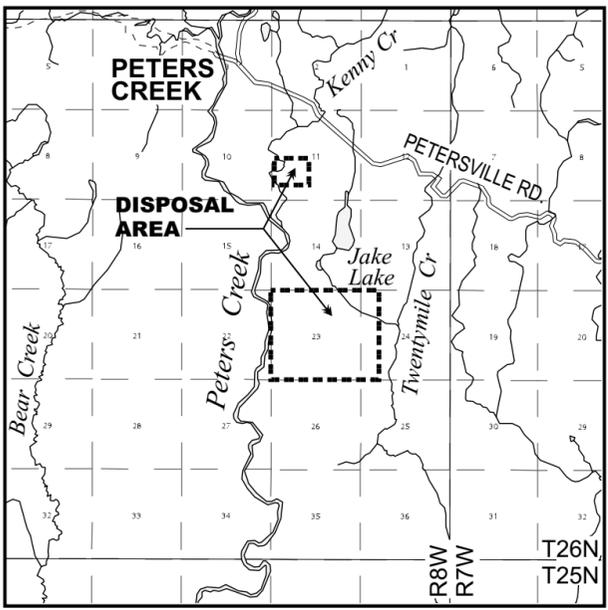


Map 19 - Peters Creek ASLS 80-144



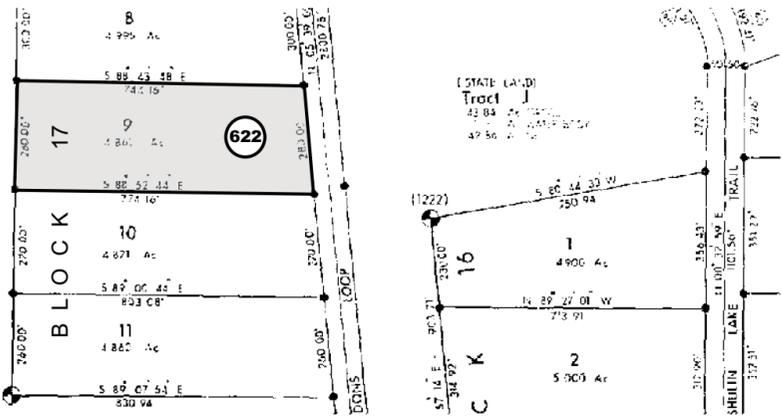
USGS Quad Talkeetna B-2, Alaska

Vicinity Map

Township 26 North, Range 8 West, Sec. 11, 23, 24
Seward Meridian, Alaska

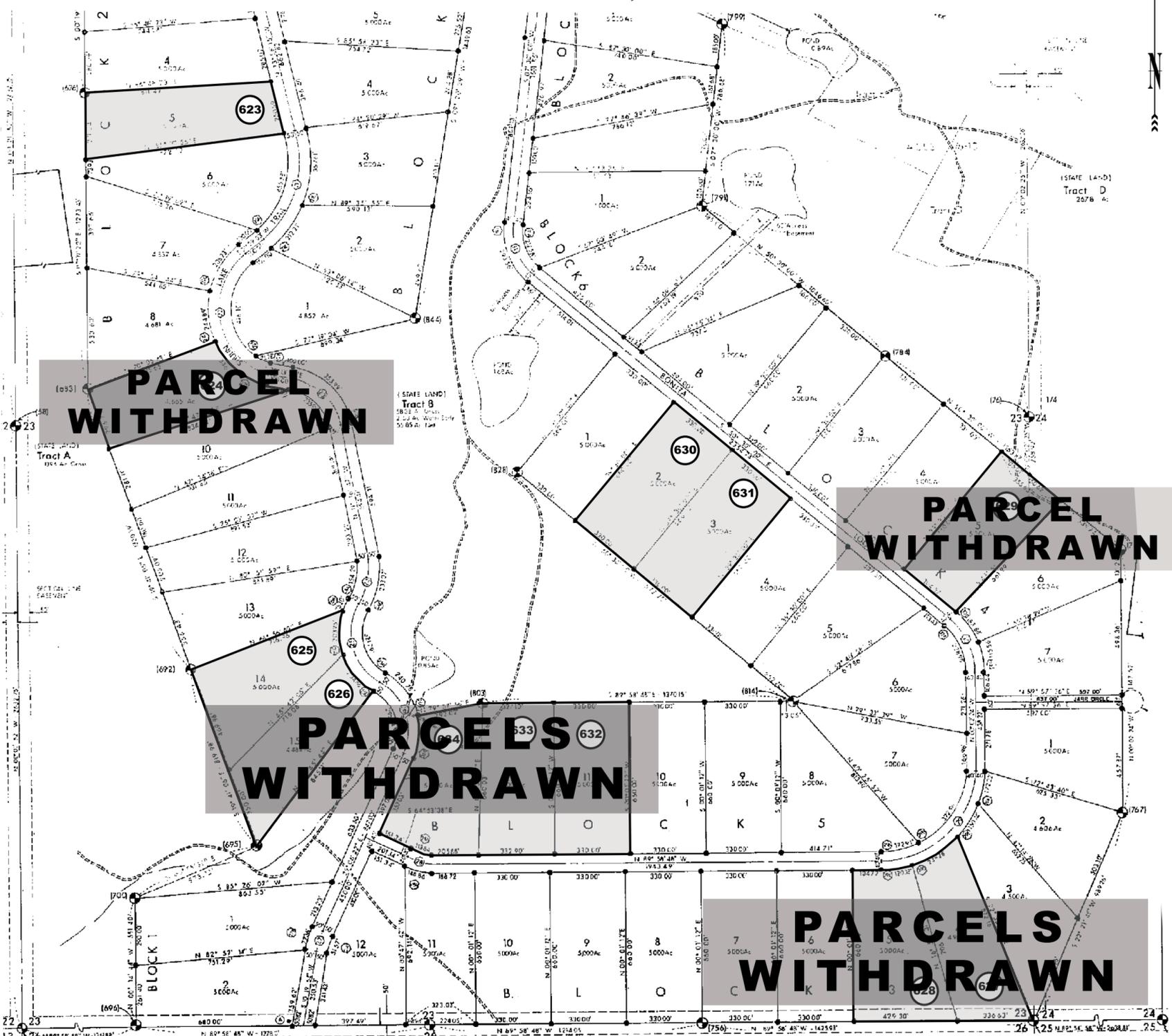
Location	Located approximately 13 miles from the Parks Highway on Petersville Road and one mile east of the Forks Roadhouse.
Topo Map	USGS Quad Talkeetna B-2
Access	Access is from Petersville Road and then south on Shulin Lake Trail. Petersville Road is maintained in the winter only to Kroto Creek, thus access during the winter is via snowmachine or ATV.
Terrain	Generally level, characterized by terraces and moraines of well-drained soils interspersed with low-lying wetlands.
Soils	Subsurface soils are well drained with a large percentage of coarse-grained material. Pockets of permafrost may be present.
Vegetation	Paper birch and white spruce dominate the higher ground, while black spruce, moss, sedges, and low shrubs are found in the lower elevations.
Water Front	None
View	Some lots may have a view of Mt. McKinley.
Climate	Temperatures range from 44 to 68 degrees F in summer and 0 to 40 degrees F in winter, with extremes between -48 and 90 degrees F. Annual precipitation is 29 inches including 102 inches of snow.
Water Source	Water availability and quality expected to be good.
Water/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, standards, and recommendations of the Alaska Dept. of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-144.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Peters Creek Homeowners Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 79, Page 367, Date 4-21-1981, Talkeetna Recording District.
Other	Lots 2, 11, 12, & 13, Block 5 may be subject to a 60 foot pioneer trail or a 20 foot access easement as defined by the Matanuska-Susitna Borough, see ASLS 80-144 and the Status Plat for more information. Subdivision area provides habitat for moose and waterfowl. Portions of tracts A, I, and L have been identified by the State as material sites for platted improvements or road construction.

Sec. 11



PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID	COMMENTS
622	210336	S026N008W11	ASLS 80-144	9	17	4.860	\$9,400.00	
623	210692	S026N008W23	ASLS 80-144	5	2	5.000	\$10,400.00	
624	210696	S026N008W23	ASLS 80-144	9	2	4.665	\$10,400.00	WITHDRAWN
625	210701	S026N008W23	ASLS 80-144	14	2	5.000	\$10,400.00	WITHDRAWN
626	210702	S026N008W23	ASLS 80-144	15	2	4.484	\$10,400.00	WITHDRAWN
627	210706	S026N008W23	ASLS 80-144	4	3	4.968	\$8,800.00	WITHDRAWN
628	210707	S026N008W23	ASLS 80-144	5	3	5.000	\$9,400.00	WITHDRAWN
629	210719	S026N008W23, 24	ASLS 80-144	5	4	5.000	\$9,400.00	WITHDRAWN
630	210723	S026N008W23	ASLS 80-144	2	5	5.000	\$9,400.00	
631	210724	S026N008W23	ASLS 80-144	3	5	5.000	\$9,400.00	
632	210732	S026N008W23	ASLS 80-144	11	5	5.000	\$8,300.00	WITHDRAWN
633	210733	S026N008W23	ASLS 80-144	12	5	5.000	\$8,800.00	WITHDRAWN
634	210734	S026N008W23	ASLS 80-144	13	5	5.000	\$9,400.00	WITHDRAWN

Sec. 23, 24



Veterans' Land Discount

Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veterans' Land Discount may only be used **once** in an applicant's lifetime.

Veterans' 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 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 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 below.

Successful bidders who qualify for the Veterans' 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 bidders. If both are also eligible veterans, 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 Veterans' 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% Veterans' Discount Rate		x 0.25	
Veterans' 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 Veterans' Discount

Project Name	Project description	Cost/Acre	Project Name	Project description	Cost/Acre
Alexander Creek West	ASLS 79-209	\$225.00/Acre	Quota	ASLS 80-120	\$220.00/Acre
Bartlett Hills Tract D	ASLS 79-143D	\$234.00/Acre	Safari Lake	ASLS 80-188	\$275.00/Acre
Bruce Lake	ASLS 79-155	\$492.00/Acre	Snake Lake	ASLS 85-085	\$207.00/Acre
Eagle II	ASLS 82-136	\$209.00/Acre	South Bald Mountain	ASLS 82-001	\$336.00/Acre
Edna Bay	ASLS 81-116	\$693.00/Acre	Sunnyside	ASLS 80-182	\$524.00/Acre
Excursion Inlet South	ASLS 81-090	\$547.00/Acre	Sunnyside Subd.	USS 2912	N/A
Farmview	ASLS 82-123	\$347.00/Acre	Swan Lake	ASLS 79-145	\$265.00/Acre
Four Mile Hill	ADLS 80-006 Sec 22, T9S, R10E, FM	\$4.00/Lot	Talkeetna Bluffs Addition	ASLS 81-196	\$453.00/Acre
Four Mile Hill	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot	Talkeetna Bluffs	ASLS 80-094	\$231.00/Acre
Four Mile Hill Ag	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot	Tazlina Hills	ASLS 79-227	\$349.00/Acre
Glenn	ASLS 81-205	\$410.00/Acre	Tazlina Northwest	ASLS 79-226	\$349.00/Acre
Goldstreak	ASLS 79-156	\$492.00/Acre	Tazlina Southwest	ASLS 79-121	\$349.00/Acre
Greensward	ASLS 79-154	\$492.00/Acre	Tenderfoot	ASLS 81-213	\$400.00/Acre
Harris River	ASLS 79-270	\$853.00/Acre	Three Mile	ASLS 82-010	\$405.00/Acre
High Mountain Lakes	ASLS 80-154	\$273.00/Acre	Tok (Sec 15, T18N, R12E, CRM)	ASLS 79-135	\$4.00/Lot
Iksigiza Lake	ASLS 81-054	\$328.00/Acre	Tok (Sec 16, T18N, R12E, CRM)	ASLS 79-134	\$4.00/Lot
Jack II	ASLS 82-140	\$241.00/Acre	Tok (Sec 21, T18N, R12E, CRM)	ASLS 79-133	\$4.00/Lot
Jack	ASLS 79-165	\$61.00/Acre	Tok Area	ASLS 77-164	\$91.00/Acre
June Creek	ASLS 79-166	\$88.00/Acre	Tok (Tetlin Trail) Replat 79-006	ASLS 79-132	\$4.00/Lot
Kahiltna Flats	ASLS 80-175	\$204.00/Acre	Tok Replat 79-133	ASLS 80-048	\$4.00/Lot
Kenney Lake	ASLS 81-193	\$740.00/Acre	Tok Replat 79-134	ASLS 80-049	\$4.00/Lot
Kenny Creek	ASLS 80-143	\$273.00/Acre	Totek Lake	ASLS 81-057	\$305.00/Acre
Kentucky Creek Odd Lot	Sec S1/2 28, S1/2 29, 32, 33, T4N, R13W, FM	\$58.00/Acre	Tower Bluffs	ASLS 80-097	\$227.00/Acre
Lincoln Creek	ASLS 82-158	\$642.00/Acre	Tower Bluffs	ASLS 80-098	\$227.00/Acre
McGrath Tracts A & B	ASLS 83-199	N/A	Trapper Creek Glen	ASLS 79-242	\$265.00/Acre
Nenana South	ASLS 80-106	\$225.00/Acre	Tungsten	ASLS 80-099	\$211.00/Acre
Ninemile Creek	ASLS 80-151	\$317.00/Acre	Warren	ASLS 79-138	N/A
Northridge	ASLS 81-214	\$374.00/Acre	Wigwam	ASLS 83-022	\$704.00/Acre
Onestone Lake	ASLS 81-110	\$430.00/Acre	Willow Creek	ASLS 79-122	\$156.00/Acre
Parker Lake	ASLS 82-126	\$488.00/Acre	Willow Crest	ASLS 80-008	\$310.00/Acre
Peters Creek	ASLS 80-144	\$302.00/Acre	Windy Hills	ASLS 79-173	\$219.00/Acre
Pinnacle Mountain	ASLS 84-012	\$1121.00/Acre			