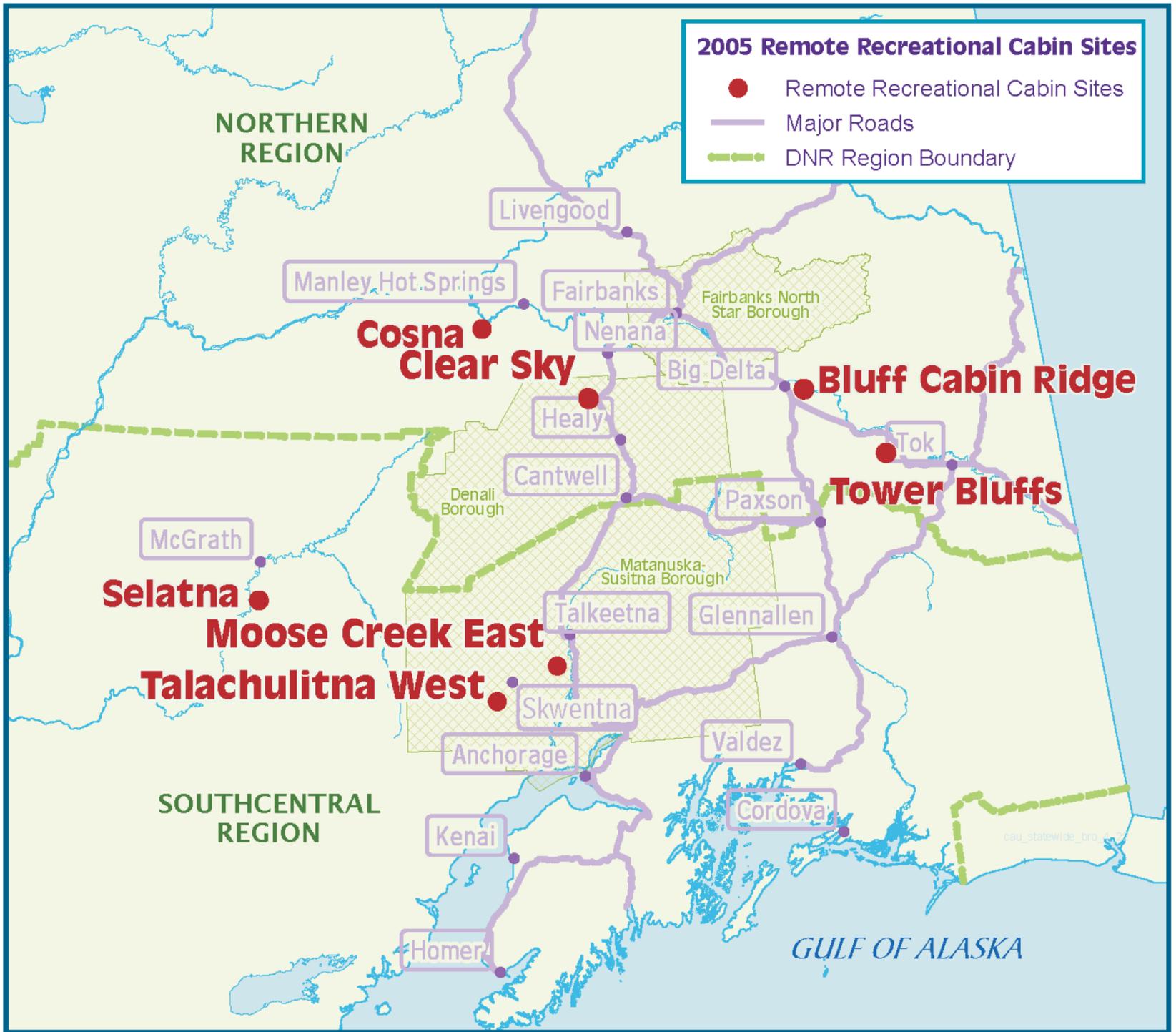




STAKE A PARCEL OF STATE LAND

REMOTE RECREATIONAL CABIN SITES 2005 - OFFERING #5



2005 SCHEDULE

APPLICATION FILING PERIOD:

Wednesday, June 1, 2005 to Friday, July 15, 2005

File your staking authorization application online at:
www.dnr.state.ak.us/mlw/landsale/

The Department of Natural Resources (DNR) must receive applications no later than 5:00 p.m. Friday, July 15, 2005. Applications received after this time will not be accepted.

LOTTERY DRAWING: Friday, July 29, 2005

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. Results will be posted on the DNR web site at www.dnr.state.ak.us/mlw/landsale/ following the lottery.

STAKING WORKSHOPS:

Staking workshops will be held in Anchorage, Fairbanks, and Wasilla between August 15 and August 19, 2005. A staking workshop schedule will be sent to lottery winners listing the dates, times, and locations of the workshops. Additional workshops may be scheduled if there is a significant number of lottery winners located near other communities not listed. Staking workshops are held to help authorized stakers to better understand the staking instructions and to have questions answered about the staking process and staking areas.

STAKING PERIOD:

Friday, August 26, 2005 to Monday, January 30, 2006

Winners of the staking authorizations 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.

LEASE APPLICATION PERIOD begins Monday, August 29, 2005

Authorized stakers may submit lease applications beginning the Monday following the date the staking period opens. Lease applications must be received by 5:00 p.m. on the closing date of the staking period. The Fairbanks and Anchorage DNR Public Information Centers open at 10:00 a.m. to accept lease applications.

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This brochure is provided free of charge. Additional copies can be obtained by contacting the DNR Public Information Offices listed on page 3 or by viewing their web site at:

www.dnr.state.ak.us/mlw/landsale/

For each mailed copy, there is a postage and handling fee of \$1.50.

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the 2005 Remote Recreational Cabin Sites Offering #5, produced at a cost of \$0.97 per copy, in Anchorage, Alaska.

Dear Alaskans,

I am pleased to announce the Alaska Department of Natural Resources' offering of seven remote areas of state land for private ownership under the Remote Recreational Cabin Sites staking program. For many Alaskans, an important part of the Alaska dream is the chance to own a piece of land somewhere off the beaten path. This program makes that dream a reality.

We live in a state blessed with magnificent opportunity and beauty. Interestingly, five of the seven areas being offered for staking have never been offered for private ownership before.

I appreciate the hard work by the Department of Natural Resources' team in making this opportunity available for Alaskans to privately own and enjoy land in this great state.

Sincerely yours,
Frank H. Murkowski, Governor



Dear Potential Applicants,

This program brings back the traditional Alaskan experience. The land offered is often not readily accessible and can be costly for travel. Participation takes hard work and determination on your part to stake your own cabin site, but it can also fulfill your dreams of owning land in remote Alaska. You can stake near neighbors and friends or you can stake a secluded parcel away from everyone. Stakers say that the experience increases their respect and care for the land.

We encourage you to read this brochure, investigate the areas offered, talk to DNR representatives, and apply during the application period. Don't miss this chance to own remote state land for your recreational activities.

Tom Irwin, Commissioner



GENERAL INFORMATION

Introduction

In 1997, the legislature created 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 until the survey and appraisal are completed, 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 2005. The stakings will be in areas designated for remote settlement. 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 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 applicable 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/pic/state_regs.



Cosna staking area is in the background. The confluence of the Cosna and Tanana rivers is in the foreground

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 describes each of the 2005 staking areas offered in the Southcentral and Northern regions of the state. The brochure also reflects changes made to the program since the first offering in 2001.

How the Program Works

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

- Read the Remote Recreational Cabin Site brochure and review the areas you are interested in.
- Personally inspect the staking areas when possible.
- Apply for a staking authorization for the area you are interested in during the application period.
- Receive a staking authorization if your name is drawn during the lottery.
- Attend a staking workshop to learn about the staking and lease/purchase process.
- Stake your parcel during the five-month staking period.
- Submit a lease application describing your staked parcel within 14 days of staking and prior to the end of the staking period.
- DNR reviews your lease application after the staking period ends and issues you your lease. You may not begin development on your parcel until your lease is issued.
- 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 credited toward the purchase price for the appraised value of your parcel. (Survey costs include platting). However, the minimum purchase price is \$1,000 regardless of the survey costs.
- 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.

Land Records, Survey Plats, and Maps

Comprehensive area information can be found by researching various state and federal websites. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is www.landrecords.info, which lists links to many DNR and BLM websites where you can find information such as recorded state survey plats, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and casefile summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall Alaska Pacific University, 4230 University Drive, Room 101, Anchorage, AK 99508, (907) 786-7050; or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-6960, fax (907) 474-2645; or from numerous other commercial sources.

Full size copies of the recorded survey plats are available at DNR Public Information Offices for \$2.00 per sheet or at the appropriate District Recorder's Office for \$3.00 per sheet.

Site Inspection

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

Multiple Uses

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 mining or timber sales, commercial or personal recreation, trapping or resource harvest, 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.

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.

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.
- Travel to the staking areas may be costly and time consuming.
- 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 of access and improvements may be costly and labor intensive.
- Development of your parcel may require permits from other agencies or permitting authorities. This may require building permits, stream crossing permits, wetlands fill permits, etc.
- 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.
- Base appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/mlw/landsale/. The base appraisals can help you determine approximately how much your parcel will cost to purchase so that you can stake a parcel that will fit within your budget.

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 www.dnr.state.ak.us/mlw/landsale/. **Applications may be completed and submitted online. Please visit the above website address for further information.**

Application forms may be reproduced.

You may file only one application per staking area.

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 2005 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 be accepted with credit card payment information.
2. 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, credit card, or money order. Checks should be made payable to the State of Alaska. 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, or credit card transaction. Do not send cash.
3. Certify you are an eligible Alaska resident for at least one year immediately preceding the date of your lottery application.
4. If you are hand-delivering your application(s), you may pay the non-refundable application fee(s) in cash, by check, 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. If you wish to withdraw an application, you must do so in writing prior to the end of the application period. Mail or deliver your request to one of the DNR Public Information Offices listed below. Your application fee is non-refundable.
7. Once an application is filed, it may not be transferred to another staking area or to another applicant.
8. Your application will be rejected if:
 - It does not contain the \$25 application fee.
 - It is received before or after the application period.
 - It is incomplete, unsigned, or illegible.
 - A bank or credit union refuses payment on your check for any reason.
 - Your credit card is declined.

Please note that 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 one of the DNR Public Information Offices listed below. 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

File applications online at www.dnr.state.ak.us/mlw/landsale/.

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

The Anchorage, Juneau, or Fairbanks DNR Public Information Offices are the only offices that will accept hand-delivered applications to participate in this 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, 10:00 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, 9:00 a.m. - 5:00 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 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 non-payment 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.

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

Residency Requirement

You 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 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 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).



Access to
Tower Bluffs
staking area
in the
Northern Region

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.

If a staking area does not receive the number of staking authorizations offered, the unused authorizations will not immediately be offered over-the-counter, but may be reoffered at a later time. You do not have to be present to be awarded a staking authorization. Your presence will not affect the outcome of the lottery.

Alternates are drawn and may be issued a staking authorization in the event a winner cannot be contacted, is found to be ineligible, withdraws, relinquishes their staking authorization, or allows their authorization to expire without staking a parcel.

Lottery results will be posted live during the lottery on the DNR web site at www.dnr.state.ak.us/mlw/landsale/ beginning 10:00 a.m., on Friday, July 29, 2005. A complete list of apparent winners will be posted following the lottery at the DNR Public Information Offices and online.

Unsuccessful applicants will not be notified.

Winners of the Lottery Drawing

If your name is drawn as a winner, you will be notified by mail and will receive a staking packet for your staking area. This packet will include staking instructions that 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.

Staking Workshops

The staking 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. Winners are strongly encouraged to attend the staking workshops.

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 Tom Irwin, Department of Natural Resources, 550 W. 7th Ave., Suite 1400, Anchorage, AK 99501-3561, by fax to (907) 269-8918, or email to dnr_appeals@dnr.state.ak.us.

STAKING A REMOTE RECREATION SITE

Staking Authorization

A staking authorization is valid beginning the date the area is opened for staking. The authorization can be relinquished before its expiration date, but it cannot be extended, transferred, or applied to a different staking area.

Staking Period

The staking period for this offering begins 8:00 a.m., on Friday, August 26, 2005 and ends 5:00 p.m., on Monday, January 30, 2006. Stakers will be notified in the event that the staking period schedule changes.

Staking periods may overlap with certain hunting seasons. Check with the Alaska Department of Fish and Game to find out the hunting season dates for the staking areas.

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 8:00 a.m. on Friday, August 26, 2005. 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. An agent can be anyone you choose such as friend or any family member. 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 are encouraged to use existing access trails and apply for the necessary permits or easements to reserve and protect access to their site.



Clear Sky staking area in the Northern Region

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.

Stakers should identify and observe prior staked parcels and should not include any prior staked land within their parcel. Information about prior staked parcels in a staking area is available at the Anchorage and Fairbanks DNR Public Information Centers and online.

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.

Please plan accordingly for the amount of time required to brush the parcel boundary lines. It is possible that it will take several days to completely brush the lines.



Parcel flagged with tape

Existing Improvements

Some of these areas involve 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. If you know of or encounter an abandoned or dilapidated structure, contact the appropriate DNR Public Information Center.

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. Existing airstrips used by the public, including those not shown on staking maps, may not be included within your staked parcel. Staking setbacks may apply.

LEASING YOUR SITE

Applying for a Remote Recreational Cabin Site Lease

Only individuals who received a staking authorization may lease a cabin site. During the term of the lease, a survey and appraisal will be completed. After a parcel has been staked and before the staking period expires, the applicant must:

- 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;
- Pay a non-refundable application fee of \$100;
- Submit the application within 14 days after staking, but no later than the end of the staking period;
- If an agent stakes for you, they must be noted on the lease application. You must sign the application unless your agent also has power of attorney and submits the proper documentation. Note: Payments made for the cost of the survey and platting will be credited toward the purchase price. Payments made for the cost of the appraisal will be in addition to the purchase price. 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.

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: Payments made for the cost of the survey and platting will be credited toward the purchase price. Payments made for the cost of the appraisal will be in addition to the purchase price. 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 lease application period begins the Monday following the day the staking period opens. The Fairbanks and Anchorage DNR Public Information Centers will be open at 10:00 a.m. on Monday, August 29, 2005 to accept lease applications.

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 stake a Remote Recreational Cabin Site and submit a valid application has priority over later 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 to conform to standard surveying practices and to reserve 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 \$1,000 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 & Appraisal

During the three-year lease term, you will make quarterly deposit payments for the department's estimated costs for the survey and platting, prorated by acreage, and appraisal of the parcel. The total amount of the deposit may vary from area to area and may be more or less than the actual cost of the survey and appraisal. The cost of the survey is credited toward the purchase price while the cost of the appraisal is in addition to the purchase price. 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		
	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)	\$375.00	\$4,500.00
Total quarterly payment.....	\$441.67	

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 estimated total amount paid does not cover your share of actual costs (prorated by acreage for survey and by parcel for appraisal), 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.

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. 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.

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, or for failure to sign the survey plat once the parcel has been surveyed.

SURVEY AND APPRAISAL



*Clear Sky
staking area
in the
Northern
Region*

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

A full appraisal will occur after the 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 when the full appraisal is completed.

Estimated Appraised Values of Remote Recreational Cabin Sites

DNR cannot determine the appraised value of a parcel until the survey is completed and approved. As an alternative, Base Appraisal reports are provided to help you estimate potential purchase prices. There is a Base Appraisal for each staking area. The Base Appraisal report describes hypothetical key parcels for each staking area. A staking area can have one or more key parcels (for example, waterfront and interior key parcels). A key parcel is as similar as possible to the parcels that will likely be staked. The following features are described for each key parcel: location, access, size, physical features, amenities, and easements/restrictions. The Base Appraisal has two purposes. First, it gives some idea of what a parcel will cost. Second, the values in the base appraisal will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical key parcel and making value adjustments for any differences. The information in this brochure includes a summary of the Base Appraisal for each staking area. Base appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/mlw/landsale/.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The appraiser used topographic maps, aerial photography, and other sources of information to determine the nature of the staking area, including access. The final appraisal will include a physical inspection of the staking area and each parcel to be appraised. The appraised value of your parcel may be different from the hypothetical key parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

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. State law prohibits sale for less than comparable land. 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 market value	\$8,000
Less survey deposit paid	- <u>\$4,500</u>
	\$3,500
Remaining balance of appraisal cost (if any)	+ <u>150</u>
Balance for payoff or contract	\$3,650

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. NOTE: State land must be sold at 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 Veterans' 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.

General Contract Terms

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).

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.

Contract Assignments

Land sale contracts may be assigned to another qualified party. A \$100 fee applies.

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 described for leases.

Veterans' Land Discount

Per AS 38.05.940, an eligible veteran may receive a single, "once in a lifetime" twenty-five percent (25%) discount on the purchase of one parcel of state land. A qualifying veteran must apply for the discount at the time of purchase by submitting a completed Veteran Eligibility Application/Affidavit and 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); and
3. has served
 - a. in the Alaska Territorial Guard for at least 90 days, unless the service was shortened due to a service connected disability; or
 - b. 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 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, as defined by the Federal Government. 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 veterans' land discount may be applied only to acquisition of surface rights to the land. **The discount may not be applied to survey costs, road development costs, utility assessments, or other costs deemed reimbursable to the state by the commissioner.** These reimbursable costs will be subtracted from the purchase price before the discount is calculated; afterwards, the discount amount will be deducted from the total purchase price.

In the case where two or more applicants wish to purchase the parcel and apply a veterans' land discount, only one qualifying applicant needs to apply for the discount; however, upon approval a single twenty five percent (25%) discount will be given and all applicants will have exhausted their "once in a lifetime" veterans' 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: Selatna and a portion of Bluff Cabin Ridge.

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. The location of legal access to a parcel may also be obtained from the appropriate regional DNR Public Information Office. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on a legal right-of-way or section-line easement.

You are strongly urged to apply for a Right-of-Way Permit or obtain an Access Easement to document existing or newly established routes used to access your parcel. Improvements to existing rights-of-way may require a special permit depending on the activity and the type of right-of-way.



A variety of means are used to gain access to parcels.

The state has no legal obligation to build roads or provide services to or within any staking area or cabin site. Rights-of-way shown on the survey plats 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 parcels. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable water bodies, or across unreserved state land. Physical access may be via roads, trails, fly-in, snowmachine, off-road vehicle, or boat. You should inquire at one of the DNR Public Information Offices or borough land office to see if there is an existing road on a reserved right-of-way. PLEASE BE ADVISED THAT LEGAL ACCESS TO A PARCEL DOES NOT NECESSARILY CONSTITUTE DEVELOPED OR PRACTICAL ACCESS.

As provided in 11 AAC 96.020, there are certain "generally allowed" uses on state land managed by the Division of Mining, Land and Water that do not require a permit from DNR. Travel across unreserved state land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; traveling by horse or dogsled, or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, such as a four-wheel drive vehicle or a pickup truck, or using a recreational-type vehicle off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmobile or four-wheeler, on or off an established road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. An authorization is required from DNR (formerly ADF&G, Habitat and Restoration Division) for any motorized travel in fish bearing streams. Contact the Anchorage or Fairbanks DNR Office of Habitat Management and Permitting for further information.
- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Limited trail construction may be allowed without a permit under certain conditions. Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw is generally allowed. Making a trail does not create a property right or interest in the trail.

Check with your local DNR Public Information Office for further information regarding "Generally Allowed Uses on State Land."

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles 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.

RS 2477 Rights-of-Way

Revised Statute 2477 is a federal law that granted states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some 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 parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at any of the DNR Public Information Offices, and on-line at www.dnr.state.ak.us/mlw/trails/rs2477.

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.

Mineral Estate

The state retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources. The state may lease them to mineral developers or allow mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.130). Mineral closing orders, where they have been established, close the area to exploration and development of locatable minerals such as gold, copper, platinum, etc. Mineral closing orders do not apply to oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing, nor do they preclude reasonable surface access to these resources.

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) at (907) 267-2342 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 DNR (formerly ADF&G, Habitat and Restoration Division), pursuant to AS 41.14.870. 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. DNR is responsible for reviewing and, if appropriate, issuing permits for these projects pursuant to state law, AS 41.14.870. The DNR Office of Habitat Management and Permitting 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 DNR, you are violating state law and may be charged with a Class A misdemeanor. Contact DNR for more information on obtaining permits.

Alaska Department of Fish & Game 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. Please contact your local tax authority concerning the calculation of the assessed values of your leased recreational site. Local taxing authorities for this offering include:

- Denali Borough 907-683-1330
- Matanuska-Susitna Borough 907-745-9642

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 www.dnr.state.ak.us/mlw/water/.

Fire Protection

Some state lands are in areas with limited fire protection. The state assumes no duty to fight fires in these areas. Wildland fires 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 or their web site at www.dnr.state.ak.us/forestry/.

If you wish to develop your parcel you should plan on implementing wildland fire mitigation methods, including establishing a defensible space. For more information regarding wildland fire 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.



Bluff Cabin Lake in the Bluff Cabin Ridge staking area in the Northern Region

Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish & 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. Lease or ownership of a remote recreational cabin site does not imply exclusive use of surrounding state lands.

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. You may not construct buildings or in any way obstruct public access or utility easements. All state-owned land bordering surveyed or protracted (un-surveyed) 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 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.

Future Offerings

The state reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density in that area. The department may also identify and survey additional parcels in a staking area up to the total number of stakings authorized during the staking period, to be offered for sale at a later time. The department is considering a regulation change to allow the offering of staking authorizations over the counter in the future. In the event such a regulation is put into law, then any unused staking authorizations from the staking areas will be considered as part of an over-the-counter program in future years.

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 www.dnr.state.ak.us/mlw/landsale/.

It is your responsibility to keep informed of any changes or corrections in the brochure. 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.

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.

Acronyms & Abbreviations Used In This Brochure

AAC	.....Alaska Administrative Code
ACOE	.....Army Corps of Engineers
ADEC	.....Alaska Department of Environmental Conservation
ADF&G	.....Alaska Department of Fish and Game
ADL	.....Alaska Division of Lands (case number prefix)
ANGTS	.....Alaska Natural Gas Transportation System
AS	.....Alaska Statute
ASLS	.....Alaska State Land Survey
ATV	.....All Terrain Vehicle
DNR	.....Department of Natural Resources
ESM	.....Easement
EV	.....Easement Vacation
F	.....Fahrenheit
GS	.....General Selection
HWM	.....High Water Mark
MS	.....Material Site
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")
USFWS	.....US Fish & Wildlife Service
USGS	.....United States Geological Survey
USS	.....United States Survey

REMOTE RECREATIONAL CABIN SITES STAKING AREA INFORMATION - 2005 OFFERING #5

SOUTHCENTRAL REGION

Area No.	Area Name	Gross Acres	Net Acres	Stakings Allowed	Minimum Parcel Size	Maximum Parcel Size	Staking Opening Date	Staking Closing Date	Borough
1105202	Moose Creek East	3,680	525	35	10 ac.	15 ac.	August 26, 2005	January 30, 2006	Matanuska-Susitna
1105204	Selatna	31,680	1,000	50	5 ac.	20 ac.	August 26, 2005	January 30, 2006	None
1105207	Talachulitna West	9,200	1,000	50	10 ac.	20 ac.	August 26, 2005	January 30, 2006	Matanuska-Susitna
TOTALS		44,560	2,525	135					

NORTHERN REGION

Area No.	Area Name	Gross Acres	Net Acres	Stakings Allowed	Minimum Parcel Size	Maximum Parcel Size	Staking Opening Date	Staking Closing Date	Borough
1105101	Bluff Cabin Ridge	600	75	15	5 ac.	5 ac.	August 26, 2005	January 30, 2006	None
1105102	Clear Sky	23,040	1,000	50	5 ac.	20 ac.	August 26, 2005	January 30, 2006	Denali
1105103	Cosna	45,500	900	45	5 ac.	20 ac.	August 26, 2005	January 30, 2006	None
1105104	Tower Bluffs	3,200	800	40	5 ac.	20 ac.	August 26, 2005	January 30, 2006	None
TOTALS		51,600	2,775	150					

Moose Creek East Remote Recreational Cabin Site Area No. 1105202

Physical Characteristics

Location	The Moose Creek East Staking Area is approximately 6 miles west of the Susitna River, two miles north of Trapper Lake, and 1 mile east of Moose Creek. The area encompasses approximately 3,680 gross acres within Sections 2, 3, 10, 11, 14, 15, 22-26, Township 23 North, Range 6 West, Seward Meridian.
Topo Map	USGS Quad Talkeetna A-1
Topography/Terrain/Major Features	This area consists of a north-south ridge that is located on both sides of a stream that drains south to Trapper Lake. There is a small series of ponds along the western boundary. Approximately 1 mile west of the staking area is Moose Creek, a tributary of Kroto Creek (Deshka River).
Access	Access is by float plane to the small lakes along the western border of the unit, by snowmachine or ATV along a winter trail, ADL 228646 B, Trapper Lake Trail which is east of the staking area, or by other reserved public easements, section line easements, or across undesignated state lands.
Roads/Trails	Snowmachine trails crisscross the region. Easement applications have been initiated for the Trapper Lake-Amber Lake Trails, which is a system of trails that includes the Trapper Lake Trail mentioned above.
View	There are potentially good views of the Alaska Range to the north, the Talkeetna Mountains to the east, and the hills and lakes within the area.
Climate	January temperatures can range from -30 to 33 degrees F; July can range from 42 to 83 degrees F. Rainfall ranges from 16 to 27 inches, with 48 to 150 inches of snowfall.
Soils	Soils types and the amount of permafrost are unknown.
Vegetation	Vegetation consists of poplar, birch, and larger spruce located along the higher knolls and ridges. Black spruce is found in the lower areas.
Water Source	Ground water quality and depth is unknown.



Aerial view of Moose Creek East staking area

Easements and Reservations

Title	This land is patented to the State of Alaska, Patent No. 1226350. The applicable State case file is GS 156.
Area Plan, Management Unit, & Classification	This area is located within the Susitna Area Plan, Susitna Lowlands, Management Unit 14 Kashwitna Knobs, Subunit 14c, and is classified Settlement.
Municipal Authority	The area is within the Matanuska-Susitna Borough and is subject to the Matanuska-Susitna Borough platting authority.
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.
Section Line Easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public Access & Utility Easements	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public & Navigable Waterbodies & Easements	Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies. Lakes that are 10 acres or larger are considered to be public and navigable.
Setbacks & Other Restrictions	Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies. There is a 200-foot staking setback from the stream that flows south into Trapper Lake.
Reserved Areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
Waste Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements

Moose Creek East Staking Area Base Appraisal and Appraisal Cost

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. *Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/mlw/landsale/.*

Parcel "A"	Size: 10 acres
Hypothetical Key Parcel	Lot Type: 1st tier parcel within 300' of fly-in lake
Moose Creek East Staking Area	Access: Marginal fly-in lake Building Site: 40 - 60% swamp/steep Setbacks: 100' building setback from HWM Easements: Typical section-line, interior lot line Amenities: Typical lake view
Parcel "B"	Size: 10 acres
Hypothetical Key Parcel	Lot Type: 2nd tier parcel, interior lot
Moose Creek East Staking Area	Access: No water, maintained ATV or snowmachine access Building Site: 40 - 60% swamp/steep Setbacks: None Easements: Typical section-line, interior lot line Amenities: None
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	April 15, 2005

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

Conclusion of Values for Hypothetical Key Parcels			
	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A" Moose Creek East Staking Area	10.00 acres	\$1,000	\$10,000
	15.00 acres	\$870	\$13,100
	20.00 acres	\$750	\$15,000
Parcel "B" Moose Creek East Staking Area	10.00 acres	\$500	\$5,000
	15.00 acres	\$435	\$6,500
	20.00 acres	\$375	\$7,500

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



Aerial view of Moose Creek East staking area

Some features that could increase the price of a staked parcel:

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

Some features that could decrease the price of a staked parcel:

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

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

Preliminary Estimate of Appraisal Costs

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

Estimated Appraisal Cost: \$500

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

Preliminary Estimate of Survey & Platting Cost

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

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

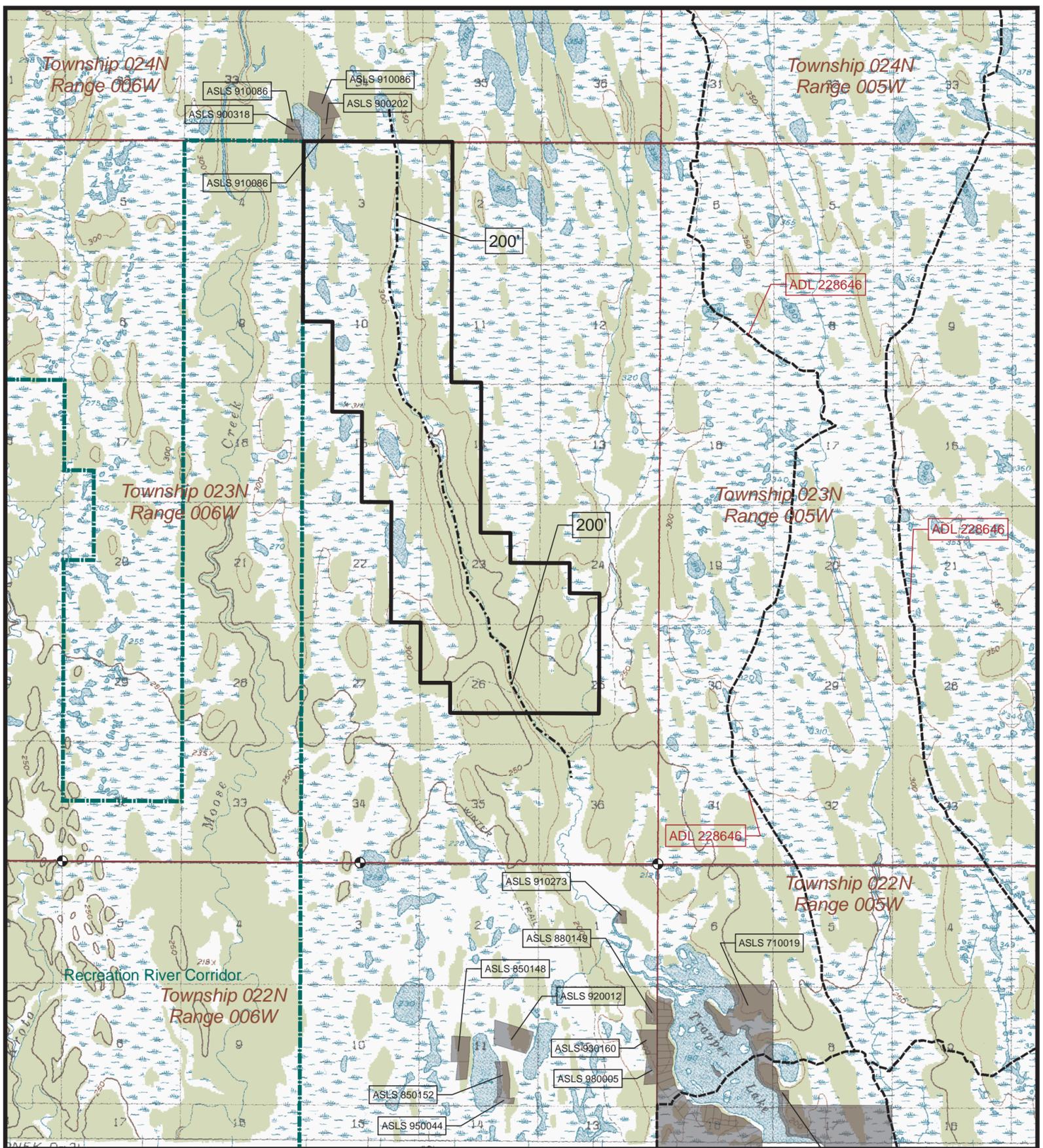
Estimated Survey Cost: \$4,500 - \$5,500

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



Staking Map: Moose Creek East

Remote Recreational Cabin Sites Staking Area # 1105202



cb 5/05
bro_moose_creek_east3.mxd



**USGS QUADS 1:63,360
Talkeetna A-1
T23N R6W Seward Meridian**

This staking map is for graphic representation only. 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.

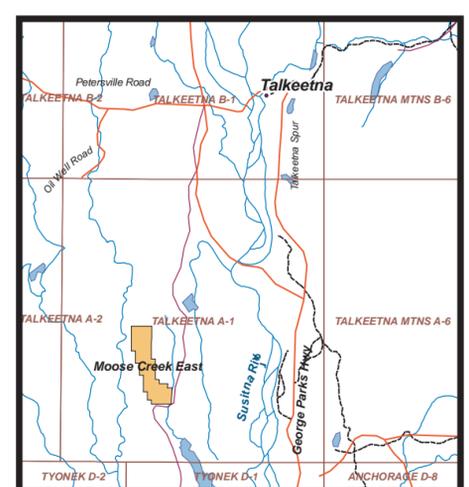
Notes:

- Maximum parcel size: 15 acres
- Minimum parcel size: 10 acres
- Staking authorizations: 35
- Staking period: August 26, 2005 to January 30, 2006

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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 may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.

Legend

- Staking Area
- Existing Parcel
- Recreation River Corridor
- RS 2477 and Other Trails
- Staking Setback
- Monuments



Selatna Remote Recreational Cabin Site Area No. 1105204

Physical Characteristics

Location	The Selatna Staking Area is located south and west of the Kuskokwim River, approximately 34 miles south of McGrath and within Sections 25 and 36, Township 28 North, Range 36 West, SM; lands south of the Kuskokwim River in S1/2 Section 2, Sec. 3-4, 9-16, and 21-36 Township 28 North, Range 35 West, SM; and Sec. 1-21 and 29-30, Township 27 North, Range 35 West, SM.
Topo Map	USGS Quads McGrath B-6 and C-6
Topography/Terrain/Major Features	This area is mostly comprised of hilly topography bisected by the Selatna River valley and its tributaries. Elevations range from 300 to 1,500 feet.
Access	Access is by float plane to the Kuskokwim River, Selatna River, one of many small lakes along the Selatna River, by boat or snowmachine along the Kuskokwim and Selatna Rivers, and wheeled plane access may be possible along gravel bars. Conditions of landing areas are not known.
Roads/Trails	A winter trail, as depicted on the USGS 1:250,000 McGrath Alaska Topo Map, leading from the south side of the mouth of the Selatna River heading south and traversing the hill tops of the project area. Exact location and condition of trail is not known.
View	There may be potentially excellent views of Kuskokwim and Selatna Rivers, the surrounding hills, and forest.
Climate	This area has a cold, continental climate. Average summer temperatures range from 62 to 80 degrees F; winters temperatures can range from -64 to 0 degrees F. Precipitation is light, averaging 10 inches per year, including an average snowfall of 86 inches. The Kuskokwim River is generally ice-free from June through October.
Soils	Soils types and the amount of permafrost are unknown.
Vegetation	Vegetation consists of poplar, birch, and larger spruce located along the higher knolls and ridges. Black spruce is found in the lower areas.
Water Source	Ground water quality and depth is unknown.



Aerial view typical of the Selatna staking area

Easements and Reservations

Title	This land is Tentatively Approved to the State of Alaska. The applicable State case files are GS 2913, 2919, and 2920.
Area Plan, Management Unit, & Classification	This area is located within the Kuskokwim Area Plan, Management Unit 5 - Kuskokwim River, Subunit 5f (Selatna), and is classified Settlement.
Municipal Authority	This area is within an unorganized borough and is subject to the State of Alaska platting authority.
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.
Section Line Easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public Access & Utility Easements	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public & Navigable Waterbodies & Easements	Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies. Lakes that are 10 acres or larger are considered to be public and navigable.
Setbacks & Other Restrictions	Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies. There is a 100-foot staking setback from the Kuskokwim, Selatna, and First Fork Selatna Rivers.
Reserved Areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use, or other uses.
Waste Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.

Selatna Staking Area Base Appraisal and Appraisal Cost

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. *Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/mlw/landsale/.*

Parcel "A" Hypothetical Key Parcel Selatna Staking Area	Size: 15 acres Lot Type: 1st tier parcel within 400' of Kuskokwim River Access: Boat, snowmachine, floatplane, or ATV Building Site: At least 50% level, wooded, and well drained Setbacks: 100' staking setback from ordinary HWM of Kuskokwim & Selatna Rivers Easements: Typical section-line, interior lot line Amenities: Typical view of surrounding landscape
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Parcel "B" Hypothetical Key Parcel Selatna Staking Area	Size: 15 acres Lot Type: 2nd tier parcel more than 1/4 mile from Kuskokwim, or more than 400' from the Selatna River Access: Boat, snowmachine, floatplane, or ATV Building Site: At least 50% level, wooded, and well drained Setbacks: None Easements: Typical section-line, interior lot line Amenities: Typical view of surrounding landscape
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Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value April 1, 2005

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

Conclusion of Values for Hypothetical Key Parcels

	Size.....	\$ Per/acre.....	\$ Per/site (Rounded)
Parcel "A" Selatna Staking Area	5.00 acres.....	\$1,843.....	\$9,200
	15.00 acres.....	\$1,200.....	\$18,000
	20.00 acres.....	\$1,034.....	\$20,700
Parcel "B" Selatna Staking Area	5.00 acres.....	\$925.....	\$4,600
	15.00 acres.....	\$600.....	\$9,000
	20.00 acres.....	\$517.....	\$10,300

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

Some features that could increase the price of a staked parcel:

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

Some features that could decrease the price of a staked parcel:

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

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

Preliminary Estimate of Appraisal Costs

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

Estimated Appraisal Cost: \$500

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

Preliminary Estimate of Survey & Platting Cost

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

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

Estimated Survey Cost: \$5,500 - \$6,500

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

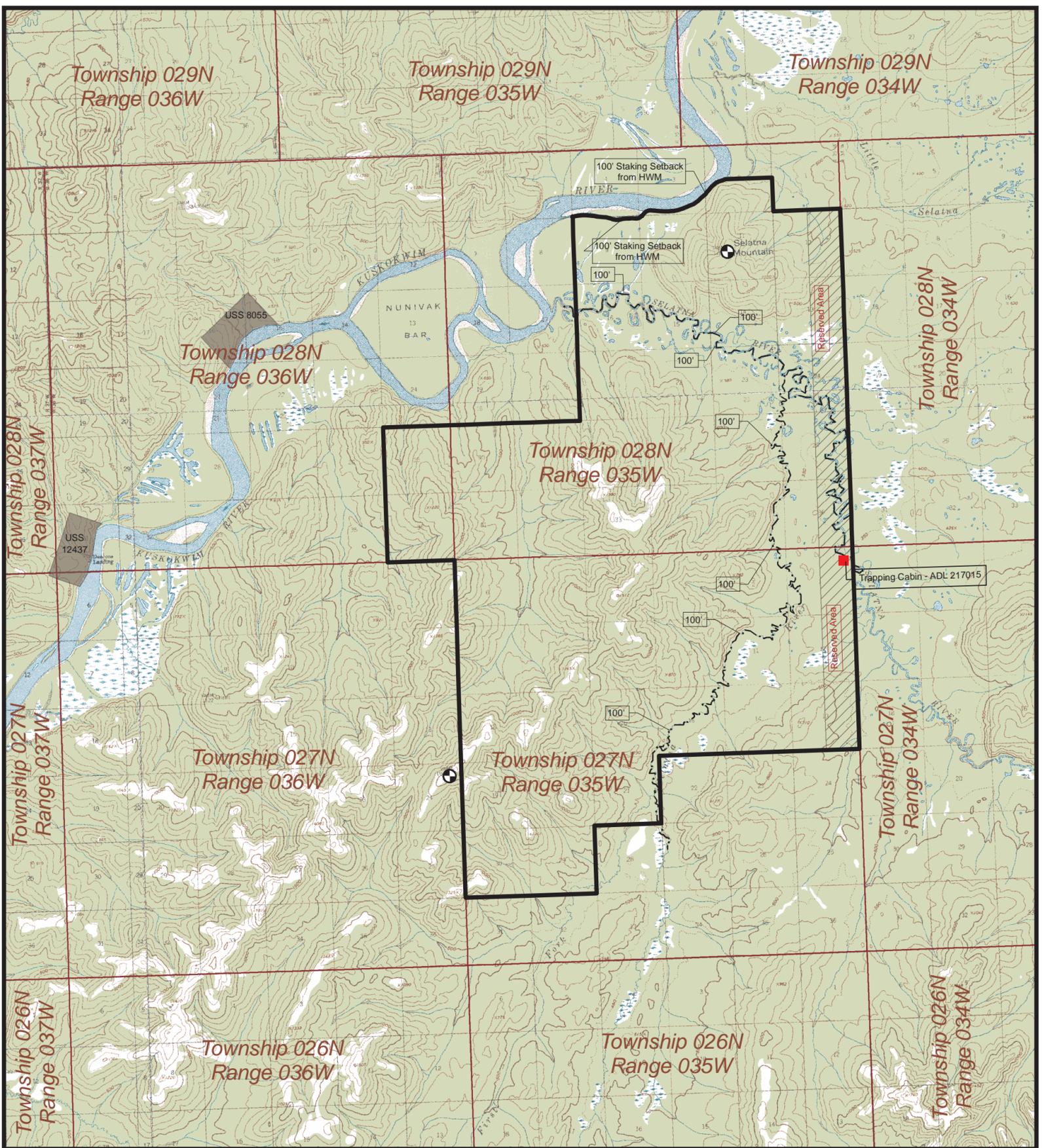


Aerial view typical of the Selatna staking area



Staking Map: Selatna

Remote Recreational Cabin Sites Staking Area # 1105204



© 5/05
pro: selatna3.mxd



**USGS QUADS 1:63,360
McGrath B-6, C-6
T28N R35W, T28N R36W, T27N R35W,
Seward Meridian**

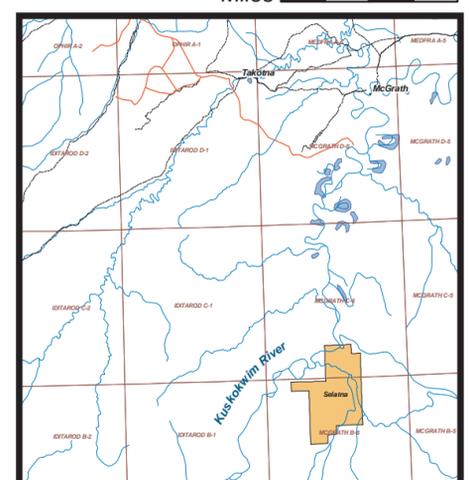
This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Notes:

- Maximum parcel size: 20 acres
- Minimum parcel size: 5 acres
- Staking authorizations: 50
- Staking period: August 26, 2005 to January 30, 2006
- 1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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 may not be staked over a surveyed section line.
- 2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
- 3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.
- 4. A staking setback is required from unauthorized improvements.
- 5. A staking setback is required from airstrips used by the public.
- 6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
- 7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
- 8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
- 9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
- 10. See the general staking instructions and area-specific supplemental staking instructions for additional information.

Legend

- Staking Area
- Existing Parcel
- Reserved Area
- Staking Setback
- RS 2477 and Other Trails
- Monuments



Talachulitna West Remote Recreational Cabin Site Area # 1105207

Physical Characteristics

Location	The Talachulitna West Staking Area is approximately one half mile west of the Talachulitna River, 4 miles south of its confluence with the Skwentna River, and 13 miles southwest of Skwentna. The area encompasses approximately 9,200 gross acres within Township 19 and 20 North, Range 12 and 13 West Seward Meridian.
Topo Map	USGS Quad Tyonek C-4, C-5, D-4, and D-5
Topography/Terrain/Major features	Typical of the region, this area is hilly with some moderate slopes. Several small streams and ponds are in the area.
Access	Access is by float plane onto one of several small lakes within the area. Winter access may be by ski plane. Conditions of landing areas are unknown. Snowmachine travel may be along the river system. Overland access is by ATV or snowmachine along existing public trails and easements or across unreserved State lands. Condition of existing overland access is not known. Only non-motorized access is allowed on the Talachulitna River from the confluence with Thursday Creek (River Mile 9) to Hell's Gate (River Mile 18) from June 15 through August 20.
Roads/Trails	An RS 2477 trail, RST 1862, the Beluga Indian Trail bisects the staking area, however, the location and condition of the trail is not known.
View	The Tordrillo Mountains to the southwest and the Alaska Range to the north may be visible from higher elevations.
Climate	Temperatures usually range from 40 to 60 degrees F in summer and from -10 to 50 degrees F in winter, with extremes of -60 and 90 degrees F.
Soils	Soils in the area consist of well-drained soils that occur extensively in the low hills, terraces, and the outwash plains. Also present are very poorly drained fibrous organic soils in depressions in and between glacial moraines and low parts of terraces and floodplains.
Vegetation	Hardwoods and larger spruce are on the better drained soils. The poorly drained soils support black spruce and alder with willows present along the ridges.
Water Source	Ground water quality and depth is unknown.



Aerial view typical of the Talachulitna staking area

Easements and Reservations

Title	This land is patented to the State of Alaska, Patent Numbers 50-66-0213, 50-66-0124, 50-66-0173, and 50-66-0139. The applicable State case files are GS 245, GS 243, GS 255, and GS 322.
Area Plan, Management Unit, and Classification	This area is within the Susitna Area Plan, Mt. Susitna Subregion, Management Unit 5 Canyon Creek, Sub Unit 5c (Talachulitna West), and is classified Settlement.
Municipal Authority	The staking area is within the boundaries of the Matanuska-Susitna Borough and is subject to the Matanuska-Susitna Borough platting authority.
Section Line Easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public Access & Utility Easements	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public & Navigable Waterbodies & Easements	Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies. Lakes that are 10 acres or larger are considered to be public and navigable.
Setbacks & Other Restrictions	There is a 200' or 300' scenic easement from each side of the ordinary high water mark of some of the streams draining into the Talachulitna River. Investigation will continue to determine which of these streams is within this staking area.
Reserved Areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use, or other uses.
Waste Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

Talachulitna West Staking Area Base Appraisal and Appraisal Cost

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. *Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/mlw/landsale/.*

Parcel "A" Hypothetical Key Parcel Talachulitna West Staking Area	Size: 10 acres Lot Type: 1st tier parcel within 300 feet of any of the three public lakes found within the staking area. The public lakes are as follows: the larger lake in the northern portion of Section 2, Township 19 North, Range 13 West, S.M.; the lake in Section 5; and the largest lake in Section 6, Township 19 North, Range 12 West, S.M. Access: Fly-in, marginal fly-in lake Building Site: At least 50% level to gently sloping, adequately drained, and wooded Setbacks: 100' building setback from all water bodies Easements: Typical section-line, interior lot line Amenities: Lakefront view
Parcel "B" Hypothetical Key Parcel Talachulitna West Staking Area	Size: 10 acres Lot Type: 2nd tier parcel more than 300-feet from public lakes/fly-in access Access: Snowmachine, fly-in, or boat then walk-in. No developed access. Building Site: At least 50% level to gently sloping, adequately drained, & wooded Setbacks: 200' or 300' staking setback will be required from the ordinary HWM for each side of the tributaries of Thursday Creek, Deep Creek, and Talachulitna River (These setbacks will be shown on the staking area maps). Easements: Typical section-line, interior lot line Amenities: Limited view potential

Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	March 23, 2005

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

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A" Talachulitna West Staking Area	10.00 acres	\$900	\$9,000
	15.00 acres	\$783	\$11,700
	20.00 acres	\$675	\$13,500
Parcel "B" Talachulitna West Staking Area	10.00 acres	\$405	\$4,100
	15.00 acres	\$352	\$5,300
	20.00 acres	\$304	\$6,100

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

Some features that could increase the price of a staked parcel:

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

Some features that could decrease the price of a staked parcel:

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

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

Preliminary Estimate of Appraisal Costs

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

Estimated Appraisal Cost: \$500

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

Preliminary Estimate of Survey & Platting Cost

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

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

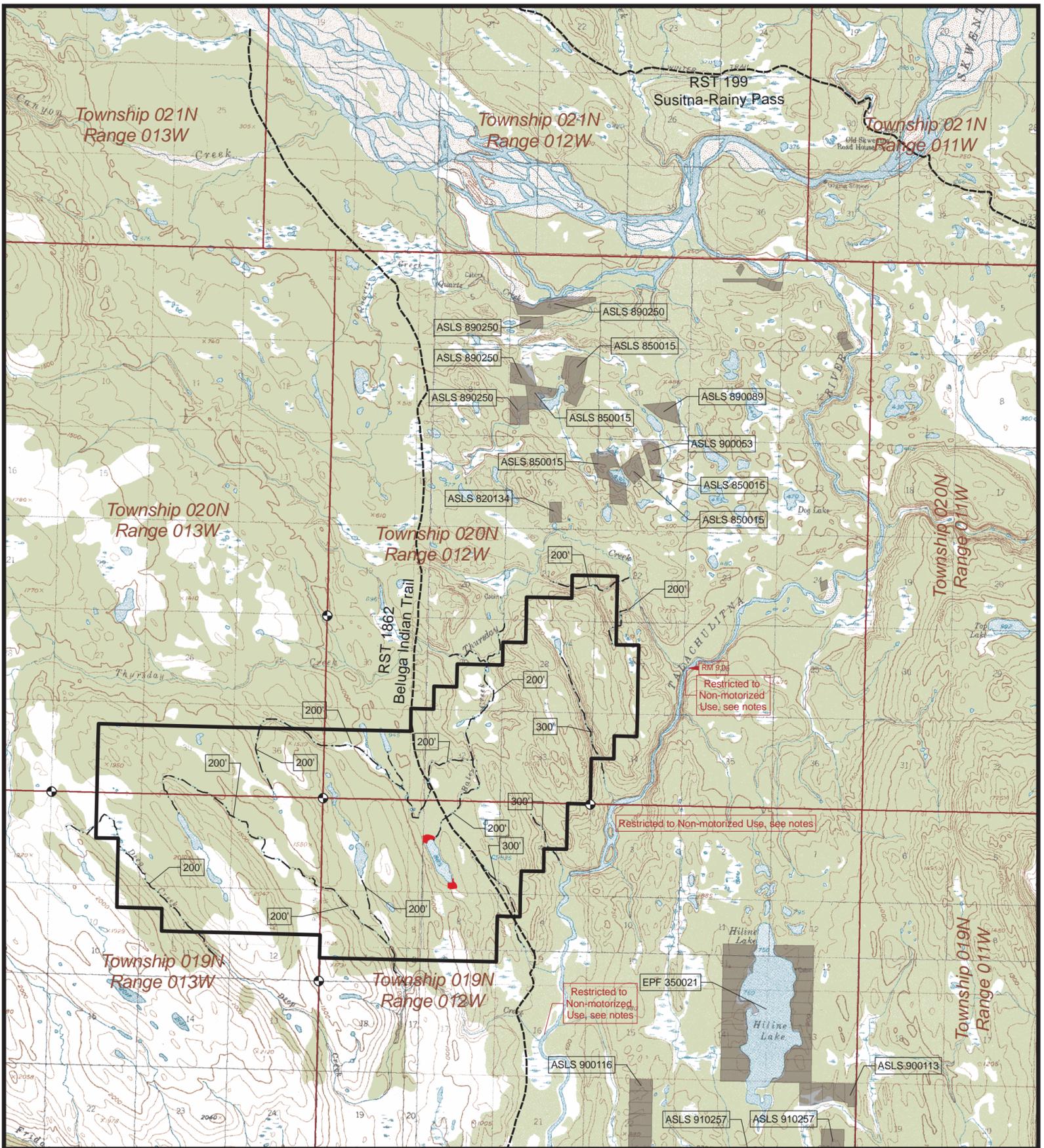
Estimated Survey Cost: \$5,000 - \$6,000

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



Staking Map: Talachulitna West

Remote Recreational Cabin Sites Staking Area # 1105207



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**USGS QUADS 1:63,360
Tyonek C-4, C-5, D-4, D-5
T20N R12W, T20N R13W, T19W R13W,
T19W R12W, Seward Meridian**

This staking map is for graphic representation only. 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.

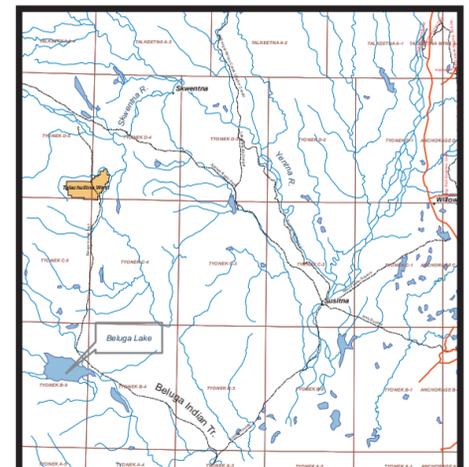
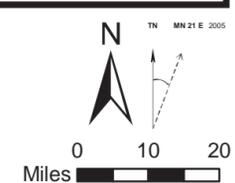
Notes:

- Maximum parcel size: 20 acres
- Minimum parcel size: 10 acres
- Staking authorizations: 50
- Staking period: August 26, 2005 to January 30, 2006

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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 may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.
11. Talachulitna River is restricted to non-motorized use from the confluence with Thursday Creek to Hell's Gate (River mile 9.0 to 18.0) between 6/15 and 8/20.

Legend

- Staking Area
- Existing Parcel
- Reserved Area
- Staking Setback
- RS 2477 and Other Trails
- Monuments



Bluff Cabin Ridge Remote Recreational Cabin Site Staking Area # 1105101

Physical Characteristics

Location	This area is located approximately 2 miles north of Tanana Loop Extension Road, near Delta Junction and ½ mile south and west of the Tanana River near its confluence with the Goodpaster River.
Topography map	USGS Quad Big Delta (XBD) A4
Topography/Terrain/Major Features	The area is located northwest of Bluff Cabin Ridge. The staking area includes two small lakes, gentle slopes, and small drainages. Elevation within the staking area varies only slightly between 1000 and 1100 feet.
Access	Access to the area is via trail off Tanana Loop Extension, an improved road. The trail to and within the staking area is suitable for ATV, horse, or foot access. It is not accessible by 4-wheel drive. Walk-in access is also possible from the Tanana River. The nearest airport is in Delta Junction.
Roads/Trails	The most practical trailhead for the Bluff Cabin Lake Trail system (ADL 400064) starts at Mile 2.3 Tanana Loop Extension and meanders northeast toward Bluff Cabin Ridge. Another section of the trail begins farther to the west, from approximately Mile 1.3 Tanana Loop Extension, near a gravel pit. This is a recreational use trail with a total easement width of 50 feet. Within the 50-foot easement, vegetation shall not be removed or destroyed, except as necessary to maintain the existing trail. The trail shall not be widened. Private drives in the area do not provide access to Bluff Cabin Ridge.
View	There are potentially good views of the Tanana River, Bluff Cabin Lake, and surrounding hills.
Climate	Typical of Interior Alaska, this area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. The average daily high temperature is in the upper 50's (in degrees F) in summer, low temperatures during winter range from 3 to -12 degrees F. Average annual precipitation is 12 inches with 37 inches of snowfall.
Soils	Soils on the majority of the disposal area appear to be well-drained with a 6-inch layer of hummus over sandy silt loam.
Vegetation	Vegetation is primarily mixed birch and white spruce of medium size. There are patches of black spruce and brush.
Water Source	There are two small lakes within the staking area. Water quality is unknown.



Aerial view of Bluff Cabin Lake in Bluff Cabin Ridge staking area

Easements and Reservations

Title	Land within Sec. 1, T9S, R10E, FM is patented to the State of Alaska, Patent Number 50-68-0094. The applicable State case file is GS 1069. Land within Sec. 6, T9S, R11E, FM is Tentatively Approved to the State of Alaska. The applicable State case file is GS 744.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan, Subregion 7, Delta-Salcha: Management Unit 7H, Bluff Cabin Ridge, Subunit 7H1, classified Settlement.
Fire Management Option	The staking area has a Critical management option. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies to reduce potential for fire.
Game Management Unit	The staking area is in Game Management Unit 20B.
Allowed Uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal Authority	The staking area is not within an organized borough. It is within the State of Alaska platting authority.
Section Line Easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public Access Utility Easements	All cabin sites 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 unnamed trails. Stakers may not obstruct or block access within these easements.
Water Body Easements, Staking Setbacks & Restrictions	Parcel size is limited to 5 acres. All parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies. Crossing streams with motorized vehicles may be prohibited by applicable state and federal laws.
Reserved Areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use, or other uses.
Water Supply, Sewage Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	Survey plats and survey plat notes should be reviewed for specific information on easements, building setbacks, or other restrictions. Check recorder's office for current ownership of private land. Wildlife habitat, agriculture, and public recreation are some of the principle uses of state land within Subunit 7H. Near its points of origin at Tanana Loop Extension, the Bluff Cabin Lake Trail (ADL 400064) approaches and crosses several private properties. Care should be taken to stay on the established trail easement to avoid trespass.

Bluff Cabin Ridge Staking Area Base Appraisal and Estimated Appraisal Cost

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. *Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/landsale/*

Parcel "A" Hypothetical Key Parcel Bluff Cabin Ridge Staking Area	Size: 5 acres Lot Type: 1st tier parcel - waterfront Access: Marginal fly-in lake, ATV, snowmachine, walk-in Building Site: At least 50% level, wooded, & well drained Setbacks: 100' building setback from HWM Easements: Typical section-line, interior lot line Amenities: Typical view of surrounding area
Parcel "B" Hypothetical Key Parcel Bluff Cabin Ridge Staking Area	Size: 5 acres Lot Type: More than 1/4 mile from fly-in access Access: ATV, snowmobile, walk-in Building Site: At least 50% level, wooded, & well drained Setbacks: None Easements: Typical section-line, interior lot line Amenities: None
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	April 1, 2005

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

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A" Bluff Cabin Ridge Staking Area	5.00 acres	\$2,200	\$11,000
Parcel "B" Bluff Cabin Ridge Staking Area	5.00 acres	\$800.....	\$4,000

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

Some features that could increase the price of a staked parcel:

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

Some features that could decrease the price of a staked parcel:

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

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

Preliminary Estimate of Appraisal Costs

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

Estimated Appraisal Cost: \$500

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

Preliminary Estimate of Survey & Platting Cost

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

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

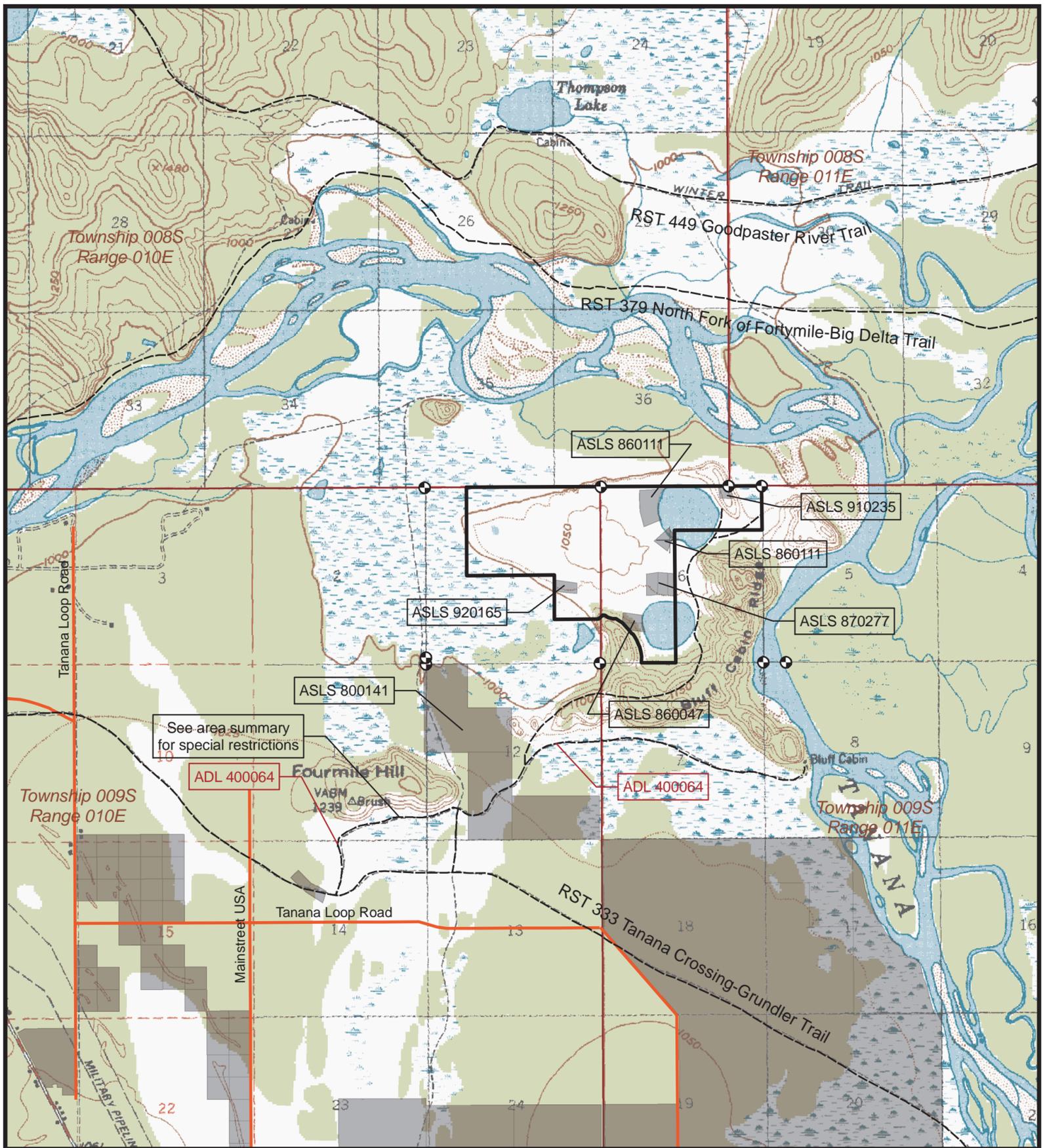
Estimated Survey Cost: \$4,000 - \$5,000

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



Staking Map: Bluff Cabin Ridge

Remote Recreational Cabin Sites Staking Area # 1105101

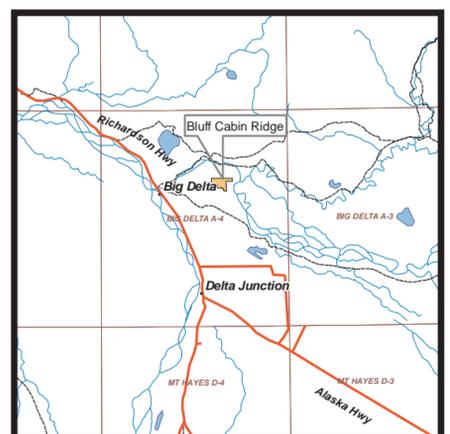
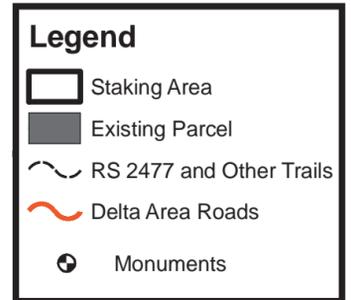


USGS QUADS 1:63,360
Big Delta A - 4
T9S R10E, T9S R11E Fairbanks Meridian

This staking map is for graphic representation only. 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.

Notes:
 Parcel size: 5 Acres
 Staking authorizations: 15
 Staking period: August 26, 2005 to January 30, 2006

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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 may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.



Clear Sky Remote Recreational Cabin Site Area # 1105102

Physical Characteristics

Location	This area is located 4 miles west of the Parks Highway, approximately 12 miles southwest of the community of Anderson and 28 road miles north of the community of Healy.
Topography map	USGS Quad Fairbanks (FAI) A5, A6, B5, B6
Topography/Terrain/Major Features	The area is located between the Teklanika and Nenana rivers. The southern part of the staking area has steep terrain with foothills of the Alaska Range rising to 1,300 feet in elevation. The northern part of the staking area has nearly level terrain at 600 feet in elevation. This area is interlaced with streams and marshes.
Access	Access to the staking area is by overland trails from Doyon Avenue, a partially developed lane running west from the Rex Bridge (Mile 275 George Parks Highway), approximately 2.5 miles through Kobe Village to a cul-de-sac. Trails and roads leading to and through the area cross variable terrain and wet spots which are susceptible to erosion and trail damage, especially during breakup and after heavy rains in summer. ATV use should be avoided at these times, and care should be taken at all times to preserve the integrity of access. There is a state maintained landing strip near Anderson.
Roads/Trails	From the Doyon Avenue cul-de-sac, a trail (ADL 412648) following the same section line route, continues due west into the staking area, approximately 4 miles. Thereafter, the trail veers southwesterly and continues to and beyond the western staking area boundary. State land records also associate this route with the historic Kobi-Kantishna Trail (RST 343), a recorded RS 2477 route. The historic Rex-Roosevelt Trail (RST 491) can be accessed from section line roads north of Doyon Avenue and is a recorded RS 2477 route. It runs north of and roughly parallel to ADL 412648 through the eastern half of the staking area, then veers southwest and merges with ADL 412648. The Kobi-McGrath Trail (RST 345) provides access to the northern part of the staking area from brushed section lines running north to south. It is not as well traveled as the other two trails and may be difficult to locate. Access within the staking area is via brushed and surveyed section lines in addition to the trails mentioned above.
View	There are potential views of the surrounding forest, rivers, and hills. Hilly areas in the southern half of the staking area provide a view of the Teklanika River valley.
Climate	The area has a typical Interior climate with cold winters and some maritime influence in the summer. The average high temperature range during July is from 66 to 70 degrees F. The average low temperature range during January is -6 to -24 degrees F. Average annual precipitation is 12.7 inches and average annual snowfall is 49.3 inches.
Soils	Higher elevations in the southern part of the staking area are steep and have gravelly soil. Lower elevations in the northern part of the staking area are level and highly variable. Some soil drains poorly, other areas have gravel deposits with better-drained soil. Permafrost may lie under areas with scrubby willow and sedges.
Vegetation	Hilly areas in the southern part of the staking area support white spruce and birches. A gravelly ridge running east to west through the northern part of the staking area also supports white spruce and hardwoods. Undergrowth includes willow and alder. Areas with lower elevation support black spruce or wetlands with sedges and small willow.
Water Source	There are several unnamed creeks in the area. There are a few small pothole lakes in the eastern portion. Water quality is unknown.

Easements and Reservations

Area Plan, Management Unit, & Classification	This area is within the Tanana Basin Area Plan, Subregion 4, Parks Highway and West Alaska Range: Management Unit 4H, East Teklanika, Subunit 4H1, and is classified Settlement.
Fire Management Option	The staking area has a Full management option in the eastern portion, Modified in the western portion. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies to reduce potential for fire.
Game Management Unit	The staking area is in Game Management Unit 20C.
Allowed Uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal Authority	This staking area is within the Denali 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 (un-surveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed over surveyed section lines or surveyed township lines.
Public Access & Utility Easements	All cabin sites are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing unnamed trails. Staking setbacks (50 feet north and 250 feet south of centerline) exist along public access easements ADL 412648, RST 343, and RST 491; there is a 50-foot public access easement from both sides of centerline of RST 345. Stakers may not obstruct or block access within these easements.
Water Body Easements, Staking Setbacks & Restrictions	All parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies. Crossing streams with motorized vehicles may be prohibited by applicable state and federal laws.
Reserved Areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use, or other uses. The following reserved areas are excluded from staking: the SW ¼ of Sec. 24, NE ¼ of Sec. 25, and SE ¼ of Sec. 36, T8S, R10W, FM. Reserved areas are identified in the field with cadastral survey monuments at some corners and section lines.
Water Supply, Sewage Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	Survey plats and survey plat notes should be reviewed for specific information on easements, building setbacks, or other restrictions. Check recorder's office for current ownership of private land. The area has been offered previously; respect private property within the staking area and in Kobe Village, through which the staking area is reached; take care to avoid damaging roads and trails which residents and other users depend on for access. The gravel landing strip at Clear Sky Lodge is privately owned. Forestry, wildlife habitat, public recreation, and agriculture are some of the principle uses of state land within subunit 4H.

Clear Sky Staking Area Base Appraisal and Appraisal Cost

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. *Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/landsale/*

Hypothetical Key Parcel Clear Sky Staking Area	Size: 20 acres
	Access: No developed access to site. ATV or snow-machine into area via developed trails
	Building Site: At least 50% level to gently sloping, adequately drained, & wooded
	Setbacks: ADL 412648: 50 feet north, 250 feet south of northern section line of surveyed Sections 22, 23, and 24 to its intersection with the Rex-Roosevelt Trail (RST 491) in Section 22, T8 S, R10W, F.M. Also, 50 feet north, 250 feet south of the centerline of RST 491 in Sections 19, 20, 21, 22, and 30, T8S, R10W, F.M.
	Easements: Typical section-line, interior lot line
	Amenities: Typical view of surrounding area. No creek or pond frontage
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	March 8, 2005

Conclusion of Values for Hypothetical Key Parcel

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel	5.00 acres	\$627	\$3,100
Clear Sky	10.00 acres	\$469	\$4,700
Staking Area	20.00 acres	\$350	\$7,000

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

Some features that could increase the price of a staked parcel:

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

Some features that could decrease the price of a staked parcel:

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

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

Preliminary Estimate of Appraisal Costs

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

Estimated Appraisal Cost: \$500

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

Preliminary Estimate of Survey & Platting Cost

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

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

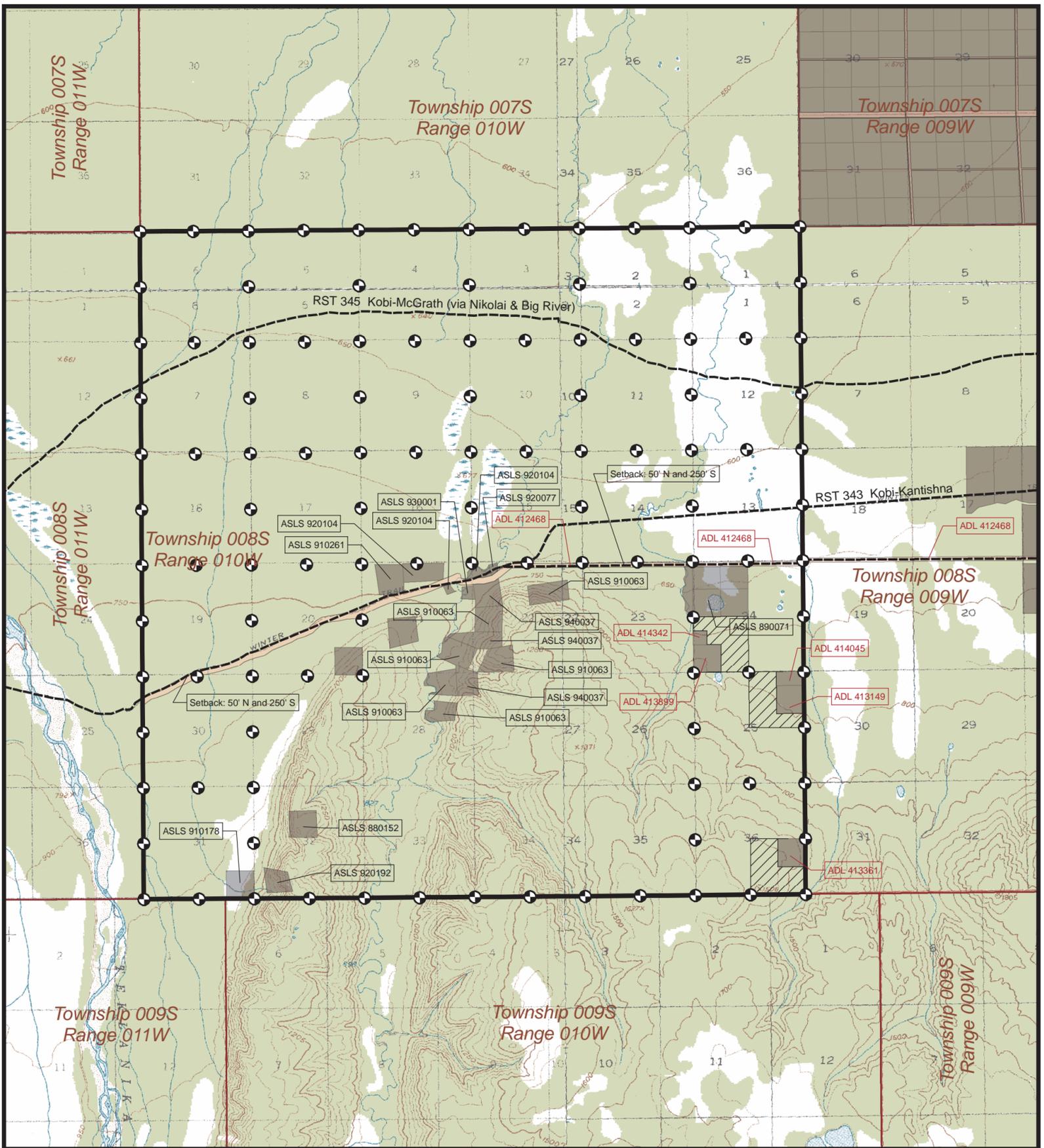
Estimated Survey Cost: \$5,500 - \$6,500

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



Staking Map: Clear Sky

Remote Recreational Cabin Sites Staking Area # 1105102



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USGS QUADS 1:63,360 Fairbanks A-5, A-6, B-5, B-6 T8S R10W, Fairbanks Meridian

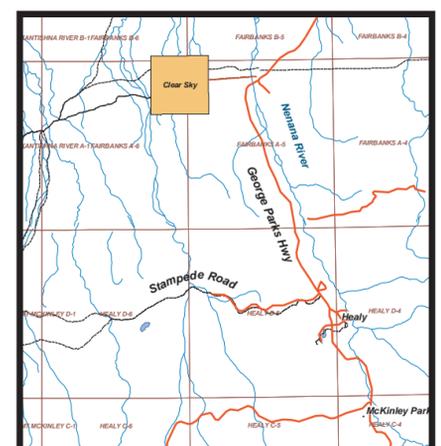
This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Notes:

- Maximum parcel size: 20 acres
- Minimum parcel size: 5 acres
- Staking authorizations: 50
- Staking period: August 26, 2005 to January 30, 2006
- 1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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 may not be staked over a surveyed section line.
- 2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
- 3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.
- 4. A staking setback is required from unauthorized improvements.
- 5. A staking setback is required from airstrips used by the public.
- 6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
- 7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
- 8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
- 9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
- 10. See the general staking instructions and area-specific supplemental staking instructions for additional information.

Legend

- Staking Area
- Existing Parcel
- Reserved Areas
- RS 2477 and Other Trails
- Monuments



Cosna Remote Recreational Cabin Site Staking Area # 1105103

Physical Characteristics

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

Easements and Reservations

Area Plan, Management Unit, & Classification	Tanana Basin Area Plan, Subregion 2, Lower Tanana: Management Unit 2B, Lower Tanana River Corridor, Subunit 2B3b, classified Settlement; also Subregion 3, Kantishna: Management Unit 3H, Lower Cosna River Corridor, Subunit 3H1, classified Settlement.
Fire Management Option	The staking area has a Limited management option. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies to reduce potential for fire.
Game Management Unit	The staking area is in Game Management Unit 20C.
Allowed Uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal Authority	The staking area is not within an organized borough. It is within the State of Alaska platting authority.
Section Line Easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed over surveyed section lines or surveyed township lines.
Public Access & Utility Easements	All cabin sites are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing unnamed trails. Stakers may not obstruct or block access within these easements.
Water Body Easements, Staking Setbacks & Restrictions	All parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies. Several unnamed lakes within the Cosna staking area have been determined to be public water bodies. Crossing streams with motorized vehicles may be prohibited by applicable state and federal laws.
Reserved Areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use, or other uses.
Water Supply, Sewage Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	Survey plats and survey plat notes should be reviewed for specific information on easements, building setbacks, or other restrictions. Check recorder's office for current ownership of private land. Traditional fishing, hunting, trapping, and resource harvest for personal use are some of the principal uses of state land within subunits 2B and 3H. Flooding and glaciation potential exist in stream valleys. There are existing private properties located within and near the staking area. Stakers should be aware of the proximity to local seasonal and year-round residents and be respectful of private property. There are active traplines in the area; use caution when traveling and be advised that trapping is a generally allowed use on unreserved state land within the staking area. Lease or ownership of a remote recreational cabin site does not imply exclusive use of surrounding state lands.

Cosna Staking Area Base Appraisal and Appraisal Cost

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. *Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/landsale/*

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

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

Conclusion of Values for Hypothetical Key Parcels

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

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

Some features that could increase the price of a staked parcel:

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

Some features that could decrease the price of a staked parcel:

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

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

Preliminary Estimate of Appraisal Costs

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

Estimated Appraisal Cost: \$500

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

Preliminary Estimate of Survey & Platting Cost

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

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

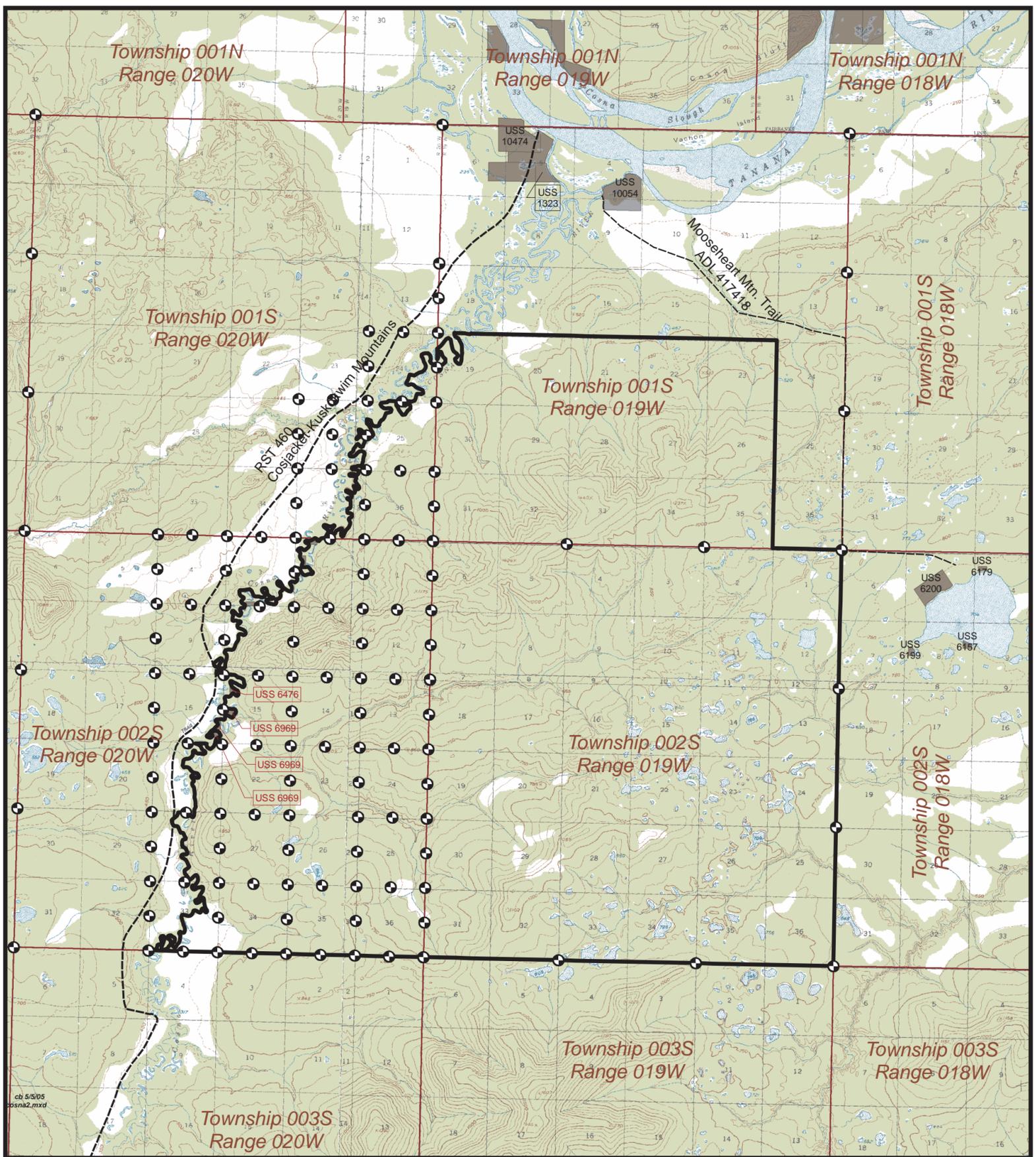
Estimated Survey Cost: \$5,500 - \$6,500

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



Staking Map: Cosna

Remote Recreational Cabin Sites Staking Area # 1105103



**USGS QUADS 1:63,360
Kantishna River C-3, C- 4, D-3, D-4
T1S R19W, T1S R20 W, T2S R19W, T2S R20W,
Fairbanks Meridian**

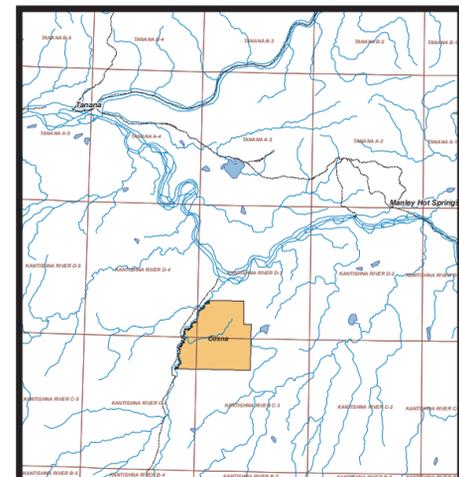
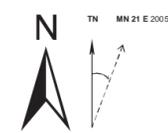
This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Notes:
 Maximum parcel size: 20 acres
 Minimum parcel size: 5 acres
 Staking authorizations: 45
 Staking period: August 26, 2005 to January 30, 2006

- All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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 may not be staked over a surveyed section line.
- Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
- Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.
- A staking setback is required from unauthorized improvements.
- A staking setback is required from airstrips used by the public.
- Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
- There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
- Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
- Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
- See the general staking instructions and area-specific supplemental staking instructions for additional information.

Legend

- Staking Area
- Existing Parcel
- RS 2477 and Other Trails
- Monuments



Tower Bluffs Remote Recreational Cabin Site Area # 1105104

Physical Characteristics

Location	This area is located west of the Alaska Highway, 74 road miles from Delta Junction, 32 road miles from Tok and 10 road miles from the community of Dot Lake. The staking area is adjacent to the existing Tower Bluffs Subdivision, ASLS 80-97 and ASLS 80-98.
Topography map	USGS Tanacross (TNX) C6
Topography/Terrain/Major Features	The area is located in the upper Tanana Valley on hills north of the Robertson River. The area slopes east toward the Tanana River and varies in elevation from 1500 feet to 2000 feet. Small pothole lakes dot the southwestern sections near the Robertson river. The Tanana Valley Forest encompasses several townships on the east side of the Alaska Highway. Small lakes in the area are stocked by the Alaska Department of Fish & Game.
Access	Access to the general vicinity is by the Alaska Highway to Miles 1350 and one at Mile 1351.5, where platted rights-of-way lead from the highway into the project area, to and through Tower Bluffs Subdivision. Within the staking area, access beyond the platted subdivision rights-of-way is via section line easements. The nearest public landing strips are in Delta Junction or Tok.
Roads/Trails	The platted roads leading to and through Tower Bluffs Subdivision are constructed from the Alaska Highway to the edge of the subdivision lots, and are partially constructed within the subdivision. Note: At some points, the northern access road is not located on its platted easement. Within the subdivision, private drives have also been constructed from the easements to individual lots. Some of the access easements within the subdivision are restricted to pedestrian use. Review survey plats for ASLS 80-97 and ASLS 80-98 for easement locations in Tower Bluffs Subdivision, and be careful to avoid trespass on private property. Be careful to avoid damaging roads and trails which residents depend on for access.
View	Views of the surrounding forest, rivers. Hilly areas provide a view of the Tanana River looking eastward or the Robertson River looking southward.
Climate	The area has a typical Interior climate with cold winters and warm summers. The average high temperature range from June through August is 65 degrees F. The average low temperature range from December through February is -22 degrees F. Average annual precipitation is 9 inches and average annual snowfall is 27 inches.
Soils	The soils consist of silt or fine sand covered with a thin layer of organic matter. There is mixed silt and gravel at greater depths. The soils are over glacial till that has been subject to wind and water, thus depth of soil layers is highly variable. Some areas have water-deposited silts with high organic matter content or thick organic layers. Northeastern slopes thaw slowly in the spring. There is discontinuous permafrost in the area at variable depths. There is likely poor drainage near pothole lakes and in depressions.
Vegetation	Black spruce forest is the dominant vegetation in the staking area. There are wetter areas that support sedges and willow.
Water Source	There are several small pothole lakes in the southern portion. Water quality is unknown.

Easements and Reservations

Area Plan, Management Unit, Classification	Tanana Basin Area Plan, Subregion 6, Upper Tanana: Management Unit 6F, Robertson River, Subunit 6F1c, classified Settlement.
Fire Management Option	The staking area has a Full management option. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies to reduce potential for fire.

Tower Bluffs Staking Area Base Appraisal and Appraisal Cost

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. *Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/landsale/*

Hypothetical Key Parcel Tower Bluffs Staking Area	Size:	5 acres
	Access:	ATV, snowmachine or walk-in
	Building Site:	At least 50% level, wooded, and adequately drained
	Setbacks:	1,000' from Alaska Highway. Parcels will also be subject to a 130-foot staking setback from the centerline of both roads that lead into the Tower Bluffs Subdivision, and 100-foot building setback from public waterbodies
	Easements:	Typical section-line, interior lot line
	Amenities:	Typical view of surrounding area
Interest Appraised	Fee simple title, excluding mineral rights	
Effective Date of Value	February 17, 2005	

Conclusion of Values for Hypothetical Key Parcel

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel	5.00 acres	\$600	\$3,000
Tower Bluffs	10.00 acres	\$450	\$4,500
Staking Area	20.00 acres	\$336	\$6,700

Game Management Unit	The staking area is in Game Management Unit 20D.
Allowed Uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal Authority	The staking area is not within an organized borough. The staking area is subject to the State of Alaska platting authority.
Section Line Easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed over surveyed section lines or surveyed township lines.
Public Access & Utility Easements	All cabin sites are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and to a 60-foot public access easement along all existing unnamed trails. Parcels staked adjacent to existing ASLS 80-97 and 80-98 subdivision lots will be subject to a 60-foot public access and utility easement along parcel boundary lines common to subdivision lots. Stakers may not obstruct or block access within these easements.
Water Body Easements, Staking Setbacks & Restrictions	All parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies. The unnamed lake within the extreme southwest corner of section 8, T20N R8E, CRM is determined to be a public water body. There is a 130-foot setback from both sides of centerline of the platted roads leading to Tower Bluffs Subdivision. These setbacks correspond to tracts described in survey plats ASLS 80-97 and 80-98. There is a 1000-foot staking setback from the western edge of the Alaska Highway. Crossing streams with motorized vehicles may be prohibited by applicable state and federal laws.
Reserved Areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use, or other uses. The following areas are excluded from staking: Tract C and Tract F of ASLS 80-97.
Water Supply, Sewage Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	Survey plats and survey plat notes should be reviewed for specific information on easements, building setbacks, or other restrictions. Check recorder's office for current ownership of private land. The staking area is located adjacent to an existing subdivision; respect private property within the staking area. Forestry, public recreation, and wildlife habitat are some of the principle uses of state land within subunit 6F. The defunct Haines-Fairbanks Military Pipeline route (ADL 100833) parallels the western edge of the Alaska Highway; portions of pipeline are still present, and are noted in state records as a potential hazard. The proposed Alaska Natural Gas Transportation System (ANGTS, ADL application 403427) route parallels the eastern edge of the Alaska Highway near the project area. A 500-foot construction right-of-way is associated with this proposed route. Contact the State of Alaska Pipeline Coordinator's Office for information regarding this application.

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

Some features that could increase the price of a staked parcel:

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

Some features that could *decrease* the price of a staked parcel:

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

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

Preliminary Estimate of Appraisal Costs

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

Estimated Appraisal Cost: \$500

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

Preliminary Estimate of Survey & Platting Cost

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

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

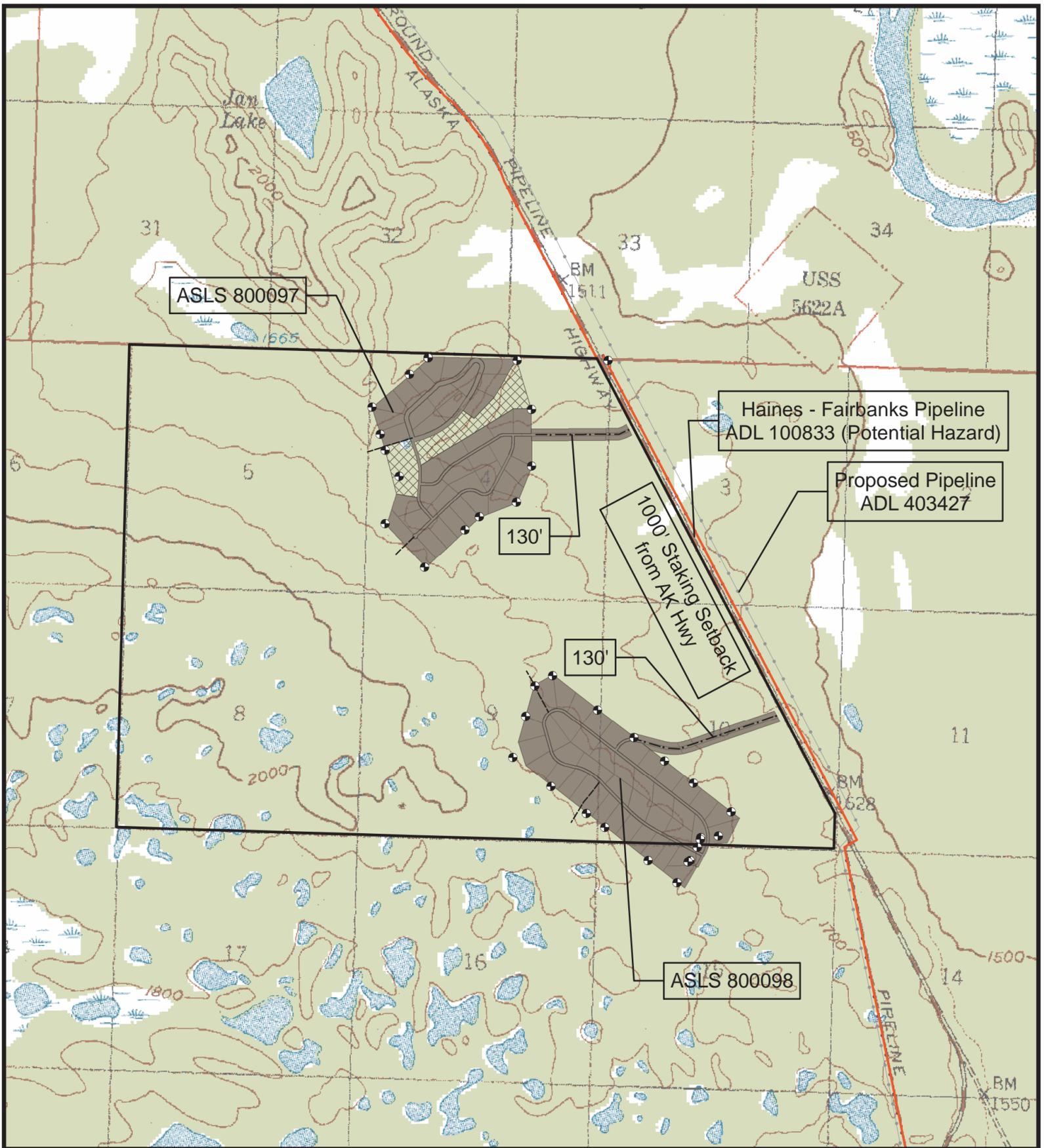
Estimated Survey Cost: \$5,500 - \$6,500

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



Staking Map: Tower Bluffs

Remote Recreational Cabin Sites Staking Area # 1105104



© 2005
DNR, Tower Bluffs area

**USGS QUADS 1:63,360
Tanacross C-6
T20N R8E Copper River Meridian**

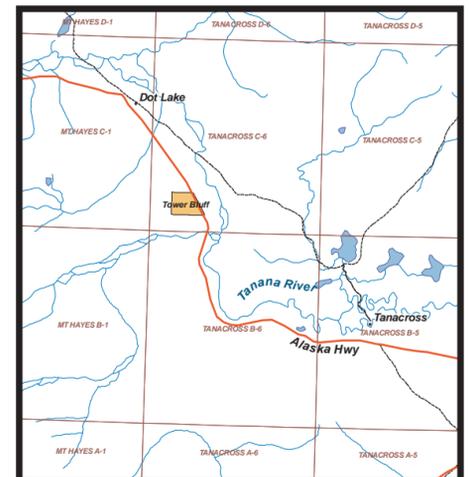
This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Notes:

- Maximum parcel size: 20 acres
- Minimum parcel size: 5 acres
- Staking authorizations: 40
- Staking period: August 26, 2005 to January 30, 2006
- 1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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 may not be staked over a surveyed section line.
- 2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
- 3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.
- 4. A staking setback is required from unauthorized improvements.
- 5. A staking setback is required from airstrips used by the public.
- 6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
- 7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
- 8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
- 9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
- 10. See the general staking instructions and area-specific supplemental staking instructions for additional information.



Legend	
	Staking Area
	Existing Parcels
	Reserved Area
	Access Easement
	Alaska Highway
	Fairbanks-Haines Pipeline
	Proposed Pipeline
	Staking Setback
	Monuments



How to Locate a Parcel of Surveyed State Land

If you are interested in applying for a parcel of state land, you are strongly encouraged to first review all the information and then personally inspect the land before filing an application. The land chosen by an applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.

The State of Alaska offers land for sale at fair market value and includes parcels of land that have all been previously surveyed. To accurately determine the location of the parcel on the ground, you will have to locate one or more of the survey monuments for the parcel. Survey monuments look like this:



The survey monuments define the corners of each surveyed lot (often, a lot corner may have only a piece of rebar with an aluminum cap instead of a monument -- the survey plat should tell you this). The monuments are usually very close to the ground, and in many instances are overgrown and obscured. Some monuments may actually be out of the ground due to frost heaving and the playful pulling of bears.

A really good way to get oriented is by using a USGS map for your area of interest (at a scale of 1:63,360). These maps contain physical features such as hills, lakes, and rivers that may help you find your way around. USGS maps are available from the Earth Science Information Center on the Alaska Pacific University campus at 4320 University Drive, Room 101, Anchorage, Alaska, 99508-4664 (phone: (907) 786-7011). Some private businesses may also carry USGS maps in your area.

To find the correct reference for the USGS map(s) of your area, look under the vicinity map on the upper right corner of the state survey plat, or you may use the "USGS Map Reference" on the N 133 screen for the Department's Land Administration System (LAS) computers. Before you start, you will need to know the Meridian, Township, Range and Section(s), which are listed in the parcel table under "MTRS". These computers are located at DNR information offices.

The easiest way to find a monument is to find a bearing tree. Get a copy of the survey plat for the parcel or subdivision (available from DNR Information Offices for \$2.00 per sheet). The survey number is listed in the parcel table. The survey plat will show locations and types of monuments at each lot corner, distances along lot lines, and the general configuration of the subdivision. The survey plat will also show if there is a bearing tree for the monument. Bearing trees usually have a 4.5"x6" yellow bearing tree tag that lists the bearing and distance to the monument. The bearing tree tag will look something like this:



Note: Don't forget to account for magnetic declination when getting your bearings! Review all the available information on the parcel. The appraisal report (available from DNR Information Offices) will be especially helpful, as it may have pictures of the parcel and surrounding area. Try to pick out some distinctive features in the pictures that could help you locate the lot on the ground (a uniquely shaped tree, for example).

Get a copy of the land status plat that shows the parcel. The status plat (available from DNR Information Offices for \$2.00 per sheet) will show which lots in the subdivision or area have been disposed of previously, and may help you figure out which lots in the area have people living on them. You may try asking people living in the area what their lot and block numbers are—this will help orient you.

Take a compass and measuring tape to help orient yourself and measure distances along lot lines. Look for brushed and cleared lines—these may be the lot lines for the parcel you are looking for. Also look for the surveyors tape and wooden stakes -- sometimes these were used to mark the locations of the monuments. Also, a metal detector is a very useful tool in locating monuments.

If you use a Positioning System (GPS) device, you may find the "Land File Reference" on our LAS System (available for use at DNR Information Offices) useful for information on the latitude and longitude of the section corner closest to the parcel. This information is accessed through the N133 screen, using Meridian, Township, Range and Section. Please be aware that the GPS collects datum in NAD 83, while the maps use NAD 27 information. Make sure the GPS datum is set for NAD 27, or a conversion must be done. In addition, the GPS is only accurate to within 100 meters (roughly the length of a football field), unless the GPS is differentially corrected.

Once you find a monument, compare the markings on the top of the cap with the survey plat. This will let you know which corner you are at. Compare the survey "ASLS" number with the status plat to determine which survey that you are at. If you are unable to tell what corner the monument is supposed to be for, write down the exact markings from the cap and talk with a surveyor.

If you still cannot locate the monuments, please let us know. Contact one of the DNR Public Information Centers listed on page 2.

On-Line Resources

These websites are listed here as a reference to assist you when researching a parcel, a land region, or certain development restrictions or policies. They may also provide links to appropriate regional offices and phone numbers. This is by no means a complete list of agencies that have authority over all aspects of land ownership and development, but it is a good place to start. Many of these websites are referenced throughout this brochure.



State of Alaska	www.state.ak.us
Alaska Legislature (current statutes, regulations, etc.).....	www.legis.state.ak.us
Department of Natural Resources	www.dnr.state.ak.us
Division of Mining, Land & Water	www.dnr.state.ak.us/mlw
Alaska State Land Offerings	www.dnr.state.ak.us/mlw/landsale
Division of Mining, Land & Water Factsheets	www.dnr.state.ak.us/mlw/factsht
RS 2477 Rights-Of-Way	www.dnr.state.ak.us/mlw/trails/rs2477
Office of Habitat Management & Permitting.....	www.dnr.state.ak.us/habitat
Office of History and Archaeology	www.dnr.state.ak.us/parks/oha
Water Resources Program	www.dnr.state.ak.us/mlw/water
Division of Forestry	www.dnr.state.ak.us/forestry
Land Records Information (DNR)	www.dnr.state.ak.us/landrecords
Land Records Information (DNR and BLM)	www.landrecords.info
Department of Fish and Game	www.adfg.state.ak.us
Dept. of Transportation & Public Facilities	www.dot.state.ak.us
Department of Environmental Conservation	www.state.ak.us/dec
Alaska Railroad Corporation.....	www.alaskarailroad.com
Dept. of Community & Economic Development	www.dced.state.ak.us
US Government.....	www.firstgov.gov
Bureau of Land Management Alaska.....	www.ak.blm.gov
U.S. Fish and Wildlife Service	www.fws.gov
U.S. Army Corps of Engineers	www.usace.army.mil
Firewise	www.firewise.org

Nominating Land for State Land Programs

The Department of Natural Resources seeks nominations from the public for state land sales and considers public interest when offering land through the subdivision sales auction program or the remote recreational cabin site staking program. You have an opportunity to make your interest known by participating in the land nomination process, or requesting specific land is included under one of these programs. The request must be in writing. The land sale nomination form is used to document public input in the land sale planning process.

Land sale nomination forms and information on previously accepted nominations are available at Public Information Centers and online at www.dnr.state.ak.us/mlw/landsale.

If you are interested in nominating land for state land sale programs fill out a nomination form and return it to a Public Information Center. You must include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and if it is classified for settlement under land use plans, or designated for some other use. The nomination form lists additional resources you can use to check that land you nominate can be considered for sale.

You may nominate land for residential use, recreational use, or remote sites for the stake-it yourself program.

Nomination forms must be submitted before March 31 in order to be considered for review in the current year.

Nominations received after March 31 will be considered the following year. You may submit land sale nomination forms year round. There is no fee for nominating land for a state land sale. You may submit a nomination form for more than one area.

Nominations are used in a multi-year process by the Department of Natural Resources land sale programs.

After the land nominations are received the Department researches the nominations. Acceptable nominations may be incorporated into future land sale offerings.

Land sale offerings are subject to a formal decision-making process. The Department considers state laws, regulations, and established policies when issuing decisions. The character of the land, recommendations made by resource experts, and public input are also considered. The Department accepts public comment for specific land sale decisions before land is offered.

The Department uses many ways to inform the public about land sales.

Look for display ads in local and statewide newspapers for public notices, information on open houses, and land sale brochure availability. Additional information is posted online. Questions may be directed to a Public Information Center. Contact information is available online at www.dnr.state.ak.us/pic.

Land sale nomination forms do not confer rights or priority in the lands nominated to any member of the public.

Submitting a nomination form notifies the state that there is specific land you would like offered through one of the state land sale programs. The nomination is not a claim, does not imply that you have the right to use or occupy the land nominated, nor is the state obligated to sell or otherwise dispose of the land.

For further information, contact:

DNR Public Information Center
550 West 7th Avenue, Suite 1260, Anchorage, AK 99501-3557
Phone: 907-269-8400, Fax: 907-269-8901, TDD: 907-269-8411
E-Mail: pic@dnr.state.ak.us

DNR Public Information Center
3700 Airport Way, Fairbanks, AK 99709
Phone: 907-451-2705, Fax: 907-451-2706, TDD: 907-451-2770
E-mail: fbx-pic@dnr.state.ak.us

DNR Land Information Office
400 Willoughby Avenue, 4th Floor, Juneau, AK 99801
Phone: (907) 465-3400, Fax: (907) 586-2954
E-mail: Southeast_Land@dnr.state.ak.us

Nominating Land for State Land Sale Programs Forms

For DNR Use Only (Tracking # _____)

NOMINATION OF STATE LAND FOR SALE

Please check one:

Fairbanks **Anchorage** **Juneau**

DNR Public Information Center
 3700 Airport Way
 Fairbanks, AK 99709
 (Corner of University & Airport Way)
 Phone: (907) 451-2705
 Fax: (907) 451-2706
 TDD: (907) 451-2770
 E-mail: fbx-pic@dnr.state.ak.us
 Business Hours: 10:00 am to 5:00 pm, M-F

DNR Public Information Center
 Robert B. Atwood Building
 550 West 7th Avenue, Suite 1260
 Anchorage, AK 99501-3557
 Phone: (907) 269-8400
 Fax: (907) 269-8901
 TDD: (907) 269-8411
 E-mail: pic@dnr.state.ak.us
 Business Hours: 10:00 am to 5:00 pm, M-F

DNR Land Information Office
 400 Willoughby Ave., 4th Floor
 Juneau, AK 99801
 Phone: (907) 465-3400
 Fax: (907) 586-2954
 E-mail: Southeast_Land@dnr.state.ak.us
 Business Hours: 8:00 am to 5:00 pm, M-F

Use this form to nominate land owned by the State of Alaska to sell for private ownership. The nominated land cannot be within legislatively designated areas such as state parks, state critical habitat areas, state recreation river corridors, etc., or land conveyed by the State to the University of Alaska, Mental Health Trust, boroughs, municipalities, or already conveyed to private ownership. The land must also be classified for settlement. To confirm that the land you nominate can be considered for sale, please visit the following websites:

- Public Information Center Website: <http://www.dnr.state.ak.us/pic/>
- Status Plats, Surveys and Land Records: <http://www.dnr.state.ak.us/landrecords>
- Area Plans: <http://www.dnr.state.ak.us/mlw/planning/areaplans/>
- Current Land Offerings: <http://www.dnr.state.ak.us/mlw/landsale/>

Name (print) _____ Date _____

Mailing Address: _____

City/State/Zip _____

E-Mail _____

Message Phone () _____ Day Phone () _____ Fax () _____

What type of sale are you nominating this land for?

Residential lots (approx. 1-5 acres)

Recreational lots (approx. 5-10 acres)

Remote sites to stake on your own (approx. 5-20 acres)

Other

Is the land you are nominating state owned land? **yes** **no**. If no, the land cannot be considered at this time.

Is the land you are nominating classified for settlement? **yes** **no**. If no, the land cannot be considered for sale at this time. Your nomination will be kept on file and considered if/when the land is classified for settlement.

Where is the nominated land located? **Attach a map (1:63,360 USGS), state status plat or sketch plat showing the location of the nominated area in relation to fixed geographical features or survey monuments, the location of any buildings and improvements on the land, and any known access routes to the land.**

Legal Description: Meridian _____, Township _____, Range _____, Section(s) _____

(If applicable): Lot(s) _____ Block _____ or Tract # _____ of ASLS (Alaska State Land Survey) No.: _____ or USS (US Survey) No.: _____

(If applicable): Subdivision Name _____

Municipality or Borough _____ Acres _____ Lat/Long (optional) _____

Nomination Form

Side 1

For DNR Use Only (Tracking # _____)

NOMINATION OF STATE LAND FOR SALE

Please check one:

Fairbanks **Anchorage** **Juneau**

DNR Public Information Center
 3700 Airport Way
 Fairbanks, AK 99709
 (Corner of University & Airport Way)
 Phone: (907) 451-2705
 Fax: (907) 451-2706
 TDD: (907) 451-2770
 E-mail: fbx-pic@dnr.state.ak.us
 Business Hours: 10:00 am to 5:00 pm, M-F

DNR Public Information Center
 Robert B. Atwood Building
 550 West 7th Avenue, Suite 1260
 Anchorage, AK 99501-3557
 Phone: (907) 269-8400
 Fax: (907) 269-8901
 TDD: (907) 269-8411
 E-mail: pic@dnr.state.ak.us
 Business Hours: 10:00 am to 5:00 pm, M-F

DNR Land Information Office
 400 Willoughby Ave., 4th Floor
 Juneau, AK 99801
 Phone: (907) 465-3400
 Fax: (907) 586-2954
 E-mail: Southeast_Land@dnr.state.ak.us
 Business Hours: 8:00 am to 5:00 pm, M-F

Use this form to nominate land owned by the State of Alaska to sell for private ownership. The nominated land cannot be within legislatively designated areas such as state parks, state critical habitat areas, state recreation river corridors, etc., or land conveyed by the State to the University of Alaska, Mental Health Trust, boroughs, municipalities, or already conveyed to private ownership. The land must also be classified for settlement. To confirm that the land you nominate can be considered for sale, please visit the following websites:

- Public Information Center Website: <http://www.dnr.state.ak.us/pic/>
- Status Plats, Surveys and Land Records: <http://www.dnr.state.ak.us/landrecords>
- Area Plans: <http://www.dnr.state.ak.us/mlw/planning/areaplans/>
- Current Land Offerings: <http://www.dnr.state.ak.us/mlw/landsale/>

Name (print) _____ Date _____

Mailing Address: _____

City/State/Zip _____

E-Mail _____

Message Phone () _____ Day Phone () _____ Fax () _____

What type of sale are you nominating this land for?

Residential lots (approx. 1-5 acres)

Recreational lots (approx. 5-10 acres)

Remote sites to stake on your own (approx. 5-20 acres)

Other

Is the land you are nominating state owned land? **yes** **no**. If no, the land cannot be considered at this time.

Is the land you are nominating classified for settlement? **yes** **no**. If no, the land cannot be considered for sale at this time. Your nomination will be kept on file and considered if/when the land is classified for settlement.

Where is the nominated land located? **Attach a map (1:63,360 USGS), state status plat or sketch plat showing the location of the nominated area in relation to fixed geographical features or survey monuments, the location of any buildings and improvements on the land, and any known access routes to the land.**

Legal Description: Meridian _____, Township _____, Range _____, Section(s) _____

(If applicable): Lot(s) _____ Block _____ or Tract # _____ of ASLS (Alaska State Land Survey) No.: _____ or USS (US Survey) No.: _____

(If applicable): Subdivision Name _____

Municipality or Borough _____ Acres _____ Lat/Long (optional) _____

Nomination Form

Side 1

Nominating Land for State Land Sale Programs Forms

Nomination of State Land for Sale (continued)

Geographic Location: _____

Is there any current activity on the state land? **yes** **no**. If yes, what is the activity? _____

Are there any improvements on the land now? **yes** **no**. If yes, who owns the improvements, and what is the estimated value? _____

Is the land nominated subject to any existing leases, permits or mining claims? **yes** **no**. If yes, what name is the lease/permit/mining claim issued under? _____

Alaska Division of Lands (ADL) casefile number (if known): _____

NOTICE TO NOMINATOR:

This does not constitute an application for state land under AS 38.05.035. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. The director has determined the above requested information is the minimum necessary in order to process a nomination for the sale of state land. Should all or part of this requested information not be provided then the division will be unable to consider the nomination.

The filing of this nomination form vests the nominator with NO right or priority in the lands nominated. Filing a nomination serves the purpose of notifying the state that an individual is interested in the land being offered in one of the state land sale programs in the future. It is not a claim. It does not imply that the nominator has any right to use or occupy the land nominated, nor does it in any way obligate the state to sell or dispose of the land. Nominations that are selected for inclusion in state land sale programs will be posted on the DNR web site. Those that were not accepted may have been inappropriate for land sale or may be considered in future years.

This information is made a part of the state public land records and becomes public information 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.

DNR Use Only

Nomination received by: _____ (Public Information Center) Date _____

- Name and contact information for the nominator is complete.
- Legal description is sufficient to locate the land.
- USGS map, state status plat or sketch plat is attached.
- The land is state-owned land and not in a legislatively designated area (state park, critical habitat area, etc.).
- The land has not already been conveyed out of state ownership (municipal entitlement, land sale, etc.).
- The area is classified for settlement.
- Other _____

Form # 102-4043 (Rev. 1/05)

Nomination accepted: _____ (date)	Included in offering: _____
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Nomination Form

Side 2

Nomination of State Land for Sale (continued)

Geographic Location: _____

Is there any current activity on the state land? **yes** **no**. If yes, what is the activity? _____

Are there any improvements on the land now? **yes** **no**. If yes, who owns the improvements, and what is the estimated value? _____

Is the land nominated subject to any existing leases, permits or mining claims? **yes** **no**. If yes, what name is the lease/permit/mining claim issued under? _____

Alaska Division of Lands (ADL) casefile number (if known): _____

NOTICE TO NOMINATOR:

This does not constitute an application for state land under AS 38.05.035. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. The director has determined the above requested information is the minimum necessary in order to process a nomination for the sale of state land. Should all or part of this requested information not be provided then the division will be unable to consider the nomination.

The filing of this nomination form vests the nominator with NO right or priority in the lands nominated. Filing a nomination serves the purpose of notifying the state that an individual is interested in the land being offered in one of the state land sale programs in the future. It is not a claim. It does not imply that the nominator has any right to use or occupy the land nominated, nor does it in any way obligate the state to sell or dispose of the land. Nominations that are selected for inclusion in state land sale programs will be posted on the DNR web site. Those that were not accepted may have been inappropriate for land sale or may be considered in future years.

This information is made a part of the state public land records and becomes public information 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.

DNR Use Only

Nomination received by: _____ (Public Information Center) Date _____

- Name and contact information for the nominator is complete.
- Legal description is sufficient to locate the land.
- USGS map, state status plat or sketch plat is attached.
- The land is state-owned land and not in a legislatively designated area (state park, critical habitat area, etc.).
- The land has not already been conveyed out of state ownership (municipal entitlement, land sale, etc.).
- The area is classified for settlement.
- Other _____

Form # 102-4043 (Rev. 1/05)

Nomination accepted: _____ (date)	Included in offering: _____
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Nomination Form

Side 2

2005 Remote Recreational Cabin Site Offering #5 - Customer Survey Forms



DNR APPRECIATES YOUR FEEDBACK!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office. Thank you!

- 1. How did you first hear about the State of Alaska's land sale programs?
2. What land sale programs are you interested in?
3. Have you ever purchased land from the state, and if so, were you satisfied with the process?
4. Would you prefer areas with road access directly to the parcels or parcels that are less accessible, requiring other means such as hiking, boating, flying, or ATV?
5. For parcels with no direct road access, what type of access would you prefer?
6. In a remote area without road access, what size parcel would interest you?
7. If road access was provided, which typically increases the per acre value, what size parcel would interest you?
8. In your opinion, do you feel the state is offering reasonably priced land?
9. Have you used the DNR website (www.dnr.state.ak.us) to obtain information on state land sale programs?
10. If yes, in your opinion was it user-friendly?
11. Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?
12. Are the brochures easy to read and understand?
13. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
14. What time of the year would you like to see state land sales held?

Additional comments:
Nov - Feb Mar - June July - Oct



DNR APPRECIATES YOUR FEEDBACK!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office. Thank you!

- 1. How did you first hear about the State of Alaska's land sale programs?
2. What land sale programs are you interested in?
3. Have you ever purchased land from the state, and if so, were you satisfied with the process?
4. Would you prefer areas with road access directly to the parcels or parcels that are less accessible, requiring other means such as hiking, boating, flying, or ATV?
5. For parcels with no direct road access, what type of access would you prefer?
6. In a remote area without road access, what size parcel would interest you?
7. If road access was provided, which typically increases the per acre value, what size parcel would interest you?
8. In your opinion, do you feel the state is offering reasonably priced land?
9. Have you used the DNR website (www.dnr.state.ak.us) to obtain information on state land sale programs?
10. If yes, in your opinion was it user-friendly?
11. Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?
12. Are the brochures easy to read and understand?
13. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
14. What time of the year would you like to see state land sales held?

Additional comments:
Nov - Feb Mar - June July - Oct

2005 Remote Recreational Cabin Site Offering #5 - Application and Credit Card Forms

\$25.00 Filing Fee (non-refundable)

Receipt No. _____
 Receipt Type LA
 Received By _____

2005 REMOTE RECREATIONAL CABIN SITES
Staking Authorization Application/Eligibility Certification

Last Name (please print) _____ M.I. _____ Date of Birth _____
 Mailing Address _____
 City _____ State _____ Zip Code _____
 Daytime Telephone _____ Message phone _____

I hereby apply for _____ *Staking Area Name* _____ *Area No.* _____

Applications must be received no later than 5:00 p.m., July 15, 2005.

Please read all the information in the 2005 Remote Recreational Cabin Site Offering brochure before completing this form and applying. 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, or have provided Visa or MasterCard information and authorization for payment, in the amount of **\$25.00** for each area applied for. I understand this fee only entitles me to the opportunity to apply for a staking authorization and does not guarantee I shall receive one. Credit card users, please use the separate form provided to submit your credit card information. Be sure to include your form when you submit your application.

I understand that I may receive only one Remote Recreation Cabin Site per offering. If I withdraw my application, am ineligible or 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 have checked for any errata or supplemental information.

- 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 application and 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.

You may also apply online at www.dnr.state.ak.us/mlw/landsale/

MAIL APPLICATIONS TO:	DELIVER APPLICATIONS IN PERSON TO:
Remote Recreational Cabin Sites	SOUTHCENTRAL REGION
Department of Natural Resources	DNR Public Information Center
Financial Services Section	550 West 7th Avenue, Suite 1260
550 West 7th Avenue, Suite 1410	Fairbanks, AK 99709-2770
Anchorage, AK 99501-3561	Phone and hours:
Fax applications to: (907) 269-8901	(907) 451-2705, TDD 451-2770
(with the credit card form)	Monday - Friday, 10 a.m. to 5 p.m.
	SOUTHEAST REGION
	Information Office
	400 Willoughby Avenue, 4th Floor
	Juneau, AK 99801
	Phone and hours:
	(907) 465-3400, TDD 465-3888
	Monday - Friday, 9 a.m. to 5 p.m.

2005 REMOTE RECREATIONAL CABIN SITES
Staking Authorization Application/Eligibility Certification

CREDIT CARD AUTHORIZATION AND PAYMENT FORM

CREDIT CARD USERS: Please use this separate form for payment by credit card. The Department of Natural Resources accepts Visa and MasterCard credit cards as a form of payment for your staking authorization application. If your credit card is not accepted, you will be informed by phone or mail to the address of record. You will have until the original due date to remit acceptable payment. **Be sure to include this form with your application!**

Note: Credit card information will be destroyed once payment has been made.

Check one: **Visa** _____ **MasterCard** _____

Receipt No. _____
 Receipt Type LA
 Received by _____

Credit Card Account #: _____
 Amount to Charge: \$ _____ Exp. Date: _____
 Name on Card (please print): _____
 Address: _____
 City, State, & Zip Code: _____
 Customer Telephone: (_____) _____
Cardholder Signature: _____

\$25.00 Filing Fee (non-refundable)

Receipt No. _____
 Receipt Type LA
 Received By _____

2005 REMOTE RECREATIONAL CABIN SITES
Staking Authorization Application/Eligibility Certification

Last Name (please print) _____ M.I. _____ Date of Birth _____
 Mailing Address _____
 City _____ State _____ Zip Code _____
 Daytime Telephone _____ Message phone _____

I hereby apply for _____ *Staking Area Name* _____ *Area No.* _____

Applications must be received no later than 5:00 p.m., July 15, 2005.

Please read all the information in the 2005 Remote Recreational Cabin Site Offering brochure before completing this form and applying. 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, or have provided Visa or MasterCard information and authorization for payment, in the amount of **\$25.00** for each area applied for. I understand this fee only entitles me to the opportunity to apply for a staking authorization and does not guarantee I shall receive one. Credit card users, please use the separate form provided to submit your credit card information. Be sure to include your form when you submit your application.

I understand that I may receive only one Remote Recreation Cabin Site per offering. If I withdraw my application, am ineligible or 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 have checked for any errata or supplemental information.

- 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 application and 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.

You may also apply online at www.dnr.state.ak.us/mlw/landsale/

MAIL APPLICATIONS TO:	DELIVER APPLICATIONS IN PERSON TO:
Remote Recreational Cabin Sites	SOUTHCENTRAL REGION
Department of Natural Resources	DNR Public Information Center
Financial Services Section	550 West 7th Avenue, Suite 1260
550 West 7th Avenue, Suite 1410	Fairbanks, AK 99709-2770
Anchorage, AK 99501-3561	Phone and hours:
Fax applications to: (907) 269-8901	(907) 451-2705, TDD 451-2770
(with the credit card form)	Monday - Friday, 10 a.m. to 5 p.m.
	SOUTHEAST REGION
	Information Office
	400 Willoughby Avenue, 4th Floor
	Juneau, AK 99801
	Phone and hours:
	(907) 465-3400, TDD 465-3888
	Monday - Friday, 9 a.m. to 5 p.m.

Over-The-Counter Parcels Available

Over 2,500 parcels containing over 20,000 acres are immediately available for purchase!

The Department of Natural Resources currently has over 2,500 parcels available for purchase Over-The-Counter on a first-come, first-served basis. These parcels are offered at the minimum bid price and are located throughout the state. For a complete listing of available parcels and purchase information, go to any one of our Public Information Offices, or go to our website at www.dnr.state.ak.us/mlw/landsale/otc/.

How to Submit an Over-The-Counter Application On-line

To apply for a parcel on-line, go to www.dnr.state.ak.us/landsale and follow the appropriate link. The on-line application process will ask for a MasterCard or Visa credit card authorization.

How to Submit an Over-The-Counter Application by Mail or in Person

A complete Over-The-Counter application package (for mailing or hand delivery) includes the following items:

- A completed Over-The-Counter application form.
- A completed Declaration of Intent form
- A non-refundable \$100.00 document handling fee.
- A down payment:
 - Must be at least five percent (5%) of the purchase price (minimum bid amount from the brochure). DO NOT ROUND DOWN!
 - Must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. DO NOT SEND CASH!
 - VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), DO NOT subtract your discount from your down payment. If you are a successful applicant, and you are an eligible veteran who has applied for the Veterans Land Discount, the discount will be deducted from the purchase price.

If you will be applying for a Veterans Land Discount, also include the following items:

- A completed Veteran Eligibility Affidavit.
- A copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty.
- A completed Waiver of Veterans Discount form, if there is more than one applicant.
- Proof of Alaska residency.

