

Cosna Remote Recreational Cabin Site Staking Area # 1105103

Physical Characteristics

Location	This area is located adjacent to the east side of the Cosna River, approximately 3 air miles upstream from the confluence of the Cosna and Tanana Rivers. The confluence is 35 miles downstream from Manley Hot Springs and 40 miles upstream from Tanana. Manley Hot Springs can be reached via the Elliot Highway 160 road miles north of Fairbanks. Tanana is at the confluence of the Tanana and Yukon Rivers and can be reached by air.
Topography map	USGS Quads Kantishna River (XKR) C3 and C4
Topography/Terrain/Major Features	This area is located within the Cosna River drainage. The banks of the river rise 5 to 15 feet above the water level through the disposal area. The river is at an elevation of 250 feet. Two ridges run parallel through the staking area from northeast to southwest. The eastern half of the disposal area is on a plateau with varied elevation. Small pothole lakes dot the plateau.
Access	Access to the project area in the summer is by boat via the Tanana River from Manley Hot Springs or Tanana to the Cosna River, which forms the western border of the project, or in winter via overland trails (ADL 417418 and RST 460) leading from the banks of the Tanana River to the staking area vicinity. The Cosna River water level varies dependent on rainfall, and may be very difficult to travel during periods of low water, especially upriver from Deep Creek which feeds in from the west approximately 6 miles from the mouth of the Cosna. Access within the western portion of the staking area is via surveyed section lines, many of which have been brushed.
Roads/Trails	The Mooseheart Mountain Trail (ADL 417418) runs southeast from the east bank of the Cosna River (near the Tanana River confluence) toward Mooseheart Lake. This trail is narrow and indistinct in places, and must be used with caution. At its starting point on the river, this trail follows along the western boundary of a Native Allotment; its location is depicted on the survey plat for this property, USS 10054. Trail users should be aware of the close proximity to private property, and avoid trespass. The historic Cosjacket-Kuskokwim Mountains Trail (RST 460) is a recorded and well-established RS 2477 route which runs south from near the confluence of the Cosna and Tanana rivers along the left (west) bank of the Cosna River, into the Cosna valley west of the project boundary. This route crosses Native Allotments near the confluence of the Cosna and Tanana rivers. Public access through the Native Allotments is not resolved at this time; stakers should refrain from trespass on private property. These trails are primarily used for winter travel.
View	There are potential views of the surrounding forest, hills, Cosna River, and Mooseheart Mountain.
Climate	Typical of Interior Alaska, this area has a cold, continental climate. The average daily high temperature is in the upper 50's (degrees F) in summer, low temperatures during winter range from -6 to -21 degrees F. Temperature extremes have been measured from -70 to 93 degrees F. Average annual precipitation is 15 inches with snowfall of 59.3 inches.
Soils	The soils are well-drained on natural levees or along existing and former river channels. These soils consist of silt and fine sand covered with a thin layer of organic material. Permafrost is found in scattered locations at depths greater than 5 feet. Steep slopes may be unstable and subject to landslides.
Vegetation	White spruce and large birches are the dominant vegetation near the river. Alder and willow are found in the undergrowth. Vegetation at higher elevations is predominantly black spruce and shrubs.
Water Source	In addition to the Cosna River, several creeks run through the area. There are small pothole lakes in the southeastern portion of the staking area. Water quality is unknown.

Easements and Reservations

Area Plan, Management Unit, & Classification	Tanana Basin Area Plan, Subregion 2, Lower Tanana: Management Unit 2B, Lower Tanana River Corridor, Subunit 2B3b, classified Settlement; also Subregion 3, Kantishna: Management Unit 3H, Lower Cosna River Corridor, Subunit 3H1, classified Settlement.
Fire Management Option	The staking area has a Limited 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 water bodies to reduce potential for fire.
Game Management Unit	The staking area is in Game Management Unit 20C.
Allowed Uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal Authority	The staking area is not within an organized borough. It is within the State of Alaska 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 (un-surveyed) section line, or that are bisected by such 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 over surveyed section lines or surveyed township lines.
Public Access & Utility Easements	All cabin sites are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing unnamed trails. Stakers may not obstruct or block access within these easements.
Water Body Easements, Staking Setbacks & Restrictions	All parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies. Several unnamed lakes within the Cosna staking area have been determined to be public water bodies. Crossing streams with motorized vehicles may be prohibited by applicable state and federal laws.
Reserved Areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use, or other uses.
Water Supply, Sewage Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	Survey plats and survey plat notes should be reviewed for specific information on easements, building setbacks, or other restrictions. Check recorder's office for current ownership of private land. Traditional fishing, hunting, trapping, and resource harvest for personal use are some of the principal uses of state land within subunits 2B and 3H. Flooding and glaciation potential exist in stream valleys. There are existing private properties located within and near the staking area. Stakers should be aware of the proximity to local seasonal and year-round residents and be respectful of private property. There are active traplines in the area; use caution when traveling and be advised that trapping is a generally allowed use on unreserved state land within the staking area. Lease or ownership of a remote recreational cabin site does not imply exclusive use of surrounding state lands.

Cosna Staking Area Base Appraisal and Appraisal Cost

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 inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. *Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/landsale/*

Parcel "A" Hypothetical Key Parcel Cosna Staking Area	Size: 10 acres Lot Type: 1st tier parcel within 400' from (Big) Cosna River or landing site Access: Boat, walk-in, snowmachine, float/ski plane, or ATV Building Site: At least 50% level, wooded, and well drained Setbacks: 100' building setback from high water mark of all public waterbodies Easements: Typical section-line, interior lot line Amenities: Typical view of surrounding area
Parcel "B" Hypothetical Key Parcel Cosna Staking Area	Size: 10 acres Lot Type: 2nd tier parcel more than 1/4 mile from Cosna River or landing site Access: Walk-in, snowmachine or ATV Building Site: At least 50% level, wooded and well drained Setbacks: None Easements: Typical section-line, interior lot line Amenities: Typical view of surrounding area
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	April 1, 2005

Note: A **1st tier parcel** is a parcel with direct frontage on a lake or river, or is separated from the water by public land. A **2nd (or higher) tier parcel** is a parcel that is near the water but far enough away so that another parcel could be staked in between it and the water. Please see base appraisal report.

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A" Cosna Staking Area	5.00 acres.....	\$1,333.....	\$6,700
	10.00 acres.....	\$1,000.....	\$10,000
	20.00 acres.....	\$750.....	\$15,000
Parcel "B" Cosna Staking Area	5.00 acres.....\$665.....\$3,300
	10.00 acres.....\$500.....\$5,000
	20.00 acres.....\$375.....\$7,500

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

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/landsale/

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit, the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit, the lessee is responsible for paying the difference.

Estimated Appraisal Cost: \$500

Note: Estimate based on typical number of staked parcels. If fewer parcels are staked, the per/person appraisal cost may increase.

Preliminary Estimate of Survey & Platting Cost

Limiting Conditions for Estimated Survey and Platting 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: \$5,500 - \$6,500

Note: These are rough estimates, based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area, and the variation in the size of the tracts.