



2012 Remote Recreational Cabin Sites Staking Workshop





Thank you for joining us!

- Presentation and then question-and-answer session
- Learn about successfully staking a parcel
- Learn about leasing and buying your parcel
- Learn about your staking area
- Get answers to questions
- Meet other stakers



Remote Recreational Cabin Sites Staff

- In Anchorage
 - Marta Mueller
 - Amy Conklin
 - Leanne Quirk
- In Fairbanks
 - Tim Shilling
 - Blair French





Finding Answers

- Call DNR Public Information Center staff
 - Anchorage and Fairbanks
 - 10 am to 5 pm, weekdays
- Call RRCS staff
 - Anchorage and Fairbanks
- Contact and location information is in your staking instructions





Finding Answers

- Email dnr.rrcs@alaska.gov
- Internet resources are listed in your staking instructions
 - Many resources are links from <http://dnr.alaska.gov>
 - Updated staking maps
 - Land records
 - On-line payment services





State of Alaska myAlaska My Government Resident Business in Alaska Visiting Alaska State Employees

Alaska Department of Natural Resources
Mining, Land & Water

Natural Resources > Mining, Land & Water > Land Sales

Remote Recreation Cabin Sites Staking Program

Introduction:
In 1997, the legislature passed a new law, AS 38.05.600, the Remote Recreational Cabin Site program. This program allows Alaska residents to stake a parcel of state land in a designated remote staking area, lease the land until DNR completes the survey and appraisal, and then purchase the land at market value. Regulations implementing the program are 11 AAC 67.800 - 11 AAC 67.850.

Program Information:

- Past Offerings (includes brochures, winners, staking maps,)
- 2010 Staking Workshop Presentation Slides
- Base Appraisal Reports

Purchase Forms:

- Declaration of Intent
- Veteran Eligibility Application / Affidavit, Waiver of Veteran's Discount Eligibility

Factsheets:

- Remote Recreational Cabin Sites
- Remote Recreational Cabin Sites Staking Program and the Appraisal Process

Related Links:

- Public Information Offices
- Land Sales Home Page
- Over the Counter Land Sales

2012 Staking Workshop Schedules
2012 Lottery Results
2012 Online Brochure
Landsale Public Notices

Follow us on Facebook (Facebook.com/AlaskaLand) and Twitter (Twitter.com/LandforAlaskans) for announcements on areas we plan to offer

or sign up for our automatic email notification list.

Flagged Tree

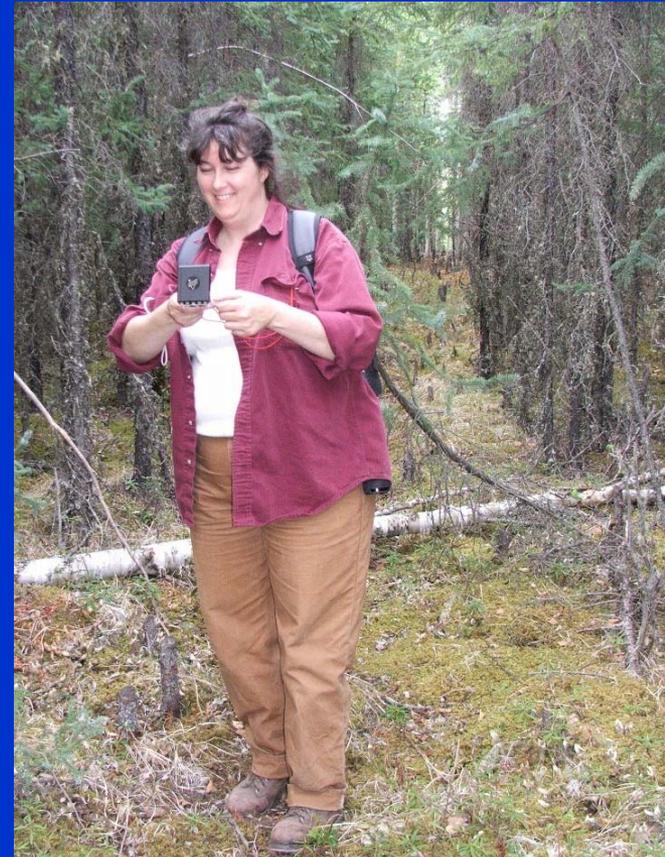
State Survey Monument

dnr.alaska.gov/mlw/landsale/remote_recsites.htm



Staking Program Overview

- State statute enacted in 1997, program first offered in 2001
- Different from Remote Parcel and Homestead programs
 - DNR contracts the survey
 - No “prove up” option
 - Quarterly lease payments
 - Parcel sold at fair market value minus survey deposit





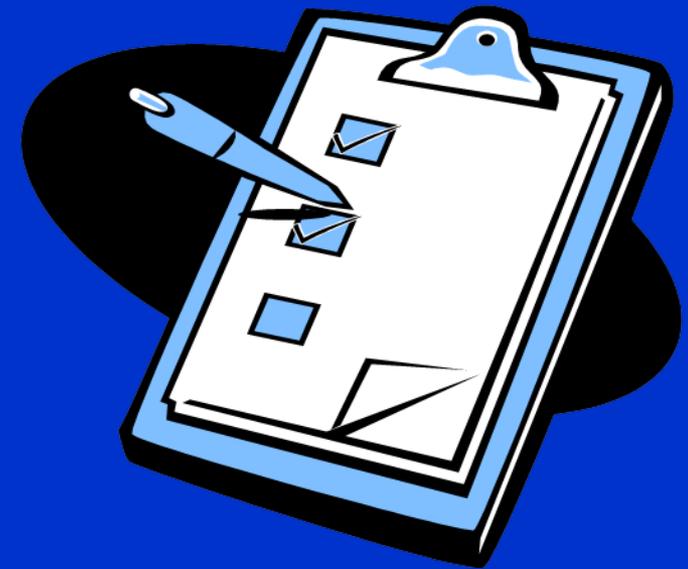
Staking Program Overview

- Brochure describing staking areas released
- Participants chosen by lottery, can apply online or on paper
- Participants invited to staking workshops, each staker receives maps and staking instructions
 - *We're glad you're here today!*
- Lot locations, size selected by lottery winners at time of staking
- Parcels are leased for three years
- Parcels sold fee simple to lessee after survey and appraisal



Staking Your Parcel

- Use the checklist in your packet
- Read the staking packet
- Research the area
- Collect materials for staking
- Select your site
- Set your corner posts
- Brush and flag your lines
- Measure and map your parcel
- Take photographs
- Complete your lease application
- Turn your application in





Read the staking packet

Become familiar with its contents



Read the staking packet contents

- Authorization letter
- Staking instructions
- Checklist
- Staking map
- Supplemental staking instructions
- Boundary coordinate diagram, survey information, imagery
- Lease application
- Brochure and errata
- Workshop schedule
- Fact sheets
- Firewise booklet
- Relinquishment postcard
- Photo release form



Authorization Letter

- Take the letter, or a copy, in the field
- Give the letter, or a copy, to your agent

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land, & Water
Land Sales and Contract Administration Section

SEAN PARNELL, GOVERNOR

550 West 7th Avenue, Suite 640
Anchorage, Alaska 99501-3576

Phone: (907) 269-8564

Fax: (907) 269-8916

<http://dnr.alaska.gov/mlw/landsale/>

<http://facebook.com/alaskaland/>

May 18, 2012

JANE DOE
123 BRUSH STREET
ANCHORAGE, AK 99501

Re: 2012 Remote Recreational Cabin Sites Offering No. 11
KAKHONAK LAKE Remote Recreational Cabin Sites Staking Area
Staking Period: 8:00 am, June 8, 2012 to 5:00 pm, March 18, 2013
First day lease applications will be accepted: 10:00 am, Monday, June 11, 2012

Dear Applicant,

Congratulations! Your name was drawn to receive a staking authorization for the 2012 Remote Recreational Cabin Sites Offering No. 11. The enclosed staking packet contains instructions and other information you will need in order to properly stake your parcel and apply for a lease. Please read this information carefully.

This letter is your authorization to enter the KAKHONAK LAKE staking area to locate and stake your parcel. You may visit the area beforehand, but you may only stake between the dates listed above.

You may authorize an agent to stake for you. You must sign the lease application unless your agent provides proof of power-of-attorney. This also applies to family members that stake for you.

If you choose not to stake a parcel, please return the enclosed postcard as soon as possible so that we can offer the authorization to another qualified Alaskan.

The lease will be issued after the staking period ends and all applications have been approved. You are not authorized to make any improvements on the parcel until your Remote Recreational Cabin Site lease has been issued.

If you have any questions regarding your staking authorization, please call Anchorage staff members Leanne Quirk at 269-5664 and Amy Corbin at 269-8551, or Fairbanks staff member Blair French at 451-3011. For current information, updated maps, and a list of those who received an authorization for 2012, please check out our website at <http://dnr.alaska.gov/mlw/landsale/>.

Sincerely,

Marta Mueller
Natural Resource Manager

Enclosure: Staking packet

"To responsibly develop Alaska's resources by making them available for maximum use and benefit consistent with the public interest."



Staking Instructions

- Contact information
- Useful internet resources
- Staking instructions
- Examples
- Sample sketch plats
- Acreage calculations
- Lease information

State of Alaska
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
LAND SALES & CONTRACT ADMINISTRATION

2012 – Offering #11 STAKING INSTRUCTIONS

For All Remote Recreational Cabin Sites
Staking Areas

Revised 05/2012



Checklist

- One-sided for taking field notes
- A great to-do list

STEPS TO STAKE, MAP, AND APPLY

FOR YOUR REMOTE RECREATIONAL CABIN SITES LEASE

Follow the steps in this to-do list to successfully stake a parcel you'll enjoy!

BEFORE YOU GO INTO THE FIELD

Read the entire staking instructions and area supplemental staking instructions carefully.

- Contact Remote Recreational Cabin Sites (RRCS) staff with any questions.

Attend a staking workshop.

- Adjust the magnetic declination on your compass.
- Familiarize yourself with your GPS unit.
- Bring your questions.

Research the area beforehand.

- Research access to the staking area.
- Select several sites to choose from.
 - Consider sites that appeal to you.
 - Consider sites within your budget (size, water frontage, access). Use base appraisals and hypothetical parcel values to estimate parcel values.
- Note survey monument locations in the area to use for reference points.

Collect materials you will need for staking.

- Staking packet including staking map, instructions, lease application, and authorization letter
- Survey flagging tape or marking flags
- Corner post stakes
- Name plates engraved or stamped with staker's information
- Camera, film or memory card, and extra batteries
- Tools for brushing lines
- Compass and measuring tape
- Pen or pencil
- GPS unit and extra batteries

IN THE FIELD

Stake after the staking period begins. You may need more than one or two days to complete the fieldwork.

Select your site and boundaries.

- Parcel is located within staking area.
- Parcel is within acreage limits on your staking map.
- Parcel is reasonably compact.
- Parcel does not exceed 2:1 ratio of length to width.
- Side boundaries are perpendicular to water bodies.
- Water frontage does not exceed 33% (or as stated in supplemental staking instructions).



Supplemental Staking Instructions

- Area-specific
- Description of reserved areas
- List of public water bodies
- Updated area information
- Base appraisal information
- Survey deposit information

Supplemental Staking Instructions Offering #11 May 2012

Kakhonak Lake Staking Area

Remote Recreational Cabin Site Staking Area No. 1111202

This supplement provides additional information and instructions that are specific to this staking area. It is to be used in addition to the general "Remote Recreational Cabin Site Staking Instructions." In the case of conflicting requirements or restrictions, these supplemental instructions supersede the general instructions.

Information, Requirements, and Restrictions Specific to this Staking Area:

1. The staking period is from 8:00 a.m., June 8, 2012 to 5:00 p.m., March 18, 2013.
2. The lease application period is from 10:00 a.m. June 11, 2012 to 5:00 p.m. March 18, 2013.
3. The maximum number of stakings allowed is 40.
4. The minimum parcel size is 5 acres and the maximum parcel size is 20 acres.
5. Most of Kakhonak Lake Staking Area lies within Game Management Unit 9B. The south eastern portion of the staking area falls within Game Management Unit 9A. Check the Department of Fish and Game hunting regulations for dates of openings. Use caution while in the area during hunting season to avoid conflicts with hunters.
6. Staking is not allowed across any public or navigable water body. Water bodies that have already been determined public are shown on the staking map or described here.

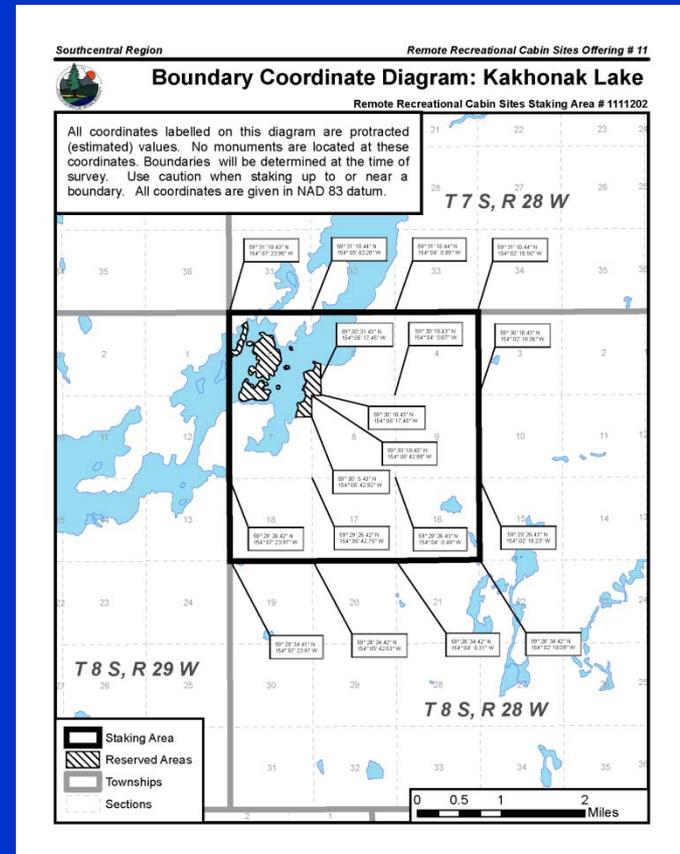
If a parcel is staked along a water body not shown on a staking map or described in these supplemental staking instructions, the water body may be determined to be public at the time of survey in accordance with AS 38.05.127 and 11 AAC 51.035. Lakes larger than 50 acres in size or streams larger than 50 feet in width are navigable. Streams greater than ten feet wide will be considered public. Lakes that are ten acres or more in size will be considered public.
7. Staking is not allowed in the Reserved Areas depicted on the Staking Map and located within Sections 5-7, Township 8 South, Range 28 West, Seward Meridian.

Section 5: W $\frac{1}{2}$ SW $\frac{1}{4}$;
Section 6: E $\frac{1}{2}$ SE $\frac{1}{4}$, and the narrow peninsula in NW $\frac{1}{4}$;
Section 7: NE $\frac{1}{4}$ NE $\frac{1}{4}$; and
All islands within the staking area.
8. There are no survey monuments in the vicinity of the Kakhonak Lake staking area. It will be necessary to use a geographic reference point.



Boundary Coordinate Diagram

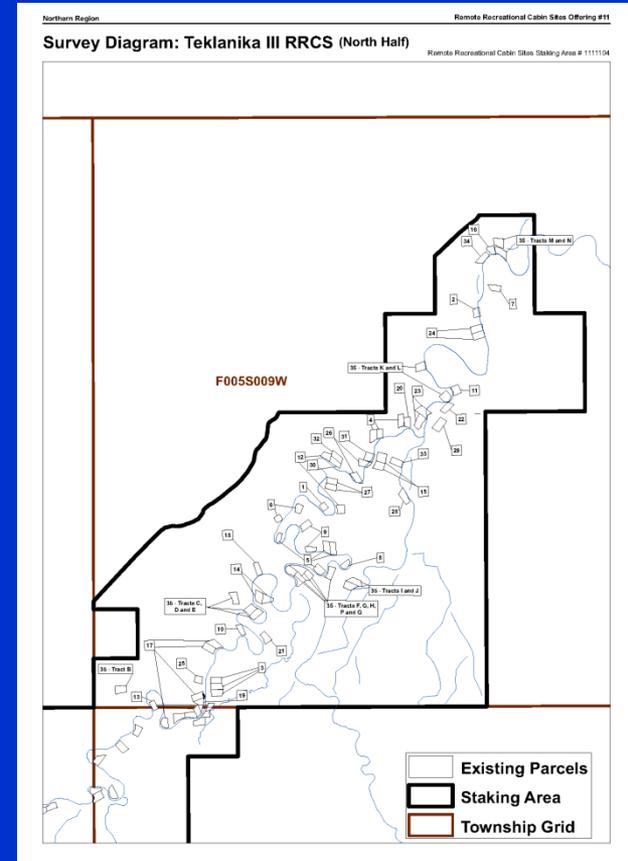
- Geographic coordinates for staking area boundary, some reserved areas





Survey Information

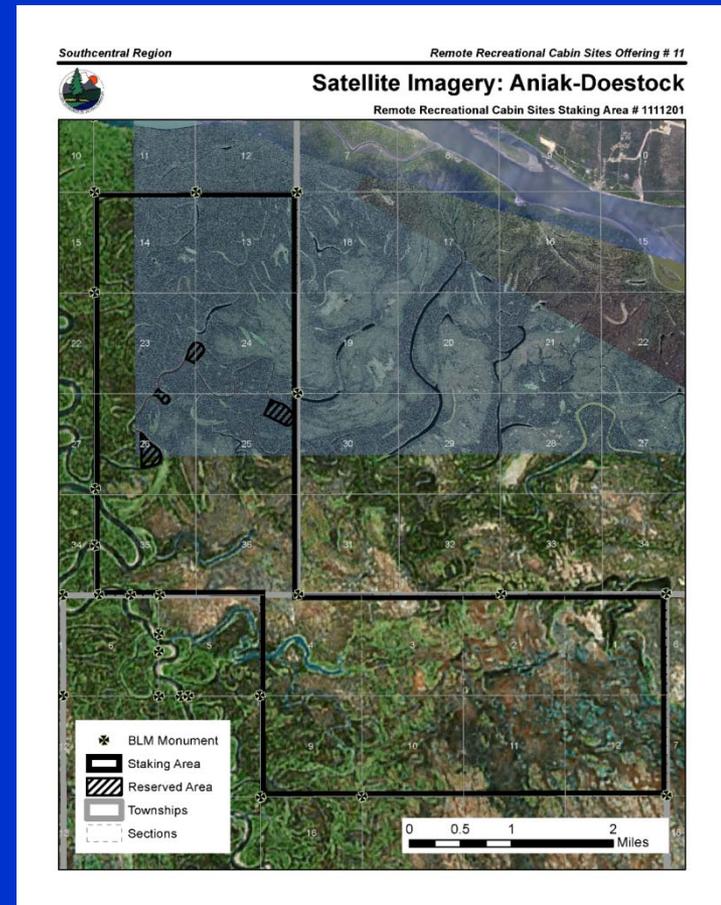
- Packet may also include survey information and links to survey plats on <http://dnr.alaska.gov>





Imagery

- Packet may also include imagery from the Geographic Information Network of Alaska (GINA)





Lease Application

- Ask for additional copies to take into the field for field notes
- Instructions for completing the application are in the staking instructions
- Convenient area for describing photographs

OFFICE USE ONLY			
\$100.00 Application fee (Non-refundable)		Alaska Division of Lands No.:	
Receipt type: LA	Receipt No.:	Date:	Time:

STATE OF ALASKA
Department of Natural Resources Division of Mining, Land, and Water

2012 REMOTE RECREATIONAL CABIN SITES
Lease Application and Affidavit as provided by AS 38.05.600 and 11 AAC 67

- Complete all required pages of this application following the instructions included in your staking packet and this application. Your application will be rejected if it is not filled out completely or any requirements are not met.
- Attach required photographs, copy of staking map, and proof of residency.
- Sign the affidavit on Page 8 before a notary. This can be done at DNR information offices with appropriate identification. Your application will be rejected if the affidavit is not properly notarized. An agent cannot sign the affidavit unless they provide a power-of-attorney document that allows them to do so.
- Include the \$100.00 application fee. Make checks payable to DNR.
- Submit your application no later than 14 days after all corner posts are established and marked, parcel lines are brushed, and photo documentation is complete.
- Return the completed application in person or mail to:

NORTHERN REGION DNR Public Information Center 3700 Airport Way Fairbanks, AK 99709-4699 Phone (907)451-2705	SOUTHCENTRAL REGION DNR Public Information Center 550 W 7 th Avenue Suite 1260 Anchorage, AK 99501-3357 Phone (907)269-8400
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This application does not authorize activities within the staking area other than to locate and stake your Remote Recreational Cabin Sites parcel. The Department reserves the right to require additional parcel adjustments or application information to determine if your parcel has been staked in accordance with the staking instructions. An application must be approved before a lease is issued. If your application is approved a lease agreement will be prepared and sent to you for your signature after the staking period ends.

I HEREBY APPLY FOR A LEASE OF THE LAND DESCRIBED IN THIS APPLICATION:

STAKING AREA: _____ AREA NO: _____

Legal Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip Code: _____

Phone No. (day): _____ (cell): _____ (message): _____

Email address (optional): _____

Authorized Agent(s) (if applicable, print name): _____ Phone: _____

AS 38.05.055(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and AS 40.25.120 (unless the information qualifies for confidentiality under AS 39.05.055(a)(5) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.93.010, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. Making false statements in an application for benefit is punishable under AS 11.56.210.

Page 1 of 8 (Revised 05/2012)



Brochure and Errata

- Useful if you applied online
- Contains general conditions
- Contains conditions for purchase, including information on land sale contracts

**ATTENTION ALASKA RESIDENTS
STAKE A PARCEL OF STATE LAND**

State of Alaska - Department of Natural Resources
Remote Recreational Cabin Sites Offering #11



**2012 Offering # 11
Schedule**

Lottery Application Period:
10:00 a.m., Monday, March 12, 2012
through
5:00 p.m., Thursday, April 26, 2012

Lottery Drawing:
10:00 a.m., Friday, May 11, 2012

Staking Period:
8:00 a.m., Friday, June 8, 2012
through
5:00 p.m., Monday, March 18, 2013

Lease Application Period:
10:00 a.m., Monday, June 11, 2012
through
5:00 p.m., Monday, March 18, 2013



36 <http://dnr.alaska.gov/mlw/landsale/>



Staking Program Flow Chart and Workshop Schedule

- A general overview showing the entire staking process from application to purchase.
- We are really glad you're here!





Fact Sheets

- Generally Allowed Uses on State-owned land
 - Trails up to 5 feet wide
 - Using timber resources
 - Camping, fishing, hunting
 - Brushing or cutting lines with hand tools

Fact sheet:



Alaska Department of
**Natural
Resources**

GENERALLY ALLOWED USES ON STATE LAND

Division of Mining, Land and Water • August 2011

As provided in 11 AAC 96.020, the following uses and activities are generally allowed on state land managed by the Division of Mining, Land and Water (these uses and activities may be restricted in legislatively designated areas, or special management category or status as listed in 11 AAC 96.014¹). Uses listed as "generally allowed" do not require a permit from the Division of Mining, Land and Water. Note that this list does not apply to state parks, nor to land owned or managed by other state agencies such as the University of Alaska, Alaska Mental Health Trust, Department of Transportation and Public Facilities, or the Alaska Railroad. You may need other state, federal or borough permits for these uses or activities. Permits can be required from the Army Corps of Engineers, Department of Environmental Conservation, the Environmental Protection Agency, Alaska Department of Fish and Game Habitat Division (ADF&G-Habitat). Before beginning an activity on state land, the user should check to be sure it is generally allowed in that particular area.

TRAVEL ACROSS STATE LAND:

Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; traveling by horse or dog sled or with pack animals.

Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel-drive vehicle and a pickup truck, or using a recreational-type vehicle off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, including a snowmobile (or other tracked vehicle), motorcycle or ATV, on or off an established road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. (Curb weight means the weight of a vehicle with a full tank of fuel and all fluids topped off, but with no one sitting inside or on the vehicle and no cargo loaded. Most highway rated sport utility vehicles are within the weight limit as are most small ATVs, including a basic Argo.) Use of larger off-road vehicles over 1,500 pounds curb weight, and the off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the ADF&G-Habitat for any motorized travel in fish bearing streams.

Landing an aircraft (such as a single-engine airplane or a helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Driving livestock, including any number of reindeer or up to 100 horses, cattle, or other domesticated animals.

ACCESS IMPROVEMENTS ON STATE LAND:

Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail).

Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haulout, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner. A float or dock means an open structure without walls or roof that is designed and used for access to and from the water rather than for storage, residential use, or other purposes. A boat haulout means either a rail system (at ground level or elevated with pilings) or a line attached from the uplands to an anchor or mooring buoy. A floating breakwater means a structure, such as a log bundle, designed to dissipate wave or swell action. A boathouse means a structure designed and used to protect a boat from the weather rather than for other storage, residential use or other purposes.

¹ These special use areas are listed in 11 AAC 96.014 and on the last page of this fact sheet. Maps of the areas are available online at: www.dnr.state.ak.us/mlw/sua/



Fact Sheets

- Remote Recreational Cabin Sites and the Appraisal Process
 - Parcels appraised at fair market value
 - Definition of appraisal
 - How to use a Base Appraisal Report

Fact Sheet

Title: Remote Recreational Cabin Sites Staking Program & Appraisal Process



How much will I have to pay for a Remote Recreational Cabin Site?

Because state land is a public asset, state law requires a fair return to Alaskan citizens. With few exceptions, state law says that land cannot be sold for less than its appraised market value. (AS 38.05.840.) The department requires market value appraisals for Remote Recreational Cabin Sites to ensure that this requirement is met.

What is an appraisal?

An appraisal is a formal written report setting out an appraiser's judgment about the most probable sale price that a property will bring on the open market. It is based on research and the study of factors that affect value, including:

- ownership rights and legal restrictions;
- market conditions on the date of appraisal;
- a detailed description of the appraised property; and
- the actual sale prices or rents of similar properties.

The report describes the research, facts found, and appraiser's reasoning. A well-written appraisal report will lead the reader to the appraiser's conclusion of value.

Does the department have specific appraisal standards?

Appraisals must comply with the "Uniform Standards of Professional Appraisal Practice" (USPAP). USPAP is a national standard for professional appraisers published by the Appraisal Foundation under the authority of the United States Congress.

How are Remote Recreational Cabin Sites Appraised?

The appraisal process requires two phases. In the first phase, a *Base Appraisal* report is completed for hypothetical *Key Parcel(s)* before the area is open to staking. The second phase is the final appraisal of each surveyed parcel.

What is a *Base Appraisal* report?

Applicants stake Remote Recreational Cabin Sites on unsurveyed land, but still want some idea of what the land will cost before deciding to stake. A *Base Appraisal* provides that generic parcel valuation. A *Base Appraisal* report estimates the value of one or more *Key Parcels*, or sample parcels, within a staking area. Several different types of *Key Parcels* may be required for a staking area, e.g. waterfront and interior *Key Parcels*. Each *Key Parcel* is as similar as possible to the basic type of parcel that will likely be staked. The *Base Appraisal* describes the following features for each *Key Parcel*: location, access, size, physical features, amenities, and easements/restrictions. The appraised value for each *Key Parcel* is based on sales of similar properties near the staking area, just as if the *Key Parcel* actually existed.

Why is the *Base Appraisal* Report used?

The *Base Appraisal* serves two purposes. First, it gives some idea of what a staked parcel will cost. Second, the values in the *Base Appraisal* will be used to establish the final appraised value for each surveyed parcel.

How can I use the *Base Appraisal* Report?

First, read the descriptions of the *Key Parcels*. Next, determine which *Key Parcel* is most similar to the parcel you will or have staked. Finally, look at the conclusion of value for the appropriate *Key Parcel* to determine a likely value for your parcel.

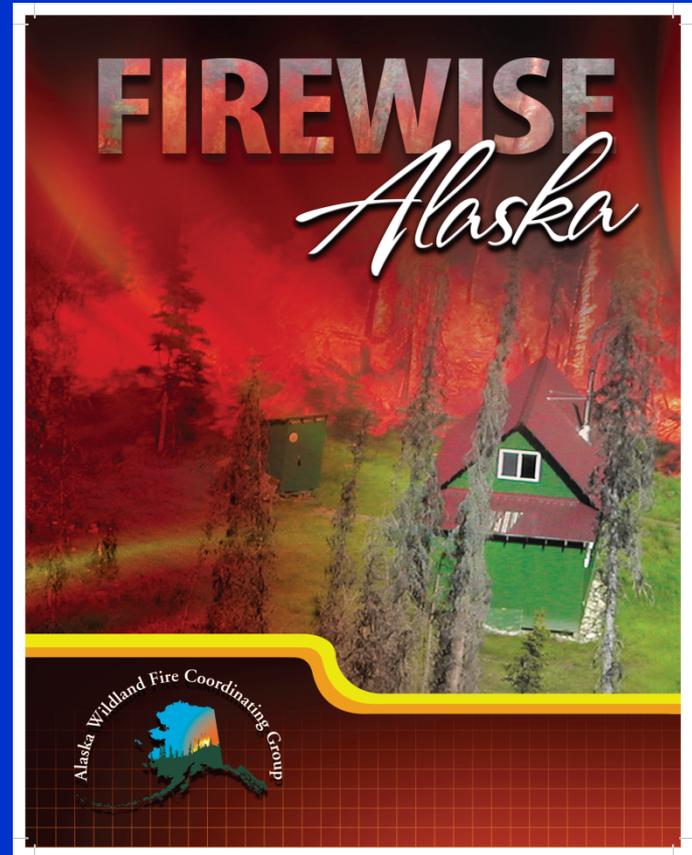
What if the *Key Parcel* value is more than I am willing to pay?

As a potential applicant, you are encouraged to apply for a parcel that will fit within your specific budget. Staking a parcel smaller than the *Key Parcel* will usually reduce the price. Another option would be to stake a parcel that avoids or minimizes some of the more attractive attributes described in the *Key Parcel*. The *Key Parcel* values are estimates of



Firewise Booklet

- Information on defending personal property from wildland fire
- Read it before you stake – it may give you ideas on how to select a site to stake





Relinquishment Postcard and Photo Release Form

- Allow us to share your hard work as a great example for others
- Allow an alternate an opportunity to stake a parcel

State of Alaska
Alaska Department of Natural Resources
Division of Mining, Land, & Water
Land Sales/Contract Administration
550 W 7th Ave Ste 640
Anchorage, AK 99501-3576

Photo Release Authorization

Would you like to possibly see one of your photographs used to promote future State of Alaska land offerings? These photographs may appear in printed publications, on our website, or both. *If you would like to participate please sign and return this release authorization form with your lease application.*

I hereby grant permission to the Department of Natural Resources to use my photographs in conjunction with marketing, publicity, and advertising on behalf of the Division of Mining, Land and Water, Land Sales Unit.

By signing below, I acknowledge that I will receive no compensation now or in the future for the use of my photographs.

Signature: _____ Date: _____

Name (please print): _____

Address: _____

If a person in the photograph is under the age of 18, parent or guardian should give consent as follows:

I certify that I am the parent or guardian of

_____ (see name above) and give my consent on behalf of him, her or them.

Signature of Parent or Guardian: _____ Date: _____

Name (please print): _____

Staff signature: _____ Date: _____



Before you go into the field

Items to complete before you leave
home



Research the Area

- Check out the area before staking
- Area information
- Staking map
- Aerial imagery
- Consider
 - Access
 - Water availability
 - Sites within your budget
 - Reference points





Use your GPS unit

- Set coordinate format, datum
- Load or mark, then save waypoints
- Go to saved waypoints
- Show direction and distance traveled
- Save routes or tracks
- Map your progress





Use your GPS unit for staking

- Set the datum to WGS 84
- Set the coordinate format to degrees, minutes, seconds
- Set north to “true north”
- Write coordinates for proposed sites in your field notes if you go out before the staking period
- Coordinates from survey plats, boundary coordinate diagrams can be loaded before you go

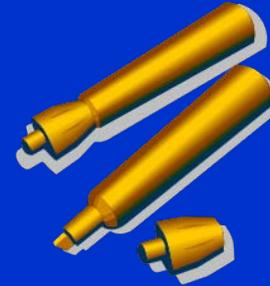
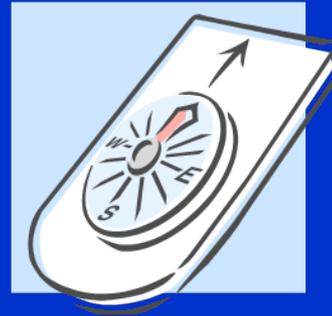


Collect materials for staking



Items to take with you

- Staking packet
- Compass
- GPS unit and batteries
- Tape or knotted rope
- Camera, plus film or memory card and batteries
- Pencil, permanent marker





Items to take with you



- Chain saw, machette, other tools for brushing
- Corner posts, if not using trees on-site
- Complete name plates
- Flagging tape
- Gear that keeps you safe and comfortable!



Where to find flagging, GPS units, compasses, tapes

- Surveyor's Exchange
- Arctic Fire & Safety
- Sportsman's Warehouse
- REI, Inc.
- Accupoint
- Beaver Sports
- Lowe's
- Alaska Industrial Hardware
- Grainger



Select your site

and find a reference point



Select your site

- Consider what appeals to you, what is within your budget
- Walk the entire site
- Meet other stakers that are likely to be your new neighbors
- **DO NOT STAKE BEFORE 8 AM, JUNE 8**





Select your site

- Within staking area
- Within acreage limits
- Reasonably compact
- Does not exceed 2:1 length to width
- Side lines perpendicular to water
- Within water frontage limitations
- Staked along, not across, trails, section lines, creeks



Reference points

- Use reference points of known location
 - Control monuments
 - Cadastral survey monuments
 - Corner monuments for existing parcels
- Use bearing trees to find monuments





Reference points

- Kakhonak Lake stakers will need to use geographic features
 - Identify feature on staking map
 - Use feature near access point
 - Flag and label reference point
 - Avoid disturbing others' reference points





Set your corner posts



Set your corner posts

- Highly visible in all seasons
 - Think snow!
 - Think dark!
- Can use a variety of materials
 - Think sturdy!
 - Think about how to attach name plates





Attach name plates

- Clean metal
 - No food or beverage for curious animals
 - Holes for wiring or nailing to post
- Stamped or engraved
 - Ink weathers
- Mark over with permanent marker
 - Visible in photographs





Brush and flag your lines



Brush lines

- Clear line-of-sight for survey crew
- Visible notice to other stakers, users that the parcel is staked
- Cut low, overhanging limbs of large trees along line and blaze or paint trunks
- Clear small shrubs, low brush along line





Flag lines

- Tie flagging at least every 20 feet along brushed lines
- Tie flagging along water bodies and trails
- Open areas are tricky to flag, use additional markers
- Avoid green flagging





Measure your parcel



Collect corner coordinates with GPS unit

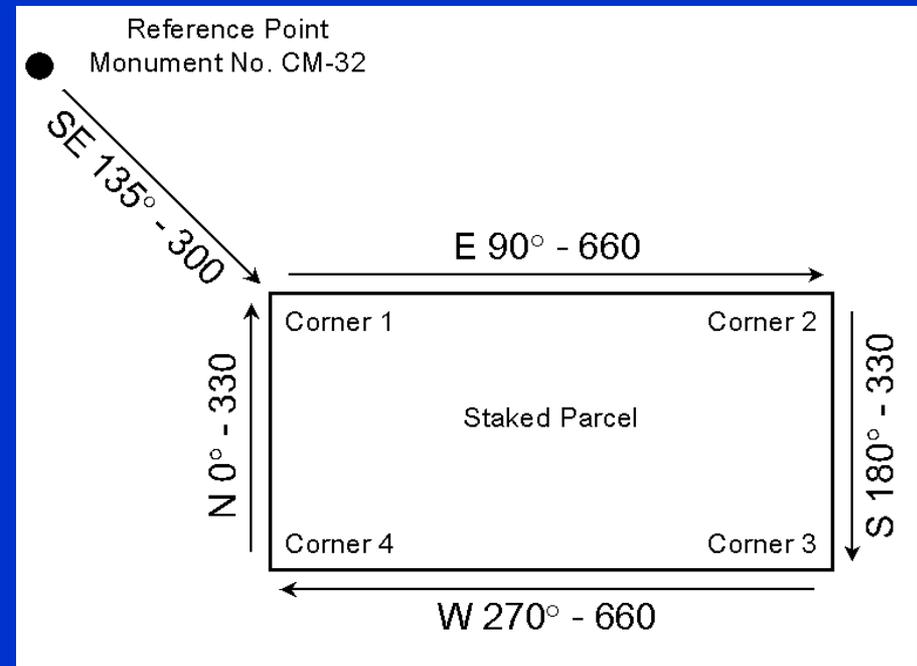
- Follow instructions on Page 6 of lease application
- Let the unit “warm up” and acquire satellite signals
- Avoid overhead obstructions
- Write down coordinates for reference point, each corner





Measure direction and distance

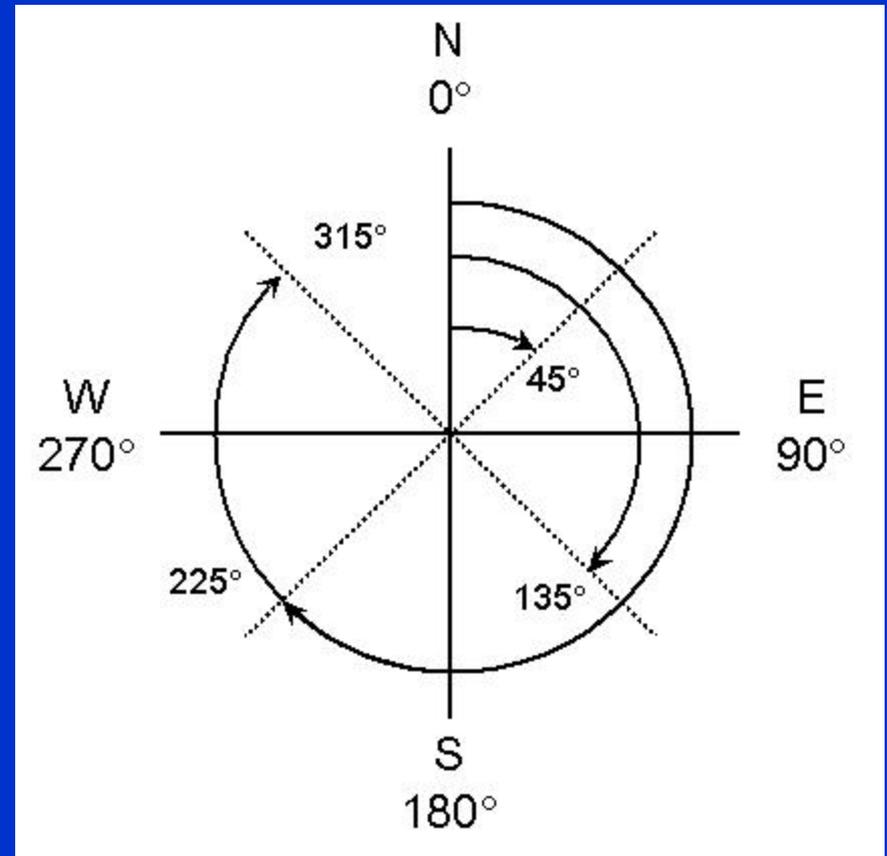
- Measure direction and distance from reference point to first corner
- Measure distance and direction from first corner to each successive corner and back to first corner





Measuring direction

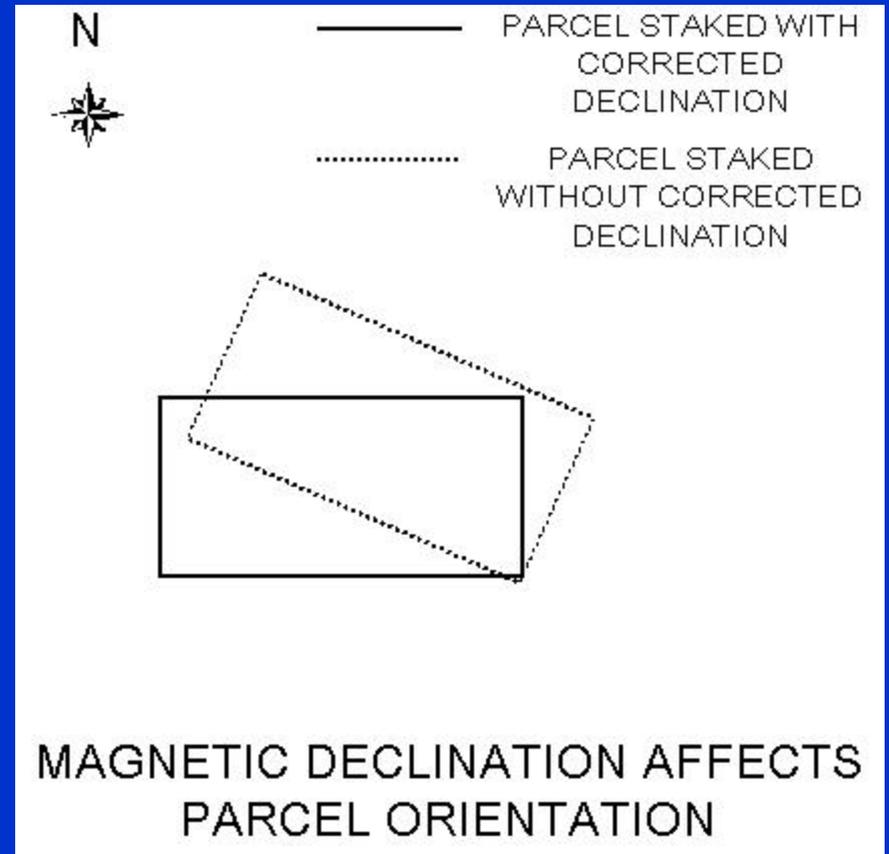
- Describe the direction first
 - N, NE, E, SE, S, SW, W, NW
- Measure the azimuth
 - Value is 0 – 360 degrees
 - Corresponds to numbers on most compass dials
- Quadrant bearings
 - Value is 0 – 90 degrees in quadrants
 - Reported on survey plats
 - Ask staff for help converting to azimuth





Measuring direction

- Use a compass
- Measure azimuth from true north
 - Use the declination on the staking map
 - Use internal adjustment or add declination to compass reading
 - Azimuth is from 0 to 360





Measuring distance

- Use a reel tape or rope length to measure
 - Avoid stretchy fabric tapes or loose, stretchy rope
 - Knot rope at known intervals
- May also use GPS unit, but don't rely on it





Complete the legal description

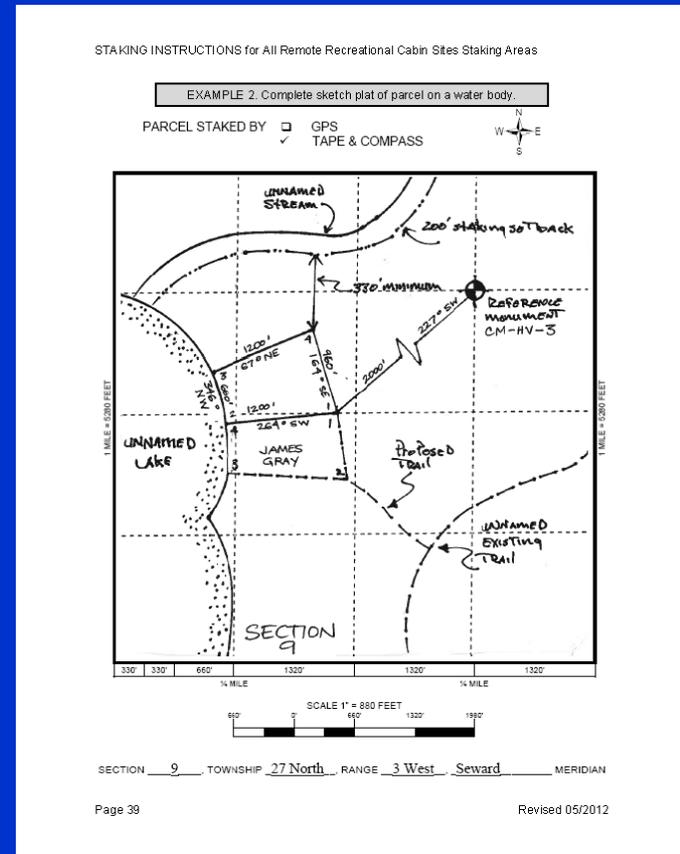


Map your parcel



Complete the sketch plat

- Draw parcel to scale
- Write all directions and distances from reference point, corners
- Draw nearby parcels, geographic features
- Draw proposed access
- Draw preferred building site





Take photographs



Photographs

- Reference point
- Name plates
- Corner posts
 - Indicate corner number with hand signals
- Brushed and flagged lines
- Other features and surroundings
- Access point or route





Complete your lease application



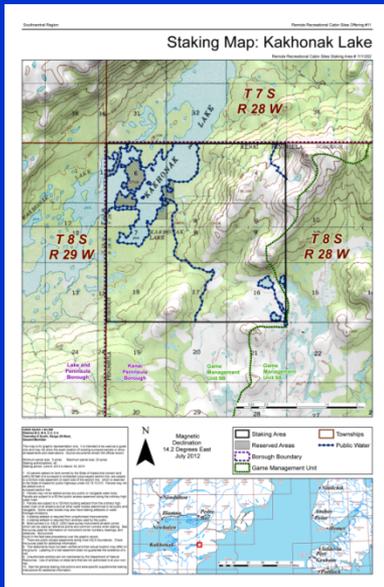
Complete your lease application

- Clean copies of lease applications available
- Double-check your field notes match your application information
- Fill out GPS worksheet
- List photographs on Page 8
- Have affidavit on Page 7 notarized





Attach other items



- Proof of residency
 - Alaska driver's license or ID card
 - Second item such as voter registration
- \$100 application fee
- Copy of staking map with parcel drawn on it
- Photographs, labeled with number or description and your name





Turn in your lease application



Apply for your lease

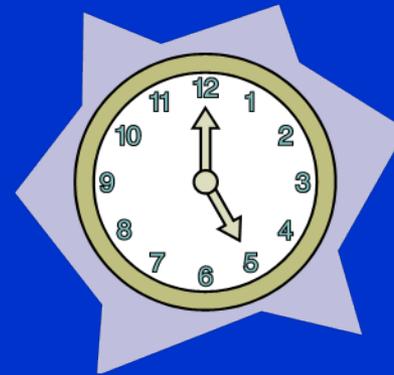
- Turn in lease application beginning 10 am on June 11
 - In person
 - By mail
 - Priority-of-service lottery
 - Anchorage and Fairbanks
- Turn in lease application within 14 days of finishing your field work





Apply for your lease

- Applications must be received by 5 pm on March 18
- Check the staking map online for updates!

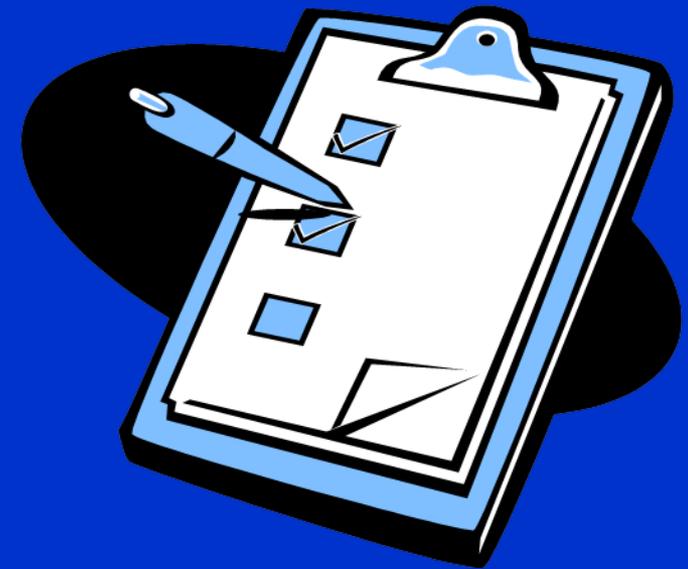


MARCH 18, 2013



Questions about staking your parcel?

- Use the checklist in your packet
- Read the staking packet
- Research the area
- Collect materials for staking
- Select your site
- Set your corner posts
- Brush and flag your lines
- Measure and map your parcel
- Take photographs
- Complete your lease application
- Turn your application in





Leasing Remote Recreational Cabin Sites



What happens after staking?

- Applications are reviewed for accuracy, compliance with staking instructions
- We may contact you with questions
- All applications approved on one “date of entry” after the staking period ends
- Leases for approved applications will mailed





Leasing your parcel

- You may use your parcel while you lease it, including building a cabin
- You will pay quarterly lease payments over three years, 12 equal installments of the total:
 - Lease rental of \$100 per year for three years
 - Survey deposit, prorated by acreage, as much as \$6,000 for a 20 acre parcel
 - Appraisal deposit of \$500
- DNR will have all parcels in the staking area surveyed, platted and appraised while under lease



Parcel survey, platting, and appraisal



Surveying, platting, and appraisal

- DNR will contract the parcel survey and platting

- Maintain your brushed and flagged lines
- The contractor sets monuments at the parcel corners



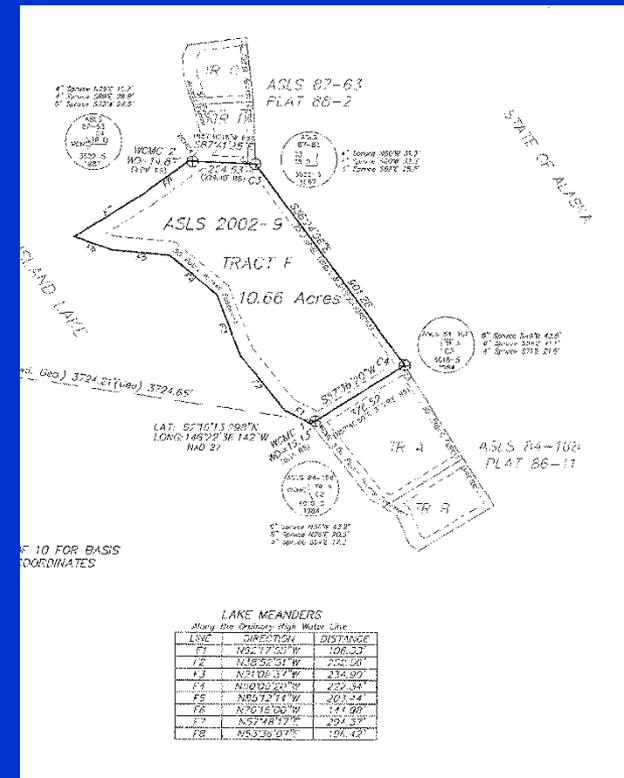
- DNR will do the appraisal in-house

- The parcel will be valued as of the date of entry, but will not be complete until survey is complete



Parcel survey

- DNR will contract with a professional land surveyor for field work and platting
- The survey plat will show:
 - Parcel boundaries, monuments
 - Easements
 - Building setbacks





Common plat easements and setbacks

- 30-foot public access and utility easement along the interior of all parcel lines
- 50-foot public access easements upland from the ordinary high water mark of public and navigable water bodies
- 100-foot easement centered on surveyed or un-surveyed (protracted) section lines
- 60-foot public access easement centered on existing trails through and along staked parcels
- 100-foot building setback from the ordinary high water mark of all water bodies determined to be public or navigable
- NOTE: Easements and setbacks apply during lease



Base appraisal of hypothetical parcels

- Base appraisals are in the brochure, supplemental staking instructions
- Appraisals are based on comparable sales through the appraisal date
- Base appraisals estimate values of hypothetical parcels of typical character, location, and size
- Compare your site to the hypothetical sites to estimate your parcel value

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A"	5.00 acres	\$2,926	\$14,600
Lake Louise	10.00 acres	\$2,200	\$22,000
East	15.00 acres	\$1,914	\$28,700
Staking Area	20.00 acres	\$1,650	\$33,000
Parcel "B"	5.00 acres	\$998	\$5,000
Lake Louise	10.00 acres	\$750	\$7,500
East	15.00 acres	\$653	\$9,800
Staking Area	20.00 acres	\$563	\$11,300

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/.



Appraised, fair market value of your parcel

- Parcel appraisals completed after survey, DNR needs to know your parcel size and location
- Appraisals are based on comparable sales through the appraisal date
- Your appraisal is a fair market value based on your parcel character, location, and size
- You will receive a copy in your purchase packet

DESCRIPTION and VALUATION ADL 228073

Descriptive Photo: (view of parcel from Three Island Lake)

Inspected	Date 6/18/03	By Brandon Simpson	
Legal	Tract M, ASLS 2002-9		
Description			
Location	Lake Louise East Staking Area		
Comparisons	KEY PARCEL "A"	ADL 228073	Adjustment
Date of Value		3/15/02	1.00
Location	Lake Louise East Staking Area	Lake Louise East Staking Area	1.00
Size, acres	5.00 acres	8.64 acres	0.83
Access	ATV, snow machine or fly-in	ATV, snow machine or fly-in	1.00
Building site	Average	Average	1.00
Easements	Typical	Typical	1.00
Amenities	Typical view	Typical	1.00
Total Adjustment			0.83
Key Parcel Value			\$2,800 per/acre
INDICATED VALUE (Rounded)			\$20,100 (\$2,324 per/acre for 8.64 acre parcel)

Remarks: Customer
Some wet portions, flat parcel treed with black spruce. Fronts on Three Island Lake.

ATTACH: 1. Survey plat; 2. Staking map; 3. Appraisal Request



Purchasing Remote Recreational Cabin Sites



Purchasing your parcel

- Parcels are purchased fee-simple after the survey and appraisal are complete
 - Purchase outright
 - Or enter into a land sale contract with DNR
- Parcels are sold at fair market value
 - Appraised value
 - The state retains mineral, gas
 - There are no prove-up options such as a dwelling
 - No subdivision, conveyance restrictions post-patent



How much will this cost?

During 3-year lease

- As much as \$6,300, depending on parcel size and staking area
- Lease rental
 - \$100 per year for 3 years
- Survey deposit
 - Up to \$5,500 for a 20-acre parcel at Kakhonak Lake
- Appraisal deposit
 - \$500
- Borough taxes, if applicable

After lease

- Fair market value
 - See the base appraisal for your area for a range of parcel values
- Survey deposit credited toward parcel purchase
- You pay the balance
 - For example, a parcel value is \$18,500, a \$3,500 survey deposit was paid, the balance is \$15,000



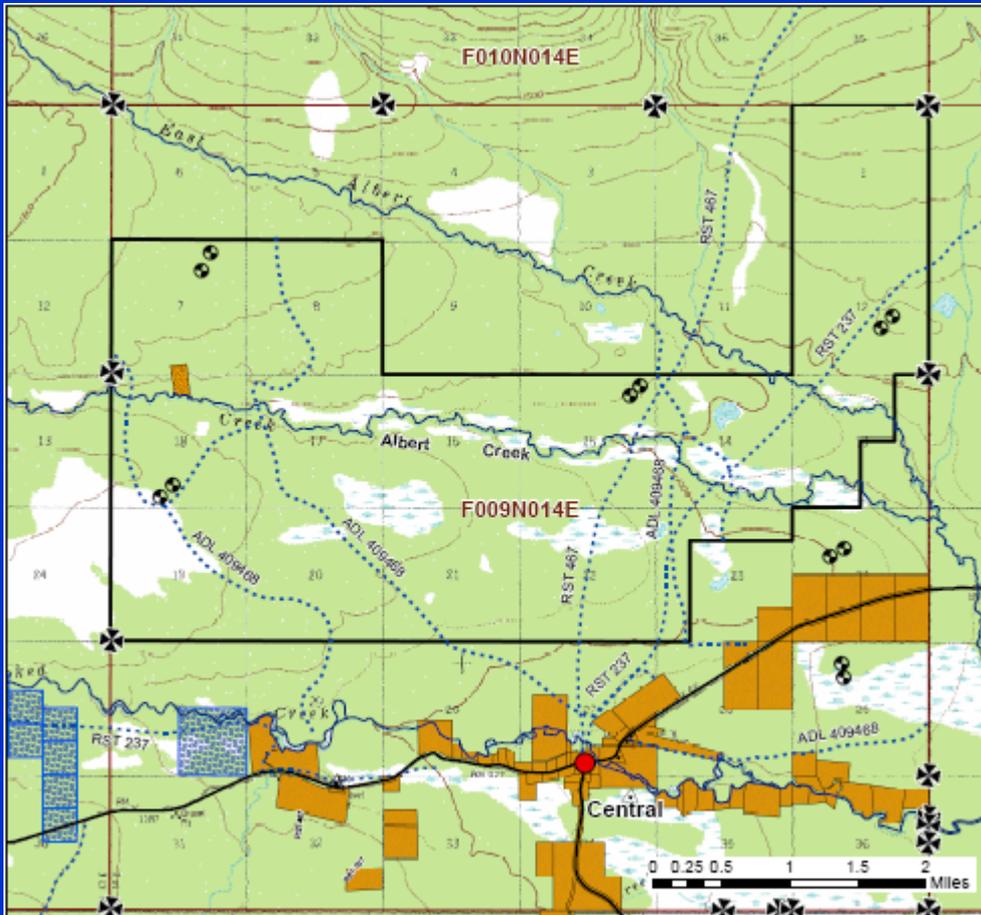
2012 Staking areas

Northern Region

- Albert Creek North
- Teklanika III
- Zitziana

Southcentral Region

- Aniak – Doestock
- Kakhonak Lake



Albert Creek North



Albert Creek North: Getting there



- Travel to Central area on Steese Highway
- Access from highway to staking area by foot, ATV, snow machine on existing trails
- Summer access may be difficult due to boggy conditions
- Best summer access is by trail from Milepost 129.5



Albert Creek North: Area information

- Full fire management option
 - Wildland fires in 2002, 2004 in parts of the staking area
- Game Management Unit 25C
- Staking area subject to State of Alaska platting authority





Albert Creek North: Neighbors



- Private property along Steese Highway, one parcel within staking area
 - Avoid trespass when parking, traveling north from highway
 - Refer to survey plats to help identify parcel boundaries



Albert Creek North: Area-specific instructions

- No area-specific instructions such as water body frontage limitations, staking setbacks
- No reserved areas within staking area

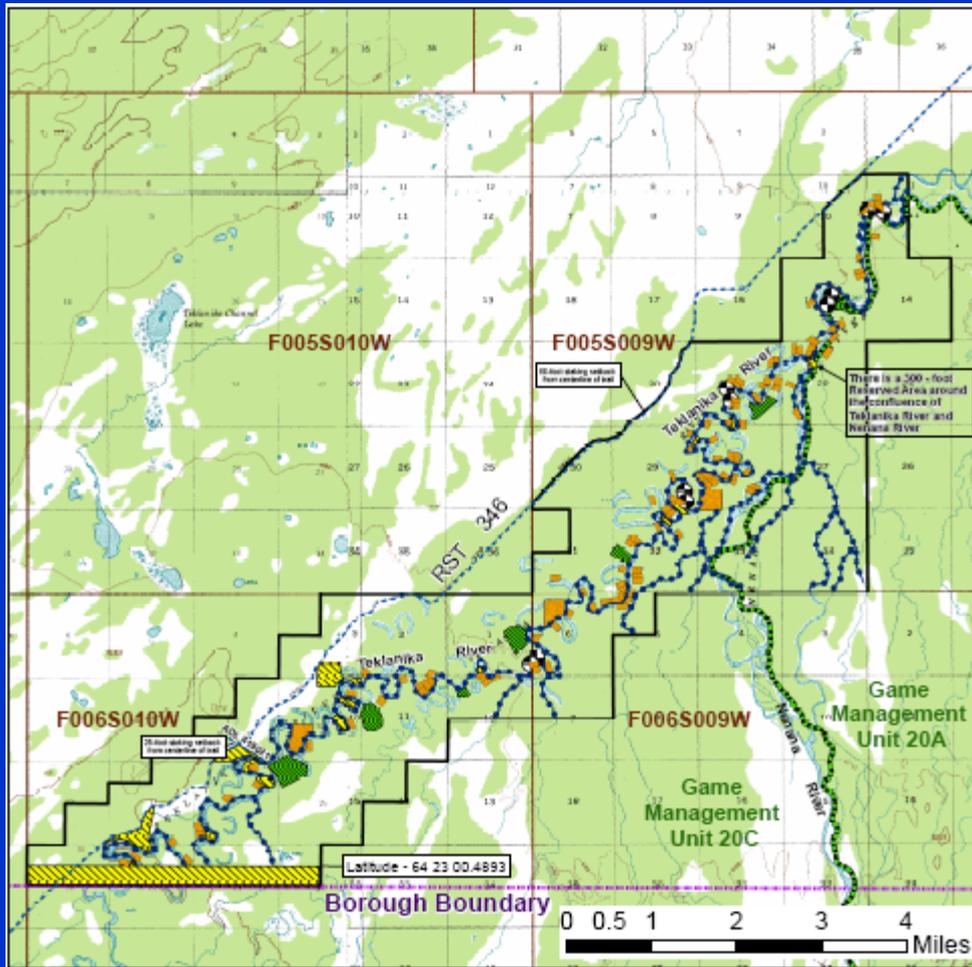




Albert Creek North: Easements

- 100-foot easement centered on RST 467 Central – Circle Pack Trail and RST 237 Circle – Fairbanks Trail
- 60-foot easement centered on ADL 409468
- Parcels may not be staked across these easements





Teklanika III



Teklanika III: Getting there



- Travel by boat on Nenana River and Teklanika River in summer
- Travel by float plane in summer, ski plane in winter
- Travel by snow machine in winter



Teklanika III: Area information

- Full fire management option in most of the staking area, Modified and Limited in the southwest portion
 - Wildland fire in 2009 in parts of the staking area
- Game Management Unit 20A
- Staking area subject to State of Alaska platting authority





Teklanika III: Neighbors



- Private property along the Teklanika and Nenana Rivers
 - Refer to survey plats to help identify parcel boundaries and avoid trespass
 - Alaska State Land Survey tracts have lot line easements, US Survey lots do not



Teklanika III: Area-specific instructions

- 50-foot staking setback from RST 346 the Nenana – Kantishna Trail
- 25-foot setback from ADL 418021
- Reserved areas and woodlots shown on staking map are reserved from staking

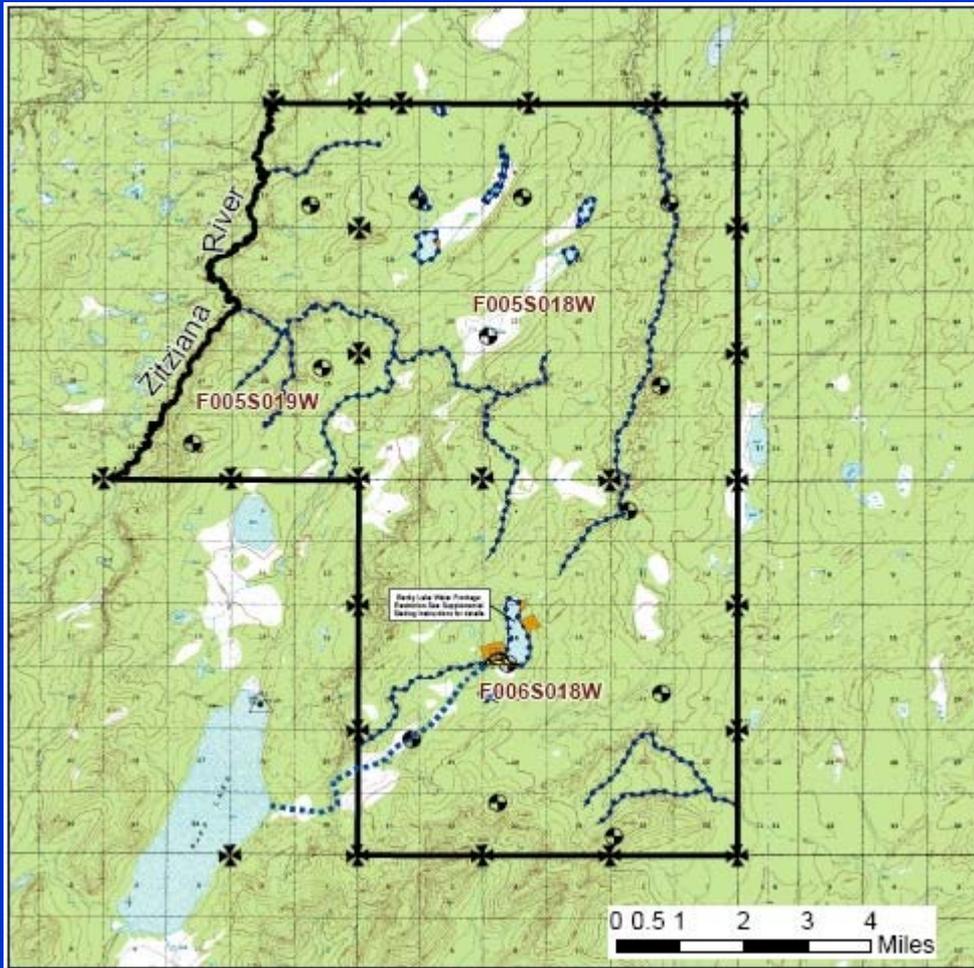




Teklanika III: Easements

- 100-foot easement centered on RST 346 Nenana – Kantishna Trail
- 100-foot easement centered on ADL 418201
- Parcels may not be staked across these easements





Zitziana



Zitziana: Getting there

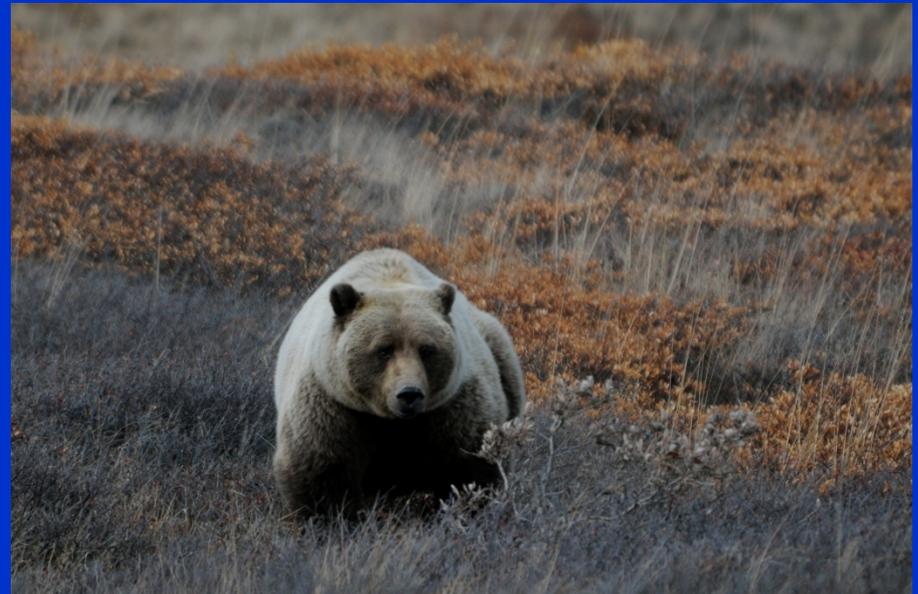


- Travel by float plane in summer, ski plane in winter
- Travel overland from Wien Lake
- Access on Zitziana River is likely impractical



Zitziana: Area information

- Full fire management option around Becky Lake, limited in the majority of the staking area
 - Wildland fire in 2009 in parts of the staking area
- Game Management Unit 20C
- Staking area subject to State of Alaska platting authority





Zitziana: Neighbors



- Private parcels at Becky Lake
 - Refer to survey plats to help identify parcel boundaries and avoid trespass
 - Alaska State Land Survey tracts have lot line easements, US Survey lots do not
- Small parcel in northern part of the staking area



Zitziana: Area-specific instructions

- Water frontage on Becky Lake may not exceed 17% of the parcel perimeter
- A reserved area along the southwest shore of Becky Lake is shown on the staking map and is reserved from staking

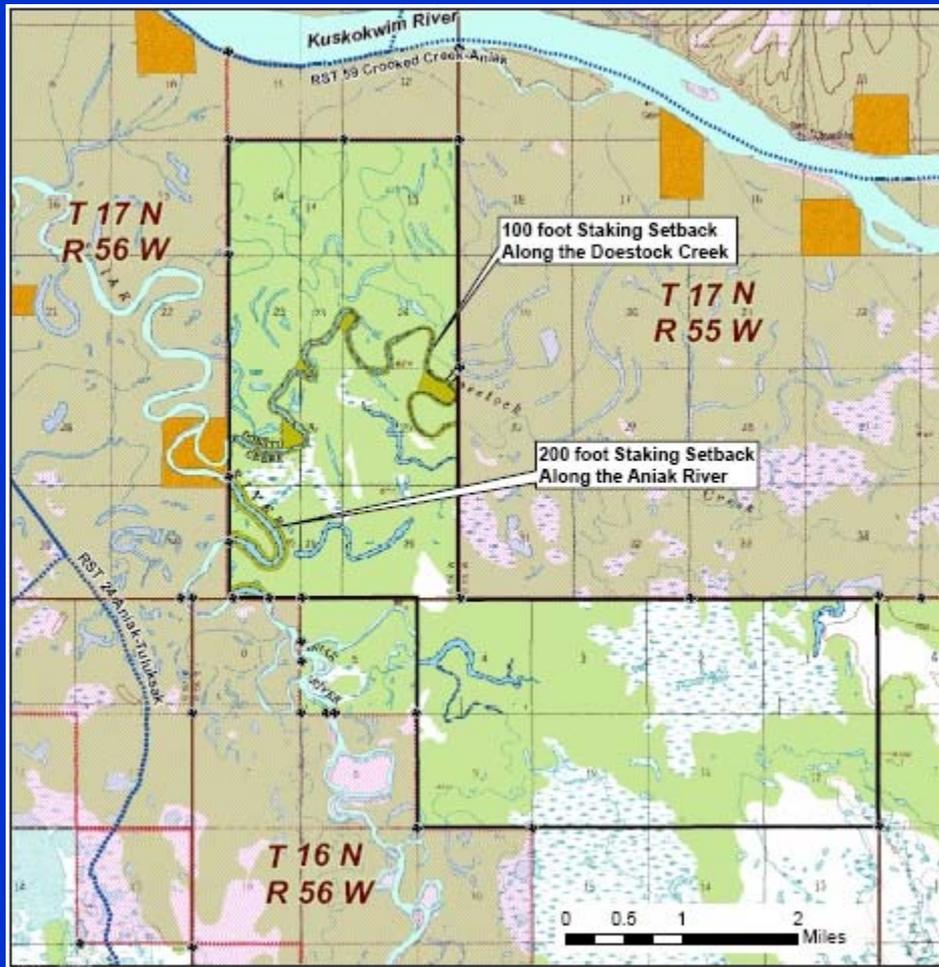




Zitziana: Easements

- 60-foot easement in application status from Wien Lake, ADL 418114
- Parcels may not be staked across this route





Aniak - Doestock



Aniak - Doestock: Getting there



- Travel on Kuskokwim River and Aniak River to Doestock Creek
- Travel across State-owned land within staking area by foot, ATV, snow machine



Aniak - Doestock: Area information

- Full fire management option
- Game Management Unit 19A
- Staking area subject to State of Alaska platting authority





Aniak - Doestock: Neighbors



- The Kuskokwim Corporation owns or manages land adjacent to the staking area
 - Contact TKC prior to staking for information on land use and permits to avoid trespass
- Private property along the Kuskokwim and Aniak Rivers
 - There is a Native Allotment at the confluence of the Aniak River and Doestock Creek
 - Refer to survey plats to help identify parcel boundaries and avoid trespass
 - US Survey lots do not have lot line easements



Aniak - Doestock: Area-specific instructions

- 200-foot staking setback from the Aniak River
- 100-foot staking setback from Doestock Creek
- Reserved areas shown on staking map, diagram are reserved from staking

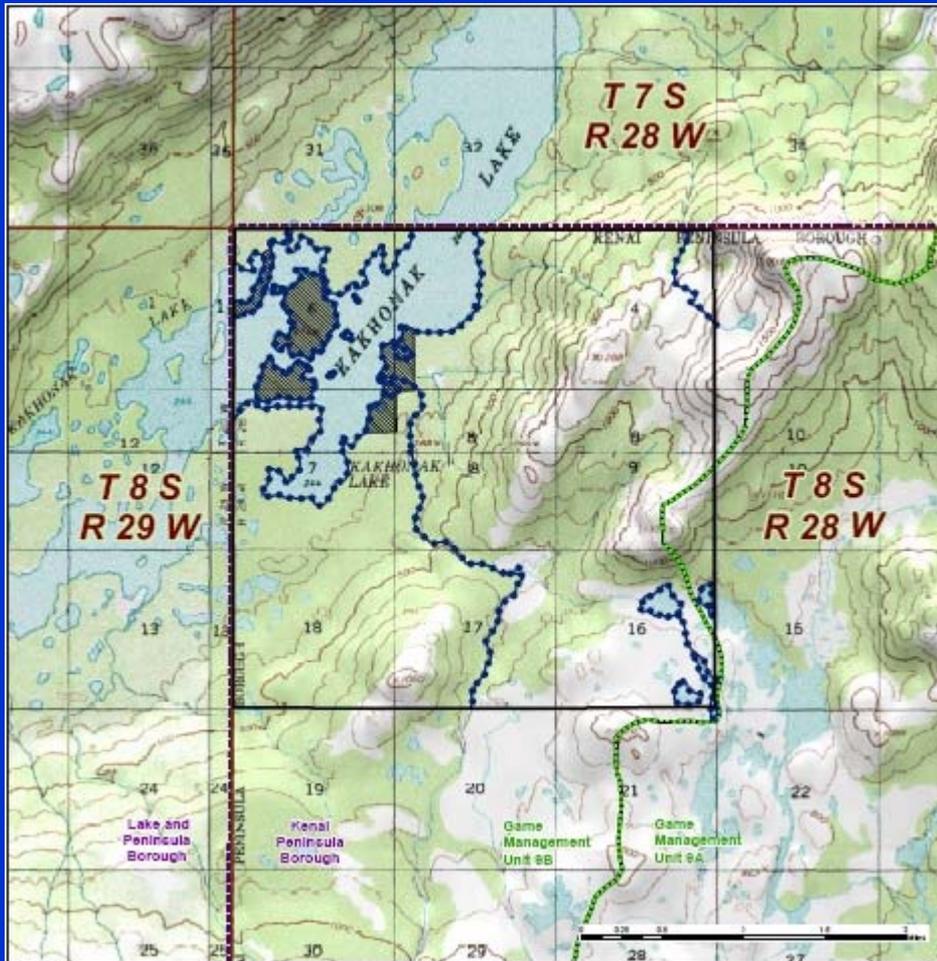




Aniak - Doestock: Easements

- Currently there are no easements on trails within the staking area
- Parcels may be staked across existing trails but will be subject to 60-foot easements through and along the parcel
 - Consider staking to one side or the other





Kakhonak Lake



Kakhonak Lake: Getting there



- Travel by float plane to Kakhonak Lake
- Travel across State-owned land within staking area by foot, ATV, snow machine



Kakhonak Lake: Area information

- Full fire management option
- Game Management Unit 9A and 9B
 - The boundary is depicted on the staking map
- Staking area subject to Kenai Peninsula Borough taxing and platting authority





Kakhonak Lake: Neighbors



- The Lake and Peninsula Borough has selected municipal entitlement land adjacent to the staking area
 - These lands may be conveyed out of State ownership
- There is potential for mineral exploration and development at the Fog Lake prospect west of the staking area
- Areas that are not staked will be open to mineral entry the day after the first term of the RRCS leases expires, that is, after survey



Kakhonak Lake: Area-specific instructions

- Reserved areas shown on staking map, diagram are reserved from staking
- Islands are reserved from staking
- There are no survey monuments in the vicinity of the staking area, use a geographic feature as a reference point





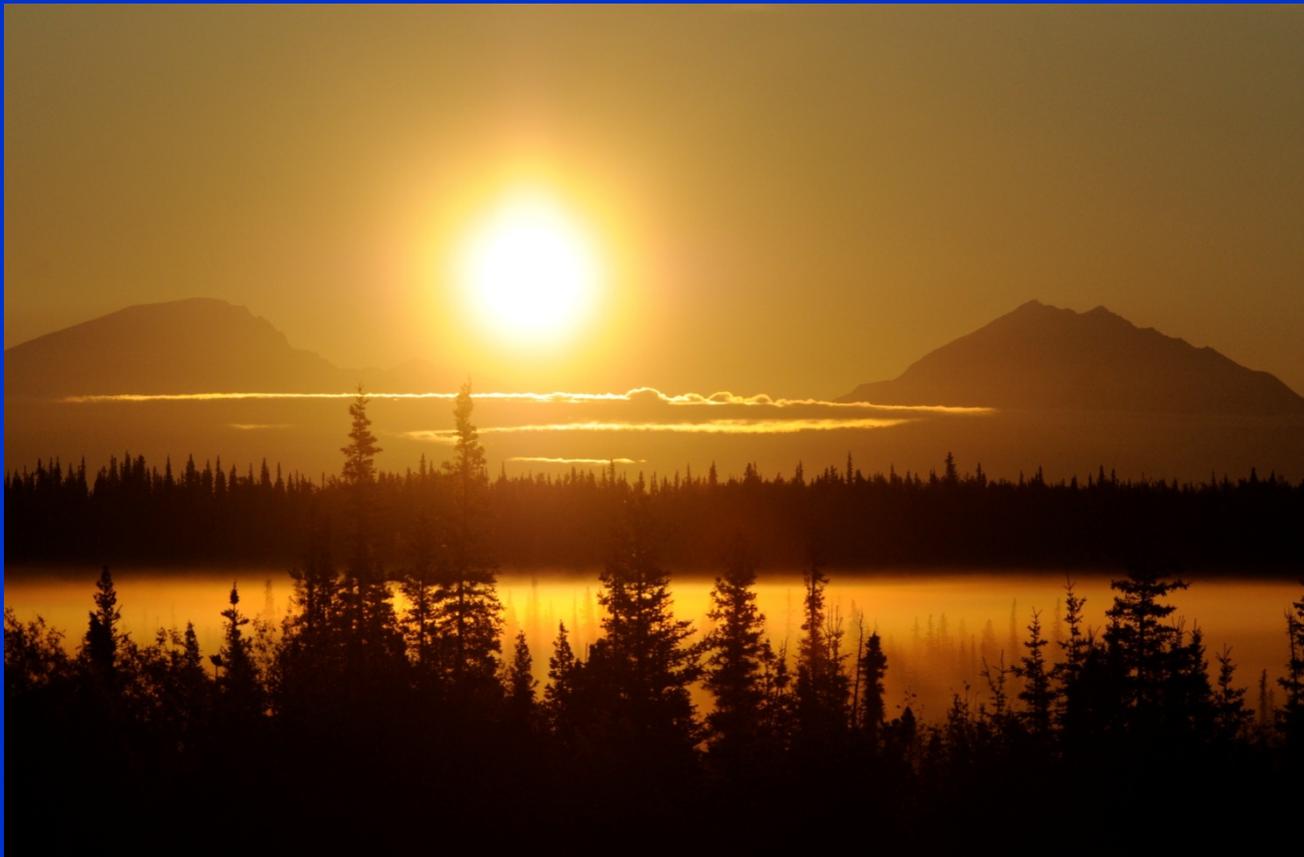
Kakhonak Lake: Easements

- Currently there are no easements on trails within the staking area
- Parcels may be staked across existing trails but will be subject to 60-foot easements through and along the parcel
 - Consider staking to one side or the other





Any last questions?





Thank you for joining us!

