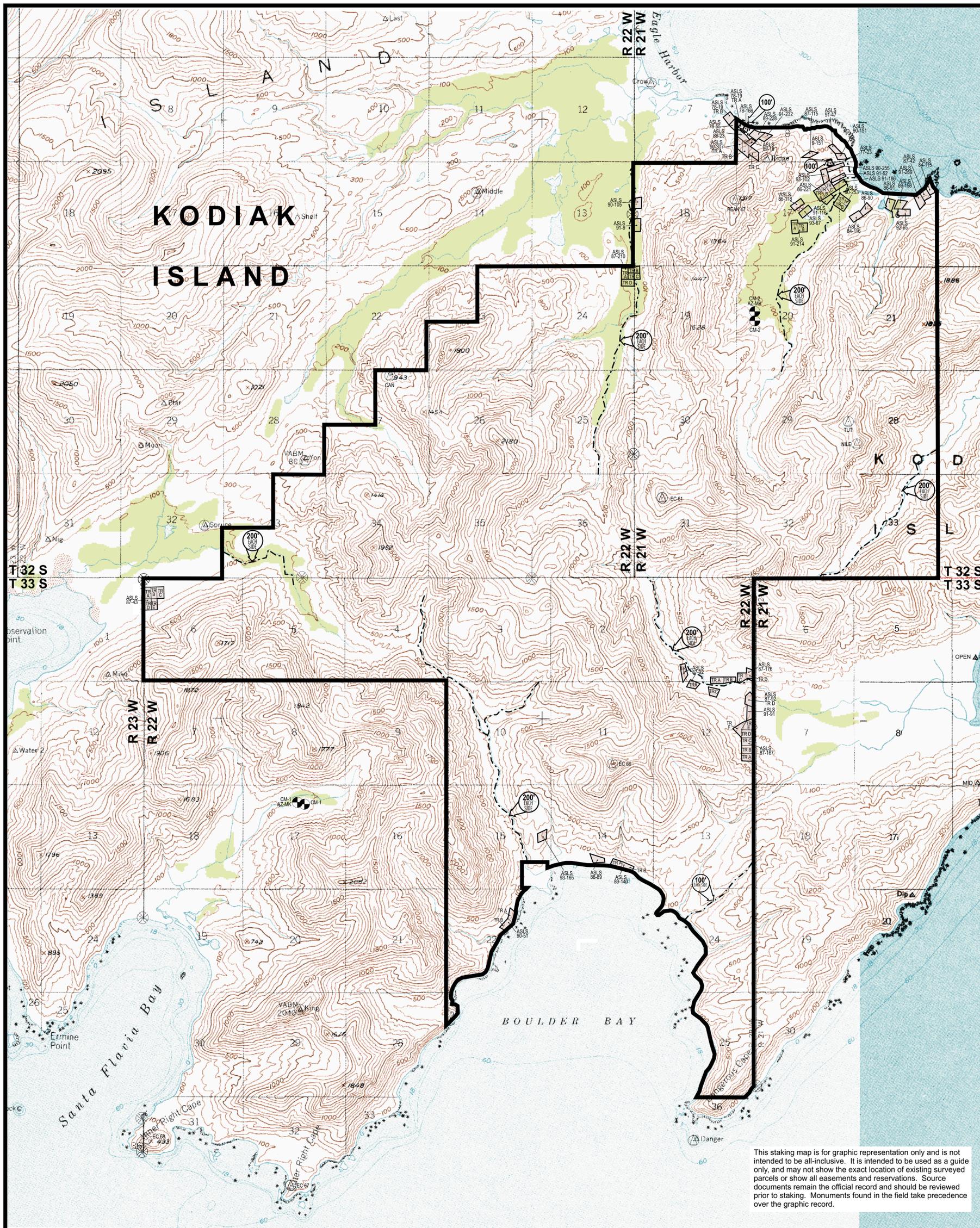
## Remote Recreational Cabin Site Area 11053

OFFERING NO. 1 - SUMMER 2001

USGS Quad 1:63,360  
Kodiak B-1, B-2, B-3  
T. 32 S., R. 21 W.  
T. 32 S., R. 22 W.  
T. 33 S., R. 22 W.  
Seward Meridian



VICINITY MAP  
USGS QUAD KODIAK ALASKA



### Notes:

Maximum parcel size 9.9 acres.  
Minimum parcel size 9.2 acres.  
Staking authorizations: 20.  
Staking period 8:00 am, September 8, 2001 through 5:00 pm,  
November 6, 2001.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line or mean high tide line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

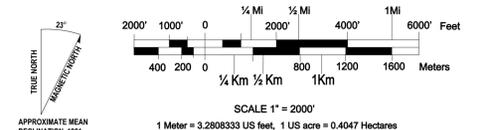
Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

This area is subject to the Kodiak Island Borough platting authority.

### Legend

Staking Area Boundary	Reserved Use Area No staking in this area
Road	Wood Lot Reserve No staking in this area
Trail or Easement	Existing Parcel (ASLS, USS, etc.) No staking in this area
Limited Water Body Frontage	Mining Claims No staking in this area
Staking Setback	BLM Monument of Record
Size of Staking Setback in Feet	State Survey Monument
Airstrip Reserve No staking in this area	Survey Control Monument



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.

# HEALY

**PHYSICAL CHARACTERISTICS**

<b>Location</b>	Approximately 14 miles north of Healy along the Parks Highway.
<b>Topo map</b>	USGS Quad Fairbanks A-5.
<b>Cadastral Survey</b>	CS F009S009W102, ASCS 850187, ASCS 850190, ASCS F010S008W101
<b>Topography/Terrain/ Major features</b>	Nearly level to gently sloping.
<b>Access</b>	Off road vehicle (ORV) trails which connect to the Parks Highway.
<b>Roads/Trails</b>	A trail connects with the Parks Highway in Section 17 of T10S, R8W and crosses Sections 19 and 20.
<b>View</b>	Overlooks the Nenana River to the east.
<b>Climate</b>	Temperatures can range from 80° F in summer to -60° F in winter. Average annual precipitation is 12 inches, including 52 inches of snowfall.
<b>Soils</b>	Shallow to moderately deep silty soils. Drainage is good in areas free of permafrost.
<b>Vegetation</b>	Mixed spruce and hardwood forest in well-drained areas; black spruce, shrubs and mosses in permafrost areas.
<b>Water source</b>	Holding rain water catchment; wells.

**EASEMENTS AND RESERVATIONS**

<b>Area Plan, Management Unit, Classification</b>	Tanana Basin Area Plan - Update 1991 Subregion 4: Parks Highway & West Alaska Range Management Unit: 4F1 Classification: Settlement
<b>Allowed uses</b>	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
<b>Municipal authority</b>	The staking area is within the Denali Borough.
<b>Section line easements</b>	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
<b>Public access and utility easements</b>	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
<b>Water body easements, staking setbacks and restrictions</b>	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
<b>Reserved areas</b>	Staking is not allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
<b>Water supply, Sewage disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
<b>Wetlands</b>	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
<b>Comments</b>	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

**PRELIMINARY ESTIMATE OF SURVEY AND APPRAISAL COSTS**

<b>Limiting Conditions for Estimated Survey Cost</b>	
The lower estimated survey cost is based on surveying the maximum number of parcels authorized within the staking area. The higher estimate is based on a minimum of five parcels being staked. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The estimate was based on review of USGS topographic maps, the staking maps, aerial photography and past state survey contract costs. The actual survey cost for each parcel will be determined when the survey is completed. <b>It is stressed that the cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.</b>	
<b>Estimated Survey Cost</b>	\$4800 to \$6700
<b>Estimated Appraisal Cost</b>	\$500

**PRELIMINARY ESTIMATE OF LAND VALUE**

<b>Limiting Conditions for Estimated Land Value</b>	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. <b>It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in market conditions as of the date of filing, parcel size, soil conditions, access, and other factors.</b> When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
<b>Hypothetical Key Parcel Healy Remote</b>	Size: ten acres Location: more than 1/2 mile from highway Access: within 1/2 mile of trail Building Site: 50% poor soil and/or steep terrain Easements: typical section-line & pedestrian around lot Amenities: limited view of mountains
<b>Effective Date of Value</b>	March 15, 2001
<b>Conclusion of Value for Hypothetical Key Parcel</b>	\$9,000 or \$900 per acre

Note: Staking packets will provide further details on requirements and restrictions.

**Notes:**

- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Parcels staked near the Nenana River are subject to a 100-foot wide access easement from ordinary high water mark on each side of water body and subject to limited water body frontage restrictions. (See staking instructions for details on limited water body frontage.)

The actual staking area boundary along the Nenana River is defined by the ordinary high water mark.

Parcels staked within 1000 feet of the ordinary high water mark of the Nenana River are limited to a 10 acre maximum parcel size.

There is a staking setback from the centerline of the Parks Highway. The setback is 500 feet west of the highway and 400 feet east of the highway.

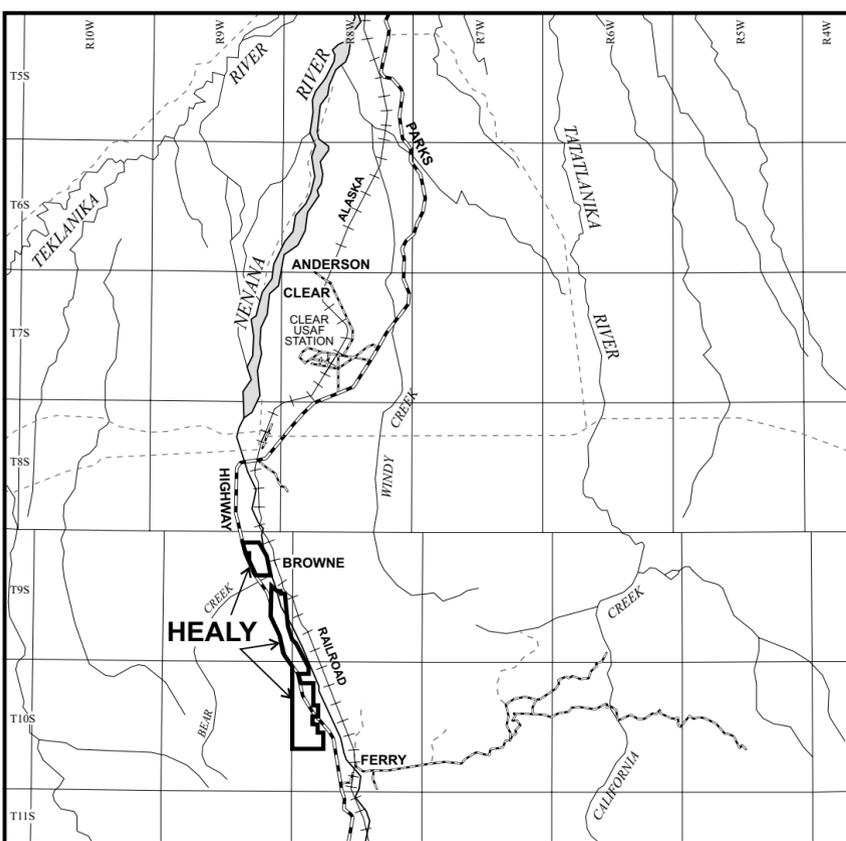
Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

This area is subject to Denali Borough platting authority.

Stakings allowed: 30.



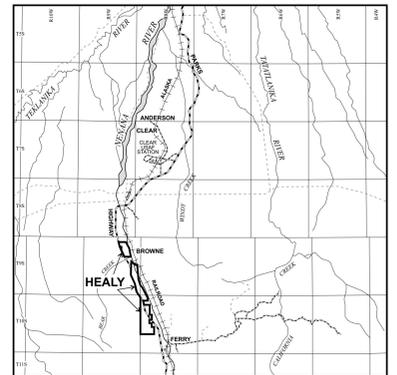
VICINITY MAP  
USGS QUAD FAIRBANKS ALASKA

# Staking Map HEALY

## Remote Recreational Cabin Site Area 11054

OFFERING NO. 1 - SUMMER 2001

USGS Quad 1:63,360  
Fairbanks A-5  
T. 9 S., R. 8 W.  
T. 9 S., R. 9 W.  
T. 10 S., R. 8 W.  
T. 10 S., R. 9 W.  
Fairbanks Meridian



VICINITY MAP  
USGS QUAD FAIRBANKS ALASKA

### Notes:

Maximum parcel size 20 acres.  
Minimum parcel size 5 acres.  
Staking authorizations: 30.  
Staking period 8:00 am, September 22, 2001 through 5:00 pm, November 20, 2001.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Parcels staked near the Nenana River are subject to a 100-foot wide access easement and building setback from ordinary high water mark on each side of water body and subject to limited water body frontage restrictions. (See staking instructions for details on limited water body frontage.)

The actual staking area boundary along the Nenana River is defined by the ordinary high water mark.

Parcels staked within 1000 feet of the ordinary high water mark of the Nenana River are limited to a 10 acre maximum parcel size.

There is a staking setback from the centerline of the Parks Highway. The setback is 500 feet west of the highway and 400 feet east of the highway.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

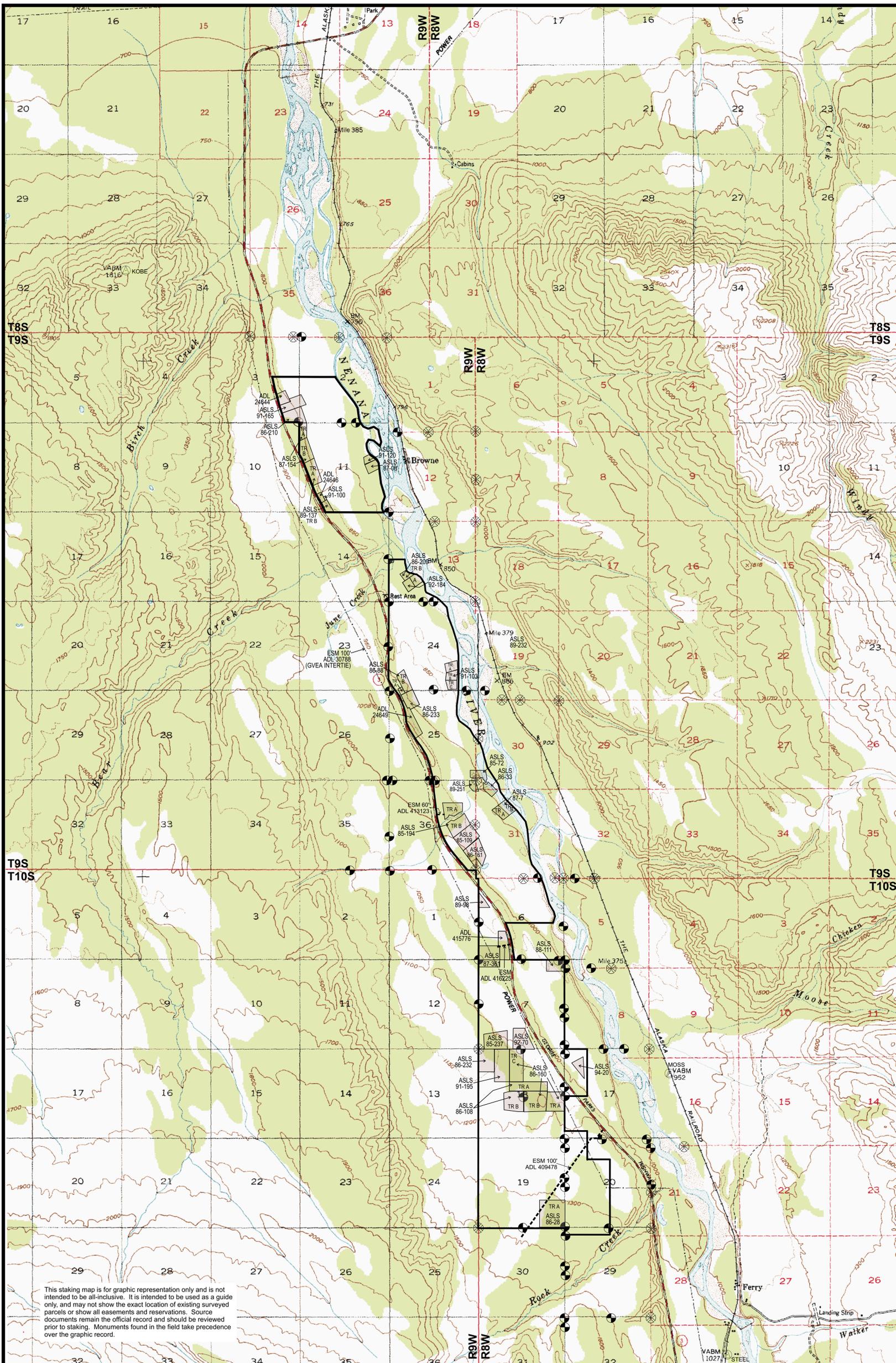
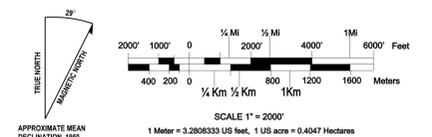
Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required from these items.

This area is subject to the Denali Borough platting authority.

### Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve  
No staking in this area
- Reserved Use Area  
No staking in this area
- Wood Lot Reserve  
No staking in this area
- Existing Parcel (ASLS, USS, etc.)  
No staking in this area
- Mining Claims  
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.

**TEKLANIKA****PHYSICAL CHARACTERISTICS**

<b>Location</b>	Approximately 60 air miles southwest of Fairbanks, and 10 air miles southwest of Nenana.
<b>Topo map</b>	USGS Quads Fairbanks B-5 and C-5.
<b>Cadastral Survey</b>	CS F005S009W101, CS F006S009W101
<b>Topography/Terrain/ Major features</b>	Lies within the Tanana-Kuskokwim lowlands on relatively flat terrain. The elevation is approximately 400 feet. The Teklanika and Nenana Rivers, with their associated sloughs and oxbow lakes, flow through the disposal area.
<b>Access</b>	Nenana-Kantishna Trail - RST 346 (also known as the Old Mail Trail) runs along the Northwest boundary of the disposal area. The Nenana and Teklanika Rivers also provide access.
<b>Roads/Trails</b>	RST 346 begins at the western Nenana city limits and can be accessed from a road running west from mile 300 of the Parks Highway. This road stops at the river; the trail continues on the west bank. It is suitable for winter traffic. This trail is subject to Revised Statute 2477 of the mining law of 1866. No other known established roads or trails are within the disposal area.
<b>View</b>	River and surrounding terrain.
<b>Climate</b>	Temperatures can range from 80°F in summer to -60°F in winter. Average annual precipitation is 11 inches, including 48 inches of snow.
<b>Soils</b>	Silt and sandy loam soils. Seasonal flooding, usually June to August, may occur in low-lying areas along the rivers. Permafrost may be prevalent in poorly drained areas.
<b>Vegetation</b>	Stands of white spruce, paper birch, quaking aspen, cottonwood, and willow are found in well-drained areas. Black spruce forest with a ground cover of sedge, mosses, and low shrubs cover poorly drained areas.
<b>Water source</b>	Rivers, lakes or streams.

**EASEMENTS AND RESERVATIONS**

<b>Area Plan, Management Unit, Classification</b>	Tanana Basin Area Plan - Update 1991 Subregion 4: Parks Highway & West Alaska Range Management Unit: 4I1 Classification: Settlement
<b>Allowed uses</b>	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
<b>Municipal authority</b>	The staking area is within the unorganized borough.
<b>Section line easements</b>	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
<b>Public access and utility easements</b>	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
<b>Water body easements, staking setbacks and restrictions</b>	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
<b>Reserved areas</b>	Staking is not allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
<b>Water supply, Sewage disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
<b>Wetlands</b>	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the Alaska Department of Environmental Conservation for any permits or for required setbacks from water bodies, lot lines and easements.
<b>Comments</b>	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check recorder's office records for current ownership of private land.

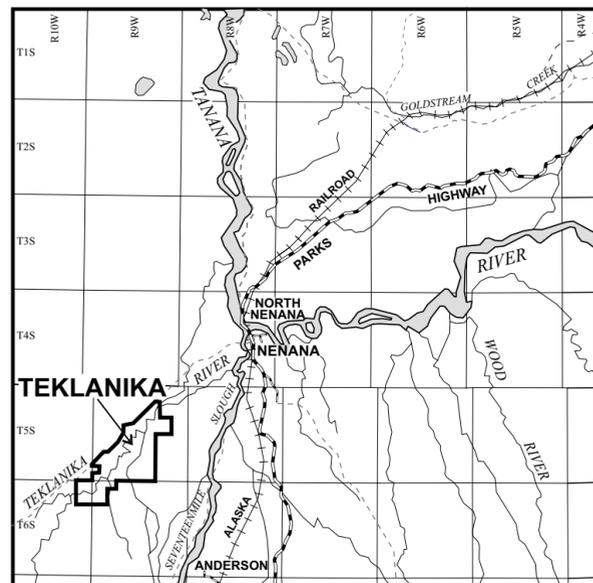
**PRELIMINARY ESTIMATE OF SURVEY AND APPRAISAL COSTS**

<b>Limiting Conditions for Estimated Survey Cost</b>	
The lower estimated survey cost is based on surveying the maximum number of parcels authorized within the staking area. The higher estimate is based on a minimum of five parcels being staked. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The estimate was based on review of USGS topographic maps, the staking maps, aerial photography and past state survey contract costs. The actual survey cost for each parcel will be determined when the survey is completed. <b>It is stressed that the cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.</b>	
<b>Estimated Survey Cost</b>	\$4200 to \$5100
<b>Estimated Appraisal Cost</b>	\$500

**PRELIMINARY ESTIMATE OF LAND VALUE**

<b>Limiting Conditions for Estimated Land Value</b>	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. <b>It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in market conditions as of the date of filing, parcel size, soil conditions, access, and other factors.</b> When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
<b>Improvements</b>	None
<b>Highest and Best Use</b>	Recreational cabin sites
<b>Interest Appraised</b>	Fee simple title, excluding mineral rights
<b>Date of Inspection</b>	N/A
<b>Effective Date of Value</b>	March 21, 2001
<b>Date of the Report</b>	May 3, 2001
<b>Hypothetical Key Riverfront Parcel Teklanika Staking Area</b>	Size: 5 acres Location: Teklanika or Nenana River frontage Access: trail and river Building Site: about 50% poor soil Easements: typical section-line & pedestrian around lot
<b>Range of Value for Hypothetical 5-Acre River-front Parcel</b>	\$19,000 (\$3,800/acre)
<b>Hypothetical Key Non-riverfront Parcel Teklanika Staking Area</b>	Size: 5 acres Location: within ¼ mile of a river or trail Access: trail and river Building Site: about 50% poor soil Easements: typical section-line & pedestrian around lot
<b>Range of Value for Hypothetical 5-Acre Non-riverfront Parcel</b>	\$4,750 (\$950/acre)

Note: Staking packets will provide further details on requirements and restrictions.



VICINITY MAP: USGS QUAD FAIRBANKS ALASKA

**Notes:**

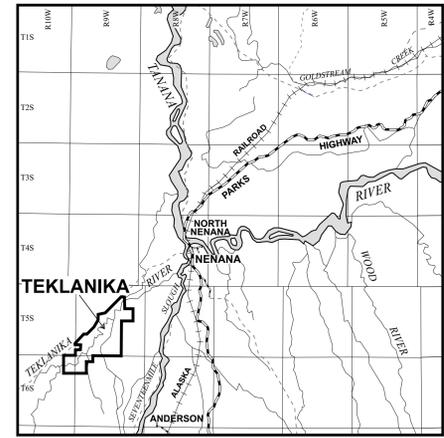
- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.
- Parcels no larger than 5 acres will be allowed within 1000 feet from the Teklanika or Nenana Rivers. Larger parcels (up to 20 acres) can be staked 1000 feet beyond the river.
- All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
- All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some waterbodies may have staking setbacks or water frontage limitations.
- All waterbodies shown on this map are subject to limited water body frontage.
- The Nenana-Kantishna Trail is subject to a 50-foot wide staking setback on each side of the centerline.
- There is a 100 foot building setback from the Nenana and Teklanika rivers.
- Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- Staking is not allowed across any navigable water body.
- Staking is not allowed around abandoned improvements or structures. A staking setback will be required.
- This area is subject to State platting authority.
- Stakings allowed: 20.

# Staking Map TEKLANIKA

## Remote Recreational Cabin Site Area 11118

OFFERING NO. 1 - SUMMER 2001

USGS Quad 1:63,360  
Fairbanks B-5, C-5  
T. 5 S., R. 9 W.  
T. 6 S., R. 9 W.  
T. 6 S., R. 10 W.  
Fairbanks Meridian



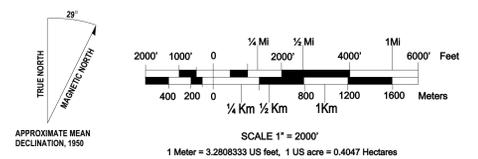
VICINITY MAP  
USGS QUAD FAIRBANKS ALASKA

### Notes:

- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.
- Staking authorizations: 20.
- Staking period 8:00 am, September 8, 2001 through 5:00 pm, November 6, 2001.
- Parcels no larger than 5 acres will be allowed within 1000 feet from the Teklanika or Nena Rivers. Larger parcels (up to 20 acres) can be staked 1000 feet beyond the river.
- All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
- All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some waterbodies may have staking setbacks or water frontage limitations.
- All waterbodies shown on this map are subject to limited water body frontage.
- The Nena-Kantishna Trail is subject to a 50-foot wide staking setback on each side of the centerline.
- Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- Staking is not allowed across any navigable water body.
- Staking is not allowed around abandoned improvements or structures. A staking setback will be required.
- This area is subject to the State of Alaska platting authority.

### Legend

- |  |   |  |  |
|--|---|--|--|
|  | Staking Area Boundary                       |  | Reserved Use Area<br>No staking in this area                 |
|  | Road  |  | Wood Lot Reserve<br>No staking in this area                  |
|  | Trail or Easement                           |  | Existing Parcel (ASLS, USS, etc.)<br>No staking in this area |
|  | Limited Water Body Frontage                 |  | Mining Claims<br>No staking in this area                     |
|  | Staking Setback                             |  | Excluded Area  |
|  | Size of Staking Setback in Feet             |  | BLM Monument of Record                                       |
|  | Airstrip Reserve<br>No staking in this area |  | State Survey Monument  |
|  |   |  | Survey Control Monument                                      |



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.

**WEST FORK****PHYSICAL CHARACTERISTICS**

<b>Location</b>	Approximately 60 miles east of Fairbanks on Chena Hot Springs Road, along the North and West forks of the Chena River.
<b>Topo map</b>	USGS Quad Circle A-5.
<b>Cadastral Survey</b>	CS F004N007E 101, CS F004N008E 101, CS F003N007E 101, CS F003N008E 102
<b>Topography/Terrain/ Major features</b>	The area is located adjacent to the drainages of the West and North Forks of the Chena River and Flat Creek, a tributary of the Chatanika River. Terrain consists of steep, high hills and narrow stream valleys, with elevations ranging from 1,100 to 3,500 feet.
<b>Access</b>	Existing trails, seasonal and year-round, cross the area. The North Fork Chena trail connects with Chena Hot Springs Road at approximately mile 55.4, and is suitable for snow machine travel. West Fork Road is suitable for off road vehicle (ORV) and snow machine traffic in winter, foot traffic in summer, and runs north from old Chena Hot Springs Road. The old road can be accessed from a short gravel drive leading north from mile 53.5 Chena Hot Springs Road. West Fork Road parallels and occasionally crosses the historic Chena Hot Springs-Olympia Creek route. The constructed portion of West Fork Road ends at Hoyem Trail, in Section 18, T3N, R8E, FM.
<b>Roads/Trails</b>	The historic North Fork Chena River Trail and Chena Hot Springs-Olympia Creek Trail designated RST # 231 and 1908 respectively, run through the disposal area. These trails are subject to Revised Statute 2477 of the mining law of 1866. Most routes leading to and through the staking area cross rivers and wetlands. ORV use should not be attempted during periods of high water or soggy trail conditions.
<b>View</b>	Views of the surrounding mountains, streams, and valleys.
<b>Climate</b>	Average temperatures range from 35° to 65°F in summer and -22° to 26° F in winter, with extremes of -55° to 95°F. Average annual precipitation is 15 inches.
<b>Soils</b>	Soils near major streams are generally well drained alluvial deposits. Steep slopes rising from the flats primarily consist of decomposed granite and schist. Permafrost may be encountered in the poorly drained flats back from watercourses.
<b>Vegetation</b>	Large white spruce and cottonwoods are found on stream bottoms, with black spruce and muskeg on poorly drained flats and north facing slopes. Small aspen, birch and spruce grow on the steep hillsides giving way to alpine tundra as elevation increases.
<b>Water source</b>	Water from streams is abundant at lower elevations, but very limited on the ridges. Ground water quality is unknown.

**EASEMENTS AND RESERVATIONS**

<b>Area Plan, Management Unit, Classification</b>	Tanana Basin Area Plan Subregion 1: Fairbanks North Star Borough Management Unit: 1U3 Classification: Settlement
<b>Allowed uses</b>	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
<b>Municipal authority</b>	The staking area is within the Fairbanks North Star Borough. Cabin site leases are subject to local property taxes.
<b>Section line easements</b>	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
<b>Public access and utility easements</b>	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
<b>Water body easements, staking setbacks and restrictions</b>	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations. Stream crossing with motorized vehicles may be prohibited by applicable state and federal laws.
<b>Reserved areas</b>	Staking is not allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
<b>Water supply, Sewage disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
<b>Wetlands</b>	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
<b>Comments</b>	High flooding and glaciation potentially exists in stream valleys, and steep slopes may be unstable and subject to landslides. Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

**PRELIMINARY ESTIMATE OF SURVEY AND APPRAISAL COSTS**

<b>Limiting Conditions for Estimated Survey Cost</b>	
The lower estimated survey cost is based on surveying the maximum number of parcels authorized within the staking area. The higher estimate is based on a minimum of five parcels being staked. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The estimate was based on review of USGS topographic maps, the staking maps, aerial photography and past state survey contract costs. The actual survey cost for each parcel will be determined when the survey is completed. <b>It is stressed that the cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.</b>	
<b>Estimated Survey Cost</b>	\$4900 to \$6900
<b>Estimated Appraisal Cost</b>	\$500

**PRELIMINARY ESTIMATE OF LAND VALUE**

<b>Limiting Conditions for Estimated Land Value</b>	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. <b>It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in market conditions as of the date of filing, parcel size, soil conditions, access, and other factors.</b> When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
<b>Hypothetical Key Parcel Non-creek/river frontage West Fork</b>	Size: ten acres Access: within ¼ mile of trail or reasonable overland access Building Site: 50% poor soil and/or steep terrain Easements: typical section-line & pedestrian around lot Amenities: limited southern exposure
<b>Conclusion of Value for Hypothetical Key Parcel Non-creek/river frontage West Fork</b>	\$9,000 (\$900/acre)
<b>Hypothetical Key Parcel Creek/river frontage West Fork</b>	Size: ten acres Access: within ¼ mile of trail or reasonable overland access Building Site: 50% poor soil and/or steep terrain Easements: typical section-line & pedestrian around lot Amenities: creek/river frontage & limited southern exposure
<b>Conclusion of Value for Hypothetical Key Parcel Creek/river frontage West Fork</b>	\$12,000 (\$1,200/acre)
<b>Effective Date of Value</b>	May 8, 2001

Note: Staking packets will provide further details on requirements and restrictions.

**Notes:**

Maximum parcel size 20 acres.

Minimum parcel size 5 acres.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Several routes into this area are associated with RS2477 rights-of-way. See area summary for details.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

This area is subject to Fairbanks North Star Borough platting authority.

Stakings allowed: 35.



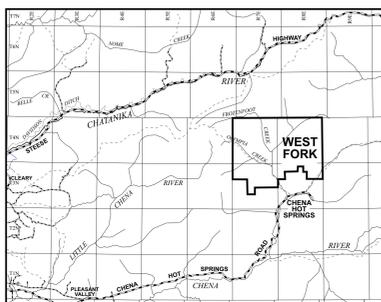
7-12-01

# Staking Map WEST FORK

## Remote Recreational Cabin Site Area 1103

OFFERING NO. 1 - SUMMER 2001

USGS Quad 1:63,360  
Circle A-5  
T. 3 N., R. 7 E.  
T. 3 N., R. 8 E.  
T. 4 N., R. 7 E.  
T. 4 N., R. 8 E.  
Fairbanks Meridian



VICINITY MAP  
USGS QUADS CIRCLE & LIVENGOOD ALASKA

### Notes:

Maximum parcel size 20 acres.  
Minimum parcel size 5 acres.  
Staking authorizations: 35.  
Staking period 8:00 am, September 22, 2001 through 5:00 pm, November 20, 2001.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement and 100-ft building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

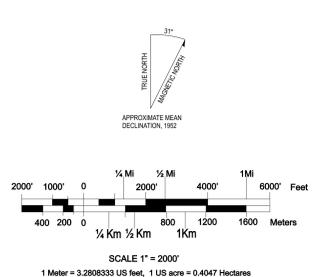
Several routes into this area are associated with RS2477 rights-of-way. See area summary for details.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.  
Staking is not allowed around abandoned improvements or structures. A staking setback will be required.  
This area is subject to Fairbanks North Star Borough platting authority.

### Legend

- |  |   |  |  |
|--|---|--|--|
|  | Staking Area Boundary                       |  | Reserved Use Area<br>No staking in this area                 |
|  | Road  |  | Wood Lot Reserve<br>No staking in this area                  |
|  | Trail or Easement                           |  | Existing Parcel (ASLS, USS, etc.)<br>No staking in this area |
|  | Limited Water Body Frontage                 |  | Mining Claims<br>No staking in this area                     |
|  | Staking Setback                             |  | BLM Monument of Record                                       |
|  | Size of Staking Setback in Feet             |  | State Survey Monument  |
|  | Airstrip Reserve<br>No staking in this area |  | Survey Control Monument                                      |



**WHITE MOUNTAIN****PHYSICAL CHARACTERISTICS**

<b>Location</b>	The White Mountain area is located 45 miles northeast of Fairbanks on the north side of the Steese Highway.
<b>Topo map</b>	USGS Circle A-6 and B-6.
<b>Cadastral Survey</b>	CS F005N004E101 and ASCS 830121
<b>Topography/Terrain/ Major features</b>	The area consists of moderate to steep slopes with elevations from 1000 to 2500 feet. It is close to the Chatanika River and the White Mountain National Recreation Area.
<b>Access</b>	Access is via existing roads and trails. Three of these roads intersect the Steese Highway at approximately miles 44, 46.5, and 53.
<b>Roads/Trails</b>	Trails departing the Highway at miles 44 and 53 are well established for all-season traffic near their intersection with the Steese Highway; trails leading north through the disposal area may be suitable for off road vehicle (ORV), snow machine, or foot traffic only. Public use of the trail shown as ADL 412298 does not extend beyond the northwest corner of Tract A, ASLS 85-34. Access beyond this point shall be along lot lines of existing parcels or across unreserved State land.
<b>View</b>	Many locations have panoramic views of the Chatanika River Valley.
<b>Climate</b>	Average temperatures range from 35° to 65° F in the summer and -22° to 26° F in winter with yearly extremes of -55° to 95° F. Average annual precipitation is 15 inches.
<b>Soils</b>	Soils are shallow and well drained, mixed with fractured bedrock.
<b>Vegetation</b>	Stands of small-diameter birch and poplar are interspersed with white spruce. Pure black spruce stands are found on northern and occasionally on southern slopes. Creek valleys are vegetated with wetland plants such as willow, alder, and dwarf birch.
<b>Water source</b>	Surface water is available in creek valleys, but is limited at high elevations.

**EASEMENTS AND RESERVATIONS**

<b>Area Plan, Management Unit, Classification</b>	Tanana Basin Area Plan – Update 1991 Subregion 1: Fairbanks North Star Borough Management Unit: 1L2 Classification: Settlement
<b>Allowed uses</b>	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
<b>Municipal authority</b>	The staking area is within the Fairbanks North Star Borough. Cabin site leases are subject to local property taxes.
<b>Section line easements</b>	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
<b>Public access and utility easements</b>	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
<b>Water body easements, staking setbacks and restrictions</b>	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
<b>Reserved areas</b>	Staking is not allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
<b>Water supply, Sewage disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
<b>Wetlands</b>	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
<b>Comments</b>	Entering any portion of the area will require crossing Davidson Ditch, which forms a portion of the southern project boundary. It is 25 feet wide and is interconnected with pipeline siphons across creek valleys. Built in the 1920s to provide water to mining operations, it is under the jurisdiction of the Department of Natural Resources. Casual use of the Davidson Ditch property (hiking, four-wheeling, snow machining) is allowed; any other use or disturbance will require a permit from the Department of Natural Resources.  Many existing trails have not been surveyed to date; trail locations shown on status maps should be double-checked in the field to ensure access routes. The trails that connect Davidson Ditch to pipeline siphons, designated RST #1968, are subject to Revised Statute 2477 of the mining law of 1866.  Floods and glaciation may occur in the stream valleys.  Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

**PRELIMINARY ESTIMATE OF SURVEY AND APPRAISAL COSTS**

<b>Limiting Conditions for Estimated Survey Cost</b>	
The lower estimated survey cost is based on surveying the maximum number of parcels authorized within the staking area. The higher estimate is based on a minimum of five parcels being staked. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The estimate was based on review of USGS topographic maps, the staking maps, aerial photography and past state survey contract costs. The actual survey cost for each parcel will be determined when the survey is completed. <b>It is stressed that the cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.</b>	
<b>Estimated Survey Cost</b>	\$4800 to \$5900
<b>Estimated Appraisal Cost</b>	\$500

**PRELIMINARY ESTIMATE OF LAND VALUE**

<b>Limiting Conditions for Estimated Land Value</b>	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. <b>It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in market conditions as of the date of filing, parcel size, soil conditions, access, and other factors.</b> When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
<b>Hypothetical Key Parcel Non-creek/river frontage White Mountain</b>	Size: ten acres Access: within ¼ mile of trail or reasonable overland access Building Site: 50% poor soil and/or steep terrain Easements: typical section-line & pedestrian around lot Amenities: limited southern exposure
<b>Conclusion of Value for Hypothetical Key Parcel Non-creek/river frontage White Mountain</b>	\$9,000 (\$900/acre)
<b>Hypothetical Key Parcel Creek/river frontage White Mountain</b>	Size: ten acres Access: within ¼ mile of trail or reasonable overland access Building Site: 50% poor soil and/or steep terrain Easements: typical section-line & pedestrian around lot Amenities: creek/river frontage & limited southern exposure
<b>Conclusion of Value for Hypothetical Key Parcel Creek/river frontage White Mountain</b>	\$12,000 (\$1,200/acre)
<b>Effective Date of Value</b>	May 8, 2001

Note: Staking packets will provide further details on requirements and restrictions.

**Notes:**

Maximum parcel size 20 acres.

Minimum parcel size 5 acres.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some waterbodies may have staking setbacks or water frontage limitations.

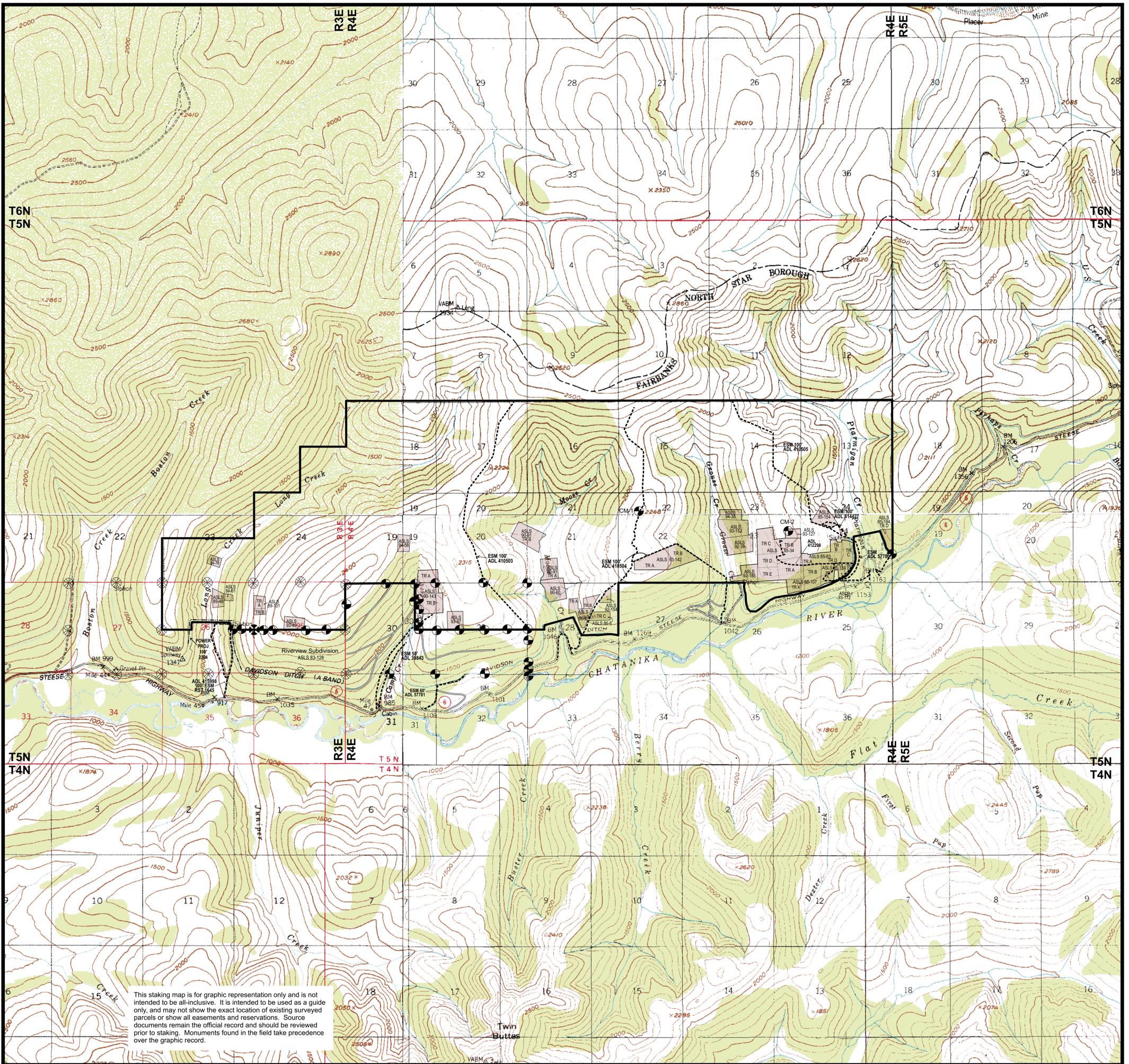
Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

This area is subject to Fairbanks North Star Borough platting authority.

Stakings allowed: 25.



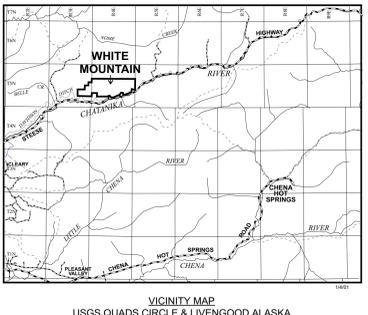
This staking map is for graphic representation and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.

# Staking Map WHITE MOUNTAIN

## Remote Recreational Cabin Site Area 11117

OFFERING NO. 1 - SUMMER 2001

USGS Quad 1:63,360  
Circle A-6, B-6  
Livengood A-1, B-1  
T. 5 N., R. 3 E.  
T. 5 N., R. 4 E.  
Fairbanks Meridian



### Notes:

Maximum parcel size 20 acres.  
Minimum parcel size 5 acres.  
Staking authorizations: 25.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some waterbodies may have staking setbacks or water frontage limitations.

Where the boundary parallels the Davidson Ditch, a 100-foot staking setback applies (RST 1968 and RST 1645).

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

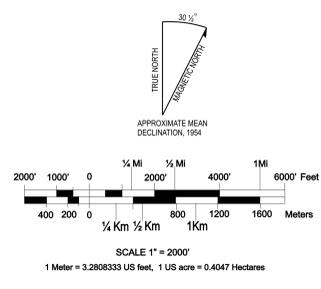
Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

This area is subject to the Fairbanks Northstar Borough platting authority.

### Legend

- Staking Area Boundary
- Road
- - - Trail or Easement
- ..... Limited Water Body Frontage
- - - Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve  
No staking in this area
- ▨ Reserved Use Area  
No staking in this area
- ▧ Wood Lot Reserve  
No staking in this area
- ▩ Existing Parcel (ASLS, USS, etc.)  
No staking in this area
- ▤ Mining Claims  
No staking in this area
- ⊗ BLM Monument of Record
- ⊙ State Survey Monument
- ⊕ Survey Control Monument



**WINDY CREEK****PHYSICAL CHARACTERISTICS**

<b>Location</b>	Approximately 12 road miles north of Healy on the east side of the Nenana River.
<b>Topo map</b>	USGS Quad Fairbanks A-5.
<b>Cadastral Survey</b>	ASCS F010S008W101, ASCS 850190
<b>Topography/Terrain/ Major features</b>	Gently rolling high plain to steep bluffs above the Nenana River.
<b>Access</b>	By road from approximately Parks Highway mile 260, then by off road vehicle (ORV) trails east of the Nenana River. There is an ORV crossing along the Alaska Railroad (ARR) bridge. Any other use of the ARR right-of-way is not permitted.
<b>Roads/Trails</b>	Trails run northerly from the old site of Ferry.
<b>View</b>	Nenana River valley and surrounding hills.
<b>Climate</b>	Temperatures could range from 80°F in summer to -60°F in winter. Annual precipitation averages 12 inches, including 52 inches of snow.
<b>Soils</b>	Somewhat poorly drained to excessively drained silts over gravelly coarse sand.
<b>Vegetation</b>	Mixed spruce and hardwood forest in well drained areas; shrubs, mosses, black spruce and bushes in poorly drained areas.
<b>Water source</b>	Holding rainwater catchment; well.

**EASEMENTS AND RESERVATIONS**

<b>Area Plan, Management Unit, Classification</b>	Tanana Basin Area Plan - Update 1991 Subregion 4: Parks Highway & West Alaska Range Management Unit: 4F1 Classification: Settlement
<b>Allowed uses</b>	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
<b>Municipal authority</b>	The staking area is within the Denali Borough.
<b>Section line easements</b>	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
<b>Public access and utility easements</b>	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
<b>Water body easements, staking setbacks and restrictions</b>	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
<b>Reserved areas</b>	Staking is not allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
<b>Water supply, Sewage disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
<b>Wetlands</b>	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
<b>Comments</b>	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

**PRELIMINARY ESTIMATE OF SURVEY AND APPRAISAL COSTS****Limiting Conditions for Estimated Survey Cost**

The lower estimated survey cost is based on surveying the maximum number of parcels authorized within the staking area. The higher estimate is based on a minimum of five parcels being staked. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The estimate was based on review of USGS topographic maps, the staking maps, aerial photography and past state survey contract costs. The actual survey cost for each parcel will be determined when the survey is completed. **It is stressed that the cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.**

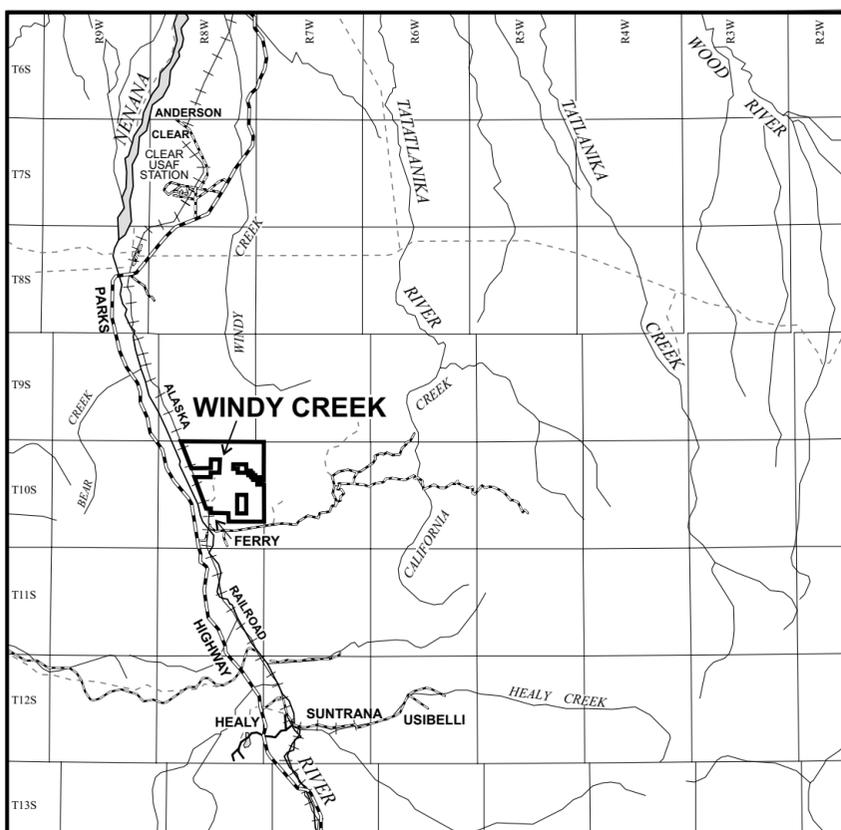
<b>Estimated Survey Cost</b>	\$4700 to \$6500
<b>Estimated Appraisal Cost</b>	\$500

**PRELIMINARY ESTIMATE OF LAND VALUE****Limiting Conditions for Estimated Land Value**

The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. **It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in market conditions as of the date of filing, parcel size, soil conditions, access, and other factors.** When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.

<b>Hypothetical Key Parcel Windy Creek Staking Area</b>	Size: ten acres Location: east of Nenana River Access: within ½ mile of trail or reasonable overland access that is not excessively steep Building Site: 50% poor soil and/or steep terrain Easements: typical section-line & pedestrian around lot Amenities: limited view of mountains
<b>Effective Date of Value</b>	March 15, 2001
<b>Conclusion of Value for Hypothetical Key Parcel Windy Creek</b>	\$6,000 or \$600 per acre

**Note:** Staking packets will provide further details on requirements and restrictions.



VICINITY MAP  
USGS QUAD FAIRBANKS ALASKA

**Notes:**

Maximum parcel size 20 acres.

Minimum parcel size 5 acres.

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

There is a 100-foot staking setback from each side of the centerline of the Alaska Railroad.

There is a 800-foot staking setback from Chicken and Moose Creeks.

All water bodies shown on this map are subject to limited water body frontage.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures. A staking setback will be required.

This area is subject to Denali Borough platting authority.

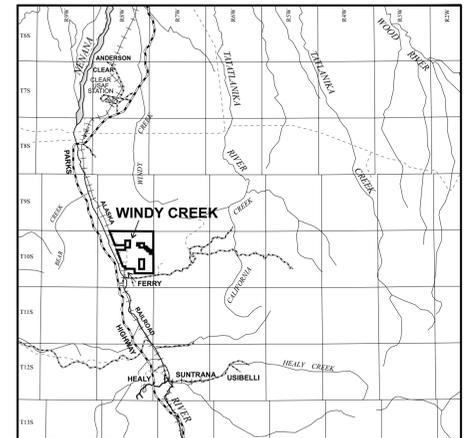
Stakings allowed: 20.

# Staking Map WINDY CREEK

Remote Recreational  
Cabin Site Area 11216

OFFERING NO. 1 - SUMMER 2001

USGS Quad 1:63,360  
Fairbanks A-5  
T. 10 S., R. 8 W.  
Fairbanks Meridian



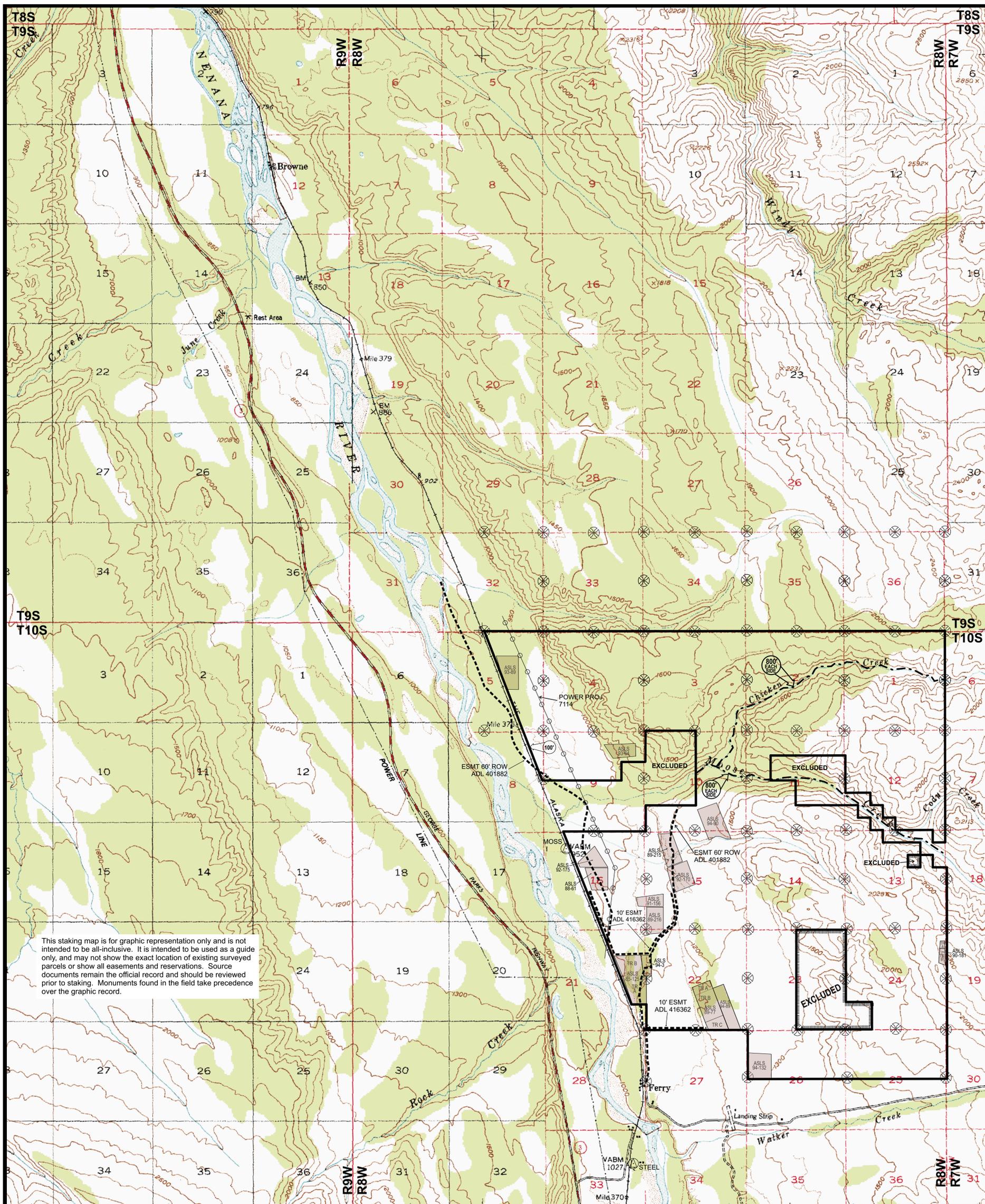
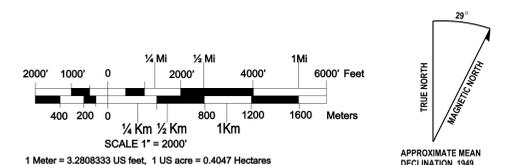
VICINITY MAP  
USGS QUAD FAIRBANKS ALASKA

## Notes:

- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.
- Staking authorizations: 20.
- Staking period 8:00 am, September 8, 2001 through 5:00 pm, November 6, 2001.
- All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
- All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
- There is a 100-foot staking setback from each side of the centerline of the Alaska Railroad.
- There is a 800-foot staking setback from Chicken and Moose Creeks.
- All water bodies shown on this map are subject to limited water body frontage.
- Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- Staking is not allowed across any navigable water body.
- Staking is not allowed around abandoned improvements or structures. A staking setback will be required.
- This area is subject to the Denali Borough platting authority.

## Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve  
No staking in this area
- Reserved Use Area  
No staking in this area
- Wood Lot Reserve  
No staking in this area
- Existing Parcel (ASLS, USS, etc.)  
No staking in this area
- Mining Claims  
No staking in this area
- Excluded from staking
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.