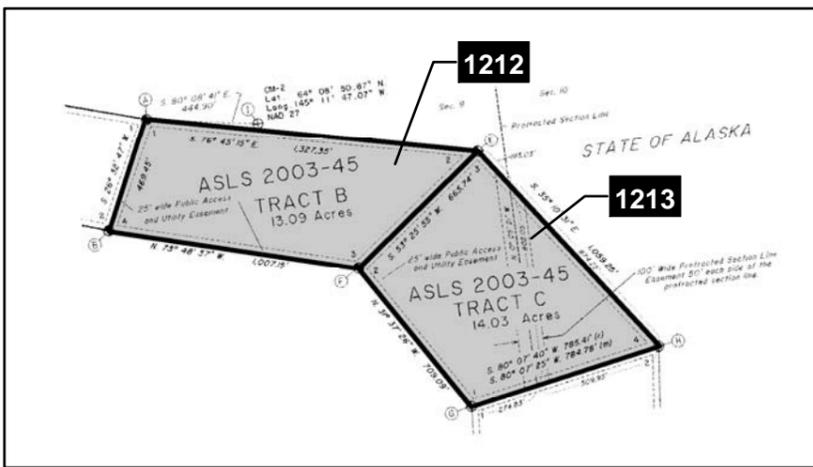
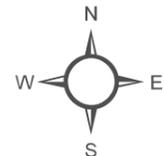
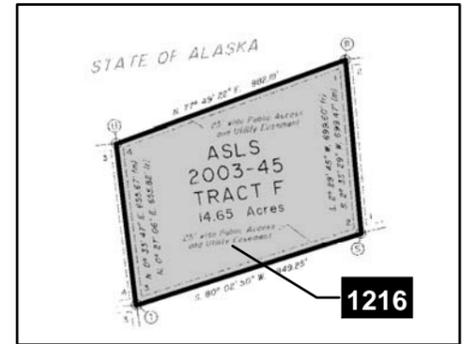
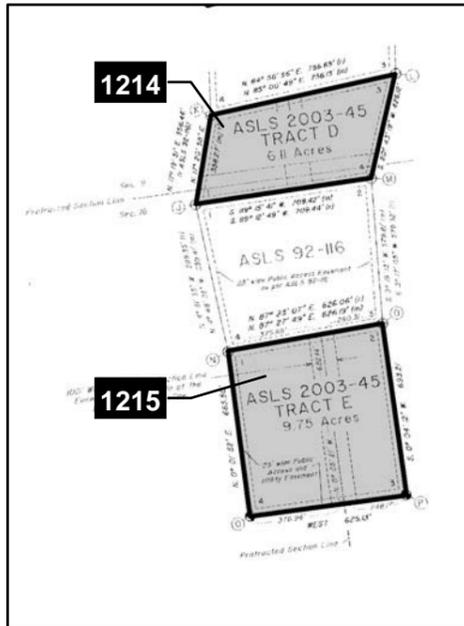


## Map 29 ~ Volkmar Lake Remote Parcels - ASLS 2003-45



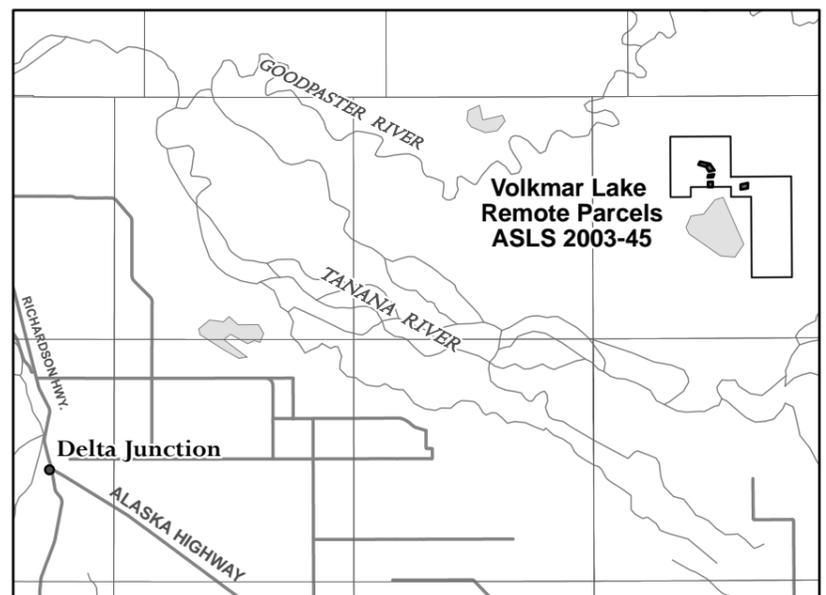
0 700 1,400 Feet

Approximate scale for each parcel map.

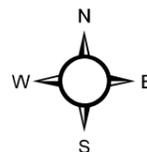


<b>Location</b>	This Volkmar Lake staking area is located in the hills north and east of Volkmar Lake. Volkmar Lake is located approximately 19 miles northeast of Delta Junction.
<b>Topo map</b>	USGS Quad Big Delta A-3
<b>Terrain</b>	The staking area lies to the north and east of Volkmar Lake, and is within 2 miles of the Goodpaster River. The Tanana Valley State Forest lies along the northern, southern and eastern area boundaries. Terrain varies from creek bottom to ridge crests. Elevations range from 1,100 to 2,000 feet.
<b>Access</b>	Access is via float plane in the summer, by ski plane in the winter, and a recreational trail, ADL 415267, which runs from the Delta Ag project to the lake and on to the Goodpaster River. No direct river access is available.
<b>Roads/Trails</b>	ADL 415267, used mostly in winter, runs from the northernmost end of Sawmill Creek Extension (formerly known as Rapeseed Way) in the Delta Agricultural project, north across the Tanana River, on to Volkmar Lake and the Goodpaster River. There is a 25' easement on this trail, which is suitable for recreational vehicles. Sawmill Creek Road intersects the Alaska Highway at milepost 1403.3. Existing trails within the staking area may cross private property; check ASLS plats for property boundary information to avoid trespass.
<b>View</b>	Views of the lake, river, forest, and surrounding hills and valleys
<b>Climate</b>	Average winter temperature range from -31° to 24°F and average summer temperatures range from 35° to 72°F. Temperatures well outside of the average have been recorded in both winter and summer. Precipitation is 15 inches a year including 56 inches of snow.
<b>Soils</b>	Most soils in this area are well drained silt loam overlaying weathered bedrock. Discontinuous permafrost affects the entire area.
<b>Vegetation</b>	Vegetation is dominantly white spruce, birch and aspen.
<b>Fire Management Option</b>	Full Protection - suppression action provided on a wildland fire that threatens uninhabited private property, high-valued natural resource areas, and other high-valued areas such as identified cultural and historical sites. The suppression objective is to control the fire at the smallest acreage reasonably possible. The allocation of suppression resources to fires receiving the full protection option is second in priority only to fires threatening a critical protection area. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact Division of Forestry for updated information regarding management options.
<b>Municipal authority</b>	This staking area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>Public access and utility easements</b>	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. A 25' easement exists along ADL 415267. Landowners may not obstruct or block access within these easements.
<b>Setbacks and other restrictions</b>	Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws.
<b>Wetlands</b>	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
<b>Waste disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.
<b>Comments</b>	A portion of the Tanana Valley State Forest immediately south of Volkmar Lake (southwest of the staking area) is designated as a Research Nature Area. Resource use by the public is more restricted in this area than in other regions of the TVSF. Contact the Division of Forestry prior to any resource use.

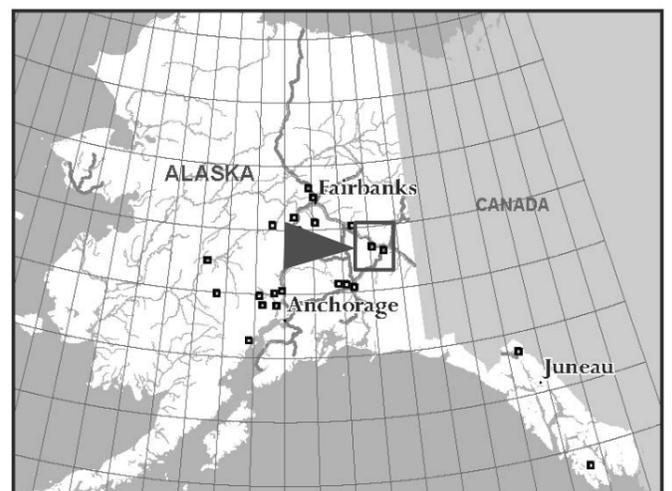
PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1212	417157	F009S013E09	ASLS 2003-45	13.09	B	\$6,500
1213	417158	F009S013E09,10	ASLS 2003-45	14.03	C	\$6,500
1214	417159	F009S013E09,10, 15,16	ASLS 2003-45	6.11	D	\$3,800
1215	417160	F009S013E15,16	ASLS 2003-45	9.75	E	\$5,200
1216	417161	F009S013E15	ASLS 2003-45	14.65	F	\$6,600



0 3 6 Miles



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: <http://www.dnr.state.ak.us/landrecords>.



Township 9 South, Range 13 East, Section 9, 10, 15 and 16  
Fairbanks Meridian, Alaska