HAYSTACK SUBDIVISION

Haystack Subdivision is located approximately 17 miles north of Fairbanks via Steese and Elliot Highways. The subdivision lies upon the southern slopes of Haystack Mountain. Access is provided by Haystack Mountain Road. Most lots in the subdivision are heavily wooded, primarily with spruce and aspen. Careful clearing should provide future land holders with a fine view of the Chatanika Valley from various locations.

Elevations range from 700 to 2,500 feet above sea level. Soils are generally well drained, however pockets of permafrost may exist on north facing slopes and in low lying areas. Soils are adequate for on-site sewage disposal in areas not affected by permafrost. Nearby wells range from 100 to 300 feet in depth; water quality and quantity are unknown.

Typical winter temperatures range from -22°F to 26°F; summer temperatures range from 35°F to 69°F. Average annual precipitation is 15 inches.

Haystack Subdivision is located adjacent to Haystack Extension Subdivision. Both subdivisions lie within the Fairbanks North Star Borough and are part of the Haystack Service District.

Please Note:

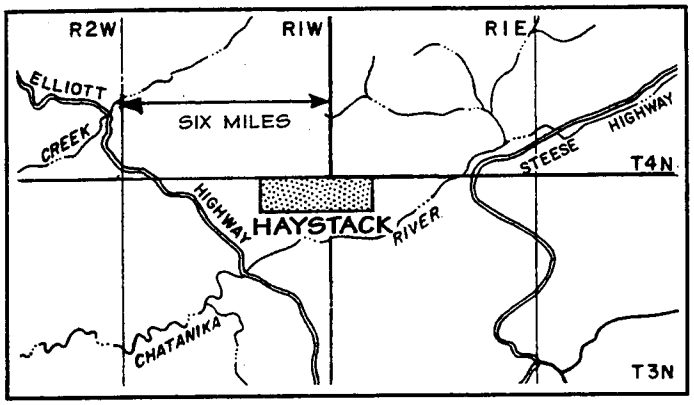
The University of Alaska has established the Poker-Caribou Creeks Watershed Study Area north of Haystack Extension Subdivision. Long-term projects are being conducted in the study area and travel in the area is restricted. Public access to the area is not allowed.

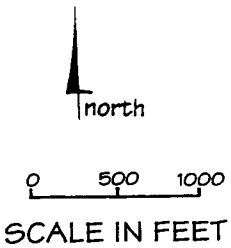
HAYSTACK AUCTION SALE

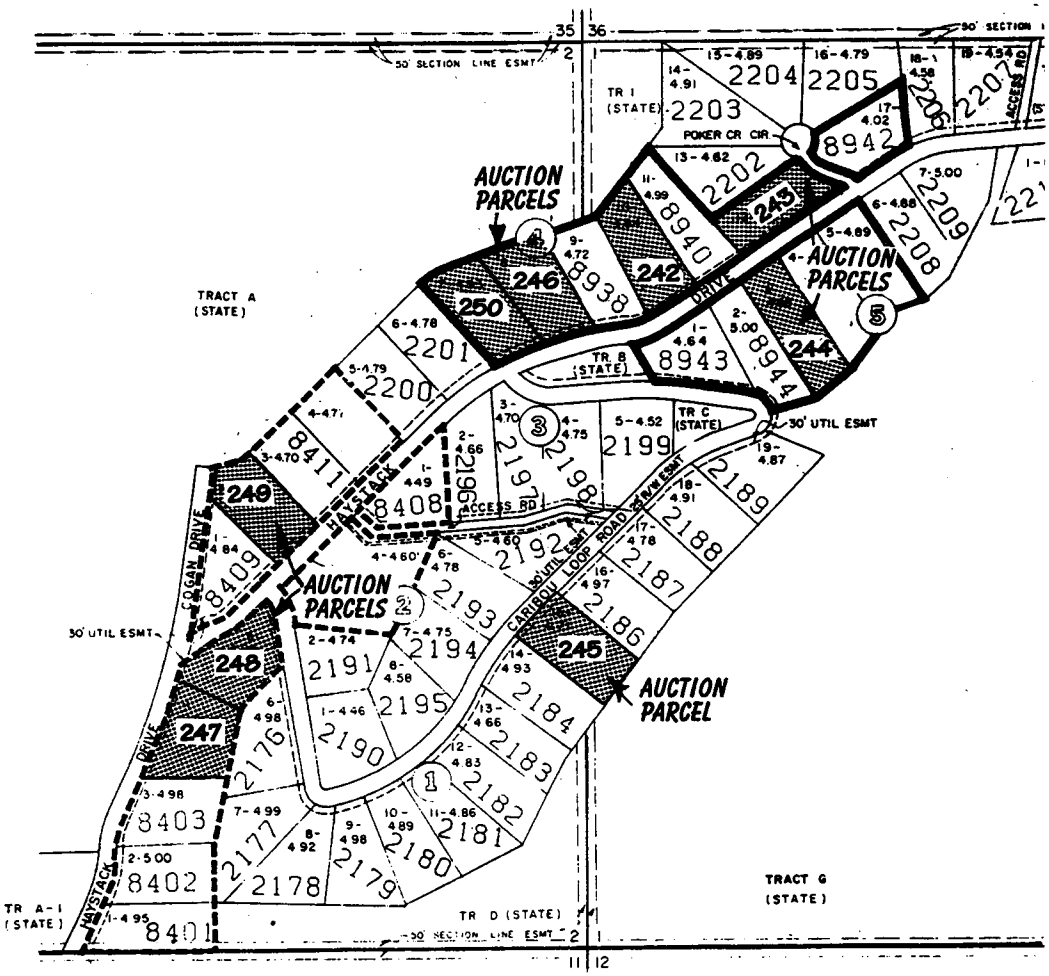
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
242	408360	F003N001W01	LOT 10, BLOCK 4	ASLS 80-117	4.836	CC,L,J	$7,000	[illegible]
243	408362	F003N001W01	LOT 12, BLOCK 4	ASLS 80-117	4.612	CC,L,J	$6,700	[illegible]
244	408366	F003N001W01	LOT 3, BLOCK 5	ASLS 80-117	4.68	CC,L	$6,800	[illegible]
245	408258	F003N001W01,02	LOT 15, BLOCK 1	ASLS 80-117	4.71	CC,L,J	$6,500	[illegible]
246	408358	F003N001W01,02	LOT 8, BLOCK 4	ASLS 80-117	4.837	CC,L,J	$5,600	Structure on lot. [illegible]
247	408348	F003N001W02	LOT 4, BLOCK 1	ASLS 80-117	4.992	CC,L,J	$6,500	[illegible]
248	408349	F003N001W02	LOT 5, BLOCK 1	ASLS 80-117	4.994	CC,L,J	$6,200	[illegible]
249	408354	F003N001W02	LOT 2, BLOCK 4	ASLS 80-117	4.734	CC,L,J	$7,100	[illegible]
250	408357	F003N001W02	LOT 7, BLOCK 4	ASLS 80-117	4.931	CC,L,J		[illegible]

HAYSTACK

LOCATION MAP







NORTHERN REGION

MAP 40

HAYSTACK EXTENSION SUBDIVISION

Haystack Extension Subdivision is located approximately 17 miles north of Fairbanks via Steese and Elliot Highways. The subdivision lies upon the southern slopes of Haystack Mountain. Access is provided by Haystack Mountain Road. Most lots in the subdivision are heavily wooded, primarily with spruce and aspen. Careful clearing should provide future land holders with a fine view of the Chatanika Valley from various locations.

Elevations range from 700 to 2,500 feet above sea level. Soils are generally well drained, however pockets of permafrost may exist on north facing slopes and in low lying areas. Soils are adequate for on-site sewage disposal in areas not affected by permafrost. Nearby wells range from 100 to 300 feet in depth; water quality and quantity are unknown.

Typical winter temperatures range from -22°F to 26°F; summer temperatures range from 35°F to 69°F. Average annual precipitation is 15 inches.

Haystack Subdivision is located adjacent to Haystack Extension Subdivision. Both subdivisions lie within the Fairbanks North Star Borough and are part of the Haystack Service District.

Please Note:

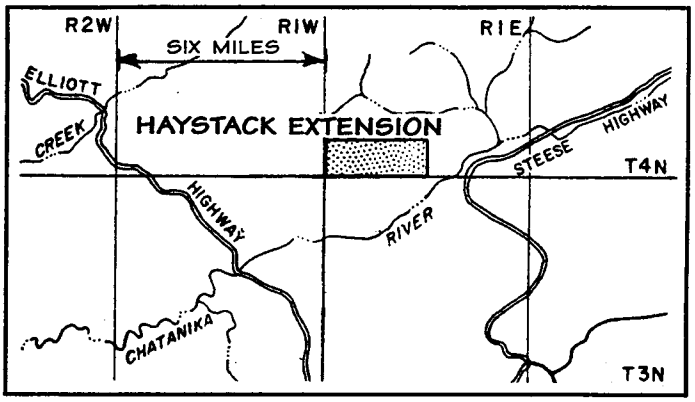
The University of Alaska has established the Poker-Caribou Creeks Watershed Study Area north of Haystack Extension Subdivision. Long-term projects are being conducted in the study area and travel in the area is restricted. Public access to the area is not allowed.

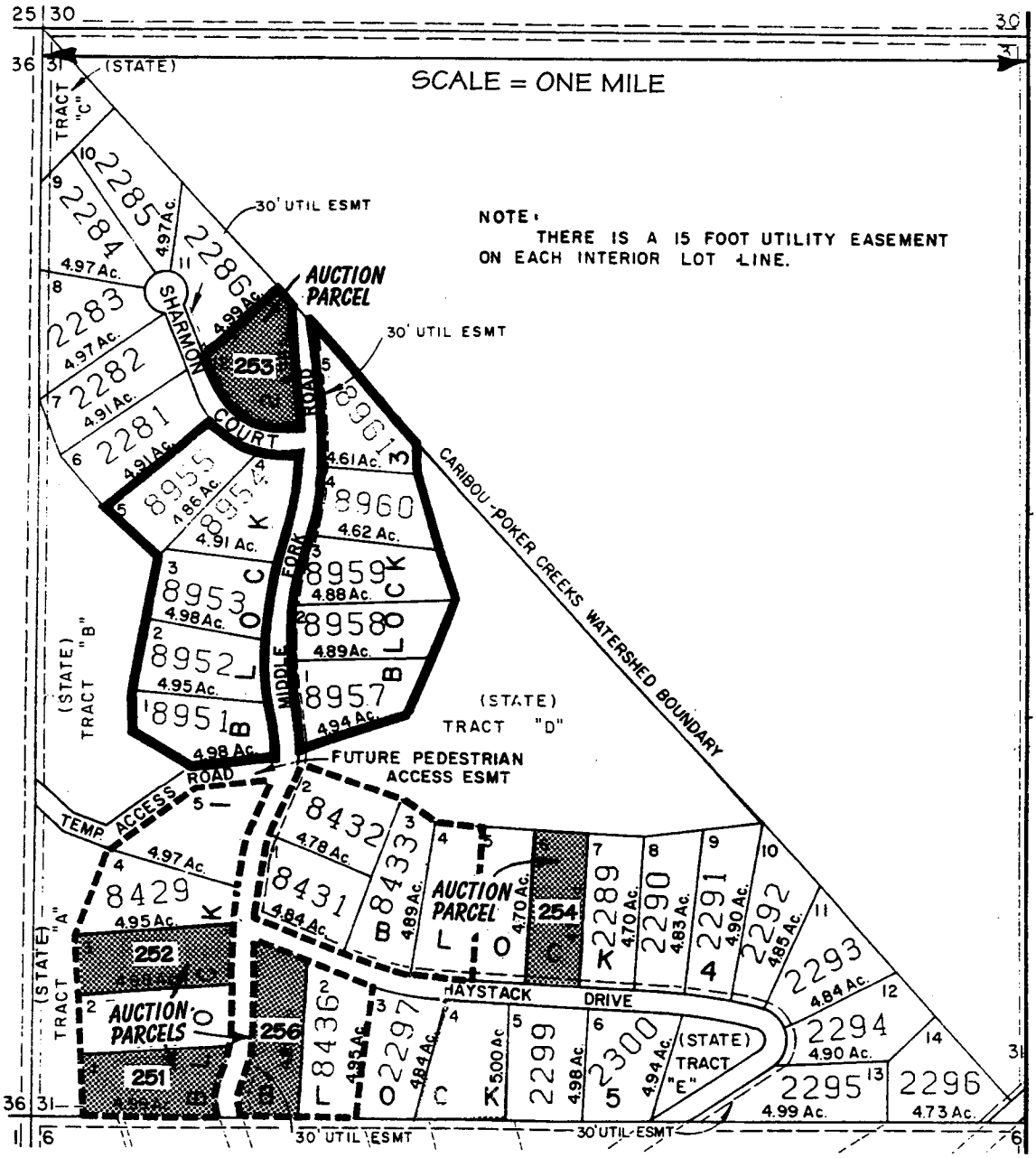
HAYSTACK EXTENSION AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
251	408453	F004N001E31	LOT 1, BLOCK 1	ASLS 80-163	4.987	CC,L	$9,500	Debris on lot. 15625
252	408455	F004N001E31	LOT 3, BLOCK 1	ASLS 80-163	4.98	CC,L	$9,500	12151
253	408469	F004N001E31	LOT 12, BLOCK 2	ASLS 80-163	4.983	CC,L,J	$9,200	16151
254	408376	F004N001E31	LOT 6, BLOCK 4	ASLS 80-163	4.7	CC,L,J	$9,000	Trailer on lot. 16388
255	**WITHDRAWN**							—
256	408462	F004N001E31	LOT 1, BLOCK 5	ASLS 80-163	4.891	CC,L,J	$9,400	12,666.50

HAYSTACK EXTENSION

LOCATION MAP





NORTHERN REGION

RESERVATION CODES LIST

The following is a list of some of the restrictions and easements recorded on the plat of survey or reserved by the state through the final findings. This list is not all inclusive and only serves to inform the applicant of reservations immediately important to him/her in order to make a more informed decision. THE SUBDIVISION PLAT MAY IMPOSE ADDITIONAL RESTRICTIONS NOT LISTED IN THE BROCHURE. For more detailed information, applicants may review the subdivision plat at any of the three DNR information offices listed on pages 3-4.

A. Units are corner lots along the Kenai Spur Highway. Access directly to the Kenai Spur Road will be prohibited. Access be from a secondary road.

B. Subject to a 15-foot wide public easement each side of common interior lot lines and a 30-foot utility easement located adjacent to right-of-way lines.

C. Subject to a 10-foot wide public utility easement.

D. Subject to a 30-foot Alaska Road Commission utility easement for utility anchoring purposes.

E. Subject to platted easements and reservations.

F. Property is "paper platted." Determination of the lot corners is the responsibility of the purchaser.

G. Subject to a 50-foot wide public access and utility easement on both side of section line.

H. Subject to a 50-foot wide public access easement and building setback along mean or ordinary high water.

I. Subject to a 30-foot wide public pedestrian access easement.

J. Subject to a 30-foot wide utility easement.

K. Subject to a 20-foot wide public utility easement adjacent to the dedicated road right-of-way.

L. Subject to a 15-foot wide public utility easement.

M. Subject to a 50-foot wide greening easement with a 10-foot public access easement adjacent to the lot line.

N. Subject to a 20-foot wide public utility easement.

O. Subject to a 15-foot wide public access and utility easement.

P. Minimum wastewater treatment as required by Department of Environmental Conservation wastewater regulations with marine discharge to minus four tide or greater.

Q. Subject to a 30-foot wide public utility easement within all lots and tracts adjacent to the R/W.

R. Subject to a 10-foot wide public pedestrian access easement.

S. Subject to a 20-foot wide public access easement.

T. A 60-foot wide public access easement, 30-foot wide along each side of the centerline of the seismic line.

U. Subject to platted public easement and boat storage easement.

V. Subject to a 10-foot wide public access easement.

W. Conventional one-site wastewater disposal systems with prior review and approval by Department of Environmental Conservation.

X. Subject to a 10-foot wide utility easement on common interior lot lines.

Y. Subject to a 20-foot wide utility easement on lot lines not common with other lots.

Z. Subject to a 10-foot wide public pedestrian access easement and building setback.

AA. Subject to a 75-foot wide building setback from the mean or ordinary high water line.

BB. Subject to a 100-foot wide building setback from the mean or ordinary high water line.

CC. Subject to platted easements as required to each pole location or guides and anchors.

DD. Subject to a 15-foot wide public access easement.

EE. A sealed wastewater system with no discharge to the surface or subsurface of the land or water is required by the Department of Environmental Conservation.

FF. This parcel is approved for conventional wastewater disposal systems with prior review and approval by the Department of Environmental Conservation.

GG. Final title to the land has not yet been transferred to the State by the federal government. These lands have been tentatively approved to the State. Further information may be found under the section titled, "Tentatively Approved Lands."

HH. Subject to a 15-foot wide utility easement on common interior lot lines.

II. Subject to a 30-foot wide utility easement on lot lines not common with other lots.

JJ. Subject to a 50-foot wide section line easement on either side of the section line. This is reserved under AS 19.10.010 to the State of Alaska for public highways.

KK. Subject to a 300-foot building setback from the Elliott Highway. No lots may have direct access to the Elliott Highway.

LL. Subject to the terms and conditions of BLM right-of-way permit #F-81589 for the Davidson Ditch as long as the Ditch remains in federal ownership.

MM. Subject to an existing lease issued to the Northwest Pipeline Co. for a weather station, ADL 407794. This lease expires December 15, 1988; all improvements will be removed 60 days after this date.

NN. Subject to a 40-foot wide public utility easement for a Copper Valley Electric power transmission line.

OO. Subject to a 25-foot wide public access and utility easement on all lot lines other than those defined by the meander of the ordinary high water line of Lake Louise and excluding lot lines common to lots combined into one parcel for this sale.

PP. Subject to a 50-foot wide screening easement. This easement shall be preserved in its existing natural state, no cutting, cleaning, or improvement will be allowed.

QQ. Subject to a 15-foot wide easement for a non-motorized vehicular trail. This trail does not supersede any section line access easement.

RR. Subject to a 10-foot wide public non-motorized trail easement.

SS. Subject to a 50-foot screening easement centered on all water courses draining into Lake Nunavaugaluk. No cleaning or construction shall be allowed within said easement.

TT. Subject to a 50-foot wide public access easement up from the ordinary or mean high water mark, pursuant to AS 38.04.055 and AS 38.05.127.

UU. Subject to a 25-foot wide public access and utility easement along all interior lot lines.

VV. Subject to a 30-foot wide public access and utility easement dedicated toward the interior of the parcel from all lot lines.

WW. Subject to a 200-foot setback from all streams and water bodies depicted on USGS Quadrangle Map Tyonek C-4 (1972).

XX. Units are each comprised of two platted lots. The lots, individually, are too small for on site

sewage disposal. Prior to selling any individual lots within the unit, approval must be obtained from the local platting authority. It is presumed that approval will not be granted until community sewers are available.

YY. A 30-foot wide public access easement along either side of the centerline of all traditional, existing roads and trails that have been and are in use at the time of the staking.

ZZ. Excluding 200-foot setback from the ordinary high water mark of unnamed stream or creek.

AAA. A 200-foot right-of-way, 100-foot wide along either side of the centerline of the Petersville Road.

BBB. A 5-foot radius access easement around the Alaska Division of Lands Survey Center Control Monument, a pedestrian access easement 5-foot wide from the nearest practical property boundary to said control monument, and where applicable, a 5-foot wide direct line-of-sight easement from said control monument to other existing control monuments.

CCC. Subject to a 25-foot building setback from the right-of-way line of any public right-of-way.

DDD. Subject to a 10-foot building setback from any lot line as well as a 25-foot building setback from any right-of-way boundary.

Veterans' Land Discount:

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

- is 18 years of age or older at the date of sale;
- **has been a resident of the State of Alaska** for a period of not less than one year immediately
- preceding the date of sale
- has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was
- shortened due to a service-connected disability or due to receiving an early separation
- after a tour of duty overseas; and
- has received an honorable discharge or general discharge under honorable conditions.

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

The veterans' discount may be applied only to acquisition of surface rights to the land. It may not be applied to survey and platting costs, or other costs reimbursable to the state. These costs will be subtracted from the purchase price before the discount is calculated. These costs for each subdivision are listed in the table on Page 19.

Successful bidders, or homestead applicants wishing to purchase their parcel, who qualify for the veterans' discount must apply for the discount at the time of purchase. The amount of the discount will be deducted from the principal sum of the sales contract, or from the purchase price if the purchase price is paid in full.

Here is how a veterans' discount works for a 3.349 acre parcel with reimbursable costs of $959 per acre, and a bid price of $14,000.00:

$14,000.00	bid price
-3,211.69	reimbursable costs ($959 per acre x 3.349 acres).
$10,788.31	price eligible for discount
-2,697.08	25% veterans' discount
$14,000.00	bid price
-2,697.08	discount amount
$11,302.92	discounted purchase price
-$700.00	5% down payment
$10,602.92	**balance due**

REIMBURSABLE COSTS FOR CALCULATING VETERANS DISCOUNT

Subdivision	Survey	Reimbursable costs
Bald Mountain	ASLS 80-176	$238.00/Acre
Bartlett Hills (Tract A)	ASLS 79-134A	$234.00/Acre
Bartlett Hills (Tract B)	ASLS 79-143B	$234.00/Acre
Bartlett Hills (Tract C)	ASLS 79-143C	$234.00/Acre
Bear's Den	ASLS 82-125	$431.00/Acre
Berg	ASLS 82-181	$531.00/Acre
Bruce Lake	ASLS 79-155	$492.00/Acre
Chandalar Lake	ASLS 85-224	$408.00/Acre
Deadman Lake	ASLS 81-40	$268.00/Acre
Dinglishna Hill	ASLS 80-133	$245.00/Acre
Duncal Canal	ASLS 81-9	$440.00/Acre
Excursion Inlet North	ASLS 81-66	$561.00/Acre
Excursion Inlet South	ASLS 81-90	$547.00/Acre
Geskakimina Lake	ASLS 81-55	$277.00/Acre
Goldstreak	ASLS 79-156	$492.00/Acre
Goldstream	ASLS 79-163	$261.00/Acre
Haystack	ASLS 80-117	$274.00/Acre
Haystack Extension	ASLS 80-163	$274.00/Acre
High Mountain Lakes	ASLS 80-154	$273.00/Acre
Iksgiza Lake	ASLS 81-54	$328.00/Acre
Keene Channel	ASLS 81-8	$440.00/Acre
Kindamina Lake	ASLS 81-218	$390.00/Acre
Kupreanof	ASLS 79-182	$411.00/Acre
Lake Louise	USS 3484-3490	$400.00/Acre
Lincoln Creek	ASLS 82-158	$642.00/Acre
Lisianski Inlet	USS 3305	$200.00/Acre
Martin	ASLS 84-21	$257.00/Acre
McCloud	ASLS 82-157	$609.00/Acre
McPherson	ASLS 87-217	$400.00/Acre
Nenana South	ASLS 80-106	$225.00/Acre
O'Connor Creek	ASLS 83-23	$271.00/Acre
Onestone Lake	ASLS 81-110	$430.00/Acre
Panguingue Creek	ASLS 79-168	$112.00/Acre
Phonograph Creek	ASLS 80-183	$524.00/Acre
Pinnacle Mountain	ASLS 84-12	$1121.00/Acre
Prince of Wales (Thorne Bay)	ASLS 80-121	$465.00/Acre
Shell Hills	ASLS 80-177	$314.00/Acre
Shell Lake North	ASLS 80-174	$437.00/Acre
Snake Lake	ASLS 85-85	$207.00/Acre
Tazlina Hills	ASLS 79-227	$349.00/Acre
Tekdanika	ASLS 85-332	$400.00/Acre
Tekdanika	ASLS 86-148 & 149	$400.00/Acre
Tekdanika	ASLS 86-234	$400.00/Acre
Totek Lake	ASLS 81-57	$305.00/Acre
Tungsten	ASLS 80-99	$211.00/Acre
Vault	ASLS 80-189	$335.00/Acre
West Twin Lake	ASLS 81-129	$558.00/Acre
Whale Passage	ASLS 81-217	$678.00/Acre
Wrangell Narrows	ASLS 81-7	$440.00/Acre