WRANGELL NARROWS SUBDIVISION

The Wrangell Narrows Subdivision is located on the southwest side of Mitkof Island about 13 miles south of Petersburg. The subdivision extends about 2 miles along the shoreline of Wrangell Narrows beginning just south of Blind Slough. The subdivision includes 30 waterfront lots and 26 second-tier lots of similar size. Two parcels are offered for sale in this subdivision.

Parcel 20 is a 2.7-acre interior lot located over 400 feet from the shoreline. The parcel has gentle topography, muskeg soils and rather sparse trees. There are a number of open areas and small seasonal creeks on the site.

Parcel 21 is a 2.4-acre lot with 202 feet of frontage on Wrangell Narrows. The parcel is mostly level and vegetated with spruce and hemlock trees with some muskeg on fair to marginal soils. The beach is composed of cobbles and boulders and has moderate run-out.

Wrangell Narrows is a significant marine transportation corridor that includes the route of the Alaska State ferries. Although a fairly well protected body of water, navigation and moorage in the Narrows can be challenging due to the extreme tidal fluctuations, boat wake and heavy boat traffic as well as scattered boulders and shoals. Wrangell Narrows Subdivision is accessible only by boat and floatplane; there is no road to the subdivision. No public utilities are available. Water for domestic use may be obtained by the collection of surface water from small streams in the area or by rainwater catchment. The subdivision is sparsely populated; only about 10% of the lots are developed with recreational cabins or year round residences, the rest are vacant. The subdivision is located outside the boundaries of the City of Petersburg so there is no zoning or tax assessment.

Mild winters, cool summers and abundant year-round precipitation characterize the climate for the Petersburg area. Average temperatures range from 45 degrees to 64 degrees Fahrenheit in the summer and 22 degrees to 37 degrees in the winter. Annual precipitation averages 106 inches, including 97 inches of snow.

Special Notes:

The Alaska Department of Environmental Conservation has approved the subdivision for either of the following wastewater disposal systems:

C. Sealed systems, examples of which would be a vault-type privy or holding tank.

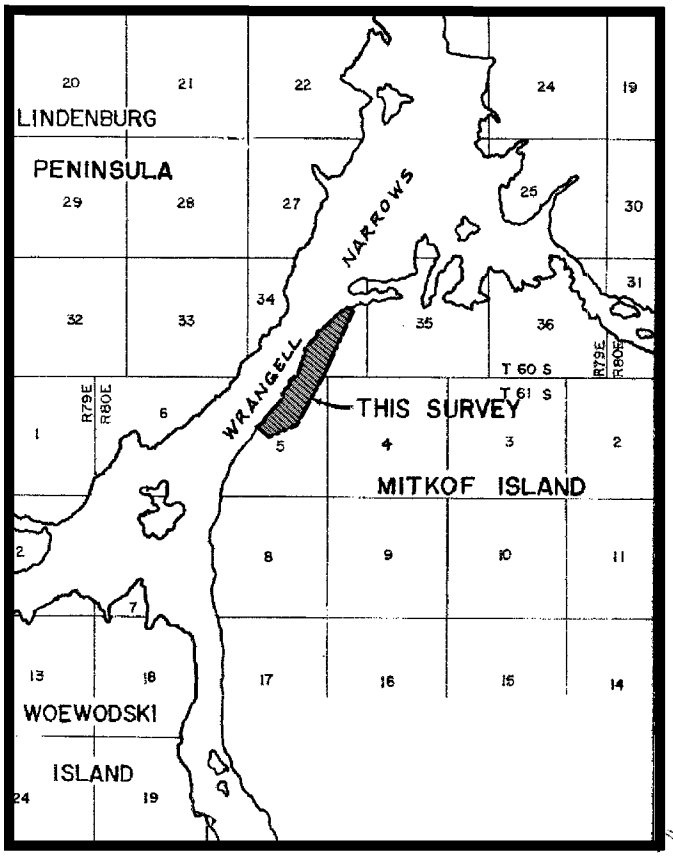
D. Marine discharge to minus 4 tide with at least minimum treatment required by state wastewater regulations.

Individuals who wish to install discharge-type sewage disposal systems on the lots must submit engineered plans for approval to the Regional Office of the Alaska Department of Environmental Conservation.

WRANGELL NARROWS AUCTION SALE

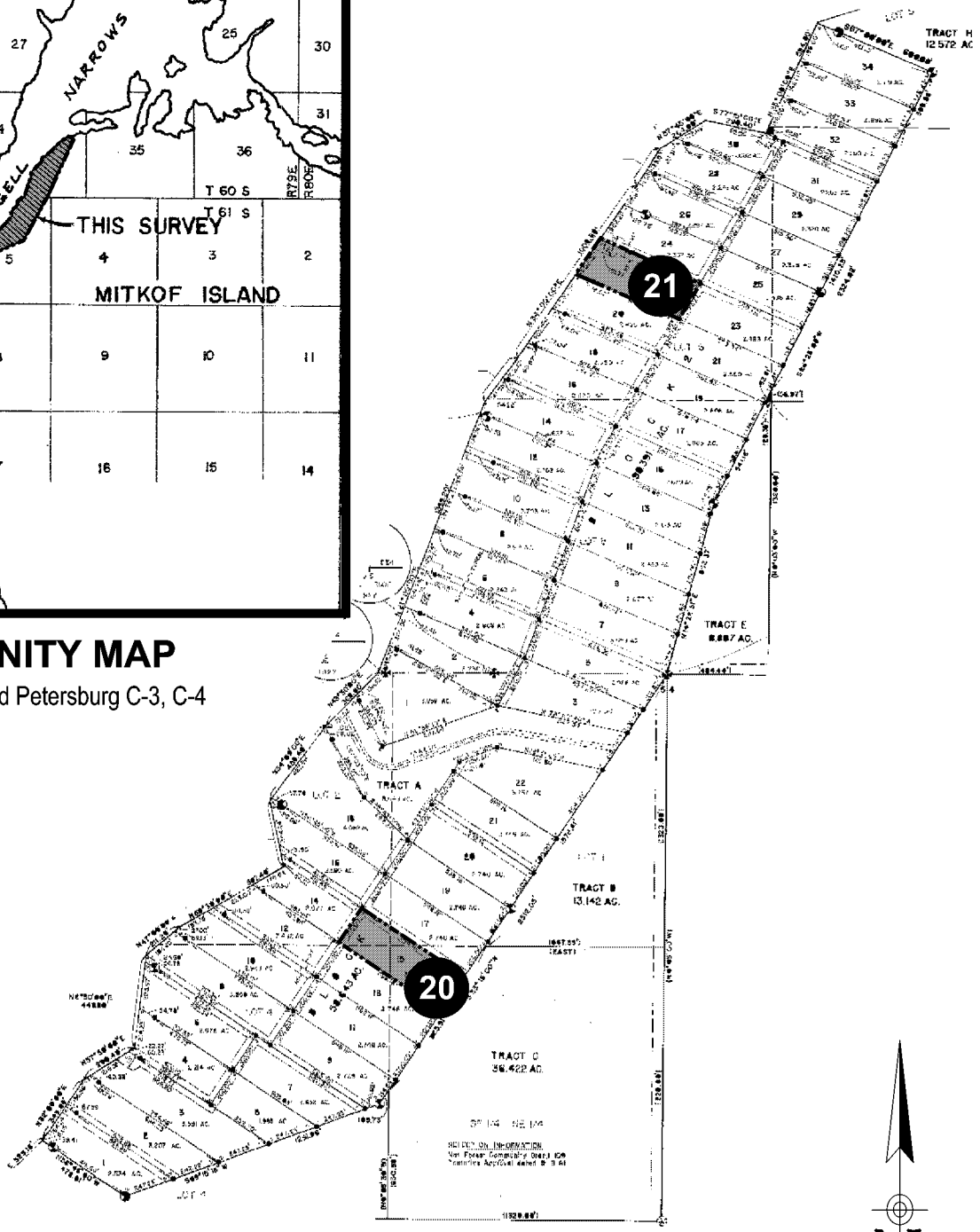
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENT
20	102610	C061S080E5	Block 1, Lot 15	ASLS 81-7	2.746	G, K	$6,900	
21	102614	C060S079E34	Block 2, Lot 22	ASLS 81-7	2.421	J, K, EE	$26,600	

Wrangell Narrows



VICINITY MAP

USGS Quad Petersburg C-3, C-4



Map 5

SOUTHEAST REGION

RESERVATION CODES LIST

The following is a list of some of the restrictions and easements recorded on the survey plat or reserved by the state through the department decisions. This list is not all-inclusive. **The subdivision plat may impose additional restrictions not listed in the brochure.** For more detailed information, applicants should review the subdivision plat at any of the three DNR Information Offices listed on pages 4-5.

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

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

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

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

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

F. Subject to a 30-foot-wide public utility easement within all lots and tracts adjacent to the right-of-way.

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

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

I. 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.

J. Subject to a 50-foot-wide public access easement up from the ordinary or mean high water mark, pursuant to AS 30.04.055 and AS 38.05.127.

K. Subject to a 30-foot-wide public access easement.

L. All lands encompassed by this survey are subject to a 50-foot-wide access easement along the mean high water or ordinary high water line of any water frontage of any sort.

M. Before an on-site sewage disposal system can be installed on a lot within this subdivision, approval must be obtained from the Alaska Department of Environmental Conservation.

N. Water supply and sewage disposal: No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation.

O. There is an easement of 30-foot radius at each pole location for guys or anchors.

P. Structures shall not be placed closer than seventy-five feet from the normal high water mark of a watercourse or body of water of any sort.

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

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

S. Subject to a 10' by 30' anchor easement.

T. Subject to a 5' pedestrian easement.

U. Subject to a 30' pedestrian and road easement.

V. Subject to a 15' utility easement along all lot lines.

W. The outer 20' of both sides of the 100' roadway right-of-way is reserved for utility use.

X. Subject to a monument preservation easement five feet radial around all BLM and ADL monuments.

Y. Subject to a 10' slope maintenance easement.

Z. Subject to a 20' slope maintenance easement.

AA. There is a 15' utility easement each side of common interior lot lines and inside any lot lines fronting a right-of-way.

BB. Subject to the Veterans' Preference Restrictions listed in this brochure if sold in the veterans' preference auction.

CC. Subject to a 10-foot-wide pedestrian and utility easement.

DD. Subject to a 10-foot-wide pedestrian access easement.

EE. Subject to a 50-foot-wide easement for public access and for temporary storage of small boats.

FF. Subject to a 10-foot-wide pedestrian easement.

GG. Section Line Easement Vacation Plat EV 2-094 has been recorded as Plat No. 80-11, Date 6-30-80, Nenana Recording District.

HH. Subject to a 60-foot public access easement centered along and 30-feet on each side of an existing road.

II. Subject to a 25-foot public access easement.

JJ. Subject to a 10-foot-wide drainage easement.

KK. Subject to a 10-foot pedestrian access and drainage easement.

LL. Subject to a 25-foot non-motorized trail easement.

MM. Subject to a 20-foot-wide existing trail easement.

NN. Subject to a 50-foot trail easement.

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

PP. Subject to a 50-foot public access and utility easement.

QQ. Subject to a 30-foot screening easement.

RR. Subject to a 17-foot utility easement.

SS. Subject to a 25-foot-wide public recreational easement.

TT. Section Line Easement Vacation Plat No. EV-2-68 has been recorded as Plat # 80-14, Chitina Recording District on April 1, 1980, vacating the section line between sections 21 and 28, and 27 and 28 within this subdivision.

UU. Subject to Mitkof Highway right-of-way, 50 feet each side of centerline.

Veterans' Land Discount

Note: The veterans' land discount does not apply to parcels 1-17 acquired with a veterans' preference.

Eligible veterans may receive a 25 percent discount on the purchase of State land (AS 38.05.940). The veterans' land 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 (see Residency Requirement on page 6);
- has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
- has received an honorable discharge or general discharge under honorable conditions.

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

The veterans' land 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. The reimbursable cost per acre or lot is listed in the table on pages 17-18.

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

Here is an example of how a veterans' land discount would be calculated 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% veteran's land discount
$14,000.00	bid price
- 2,697.08	discount amount
$11,302.92	discounted purchase price
- 700.00	5% down payment of the **full purchase price** (do not submit a down payment based upon the discounted purchase price)
$10,602.92	**balance due**

REIMBURSABLE COSTS FOR CALCULATING VETERANS' DISCOUNT

Subdivision	Survey	Reimbursable Costs
Bartlett Hills-Tract D	ASLS 79-143D	$234.00/Acre
Bear Creek	ASLS 95-57	None
Bear's Den	ASLS 82-125	$431.00/Acre
Berg	ASLS 82-181	$531.00/Acre
Cascaden	ASLS 86-98	$366.66/Acre
Central Odd Lots	CSP-104-FM	$53.00/Acre
Cheri Lake	EPF # 23-17	$90.60/Acre
Circle	ASLS 78-163	$71.00/Acre
Delta Agricultural Homesites	ASLS 78-93	$41.00/Acre
Delta Homesites	ASLS 77-163	$142.00/Acre
Dugan Hills	ASLS 85-70	None
Dugan Hills	ASLS 89-85	None
Dune Lake	ASLS 81-56	$292.00/Acre
Fireweed Mountain	ASLS 81-29	$240.00/Acre
Four Mile Hill	ASLS 80-6	$4.00/Lot
Four Mile Hill	ASLS 80-7	$4.00/Lot
Frederick Point East	ASLS 83-32	$698.00/Acre
Frederick Point North	ASLS 83-31	$698.00/Acre
Gold King	ASLS 85-115	None
Goldstream	ASLS 79-163	$261.00/Acre
Haystack	ASLS 80-117	$274.00/Acre
Jack	ASLS 79-165	$61.00/Acre
June Creek	ASLS 79-166	$88.00/Acre
Keene Channel	ASLS 81-8	$440.00/Acre
Kenney Lake	ASLS 81-193	$740.00/Acre
Kentucky Creek	CSP-10-FM	$58.00/Acre
Kentucky Creek	CSP-9-FM	$58.00/Acre
Kindamina Lake	ASLS 81-218	$390.00/Acre
Martin	ASLS 84-21	$257.00/Acre
McCloud	ASLS 82-157	$609.00/Acre
Mitkof Odd-Lot		None
Murphy	ASLS 82-159	$284.00/Acre
Nenana South	ASLS 80-106	$225.00/Acre
Northridge	ASLS 81-214	$374.00/Acre
Ridge Rock	ASLS 85-229	None
Ridge Rock	ASLS 86-28	None
Riverview	ASLS 83-128	$262.00/Acre
Southbank	ASLS 87-371	$26.00/Acre
Southbank	ASLS 91-82	$26.00/Acre
Swan Lake	ASLS 79-145	$265.00/Acre
Talkeetna Bluffs	ASLS 80-94	$231.00/Acre
Talkeetna Bluffs Addition	ASLS 81-196	$453.00/Acre
Tanana Heights	EPF 39-4	$596.05/Acre
Teklanika River	ASLS 86-148	None
Teklanika River	ASLS 86-151	None

Tenderfoot	ASLS 81-213	$400.00/Acre
Tungsten	ASLS 80-99	$211.00/Acre
West Twin Lake	ASLS 81-219	$558.00/Acre
West Twin Lake	ASLS 90-241	None
Willow Creek	ASLS 79-122	$156.00/Acre
Wrangell Narrows	ASLS 81-7	$440.00/Acre