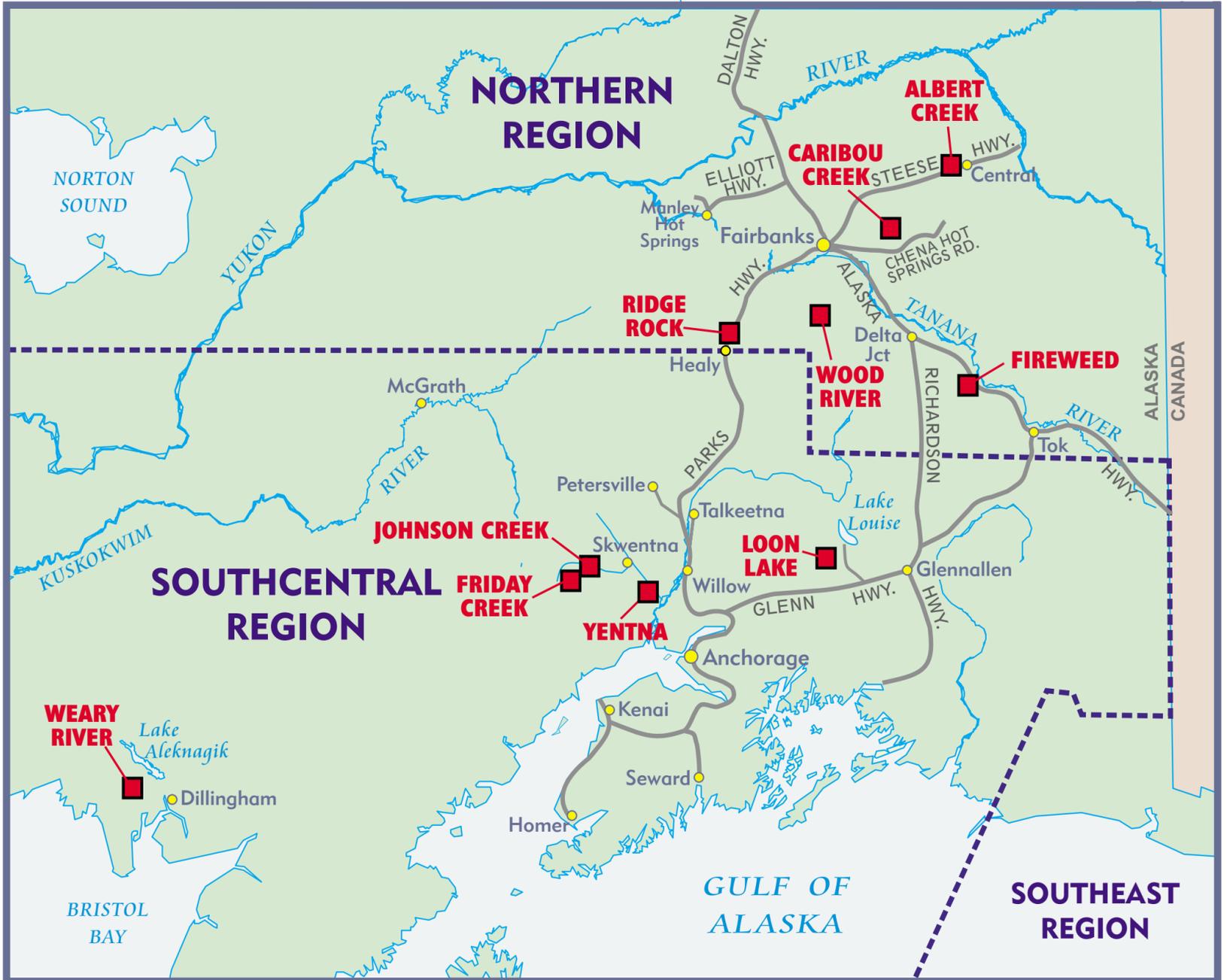




REMOTE RECREATIONAL CABIN SITES 2002 - OFFERING #2



2002 SCHEDULE

APPLICATION FILING PERIOD **June 17 to July 31, 2002**

File your application(s) for Remote Recreational Cabin Sites staking authorizations within this period. The Department of Natural Resources (DNR) must receive the applications no later than 5:00 p.m. Wednesday, July 31, 2002. Applications received after this time will not be accepted.

LOTTERY DRAWING **August 14, 2002**

DNR will hold a lottery drawing for those staking areas where applications exceed available authorizations. Applications for staking areas not requiring a lottery will be awarded at the end of the lottery. You do not need to be present to win. Award notification letters and staking packets will be mailed to successful applicants.

Staking Periods

Applicants may begin staking parcels in their authorized staking areas. Staking may not begin before 8:00 a.m. on the first day of the staking period or after the last day of the staking period. There are two staking periods.

- September 13, 2002 - January 13, 2003:** Albert Creek, Fireweed, Weary River, Wood River and Yentna staking areas
- September 27, 2002 - January 27, 2003:** Caribou Creek, Friday Creek, Johnson Creek, Loon Lake and Ridge Rock staking areas

Lease Application Periods

Authorized stakers may submit lease applications beginning the Monday following the date the staking period opens. Lease applications must be received by the closing date of the staking period. The Fairbanks DNR Public Information Center opens at 9:00 am. The Anchorage DNR Public Information Center opens at 10:00 am.

- September 16, 2002 - January 13, 2003:** Albert Creek, Fireweed, Weary River, Wood River and Yentna staking areas
- September 30, 2002 - January 27, 2003:** Caribou Creek, Friday Creek, Johnson Creek, Loon Lake and Ridge Rock staking areas

Table of Contents

General Information	2
How to Apply	2
Lottery Drawing	3
Staking a Remote Recreation Site	4
Leasing Your Site	4
Survey and Appraisal	5
Purchasing Your Site	5
General Conditions	6
Staking Area Summaries and Maps:	
<u>Southcentral Region:</u>	
Friday Creek	8
Johnson Creek	10
Loon Lake	12
Weary River	14
Yentna	16
<u>Northern Region:</u>	
Albert Creek	18
Caribou Creek	20
Fireweed	22
Ridge Rock	24
Wood River	26
Application/Survey forms	See Insert

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the 2002 Remote Recreational Cabin Sites Offering #2, produced at a cost of 92 cents per copy, in Anchorage, Alaska.

Additional copies of this brochure can be obtained by contacting the DNR Public Information Offices web site:
www.dnr.state.ak.us/mlw/landsale/index.htm

GENERAL INFORMATION

Introduction

In 1997, the legislature passed a new law, creating the Remote Recreational Cabin Sites Program (AS 38.05.600). The program allows Alaska residents to stake a parcel of state land in a designated remote staking area, lease the land for a limited length of time, and then purchase the land at market value. The parcel must be used for recreational purposes until it is purchased.

This brochure describes the state lands being offered by the Department of Natural Resources (DNR) through the Remote Recreational Cabin Sites program in 2002. A total of 255 staking authorizations are available in this offering. The stakings will be in 10 areas designated for remote settlement at Friday Creek, Johnson Creek, Loon Lake, Weary River, and Yentna (Southcentral Region), Albert Creek, Caribou Creek, Fireweed, Ridge Rock, and Wood River (Northern Region). All of these areas were previously offered under past open-to-entry, remote parcel or early homestead programs. Remote Recreational Cabin Sites are not offered in Southeast Alaska because the limited amount of state land available is allocated primarily for community development.

Prospective applicants should become familiar with the new statute, AS 38.05.600, the regulations that authorize the Remote Recreational Cabin Site Program, 11 AAC 67.800 through 11 AAC 67.845 and applicant regulations at 11 AAC 67.005-008. These statutes and regulations are available at most libraries, at DNR Public Information Offices, and through the State of Alaska web site at <http://www.state.ak.us/>.

This brochure is arranged to present general information about this land offering. It explains how to apply for the lottery and staking, and gives information on the survey, appraisal, lease and purchase of a Remote Recreational Cabin Site. The brochure then lists and describes the staking areas offered in the Southcentral and Northern regions of the state. The brochure also reflects changes made to the program since the 2001 offering.

How the Program Works

The following is a brief outline of the steps involved in the Remote Recreational Cabin Site Program.

- Check out the staking areas.
- During the application period apply for a staking authorization for the area you are interested in.
- If your name is drawn in the lottery, you will be authorized to stake a parcel during the staking period.
- Submit a lease application describing your staked parcel within 14 days of staking and prior to the end of the staking period.
- After the staking period ends, your lease application will be reviewed. You may not enter onto your parcel to begin development until your lease is issued.
- During the term of your lease, you will make quarterly payments to cover the lease, survey and appraisal costs of your staked parcel.
- The payments you make for the survey costs will be deducted from the appraised value of your parcel. (Survey costs include platting).
- After survey and appraisal are complete you must pay any remaining balance or enter into a state purchase contract to complete the purchase of your parcel. This should occur within three to four years.

Site Inspection

CHECK IT OUT! DNR strongly urges anyone wishing to stake and purchase a parcel to first review all information and then personally inspect the land before submitting an application. **The land chosen by an applicant is taken "AS-IS" "WHERE-IS" with no guarantees, expressed or implied, as to its suitability or fitness for any intended use.**

The land disposal described in this brochure is only one of the land uses that can occur in any given area. A variety of other authorized uses, such as timber sales or mining, can and do occur on municipal, state, or federal



lands near the offered areas. Such uses may not only affect adjacent land, but also land near roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate such traffic. It is strongly recommended that applicants take this into consideration when applying for the lease or purchase of state land.

Full-scale copies of recorded survey plats are available at the DNR Public Information Offices for \$2.00 a sheet or at the appropriate District Recorder's Office for \$3.00 a sheet. State status plats and survey plats are also available on the DNR land status web page at

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

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, 4230 University Drive, Room 101, Anchorage, AK 99508, (907) 786-7011, or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-6960, Fax (907) 474-2645, or other commercial sources.

What are the Costs?

There will be costs incurred in the first few years of a remote recreational cabin site lease. There are costs for surveying and appraising parcels of land in remote areas. There are also lease fees and administrative fees. These costs have resulted in high failure rates in past remote staking programs because many participants did not anticipate and prepare for these costs.

Remote Recreational Cabin Sites participants will make quarterly deposit payments during their initial three-year lease term to cover the estimated costs of survey and appraisal. DNR will use these deposits to complete the survey and appraisal of individual parcels. DNR may contract these services out.

Prospective applicants should read the information in this brochure thoroughly and be aware of these costs before deciding whether to participate.

Is This Program For You?

Staking a parcel of land in a remote area is very different from purchasing a pre-surveyed lot. These are just a few of the important considerations you'll want to keep in mind if you want to stake and acquire a remote parcel:

- Legal access exists but there is no guarantee that this is practical to traverse or construct a trail on.
- Services (fire, ambulance, road maintenance, refuse collection, schools, etc.) are usually very limited or nonexistent. Utilities may be very expensive to bring to the site.
- Construction may be more costly and labor intensive.
- Development of your parcel may require permits from other agencies or permitting authorities.
- Staking a remote parcel does not guarantee that you will have no neighbors, have exclusive use of the surrounding state land or that the area will always remain remote in character.

HOW TO APPLY

Applying for a Staking Authorization

Application forms are available in this brochure, at the DNR Public Information Offices and on the DNR web site at

<http://www.dnr.state.ak.us/mlw/landsale/index.htm>.

Application forms may be reproduced.

You may receive only one staking authorization in this offering. You will be awarded the staking authorization for the first staking area for which your name is drawn during the lottery, or for which there are no other applicants.

1. Complete a 2002 Remote Recreational Cabin Sites Staking Authorization Application/Eligibility Statement for each staking area you wish to apply for. The application must contain the staking area name and number, your name, mailing address, telephone number(s), date and your signature. Faxed applications will not be accepted.
2. Sign and date the application/certification statement. This certifies that the applicant intends to participate in and is eligible for the program (see Program Eligibility). The director may require additional proof of residency, age, etc., at any future time (see Proof of Residency).

3. Pay a non-refundable \$25 application fee with each application for each staking area. This fee may be paid by a personal check, certified check, or money order. Checks should be made payable to the Department of Natural Resources. Checks returned for any reason will invalidate the application(s). No application will be accepted without the fee. If submitting multiple applications, the fees may be paid with one check or money order. Do not send cash.
4. If you are hand-delivering your application(s), you may pay the non-refundable application fee(s) in cash or by credit card (Mastercard or Visa).
5. An agent who presents a power of attorney or other notarized authorization of agency may file an application on behalf of a qualified applicant.
6. Once an application is filed, it may not be transferred to another staking area or to another applicant. If you wish to withdraw an application, you must do so in writing prior to the end of the application period. Your application fee is non-refundable.

Applications received before or after the application period will be rejected. Incomplete, unsigned or illegible applications will be rejected. Application fees for which a bank or credit union refuses payment will cause the application fees to be rejected. Filing an application does not grant or vest any right, title or interest, or expectancy of a right, title or interest in a Remote Recreational Cabin Site.

Applicants must maintain a current address with DNR. Send address changes to the DNR Public Information Offices listed on Page 3. Applications are subject to rejection if the applicant does not respond to notices by the department to the applicant's address of record.

Where to File Applications

The Anchorage, Juneau, or Fairbanks DNR Public Information Offices are the only offices that will accept hand-delivered applications to participate in the 2002 Remote Recreational Cabin Sites offering.

SOUTHCENTRAL REGION

DNR Public Information Center
550 West 7th Ave., Suite 1260 (Atwood Building)
Anchorage, AK 99501-3557
(907) 269-8400 fax: (907) 269-8901 TDD: (907) 269-8411
Recorded land sales information (907) 269-8400
Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m.

NORTHERN REGION

DNR Public Information Center
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2705 fax: (907) 451-2706 TDD: (907) 451-2770
Office hours: Monday through Friday, 9:00 a.m. - 5:00 p.m.

SOUTHEAST REGION

Information Office
400 Willoughby Avenue, 4th Floor
Juneau, AK 99801
(907) 465-3400 fax: (907) 586-2954 TDD: (907) 465-3888
Office hours: Monday through Friday, 8:00 a.m. - 5:00 p.m.

Mail-in applications must be sent to the DNR Financial Services Section:

REMOTE RECREATIONAL CABIN SITES

Department of Natural Resources
Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561
(907) 269-8500, fax (907) 269-8911
Office hours: Monday through Friday, 8:00 a.m. - 4:30 p.m.

Program Eligibility

As the applicant, it is your responsibility to prove that you are eligible to participate in the program. Regulation changes 11 AAC 67.005 and 11 AAC 67.008 adopted in February 2001 have affected applicant qualifications. Please read this section thoroughly before you submit an application.

Corporations, businesses and non-Alaska residents are NOT eligible to apply for the Remote Recreational Cabin Sites program. You must certify your eligibility by signing a certification statement on your application that you have been a resident of the State of Alaska for at least one year immediately prior to the date of application; that you are 18 years of age or older on the date of application; that you have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years; that you are not currently in default for nonpayment on a purchase contract or lease issued by the department; and that you have not been notified that you are in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.



LOTTERY DRAWING

Lottery Procedures

In staking areas where there are more applications than available staking authorizations, a lottery will be held to determine the winners. The order of drawing will be determined by the highest ratio of applications to staking authorizations, and then, if tied, by alphabetical order. Authorizations are awarded to applicants for the first staking area for which their name is drawn. Once you are awarded a staking authorization, you become ineligible to obtain another staking authorization in this offering.

You do not have to be present to be awarded a staking authorization. Your presence will not affect the outcome of the lottery. Alternates may be drawn in the event a winner cannot be contacted, is found to be ineligible, or withdraws their application.

Following the lottery, a list of winners will be posted at the DNR Public Information Offices as well on the DNR web site at <http://www.dnr.state.ak.us/mlw/landsale/index.htm>.

Unsuccessful applicants will not be notified.

Past participation in open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction or over-the-counter offerings does not preclude you as an individual from participating in the Remote Recreational Cabin Sites Program. An individual may also participate in subsequent offerings under this program.

Residency Requirement

A prospective applicant must be an Alaska resident for at least one year immediately preceding the date of the application (11 AAC 67.800).

You are not allowed to claim Alaska residency during any period that you claim residency in another state, were registered to vote in another state, or claimed another state as your residence for purposes such as taxes, school tuition, or benefits.

If you are in the armed forces or were in the armed forces during the one-year residency period, you must either have been an Alaska resident prior to enlisting, or have taken some affirmative action to make Alaska your residence, such as filing a DD 2058 (State of Legal Residence Certificate) or its equivalent, registering to vote, and paying local personal property taxes. If you collect overseas pay or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you are not an Alaska resident.

Proof of Residency

You may, if selected, be required to verify your Alaska residency (11 AAC 67.010). Proof of residency may be any proof acceptable to the Director, including voter registration and voting records; hunting, fishing, driver, or other licenses; school records; rent receipts, or proof of home ownership or a home purchase contract; motor vehicle registration; tax records; employment, unemployment, or military records; court or other government agency records; birth or other vital statistic records; affidavits of persons acquainted with but not related to the applicant may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency; or other proof of residency may be acceptable to the Director.

False Information

If you give false information on forms or other required documents you may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, you forfeit all monies paid and may lose all right, title, and interest in the land if a lease or purchase contract has been issued.

Filing Policy for State Employees

State employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contractor employed by the state or a state-funded agency, who gained knowledge of a land offering area at state expense or were in a position to obtain inside information about the offering process, may not file an application during the last 15 days of the application period (11 AAC 67.005).

Winners of the Lottery Drawing

1. If your name is drawn, you will be notified by mail and will receive a staking packet for your staking area. This packet will include staking instructions, which tell you when you can stake, how much land you can stake and other guidelines that may apply to your specific area; a lease application form, which must be completed and submitted to DNR after staking; and a full-color staking map.
2. The packet will include a schedule for DNR staking information workshops for the winners of the staking authorizations and/or their agents. The workshops will answer any questions you have about the program and staking your parcel.

Appeals

Aggrieved applicants may appeal the determination of the lottery awards by writing to the Commissioner of the Department of Natural Resources. Appeals must be received by the Commissioner's Office within five days after the lottery is conducted. Send appeals to: Commissioner Pat Pourchot, Department of Natural Resources, 550 W. 7th Ave., Suite 1400, Anchorage, AK 99501-3561 or by fax to (907) 269-8918.

Over-the-Counter

Staking authorizations will not be offered over-the-counter under the Remote Recreational Cabin Sites Program. If an area does not receive any applications, it will be closed. The area may be re-offered at a later date.

STAKING A REMOTE RECREATION SITE

Staking Authorization

A staking authorization is valid beginning the date the area is opened for staking. Staking periods for this offering are listed in this brochure. If the staking period ends on a weekend or state holiday, the deadline for filing for the Remote Recreational Cabin Site lease is automatically extended through close of business on the first working day after the staking authorization's expiration date. The authorization can be relinquished before its expiration date, but it cannot be extended, transferred or applied to a different staking area.

Staking Your Site/ Completing a Lease Application

If you have been awarded a staking authorization and received the staking packet, you may stake your parcel beginning on the first day of the staking area's staking period. You may not stake prior to the opening day or after the closing day of the staking period.

You may authorize an agent to stake for you. A family member is considered to be an agent. During the staking period, you or your agent must stake and brush the parcel boundaries in accordance with the staking instructions, and complete a Remote Recreational Cabin Site lease application. Please be aware that you assume full responsibility for the performance of your agent in the field.

Stakers should observe good land practices when selecting a site, and ensure legal and feasible access to their site. Stakers should use existing access trails.

Staking Requirements and Restrictions

Remote Recreational Cabin Sites must be staked according to the staking procedures contained in the staking packet. These procedures will be explained in the staking workshops. Each area may have different parcel size limitations as well as staking restrictions such as setbacks and exclusions. Stakers should refer to the staking map and staking instructions for specific restrictions for each area.

Staking requirements and restrictions include, but are not limited to, parcel configuration, easements, staking setbacks, building setbacks, limited water body frontages, parcel size limitations, flagging and brushing of boundary lines, wetlands and floodplains.

Brushing and Flagging Your Parcel

Parcel boundary lines must be brushed and flagged at the time of staking and maintained until the survey is completed. Failure to do so may result in the rejection or cancellation of the lease. If the participant notified the appropriate regional office and the department gives written permission that because it is impractical to brush all or any portion of the parcel boundary lines, the applicant may flag or otherwise mark the lines in a manner that provide reasonable notice of the boundaries.



Existing Improvements

The 2002 staking area involves state land that was previously offered in other state programs; consequently some development has occurred within the staking areas. There may be abandoned or unauthorized improvements on state land shown as open for staking. Improvements may not be included within your staked parcel. Improvements that have value will be disposed of separately on a case-by-case basis.

Airstrips

There may be airstrips within staking areas that are not shown on the staking maps. These could be on private land. Pilots should be careful to avoid trespassing on private property. Use of airstrips on state land that are not authorized is at your own risk.

LEASING YOUR SITE

Applying for a Remote Recreational Cabin Site Lease

Only individuals who received a staking authorization may apply for a lease, which will be issued until a survey and appraisal are completed. After a parcel has been staked and before the staking period expires, the applicant must:

1. Complete the Application for Remote Recreational Cabin Site Lease, sign and notarize it and submit it to either the Anchorage or Fairbanks DNR Public Information Office;
2. Pay a non-refundable application fee of \$100;
3. Submit the application within 14 days after staking, but no later than the end of the staking period;
4. If an agent stakes for the applicant, they must be noted on the lease application. The applicant must sign the application unless the agent also has power of attorney for the applicant and submits the proper documentation. A family member is considered to be an agent.

By applying for a lease, you agree to pay the quarterly deposits for the department's estimated costs to survey and appraise the parcel. You also agree to pay all fees and lease rentals, and pay the appraised market value for the parcel when purchased.

Note: Purchasers will be given a credit for the payments made for the cost of the survey and platting.

You may not re-enter the staked parcel to begin development until the department has approved the lease application and issued the lease. Please note that this may take several months.

Lease Application Priority

The application period begins on the Monday following the day the staking period opens. Please note: The Fairbanks DNR Public Information Center opens at 9:00 a.m. The Anchorage DNR Public Information Center opens at 10:00 a.m.

You must submit your lease application prior to the closing day of the staking period.

Lease applications will be date and time stamped in order to determine the priority of service. Applicants waiting in line when the doors open will undergo a drawing to determine priority of service. In the event of a staking conflict, the first applicant to properly stake a Remote Recreational Cabin Site and submit an acceptable application has priority over subsequent applications.

Rejection or Modification of Lease Application

An application for a Remote Recreational Cabin Site lease may be rejected for failure to comply with the program as established under state statutes and regulations; for failure to comply with the staking instructions; for staking over a prior lease application or exclusion; for staking outside the staking area boundary; or for failure to brush and flag parcel boundary lines.

DNR reserves the right to modify parcel boundaries to conform to staking instructions; to eliminate a conflict with another parcel or exclusion; to avoid leaving an unusable remnant of state land; to satisfy municipal platting requirements; or to conform to topography.

DNR also reserves the right to modify the parcel, thereby conforming to standard surveying practices and reserving additional access easements for future legal access to parcels in the staking area. The department will not modify the size of a Remote Recreational Cabin Site lease by more than 10 percent without the lessee's consent.

Lease Payments

The term of the lease will be three years. The annual lease payments will be \$100 and will be paid quarterly. The lease payment is in addition to the quarterly survey and appraisal deposit payments.

Lease payments do not apply towards the purchase price of your parcel. Lease payments are non-refundable regardless of whether the lease is relinquished or terminated for cause.

During the three-year lease, the department will survey and appraise your parcel. DNR reserves the right to extend the three-year lease for one year if necessary to complete the survey and appraisal. At any time after the survey and appraisal, and during your lease, if you are in good standing, you can enter into a purchase contract with DNR or pay off the full purchase price of the parcel. Any remaining lease rental for that year will be prorated and applied towards the purchase price.

If you do not wish to purchase the parcel during the three-year lease period you can renew the lease for a single five-year term as long as you are in good standing. Lease payments during this second term automatically increase to \$1000 per year. At any time during this one time five-year renewal, if you are in good standing, you can enter into a purchase contract with DNR or pay off the full purchase price of the parcel.

Deposits for Survey, Platting and Appraisal

During the three-year lease term, you will make quarterly deposit payments for the department's estimated costs for the survey, platting, and appraisal of their parcel, prorated by acreage. The total amount of the deposit may vary from area to area. DNR may contract out for the survey and appraisal.

The first quarterly payment will be due when you are notified that the lease application has been approved. The next scheduled payment will be due three months from the effective date of the lease and every three months thereafter during the three-year lease term.

A typical quarterly deposit payment may be between \$300-\$600 depending on the staking area. An example of a quarterly payment breakdown is as follows:

Example of Quarterly Payment Schedule

Based on a hypothetical, staked 10 acre parcel. Estimate only.

	Quarterly Payment	3-year total
Lease rental payment	\$25.00	\$300.00
Appraisal deposit	\$41.67	\$500.00
Survey deposit (credited to the purchase price)	\$291.67	\$3,500.00
Total quarterly payment	\$358.34	

If DNR extends the lease an additional year after the three-year term, the survey and appraisal deposit payment is not required during that year. However, if the total amount paid does not cover your share of these costs, prorated by acreage, then the balance will be due at the time of purchase or prior to expiration of the lease. If the total deposit paid exceeds your fair share of the cost, the excess deposit will be credited toward the purchase price.

You will be given a credit toward the appraised market value of the parcel for the amount of survey and platting costs paid during the term of the lease. The appraisal and lease payments will not be deducted.

NOTE: A deposit is non-refundable if a lessee or purchaser does not proceed with the purchase of the site. However, the department will refund 50 percent of the total deposit if you file a written relinquishment of the lease during the first year and the department accepts such relinquishment.

Use of Remote Recreational Cabin Sites

A lease allows you to use your staked parcel for recreational purposes while a survey and appraisal are being completed by DNR. Commercial use or permanent residency is not allowed while under lease. The lease allows for recreational use only. Once the land is under purchase contract or conveyed to private ownership, these restrictions no longer apply.



You may construct improvements for recreational use on the parcel using gravel and timber on the site as needed. You must comply with all applicable federal, state and local laws, regulations and ordinances. You may not permit any unlawful occupation, business or trade to be conducted on the parcel. Such use of state land is subject to prosecution. Gravel and timber on the parcel cannot be used or sold for commercial purposes.



Constructing Improvements

When constructing improvements after your lease is issued, it is your responsibility to properly locate improvements within your parcel (11 AAC 67.020). Improvements (other than for access) may not be placed or constructed within any setbacks, easements or rights-of-way or outside parcel boundaries.

It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements. **Caution should be exercised in constructing improvements prior to survey of the parcel.**

Transfers and Assignments

You may not transfer, sublease, or assign this lease, except by a court order as part of a property division resulting from a divorce or, dissolution of marriage; or in the event of your death, by order of a court with probate jurisdiction, or at the discretion of the personal representative or similar person appointed by that court to manage your estate. A \$100 amendment fee may apply for the transfer of a Remote Recreational Cabin Site lease or purchase contract.

Penalty Charges

You shall pay a fee for any late payment or returned check you issue as follows:

1. Late Payment Penalty: The greater of either the fee specified in 11 AAC 05.010 or interest at the rate set by AS 45.45.010(a) will be assessed on a past-due account until payment is received by DNR. Acceptance of a late payment or of a service charge for a late payment is subject to DNR's rights under sections 20 and 21 of the lease.
2. Returned Check Penalty: A returned check fee as provided in 11 AAC 05.010 will be assessed for any check on which the bank refuses payment. Late penalties under subsection (1) of this section shall continue to accumulate.

NOTE: If your lease or sale agreement(s) with DNR are in default status for breach of terms, you are not eligible to acquire any new authorizations from the department unless the breach is cured. If the default is not cured and the agreement is terminated for cause, you will be precluded from acquiring any new authorizations from the department for three years from the date of termination.

Checks returned for any reason may invalidate the transaction and terminate your rights to the parcel.

Expiration or Termination of Lease

If you do not purchase the parcel by the end of the five-year lease renewal term, your lease will expire and you will be required to remove any improvements and personal property from the parcel. Improvements not removed become property of the state and are subject to disposal in accordance with AS 38.05.090. The parcel may be sold in a subsequent offering.

A lease may be terminated for failure to comply with the terms of the lease, including but not limited to non-payment.

SURVEY AND APPRAISAL

Survey of Parcels

The department will issue state survey contracts under state procurement code for the survey of parcels staked within the staking areas. DNR will award the contracts by competitive process. The surveys will be completed within the three-year lease term unless an extension is needed for completion, in which case the lease will be extended for one additional year. The actual survey costs will be your fair share of the total cost for the area prorated by the acreage of your parcel.

Appraisal of Parcels

The full appraisal will occur after the actual staked parcels are surveyed. This appraisal will reflect the qualities of the individual staked parcel, such as length of water frontage, topography, parcel size, access, view, etc., and will also reflect any changes in market conditions that may have occurred between the date of the base appraisal and the date of entry. DNR will notify you of the appraised value.

Estimated Appraised Values of Remote Recreational Cabin Sites

A "base appraisal" of the land has been prepared for each staking area. These base appraisals provide approximate fair market values for hypothetical key parcels within each of the staking areas. A summary of the base appraisals is provided in the information for each staking area. The complete base appraisal is available for viewing at the DNR information offices. This brochure provides cost estimates for hypothetical key parcels that are typical for each staking area. Some staking areas have more than one key parcel. See the area summary of each staking area for specific information.

The estimated values are based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish you with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking areas or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections.

These value estimates are approximate. The value of an actual parcel may be more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When you qualify to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.

PURCHASING YOUR SITE

Purchase Options

At any time during the lease after the survey and appraisal of the parcel are completed, if you are in good standing, you may purchase the parcel at its appraised market value as of the date of entry. Date of entry is defined as the date that DNR approves the lease application.

The state must sell land at the appraised market value. However, a credit will be given for the survey (which includes platting) deposit payments paid. The following is a simplified example of the costs associated with the purchase and how the payable balance is calculated:

Example of Purchase Price Calculation

Appraised Value based on fair market value	\$8,000
Less survey deposit	-\$3,500
Remaining Balance for payoff or contract	\$4,500

Parcels may be purchased either by paying the full purchase price in a lump sum, or by entering into a land sale contract (purchase contract) with the State of Alaska or its authorized representative. A \$100 document handling fee is assessed at the time of purchase if a land sale contract is executed.

NOTE: State land must be sold at fair market value. This program does not allow "proving up" (living on the parcel) in order to obtain title to the parcel. There are no land discounts other than the Veteran's discount on the purchase price. This is a lease/purchase program only.

Minimum Purchase Price

The costs to survey state land in remote areas of the state may actually be higher than the appraised value of the land. However, the minimum purchase price for any Remote Recreational Cabin Site will not be less than \$1,000, regardless of the actual survey costs.

Lump Sum Payment

If the purchase price minus the 5% down payment is \$2,000 or less, the purchase price must be paid in full. A land sale contract will not be issued (11 AAC 67.875).

General Contract Terms

If the purchase price minus the down payment is greater than \$2,000, the remainder may be paid by sale contract. Once you, have signed a state land sale contract, you have entered into a legal, binding contract. Your money cannot be refunded if the contract is in default, is relinquished, or is otherwise terminated.

The terms for purchasing state land by sale contract are:

1. Down payment of five percent (5%) of the purchase price;
2. Non-refundable document handling fee of \$100.00;
3. Contract for payment of the balance, with interest, over a period of up to 20 years based on the following payment schedule:

DNR will provide for a monthly installment payment schedule unless the department determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest payments will be set on a level-payment basis according to the following financed principal amounts (11 AAC 67.875):

- (a) \$ 2,000.01 to \$9,999.99, not more than 5 years;
- (b) \$10,000.00 to \$14,999.99, not more than 10 years;

- (c) \$15,000.00 to \$19,999.99, not more than 15 years;
- (d) \$20,000.00 or more, not more than 20 years.

You may, at any time, pay more than the required payment, accelerate your payments or pay off the remainder of the land sale contract. DNR does not charge a prepayment penalty.

DNR will record the sale contract with the appropriate Recording District.

Sale Contract Interest Rate

The interest rate on all land sale contracts will be the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to the purchaser for signature, plus three percent; however, the total rate of interest may not exceed 13.5%. Interest begins to accrue according to the effective date shown on the face of the contract.

Service Charge on Land Sale Contracts

Once the contract for sale has been executed, you will pay a service charge for any late payment or returned check the same as that discussed above, "Penalty Charges."

Veteran's Land Discount

Eligible veterans may receive a 25% discount on the purchase of state land (AS 38.05.940). The veteran's land discount may only be used once in an applicant's lifetime. To be eligible for the discount, an individual must submit proof, acceptable to the department, that the purchaser:

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 DD 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 purchasing.

The veteran's land discount may be applied only to acquisition of surface rights to the land. **The discount 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.

If you qualify for the veterans' land discount you must apply for the discount at the time of purchase. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if it is paid in full.

To use the veteran's land discount in a purchase made jointly with another, you both must be eligible veterans. Under these circumstances, only a single 25 percent discount will be given and you both will have exhausted your "once in a lifetime" land discount.

GENERAL CONDITIONS

Tentatively Approved Lands

The state has not received final patent from the federal government for some land in this offering. Such lands are designated as tentatively approved. In this Remote Recreational Cabin Site offering, the following staking areas are all or in part on tentatively approved land: Weary River, Albert Creek and Wood River.

Title for parcels on tentatively approved land will be conditioned on the State of Alaska receiving patent from the federal government. If for any reason the state does not receive patent to this tentatively approved land, a lease or sale will be canceled, and the money paid to lease or purchase the land will be refunded. The state has no further liability to the lessee, purchaser or any third party for the termination of the lease or contract (11 AAC 67.015).

Ordinarily, there is little risk of loss of title associated with tentatively approved land. However, there may be some problems. For example, if you resell your parcel before the state receives patent, a title insurance company might not provide title insurance unless the contingency is "excepted" from coverage.

Access

When possible, legal access to Remote Recreational Cabin Site staking areas will be shown on the individual staking maps. It is your responsibility to properly locate yourself on legal rights-of-way or section-line easements when crossing both public and private lands.

The state has no legal obligation to build roads or provide services to or within any staking area. Rights-of-way shown on the staking maps designate areas reserved for access but do not necessarily indicate the existence of a constructed road. In many cases roads have not been constructed. However, legal access does exist to all staking areas. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable waterbodies or across unreserved state land. Physical access may be via roads, trails, fly-in, snowmachine, off-road vehicle, or boat. You should inquire at the DNR information office or borough land office to see if there is an existing road on a reserved right-of-way. Please note that legal access may not always equal practical access.

Access across unreserved state land may be made without a permit by foot, snowmachine, or similar means (provided road construction is not undertaken). For state land, limited trail construction may be allowed without a permit under certain conditions. Check with your local DNR Public Information Office for further information regarding "Generally Allowed Uses on State Land."

The use of off-road vehicles (ORV) is allowed on or off an established right-of-way, if use off the right-of-way does not kill or break through the plant cover and expose the soil to erosion. ORV users are required to use existing trails where possible. Where no trails exist, ORV users are required to use the legal access to minimize the number of trails across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on state land without a permit. A permit can be obtained from the nearest DNR regional office.

Public access and utility easements, waterbody easements, and public or navigable waterways may not be obstructed or made unusable by the public.

Crossing anadromous streams requires a permit from Alaska Department of Fish and Game (ADF&G). Contact the local ADF&G office for further information.

RS 2477 Rights-of-Way

Revised Statute 2477 (RS 2477) is a federal law granting states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails/roads may or may not exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some RS 2477 rights-of-way could potentially be improved for access to valuable state resources, communities, and land. Others will be used as they have been in the past. Some may not be used at all, or may be developed only as foot trails. If in doubt whether there is an RS 2477 right-of-way across the property, consult with the landowner or land manager and with public land records. More information regarding RS 2477 rights-of-way is available at the local DNR Public Information Office and the DNR web site at <http://www.dnr.state.ak.us/mlw/trails/f2477.htm>.

Alaska Railroad Right-of-Way

The Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

Wetlands

Most state land offerings contain areas of wetlands. Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. If a parcel contains wetlands, you may need a permit from the District Engineer of the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling). Dredging wetlands or adding fill without a valid permit can result in civil fines or criminal charges. For further information, or for a wetlands delineation, contact the U.S. Army Corps of Engineers.

Wildlife

Development activities may potentially displace wildlife. You are encouraged to contact the Alaska Department of Fish and Game (ADF&G), Habitat and Restoration Division, at 267-2285 for information on how to minimize conflicts with wildlife.



Fish & Game Requirements

Conducting any development activity below the ordinary high water line of a specified anadromous waterbody requires the prior written approval of ADF&G, pursuant to AS 16.05.870. These development activities include, but are not limited to: constructing dams, bank protection, dock construction (including the installation or replacement of pilings), culvert installation, crossing streams with vehicles, in-water dredging, debris removal and water withdrawals. ADF&G is responsible for reviewing and, if appropriate, issuing permits for these projects pursuant to state law, AS 16.05.870. The ADF&G Habitat and Restoration Division administers all Fish Habitat Permits. If you conduct any development activity below the ordinary high water line of a specified anadromous waterbody without notifying and receiving the prior written approval from ADF&G, you are violating state law and may be charged with a Class A misdemeanor. Contact ADF&G for more information on obtaining permits.

ADF&G regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance.

Hazards

DNR has not inspected these areas to determine if garbage or hazardous materials are present. DNR is not responsible for removal of any garbage or waste from a staking area.

Taxes

Parcels are subject to taxes and assessments levied by local taxing authorities. Failure to pay property taxes on parcels under lease or purchase contract with the state is a violation of the lease agreement or purchase contract and may result in termination of the lease or purchase contract.

Sewer and Water

No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such system shall be obtained from ADEC.

Water Rights

To obtain water rights, you must apply for a permit from the Division of Mining, Land & Water. Applications for water rights are available at the local DNR Public Information Offices and the DNR web page at

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

Fire Protection

Some state lands are in areas with limited fire protection. The state assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. For further

information regarding fire protection in a specific staking area, contact the appropriate regional DNR Division of Forestry office.

If you wish to develop your parcel you should plan on implementing wild-fire mitigation methods, including establishing a defensible space. For more information regarding wildfire mitigation, contact the appropriate regional DNR Division of Forestry office.

In some areas, a burn permit is required. Contact the local Division of Forestry office to obtain further information and/or a burn permit. There are potential liabilities if a fire escapes control (AS 41.15.060, AS 41.15.090, and AS 41.15.110).

Timber Purchase and Use

The DNR Division of Forestry issues personal use permits for the purchase of fuel wood obtained from state land outside your parcel boundaries. Personal use contracts are also issued for the purchase of house logs and saw logs. Contact the appropriate regional DNR Division of Forestry office well in advance of need. Commercial sale of timber is not allowed.

Archaeological Sites

The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric (paleontological) or archaeological site without a permit from the commissioner. Should any sites be discovered during the development of these lots, activities that may cause damage will cease and the Office of History and Archaeology in the DNR Division of Parks and Outdoor Recreation (907) 269-8721 and the appropriate coastal district shall be notified immediately.

Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. USFWS recommends no construction or disturbance within 330 feet of any eagle nest in March or April, or within 330 feet of any active eagle nest between May and August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree. Nest trees should not be disturbed at all.

Use of Adjacent State Land

Uses of state land that are not "generally allowed" (see the Department of Natural Resources Fact Sheet "Generally Allowed Uses on State Land" available at DNR Public Information Offices) may require a land use authorization from DNR.

Restriction on Subdividing

You may not subdivide the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements.

Easements, Reservations & Restrictions

All staking areas are subject to various rights-of-way, easements, setbacks, roads, trails, and other restrictions. All state-owned land bordering section lines has a reservation for rights-of-way fifty (50) feet in width. Total width of section line rights-of-way will be one hundred (100) feet where the state owns land on both sides of the section line. It is the your responsibility to review the staking map and instructions thoroughly to determine what restrictions, if any, may affect your staking area. You must meet any borough or state standards and obtain any required permits before developing any easement.

Right to Adjourn/Postpone/Cancel

The Department of Natural Resources reserves the right to adjourn, postpone or cancel land offerings, in whole or in part, at any time prior to or during the offering, if necessary, to protect the interests of the state. Staking areas or authorizations may be withdrawn at any time prior to or during the offering period.

Brochure Amendments

This brochure is intended for informational purposes only. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published in supplemental information sheets as soon as possible. You may obtain a copy of the supplemental information sheets, if any, from the DNR Public Information Offices, or from the DNR web site at

<http://www.dnr.state.ak.us/mlw/landsale/index.htm>.

It is your responsibility to keep informed of any changes or corrections in the brochure or subsequently. DNR reserves the right to make changes up to the time of disposal. You should inquire whether there are any supplemental information sheets before submitting an application. DNR reserves the right to waive technical defects or errors in this publication.

REMOTE RECREATIONAL CABIN SITE STAKING INFORMATION

SOUTHCENTRAL REGION

Area No.	Area Name	Gross Acres	Stakings Allowed	Minimum Parcel Size	Maximum Parcel Size	Staking Opening Date	Staking Closing Date	Borough
11072	Friday Creek	6,200	20	10 ac.	20 ac.	Sept 27, 2002	Jan. 27, 2003	Matanuska-Susitna
11090	Johnson Creek	33,760	45	10 ac.	20 ac.	Sept. 27, 2002	Jan. 27, 2003	Matanuska-Susitna
11104	Loon Lake	2,580	15	5 ac.	10 ac.	Sept. 27, 2002	Jan. 27, 2003	None
11095	Weary River	16,400	15	5 ac.	20 ac.	Sept. 13, 2002	Jan. 13, 2003	None
11006	Yentna	24,160	45	10 ac.	20 ac.	Sept. 13, 2002	Jan. 13, 2003	Matanuska-Susitna

NORTHERN REGION

Area No.	Area Name	Gross Acres	Stakings Allowed	Minimum Parcel Size	Maximum Parcel Size	Staking Opening Date	Staking Closing Date	Borough
11118	Albert Creek	12,040	45	5 ac.	20 ac.	Sept. 13, 2002	Jan. 13, 2003	None
11115	Caribou Creek	10,080	20	5 ac.	20 ac.	Sept. 27, 2002	Jan. 27, 2003	Fairbanks North Star
11058	Fireweed	9,070	20	5 ac.	20 ac.	Sept. 13, 2002	Jan 13, 2003	None
11053	Ridge Rock	2,520	15	5 ac.	20 ac.	Sept. 27, 2002	Jan. 27, 2003	Denali
11064	Wood River	13,920	15	5 ac.	20 ac.	Sept. 13, 2002	Jan. 13, 2003	Denali/Fairbanks North Star

Friday Creek Remote Recreational Cabin Site Area No. II072

Physical Characteristics

Location	The Friday Creek staking area is located within the Matanuska-Susitna Borough, approximately 110 airmiles northwest of Anchorage and 20 airmiles west of Skwentna on the western slope of the Alaska Range. The area is bounded on the north by the Hayes and Skwentna Rivers, with Dickason Mountain to the south. The area encompasses approximately 6,200 acres in all or part of Sections 1-4, 8-12, and 15-18 in Township 21 North, Range 14 West, Seward Meridian.
Topo map	USGS Quads Tyonek D-5 and D-6
Cadastral Survey	CS S021N014W101
Topography/Terrain/ Major features	Hilly with moderate to steep slopes. Several small streams flow through the staking area. Elevations range from 500 feet along the rivers to 4,000 foot peaks.
Access	Primary access is via wheeled aircraft on sand bars along the Hayes and Skwentna Rivers or by snowmachine in the winter.
Roads/Trails	The staking area is 3 miles from the Iditarod Trail.
View	Good views of the Alaska Range.
Climate	Temperatures usually range from 40 degrees F to 60 degrees F in summer and from -10 degrees F to 50 degrees F in winter, with extremes of -60 degrees F and 90 degrees F.
Soils	Some areas are poorly drained. Pockets of permafrost exist throughout the area.
Vegetation	Vegetation consists primarily of grasses, low shrubs, and alpine tundra. The poorly drained soils support black spruce and alder with willows present along the ridges. Harvestable timber in the area is sparse.
Water source	Unknown.



Easements and Reservations

Title	This land is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Susitna Area Plan Subregion: Mt. Susitna Management Unit: 5C Classified Private Recreation (Settlement)
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	The staking area is within the Matanuska-Susitna Borough. Parcels are subject to local property taxes.
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 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.
Public access and utility easements	All 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. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	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. Some water bodies may have staking setbacks or water frontage limitations. Stream crossings 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. Contact DEC 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 municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
Hypothetical Key Parcel Friday Creek Staking Area	Size: ten acres Location/Access: within a mile of the adjacent rivers or sandbars Building Site: sloping and have some steep areas and may have some swampy area. Easements: typical section-line & pedestrian around lot Amenities: some view of one of the adjacent rivers and/or Mt. McKinley
Improvements	None
Highest and Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	N/A
Effective Date of Value	February 13, 2001
Conclusion of Value for Hypothetical 10-acre Key Lot	\$5,250 or \$525 per acre

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 \$1000 regardless of the actual survey cost.	
Estimated Survey Cost: \$4000-\$6000	
Note: The survey costs will be credited toward the purchase price.	
Estimated Appraisal Cost: \$500	

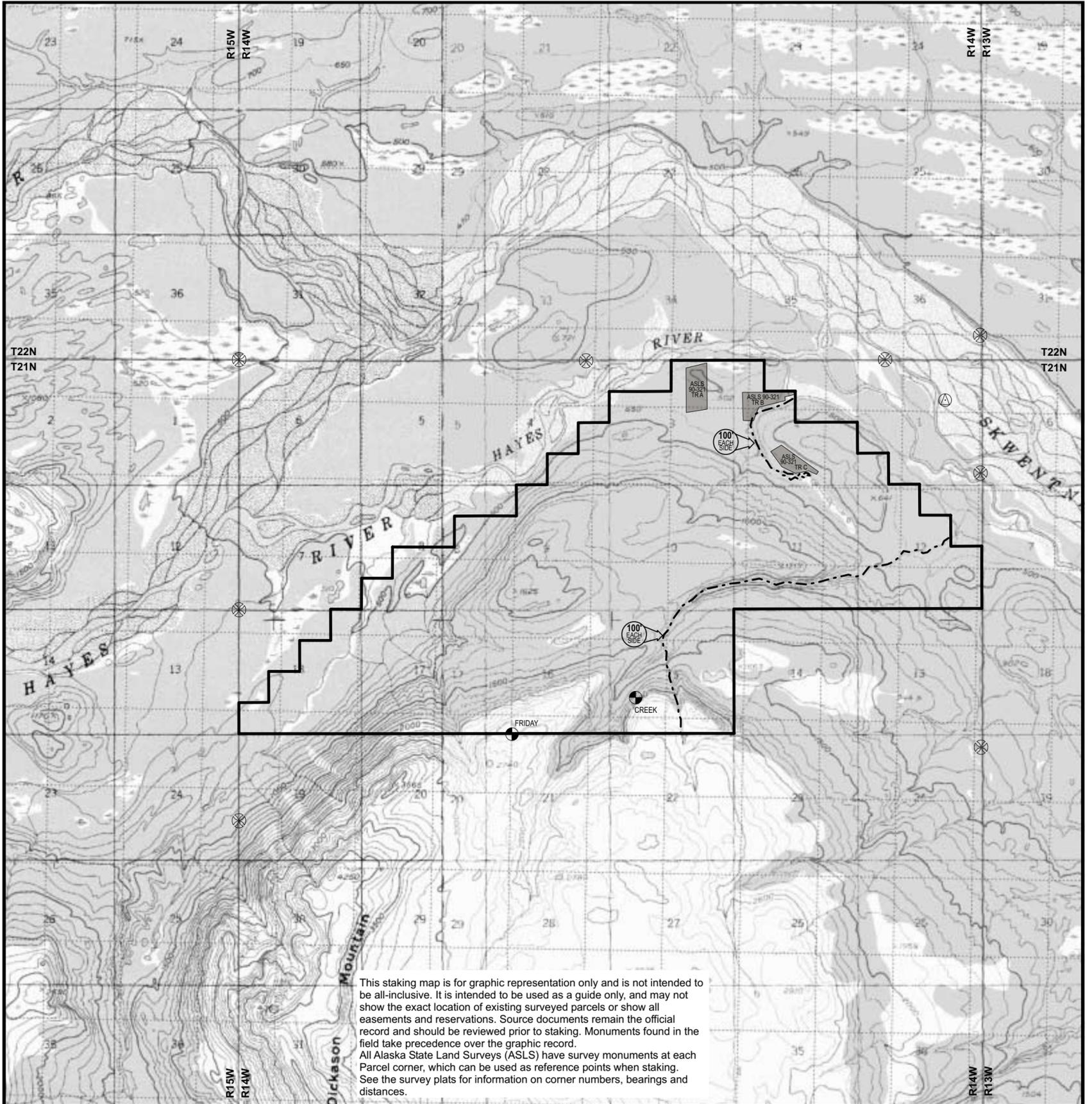
Acronyms and Abbreviations Used in this Brochure

AAC	Alaska Administrative Code
ADEC	Alaska Department of Environmental Conservation
ADF&G	Alaska Department of Fish and Game
ADL	Alaska Division of Lands (case number prefix)
AS	Alaska Statute
ASCS	Alaska State Cadastral Survey
ASLS	Alaska State Land Survey
ACOE	Army Corps of Engineers
AZ MK	Azimuth Mark
CM	Control Monument
CS	Cadastral Survey/Control Survey
DNR	Department of Natural Resources
ESM	Easement
EV	Easement Vacation
ORV	Off-Road Vehicle
PIC	Public Information Center
R	Range (as in "R4W" - "Range 4 West")
RST	Revised Statute 2477 Right-of-Way (case number prefix)
T	Township (as in "T6N" - "Township 6 North")
TR	Tract
USGS	United States Geological Survey
USS	United States Survey

Staking Map: FRIDAY CREEK

Remote Recreational Cabin Site Area No. II072

Southcentral Region



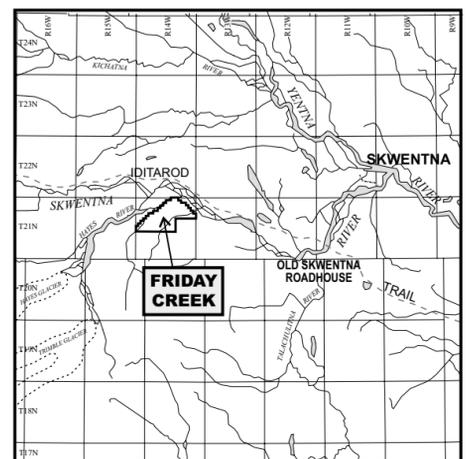
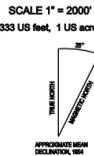
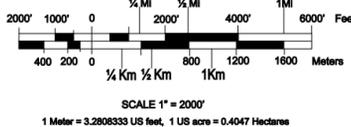
USGS Quads 1:63,360
Tyonek D-5, D-6
T. 21 N., R. 14 W.
Seward Meridian

Notes:

- Maximum parcel size 20 acres.
- Minimum parcel size 10 acres.
- Staking authorizations: 20.
- Staking Period: 9-27-02 to 1-27-03.
- 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 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.
- All parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
- Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- Staking is not allowed across any navigable water body.
- Staking is not allowed around abandoned improvements or structures; a staking setback will be required.
- This area is subject to Matanuska-Susitna Borough platting authority.

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



VICINITY MAP
USGS QUAD TYONEK ALASKA

FRIDAY CREEK
T21N R14W SM
Sec. 16: FRIDAY Lat. 61° 54' 12.14"N, Long. 151° 51' 19.51"W
Sec. 15: CREEK Lat. 61° 54' 23.605"N, Long. 151° 49' 36.53"W

Johnson Creek Remote Recreational Cabin Site Area No. II090

Physical Characteristics

Location	The Johnson Creek Staking Area is located approximately 75 air miles northwest of Anchorage between the Alaska Range and the upper Yentna River. It is 15 miles west of Skwentna and northwest of Shell Lake. The area is south of Johnson Creek and north of the Skwentna River. The area encompasses approximately 33, 760 acres in all or part of Sections 3-6, Township 21 North, Range 13 West, Seward Meridian; all or part of Sections 3-10, 16-22, 26-35, Township 22 North, Range 13 West, Seward Meridian; all or part of Sections 1-3, 11-15, 22-27, 36, Township 22 North, Range 14 West, Seward Meridian; all or part of Sections 25-36 Township 23 North, Range 13 West, Seward Meridian; all or part of Sections 25-27, 34-36 Township 23 North, Range 14 West, Seward Meridian.
Topo map	USGS Quad Tyonek D-5, D-6; Talkeetna A-4
Cadastral Survey	CS S022N013W101, S023N014W101
Topography/Terrain/Major features	The area is generally moderate to steeply rolling terrain interspersed with lowland bogs.
Access	Primary access is by snowmachine in winter via the Iditarod Trail or the Skwentna River. Wheeled aircraft may land on some of the gravel bars along the Skwentna River in summer and fall. Further summer and fall access is by float plane to a lake in Township 23 North, Range 13 West, Seward Meridian, locally called "#673" or "Karen's Lake".
Roads/Trails	The Iditarod Trail crosses the southern portion of the area.
View	Alaska Range view is likely from north facing slopes.
Climate	Temperatures range from 44 degrees F to 69 degrees F in summer and -4 degrees F to 40 degrees F in winter with extremes of -50 degrees F to 90 degrees F. Annual precipitation is 29 inches, including 119 inches of snow.
Soils	Well drained, gravely and sandy soils exist on the higher ground.
Vegetation	Spruce, birch and aspen are dominant on ridges and high ground. Black spruce, swamp grass and willow bushes are in the poorly drained areas.
Water source	Water availability and quality is expected to be good within the staking area.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value		
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.		
Hypothetical Key Parcel Johnson Creek Staking area Creek, river, or fly-in access	Size: ten acres Location/Access: Bluff above Skwentna R or 100' to 1/4 mi from fly-in lake & not a 2 nd tier parcel Building Site: may have some swampy areas Easements: typical section-line, pedestrian, & trail Amenities: some view potential	
Hypothetical Key Parcel Johnson Creek Staking Area > 1/4 mi to fly-in/boat access or 2nd tier parcel	Size: ten acres Location/access: 1/4 mi to 1 mi from fly-in/boat access or 2 nd tier parcel Building Site: may have some swampy areas Easements: typical section-line, pedestrian, & trail Amenities: limited or no view potential	
Improvements	None	
Highest and Best Use	Recreational cabin site	
Interest Appraised	Fee simple title, excluding mineral rights	
Date of Inspection	N/A	
Effective Date of Value	April 4, 2002	
Hypothetical Key Lot Type Johnson Creek Staking Area	Bluff on Skwentna River or 100' to 1/4 mile from fly-in lake & not 2 nd tier parcel	1/4 mile to 1 mile from fly-in boat access or 2 nd tier parcel
Size	10 acres	10 acres
Estimated Market Value	\$15,500	\$5,500

Easements and Reservations

Title	This land is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Susitna Area Plan Susitna Lowlands Subregion Management Unit 2: Kichatna/Nakochna, Subunit 2b Classified Settlement
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	The staking area is within the Matanuska-Susitna Borough. Parcels are subject to local property taxes.
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 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.
Public access and utility easements	All 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. Stakers may not obstruct or block access within these easements. A 500-foot staking setback is required along the Iditarod Trail.
Water body easements, staking setbacks and restrictions	All parcels are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations. A 500-foot staking setback is required on the unnamed lakes in Sections 33 and 35, Township 23 North, Range 13 West, Seward Meridian. A 200-foot staking setback is required on each side of Red Creek, downstream from the unnamed tributary in Section 25, Township 23 North, Range 14 West, Seward Meridian. Upstream from this tributary, a 100-foot staking setback is required along Red Creek. The staking setback on the unnamed creek is 200 feet. A 100-foot staking setback is required on each side of the stream entering the project area in Section 10, Township 22 North, Range 13 West, Seward Meridian. Stream crossings 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. Contact DEC for information.
Wetlands	Cabin sites 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 municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

Preliminary Estimate of Survey and Appraisal Costs

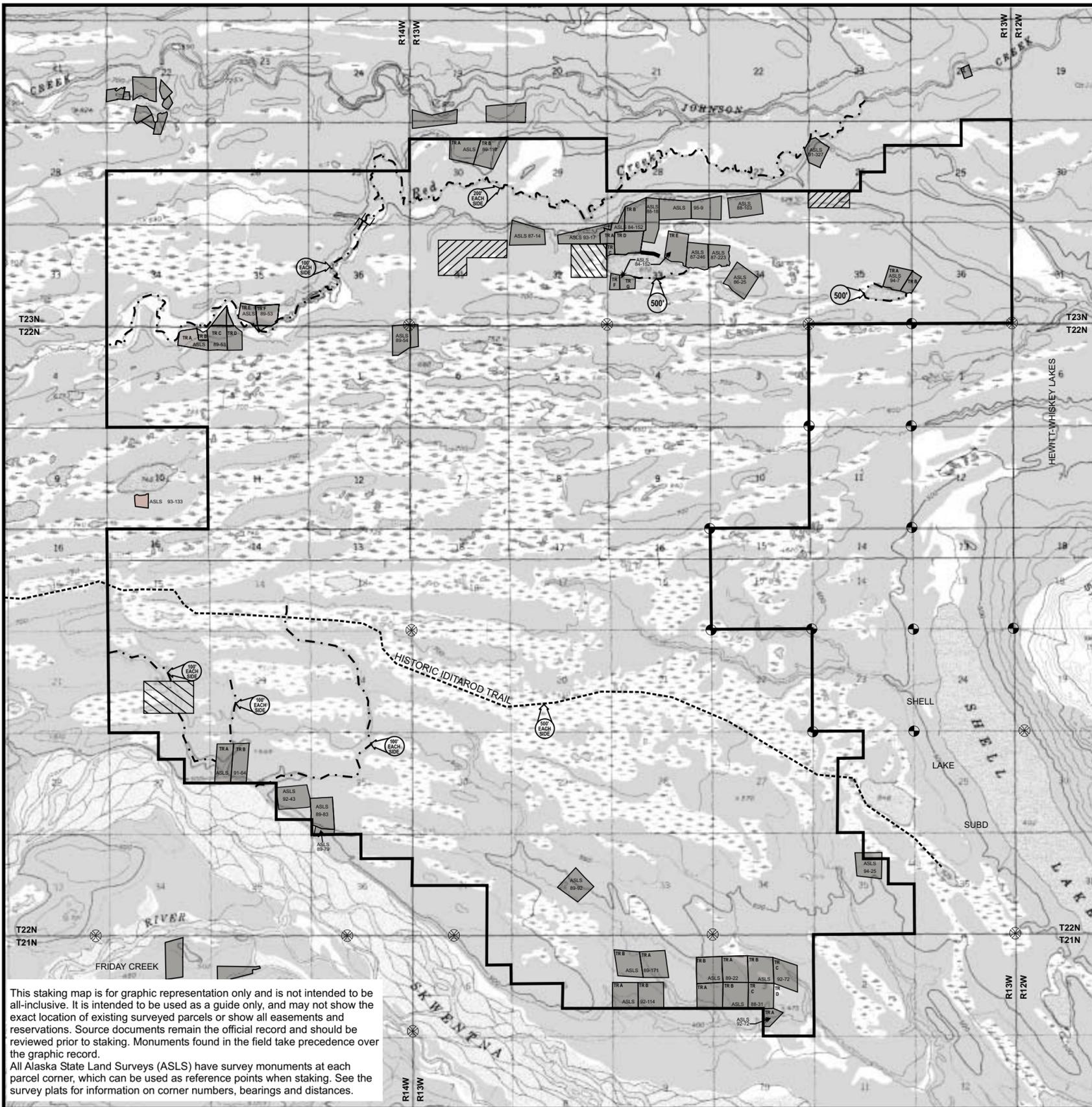
Limiting Conditions for Estimated Survey Cost
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel 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 \$1000 regardless of the actual survey cost.
Estimated Survey Cost: \$4000-\$6000 Note: The survey costs will be credited toward the purchase price.
Estimated Appraisal Cost: \$500



Staking Map: JOHNSON CREEK

Remote Recreational Cabin Site Area No. II090

Southcentral Region



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.
 All Alaska State Land Surveys (ASLS) have survey monuments at each parcel corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings and distances.

5-30-2002

USGS QUAD 1:63,360
 Tyonek D-5, D-6
 Talkeetna A-4
 T. 21 N., R. 13 W.
 T. 22 N., R. 13 W.
 T. 22 N., R. 14 W.
 T. 23 N., R. 13 W.
 T. 23 N., R. 14 W.
 Seward Meridian

Notes:
 Maximum parcel size 20 acres.
 Minimum parcel size 10 acres.
 Staking authorizations: 45.
 Staking period: 9-27-02 to 1-27-03.

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 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.

The standard minimum buffer width (200' on each side of the river) should be used downstream from the unnamed tributary in T23N R14W, S. M. Section 25.

A 100' buffer will be retained on the Red Creek upstream from the unnamed tributary in T23N R14W SM Section 25.

All parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

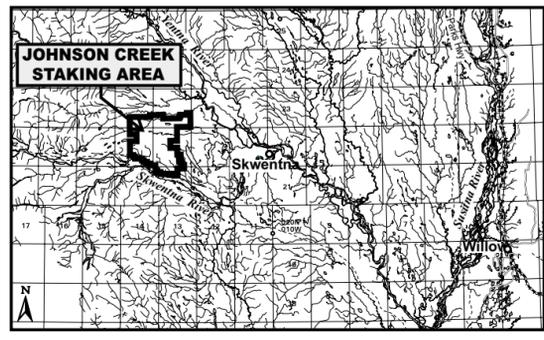
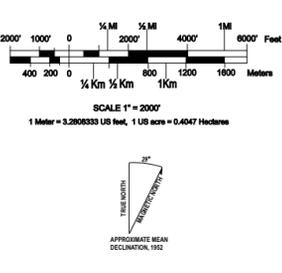
Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.
 Staking is not allowed around improvements or structures; a staking setback will be required.

There are access easements along most parcel boundaries. Check the survey plats for additional information.

The area is subject to the Matanuska Susitna Borough Platting authority.

- Legend**
- Staking Area Boundary
 - Road
 - Trail or Easement
 - Limited Water Body Frontage
 - Staking Setback
 - Size of Staking Setback in Feet
 - Airstrip Reserve
No staking in this area
 - Reserved Use Area
No staking in this area
 - Wood Lot Reserve
No staking in this area
 - Existing Parcel (ASLS, USS, etc.)
No staking in this area
 - Mining Claims
No staking in this area
 - BLM Monument of Record
 - State Survey Monument
 - Survey Control Monument



VICINITY MAP
 USGS QUAD TALKEETNA, TYONEK ALASKA

JOHNSON CREEK
 T22N R13W SM
 Sec. 36: (SE Corner) BLM CM Lat. 61° 56' 48.02"N, Long. 151° 33' 30.37"W

Loon Lake Remote Recreational Cabin Site Area No. III04

Physical Characteristics

Location	The Loon Lake staking area is located approximately 120 miles northeast of Anchorage, 30 miles west of Glennallen, five miles south of Lake Louise and two miles west of Lake Louise Road. The area encompasses approximately 2,580 acres in all or part of Sections 17, 18, 19, 20 and 30, Township 5 North, Range 7 West, Copper River Meridian, and portions of Sections 13, 24 and 25, Township 5 North, Range 8 West, Copper River Meridian.
Topo map	USGS Quads: Gulkana A-5, A-6, B-5, B-6
Cadastral Survey	CS C005N008W101, C005N007W101, C005N007W103, C005N007W104
Topography/Terrain/Major features	The area contains rolling hills sparsely covered with clumps of vegetation. Small ponds and swampy areas are scattered throughout. Shallow permafrost is likely to be encountered in many locations. Loon Lake and Bob's Lake are the major geographic features in the area.
Access	Access is via snow machine, dog sled, and cross-country skis during winter and off-road vehicle (ORV) and foot in the summer. Additional access is via float or ski-equipped aircraft to Loon Lake or Bob's Lake as well as one of the numerous unnamed lakes in the vicinity.
Roads/Trails	Connecting seismic trails (ADL 217393) may facilitate overland access from Lake Louise Road west to the staking area.
View	Some higher areas overlook the numerous area lakes and Wrangell-St. Elias mountain range to the east.
Climate	The climate is continental with long cold winters and short warm summers. Annual precipitation averages 9 inches and summer frosts are common. Temperatures range from an average of -15 degrees F in January to a high of 55 degrees F in July.
Soils	Portions of the soil are loamy and poorly drained, while better-drained soils are made up of silt and gravel. Thick peat and muskeg formations exist throughout the area. Higher ground is usually graveled with limited permafrost.
Vegetation	Vegetation is typical of the region consisting of black spruce, white spruce, areas of dense alder and willow brush. Larger trees are on higher ground, which indicate better soils and drainage and minimal permafrost.
Water source	Water availability and quality is expected to be good within the staking area.

Easements and Reservations

Title	This land is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Copper River Basin Area Plan Management Unit 5, Subunit B Lake Louise Road Area Classified Settlement
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	The staking area is not within an organized borough.
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 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.
Public access and utility easements	All 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. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	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. Some water bodies may have staking setbacks or water frontage limitations. Stream crossings 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. Contact DEC 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 municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value		
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.		
Hypothetical Key Parcel Loon Lake Staking Area	Parcel "A" - Waterfront	Parcel "B" - Interior
Size	5.00 acres	10.00 acres
Location	Loon Lake	Loon Lake
Access	ATV, snowmobile, or fly-in,	ATV, snowmobile, or fly-in,
Building Site	Average	Average
Easements	Typical	Typical
Waterfront	Lake or creek w/setback	None
Amenities	Typical view of surrounding area	None
Improvements	None	
Highest and Best Use	Recreational cabin sites	
Interest Appraised	Fee simple title, excluding mineral rights	
Date of Inspection	Not inspected	
Effective Date of Value	May 3, 2002	
	Parcel "A" w/waterfront 5 acres	Parcel "B" w/o waterfront 10 acres
Market Value of Key Parcels	\$15,000 or \$3,000 per acre	\$7,500 or \$750 per acre

Preliminary Estimate of Survey and Appraisal Costs

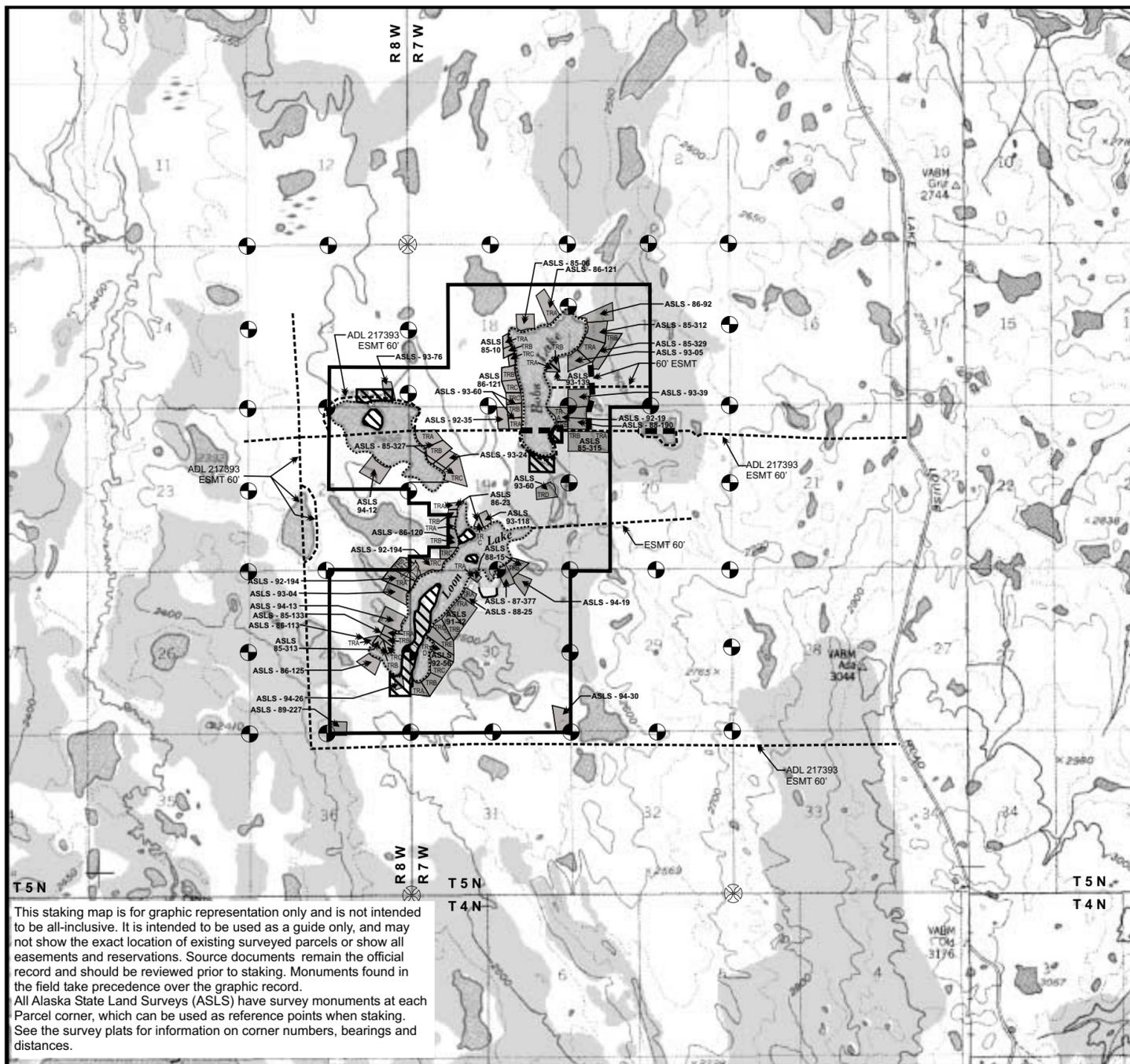
Limiting Conditions for Estimated Survey Cost
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel 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 \$1000 regardless of the actual survey cost.
Estimated Survey Cost: \$3000-\$5000
Note: The survey costs will be credited toward the purchase price.
Estimated Appraisal Cost: \$500



Staking Map: LOON LAKE

Remote Recreational Cabin Site Area No. III04

Southcentral Region



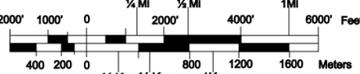
2-28-2002

USGS QUAD 1:63,360
Gulkana A-5, A-6, B-5, B-6
T. 5 N., R. 7 W.
T. 5 N., R. 8 W.
Copper River Meridian

Notes:
 Maximum parcel size 10 acres.
 Minimum parcel size 5 acres.
 Staking authorizations: 15.
 Staking period: 9-27-02 to 1-27-03.
 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 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.
 All parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
 Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
 Staking is not allowed across any navigable water body.
 Staking is not allowed around improvements or structures.
 There are access easements along most parcel boundaries. Check the survey plats for additional information.
 Reserved use areas are public recreation sites.
 This area is subject to the State of Alaska platting authority.

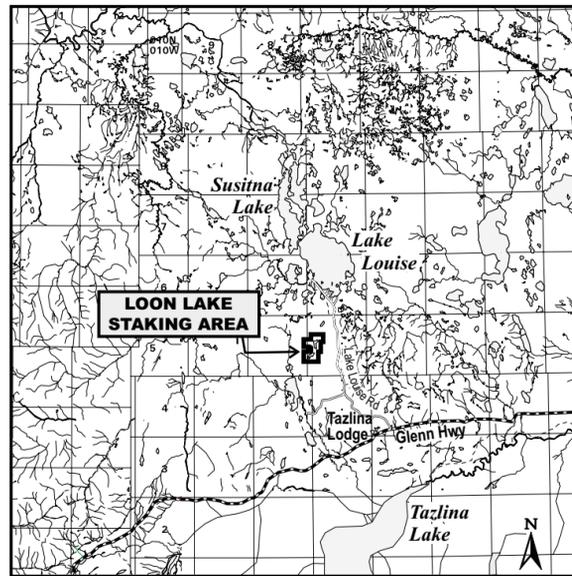
Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



SCALE 1" = 2000'

1 Meter = 3.2808333 US feet, 1 US acre = 0.4047 Hectares



VICINITY MAP
 USGS QUAD GULKANA ALASKA

LOON LAKE
 T5N R8W CRM
 Sec. 36: (SE Corner) BLM CM Lat. 62° 09' 51.65"N, Long. 146° 36' 25.41"W

Weary River Remote Recreational Cabin Site Area No. II095

Physical Characteristics

Location	The Weary River staking area is located in the Bristol Bay region, approximately 20 miles northwest of Dillingham and one half mile west of Lake Nunavaugaluk (Snake Lake). The area encompasses approximately 16,400 acres in Sections 4, 9-11, 13-16, 21-28, and 34-36 in Township 11 South, Range 58 West, Seward Meridian, Section 7 in Township 12 South, Range 57 West, Seward Meridian, and Sections 1-3, 11-13, and 24-26 in Township 12 South, Range 58 West, Seward Meridian.
Topo map	USGS Quads Dillingham A-8 and B-8 and Goodnews Bay A-1 and B-1.
Cadastral Survey	No cadastral survey exists at this time. The project area is surveyed by the U.S. rectangular survey and individual parcel surveys.
Topography/Terrain/Major features	The topography is dominated by a narrow stream valley with several tributaries between Weary River and Lake Nunavaugaluk. The land is generally flat along Weary River and in the stream valley between Weary River and Lake Nunavaugaluk. Gently rolling hills and steep slopes are present near the mountains. Elevation ranges from 50 feet to 2,650 feet above sea level.
Access	Access is available by tundra tire-equipped light aircraft, and by floatplane to the unnamed lake within Sections 10 and 15 of Township 11 South, Range 58 West, Seward Meridian. There is road access to the eastern shore of Lake Nunavaugaluk, where boats may be launched.
Roads/Trails	No known roads exist in the staking area. Various access trails may exist. NOTE: The land between Lake Nunavaugaluk and the staking area is privately owned. There is an ANCSA 17(b) 1-acre site easement on the western shore and a 25-foot trail easement leading from the site easement, which provide legal access to the staking area. Please use these easements and do not trespass on private property.
View	Views of the surrounding mountains, streams, and valleys.
Climate	Temperatures in Dillingham average 16 degrees F in January and 55 degrees F in July. The average annual precipitation is 267 inches.
Soils	Surface soils in valley bottoms generally consist of peats and organic silts with a shallow permafrost table. Upland soils are generally silts (volcanic ash) over silty gravelly glacial till with permafrost occurring at depth.
Vegetation	Vegetation consists of wet tundra along the Weary River valley and tributary valleys. Alpine tundra, interspersed with barren ground and scattered upland spruce forests, occurs away from the river and streams.
Water source	Various streams and water bodies lie within the area. Quality of the water is unknown.

Easements and Reservations

Title	This area contains tentatively approved land as well as patented land to the State of Alaska.
Area Plan, Management Unit, Classification	Bristol Bay Area Plan Management Unit 5: Dillingham, Snake Lake, Nushagak Bay Classification Private Recreation/Settlement
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	The staking area is within the unorganized borough.
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 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.
Public access and utility easements	All 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. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	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. Some water bodies may have staking setbacks or water frontage limitations. Stream crossings 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. Contact DEC 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 municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
Hypothetical Key Parcel Weary River Staking Area	Size: 5.00 acres Location: Weary River Staking area Access: walk-in or ATV between 1/2-1.0 mile from recognized trail or landing site Building Site: Average – at least 50% level to gently sloping, adequately drained, forested Easements: typical section-line & interior lot lines Waterfront: None, setback of 200 feet from high water mark Amenities: Typical view of surrounding landscape,
Improvements	None
Highest and Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	N/A
Effective Date of Value	April 3, 2001
Estimated Value	\$3,500 or \$700 per acre



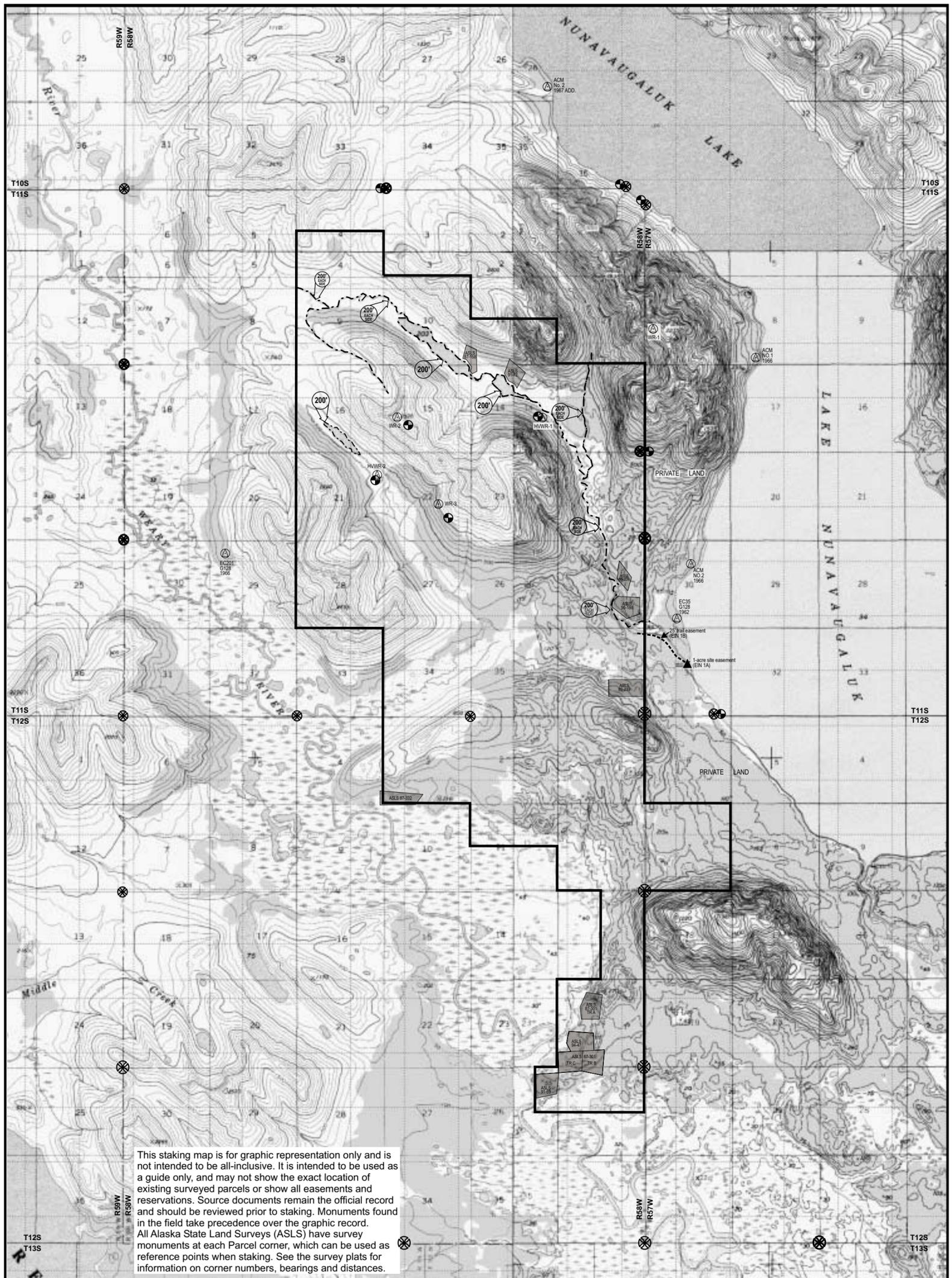
Preliminary Estimate of Survey and Appraisal Costs

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 \$1000 regardless of the actual survey cost.	
Estimated Survey Cost: \$5000-\$7000 Note: The survey costs will be credited toward the purchase price.	
Estimated Appraisal Cost: \$500	

Staking Map: WEARY RIVER

Remote Recreational Cabin Site Area No. 11095

Southcentral Region



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record. All Alaska State Land Surveys (ASLS) have survey monuments at each Parcel corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings and distances.

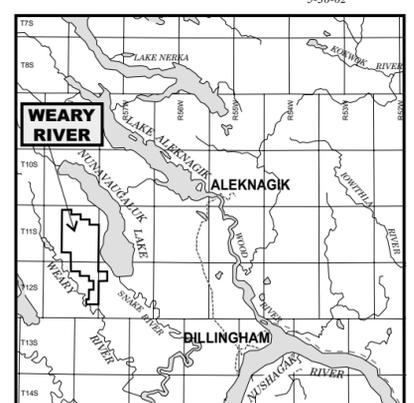
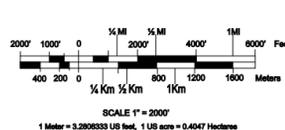
Notes:

- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.
- Staking authorization: 15.
- Staking Period: 9-13-02 to 1-13-03.
- 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 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.
- All parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
- A 200-foot staking setback is required from all unnamed streams and lakes.
- Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- Staking is not allowed across any navigable water body.
- Staking is not allowed around improvements or structures; a staking setback will be required.
- This area is subject to State of Alaska platting authority.
- Note: Land between Lake Nunavaugaluk (Snake Lake) and the staking area is private land. Please use the access site and easement where shown on this map. Please respect private property.**

**USGS Quad 1:63,360
Dillingham A-8 & B-8
Goodnews Bay A-1 & B-1
T. 11 S., R. 58 W.
T. 12 S., R. 57 W.
T. 12 S., R. 58 W.
Seward Meridian**

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



VICINITY MAP
USGS QUAD DILLINGHAM &
GOODNEWS BAY, ALASKA

WEARY RIVER
T11S R58W SM
Sec. 36: (SE Corner) BLM CM Lat. 59° 10' 24.71"N,
Long. 158° 57' 20.19"W

Yentna Remote Recreational Cabin Site Area No. II006

Physical Characteristics

Location	The Yentna staking area is located approximately 50 air miles northwest of Anchorage between Fish Creek and the Yentna River, northeast of its confluence with the Susitna River. The staking area encompasses approximately 24,160 acres in all or parts of Sections 6-7, 16-21, 28-33, Township 19 North, Range 7 West, Seward Meridian; all or part of Sections 5-8, 10, 14-15, 17-18, 20-23, 26-28, 34-35, Township 18 North, Range 7 West, Seward Meridian; and all or part of Sections 1, 2, 10-15, 24-26, 36, Township 19 North, Range 8 West, Seward Meridian.
Topo map	USGS Quads Tyonek C-2, C-3, D-2 and D-3
Cadastral Survey	CS S019N007W101, ASCS S019N008W103, CS S019N008W102, S018N007W101
Topography/Terrain/Major features	Lands along the Yentna River are characterized by broad nearly level floodplains extending to well-defined banks, which rise steeply to a plateau overlooking the river. Sharply contrasting types of vegetation, meandering sloughs, and many stream scars are prominent features of the river bottom landscape.
Access	Access is by float or ski plane, snow machine and river-boat via the Yentna River. Primary access to the area is by boat or snow machine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snow machine from the Point MacKenzie/Burma Road area via Flat Horn Lake, Susitna Station and the Yentna River. Commercial barging and winter freighting businesses operate on the Susitna/Yentna Rivers for the transportation of supplies.
Roads/Trails	Heavily utilized, unmarked, winter trails go to the Yentna River from Susitna Landing, Deshka Landing and the Burma Road areas.
View	The Yentna River to the west, the Alaska Range to the north or the Talkeetna Mountains to the east may be visible from higher elevations within the area.
Climate	Temperatures range from a low of -5 degrees F in winter to a high of 67 degrees F in summer. Extremes between -50 degrees F and 90 degrees F are sometimes encountered. Annual precipitation is 29 inches including 119 inches of snow.
Soils	The area contains soils with steep slopes, high water tables and a wide variety of soil depths.
Vegetation	Vegetation consists of cottonwood, white spruce, and paper birch interspersed with dense patches of tall brush. Muskeg, sedges, mosses, low shrubs and black spruce may be found in the poorly drained or frequently flooded areas.
Water source	Water availability and quality are expected to be good.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
Hypothetical Key Parcel Yentna Staking Area Yentna River	Size: ten acres Location/Access: 500' to 1/4 mile from Yentna River & not a 2 nd tier site* Building Site: may have some swampy areas Easements: typical section-line, pedestrian & trail Amenities: direct access to Yentna River; limited or no view
Hypothetical Key Parcel Yentna Staking Area 100' to 1/4 mi to lower Fish Creek or fly-in lake	Size: ten acres Location/Access: 200 ft to 1/4 mi to lower Fish Ck or fly-in lake & not a 2 nd tier site Building Site: may have some swampy areas Easements: typical section-line, pedestrian, & trail Amenities: direct access to lower Fish Creek or fly-in lake; limited or nor view
Hypothetical Key Parcel Yentna Staking Area > 1/4 mi to fly-in/boat access or above T18N on Fish Ck or 2nd tier parcel	Size: ten acres Location/Access: 1/4 mi to 1 mi from fly-in or boat access or above T18N on Fish Creek Building Site: may have some swampy areas Easements: typical section-line, pedestrian, & trail Amenities: some view potential
Improvements	None
Highest and Best Use	Recreational cabin site
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	N/A
Effective Date of Value	April 4, 2002

* 2nd tier site: location where a parcel is or could be staked between the subject & nearest access water-body

Easements and Reservations

Title	This land is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Susitna Area Plan Sub region: Susitna Lowlands Management Unit: 13a Classified Settlement
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	The staking area is within the Matanuska-Susitna Borough. Parcels are subject to local property taxes.
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 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.
Public access and utility easements	All 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. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	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. Some water bodies may have staking setbacks or water frontage limitations. There is a 500-foot staking setback required along the Yentna River. There is a 300-foot staking setback required along Fish Creek. Stream crossings 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. Contact DEC 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 municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

Summary of Values for Hypothetical Key Parcels Yentna Remote

Key Lot Type	500' to 1/4 mile from Yentna River & not 2 nd tier parcel	100' to 1/4 mile of Fish Creek or Fly-In Lake & not 2 nd tier parcel	1/4 mile to one mile from fly-in/ boat access or above T18N on Fish Creek or 2 nd tier parcel
Size	10 acres	10 acres	10 acres
Estimated Market Value	\$24,000	\$15,500	\$8,500

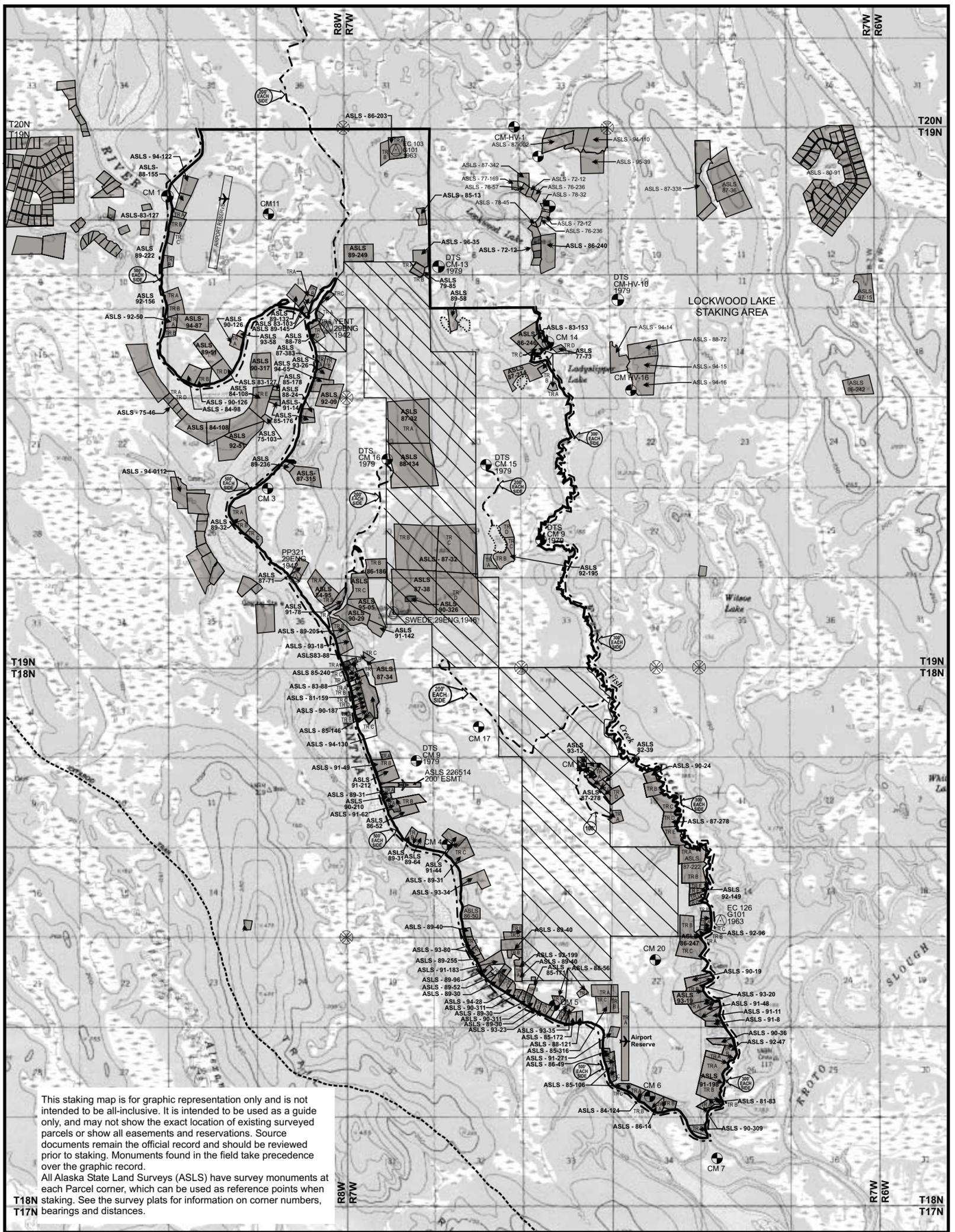
Preliminary Estimate of Survey and Appraisal Costs

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 \$1000 regardless of the actual survey cost.	
Estimated Survey Cost: \$3000-\$5000 Note: The survey costs will be credited toward the purchase price.	
Estimated Appraisal Cost: \$500	

Staking Map: YENTNA

Remote Recreational Cabin Site Area No. II006

Southcentral Region



May 30, 2002

USGS QUAD 1:63,360
Tyonek C-2, C-3, D-2, D-3
 T. 18 N., R. 7 W.
 T. 18 N., R. 8 W.
 T. 19 N., R. 7 W.
 T. 19 N., R. 8 W.
Seward Meridian

Notes:
 Maximum parcel size 20 acres.
 Minimum parcel size 10 acres.
 Staking authorizations: 45.
 Staking period: 9-13-02 to 1-13-03.

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 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.

All parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

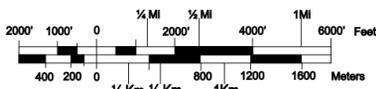
Staking is not allowed across any navigable water body.
 Staking is not allowed around improvements or structures.
 A staking setback will be required.

There are access easements along most parcel boundaries. Check survey plats for additional information.

This area is subject to the Matanuska-Susitna platting authority. 500-foot staking setback from the Yentna River. 300-foot staking setback from Fish Creek.

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument

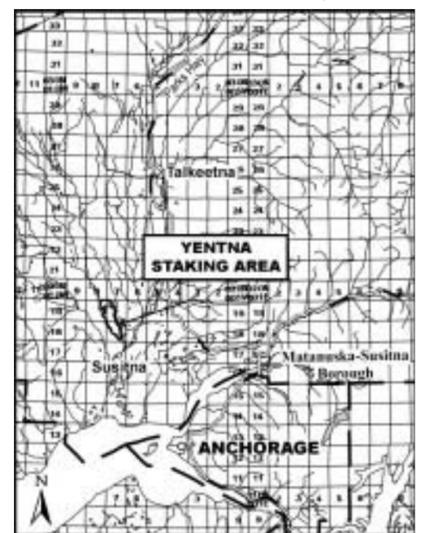


1 Meter = 3.2808333 US feet, 1 US acre = 0.4047 Hectares

26°

TRUE NORTH
MAGNETIC NORTH

APPROXIMATE MEAN DECLINATION, 1952



VICINITY MAP
 USGS QUAD MAP TYONEK, ALASKA

YENTNA
 T19N R7W SM
 Sec. 19: CM-16 Lat. 61° 43' 11.97"N, Long. 150° 36' 42.43"W
 T19N R8W SM
 Sec. 14: CM-2 Lat. 61° 44' 00.98"N, Long. 150° 40' 07.37"W

Albert Creek Remote Recreational Cabin Site Area No. IIII8

Physical Characteristics

Location	The Albert Creek staking area is located 100 miles northeast of Fairbanks off the Steese Highway close to the community of Central. The area encompasses an estimated 12,040 acres in all or part of Sections 1, 7-8, 12-25, and 32-36, Township 9 North, Range 14 East, Fairbanks Meridian.
Topo map	USGS Quad Circle C-2
Cadastral Survey	CS F009N014E101
Topography/Terrain/Major features	The terrain consists of gently rolling hills with forested uplands and boggy lowlands, with average elevation of 900 feet. The area is drained by Albert Creek and Crooked Creek
Access	Access will be provided via the Steese Highway, the Circle Hot Springs Road, section line easements and several trails that cross the area, including the historic Circle-Fairbanks Trail and the historic Circle-Central Pack Trail.
Roads/Trails	ADL 409468 reserves a 60-foot public access easement along several unnamed trails in the area. The Circle-Fairbanks Trail and Circle-Central Pack Trail, designated RST 237 and 467 respectively, are subject to Revised Statute 2477 of the mining law of 1866. They are 100-foot rights-of-way.
View	View of the surrounding hills and creek valleys
Climate	Summer temperatures average 38 to 72 degrees F. Winters range from -22 degrees F to 24 degrees F and extremes of -60 degrees F and 94 degrees F have been recorded. Annual precipitation averages 11 inches including 53 inches of snow.
Soils	Soils are shallow underlain by alluvial gravels. Permafrost is likely to be encountered in much of the area.
Vegetation	Uplands are forested with a mixture of spruce and deciduous trees. Tussock grass and black spruce dominate the lowlands.
Water source	Unknown.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
Hypothetical Key Parcel Albert Creek Staking Area	Size: five acres Location/Access: within 1.5 miles of Steese Hwy & within 0.25 miles of existing trail Building Site: may have sloping or moderately steep areas & may have areas with poor soil Easements: typical section-line, trail, & creek/pond setbacks Amenities: no creek or pond frontage
Improvements	None
Highest and Best Use	Recreational cabin site
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	N/A
Effective Date of Value	April 25, 2002
Conclusion of Value for Hypothetical 5-acre Key Parcel	\$4,500 or \$900 per acre

Easements and Reservations

Title	This land is tentatively approved to the State of Alaska.
Area Plan, Management Unit, Classification	Albert Creek staking area is classified private recreation (Settlement) per land classification order no. NC-82-067.
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	The staking area is not within an organized borough.
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 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.
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 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	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. Some water bodies may have staking setbacks or water frontage limitations. Stream crossings 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. Contact DEC 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 municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Much of the land immediately surrounding Central is privately owned; stakers should take care not to trespass when accessing the staking area. Check DNR records or recorder's office for current ownership of private land.



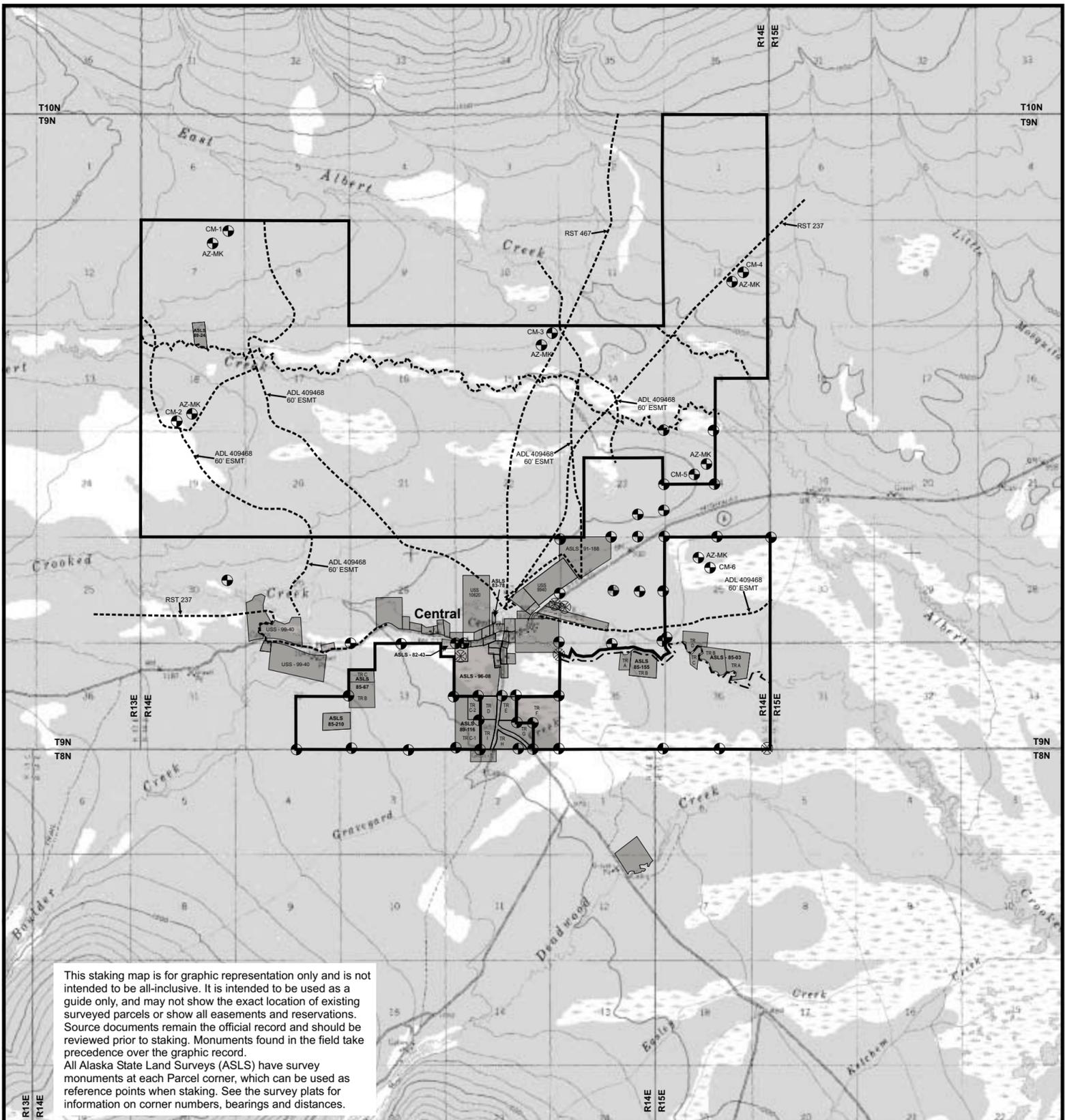
Preliminary Estimate of Survey and Appraisal Costs

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 \$1000 regardless of the actual survey cost.	
Estimated Survey Cost: \$3000-\$5000 Note: The survey costs will be credited toward the purchase price.	
Estimated Appraisal Cost: \$500	

Staking Map: ALBERT CREEK

Remote Recreational Cabin Site Area No. IIII8

Northern Region



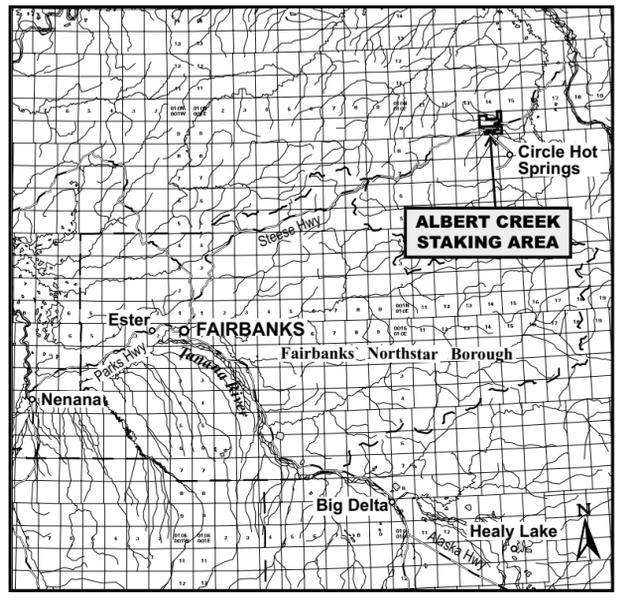
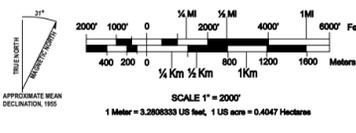
This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record. All Alaska State Land Surveys (ASLS) have survey monuments at each Parcel corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings and distances.

USGS QUAD 1:63,360
Circle C-2
T. 9 N., R. 14 E.
Fairbanks Meridian

Notes:
Maximum parcel size 20 acres.
Minimum parcel size 5 acres.
Staking authorizations: 45.
Staking period: 9-13-02 to 1-13-03.
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 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.
All parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
Staking is not allowed across any navigable water body.
Staking is not allowed around improvements or structures; a staking setback will be required.
There are access easements along most parcel boundaries. Check the survey plats for additional information.
This area is subject to the State of Alaska platting authority.

Additional Notes:
The remote parcel northern boundary in section 35 follows Crooked Creek and the newly constructed diversion of Crooked Creek.

- Legend**
- Staking Area Boundary
 - Road
 - Trail or Easement
 - Staking Setback
 - Size of Staking Setback in Feet
 - Airstrip Reserve
No staking in this area
 - Reserved Use Area
No staking in this area
 - Wood Lot Reserve
No staking in this area
 - Existing Parcel (ASLS, USS, etc.)
No staking in this area
 - Mining Claims
No staking in this area
 - BLM Monument of Record
 - State Survey Monument
 - Survey Control Monument



VICINITY MAP
USGS QUADS FAIRBANKS, HEALY, BIG DELTA, MT. HAYES ALASKA

ALBERT CREEK
T9N R14E FM
Sec. 25: CM-6 Lat. 65° 34' 53.87"N, Long. 144° 44' 08.68"W
Sec. 15: CM-3 Lat. 65° 36' 47.38"N, Long. 144° 47' 16.12"W

Caribou Creek Remote Recreational Cabin Site Area No. III03

Physical Characteristics

Location	The Caribou Creek staking area is located approximately 30 miles northeast of Fairbanks off Chena Hot Springs Road near the confluence of the Little Chena River and Anaconda Creek. The northwest portion of the area is traversed by Caribou Creek, and most of the southern portion is traversed by Anaconda Creek. The area encompasses approximately 10,080 acres in all or part of Sections 20 through 36, Township 2 North, Range 4 East, Fairbanks Meridian.
Topo map	USGS Quads Big Delta D-6 and Fairbanks D-1
Cadastral Survey	CS F002N004E101
Topography/Terrain/Major features	The area is characterized by the Caribou Creek and Anaconda Creek drainages, surrounded by hills with elevation ranging from approximately 700 to 2100 feet above sea level.
Access	Access is via Chena Hot Springs Road, then Little Chena Trail or Two Rivers Road.
Roads/Trails	Two Rivers Road runs north from approximately mile 18 Chena Hot Springs Road and intersects with a woodcutting road after about 1.4 miles. The woodcutting road runs northwest and connects with Little Chena trail in Section 10, T1N R3E, FM and with a snowmachine trail in Section 14, Township 1 North, Range 3 East, Fairbanks Meridian. Little Chena Trail continues along the western edge of the disposal area. Presently suitable for winter use only, it may be developed in the future as an all-season logging road to and from the Tanana Valley State Forest. The snowmachine trail roughly parallels the southern disposal boundary and intersects an ATV trail, which runs north into the Caribou Creek area. Two Rivers Road and the associated wood cutting road are generally suitable for year-round vehicle traffic. Trails within the disposal area may be suitable for winter use only.
View	Views of the surrounding mountains, streams, and valleys
Climate	Average temperatures range from 35° to 65° degrees F in summer and -22 degrees F to 26 degrees F in winter, with yearly extremes of -55 degrees F to 95 degrees F. Average annual precipitation is 15 inches.
Soils	Unknown.
Vegetation	Large white spruce and cottonwoods are found on stream bottoms, with black spruce and muskeg on poorly drained flats and north facing slopes. Small aspen, birch and spruce grow on the steep hillsides giving way to alpine tundra as elevation increases.
Water source	Water from stream is abundant at lower elevations, but very limited on the ridges. Ground water quality is unknown.

Easements and Reservations

Title	This staking area is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan Subunit 1U3a Classified Settlement.
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	The staking area is within the Fairbanks North Star Borough. Parcels are subject to local property taxes.
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 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.
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 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	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. Some water bodies may have staking setbacks or water frontage limitations. Stream crossings 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. Native allotment F-12635 located within Section 35, Township 2 North, Range 4 East, Fairbanks Meridian is excluded from the staking area. There is a 300-foot staking setback from the boundaries of this allotment.
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact DEC 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 municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	High flooding and glaciation potential exists in stream valleys, and steep slopes may be unstable and subject to landslides. Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
Hypothetical Key Parcel Caribou Creek Staking Area	Size: 10 acres Access: trail or creekbed Building Site: up to 50% poor soil Easements: typical section-line & pedestrian around lot
Improvements	None
Highest and Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	N/A
Effective Date of Value	April 2, 2001
Date of Appraisal	April 2, 2001
Range of Value for Hypothetical 10-acre Parcel	\$7,500 (\$750/ac.) to \$9,500 (\$950/ac.) depending on soil conditions, access, amenities, and other factors



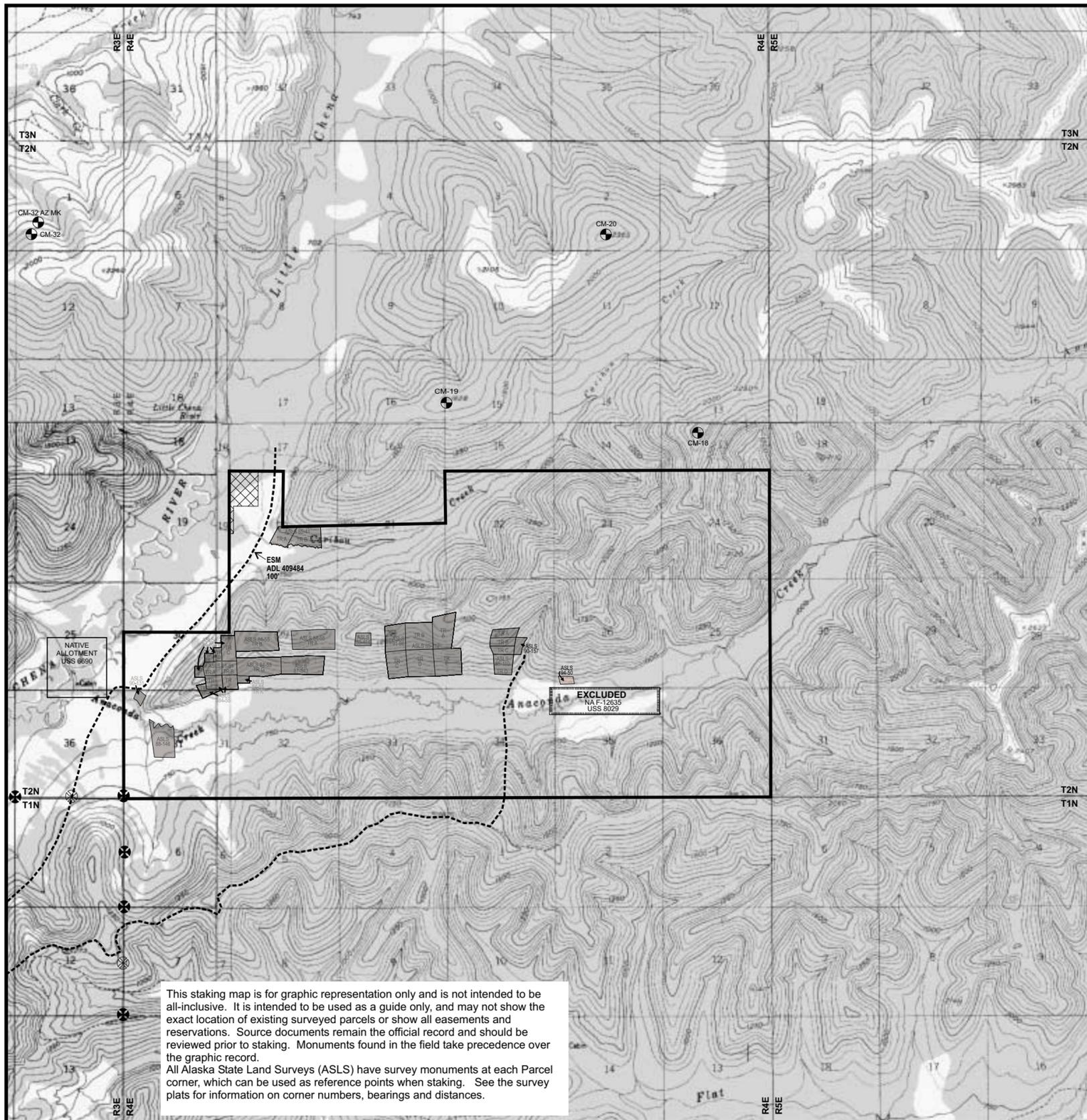
Preliminary Estimate of Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Costs	
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 \$1000 regardless of the actual survey cost.	
Estimated Survey Cost: \$3000-\$4000	
Note: The survey costs will be credited toward the purchase price.	
Estimated Appraisal Cost: \$500	

Staking Map: CARIBOU CREEK

Remote Recreational Cabin Site Area No. III03

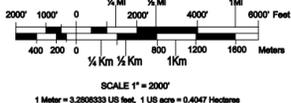
Northern Region



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record. All Alaska State Land Surveys (ASLS) have survey monuments at each Parcel corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings and distances.

5-30-2002

USGS Quad 1:63,360
Big Delta D-6 & Fairbanks D-1
T. 2 N., R. 4 E.
Fairbanks Meridian



Notes:

- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.
- Staking authorizations: 20.
- Staking period: 9-27-02 to 1-27-03.

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 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.

There is a 100-foot building setback on each side of Anaconda Creek.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

Staking is not allowed around abandoned improvements or structures; a staking setback will be required.

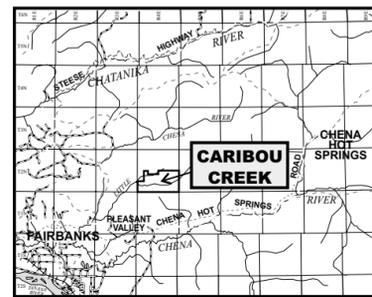
There are access easements along most parcel boundaries. Check the survey plats for additional information.

This area is subject to Fairbanks North Star Borough platting authority.

All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve No staking in this area
- Reserved Use Area No staking in this area
- Wood Lot Reserve No staking in this area
- Existing Parcel (ASLS, USS, etc.) No staking in this area
- Mining Claims No staking in this area
- Excluded Area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



VICINITY MAP
 USGS QUADS BIG DELTA, CIRCLE,
 FAIRBANKS, LIVNGOOD ALASKA

CARIBOU CREEK
 T2N R4E FM
 Sec. 31: (SW Corner) BLM CM Lat. 64° 57' 01.47"N,
 Long. 147° 01' 46.76"W

Fireweed Remote Recreational Cabin Site Area No. II058

Physical Characteristics

Location	The Fireweed staking area is located on the terraces of the Northeast Alaska Range on the west side of the Alaska Highway, approximately 18 miles south of the community of Dot Lake and 25 miles west of Tok. The south end of the project area is about 1 mile west of Cathedral Rapids, and the north end is about 2 miles south of Robertson River. The area encompasses about 9,070 acres in all or part of Sections 2-4, 9-11, 14-16, 21-24, 25-27, 35 and 36, Township 19 North, Range 8 East, Copper River Meridian.
Topo map	USGS Quad Tanacross B-6
Cadastral Survey	CS T019N008E102
Topography/Terrain/Major features	The terrain consists of gently sloping terraces with elevations ranging from 1,550 feet near the Tanana River to 3,000 feet near the northwestern boundary.
Access	Access is directly from the Alaska Highway by foot, ATV, or snowmachine trails.
Roads/Trails	The turnoff for a public access trail intersects the Alaska Highway at approximately mile 1344. Tower Road is in Section 36, Township 19 North, Range 8 East, Copper River Meridian.
View	View of the surrounding forests.
Climate	Average temperatures range from 33 degrees F to 72 degrees F in summer and -32 degrees F to 25 degrees F in winter with yearly extremes of -71 degrees F to 96 degrees F. Average annual precipitation is 11 inches, including 34 inches of snow.
Soils	Soils consist of silt and sand overlying silt with gravel, cobbles, and boulders. There are areas of discontinuous permafrost where drainage is poor.
Vegetation	Mixed spruce-hardwood forest, with black spruce being the dominant species in poorly drained areas.
Water source	Depth to the water table is estimated to be less than 150 feet. Quality is unknown.



Easements and Reservations

Title	This land is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan, subunit 6F1a Classified Settlement.
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	The staking area is not within an organized borough.
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 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.
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 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	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. Some water bodies may have staking setbacks or water frontage limitations. Stream crossings 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. The Haines/Fairbanks Military Pipeline, now defunct, runs through the disposal area parallel to the Alaska Highway. In a state of disrepair, it is considered a potential hazard and should be avoided.
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact DEC for more information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for more information.
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 plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office records for current ownership of private land. Many of the trails within the area lead to private property; stakers must be careful not to trespass. There may be a prescribed burn in the area directly west of Fireweed; check with the regional Division of Forestry for more information. The proposed route for the Alaska Natural Gas Pipeline right-of-way goes through this staking area along the west side of the Alaska Highway. No staking will be allowed within 1,000 feet of the pavement edge.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
Hypothetical Key Parcel Fireweed Staking Area	Size: 5.00 acres Location: near Tok in Interior Alaska Access: walk-in or ATV from Alaska Highway Building Site: Average - at least 50% level to gently sloping, adequately drained, forested Easements: typical section-line & interior lot lines Waterfront: None, setback of 300 feet from high water mark Amenities: Typical view of surrounding landscape
Improvements	None
Highest and Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	N/A
Effective Date of Value	March 20, 2001
Estimated Value	\$3,500 or \$700 per acre

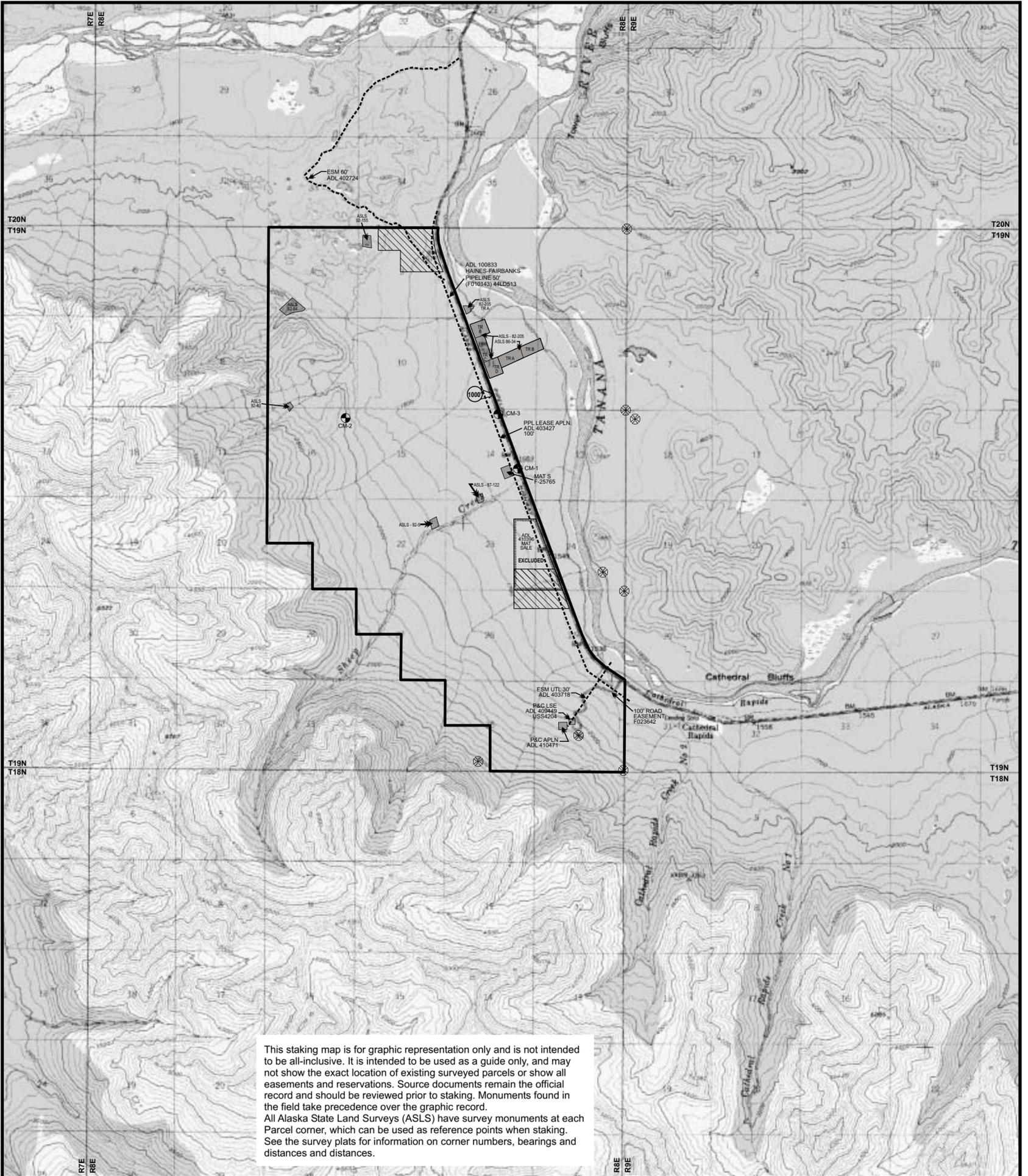
Preliminary Estimate of Survey and Appraisal Costs

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 \$1000 regardless of the actual survey cost.	
Estimated Survey Cost: \$3000-\$5000 Note: The survey costs will be credited toward the purchase price.	
Estimated Appraisal Cost: \$500	

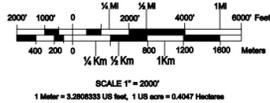
Staking Map: FIREWEED

Northern Region

Remote Recreational Cabin Site Area No. II058



USGS Quad 1:63,360
Tanacross B-6
T. 19 N., R. 8 E.
Copper River Meridian



Notes:
Maximum parcel size 20 acres.
Minimum parcel size 5 acres.
Staking authorizations: 20.
Staking dates: 9-13-02 to 1-13-03.



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 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.

All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

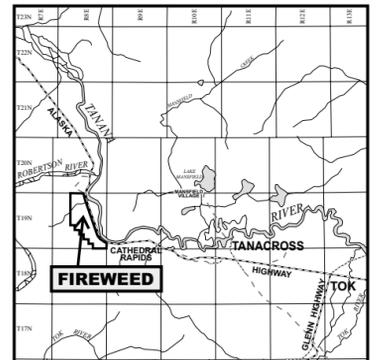
Staking is not allowed around abandoned improvements or structures; a staking setback will be required.

There are access easements along most parcel boundaries. Check the survey plats for additional information.

This area is subject to the State of Alaska platting authority.

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- Excluded Area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



VICINITY MAP
USGS QUAD TANACROSS ALASKA

FIREWEED
T19N R8E CRM
Sec. 36: (Center) BLM CM Lat. 63° 23' 07.85"N,
Long. 143° 47' 32.96"W

Ridge Rock Remote Recreational Cabin Site Area No. II053

Physical Characteristics

Location	The Ridge Rock staking area is located approximately 13 road miles north of Healy and 40 miles south of Nenana on the west side of the Parks Highway. The area encompasses approximately 2,520 acres in all or part of Sections 29 through 32 in Township 10 South, Range 8 West, Fairbanks Meridian.
Topo map	USGS Quads Fairbanks A5, Healy D5
Cadastral Survey	ASCS 850190
Topography/Terrain/Major features	Fairly level and gently sloping to steep. Elevations reach 1,500 feet. Rock Creek bisects the staking area.
Access	Access to the staking area is directly off the Parks Highway across state land. Access is available via public access easements that intersect the Parks Highway.
Roads/Trails	A public trail, suitable for foot traffic in summer and snowmachine use in winter, runs southwest from approximately mile 262.5 of the Parks Highway through Section 30 of the staking area. A public access road runs northwest from a gravel pit near Parks Highway mile 263, then turns sharply south and leads to Tract A of ASLS 93-59, providing access to the staking area and a trail along Rock Creek. Care should be taken not to trespass on private property.
View	Potential views of the Nenana River valley and hills to the east.
Climate	Temperatures can range from 80 degrees F in summer to -60 degrees F in winter. Annual precipitation is approximately 12 inches, with half of it falling during the growing season.
Soils	Shallow to moderately deep silty soils. Drainage is good in areas free of permafrost.
Vegetation	Mixed spruce and hardwood forest in well-drained areas; black spruce, shrubs and mosses in permafrost areas.
Water source	Unknown.

Easements and Reservations

Title	This staking area is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan, Update 1991, Unit 4F1 Parks Highway Corridor Classified Settlement.
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	The staking area is within the Denali Borough. Parcels are subject to local property taxes.
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 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.
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 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	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. Some water bodies may have staking setbacks or water frontage limitations. Stream crossings 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. Contact DEC for more information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for more information.
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 plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office records for current ownership of private land.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.	
Hypothetical Key Parcel Ridge Rock Staking Area	Size: ten acres Location: more than 1/2 mile from highway Access: within 1/2 mile of trail Building Site: 50% poor soil and/or steep terrain Easements: typical section-line & pedestrian around lot Amenities: limited view of mountains
Improvements	None
Highest and Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	N/A
Effective Date of Value	March 15, 2001
Date of Appraisal	March 15, 2001
Conclusion of Value for Hypothetical Key Parcel	\$9,000 or \$900 per acre



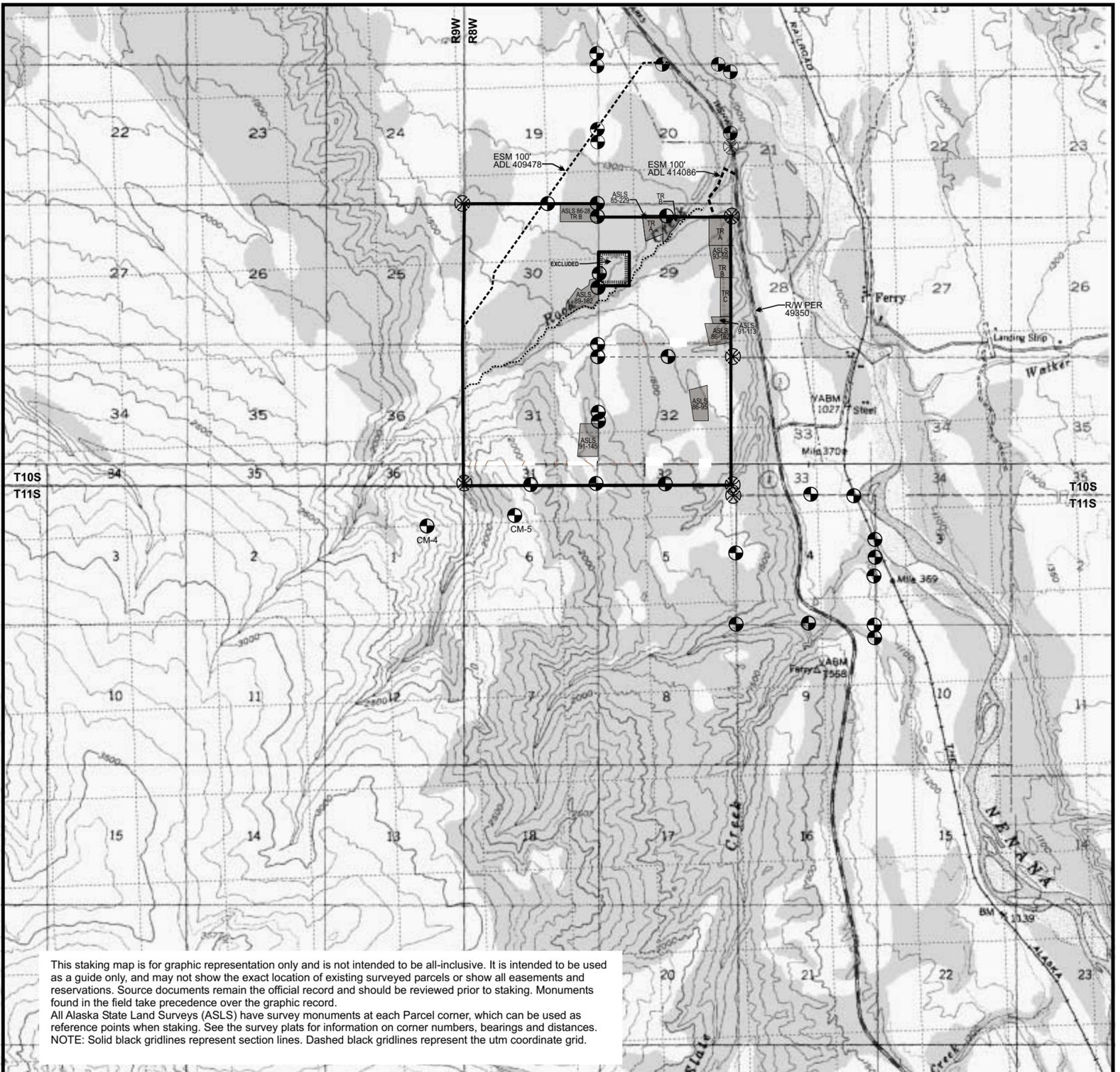
Preliminary Estimate of Survey and Appraisal Costs

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 \$1000 regardless of the actual survey cost.	
Estimated Survey Cost: \$3000-\$4000	
Note: The survey costs will be credited toward the purchase price.	
Estimated Appraisal Cost: \$500	

Staking Map: RIDGE ROCK

Remote Recreational Cabin Site Area No. II053

Northern Region

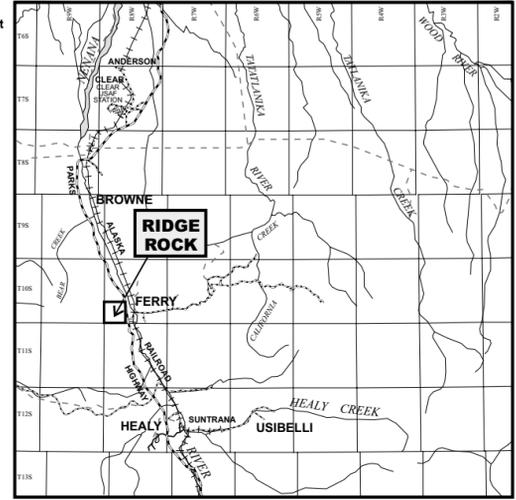
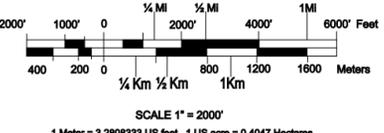


5-30-02

USGS Quad 1:63,360
Fairbanks A-5, Healy D-5
T. 10 S., R. 8 W.
Fairbanks Meridian

Notes:
 Maximum parcel size 20 acres.
 Minimum parcel size 5 acres.
 Staking authorizations: 15.
 Staking period: 9-27-02 to 1-27-03.
 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 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. There is a 100-foot building setback along Rock Creek.
 All cabin sites are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some waterbodies may have staking setbacks or water frontage limitations.
 Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
 Staking is not allowed across any navigable water body.
 Staking is not allowed around abandoned improvements or structures; a staking setback will be required.
 There are access easements along most parcel boundaries. Check the survey plats for additional information.
 This area is subject to Denali Borough platting authority.

- Legend**
- Staking Area Boundary
 - Road
 - Trail or Easement
 - Limited Water Body Frontage
 - Staking Setback
 - Size of Staking Setback in Feet
 - Airstrip Reserve
No staking in this area
 - Reserved Use Area
No staking in this area
 - Wood Lot Reserve
No staking in this area
 - Existing Parcel (ASLS, USS, etc.)
No staking in this area
 - Mining Claims
No staking in this area
 - Excluded Area
 - BLM Monument of Record
 - State Survey Monument
 - Survey Control Monument



RIDGE ROCK
 T10S R8W FM
 Sec. 32: (SE Corner) BLM CM Lat. 63° 59' 52.01"N,
 Long. 149° 08' 42.98"W

Wood River Remote Recreational Cabin Site Area No. II064

Physical Characteristics

Location	The Wood River staking area is partially located in the Denali Borough with portions also within the Fairbanks North Star Borough. Previously offered as part of the "Northeast Alaska Range" Limited Remote, this area is located along the Wood River 40-50 miles south of Fairbanks along the north flank of the Alaska Range. The total gross acreage is estimated at 13,920 acres in all or part of Sections 3-5, 8-11, 13-15, 22-26, Township 7 South, Range 2 West, Fairbanks Meridian; all or part of Sections 2-5, 9-11, Township 8 South, Range 1 West, Fairbanks Meridian; and all or part of Sections 19, 20, 29-34, Township 7 South, Range 1 West, Fairbanks Meridian.
Topo map	Fairbanks A-2, A-3, B-2, B-3
Cadastral Survey	CS F007S001W101, F007S002W101, F008S002W101
Topography/Terrain/Major features	The area immediately surrounding the Wood River is well timbered with stands of large spruce. Those lands beyond the Wood River consist of tundra. The elevation slopes gently from 1,000 feet at the south to 700 feet downstream to the north.
Access	Access is via the Rex and Bonnifield trails (leading from the Parks Highway and the south bank of the Tanana River respectively), by boat via the Tanana and Wood Rivers (very difficult), or by plane landing on gravel bars on the Wood River or existing landing strips.
Roads/Trails	<p>The Rex Trail (also known as the historic Kobi-Bonnifield trail) and Bonnifield Trail, designated RST 119 and 462 respectively, provide access to the disposal area. These trails are subject to Revised Statute 2477 of the mining law of 1866. RST 119 and 462 are 100-foot rights-of-way. The Rex Trail can be accessed from mile 281.5 and mile 282.5 on the Parks Highway near Healy. The trail is suitable for winter snowmachine travel; trail conditions may make summer or fall ATV travel too rough for reliable access in these seasons.</p> <p>The Bonnifield Trail runs from the end of South Cushman Street in Fairbanks to the north bank of the Tanana River, and continues from the south bank across Fort Wainwright Military Reservation, through the Wood River area, and connects with the Rex trail near Gold King Creek. The trail is very rough and wet, crossing marshes and hot springs. Travel at any time may be difficult or impossible. Fort Wainwright is an active military training facility encompassing a bombing range. The military has, at times, closed or restricted access on the trail during military operations. Stakers should contact the Northern Region Office of the Dept. of Natural Resources for information prior to using the Bonnifield trail.</p> <p>DNR does not recommend the Bonnifield trail for access to the Wood River staking area. The Rex Trail is a better and preferred route.</p>
View	Beautiful views of the Alaska Range can be seen from the north bank of the Wood River.
Climate	Summer temperatures range from 39 degrees F to 72 degrees F. Winter temperatures range from -22 degrees F to 26 degrees F with extremes of -70 degrees F to 99 degrees F. Average annual precipitation is 14 inches including about 70 inches of snow.
Soils	Soils are shallow, underlain by alluvial gravels and silts
Vegetation	Mature white spruce stands along the river, with open tundra beyond
Water source	Unknown.

Easements and Reservations

Title	This land is tentatively approved to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan (TBAP) Subunit 4 Q 1b, 90-002 Classified Settlement.
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	The portion of this staking area southwest of the Wood River is within the Denali Borough. The portion that is northeast of the Wood River is within the Fairbanks North Star Borough. Parcels are subject to local property taxes.
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 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.
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 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	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. Some water bodies may have staking setbacks or water frontage limitations. ADL 401880, which is an extension of the Rex Trail, is a 60' right-of-way plus an additional 25' scenic easement on each side. Wood River and trail ADL 401880 also have 100' scenic easements upland from OHW mark on both sides of the river. Stream crossings 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. Contact the DEC for more information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact the ACOE for more information.
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 plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office records for current ownership of private land. In some years, there may be extensive ice overflow on portions of the Wood River. Several airstrips exist in the Wood River staking area, some on private land and some on State land. Pilots should be careful to avoid trespassing on private property.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When the applicant qualifies to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.

Preliminary Estimate of Survey and Appraisal Costs

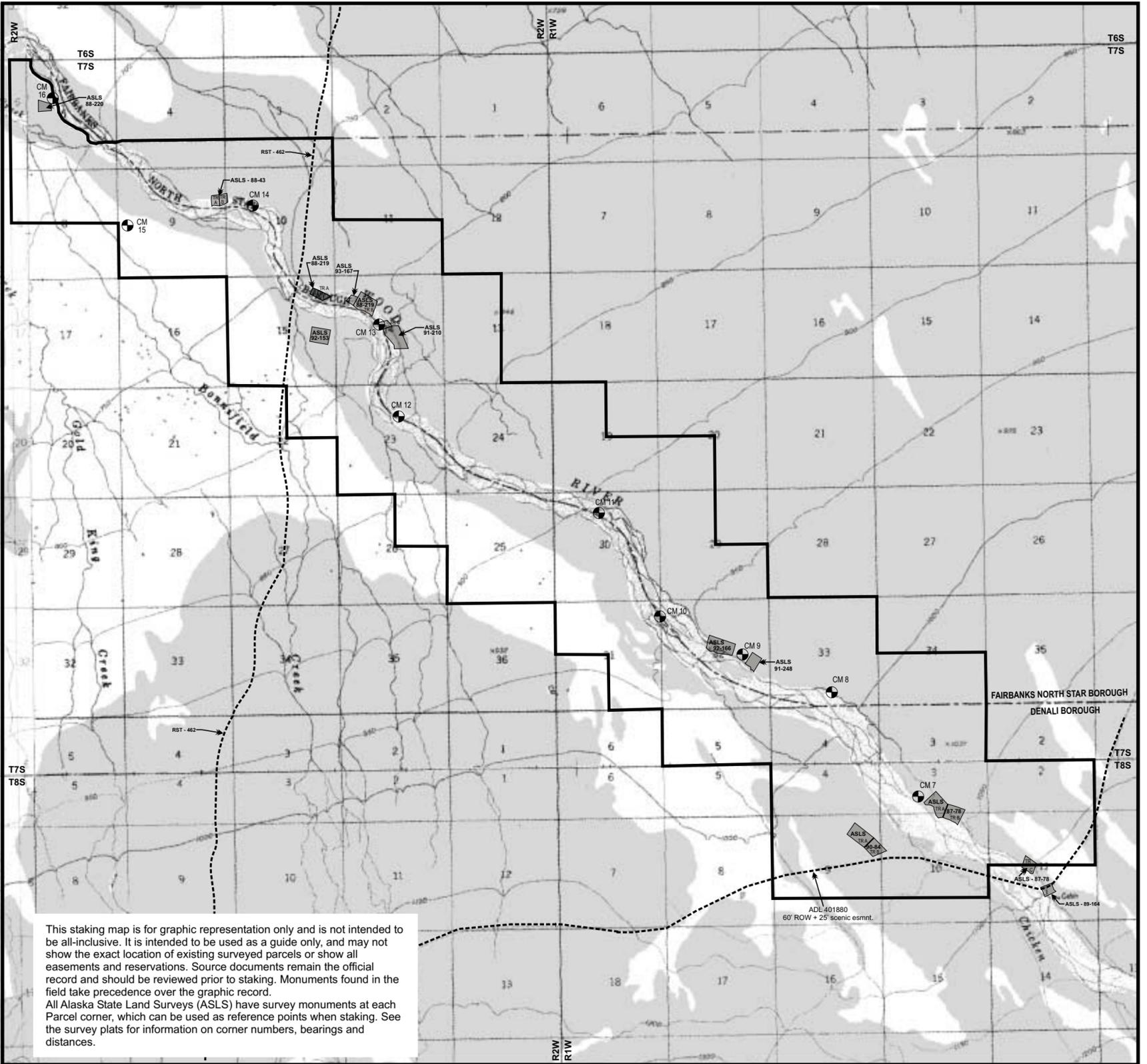
Limiting Conditions for Estimated Survey Cost
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel 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 \$1000 regardless of the actual survey cost.
Estimated Survey Cost: \$5000-\$7000
Note: The survey costs will be credited toward the purchase price.
Estimated Appraisal Cost: \$500

Hypothetical Key Parcel Wood River Staking Area	Parcel "A" – w/waterfront	Parcel "B" – w/o waterfront
Size	5.00 acres	5.00 acres
Location	Wood River Staking Area	Wood River Staking Area
Access	Fly-in, ATV, or walk-in	Fly-in, ATV, or walk-in
Building Site	Average	Average
Easements	Typical	Typical
Waterfront	Wood River w/scenic easement	None
Amenities	Typical view of surrounding area	Typical view of surrounding landscape
Improvements	None	
Highest and Best Use	Recreational cabin sites	
Interest Appraised	Fee simple title, excluding mineral rights	
Date of Inspection	Not inspected	
Effective Date of Value	May 3, 2002	
Type of Parcel	Parcel "A" w/ waterfront 5 acres	Parcel "B" w/o waterfront 5 acres
Market Value of Key Parcels	\$8,000 or \$1,600 per acre	\$4,000 or \$800 per acre

Staking Map: WOOD RIVER

Remote Recreational Cabin Site Area No. II064

Northern Region



5-30-02

Notes:

- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.
- Staking authorizations: 15
- Staking period: 9-13-02 to 1-13-03.
- 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 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.
- Parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
- Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- Staking is not allowed across any navigable water body.
- Staking is not allowed around improvements or structures; a staking setback will be required.
- Portions of this area are subject to the Denali Borough platting authority.
- Portions of this area are subject to the North Star Borough platting authority.
- All ASLS's have monuments at each corner that can be used as reference points. See the survey plat for more details (www.dnr.state.ak.us/cgi-bin/Iris/landrecords).
- There are access easements along most parcel boundaries. Check survey plats for additional information.

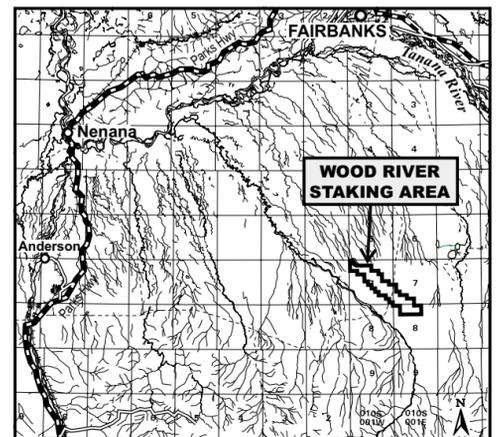
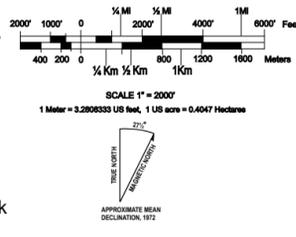
Additional Information:

- There is a 60 foot trail easement plus 25 foot scenic easement on each side in sections 9-11, T 8 S., R. 1 W., F.M., ADL 401880.
- Wood River has a 100' scenic easement upland from the ordinary high water mark on both sides of the river.

USGS QUAD 1:63,360
Fairbanks A-2, A-3, B-2, B-3
 T. 7 S., R. 1 W.
 T. 7 S., R. 2 W.
 T. 8 S., R. 1 W.
 T. 8 S., R. 2 W.
Fairbanks Meridian

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



VICINITY MAP
 USGS QUAD FAIRBANKS ALASKA

WOOD RIVER

T7S R2W FM
 Sec. 10: CM-14 Lat. 64° 19' 28.61"N, Long. 147° 55' 39.71"W
 T8S R1W FM
 Sec. 3: CM-7 Lat. 64° 14' 43.87"N, Long. 147° 43' 45.66"W

2002 REMOTE RECREATIONAL CABIN SITES

Staking Authorization Application/Eligibility Certification

Last Name (please print) _____ First Name _____ M.I. _____

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone _____ Home Telephone _____ Message phone _____

I hereby apply for _____

Staking Area Name

Area No.

Please read all the information in the 2002 Remote Recreational Cabin Site Offering No. 2 before applying and completing this form. It is also recommended that applicants become familiar with the law implementing this program, AS 38.05.600 and its regulations, 11 AAC 67.800 through 11 AAC 67.845. Incomplete applications will be rejected.

Note: Corporations, businesses and non-Alaska residents are NOT eligible to apply for this program.

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the DEPARTMENT OF NATURAL RESOURCES in the amount of **\$25.00** for each area applied for. Hand-delivered applications may be paid by cash or credit card (Visa or Mastercard). I understand this fee only entitles me to the opportunity to apply for a staking authorization and does not guarantee I shall receive one.

I understand that I may receive only one Remote Recreation Cabin Site per offering. If I am awarded a staking authorization and for whatever reason, I decide not to stake a parcel, I understand that this filing fee shall be forfeited to the State of Alaska.

I hereby certify that:

1. I am an Alaska resident, and have been for at least one year immediately preceding the date of this application;
2. I am 18 years of age or older;
3. I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
4. I am not currently in default for nonpayment on a purchase contract or lease issued by the department; and
5. I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: _____ **Date:** _____

NOTE: This eligibility certification must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your application. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the lease, sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the application is filed under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) 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 44.99.310, 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. False statements made in an application for a benefit are punishable under AS 11.56.210.

**Applications must be received no later than
5:00 p.m. Wednesday, July 31, 2002.**

MAIL APPLICATIONS TO:
Remote Recreational Cabin Sites
Department of Natural Resources
Financial Services Section
500 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561

DELIVER APPLICATIONS IN PERSON TO:	
SOUTHCENTRAL REGION	NORTHERN REGION
DNR Public Information Center 550 West 7th Avenue., Suite 1260 Anchorage, AK 99501-3557 (907) 269-8400, TDD 269-8411 Monday - Friday, 10:00am-5:00pm	DNR Public Information Center 3700 Airport Way Fairbanks, AK 99709-4699 (907) 451-2705, TDD 451-2770 Monday - Friday, 9:00am-5:00pm

SOUTHEAST REGION
Information Office
400 Willoughby Avenue, 4th Floor
Juneau, AK 99801
(907) 465-3400, TDD 465-3888
Monday - Friday, 8:00am-5:00pm



DNR appreciates your feedback!

Please take the time to fill out this optional customer survey to let us know how we can serve you better.

Your participation will not affect your eligibility or chances for obtaining a Remote Cabin Site.

1.) How did you first hear about the State of Alaska's land sale programs?

From a friend ___ Newspaper ___ Radio ___ Flyer ___ Website ___ Other _____

2.) Have you ever purchased land from the state, and if so, were you satisfied with the process?

Yes ___ No ___ Comments _____

3.) For parcels with no direct road access, what type of access would you prefer?

Nearby airstrip ___ Floatplane ___ Boat ___ ATV/Snowmobile ___ Hiking _____

4.) In a remote area without road access, what size parcel would interest you?

1-5 acres ___ 5-10 acres ___ 10-20 acres ___ 20-40 acres _____

5.) In your opinion, do you feel the state is offering reasonably priced land?

Yes ___ No ___ Comments _____

6.) Is there a particular area of state owned land you would like to see offered for sale or remote staking?

Yes ___ No ___ General Area _____

7.) If yes, please provide the Meridian, Township, Range and Section (MTRS) and any other information (including maps) that would help identify the area.

Meridian ___ Township ___ Range ___ Section ___ 1/4 Section _____

8.) Have you used the DNR website to obtain information on state land sale programs?

Yes ___ No ___ If yes, was it user-friendly? Yes ___ No _____

Site Used (http:) _____

Comments _____

9.) The application period for inspecting remote recreational staking areas is usually two months prior to the lottery. The staking period usually begins 1-2 months later. What time of the year would you like to see the remote recreational staking lottery held?

Nov - Feb ___ Mar - June ___ July - Oct _____

10.) What time of the year would you like to see the staking periods begin?

Nov - Feb ___ Mar - June ___ July - Oct _____

Additional comments:

Thank you for your comments!