WRANGELL NARROWS SUBDIVISION

The Wrangell Narrows Subdivision includes one and two tiers of lots along the shore. The community centers of Petersburg and Kupreanof are situated roughly 15 miles north-northeast of the subdivision. In general, the subdivision area is described by a spruce and hemlock forest with some muskeg on fair to marginal soils. A high water table is characteristic of the vicinity. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems. No utilities are currently available. Land owners and permit holders might choose to install private generators to provide electricity. The Wrangell Narrows is a significant marine transportation corridor which includes the route of the State ferries. Access to the subdivisions are presently limited to boats and float planes.

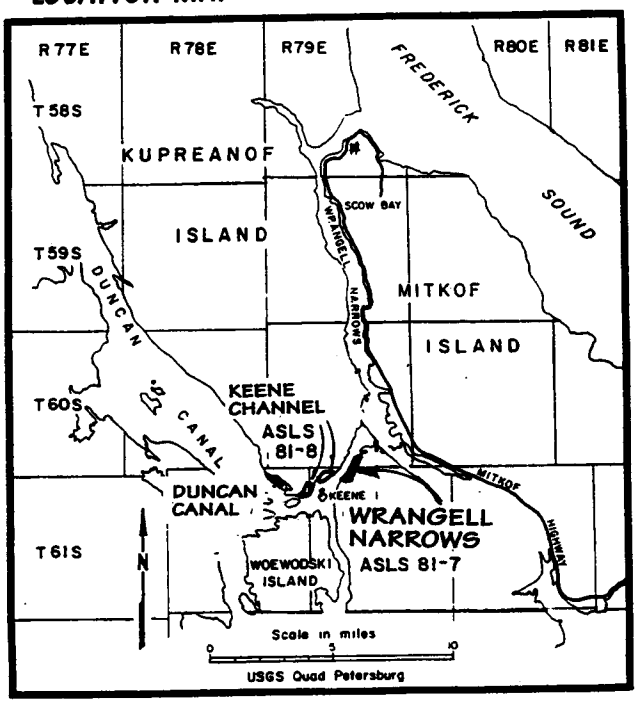
Temperatures range from 45°F to 64°F in the summer and 22°F to 37°F in the winter. Extremes range from -19°F to 84°F. Annual snowfall is 103 inches.

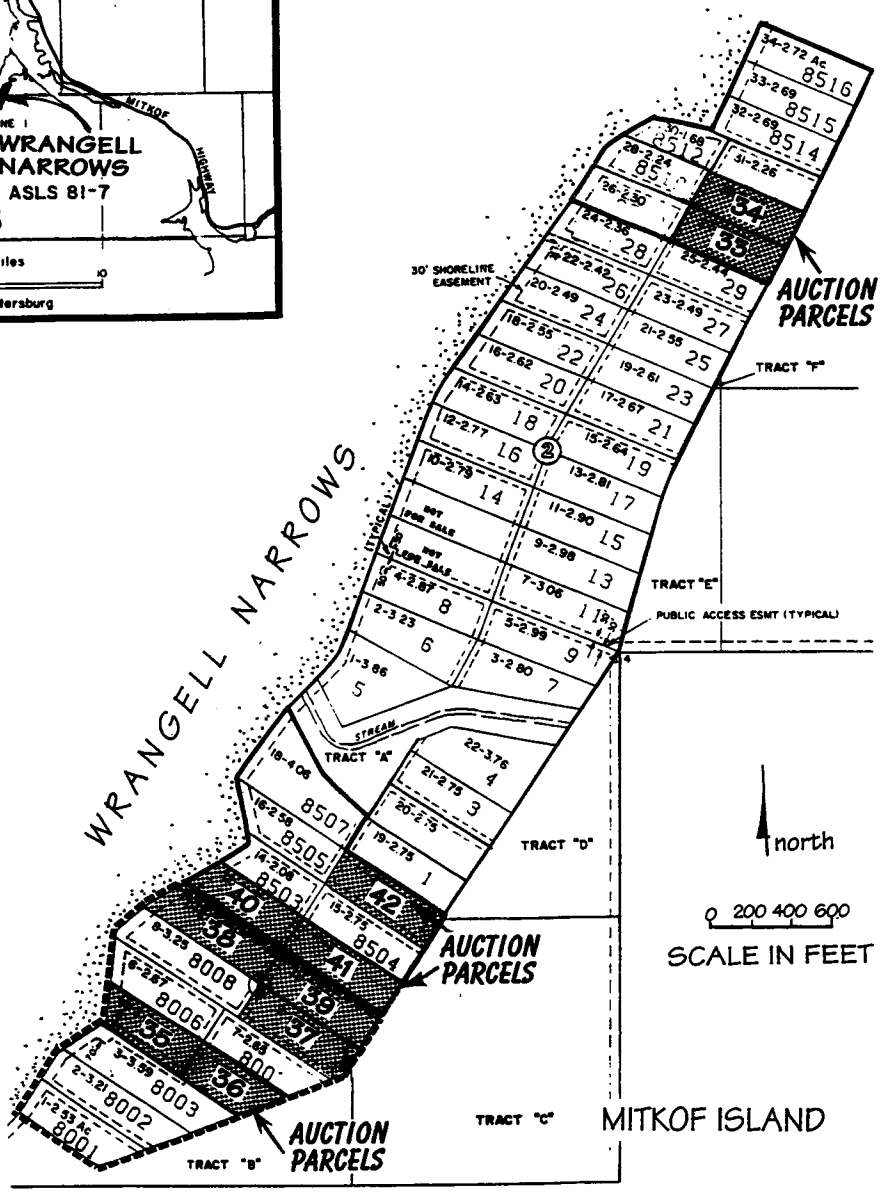
WRANGELL NARROWS AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
33	102615	C060S079E34	LOT 27, BLOCK 2	ASLS 81-7	2.378	E,L,EEE	$5,800	Carol Johnson
34	102617	C060S079E34	LOT 29, BLOCK 2	ASLS 81-7	2.32	E,L,EEE	$5,800	7,750
35	102588	C061S080E05	LOT 4, BLOCK 1	ASLS 81-7	2.214	E,L,EEE	$23,000	25,500 Treated wood pilings on lot
36	102589	C061S080E05	LOT 5, BLOCK 1	ASLS 81-7	1.985	E,L,EEE	$5,800	6,150
37	102593	C061S080E05	LOT 9, BLOCK 1	ASLS 81-7	2.729	E,L,EEE	$5,800	Structure located on lot 7250
38	102594	C061S080E05	LOT 10, BLOCK 1	ASLS 81-7	2.943	E,L,EEE	$23,000	30,000
39	102595	C061S080E05	LOT 11, BLOCK 1	ASLS 81-7	2.746	E,L,EEE	$5,800	6200
40	102607	C061S080E05	LOT 12, BLOCK 1	ASLS 81-7	2.492	E,L,EEE	$23,000	26,500
41	102608	C061S080E05	LOT 13, BLOCK 1	ASLS 81-7	2.746	E,L,EEE	$5,800	5891
42	102612	C061S080E05	LOT 17, BLOCK 1	ASLS 81-7	2.746	E,L,EEE	$5,800	6291

WRANGELL NARROWS

LOCATION MAP





SOUTHEAST REGION

MAP 10

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