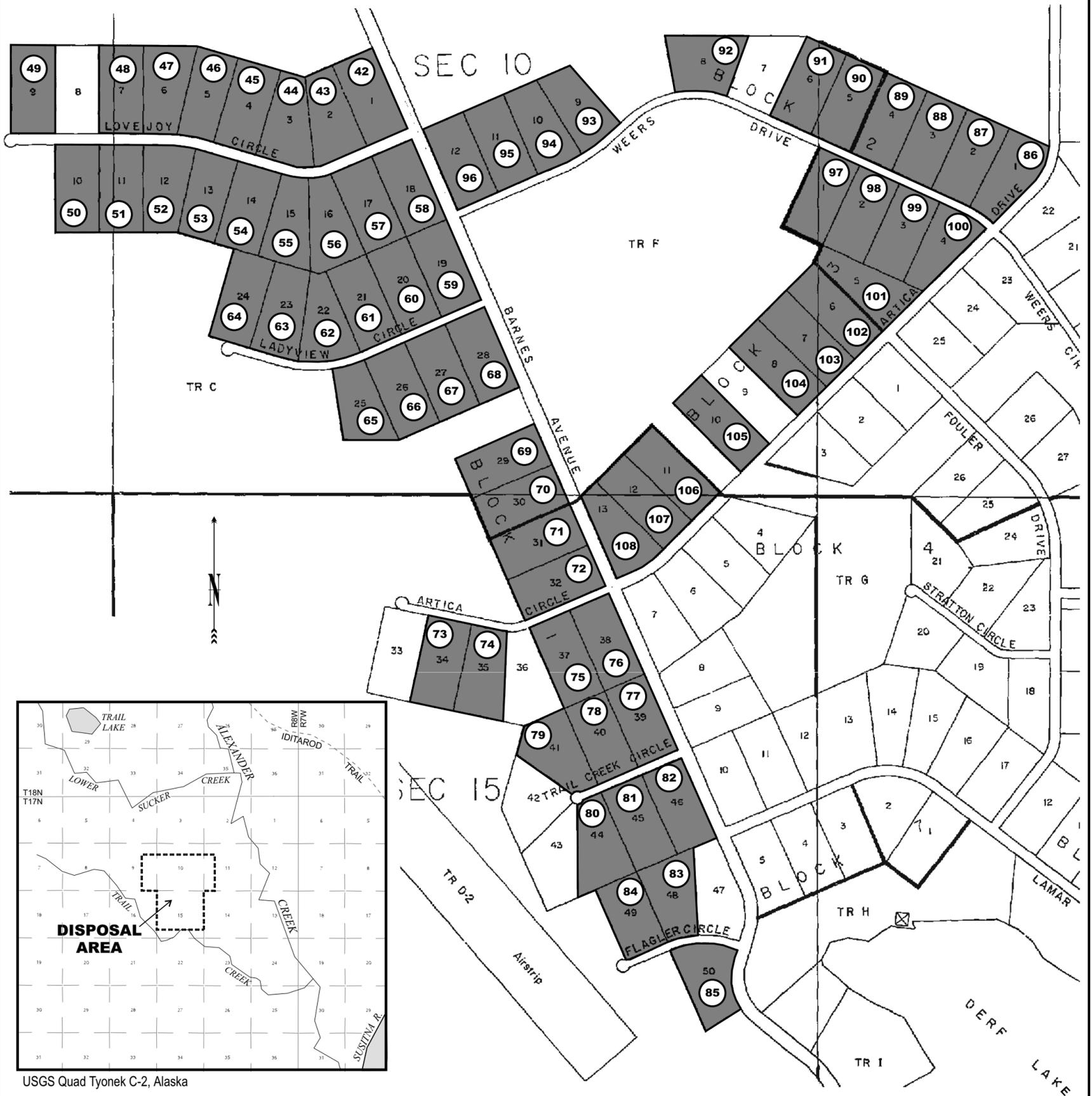


Map 5 - Alexander Creek West ASLS 79-209



USGS Quad Tyonek C-2, Alaska

Vicinity Map

Township 17 North, Range 8 West,
Sec. 9, 10, 11, 15
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: www.dnr.state.ak.us/landrecords.

Location	Alexander Creek area is approximately 36 miles northwest of Anchorage and 5 miles west of the confluence of the Yentna and Susitna Rivers.
Topo Map	USGS Quad Tyonek C-2
Access	A.T.V., snow machine or foot access along platted rights-of-way or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes in summer or platted airstrips, conditions of which are unknown.
Terrain	Generally, rolling terrain with large muskeg formations define the area. Higher elevations are usually well drained with low-lying areas dominated by vegetation-choked lakes, bogs and swamps.
Soils	Generally well drained and strongly acid with a variety of slopes. These soils are associated with a poorly drained fibrous peat.
Vegetation	Well forested with spruce, birch and aspen. Ground cover is low scrub alder and grasses.
Water Front	None
View	Unknown
Climate	Temperatures range from 40 to 70 degrees F in summer to -10 to 35 degrees F, with extremes between -56 to 90 degrees F. Annual precipitation is approximately 20 inches with 70 inches of snow.
Water Source	Water availability and quality expected to be good. However, in-depth studies of the area have not been made.
Water/Sewage Disposal	The Dept. of Environmental Conservation has approved all lots in this subdivision for non-water carried sewage only (outhouses and privies). No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Dept. of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-209.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Alexander Creek West Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 529, Page 964, Date 9-29-80, Anchorage Recording District.
Other	Some lots may be within the 100-year flood plain of Alexander Creek or its tributaries.

continued

Southcentral Region -- Summer 2001 State Land Auction #416

Map 5 - Alexander Creek West ASLS 79-209

Parcel	ADL	MTRS	Lot/Tract	Block	Survey	Acres	Minimum Bid
42	204827	S017N008W10	1	1	ASLS 79-209	5.000	\$2,700.00
43	204828	S017N008W10	2	1	ASLS 79-209	5.000	\$3,000.00
44	204829	S017N008W10	3	1	ASLS 79-209	4.900	\$2,900.00
45	204830	S017N008W10	4	1	ASLS 79-209	5.000	\$3,000.00
46	204831	S017N008W10	5	1	ASLS 79-209	4.500	\$2,700.00
47	204832	S017N008W10	6	1	ASLS 79-209	4.990	\$3,000.00
48	204833	S017N008W09, 10	7	1	ASLS 79-209	5.000	\$3,000.00
49	204835	S017N008W09	9	1	ASLS 79-209	5.000	\$3,000.00
50	204836	S017N008W09	10	1	ASLS 79-209	5.000	\$2,700.00
51	204837	S017N008W09, 10	11	1	ASLS 79-209	5.000	\$3,000.00
52	204838	S017N008W10	12	1	ASLS 79-209	4.950	\$2,900.00
53	204839	S017N008W10	13	1	ASLS 79-209	4.560	\$2,700.00
54	204840	S017N008W10	14	1	ASLS 79-209	5.000	\$3,000.00
55	204841	S017N008W10	15	1	ASLS 79-209	4.560	\$2,700.00
56	204842	S017N008W10	16	1	ASLS 79-209	4.870	\$2,900.00
57	204843	S017N008W10	17	1	ASLS 79-209	5.000	\$3,000.00
58	204844	S017N008W10	18	1	ASLS 79-209	5.000	\$3,000.00
59	204845	S017N008W10	19	1	ASLS 79-209	5.000	\$2,700.00
60	204846	S017N008W10	20	1	ASLS 79-209	5.000	\$2,700.00
61	204847	S017N008W10	21	1	ASLS 79-209	5.000	\$3,000.00
62	204848	S017N008W10	22	1	ASLS 79-209	4.600	\$2,700.00
63	204849	S017N008W10	23	1	ASLS 79-209	5.000	\$3,000.00
64	204850	S017N008W10	24	1	ASLS 79-209	5.000	\$3,000.00
65	204851	S017N008W10	25	1	ASLS 79-209	4.400	\$2,600.00
66	204852	S017N008W10	26	1	ASLS 79-209	5.000	\$2,700.00
67	204853	S017N008W10	27	1	ASLS 79-209	5.000	\$2,700.00
68	204854	S017N008W10	28	1	ASLS 79-209	5.000	\$2,700.00
69	204855	S017N008W10, 15	29	1	ASLS 79-209	5.000	\$3,000.00
70	204856	S017N008W10, 15	30	1	ASLS 79-209	5.000	\$3,000.00
71	204857	S017N008W15	31	1	ASLS 79-209	5.000	\$3,500.00
72	204858	S017N008W15	32	1	ASLS 79-209	5.000	\$3,500.00
73	204860	S017N008W15	34	1	ASLS 79-209	5.000	\$3,500.00
74	204861	S017N008W15	35	1	ASLS 79-209	5.000	\$3,500.00
75	204863	S017N008W15	37	1	ASLS 79-209	5.000	\$3,500.00

Parcel	ADL	MTRS	Lot/Tract	Block	Survey	Acres	Minimum Bid
76	204864	S017N008W15	38	1	ASLS 79-209	5.000	\$3,500.00
77	204865	S017N008W15	39	1	ASLS 79-209	4.770	\$3,300.00
78	204866	S017N008W15	40	1	ASLS 79-209	4.770	\$3,300.00
79	204867	S017N008W15	41	1	ASLS 79-209	5.000	\$3,500.00
80	204870	S017N008W15	44	1	ASLS 79-209	5.000	\$3,500.00
81	204871	S017N008W15	45	1	ASLS 79-209	5.000	\$3,500.00
82	204872	S017N008W15	46	1	ASLS 79-209	5.000	\$3,500.00
83	204874	S017N008W15	48	1	ASLS 79-209	4.910	\$3,400.00
84	204875	S017N008W15	49	1	ASLS 79-209	4.390	\$3,100.00
85	204876	S017N008W15	50	1	ASLS 79-209	4.990	\$3,500.00
86	204877	S017N008W11	1	2	ASLS 79-209	4.890	\$2,900.00
87	204878	S017N008W11	2	2	ASLS 79-209	5.000	\$3,000.00
88	204879	S017N008W11	3	2	ASLS 79-209	5.000	\$3,000.00
89	204880	S017N008W11	4	2	ASLS 79-209	5.000	\$3,000.00
90	204881	S017N008W10, 11	5	2	ASLS 79-209	5.000	\$3,000.00
91	204882	S017N008W10, 11	6	2	ASLS 79-209	5.000	\$3,000.00
92	204884	S017N008W10	8	2	ASLS 79-209	4.990	\$3,000.00
93	204885	S017N008W10	9	2	ASLS 79-209	4.620	\$2,700.00
94	204886	S017N008W10	10	2	ASLS 79-209	4.790	\$2,900.00
95	204887	S017N008W10	11	2	ASLS 79-209	5.000	\$3,000.00
96	204888	S017N008W10	12	2	ASLS 79-209	5.000	\$3,000.00
97	204889	S017N008W11	1	3	ASLS 79-209	4.390	\$2,600.00
98	204890	S017N008W11	2	3	ASLS 79-209	5.000	\$3,000.00
99	204891	S017N008W11	3	3	ASLS 79-209	5.000	\$3,000.00
100	204892	S017N008W10, 11	4	3	ASLS 79-209	5.000	\$3,000.00
101	204893	S017N008W10, 11	5	3	ASLS 79-209	4.960	\$3,000.00
102	204894	S017N008W10, 11	6	3	ASLS 79-209	4.990	\$3,000.00
103	204895	S017N008W10, 11	7	3	ASLS 79-209	4.990	\$2,700.00
104	204896	S017N008W10, 11	8	3	ASLS 79-209	4.990	\$2,700.00
105	204898	S017N008W10	10	3	ASLS 79-209	4.990	\$3,000.00
106	204899	S017N008W10, 15	11	3	ASLS 79-209	4.990	\$3,100.00
107	204900	S017N008W10, 15	12	3	ASLS 79-209	4.990	\$3,500.00
108	204901	S017N008W10, 15	13	3	ASLS 79-209	4.610	\$3,200.00

Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened

due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

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

The Veteran's 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 reimbursable 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 page 7.

Successful bidders who qualify for the Veteran's Land Discount **must apply for the discount at the time of the award notification.** The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

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

At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN'S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
"X" Parcel Size (Acres)		x 3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veteran's Discount Rate		x 0.25	
Veteran's Discount	\$	2,697.08	\$ -2,697.08
Discounted Purchase Price (Bid Price Less Discount)			\$ 11,302.92
Less 5% bid deposit of the full purchase price (<i>do not submit a bid deposit based upon the discounted purchase price</i>)			\$ -700.00
Balance Due			\$ 10,602.92

Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre
Amber Lake North Subd	ASLS 80-152	\$293.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre

Project Name	Project description	Cost/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre
Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre
High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre
John Lake Subd.	ASLS 82-190	\$458.00/Acre
Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre