



STAKE A PARCEL OF STATE LAND

Remote Recreational Cabin Sites

2009 - Offering #9



2009 SCHEDULE

APPLICATION FILING PERIOD: Monday, March 16, 2009 to Wednesday, April 29, 2009

The Department of Natural Resources (DNR) must receive applications no later than **5:00 p.m. Wednesday, April 29, 2009**. Applications received after this time will not be accepted. Applications are included in this brochure, or apply online at www.dnr.alaska.gov/mlw/landsale. Applications postmarked prior to the deadline but not received by 5:00 pm will be rejected.

LOTTERY DRAWING: 10:00 a.m. Friday May 15, 2009

DNR will hold a lottery drawing for those staking areas where applications exceed available authorizations. Applications for staking areas not requiring a lottery will be awarded at the end of the lottery. You do not need to be present to win. Award notification letters and staking packets will be mailed to successful applicants. Results will be posted on the DNR web site at www.dnr.alaska.gov/mlw/landsale following the lottery.

STAKING WORKSHOPS:

Staking workshops will be held in Anchorage and Fairbanks between June 1 and 5, 2009. A staking workshop schedule will be sent to lottery winners listing the dates, times, and locations of the workshops. Additional workshops may be scheduled if there is a significant number of lottery winners located near other communities not listed. Staking workshops are held to help authorized stakers better understand the staking instructions and to have questions answered about the staking process, staking areas, and survey and appraisal information.

STAKING PERIOD:

Friday, June 12, 2009 to Monday, February 1, 2010

Winners of staking authorizations may begin staking parcels in their authorized staking areas. Staking may not begin before 8:00 a.m. on the first day of the staking period or after the last day of the staking period.

LEASE APPLICATION PERIOD begins Monday, June 15, 2009

Authorized stakers may submit lease applications beginning the Monday following the date the staking period opens. Lease applications must be received by 5:00 p.m. on the closing date of the staking period. On February 1, 2010 the Fairbanks and Anchorage DNR Public Information Centers open at 10:00 a.m. to accept lease applications.

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This brochure is provided free of charge. Additional copies can be obtained by contacting a DNR Public Information Office listed on page 3 or by viewing their web site at:

www.dnr.alaska.gov/mlw/landsale

For each mailed copy, there is a postage and handling fee of \$2.00.

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the 2009 Remote Recreational Cabin Sites Offering #9, produced at a cost of \$0.78 per copy, in Anchorage, Alaska



FOREWORD

REMOTE RECREATIONAL CABIN SITES OFFERING #9



Greetings Fellow Alaskans,

The celebration of Alaska's fiftieth year of statehood is in full swing! I am proud the Constitution of this great state mandates the State of Alaska offer state land for private ownership. With the formal proclamation of statehood our new state was granted the land base to meet this vital objective. Since the earliest days of statehood the State of Alaska has offered land for Alaskans. The tradition started with public outcry auctions and evolved over the years to include stake-it-yourself land sales.

Today, Alaskan residents have an opportunity not offered in any other state – to stake a parcel of land and build the cabin of their dreams. Alaska's Remote Recreational Cabin Sites staking program is unique and exemplifies one of the many ways life in Alaska is unlike any other place on earth. Alaska's fiftieth year is the perfect year to stake your own land in Alaska and create a commemorative legacy for your family.

Warm Regards to You and Yours,
Governor Sarah Palin

Dear Potential Applicants,

Alaska is a majestic state rich in natural resources, including its state-owned lands. I am proud the Department of Natural Resources continues its tradition of offering Alaskan residents the opportunity to stake a parcel of state-owned land through the Remote Recreational Cabin Sites program.

We are offering 280 authorizations in five different remote staking areas in the Northern and Southcentral regions. Staking your cabin site will be a challenge. However, the Remote Recreational Cabin Sites program staff is committed to exceptional service, and will aid you in successfully staking and purchasing your parcel. I encourage you to review this brochure, participate in the 2009 offering, and make staking your parcel a family affair to remember.

Best of Luck!
Commissioner Tom Irwin



Governor Sarah Palin



Commissioner Tom Irwin

GENERAL INFORMATION

Introduction

In 1997, the legislature created the Remote Recreational Cabin Sites Program (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 until the survey and appraisal are completed, and then purchase the land at market value. The parcel may only 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 2009. The stakings will be in areas designated for remote settlement. Remote Recreational Cabin Sites are not offered in Southeast Alaska because the limited amount of state land available is allocated primarily for community development.

Prospective applicants should become familiar with the statute, AS 38.05.600, the regulations that authorize the Remote Recreational Cabin Site program, 11 AAC 67.800 through 11 AAC 67.845, and applicable regulations at 11 AAC 67.005-008. These statutes and regulations are available at most libraries, at DNR Public Information Offices, and through the State of Alaska web site at http://dnr.alaska.gov/commiss/pic/stats_regs.htm

This brochure is arranged to present general information about this land offering. It explains how to apply for the lottery and staking, and gives information on the survey, appraisal, lease, and purchase of a Remote Recreational Cabin Site. The brochure describes each of the 2009 staking areas offered in the Southcentral and Northern regions of the state. The brochure also reflects changes made to the program since the first offering in 2001.

How the Program Works

The following is a brief outline of the steps involved in the Remote Recreational Cabin Sites Program.

- ◇ Read the Remote Recreational Cabin Sites brochure and review the areas you are interested in.
- ◇ Personally inspect the staking areas when possible.
- ◇ Apply for a staking authorization for the area(s) you are interested in during the application period.
- ◇ Receive a staking authorization if your name is drawn during the lottery.
- ◇ Attend a staking workshop to learn about the staking and lease/purchase process.
- ◇ Stake your parcel during the designated staking period.
- ◇ Submit a lease application describing your staked parcel within 14 days of staking and prior to the end of the staking period.
- ◇ DNR reviews your lease application after the staking period ends and issues your lease. You may not begin development on your parcel until your lease is issued.
- ◇ Make quarterly payments to cover the lease, survey, and appraisal costs of your staked parcel.
- ◇ The payments you make for the survey costs will be credited toward the purchase price for the appraised value of your parcel. The minimum purchase price is \$1,000 over the actual survey cost, or the appraised value, whichever is greater.
- ◇ After survey and appraisal are complete, you must pay any remaining balance or enter into a state purchase contract to complete the purchase of your parcel. This should occur within three to four years.

Land Records, Survey Plats, and Maps

Comprehensive area information can be found by researching various state and federal websites. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is www.landrecords.info, which lists links to many DNR and BLM websites where you can find information such as recorded survey plats, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and case file summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall, Alaska Pacific University, 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 99775-7320, (907) 474-6960; or from numerous other commercial sources.

Full size copies of the recorded survey plats are available at DNR Public Information Offices for \$2.00 per sheet or at the appropriate District Recorder's Office for \$3.00 per sheet.

Site Inspection

DNR strongly urges anyone wishing to stake and purchase a parcel to first review all information and then personally inspect the land before submitting a lottery application. The land chosen by an applicant/staker is taken "AS-IS" with no guarantees, expressed or implied, as to its suitability or fitness for any intended use. The submission of a lease application of a staked parcel constitutes acceptance of the parcel "AS-IS" and "WHERE-IS".

Multiple Uses

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 mining or timber sales, commercial or personal recreation, trapping or resource harvest, can and do occur on municipal, state, or federal lands near the offered areas. Such uses not only affect adjacent land, but also roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate increased traffic. It is strongly recommended that applicants take this into consideration when applying for the lease or purchase of state land.



Some staking areas may be accessible by boat

What are the Costs?

There will be costs incurred in the first few years of a remote recreational cabin site lease. There are costs for surveying and appraising parcels of land in remote areas. There are also lease fees and administrative fees.

Remote Recreational Cabin Sites participants will make quarterly deposit payments 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. DNR may contract these services out.

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

Is This Program For You?

Staking a parcel of land in a remote area is very different from purchasing a pre-surveyed lot. These are just a few of the important considerations you will want to keep in mind if you want to stake and acquire a remote parcel:

- ◇ Legal access exists but there is no guarantee that it is practical to traverse or construct a trail on.
- ◇ Travel to the staking areas may be costly and time consuming.
- ◇ Services (fire, ambulance, road maintenance, refuse collection, schools, etc.) are usually very limited or nonexistent. Utilities may be very expensive to bring to the site.
- ◇ Construction of access and improvements may be costly and labor intensive.
- ◇ Development of your parcel may require permits from other agencies or permitting authorities. This may require building permits, stream crossing permits, wetlands fill permits, etc.
- ◇ Staking a remote parcel does not guarantee that you will have no neighbors, have exclusive use of the surrounding state land, or that the area will always remain remote in character.
- ◇ Base appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale. The base appraisals can help you determine approximately how much your parcel will cost to purchase so that you can stake a parcel that will fit within your budget.

Applying for a Staking Authorization

Application forms are available in this brochure, at the DNR Public Information Offices, and on the DNR web site at www.dnr.alaska.gov/mlw/landsale. Applications may be completed and submitted online using credit card or bank account information. Please visit the above website address for further information.

Application forms may be reproduced.

You may file only one application per staking area.

You may receive only one staking authorization in this offering. You will be awarded the staking authorization for the first staking area for which your name is drawn during the lottery or for which there are no other applicants.

1. Complete a 2009 Remote Recreational Cabin Sites Staking Authorization Application/Eligibility Statement for each staking area you wish to apply for. The application must contain the staking area name and number, your name, mailing address, telephone number(s), date, and your signature. Faxed applications will be accepted with credit card payment information.
2. Pay a non-refundable \$25 application fee with each application for each staking area. This fee may be paid by a personal check, certified check, credit card, or money order. Do not send cash. Checks should be made payable to the State of Alaska. Checks returned for any reason will invalidate the application(s). No application will be accepted without the fee. If submitting multiple applications, the fees may be paid with one check or money order, or credit card transaction.
3. Certify you are an eligible Alaska resident for at least one year (12 months) immediately preceding the date of your lottery application.
4. An agent who presents a power of attorney or other notarized authorization of agency may file an application on behalf of a qualified applicant.
5. If you wish to withdraw an application, you must do so in writing prior to the end of the application period. Mail or deliver your request to one of the DNR Public Information Offices listed below. Your application fee is non-refundable.
6. Once an application is filed, it may not be transferred to another staking area or to another applicant.
7. Your application will be rejected if:
 - ◊ It does not contain the \$25 application fee.
 - ◊ It is received before or after the application period.
 - ◊ It is incomplete, unsigned, or illegible.
 - ◊ A bank or credit union refuses payment on your check for any reason.
 - ◊ Your credit card is declined.

Please note that filing an application does not grant or vest any right, title, or interest, or expectancy of a right, title, or interest in a Remote Recreational Cabin Site.

Applicants must maintain a current address with DNR. Send address changes to one of the DNR Public Information Offices listed below. 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

File applications online at www.dnr.alaska.gov/mlw/landsale.

Mail-in applications must be sent to the DNR Financial Services Section:

REMOTE RECREATIONAL CABIN SITES
Department of Natural Resources, Financial Services Section
550 West 7th Avenue, Suite 1410, Anchorage, AK 99501-3561

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

SOUTHCENTRAL REGION
DNR Public Information Center
550 W. 7th 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.
dnr.pic@alaska.gov

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, 10:00 a.m. - 5:00 p.m.
fbx-pic@alaska.gov

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.
sero@alaska.gov



Floatplanes provide access to many remote staking areas

Program Eligibility

As the applicant, it is your responsibility to prove that you are 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 submit an application.

Corporations, businesses, and non-Alaska residents are NOT eligible to apply for the Remote Recreational Cabin Sites program. You must certify your eligibility that you have been a resident of the State of Alaska for at least one year (12 months) immediately prior to the date of application; that you are 18 years of age or older on the date of application; that you have 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; that you are not currently in default for nonpayment on a purchase contract or lease issued by the department; and that you have not been notified that you are in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in this Remote Recreational Cabin Sites offering. You may also participate in subsequent offerings under this program.

Residency Requirement

To be eligible to apply for the lottery, you must be a current Alaska resident and have been a resident of Alaska for at least one year (12 months) 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 or nation as your residence for purposes such as taxes, school tuition, or benefits. State law (AS 01.10.055) defines a person's establishment of residency as "being physically present in the state with the intent to remain in the state indefinitely and to make a home in the state."

If you are member of the Armed Forces of the United States or were during any part of the one-year residency period, you must either have 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 for being stationed in Alaska, 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

You may be required to verify your Alaska residency (11 AAC 67.010). Proof of residency may be any proof acceptable to the Director, including voter registration and voting records; hunting, fishing, driver, or other licenses; school records; rent receipts, or proof of home ownership or a home purchase contract; motor vehicle registration; tax records; employment, unemployment, or military records; court or other government agency records; birth or other vital statistic records; affidavits of persons acquainted with but not related to the applicant may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency; or other proof of residency acceptable to the Director.

Misrepresentation - False Information

If you provide false information on forms or other required documents, you may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, you will forfeit all monies paid and may lose all right, title, and interest in the land if a lease or purchase contract has been issued.

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). If you have questions about employee eligibility, contact one of the regional Public Information Centers.

LOTTERY DRAWING

Lottery Procedures

In staking areas where there are more applications than available staking authorizations, a lottery will be held to determine the winners. The order of drawing will be determined by the highest ratio of applications to staking authorizations, and then, if tied, by alphabetical order. Authorizations are awarded to applicants for the first staking area for which their name is drawn. Once you are awarded a staking authorization, you become ineligible to obtain another staking authorization in this offering.

If a staking area does not receive more applications than the number of staking authorizations offered, the unused authorizations will not be offered over-the-counter, but may be reoffered at a later time. You do not have to be present to be awarded a staking authorization. Your presence will not affect the outcome of the lottery.

Alternates are drawn and may be issued a staking authorization in the event a winner cannot be contacted, is found to be ineligible, withdraws, relinquishes their staking authorization, or allows their authorization to expire without staking a parcel.

Lottery results will be posted live during the lottery on the DNR web site at www.dnr.alaska.gov/mlw/landsale beginning 10:00 a.m., on Friday, May 15, 2009. A complete list of apparent winners will be posted following the lottery at the DNR Public Information Offices and online. Unsuccessful applicants will not be notified.

Winners of the Lottery Drawing

If your name is drawn as a winner, you will be notified by mail and will receive a staking packet for your staking area. This packet will include staking instructions that tell you when you can stake, how much land you can stake, and other guidelines that may apply to your specific area; a lease application form, which must be completed and submitted to DNR after staking; and a staking map.

Staking Workshops

The staking packet will include a schedule for DNR staking information workshops for the winners of the staking authorizations and/or their agents. The workshops will answer any questions you have about the program and staking your parcel. Winners are strongly encouraged to attend the staking workshops.

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 Tom Irwin, Department of Natural Resources, 550 W. 7th Ave., Suite 1400, Anchorage, AK 99501-3561, by fax to (907) 269-8918, or email to dnr.appeals@alaska.gov.

STAKING REMOTE RECREATIONAL CABIN SITES

Staking Authorization

A staking authorization is valid beginning the date the area is opened for staking. The authorization can be relinquished before its expiration date, but it cannot be extended, transferred, or applied to a different staking area.

Staking Period

The staking period for this offering begins 8:00 a.m. on Friday, June 12, 2009 and ends 5:00 p.m. on Monday, February 1, 2010. Stakers will be notified in the event that the staking period schedule changes.

Prestaking is NOT allowed. Your lease application will be rejected and you will forfeit your staking authorization if DNR determines that you have staked your parcel prior to the staking opening. You may not begin flagging, brushing, marking, or use other means of establishing a claim to a parcel, an area, corners, or boundary prior to the staking opening. DNR will be monitoring the staking areas.

If you have any questions as to what constitutes a prestaking activity or if you wish to report a possible prestaking violation, contact the appropriate regional office.



Typical corner post set by participants in the Remote Recreational Cabin Sites program

Staking Your Site/Completing a Lease Application

If you have been awarded a staking authorization and received the staking packet, you may stake your parcel beginning 8:00 a.m. on Friday, June 12, 2009. You may not stake prior to the opening day or after the closing day of the staking period.

You may authorize an agent to stake for you. An agent can be anyone you choose such as friend or family member. During the staking period, you or your agent must stake and brush the parcel boundaries in accordance with the staking instructions and complete a Remote Recreational Cabin Site lease application. Please be aware that you assume full responsibility for the performance of your agent in the field.

Stakers should observe good land practices when selecting a site and ensure legal and feasible access to their site. Stakers are encouraged to use existing access trails and apply for the necessary permits or easements to reserve and protect access to their site.

LEASING YOUR SITE

Applying for a Remote Recreational Cabin Site Lease

Only individuals who received a staking authorization may lease a cabin site. During the term of the lease, a survey and appraisal will be completed. After a parcel has been staked and before the staking period expires, the applicant must:

- ◇ Complete the Application for Remote Recreational Cabin Site Lease, sign and notarize it, and submit it to either the Anchorage or Fairbanks DNR Public Information Office;
- ◇ Pay a non-refundable application fee of \$100;
- ◇ Submit the application within 14 days after staking, but no later than the end of the staking period;
- ◇ If an agent stakes for you, they must be noted on the lease application. You must sign the application unless your agent also has power of attorney and submits the proper documentation. An agent can be anyone you choose such as a friend or family member. Anyone who stakes for you must be listed as an agent.

By applying for a lease, you agree to pay the quarterly deposits for the department's estimated costs to survey and appraise the parcel. You also agree to pay all fees and lease rentals, and pay the appraised market value for the parcel when purchased. Note: Payments made for the cost of the survey and platting will be credited toward the purchase price. Payments made for the cost of the appraisal will be in addition to the purchase price. You may not re-enter the staked parcel to begin development until the department has approved the lease application and issued the lease. Please note that this may take several months.

Lease Application Priority

The lease application period begins the Monday following the day the staking period opens. The Fairbanks and Anchorage DNR Public Information Centers will be open at 10:00 a.m. on Monday, June 15, 2009 to accept lease applications.

Lease applications will be date and time stamped in order to determine the priority of service. Applicants waiting in line when the doors open will undergo a drawing to determine priority of service. In the event of a staking conflict, the first applicant to stake a Remote Recreational Cabin Site and submit a valid application has priority over later applications.

Rejection or Modification of Lease Application

An application for a Remote Recreational Cabin Sites lease may be rejected for failure to comply with the program as established under state statutes and regulations, for failure to comply with the staking instructions, for staking over a prior lease application or exclusion, for staking outside the staking area boundary, for failure to brush and flag parcel boundary lines, or for locating and marking staked parcel prior to the opening day of staking.

DNR reserves the right to modify parcel boundaries to conform to staking instructions; to eliminate a conflict with another parcel or exclusion; to avoid leaving an unusable remnant of state land; to satisfy municipal platting requirements; or to conform to topography. DNR also reserves the right to modify the parcel to conform to standard surveying practices and to reserve additional access easements for 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.

Lease Payments

The term of the lease will be three years. The annual lease payments will be \$100 and will be paid quarterly. The lease payment is in addition to the quarterly survey and appraisal deposit payments. Lease payments do not apply towards the purchase price of your parcel. Lease payments are non-refundable regardless of whether the lease is relinquished or terminated for cause.

Staking Requirements and Restrictions

Remote Recreational Cabin Sites must be staked according to the staking procedures contained in the staking packet. These procedures will be explained in the staking workshops. Each area may have different parcel size limitations as well as staking restrictions such as setbacks and exclusions. Stakers should refer to the staking map and staking instructions for specific restrictions for each area.

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

Stakers should identify and observe prior staked parcels and should not include any prior staked land within their parcel. Information about prior staked parcels in a staking area is available at the Anchorage and Fairbanks DNR Public Information Centers and online.

Brushing and Flagging Your Parcel

Parcel boundary lines must be brushed and flagged at the time of staking and maintained until the survey is completed. Failure to do so may result in the rejection or cancellation of the lease. If the participant notified the appropriate regional office and the department gives written permission that because it is impractical to brush all or any portion of the parcel boundary lines, the applicant may flag or otherwise mark the lines in a manner that provides reasonable notice of the boundaries.

Please plan accordingly for the amount of time required to brush the parcel boundary lines. It is possible that it will take several days to completely brush the lines. Photos of brushed lines and corner posts are required as part of the lease application.

Existing Improvements

Some of these areas include state land that was previously offered in other state land sale programs or used for other purposes; consequently some development has occurred within the staking areas. There may be abandoned or unauthorized improvements on state land shown as open for staking. Improvements may not be included within your staked parcel. If you know of or encounter an abandoned or dilapidated structure, contact the appropriate DNR Public Information Center.

Airstrips

There may be airstrips within staking areas that are not shown on the staking maps. These could be on private land. Pilots should be careful to avoid trespassing on private property. Use of airstrips on state land that are not authorized is at your own risk. Existing airstrips used by the public, including those not shown on staking maps, may not be included within your staked parcel. Staking setbacks may apply.

Deposits for Survey, Platting & Appraisal

During the three-year lease term, you will make quarterly deposit payments for the department's estimated costs for the survey and platting, prorated by acreage, and appraisal of the parcel. The total amount of the deposit may vary from area to area and may be more or less than the actual cost of the survey and appraisal. The cost of the survey is credited toward the purchase price while the cost of the appraisal is in addition to the purchase price. DNR may contract out for the survey and appraisal.

The first quarterly payment will be due when you are notified that the lease application has been approved. The next scheduled payment will be due three months from the effective date of the lease and every three months thereafter during the three-year lease term.

A typical quarterly deposit payment may be between \$300-\$600 depending on the staking area. An example of a quarterly payment breakdown is as follows:

Example of Quarterly Payment Schedule		
	Quarterly Payment	3-Year Total
Lease rental payment	\$25.00	\$300.00
Appraisal deposit	\$41.67	\$500.00
Survey deposit (credited to the purchase price)	\$375.00	\$4,500.00
Total quarterly payment	\$441.67	

If DNR extends the lease an additional year after the three-year term, the survey and appraisal deposit payment is not required during that year. However, if the estimated total amount paid does not cover your share of actual costs (prorated by acreage for survey and by parcel for appraisal), then the balance will be due at the time of purchase or prior to expiration of the lease. If the total deposit paid exceeds your fair share of the cost, the excess deposit will be credited toward the purchase price.

NOTE: A deposit is non-refundable if a lessee or purchaser does not proceed with the purchase of the site. However, the department will refund 50 percent of the total deposit if you file a written relinquishment of the lease during the first year and the department accepts such relinquishment.

Use of Remote Recreational Cabin Sites

A lease allows you to use your staked parcel for recreational purposes while a survey and appraisal are being completed by DNR. 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.

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

Constructing Improvements

When constructing improvements after your lease is issued, it is your responsibility to properly locate improvements within your 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 your 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. Improperly located improvements may be grounds for termination of a lease or contract.

Transfers and Assignments

You may not transfer, sublease, or assign this lease, except by a court order as part of a property division resulting from a divorce or dissolution of marriage; or in the event of your 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 your estate. A \$100 amendment fee may apply.

Penalty Charges

You shall pay a fee for any late payment or returned check you issue as follows:

1. Late Payment Penalty: The fee specified in 11 AAC 05.010 will be assessed on a past-due account until payment is received by DNR. Acceptance of a late payment or of a service charge for a late payment is subject to DNR'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. Late penalties under subsection (1) of this section shall continue to accumulate.

NOTE: If your lease or sale agreement(s) with DNR are in default status for breach of terms, you are 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



Many stakers choose to access their land by snowmachine.

for cause, you will be precluded from acquiring any new authorizations from the department for three years from the date of termination.

Checks returned for any reason may invalidate the transaction and terminate your rights to the parcel.

Expiration or Termination of Lease

If you do not purchase the parcel by the end of the five-year lease renewal term, your lease will expire and you will be required to 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 or for failure to sign the survey plat once the parcel has been surveyed.

SURVEY & APPRAISAL

Survey of Parcels

The department will issue state survey contracts under state procurement code for the survey of parcels staked within the staking areas. DNR will award the contracts by competitive process. The surveys will be completed within the three-year lease term unless an extension is needed for completion, in which case the lease will be extended for one additional year. The actual survey costs will be your fair share of the total cost for the area prorated by the acreage of your parcel.

Appraisal of Parcels

A full appraisal will occur after the staked parcels are surveyed. This appraisal will reflect the qualities of the individual staked parcel, such as 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. DNR will notify you of the appraised value when the full appraisal is completed.

Estimated Appraised Values of Remote Recreational Cabin Sites

DNR cannot determine the appraised value of a parcel until the survey is completed and approved. As an alternative, Base Appraisal reports are provided to help you estimate potential purchase prices. There is a Base Appraisal for each staking area.

The Base Appraisal report describes hypothetical key parcels for each staking area. A staking area can have one or more key parcels (for example, waterfront and interior key parcels). A key parcel is as similar as possible to the parcels that will likely be staked. The following features are described for each key parcel: location, access, size, physical features, amenities, and easements/restrictions. The Base Appraisal has two purposes. First, it gives some idea of what a parcel will cost. Second, the values in the base appraisal will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical key parcel and making value adjustments for any differences. The information in this brochure includes a summary of the Base Appraisal for each staking area. Base appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The appraiser used topographic maps, aerial photography, and other sources of information to determine the nature of the staking area, including access. The final appraisal will include a physical inspection of the staking area and each parcel to be appraised. The appraised value of your parcel may be different from the hypothetical key parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

PURCHASING YOUR SITE

Purchase Options

At any time during the lease after the survey and appraisal of the parcel are completed, if you are in good standing, you may purchase the parcel at its appraised market value as of the date of entry. Date of entry is defined as the date that DNR approves the lease application.

The state must sell land at the appraised market value per state law. The following is a simplified example of the costs associated with the purchase and how the payable balance is calculated:

Example of Purchase Price Calculation

Appraised market value	\$10,000
Less survey deposit paid	\$4,500
	\$5,500
Remaining balance of appraisal cost (if any)	\$150
Balance for payoff or contract	\$5,650

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

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

Minimum Purchase Price

The costs to survey state land in remote areas of the state may actually be higher than the appraised value of the land. The minimum purchase price is \$1,000 over the actual survey cost, or the appraised value, whichever is greater.

General Contract Terms

If the purchase price minus the 5% 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). If the purchase price minus the down payment is greater than \$2,000, the remainder may be paid by sale contract. Once you have signed a state land sale contract, you have entered into a legal, binding contract. Your money cannot be refunded if the contract is in default, is relinquished, or is otherwise terminated.

The terms for purchasing state land by sale contract are:

1. Down payment of five percent (5%) 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.

You may, at any time, pay more than the required payment, accelerate your 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.

Contract Assignments

Land sale contracts may be assigned to another qualified party. A \$100 fee applies.

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%. 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, you will owe a service fee for any late payment or returned check as follows:

- ◇ 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 (5%) of the sum in default, whichever is larger. Contract payments received apply first toward any late fees, then toward interest owed, and any remainder reduces the principal balance.
- ◇ Returned Check Penalty: A returned check fee of \$25.00, as provided in 11 AAC 05.010, will be assessed for any check on which the bank refuses payment. The default termination date (the date payment is due) will not be altered due to a delay caused by a bank refusing payment. Late penalties under (1) of this section shall continue to accumulate.

Veterans' Land Discount

Per AS 38.05.940, an eligible veteran may receive a single, "once in a lifetime" twenty-five percent (25%) discount on the purchase of one parcel of state land. A qualifying veteran must apply for the discount at the time of purchase by submitting a completed Veteran Eligibility Application/Affidavit and proof, acceptable to the department, that the purchaser:

1. 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" section);
2. Has served on active duty in the Armed Forces of the United States 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 (see Form DD 214); and
3. 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, as defined by the Federal Government. 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. Veterans are encouraged to request their Form DD 214 well in advance of purchasing.

The veterans' land discount may be applied only to acquisition of surface rights to the land. The discount may not be applied to survey costs, road development costs, utility assessments, or other costs deemed reimbursable to the state by the commissioner. These reimbursable costs will be subtracted from the purchase price before the discount is calculated; afterwards, the discount amount will be deducted from the total purchase price.

In the case where two or more applicants wish to purchase the parcel and apply a veterans' land discount, only one qualifying applicant needs to apply for the discount; however, upon approval a single twenty five percent (25%) discount will be given and all applicants will have exhausted their "once in a lifetime" veterans' land discount.

Only the original, qualified lessee is eligible to use the veterans' land discount when purchasing a Remote Recreational Cabin Site.

GENERAL CONDITIONS

Tentatively Approved Lands

The state has not received final patent from the federal government for some of the land in this offering. Such lands are designated as "tentatively approved". Title for parcels on tentatively approved land will be conditioned upon the state receiving patent from the federal government. Department regulations provide that if for any reason the state is denied patent to the land, a sale, lease or grant on this conditional basis will be canceled, and the money paid to purchase the land will be refunded. The state has no further liability to the lessee, purchaser, or any third party for termination of the contract (11 AAC 67.015).

Title to tentatively approved land will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved land, however, there may be practical problems including (1) title insurance companies may not provide title insurance unless this contingency is "excepted" from coverage, and (2) banks may not loan money for construction on, or the purchase of tentatively approved lands.

In this Remote Recreational Cabin Sites offering, the following staking areas are all or in part on tentatively approved land: Innoko River, Kantishna, Mount Ryan, Ridgeview



Stakers in the field determine the coordinates of one of their parcel corners using a hand-held GPS device.

Access

When possible, legal access to Remote Recreational Cabin Sites staking areas will be shown on the individual staking maps. The location of legal access to a parcel may also be obtained from the appropriate regional DNR Public Information Office. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on a legal right-of-way or section-line easement.

Establishing new routes or making improvements to existing rights of way or easements may require an authorization depending on the type of activity and the site specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel.

The state has no legal obligation to build roads or provide services to or within any parcel. Rights-of-way shown on the survey plats 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 parcels. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable water bodies, or across unreserved state land.

Physical access may be on roads, trails, rivers and lakes by means of on- and off-road vehicles, snowmachines, airplanes, boats, or by foot. You should inquire at one of the DNR Public Information Offices or borough land office to see if there is an existing road on a reserved right-of-way. PLEASE BE ADVISED THAT LEGAL ACCESS TO A PARCEL DOES NOT NECESSARILY CONSTITUTE DEVELOPED OR PRACTICAL ACCESS.

There are certain generally allowed uses on state land managed by the Division of Mining, Land and Water that do not require a permit from DNR (11 AAC 96.020-025). The fact sheet at www.dnr.alaska.gov/mlw/factsht/gen_allow_use.pdf contains more information about these generally allowed uses, including a list of areas where they do not apply and other restrictions.

Travel across unreserved state land may be made without a permit by the following methods:

- ◇ Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; and traveling by horse, dogsled, or with pack animals.
- ◇ Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snow-machine or four-wheeler, on or off an established road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. An authorization is required from ADF&G Division of Habitat for any motorized travel in fish bearing streams. Contact and program information can be found on-line at www.habitat.adfg.alaska.gov.
- ◇ Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Access improvements on unreserved state land may be allowed without a permit under the following conditions:

- ◇ Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail).
- ◇ Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the im-

provement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles 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 appropriate DNR regional office.

Public access and utility easements, waterbody easements, and public or navigable waterways may not be obstructed or made unusable by the public.

RS 2477 Rights-of-Way

Revised Statute 2477 is a federal law that granted states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some 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 parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at any of the DNR Public Information Offices, and on-line at www.dnr.alaska.gov/mlw/trails/rs2477.

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.

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).

Mineral orders closing an area to new mineral entry, where they have been established, close the area to exploration and development of locatable minerals such as gold, copper, platinum, et cetera. Such mineral orders do not apply to leaseable minerals, including oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing for such, nor do they preclude reasonable surface access to these resources.

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. Before putting any dredged or fill material in wetlands (for example, to build a road, or any other land-clearing activity involving land leveling), purchasers may need a permit from the District Engineer of the U.S. Army Corps of Engineers. 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. You are encouraged to contact the Alaska Department of Fish and Game for information on how to minimize conflicts with wildlife.

Fish Habitat Requirements

The Fishway Act, AS 16.05.841, requires that an individual or governmental agency notify and obtain authorization from the ADF&G Division of Habitat for activities within or across a stream used by fish if the department determines that such uses or activities could represent an impediment to the efficient passage of fish.

The Anadromous Fish Act, AS 16.05.871 requires that an individual or governmental agency provide prior notification and obtain approval from the ADF&G Division of Habitat "to construct a hydraulic project or use, divert, obstruct, pollute, or change the natural flow or bed" of a specified anadromous waterbody or "to use wheeled, tracked, or excavating equipment or log-dragging equipment in the bed" of a specified anadromous waterbody. All activities within or across a specified anadromous waterbody and all instream activities affecting a specified anadromous waterbody require approval from the Division of Habitat.

A list of common activities which require permits is available at www.habitat.adfg.alaska.gov. Activities include, but are not limited to: stream diversion; stream-bank or streambed disturbance (boat launches or dock construction for example); gravel removal; stream crossings; bridge or culvert construction and maintenance; streambank restoration/protection, erosion control; stream fluming; ice bridge/road construction; placer mining activities; recreational suction dredging; and use of explosives near stream corridors.

If you conduct any activity below ordinary high water of a specified anadromous waterbody or impedes the efficient passage of fish without notifying and receiving the prior written approval from ADF&G, you are violating state law and may be charged with a misdemeanor. Contact ADF&G Division of Habitat for more information on obtaining permits.

Fish & Game Requirements

Alaska Department of Fish and Game 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. Staking periods may overlap with certain hunting seasons. Check with ADFG to find out the hunting season dates for the staking areas.

Taxes

Parcels are 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. Please contact your local tax authority concerning the calculation of the assessed values of your leased recreational site. Local taxing authorities for this offering include:

◊ Fairbanks North Star Borough 907-459-1000

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 at www.dnr.alaska.gov/mlw/water/.

Fire Protection

Some state lands are in areas without fire protection or with only 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. If you wish to develop your parcel, you should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE at www.firewise.org, can provide prospective landowners with valuable information regarding wildfire mitigation.

In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking or warming. All other burning in the permit areas requires a permit during the fire season. There are potential liabilities if your fire escapes control (AS 41.15.060, AS 41.15.090). For further information regarding wildfire mitigation and burning permits, contact the regional DNR Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Offices as well as on-line at www.dnr.alaska.gov/forestry.

Timber and Other Building Materials on Site

Before receiving title to state land, purchasers are strictly prohibited from selling or removing 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.

The DNR Division of Forestry issues personal use permits for the purchase of fuel wood obtained from state land outside your parcel boundaries. Personal use contracts are also issued for the purchase of house logs and saw logs. Contact the appropriate regional DNR Division of Forestry office well in advance of need. Commercial sale of timber is not allowed.

Archaeological Sites

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

Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. The USFWS generally recommends no clearing of vegetation within 330 feet of any nest. No construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Between June 1 and August 31, no construction activity should occur within 660 feet of active eagle nests until after juvenile birds have fledged. Nest trees should not be disturbed at all. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree.

Use of Adjacent State Land

Uses of unreserved 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. Lease or ownership of a remote recreational cabin site does not imply exclusive use of surrounding state lands.

Restrictions on Subdividing

You may not subdivide or re-plot the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements and in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC).

Easements, Reservations & Restrictions

All staking areas are subject to various rights-of-way, easements, setbacks, roads, trails, and other restrictions. You may not construct buildings or in any way obstruct public access or utility easements. All state-owned land bordering surveyed or protracted (un-surveyed) 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 your responsibility to review the staking map and instructions thoroughly to determine what restrictions, if any, may affect your staking area. You must meet any borough or state standards and obtain any required permits before developing any easement.

Right to Adjourn/Postpone/Cancel

DNR reserves the right to adjourn, postpone, or cancel a land offering, in whole or in part, at any time prior to or during the offering, if necessary, to protect the interests of the State of Alaska. Staking areas or authorizations may be withdrawn at any time prior to or during the offering period.

Future Offerings

The state reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density in that area. The department may also identify and survey additional parcels in a staking area up to the total number of stakings authorized during the staking period, to be offered for sale at a later time.

Brochure Amendments

This brochure is intended for informational purposes only and does not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets called errata. You may obtain a copy of new or existing errata from the DNR Public Information Offices or on-line at www.dnr.alaska.gov/mlw/landsale.

It is your responsibility to keep informed of any changes or corrections prior to submitting an application. DNR reserves the right to make changes up to the time a contract or patent is issued. DNR reserves the right to waive technical defects or errors in this publication.

Acronyms & Abbreviations Used In This Brochure

AAC.....	Alaska Administrative Code
ADEC.....	Alaska Department of Environmental Conservation
ADF&G.....	Alaska Department of Fish and Game
ADL.....	Alaska Division of Lands (case number prefix)
AS.....	Alaska Statute
ASCS.....	Alaska State Cadastral Survey
ASLS.....	Alaska State Land Survey
ACOE.....	Army Corps of Engineers
AZ MK.....	Azimuth Mark
CM.....	Control Monument
CS.....	Cadastral Survey/Control Survey
DNR.....	Department of Natural Resources
ESM.....	Easement
EV.....	Easement Vacation
HWM.....	High Water Mark
MS.....	Material Site
ORV.....	Off-Road Vehicle
PIC.....	Public Information Center
R.....	Range (as in "R4W" - "Range 4 West")
RST.....	Revised Statute 2477 Right-of-Way (case number prefix)
T.....	Township (as in "T6N" - "Township 6 North")
TR.....	Tract
USGS.....	United States Geological Survey
USS.....	United States Survey

REMOTE RECREATIONAL CABIN SITES STAKING AREA INFORMATION – 2009 OFFERING # 9

SOUTHCENTRAL REGION									
Area No.	Area Name	Gross Acres	Net Acres	Stakings Allowed	Minimum Parcel Size	Maximum Parcel Size	Staking Opening Date	Staking Closing Date	Borough
1109201	Innokov River	16,500	1,200	60	5 ac.	20 ac.	June 12, 2009	Feb 1, 2010	Unorganized
1109202	Mount Rich Addition	14,080	1,200	60	5 ac.	20 ac.	June 12, 2009	Feb 1, 2010	Unorganized
1109203	Ridgeview	3,710	1,000	50	5 ac.	20 ac.	June 12, 2009	Feb 1, 2010	Unorganized
TOTALS		34,290	3,400	170					
NORTHERN REGION									
Area No.	Area Name	Gross Acres	Net Acres	Stakings Allowed	Minimum Parcel Size	Maximum Parcel Size	Staking Opening Date	Staking Closing Date	Borough
1109104	Kantishna	23,000	1,000	50	5 ac.	20 ac.	June 12, 2009	Feb 1, 2010	Fairbanks North Star
1109105	Mount Ryan	35,626	1,200	60	5 ac.	20 ac.	June 12, 2009	Feb 1, 2010	Unorganized
TOTALS		58,626	2,200	110					
GRAND TOTAL		92,916	5,600	280					

Innoko River Remote Recreational Cabin Sites

Physical Characteristics

Location	Located approximately 65 miles northwest of McGrath and 65 miles south of Galena, situated at the confluence of the Innoko and North Fork Innoko Rivers.
Terrain and Major Features	Natural features include the hills along the Northwest boundary of the staking area. The Innoko and North Fork Innoko Rivers flow through the staking area. There are also numerous lakes throughout the staking area.
Access	Primary access is by floatplane during the summer to the lakes and rivers within the project area and by ski plane, snowmachine, or dogsled during the winter. Other possible, although not practical, access is by boat on the Innoko River from Ophir during early and mid-summer.
View	Views are of the surrounding rolling, wooded hills.
Climate	Temperatures average between 30 and 70 degrees F in summer and between -20 and 20 degrees F in winter with extremes being approximately 90 and -60 degrees F. Annual precipitation averages 13 inches including 63 inches of snowfall.
Soils	The soils in the lowlands are commonly shallow, over permafrost, and are constantly wet. Well drained soils without permafrost occupy the rolling hills, terraces and natural levees on the floodplain.
Vegetation	White spruce stands occur on the natural levees along the river and in the nearby foothills. Sedges, mosses, tussocks, and shrubs are common throughout the area.
Water Source	The Innoko and North Fork Innoko Rivers, along with the numerous lakes and ponds, provide surface water within the staking area. Ground water quality and depth is unknown.
Title	The State holds Tentative Approval to lands within K019S012E. All other lands within the staking area are patented to the State of Alaska. Patent # 50-77-0007. State Case File: GS 2081.

Easements & Reservations

Fire Management Option	Limited Protection —lowest level of suppression action provided on a wildland fire in areas where values to be protected do not justify the expense of a higher level of protection, and where opportunities can be provided for fire to help achieve land and resource protection objectives. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options.
Game Unit	The staking area is in Game Management Unit 21A.
Platting Authority	State of Alaska Department of Natural Resources
Allowed Uses	Remote Recreational Cabin Sites are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Public Access and Utility Easements	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Stakers may not obstruct or block access within these easements.
Setbacks and other Restrictions	Parcels will be subject to 100' building setback from all streams and all other water bodies determined to be public or navigable.
Reserved Areas	DNR will reserve areas for future public use and access on lakes with potential float plane access.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	The Innoko National Wildlife Refuge abuts the southern boundary of the staking area. Recreation, wildlife habitat, and resource harvest for personal use are some of the principal uses of state land in the area.

Innoko River Staking Area Base Appraisal and Appraisal Cost

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale/.

Key Parcel 'A' Waterfront	Size: 20 acres Lot Type: 1st tier* Innoko River frontage, frontage, or frontage on a fly-in lake* Access: Fly-in or snowmachine Building Site: Mostly level, wooded parcel with adequate drainage Setbacks: 100' staking setback from ordinary high water line of Innoko River, 100' building setback from all streams and waterbodies determined to be public or navigable. Easements: 30' public access and utility easement along all interior parcel lot lines Amenities: Unobstructed access to river or slough, or frontage on a fly-in lake
Key Parcel 'B' Interior	Size: 20 acres Lot Type: Interior lot and/or 2 nd tier* parcel located 300 feet or more from Innoko River or fly-in lake* Access: Snowmachine, or fly-in to general area, then overland Building Site: Mostly level, wooded parcel with adequate drainage. Setbacks: 100' building setback from all streams and waterbodies determined to be public or navigable. Easements: 30' public access and utility easement along all interior parcel lot lines Amenities: Interior lot, typical view of surrounding area
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Appraisal	January 30, 2009

Note: *1st tier parcel is defined as a parcel with direct frontage on a lake, river or creek, or is separated from the water by public land.
*2nd tier parcel is defined as a location where a parcel(s) could be staked between the subject and the nearest water-body access.
*Fly-in lakes will be determined during inspection.

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" Waterfront	5.00 acres	\$924	\$4,600
	10.00 acres	\$693	\$6,900
	15.00 acres	\$601	\$9,000
	20.00 acres	\$520	\$10,400
Key Parcel "B" Interior	5.00 acres	\$462	\$2,300
	10.00 acres	\$345	\$3,500
	15.00 acres	\$300	\$4,500
	20.00 acres	\$260	\$5,200

-Key Parcel in bold

As a potential applicant you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.

Some features that could increase the price of a staked parcel:

- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)

Some features that could decrease the price of a staked parcel:

- Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
- Very difficult access

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale/

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference.

Estimated Appraisal Cost: \$500

Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the per/person appraisal cost may increase.

Preliminary Estimate of Survey and Platting Cost

Limiting conditions for Estimated Platting 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 area has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

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 \$1,000 regardless of the actual survey cost.

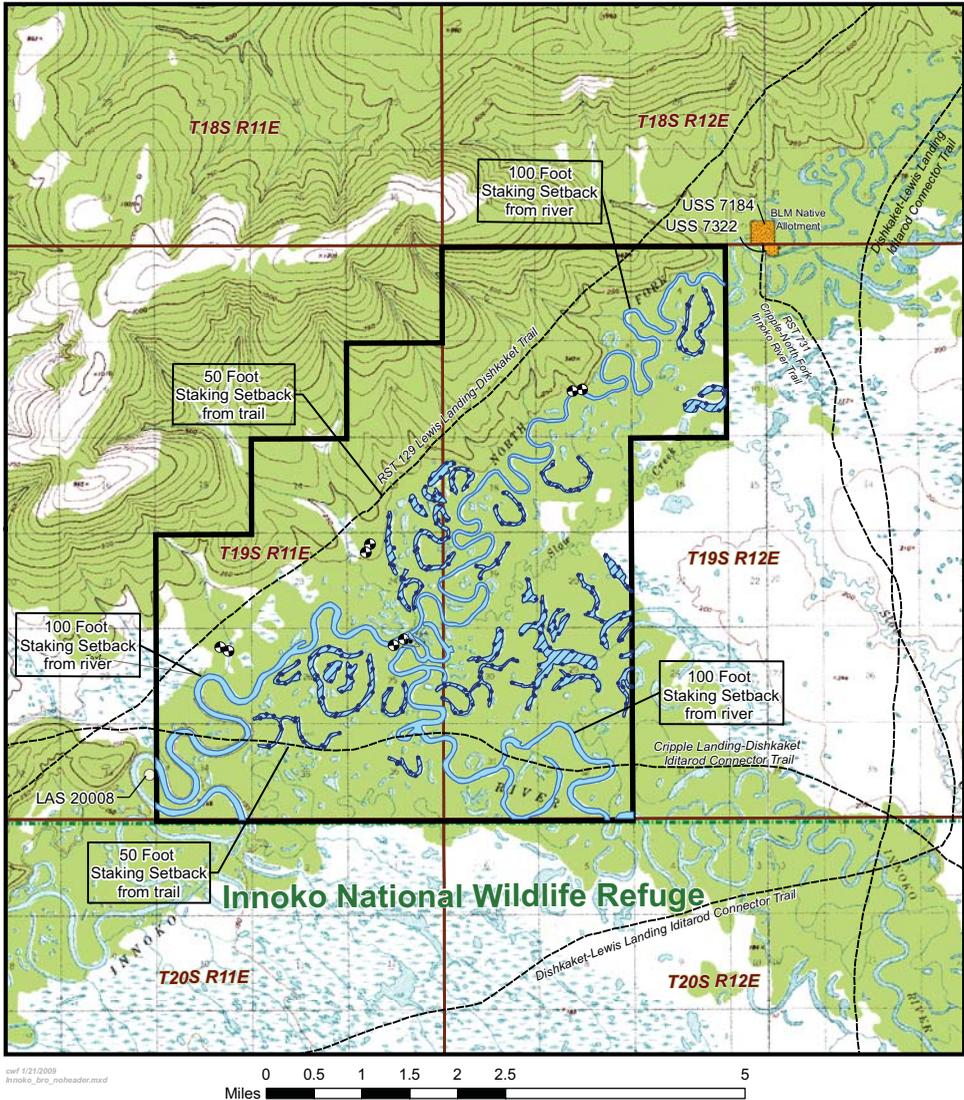
Estimated Survey Cost: \$3,000 - \$6,000

Note: These are rough estimates based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area and the variation in the size of the tracts.

Staking Map: Innoko River

Southcentral Region

Remote Recreational Cabin Sites Staking Area # 1109201



cvf 1/21/2009
innoko_bro_nstheader.mxd

**USGS QUAD 1:63,360
Ophir D-2
Township 19 South, Ranges 11 and 12 East, Kateel River Meridian**

This staking map is for graphic representation only. 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.

Maximum parcel size: 20 acres Minimum parcel size: 5 acres
Staking authorizations: 60 Staking period: 2009 to 2010

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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. Parcels may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot wide public access easement upland from the ordinary high water mark of public and navigable water bodies.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies determined to be public or navigable. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.

Legend

	NGS Monument		Existing Parcels
	State Survey Monument		Easements and other trails
	Staking Area		Public Lakes
	Townships		100' Staking Setback
	NWR Boundary		

**TN Magnetic Declination
17.3 Degrees**

Miles 0 20 40



Mt. Rich Addition Remote Recreational Cabin Sites

Physical Characteristics

Location	Located 125 miles northwest of Anchorage and 100 miles southeast of McGrath, situated at the confluence of the South Fork Kuskokwim and Hartman Rivers north of HellsGate.
Terrain & Major Features	Elevation varies from 1900 feet along the South Fork to over 4000 feet. Peaks just outside of the staking area slope down to the South Fork valley, with hills and ridges at lower elevations.
Access	Primary summer access is by plane to gravel bars in the Mt. Rich area or downriver. Primary winter access is by snowmachine via the historic Iditarod Trail. Access within the staking area is on the historic Iditarod Trail or across unreserved state land.
View	Views are of the surrounding rough, mountainous land and the South Fork Kuskokwim River.
Climate	Temperatures average between 40 and 70 degrees F in summer and between -15 and 20 degrees F in winter with extremes being approximately 85 and -70 degrees F. Annual precipitation averages 14 inches including 65 inches of snowfall.
Soils	Soils on lower slopes and in valleys are poorly drained and gravelly with a shallow permafrost table. Soils on upper hillsides are shallow, well drained, and gravelly.
Vegetation	Upper hillsides and ridges support shrubs and alpine tundra. Gravelly soils along the river support shrubs. Lower slopes support open forest, predominantly black spruce and shrubs. There are stands of larger spruce in closed forest along the rivers.
Water Source	Ground water quality and depth is unknown.
Title	Patented state land: Patent No. 50-2008-0202. State case file: GS 2161.



Aerial view of South Fork Kuskokwim River valley.

Easements & Reservations

Fire Management Option	Limited Protection - Lowest level of suppression action provided on a wildland fire in areas where values to be protected do not justify the expense of a higher level of protection, and where opportunities can be provided for fire to help achieve land and resource protection objectives. Surveillance is an acceptable suppression response as long as higher valued adjacent resources are not threatened. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options.
Game Unit	The staking area is in Game Management Unit 19C.
Platting Authority	State of Alaska Department of Natural Resources
Allowed Uses	Remote Recreational Cabin Sites are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Public Access and Utility Easements	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Stakers may not obstruct or block access within these easements.
Setbacks and other Restrictions	Parcels will be subject to 100' building setback from all streams and all other water bodies determined to be public or navigable. Parcels will be subject to a 200' staking setback on the east bank of the South Fork Kuskokwim River, and a 100' staking setback on the west bank. Parcels are subject to a 100' staking setback on both sides of the Hartman River. Parcels will be subject to a 200' staking setback on both sides of the historic Iditarod Trail.
Reserved Areas	DNR may reserve areas for future public use and access prior to staking.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments/Issues	State lands in the vicinity are primarily used for recreation, hunting, remote living, and transportation. The staking area is closed to mineral entry, however surrounding lands are mineralized and there is potential for mineral exploration and development in the vicinity. The Iron Dog race route is on the historic Iditarod Trail. Overflow and avalanche hazards make winter travel difficult in the area.

Mt. Rich Addition Staking Area Base Appraisal and Appraisal Cost

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale/.

Hypothetical Key Parcel	Size: 10 acres
Mt. Rich Addition Staking Area	Lot Type: Interior parcel Fly-in to South Fork Kuskokwim sandbars, or lengthy snowmachine ride.
Access:	Moderately sloping, wooded parcel with at least one good building site and adequate drainage.
Building Site:	100' building setback from all streams and waterbodies determined to be public or navigable.
Setbacks:	30' public access easements along all interior parcel lot lines.
Easements:	Good views of surrounding area.
Amenities:	Fee simple title, excluding mineral rights
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Appraisal	January 30, 2009



Aerial view of the Mt. Rich Addition Staking area. View East towards Hells Gate.

Conclusion of Values for Hypothetical Key Parcels

Key Parcel Mt. Rich Addition Staking Area	Size	\$ Per/acre	\$ Per/site (Rounded)
	5.00 acres	\$2,128	\$10,600
	10.00 acres	\$1,600	\$16,000
	15.00 acres	\$1,392	\$20,900
	20.00 acres	\$1,200	\$24,000

**Key Parcel in Bold*

As a potential applicant you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.

Some features that could *increase* the price of a staked parcel:

- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)

Some features that could *decrease* the price of a staked parcel:

- Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
- Very difficult access

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale/

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference.

Estimated Appraisal Cost: \$500

Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the per/person appraisal cost may increase.

Preliminary Estimate of Survey and Platting Cost

Limiting conditions for Estimated Platting 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 area has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

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 \$1,000 regardless of the actual survey cost.

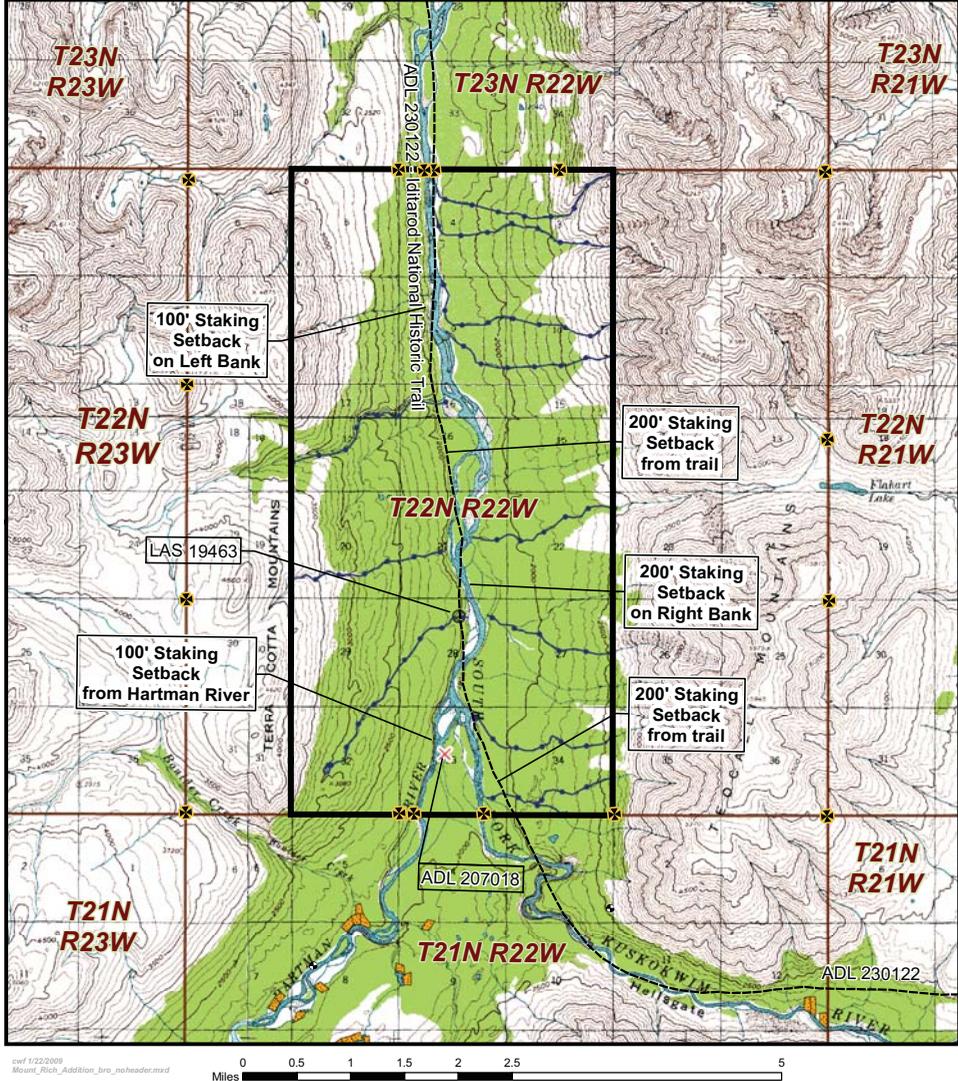
Estimated Survey Cost: \$4,000 - \$5,500

Note: These are rough estimates based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area and the variation in the size of the tracts.

Staking Map: Mt. Rich Addition

Southcentral Region

Remote Recreational Cabin Sites Staking Area # 1109202

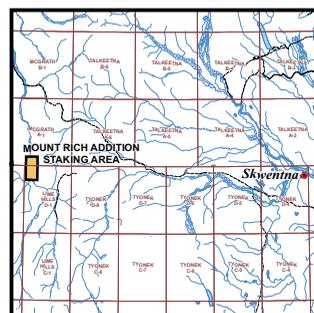
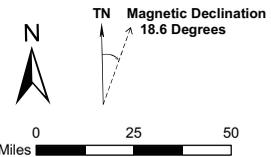


**USGS QUADS 1:63,360
Lime Hills D-1, McGrath A-1
T22N R22W, Seward Meridian**

This staking map is for graphic representation only. 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.

Maximum parcel size: 20 acres Minimum parcel size: 5 acres
Staking authorizations: 60 Staking period: 2009 to 2010

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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. Parcels may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot wide public access easement upland from the ordinary high water mark of public and navigable water bodies.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies determined to be public or navigable. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.



Ridgeview Remote Recreational Cabin Sites

Physical Characteristics

Location	The project is located on the north side of the Glenn Highway in the vicinity of MP 163, east of the Lake Louise Road junction, and west of Atlasta Creek. The project is approximately 25 miles west of Glennallen.
Terrain & Major Features	The project area consists of tiers and ridges with good slope for development. Elevations range from 2400 feet above sea level reaching to 3000 feet in the northern portion of the area.
Access	From the Glenn Highway two highway aprons at Meteor Lake & Woodlot Road turn north into the platted Ridgeview subdivision. Please use the platted Tract A for any immediate parking or staging needs. This 4 acre tract is located approximately 300' from the north side of the Glenn Highway off the platted Woodlot Road. Parking on the Glenn Highway or within the work area of the nearby material sites is not allowed. Refer to the Ridgeview subdivision survey ASLS 2004-42 for additional information on Tract A.
View	South facing slopes with excellent views of Tazlina Lake and the Chugach Mountains.
Climate	The mean January temperature is -10 degrees F; July is 56 degrees F. Annual precipitation averages 9 inches of rain and 39 inches of snow.
Soils	No soil testing has been done, however the area plan reports glacial till and glacial fluvial (kame) deposits.
Vegetation	The area primarily consists of deciduous aspen on south facing slopes, mixed with black spruce and some alder.
Water Source	Local residents in the area have reported well depths that can reach from greater than 260 feet to 510 feet. Hauling in potable water may be necessary.

Easements & Reservations

Title	Tentatively approved state land: GS 1640 & GS 1641.
Fire Management Option	Full Protection - fire management option. The Copper River Valley experiences slightly less lightning activity than Alaska's interior. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Game Unit	The area is within Game Management Unit 13A.
Platting Authority	State of Alaska Department of Natural Resources.
Allowed Uses	Remote Recreational Cabin Sites are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Section Line Easements	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 a protracted 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. Staking is not allowed across surveyed section lines or surveyed township lines.
Public Access and Utility Easements	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Stakers may not obstruct or block access within these easements.
Setbacks and other Restrictions	Parcels will be subject to a 100' building setback from all streams and waterbodies determined to be public or navigable. Parcels will be subject to a 1320' staking setback from the Glenn Highway and Lake Louise Road.
Reserved Areas	DNR has reserved areas for future public use and access. These areas are depicted on the staking map.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	Recreation, hunting, fishing, camping, snowmachining, settlement, picnicking and floating, are some of the principal uses of State land within the area. Stakers should be aware of existing parcels in the area, and be respectful of private property. Check Recorder's Office for current ownership of private land. Review survey plats and plat notes for specific information on easements, setbacks or other restrictions.



View Southward from Glenn Hwy. apron at Meteor Lake Road, Ridgeview Staking Area

Ridgeview Staking Area Base Appraisal and Appraisal Cost

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale/.

Hypothetical Key Parcel Ridgeview Staking Area	Size: 10 acres Lot Type: Interior parcel Access: ATV, snowmachine, or walk-in Building: Wooded with at least one good building site and adequate drainage. Site: 100' building setback from all streams and waterbodies determined to be public or navigable Setbacks: 30' public access easements along all interior parcel lot lines. Easements: Good views of surrounding area. Amenities: Fee simple title, excluding mineral rights
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Appraisal	January 30, 2009

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel Ridgeview Staking Area	5.00 acres	\$1,463	\$7,300
	10.00 acres	\$1,100	\$11,000
	15.00 acres	\$957	\$14,400
	20.00 acres	\$825	\$16,500

-Key Parcel in bold

As a potential applicant you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.

Some features that could increase the price of a staked parcel:

- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)

Some features that could decrease the price of a staked parcel:

- Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
- Very difficult access

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale/

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference.

Estimated Appraisal Cost: \$500

Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the per/ person appraisal cost may increase.

Preliminary Estimate of Survey and Platting Cost

Limiting conditions for Estimated Platting 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 area has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

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 \$1,000 regardless of the actual survey cost.

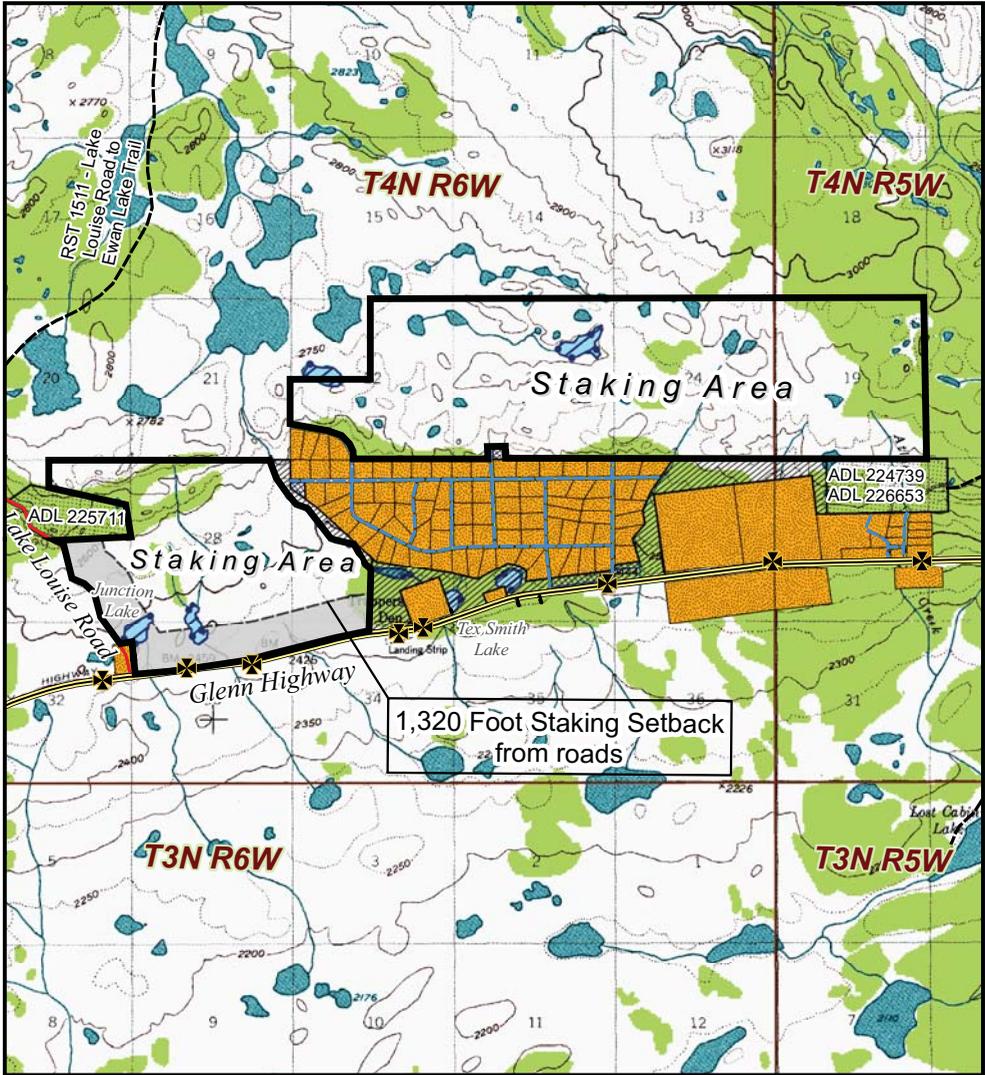
Estimated Survey Cost: \$3,000 - \$4,500

Note: These are rough estimates based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area and the variation in the size of the tracts.

Staking Map: Ridgeview

Southcentral Region

Remote Recreational Cabin Sites Staking Area # 1109203



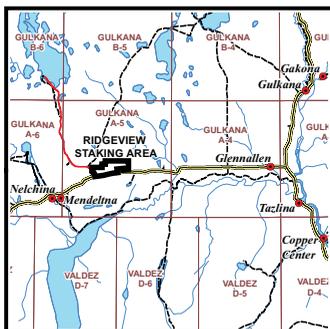
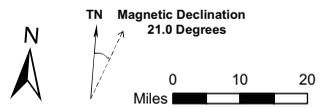
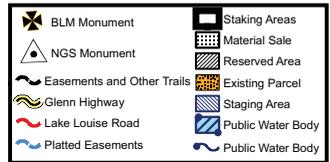
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**USGS QUAD 1:63,360
Gulkana A-5
T4N R5W, T4N R6W, Copper River Meridian**

This staking map is for graphic representation only. 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.

Maximum parcel size: 20 acres Minimum parcel size: 5 acres
Staking authorizations: 50 Staking period: 2009 to 2010

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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. Parcels may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot wide public access easement upland from the ordinary high water mark of public and navigable water bodies.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies determined to be public or navigable. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USSS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.



Kantishna Remote Recreational Cabin Sites

Physical Characteristics

Location	The Kantishna staking area is located approximately 70 air miles west of Fairbanks, and 30 river miles south of the confluence Kantishna and Tanana Rivers.
Terrain & Major Features	This area is generally level, situated in the Tanana River Valley, and ranges from 325 to 650 feet elevation. Steep bluffs are present in the northern portion of the staking area. Localized steeply sloping, stabilized sand dunes are likely present throughout the interior portions of the area. A portion of the Kantishna staking area directly borders the Kantishna River.
Access	Primary access to the staking area is via riverboat and floatplane during the summer, and snowmachine and ski-plane during the winter.
View	Potential views of the Kantishna River and surrounding landscape.
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. Summer temperatures range from the mid-30's to low-90's. Winter temperatures range from -65 to 45. Average annual precipitation is 10 inches with 68 inches of snowfall.
Soils	Dominant soils in the lowlands around the Kantishna River consist of poorly drained lowlands and silt or sandy loam with shallow permafrost, interspersed with well drained natural levees along current or historic river channels. Soils in the upland portion of the staking area consist of silty loess over sand and stabilized sand dunes. Discontinuous permafrost may be present
Vegetation	Vegetation within the proposed project is typical of Interior Alaska, with areas of mixed hardwoods and spruce found along the riparian areas and in the uplands. Large areas in the lowlands off the river are wet and contain tussocks and mats of moss. Contiguous stands of black spruce are found within the staking area.
Water Source	Water quality and depth is unknown. Small drainages provide surface water within the staking area. The Kantishna River and sloughs are silt laden.
Title	The State holds Tentative Approval to lands within F0035013W. All other lands within the staking area are patented to the State of Alaska, Patent No. 50-76-0060 and 50-86-0438. The applicable State casefiles are GS 516, GS1063, and GS 1065.

Easements & Reservations

Fire Management Option	The staking area has a Full Protection management option. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in fire defensible areas, hardwood stands, or near water bodies to reduce potential for fire.
Game Management Unit	The staking area is in Game Management Unit 20C.
Platting Authority	The Kantishna staking area is within the Unorganized Borough and subject to the State of Alaska platting authority.
Allowed Uses	Remote Recreational Cabin Sites are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Public Access and Utility Easements	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Stakers may not obstruct or block access within these easements.
Setbacks and Other Restrictions	Parcels staked along the Kantishna River are subject to a 300-foot staking setback from ordinary high water mark. Parcels are subject to a 100-foot building setback from all streams and public or navigable water bodies.
Reserved Areas	DNR may reserve areas for future public use and access prior to staking.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	Recreation, hunting, trapping, wildlife habitat, forestry, settlement, and resource harvest for personal use are some of the principal uses of state land within the area. Stakers should be aware of existing parcels in the area, and be respectful of private property. Check Recorder's Office for current ownership of private land. Review survey plats and plat notes for specific information on easements, setbacks or other restrictions. There may be active trap lines in the area.

Kantishna River Staking Area Base Appraisal and Appraisal Cost

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences. In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale/.

Key Parcel 'A' Waterfront Kantishna Staking Area	Size: 5 acres Lot Type: 1st tier* Kantishna River frontage, frontage on a boat accessible slough, or frontage on a fly-in lake Access: Boat, fly-in or snowmachine Building Site: Mostly level, wooded parcel with adequate drainage Setbacks: 300' staking setback from ordinary high water line of Kantishna River, 100' building setback from all streams and waterbodies determined to be public or navigable. Easements: 30' public access and utility easement along all interior parcel lot lines Amenities: Unobstructed access to river or slough
Key Parcel 'B' Interior Kantishna Staking Area	Size: 5 acres Lot Type: Interior lot and/or 2nd tier* parcel located 300 feet or more from Kantishna River or fly-in lake* Access: Snowmachine, or boat, or fly-in to vicinity of parcel then overland walk Building Site: Mostly level, wooded parcel with adequate drainage. Setbacks: 100' building setback from all streams and waterbodies determined to be public or navigable. Easements: 30' public access and utility easement along all interior parcel lot lines Amenities: Interior lot, typical view of surrounding area
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Appraisal	January 30, 2009

Note: *1st tier parcel is defined as a parcel with direct frontage on a lake, river or creek, or is separated from the water by public land.
*2nd tier parcel is defined as a location where a parcel(s) could be staked between the subject and the nearest water-body access.
*Fly-in lakes will be determined during inspection. Based on the information available before inspection the lake in section 9, T3S, R13W, F.M. and the lake in Section 18, T3S, R13W, F.M. appear to be the only fly-in lakes located in the staking area.

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" Waterfront	5.00 acres	\$2,700	\$13,500
	10.00 acres	\$2,025	\$20,200
	15.00 acres	\$1,755	\$26,300
	20.00 acres	\$1,512	\$30,200
Key Parcel "B" Interior	5.00 acres	\$1,080	\$5,400
	10.00 acres	\$810	\$8,100
	15.00 acres	\$702	\$10,500
	20.00 acres	\$605	\$12,100

As a potential applicant you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.

Some features that could increase the price of a staked parcel:

- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)

Some features that could decrease the price of a staked parcel:

- Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
- Very difficult access

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale/

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference.

Estimated Appraisal Cost: \$500

Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the per/person appraisal cost may increase.

Preliminary Estimate of Survey and Platting Cost

Limiting conditions for Estimated Platting 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 area has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

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 \$1,000 regardless of the actual survey cost.

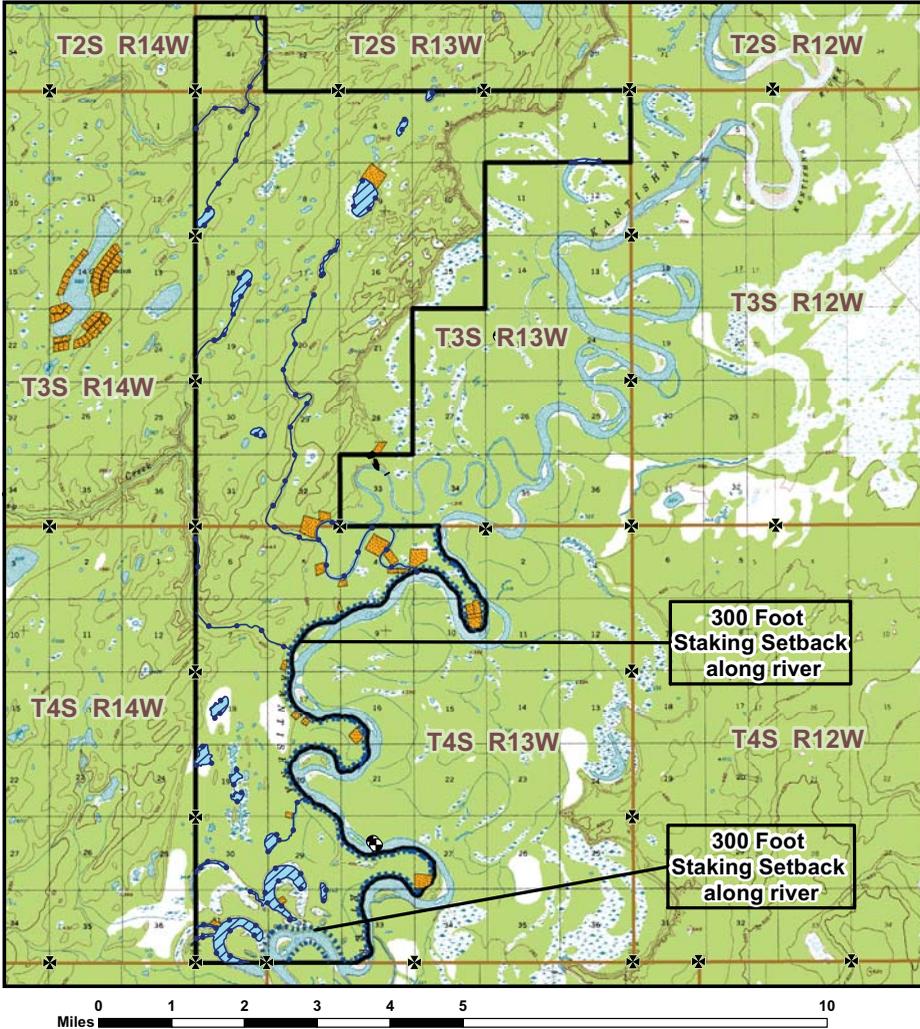
Estimated Survey Cost: \$4,000 - \$5,500

Note: These are rough estimates based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area and the variation in the size of the tracts.

Staking Map: Kantishna

Northern Region

Remote Recreational Cabin Sites Staking Area # 1109104

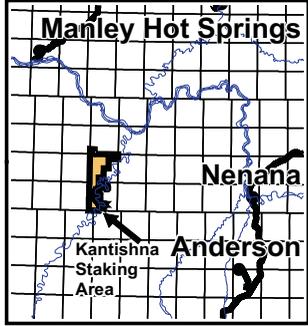
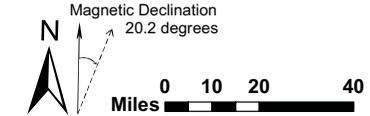
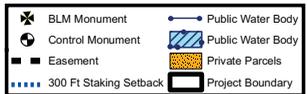


USGS QUADS 1:63,360
Kantishna River B - 3
T2S R13W, T3S R13W, T4S R13W Fairbanks Meridian

This staking map is for graphic representation only. 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.

Maximum parcel size: 20 acres Minimum parcel size: 5 acres
 Staking authorizations: 50 Staking period: 2009 to 2010

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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. Parcels may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot wide public access easement upland from the ordinary high water mark of public and navigable water bodies.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies determined to be public or navigable. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.



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 Kantishna_brochure.mxd

Mt. Ryan Remote Recreational Cabin Sites

Physical Characteristics

Location	The staking area is located 50 miles northeast of Fairbanks, southeast of the Chatanika River and McManus Creek, approximately between milepost 75 and milepost 85 of the Steese Highway, near the Twelvemile Summit Wayside. A portion of the staking area is adjacent to the Steese National Conservation Area.
Terrain & Major Features	Topographic features in the area include rounded ridges and creek valleys. Ridge elevation varies from 2,500 feet to 3,500 feet with elevation of adjacent valleys from 1,500 feet to 2000 feet. The variable topography includes slopes generally less than 15%, with a few areas exceeding 25% slope. The entirety of the project area lies south and east of Mc Manus Creek and the Chatanika River. The project area includes a portion of the headwaters of Crooked Creek, Harrington Creek, and the West Fork of the Chena River. Some portions of the staking area are above tree line. Low areas primarily around creek valleys are boggy.
Access	Primary access to and through the staking area is overland via ATV on established trails along ridgelines and hilltops. The existing trail ADL 408830 is accessed from Mile 85 Steese Highway, beginning at the Circle-Fairbanks Trail trailhead, and traverses high country in the project area. Other existing trails such as ADL 418498, ADL 418499, and ADL 418506 provide access within the staking area. Winter access to the project area on the Chatanika – Twelvemile Summit Trail (RST 280) may be possible via snowmobile in winter along the Chatanika River and McManus Creek and then across unreserved state land to the project area. Access from the Steese Highway across the Chatanika River or McManus Creek is limited to an existing trail from milepost 80 Steese Highway, near Montana Creek.
View	High hills and domes with potential views of Mount Ryan, Chena Dome, and Pinnel Mountain.
Climate	Temperatures average between 30 to 90 degrees in summer and between -65 and 30 in winter. Average annual precipitation is 10 inches with 68 inches of snowfall.
Soils	Soils are generally shallow to permafrost or bedrock. The dominant soils on south facing slopes consist of well drained gravelly silt loams or sandy loams without permafrost. Long foot slopes and valley bottoms consist of poorly drained silt loam, with a shallow permafrost table. Lower elevations including creek valley may contain wetlands.
Vegetation	Lower slopes other than north-facing or in narrow valleys support black spruce and white spruce, with limited birch, and aspen. North-facing slopes and higher elevations have black spruce, tall shrubs, sedges and moss, or alpine tundra. Portions of the area were burned in the Boundary or Wolf Creek fires of 2004.
Water Source	Small drainages provide surface water within the staking area. Water quality is unknown.
Title	The State holds Tentative Approval to lands within F006N007E. All other lands within the staking area are patented to the State of Alaska, Patent No. 50-89-0103. The applicable State case file is GS 1952.

Easements & Reservations

Fire Management Option	The staking area has a Limited management option. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in fire defensible areas such as hardwood stands or near water bodies.
Game Management Unit	The staking area is in Game Management Unit 20B.
Platting Authority	A portion of the staking area is within the Fairbanks North Star Borough and subject to the borough platting authority. That portion of the staking area east of the Fairbanks North star Borough is within the Unorganized Borough and subject to the State of Alaska platting authority.
Allowed Uses	Remote Recreational Cabin Sites are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Public Access and Utility Easements	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Stakers may not obstruct or block access within these easements.
Setbacks and Other Restrictions	Parcels are subject to a 300-foot staking setback from the centerline of ADL 408830 and ADL 418498. Parcels are subject to a 150-foot staking setback from the centerline of ADL 418499, ADL 418500, and ADL 418506. Staking over RST 237 (not ADL 408830) will be allowed in areas where the trail is not locatable. These parcels will still be subject the 100-foot easement centered on all RS 2477 trails. Parcels are subject to a 100-foot building setback from all streams and public or navigable water bodies.
Reserved Areas	Areas where the borough boundary is indistinct, or where the boundary deviates from the established trail are retained in public ownership. Major ridgelines within the staking area are retained in public ownership 300 feet from the hydrographic divide for existing and future access. Areas retained in public ownership are displayed on the staking map.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	Due to the mineral potential in this area, the staking area is restricted to mineral leasing. Leasehold location orders do not close an area to mineral entry. Mineral activity, though not currently present within the staking area, may occur in the future. Mineral activity in the area may result in changes in viewsheds, resource usage, and other activities associated with mineral development. The Steese National Conservation Area abuts the staking area. Contact Bureau of Land Management for more information on activities on these lands.

Mt. Ryan Staking Area Base Appraisal and Appraisal Cost

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale/.

Key Parcel	Size: 10 acres
Mt. Ryan Staking Area	Lot Type: Interior parcel
	Access: ATV, snowmachine, or walk-in
	Building: Level to sloping, possibly wooded with adequate drainage, adequate building site
	Site: 300' staking setback on each side of the centerline of ADL 408830 and ADL 418498 (Circle-Fairbanks trail and the borough boundary). Additionally there is a 150-foot staking setback from the centerline of ADL 418499, ADL 418500, and ADL 418506. 100' building setback from all streams and public or navigable water bodies.
	Easements: 30' public access easements along all interior parcel lot lines, 60-foot public access easement along all existing unnamed trails.
	Amenities: Typical view of the surrounding area.
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Appraisal	January 30, 2009

Conclusion of Values for Hypothetical Key Parcels

Key Parcel Mt. Ryan Staking Area	Size	\$ Per/acre	\$ Per/site (Rounded)
	5.00 acres	\$1,320	\$6,600
	10.00 acres	\$990	\$9,900
	15.00 acres	\$858	\$12,900
	20.00 acres	\$743	\$14,900

Key Parcel in bold

As a potential applicant you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.

Some features that could increase the price of a staked parcel:

- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)
- Some features that could decrease the price of a staked parcel:
 - Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
 - Very difficult access

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale/

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost – This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference.

Estimated Appraisal Cost: \$500

Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the per/ person appraisal cost may increase.

Preliminary Estimate of Survey and Platting Cost

Limiting conditions for Estimated Platting 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 area has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

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 \$1,000 regardless of the actual survey cost.

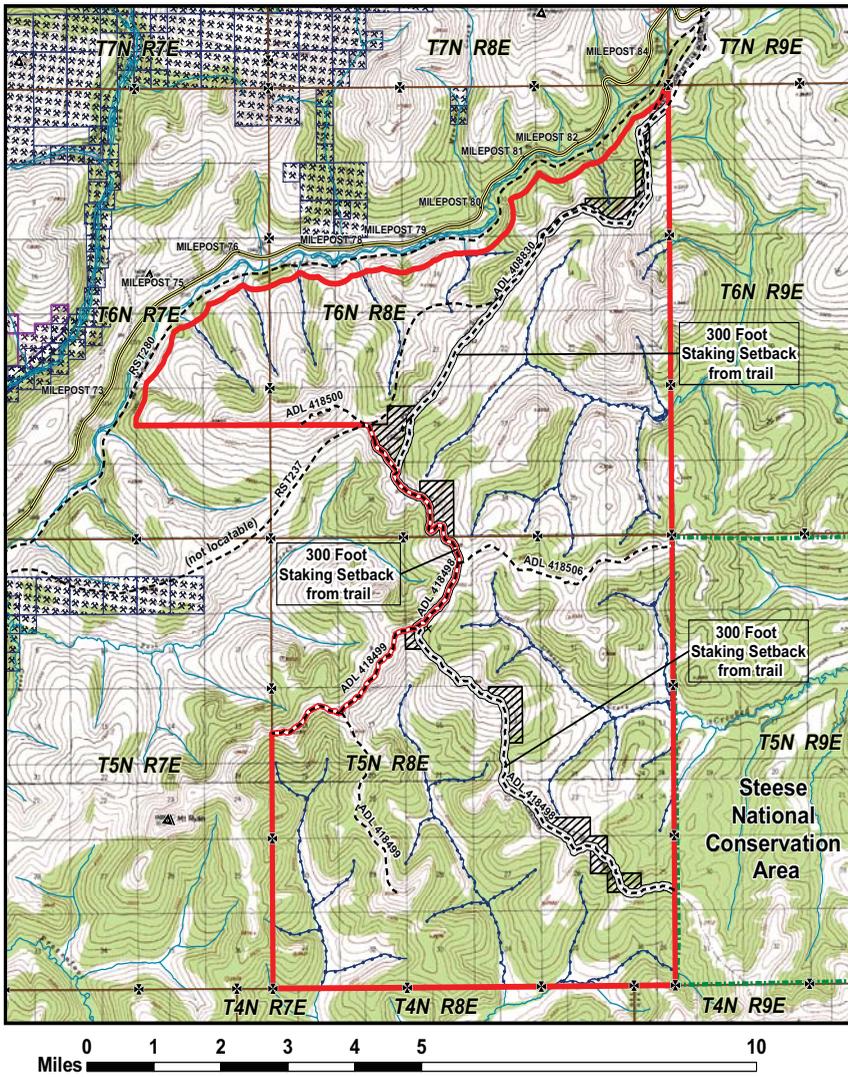
Estimated Survey Cost: \$4,000 - \$5,000

Note: These are rough estimates based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area and the variation in the size of the tracts.

Staking Map: Mt. Ryan

Northern Region

Remote Recreational Cabin Sites Staking Area # 1109105



USGS QUADS 1:63,360
Circle B-5, B-4, A-5, A-4
T6N R7E, T6N R8E, T5N R8E Fairbanks Meridian

This staking map is for graphic representation only. 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.

Maximum parcel size: 20 acres Minimum parcel size: 5 acres
 Staking authorizations: 60 Staking period: 2009 to 2010

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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. Parcels may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot wide public access easement upland from the ordinary high water mark of public and navigable water bodies.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies determined to be public or navigable. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, US) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.

✱ BLM Monument	Steese Highway
▲ NGS Monument	Public Water Body
▭ Project Area	Easement and other trails
▨ Reserved Area	Mining Claim
⊖ 300-foot Setback	BLM Rec Area

Magnetic Declination
20.2 degrees

0 10 20 40
Miles

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 MtRyanBrochure.mxd

How to Locate a Parcel of State Land

If you are interested in applying for a parcel of state land, you are strongly encouraged to first review all the information and then personally inspect the land before filing 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 State of Alaska offers land for sale at fair market value and includes parcels of land that have all been previously surveyed. To accurately determine the location of the parcel on the ground you will have to locate one or more of the survey monuments for the parcel. Survey monuments look like this:



The survey monuments define the corners of each surveyed lot (often, a lot corner may have only a piece of rebar with an aluminum cap instead of a monument – the survey plat should tell you this). The monuments are usually very close to the ground, and in many instances are overgrown and obscured. Some monuments may actually be out of the ground due to frost heaving and the playful pulling of bears.

A really good way to get oriented is by using a USGS map for your area of interest (at a scale of 1:63,360). These maps contain physical features such as hills, lakes, and rivers that may help you find your way around. USGS maps are available from the Earth Science Information Center on the Alaska Pacific University campus at 4320 University Drive, Room 101, Anchorage, Alaska, 99508-4664 (phone: (907) 786-7011). Some private businesses may also carry USGS maps in your area.

To find the correct reference for the USGS map(s) of your area, look under the vicinity map on the upper right corner of the state survey plat, or you may use the USGS Map Reference on the N 133 screen for the Department's Land Administration System (LAS) computers. Before you start, you will need to know the Meridian, Township, Range and Section(s), which are listed in the parcel table under MTRS. These computers are located at DNR information offices.

The easiest way to find a monument is to find a bearing tree. Get a copy of the survey plat for the parcel or subdivision (available from DNR information offices for \$2.00 per sheet). The survey number is listed in the parcel table. The survey plat will show locations and types of monuments at each lot corner, distances along lot lines, and the general configuration of the subdivision. The survey plat will also show if there is a bearing tree for the monument. Bearing trees usually have a 4.5"x6" yellow bearing tree tag that lists the bearing and distance to the monument. The bearing tree tag will look something like this:



Note: Don't forget to account for magnetic declination when getting your bearings! Review all the available information on the parcel. The appraisal report (available from DNR information offices) will be especially helpful, as it may have pictures of the parcel and surrounding area. Try to pick out some distinctive features in the pictures that could help you locate the lot on the ground (a uniquely shaped tree, for example).

Get a copy of the land status plat that shows the parcel. The status plat (available from DNR information offices for \$2.00 per sheet) will show which lots in the subdivision or area have been disposed of previously, and may help you figure out which lots in the area have people living on them. You may try asking people living in the area what their lot and block numbers are. This will help orient you.

Take a compass and measuring tape to help orient yourself and measure distances along lot lines. Look for brushed and cleared lines. These may be the lot lines for the parcel you are looking for. Also look for the surveyor's tape and wooden stakes – sometimes these were used to mark the locations of the monuments. Also, a metal detector is a very useful tool in locating monuments.

If you use a Global Positioning System (GPS) device, you may find the Land File Reference on our LAS System (available for use at DNR information offices) useful for information on the latitude and longitude of the section corner closest to the parcel. This information is accessed through the N133 screen, using Meridian, Township, Range and Section. Please be aware that the GPS collects points in the WGS 84 datum, while the maps may use another datum. Make sure the GPS datum is set for the same datum as your map, or a conversion must be done. In addition, be aware that GPS accuracy varies because of several conditions including satellite coverage and tree canopy.

Once you find a monument, compare the markings on the top of the cap with the survey plat. This will let you know which corner you are at. Compare the survey ASLS number with the status plat to determine which survey you are at. If you are unable to tell what corner the monument is supposed to be for, write down the exact markings from the cap and talk with a surveyor.

If you still cannot locate the monuments, please let us know. Contact one of the DNR Public Information Offices listed below and also on page 3.

On-Line Resources

These websites are listed here as a reference to assist you when researching a parcel, a land region, or certain development restrictions or policies. They may also provide links to appropriate regional offices and phone numbers. This is by no means a complete list of agencies that have authority over all aspects of land ownership and development, but it is a good place to start. Many of these websites are referenced throughout this brochure.

Alaska Legislature (current statutes and regulations).....	www.legis.state.ak.us
Department of Natural Resources	www.dnr.alaska.gov
Division of Mining, Land & Water	www.dnr.alaska.gov/mlw
Alaska State Land Offerings	www.dnr.alaska.gov/mlw/landsale
Division of Mining, Land & Water Factsheets	www.dnr.alaska.gov/mlw/factsht
RS 2477 Rights-of-Way	www.dnr.alaska.gov/mlw/trails/rs2477
ADF&G Habitat Division	www.habitat.adfg.alaska.gov
Office of History & Archaeology	www.dnr.alaska.gov/parks/oha
Water Resources Program	www.dnr.alaska.gov/mlw/water
Division of Forestry	www.dnr.alaska.gov/forestry
Land Records Information (DNR)	www.plats.landrecords.info
Land Records Information (DNR and BLM)	www.landrecords.info
Department of Fish & Game	www.adfg.state.ak.us
Department of Transportation & Public Facilities	www.dot.state.ak.us
Department of Environmental Conservation	www.dec.state.ak.us
Alaska Railroad Corporation	www.alaskarailroad.com
Department of Commerce, Community & Economic Development	www.commerce.state.ak.us
US Government	www.firstgov.gov
Bureau of Land Management, Alaska State Office	www.ak.blm.gov
U.S. Fish and Wildlife Service	www.fws.gov
U.S. Army Corps of Engineers, Alaska District, Regulatory Branch	www.poa.usace.army.mil/reg
Firewise	www.firewise.org

Nominating Land for State Land Programs

The Department of Natural Resources seeks nominations from the public for state land sales and considers public interest when offering land through the subdivision sales auction program or the remote recreational cabin sites staking program. You have an opportunity to make your interest known by participating in the land nomination process, or requesting specific land is included under one of these programs. The request must be in writing. The land sale nomination form is used to document public input in the land sale planning process.

Land sale nomination forms and information on previously accepted nominations are available at Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale.

If you are interested in nominating land for state land sale programs, fill out a nomination form and return it to a Public Information Center. You must include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and if it is classified for settlement under land use plans, or designated for some other use. The nomination form lists additional resources you can use to check that land you nominate can be considered for sale.

You may nominate land for residential use, recreational use, or remote sites for the stake-it yourself program.

Nomination forms must be submitted before March 31 in order to be considered for review in the current year.

Nominations received after March 31 will be considered the following year. You may submit land sale nomination forms year round. There is no fee for nominating land for a state land sale. You may submit a nomination form for more than one area.

Nominations are used in a multi-year process by the Department of Natural Resources land sale programs.

After the land nominations are received the Department researches the nominations. Acceptable nominations may be incorporated into future land sale offerings.

Land sale offerings are subject to a formal decision-making process. The Department considers state laws, regulations, and established policies when issuing decisions. The character of the land, recommendations made by resource experts, and public input are also considered. The Department accepts public comment for specific land sale decisions before land is offered.

The Department uses many ways to inform the public about land sales.

Look for display ads in local and statewide newspapers for public notices, information on open houses, and land sale brochure availability. Additional information is posted online. Questions may be directed to a Public Information Center. Contact information is available online at www.dnr.alaska.gov/pic.

Land sale nomination forms do not confer rights or priority in the lands nominated to any member of the public.

Submitting a nomination form notifies the state that there is specific land you would like offered through one of the state land sale programs. The nomination is not a claim, does not imply that you have the right to use or occupy the land nominated, nor is the state obligated to sell or otherwise dispose of the land.

For further information, contact:

DNR Public Information Center

550 West 7th Avenue, Suite 1260, Anchorage, AK 99501-3557
Phone: 907-269-8400, Fax: 907-269-8901, TDD: 907-269-8411
E-Mail: dnr.pic@alaska.gov

DNR Public Information Center

3700 Airport Way, Fairbanks, AK 99709
Phone: 907-451-2705, Fax: 907-451-2706, TDD: 907-451-2770
E-mail: fbx-pic@alaska.gov

DNR Land Information Office

400 Willoughby Avenue, 4th Floor, Juneau, AK 99801
Phone: (907) 465-3400, Fax: (907) 586-2954
E-mail: sero@alaska.gov

Application and Credit Card Forms

Receipt No. _____
 Receipt Type: LA _____
 Received by: _____

2009 REMOTE RECREATIONAL CABIN SITES

Staking Authorization Application/Eligibility Certification

Last Name (please print) _____ First Name _____ M.I. _____ Date of Birth _____
 Mailing Address _____
 City _____ State _____ Zip Code _____
 Daytime Telephone _____ Message phone _____ E-mail Address _____
 I hereby apply for _____ Staking Area Name _____ Area No. _____

Applications must be received no later than 5:00 p.m., Wednesday April 29, 2009.

Please read all the information in the 2009 Remote Recreational Cabin Site Offering #8 brochure before completing this form and applying. It is also recommended that applicants become familiar with the law implementing this program, AS 38.05.600 and its regulations, 11 AAC 67.800 through 11 AAC 67.845. Incomplete applications will be rejected.

Note: Corporations, businesses, and non-Alaska residents are NOT eligible to apply for this program. **I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the DEPARTMENT OF NATURAL RESOURCES, or have provided Visa or MasterCard information and authorization for payment, in the amount of \$25.00 for each area applied for. I understand this fee only entitles me to the opportunity to apply for a staking authorization and does not guarantee I shall receive one. Credit card users, please use the separate form provided to submit your credit card information. Be sure to include your form when you submit your application.**

I understand that I may receive only one Remote Recreation Cabin Site per offering. If I withdraw my application, am ineligible or am awarded a staking authorization and for whatever reason I decide not to stake a parcel, I understand that this filing fee shall be forfeited to the State of Alaska. I have checked for any errata or supplemental information.

I hereby certify that:

1. I am an Alaska resident, and have been for at least one year (12 months) immediately preceding the date of this application;
2. I am 18 years of age or older;
3. I have 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. I am not currently in default for nonpayment on a purchase contract or lease issued by the department; and
5. I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: _____ **Date:** _____

NOTE: This application and eligibility certification must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in an application being considered incomplete. This information is made a part of the state public land records and becomes public information at the time the application is filed under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.03(5)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 38.05.03(5)(9) and 38.05.03(5)(10). If you believe the information is not being handled to correct it, and a name and address where the person can be reached, please include in an application for a benefit are punishable under AS 11.56.210.

Receipt No. _____
 Receipt Type _____
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You may also apply online at www.dnr.alaska.gov/mlw/landsale/

MAIL APPLICATIONS TO:	DELIVER APPLICATIONS IN PERSON TO:
Remote Recreational Cabin Sites	SOUTHCENTRAL REGION
Department of Natural Resources	DNR Public Information Center
Financial Services Section	550 West 7th Avenue, Suite 1260
550 West 7th Avenue, Suite 1410	Anchorage, AK 99501-3557
Phone: (907) 269-8801	Fairbanks, AK 99709-2770
Fax applications to: (907) 269-8801	Juneau, AK 99801
(with the credit card form)	Nome, AK 99859
	Prudhoe Bay, AK 99581
	Telephone: (907) 465-2400, TDD 465-2770
	Fax applications to: (907) 465-2705, TDD 465-2770
	Monday - Friday, 10 a.m. to 5 p.m.

2009 REMOTE RECREATIONAL CABIN SITES

Staking Authorization Application/Eligibility Certification

CREDIT CARD AUTHORIZATION AND PAYMENT FORM

CREDIT CARD USERS: Please use this separate form for payment by credit card. The Department of Natural Resources accepts Visa and MasterCard credit cards as a form of payment for your staking authorization application. If your credit card is not accepted, you will be informed by phone or mail to the address of record. You will have until the original due date to remit acceptable payment. Be sure to include this form with your application!

Note: Credit card information will be destroyed once payment has been made.

Check one: **Visa** **MasterCard**

Credit Card Account #: _____
 Amount to Charge: \$ _____ Exp. Date: _____
 Name on Card (please print): _____
 Address: _____
 City, State, & Zip Code: _____
 Customer Telephone: (_____) _____
 Cardholder Signature: _____

Receipt No. _____
 Receipt Type _____
 Received by _____

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 Receipt Type: LA _____
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2009 REMOTE RECREATIONAL CABIN SITES

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Customer Survey Forms

DNR Appreciates Your Feedback!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office. Thank you!

- How did you first hear about the State of Alaska's land sale programs?
Friend ___ Newspaper ___ Radio ___ Flyer ___ Website ___ Other _____
- What land sale programs are you interested in?
Sealed-Bid Auction ___ Over-the-Counter ___ Remote Staking ___
- Have you ever purchased land from the state, and if so, were you satisfied with the process?
Yes ___ No ___ Comments _____
- Would you prefer areas with road access directly to the parcels or parcels that are less accessible, requiring other means such as hiking, boating, flying, or ATV?
With road access ___ Without road access ___
- For parcels with no direct road access, what type of access would you prefer?
Nearby Airstrip ___ Floatplane ___ Boat ___ ATV/Snowmachine ___ Hiking ___
- In a remote area without road access, what size parcel would interest you?
1-5 acres ___ 5-10 acres ___ 10-20 acres ___ 20 + acres ___
- If road access was provided, which typically increases the per acre value, what size parcel would interest you?
1-5 acres ___ 5-10 acres ___ 10-20 acres ___ 20 + acres ___
- In your opinion, do you feel the state is offering reasonably priced land?
Yes ___ No ___
- Have you used the DNR website (www.dnr.alaska.gov) to obtain information on state land sale programs?
Yes ___ No ___ Comments _____
- If yes, in your opinion was it user-friendly?
Yes ___ No ___
- Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?
Yes ___ No ___
- Are the brochures easy to read and understand?
Yes ___ No ___
- Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
Yes ___ No ___
- What time of the year would you like to see state land sales held?
Nov-Feb ___ Mar-June ___ July-Oct ___

Additional comments:

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