

Cannery Creek Remote Recreational Cabin Site Area No. 1104202

Physical Characteristics

Location	The Cannery Creek staking area is located on the west side of Cook Inlet approximately 25 miles west of Kenai and 12 miles northeast of Redoubt Volcano, near Redoubt Bay and the mouth of the Drift River. This area encompasses approximately 7,440 acres.
Topo map	USGS Kenai C-7 1:63,360
Topography/Terrain/Major features	The 1989 eruption of Redoubt Volcano affected this area. This area is at risk from heavy volcanic ash falls during eruptions. Rust Slough, Cannery Creek, and the Drift River could be subject to catastrophic flooding as a result of volcanic eruptions. Threats to the area would predominately be from airborne ash contaminating surface water, fouling mechanical operations.
Access	Access is by boat or floatplane. The area is 100 air miles or 1.5 hours flying time from Anchorage. A more economical fly-in is from the Kenai/Soldotna/Homer areas, which amounts to a short 40-minute flight. Hunters who use the area land on the Drift River sandbars.
Roads/Trails	This area was previously offered under the Homestead program. There may be existing trails in the area accessing the homesteads.
View	Predominant view of Mt. Redoubt and the Chigmit Mountains.
Climate	Winter temperatures range from 4 to 22 degrees; summer temperatures may vary from 46 to 65 degrees. Average annual precipitation is 20 inches.
Soils	Well drained on benches and rolling hills, sandy glacial outwash with volcanic ash layering.
Vegetation	A vegetative cover of cottonwood, white spruce, alder and tall willows are present in areas with better drainage. Dominant vegetation in wet areas is sedges, mosses, willows and other shrubs.
Water source	Ground water quality and depth is unknown. Lakes, streams and rain catchment.

Easements and Reservations

Title	This land is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Kenai Area Plan, adopted January 7, 2000 Region 11 - West Side of Cook Inlet North of Redoubt Bay Management Unit 158 - Upper Cannery Creek Map 11G - Drift River and Map 11H - Redoubt Bay and Kalgin Island Classified Settlement.
Fire Management Option	The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near waterbodies, to reduce the potential for fire.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	This staking area is within the boundaries of the Kenai Peninsula Borough. It is subject to the Kenai Peninsula Borough platting authority.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public and navigable water bodies and easements	The two unnamed lakes in Section 34, Township 22 North, Range 16 West, Seward Meridian and Section 3, Township 21 North, Range 16 West, Seward Meridian are determined public. All other isolated lakes less than ten acres in size are determined not public. Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.
Setbacks and other restrictions	There is a 200' staking setback upland from the ordinary high water mark of designated anadromous streams and lakes. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	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.
Comments	Bears feed along Cannery Creek. Anadromous fish are found in Round Lake Creek and Cannery Creek.

Cannery Creek Staking Area Base Appraisal

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel "A"

Hypothetical Key Parcel Cannery Creek Staking Area	Size: 5, 10, or 20 acres Lot Type: 1st tier parcel within 500' of float plane access Access: Float/ski plane access in summer/winter Building Site: At least 50% level, wooded and well drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Parcel "B"

Hypothetical Key Parcel Cannery Creek Staking Area	Size: 5, 10, or 20 acres Lot Type: 2nd tier parcel more than 1/4 mile from recognized trail or landing site Access: Within 1/4 mile of a trail Building Site: At least 50% level, wooded and well drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value 4/1/2004

Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Conclusion of Values for Hypothetical Key Parcels

	Size	Per/acre	Per/site (Rounded)
Parcel "A"	5.00 acres	\$1,862	\$9,300
	10.00 acres	\$1,400	\$14,000
	20.00 acres	\$1,050	\$21,000
Parcel "B"	5.00 acres	\$931	\$4,700
	10.00 acres	\$700	\$7,000
	20.00 acres	\$525	\$10,500

As a potential applicant, you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.

Some features that could increase the price of a staked parcel

- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)

Some features that could decrease the price of a staked parcel

- Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
- Very difficult access

Preliminary Estimate of Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost

This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

Estimated Survey Cost: \$5,000-\$6,000

Note: The survey costs will be credited toward the purchase price.

Estimated Appraisal Cost: \$500