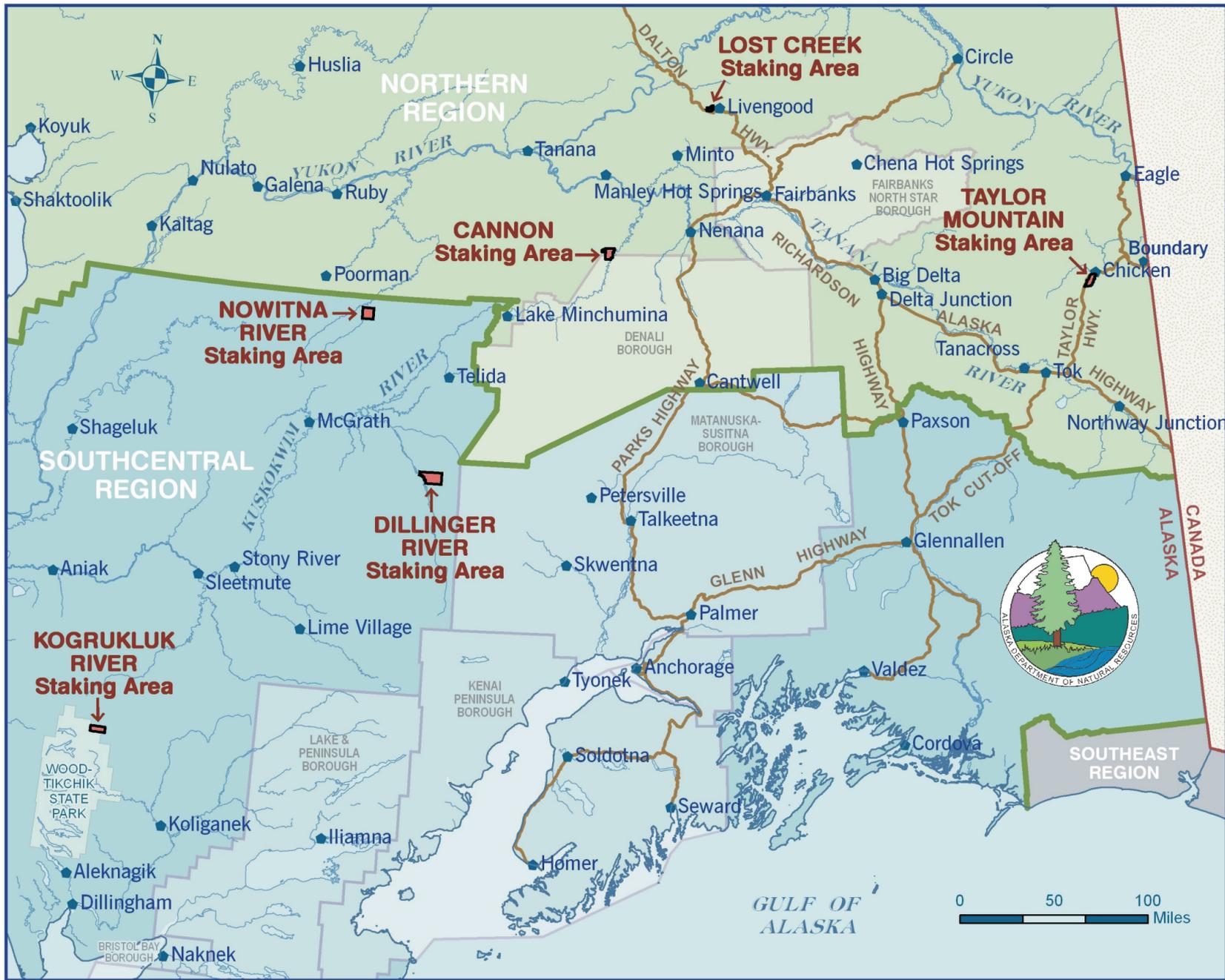




STAKE A PARCEL OF STATE LAND

REMOTE RECREATIONAL CABIN SITES 2006 OFFERING #6



2006 SCHEDULE

APPLICATION FILING PERIOD:
Wednesday, May 24, 2006 to Friday, July 7, 2006

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 7, 2006. Applications received after this time will not be accepted.

LOTTERY DRAWING:
10:00 a.m. Friday, July 21, 2006

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 and Fairbanks between August 14 and August 18, 2006. 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, staking areas, and survey and appraisal information.

STAKING PERIOD:
Friday, August 25, 2006 to Monday, January 29, 2007

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 28, 2006

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 Office 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 2006 Remote Recreational Cabin Sites Offering #6, produced at a cost of \$1.00 per copy, in Anchorage, Alaska.

Foreword

REMOTE RECREATIONAL CABIN SITE STAKING PROGRAM #6



Dear Fellow Alaskans,

Perhaps the only thing more powerful than the lure of the Great Land is the desire of Alaskans to actually own a piece of land where they might build a cabin and enjoy the state's wild beauty up close.

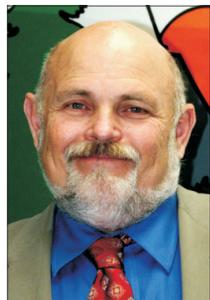
I am pleased to announce our latest effort to make state land available for Alaskans: the 2006 Remote Recreational Cabin Sites staking program. I encourage you to review this brochure carefully to understand the program and the steps it lays out to help you achieve private ownership of a remote recreational site.

We are blessed to live in a state with unmatched beauty and opportunity. Through this staking program and your hard work, you can soon be on your way to achieving your Alaskan dream.

Good luck!

Sincerely yours,

Frank H. Murkowski, Governor



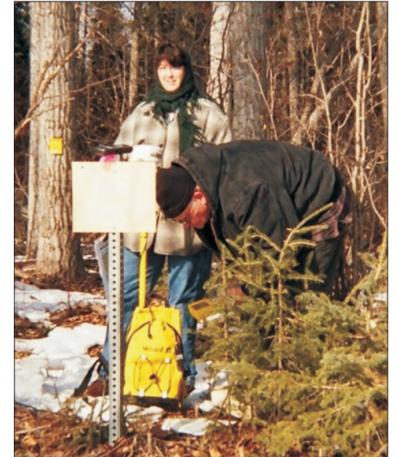
Dear Fellow Alaskans,

The Remote Recreational Cabin staking program is one of several efforts by the Department of Natural Resources to place state land into the hands of Alaskans like you. I am proud of these efforts and pleased with the sites we are making available this year.

We are offering 223 parcels, half of them near the Dillinger, Kogrukuk, and Nowitna rivers in Southcentral Alaska, and half in the Cannon, Lost Creek, and Taylor Mountain North areas of Northern Alaska. Each of these parcels offers the opportunity to stake out, claim and ultimately own a piece of Alaska of your very own. The staff of the Department of Natural Resources looks forward to helping you begin realizing your Alaska dream of land ownership. I urge you to fully explore this chance to purchase "Land for Alaskans."

Sincerely,

Michael L. Menge, Commissioner



DNR staff inspect a remote parcel survey

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 may only 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 2006. 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 www.dnr.state.ak.us/pic/stats_regs.

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 2006 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 Sites brochure and review the areas you are interested in.
- Personally inspect the staking areas when possible.
- Apply for a staking authorization for the area(s) 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 designated 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. 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 & 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 survey plats, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and case file 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) 786-7011; or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-6960; 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 it 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.



View of the Cannon staking area from the confluence of the Kantishna River and Ketzler Slough, looking northwest toward East Twin Lake.

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 2006 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 (12 months) 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

Tel: (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.

pic@dnr.state.ak.us

NORTHERN REGION

DNR Public Information Center
700 Airport Way, Fairbanks, AK 99709-4699

Tel: (907) 451-2705, fax: (907) 451-2706, TDD: (907) 451-2770

Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m.

fbx-pic@dnr.state.ak.us

SOUTHEAST REGION

Information Office
400 Willoughby Avenue, 4th Floor, Juneau, AK 99801

Tel: (907) 465-3400, fax: (907) 586-2954, TDD: (907) 465-3888

Office hours: Monday through Friday, 9:00 a.m. - 5:00 p.m.

southeast_land@dnr.state.ak.us



The Taylor Mountain North staking area offers panoramic views of the Fortymile country.

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 (12 months) immediately prior to the date of application; that you are 18 years of age or older on the date of application; that you have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years; that you are not currently in default for nonpayment on a purchase contract or lease issued by the department; and that you have not been notified that you are in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

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

To be eligible to apply for the lottery, you must be an Alaska resident for at least one year (12 months) 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. State law (AS 01.10.055) defines a person's establishment of residency as "being physically present in the state with the intent to remain in the state indefinitely and to make a home in the state."

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 will 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).

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 21, 2006. 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 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 Michael Menge, 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 25, 2006 and ends 5:00 p.m. on Monday, January 29, 2007. 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 25, 2006. 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 a friend or 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.



Marking corner posts and clearing brush lines in the field can be a family affair.

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.

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. An agent can be anyone you choose such as a friend or family member. Anyone who stakes for you must be listed as an agent.

By applying for a lease, you agree to pay the quarterly deposits for the department's estimated costs to survey and appraise the parcel. You also agree to pay all fees and lease rentals, and pay the appraised market value for the parcel when purchased. Note: 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 28, 2006 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. The \$1,000 annual lease renewal payments are not credited toward the purchase price.

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 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.



Remote cabins provide opportunities for recreation and relaxation.

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

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 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.



Typical survey monument and survey marker set near staker's corner post.

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 and 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	\$10,000
Less survey deposit paid	- \$4,500
	\$5,500
Remaining balance of appraisal cost (if any)± \$150	
Balance for payoff or contract	\$5,650

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.

Only the original, qualified lessee is eligible to use the veterans' land discount when purchasing a Remote Recreational Cabin Site.

GENERAL CONDITIONS

Tentatively Approved Lands

The state has not received final patent from the federal government for some of the land in this offering. Such lands are designated as "tentatively approved". Title for parcels on tentatively approved land will be conditioned upon the state receiving patent from the federal government. Department regulations provide that if for any reason the state is denied patent to the land, a sale, lease or grant on this conditional basis will be canceled, and the money paid to purchase the land will be refunded. The state has no further liability to the lessee, purchaser, or any third party for termination of the contract (11 AAC 67.015).

Title to tentatively approved land will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved land, however, there may be practical problems including (1) title insurance companies may not provide title insurance unless this contingency is "excepted" from coverage, and (2) banks may not loan money for construction on, or the purchase of tentatively approved lands.

In this Remote Recreational Cabin Site offering, the following staking areas are all or in part on tentatively approved land: Taylor Mountain North and a portion of Cannon.

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. Establishing new routes or making improvements to existing rights of way or easements may require an authorization depending on the type of activity and the site specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel.

The state has no legal obligation to build roads or provide services to or within any subdivision or parcel. 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 on roads, trails, rivers and lakes by means of on- and off-road vehicles, snowmachines, airplanes, boats, or by foot. 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.

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 (11 AAC 96.020). The fact sheet at www.dnr.state.ak.us/mlw/factsht/gen_allow_use.pdf contains more information about these generally allowed uses, including a list of areas where they do not apply and other restrictions.

Travel across unreserved state land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; and traveling by horse, dogsled, or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine 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 Office of Habitat Management and Permitting for any motorized travel in fish bearing streams. Contact and program information can be found on-line at www.dnr.state.ak.us/habitat.
- 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.

Access improvements on unreserved state land may be allowed without a permit under the following conditions:

- Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw. (Making a trail does not create a property right or interest in the trail).
- Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.

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 appropriate 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.



Access to the Cannon staking area is possible by ski plane during the winter or float plane during the summer on the Kantishna River.

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. Before putting any dredged or fill material in wetlands (for example, to build a road, or any other land-clearing activity involving land leveling), purchasers may need a permit from the District Engineer of the U.S. Army Corps of Engineers. 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 at (907) 267-2342 for information on how to minimize conflicts with wildlife.

Fish & Habitat 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.

Fish & Game Requirements

Alaska Department of Fish and 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.

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

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/.



Establishing a defensible space is an important fire mitigation method. (Private property within Cannon staking area).

Fire Protection

Some state lands are in areas without fire protection or with only limited fire protection. The state assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. If you wish to develop your parcel, you should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE at www.firewise.org, can provide prospective landowners with valuable information regarding wildfire mitigation.

In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking or warming. All other burning in the permit areas requires a permit during the fire season.

There are potential liabilities if your fire escapes control (AS 41.15.060, AS 41.15.090). For further information regarding wildfire mitigation and burning permits, contact the regional DNR Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Offices as well as on-line at www.dnr.state.ak.us/forestry.

Timber and Other Building Materials on Site

Before receiving title to state land, purchasers are strictly prohibited from selling or removing from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel.

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

Archaeological Sites

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

Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish & Wildlife Service (USFWS) enforces this law. The USFWS generally recommends no clearing of vegetation within 330 feet of any nest. No construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Between June 1 and August 31, no construction activity should occur within 660 feet of active eagle nests until after juvenile birds have fledged. Nest trees should not be disturbed at all. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree.

Use of Adjacent State Land

Uses of unreserved 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.

Restrictions on Subdividing

You may not subdivide or re-plot the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements and in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC).

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

DNR reserves the right to adjourn, postpone, or cancel a land offering, in whole or in part, at any time prior to or during the offering, if necessary, to protect the interests of the State of Alaska. 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.

Brochure Amendments

This brochure is intended for informational purposes only and does not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets called errata. You may obtain a copy of new or existing errata from the DNR Public Information Offices or on-line at www.dnr.state.ak.us/mlw/landsale.

It is your responsibility to keep informed of any changes or corrections prior to submitting an application. DNR reserves the right to make changes up to the time a contract or patent is issued. DNR reserves the right to waive technical defects or errors in this publication.

Acronyms & Abbreviations Used In This Brochure

AAC	Alaska Administrative Code
ADEC	Alaska Department of Environmental Conservation
ADF&G	Alaska Department of Fish and Game
ADL	Alaska Division of Lands (case number prefix)
AS	Alaska Statute
ASCS	Alaska State Cadastral Survey
ASLS	Alaska State Land Survey
ACOE	Army Corps of Engineers
AZ MK	Azimuth Mark
CM	Control Monument
CS	Cadastral Survey/Control Survey
DNR	Department of Natural Resources
ESM	Easement
EV	Easement Vacation
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")
TR	Tract
USGS	United States Geological Survey
USS	United States Survey

Remote Recreational Cabin Sites Staking Area Information – 2006 Offering #6

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
1106201	Dillinger River	38,700	1,000	50	5 ac.	20 ac.	Aug. 25, 2006	Jan. 29, 2007	Unorganized
1106202	Kogruklu River	15,163	800	40	5 ac.	20 ac.	Aug. 25, 2006	Jan. 29, 2007	Unorganized
1106203	Nowitna	25,492	700	35	5 ac.	20 ac.	Aug. 25, 2006	Jan. 29, 2007	Unorganized
TOTALS		79,355	2,500	125					
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
1106104	Cannon	16,278	660	33	5 ac.	20 ac.	Aug. 25, 2006	Jan. 29, 2007	Denali
1106105	Lost Creek	3,880	1,000	50	5 ac.	20 ac.	Aug. 25, 2006	Jan. 29, 2007	Unorganized
1106106	Taylor Mountain	14,769	500	25	5 ac.	20 ac.	Aug. 25, 2006	Jan. 29, 2007	Unorganized
TOTALS		34,927	2,160	108					
GRAND TOTAL		114,282	4,660	233					

Dillinger River Remote Recreational Cabin Site Area No. 1106201

Physical Characteristics

Location	The Dillinger River staking area is approximately 65 miles east south-east of McGrath, west of the South Fork Kuskokwim River and Farewell Lake, bisected by the Dillinger River, and within sections 1-36 of Township 29 North, Range 22 West, Seward Meridian, sections 1-17, 21-28, and 34-36 of Township 29 North, Range 23 West, Seward Meridian, lying north and east of the South Fork Kuskokwim River.
Terrain & Major Features	The topography is moderately rolling mountain foothills, becoming increasingly level near the rivers. Elevation ranges from 1,110 to 2,534 feet above sea level.
Access	Access to the staking area is primarily by plane, either ski or float depending on the season and local conditions. Wheeled planes may be able to land on gravel bars along the South Fork Kuskokwim River. Access is also possible by snowmachine or boat along the South Fork Kuskokwim River and Dillinger River, and then across state land by snowmachine or ATV. There are known trap line trails and a tractor trail that bisects the staking area north of the Dillinger River.
View	There are potentially good views of the river valley, surrounding hills, and mountains.
Climate	The McGrath area has a cold, continental climate. Average summer temperatures range from 62 to 80 degrees, winters temperatures can range from -64 to 0 degrees. Precipitation is light, averaging 10 inches per year, including an average snowfall of 86 inches. Over 40% of the normal yearly precipitation occurs between June and July.
Soils	The majority of the area has very poorly drained soils with a shallow permafrost table that occupies broad, nearly level outwash plains and sloping valleys in moraine hills. The southeast portion has some well drained soils without permafrost on moraine hills. There are well drained soils on natural levees along existing and former river channels.
Vegetation	Vegetation includes black spruce, tundra dominated by sedge tussocks, mosses, willows, dwarf birch, and other low shrubs in the poorly drained areas. The well drained areas support white spruce, paper birch, and quaking aspen.
Water Source	Ground water quality and depth is unknown, but is likely to be affected by the area permafrost. Surface water sources include the Dillinger River and Jones River.



Make safety your first priority. Working with a partner or group is generally safer than working alone.

Easements And Reservations

Title	This land is patented to the State of Alaska, Patent No. 50-76-0162. The applicable State case file is GS 2170.
Area Plan, Management Unit, and Classification	The Dillinger River staking area is within the Kuskokwim Area Plan, Management Unit 13 – North Alaska Range, Subunit 13e - Dillinger River. The staking area is classified Settlement by Classification Order SC-88-01-13.
Municipal Authority	The area is within the 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 and 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 and 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 and 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.
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.

Dillinger River 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 Dillinger River Staking Area	Size: 10 acres Lot Type: 1st tier Kuskowkim River with 100' staking setback. Access: Ski plane, wheeled plane, or boat. Building Site: At least 50% level to gently sloping, adequately drained & wooded. Setbacks: 100' staking setback from Kuskokwim River and 100' building setback from the ordinary high water mark of all water bodies. Easements: Typical section-line easements and public access easements. Amenities: Riverfront amenities (w/100' setback)
Parcel "B" Hypothetical Key Parcel Dillinger River Staking Area	Size: 10 acres Lot Type: 2nd tier parcel 300' or more from fly-in lakes and/or 400' or more from the Kuskokwim River. 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: 100-foot building setback from the ordinary high water mark of all water bodies. Easements: Typical section-line easements and public access easements. Amenities: Limited view potential, no water frontage.
Interest Appraised	Fee simple title, excluding mineral rights

Effective Date of Value February 23, 2006

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" Dillinger River Staking Area	5.00 acres	\$2,128	\$10,600
	10.00 acres	\$1,600	\$16,000
	20.00 acres	\$1,200	\$24,000
Parcel "B" Dillinger River Staking Area	5.00 acres	\$851	\$4,300
	10.00 acres	\$640	\$6,400
	20.00 acres	\$480	\$9,600

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 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 area 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.

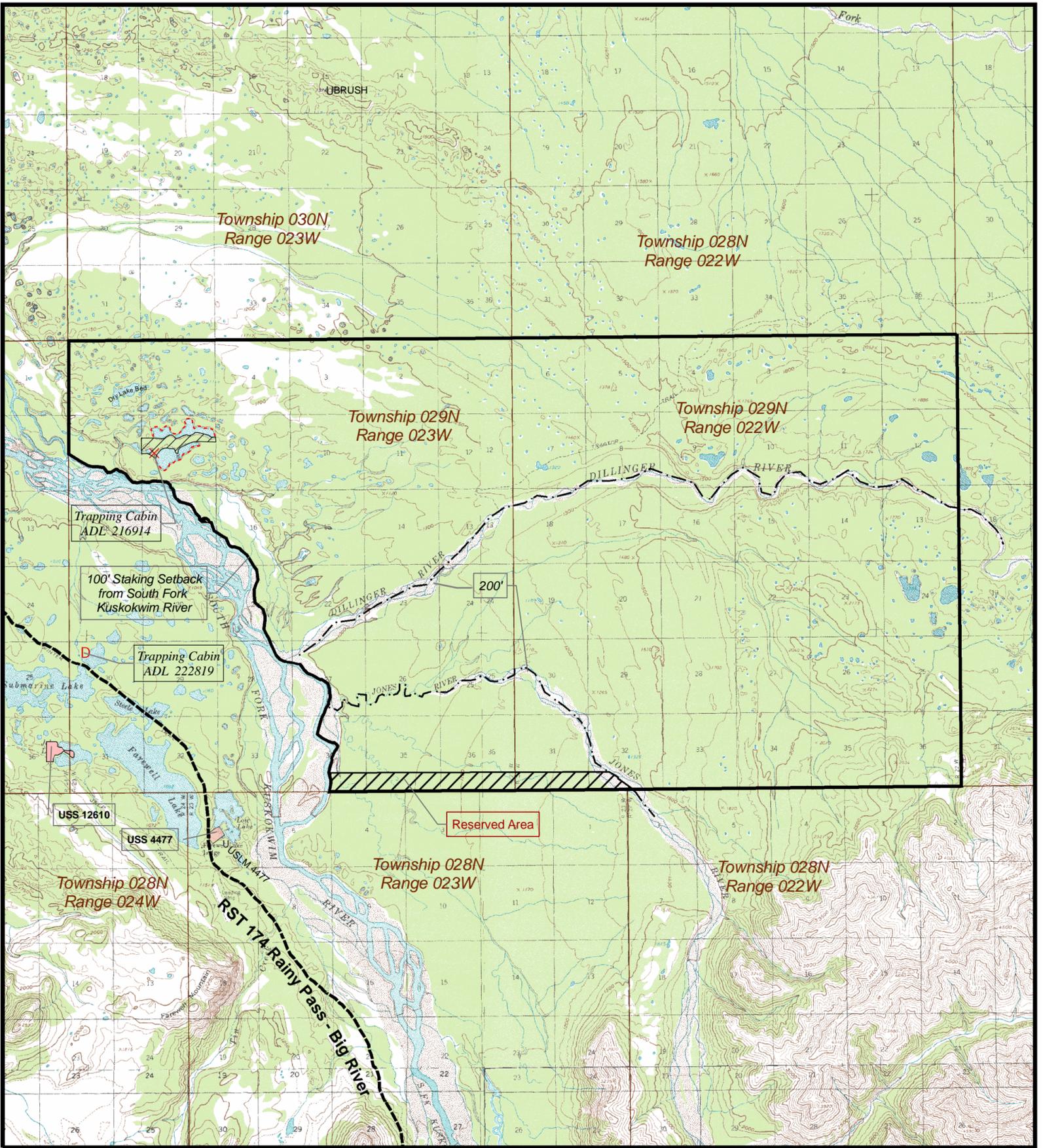
Estimated Survey Cost: \$5,000 - \$7,000

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: Dillinger River

Remote Recreational Cabin Sites Staking Area # 1106201



cm 5/5/06
dillinger_info_kr.mxd



**USGS QUADS 1:63,360
McGrath C-1, C-2
T29N R22W, T29N R23W
Seward Meridian**

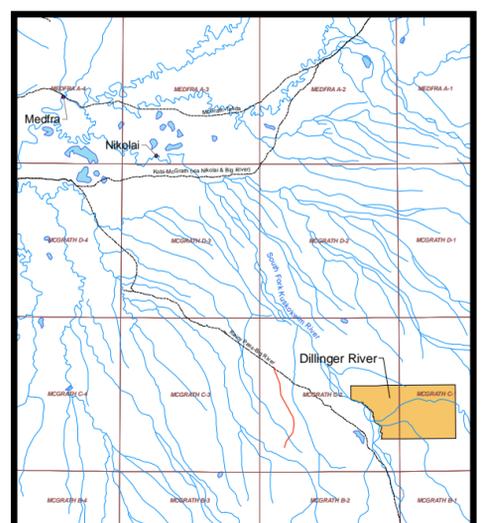
This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Notes:

- Maximum parcel size: 20 acres
- Minimum parcel size: 5 acres
- Staking authorizations: 50
- Staking period: August 25, 2006 to January 29, 2007
- 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
- Easements and Other Trails
- Staking Setback
- Waterfront Limitation
- Monument



Kogrukluk River Remote Recreational Cabin Site Area No. 1106202

Physical Characteristics

Location	The Kogrukluk River staking area is located approximately 94 miles north of Dillingham, just north and east of the Wood-Tikchik State Park boundary east of Ishlik and Upnuk Lakes. The area encompasses approximately 15,163 gross acres within Sections 19-36 of Township 4 North, Range 53 West, Seward Meridian and Sections 19-20, 29-32 of Township 4 North, Range 52 West, Seward Meridian.
Terrain & Major Features	Elevations within the staking area range from 950 to 2,000 feet. The western portion of the staking area has several hills and higher areas, with the remainder of the area featuring rolling topography and numerous lakes, ponds, rivers, and creeks.
Access	Primary summer and winter access is possible by float or ski plane to the three larger lakes located within the staking area. Access is also possible to the staking area across state lands by snowmachine or ATV.
View	There are potentially good views of the surrounding mountains and lakes. The peaks found in the western portion of the area likely provide excellent views of lower lying areas to the east.
Climate	The staking area has a cold, continental climate. Temperatures range from -58 to 90 degrees. Snowfall averages 85 inches, with total precipitation of 22 inches per year.
Soils	Soils types and the amount of permafrost is unknown.
Vegetation	The staking area consists mostly of muskeg and willow-alder thickets up to approximately the 900' elevation. Above this are bare rock, heath tundra, and alpine meadow. At the lowest elevations, wet tundra and marshlands are common.
Water Source	There are creeks, ponds, and lakes within the staking area boundary, but water quality and depth is unknown.



Typical winter view from the Kogrukluk staking area

Easements and Reservations

Title	This land is patented to the State of Alaska, Patent No. 50-76-0064 and 50-76-0124. The applicable State case files are GS 2119 and GS 2118.
Area Plan, Management Unit, and Classification	This area is located within the Kuskokwim Area Plan, Management Unit 15 – Holitna River, Subunit 15f – Boundary Lakes. The staking area is classified Settlement by Classification Order SC-88-001-15.
Municipal Authority	The area is within the 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 and 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 and Navigable Waterbodies and 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 and 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.
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.

Kogrukluk River 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 Kogrukluk River Staking Area	Size: 10 acres Lot Type: 1st tier parcel within 300' of the three larger lakes within the staking area Access: Float plane or ski plane Building Site: At least 50% level to gently sloping, adequately drained & wooded Setbacks: 100' building setback from the ordinary high water mark of all waterbodies Easements: Typical section-line & interior lot line easements Amenities: Lakefront view amenity
Parcel "B" Hypothetical Key Parcel Kogrukluk River Staking Area	Size: 10 acres Lot Type: 2nd tier parcel, interior lot Access: Float plane or ski plane to lakes within staking area, then across state lands. No developed access. Building Site: At least 50% level to gently sloping, adequately drained & wooded Setbacks: 100' building setback from the ordinary high water mark of all water bodies Easements: Typical section-line & interior lot line easements Amenities: Limited view potential, no water frontage
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	March 6, 2006

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"	5.00 acres	\$1,064	\$5,300
Kogrukluk River Staking Area	10.00 acres	\$800	\$8,000
	20.00 acres	\$600	\$12,000
Parcel "B"	5.00 acres	\$426	\$2,100
Kogrukluk River Staking Area	10.00 acres	\$320	\$3,200
	20.00 acres	\$244	\$4,900

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 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 area 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.

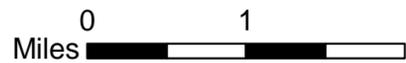
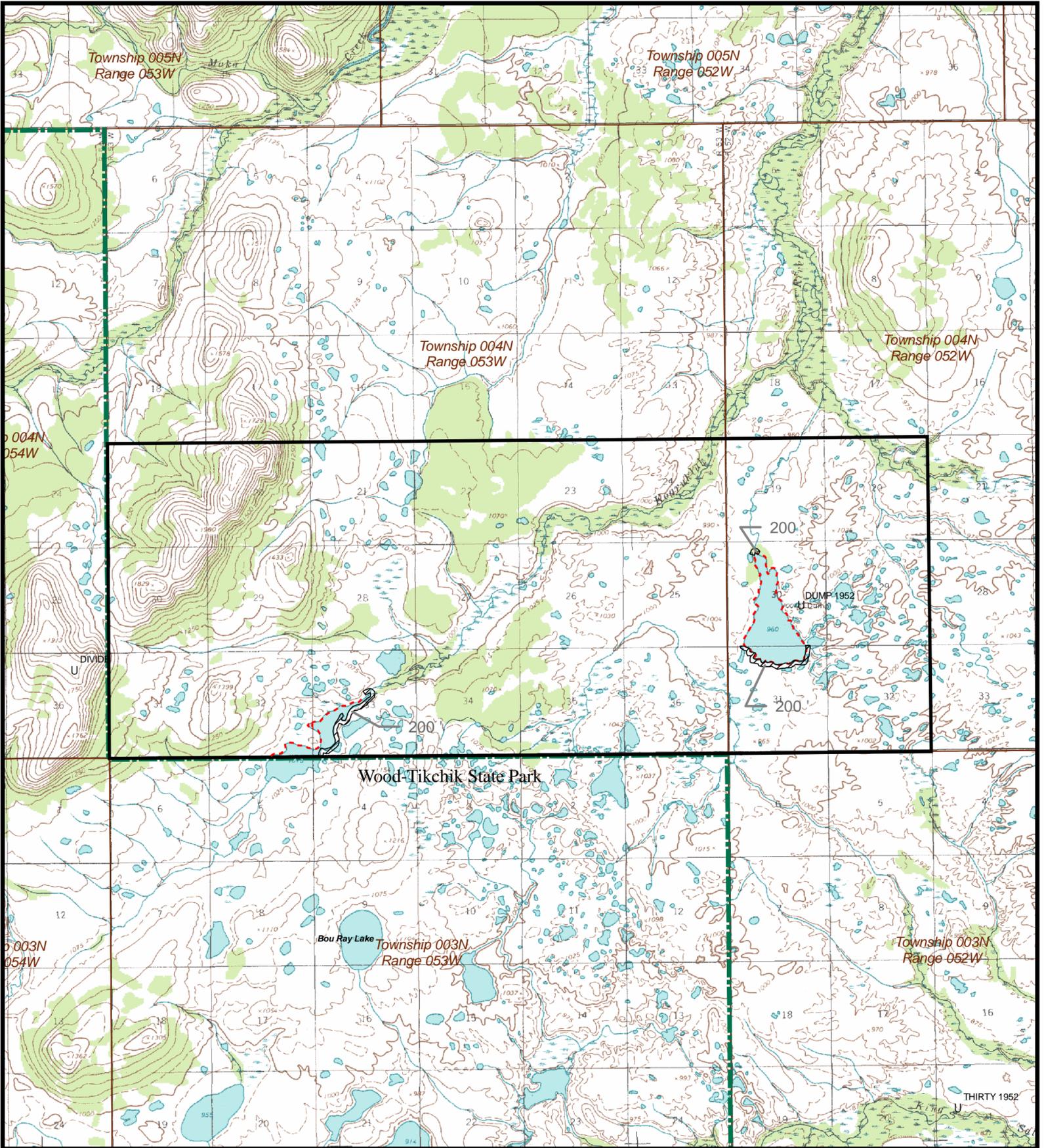
Estimated Survey Cost: \$5,000 - \$7,000

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: Kogruluk River

Remote Recreational Cabin Sites Staking Area # 1106202



cm 5/4/06
KogrulukRiver.mxd

**USGS QUADS 1:63,360
Taylor Mountains B-7, B-8
T04N R52W, T04N R53W
Seward Meridian**

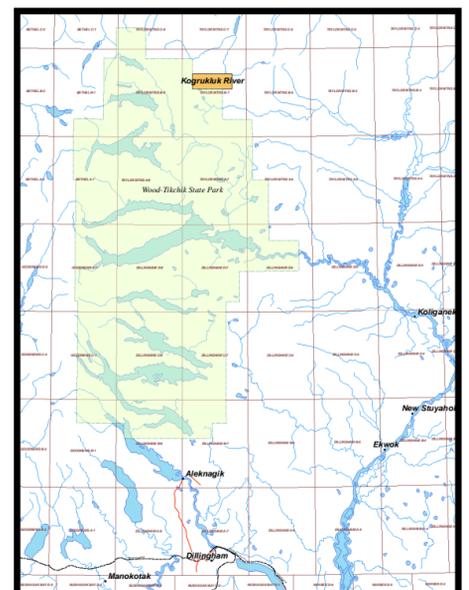
This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Notes:

- Maximum parcel size: 20 acres
- Minimum parcel size: 5 acres
- Staking authorizations: 40
- Staking period: August 25, 2006 to January 29, 2007
- 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
- Wood Tikchik State Park
- Reserved Area
- Special Water Frontage Limitation
- Monuments



Nowitna River Remote Recreational Cabin Site Area No. 1106203

PHYSICAL CHARACTERISTICS

Location	The Nowitna River staking area is approximately 63 miles north of McGrath, approximately 220 miles west southwest of Fairbanks, south of the Susulatna River, at the confluence of the Nowitna River and Meadow Creek. Poorman is the nearest community, about 24 miles northwest of the staking area. The area encompasses approximately 25,500 gross acres within Sections 1-36 of Township 19 South, Range 21 East, Kateel River Meridian and Sections 13, 24, 25, 36 of Township 19 South, Range 20 East, Kateel River Meridian.
Topography/Terrain & Major Features	The staking area encompasses the broad valley at the confluence of the Nowitna River and Meadow Creek. Elevation varies from 500 to 1,500 feet.
Access	Access to the staking area is primarily by plane, either ski or float depending on the season and local conditions. Some gravel bars may provide access for wheeled planes. An undeveloped airport reserve is located within the staking area. River access is limited to shallow draft river boats.
View	There are potentially good views of the river valley, surrounding hills, and mountains.
Climate	The McGrath area has a cold, continental climate. Average summer temperatures range from 62 to 80 degrees, winters temperatures can range from -64 to 0 degrees. Precipitation is light, averaging 10 inches per year, including an average snowfall of 86 inches. Over 40% of the normal yearly precipitation occurs between June and July.
Soils	The soil types of this level to rolling area are loamy and commonly ice-rich. The amount of permafrost is unknown.
Vegetation	The majority of the area is upland tundra consisting of black spruce mixed with sedges, mosses, and low-growing shrubs. There is a moderate amount of white spruce and birch concentrated primarily along river oxbows.
Water Source	Ground water quality and depth is unknown.



View of Nowitna River and the staking area

EASEMENTS AND RESERVATIONS

Title	This land is patented to the State of Alaska, Patent No. 50-76-0259 and 50-77-0017. The applicable State case files are GS 2083 and GS 2084.
Area Plan, Management Unit, and Classification	This area is not located within any area plan boundary. The staking area is classified Settlement by Classification Order NC-82-044. A portion of the staking area was previously offered as the Nowitna River Homestead Area in 1986.
Municipal Authority	The area is within the 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 and 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 and Navigable Waterbodies and 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 and 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 Nowitna River and Meadow Creek.
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.

Nowitna River 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 Nowitna River Staking Area	Size: 15 acres
	Lot Type: Interior parcel lacking water frontage
	Access: Snowmachine, fly-in or boat then walk in
	Building Site: At least 50% level to gently sloping, adequately drained and wooded
	Setbacks: 200' staking setback from Nowitna River and Meadow Creek
	Easements: Typical section-line easements and interior lot line
	Amenities: Limited view potential

Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value February 23, 2006

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" Nowitna River Staking Area	5.00 acres	\$770	\$3,900
	15.00 acres	\$500	\$7,500
	20.00 acres	\$430	\$8,600

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 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 area 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.

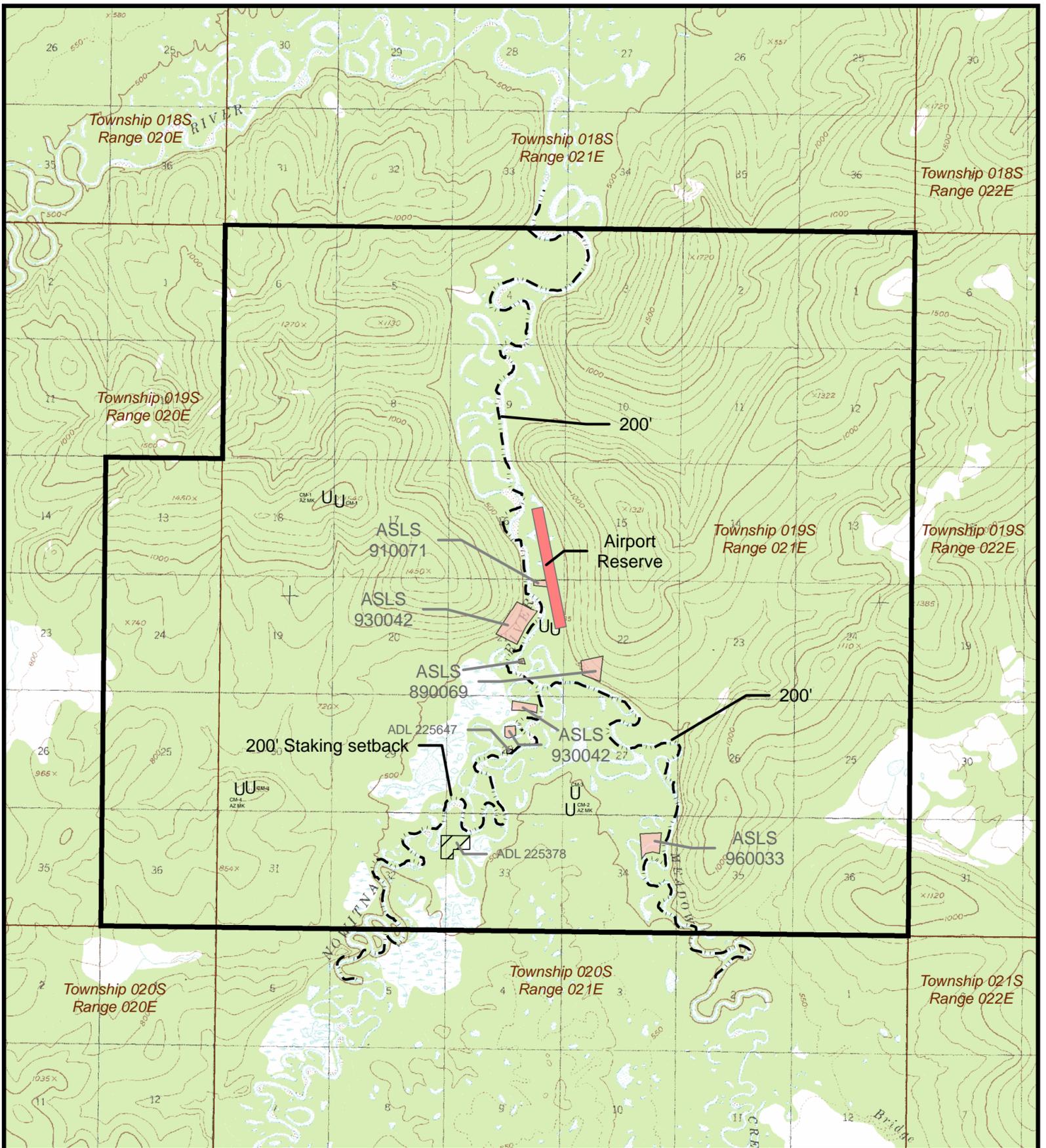
Estimated Survey Cost: \$5,000 - \$7,000

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.

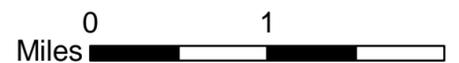


Staking Map: Nowitna River

Remote Recreational Cabin Sites Staking Area # 1106203



cm 5/4/06
NowitnaRiver.mxd



**USGS QUADS 1:63,360
Medfra D-4
T19S R20E, T19S R21E
Kateel River Meridian**

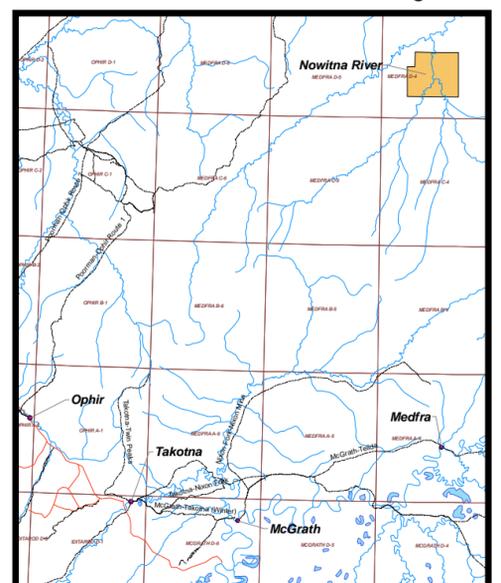
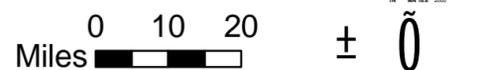
This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Notes:

- Maximum parcel size: 20 acres
- Minimum parcel size: 5 acres
- Staking authorizations: 35
- Staking period: August 25, 2006 to January 29, 2007
- 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
- Airport Reserve
- Reserved Area
- Staking Setback
- Monuments



Cannon Remote Recreational Cabin Site Area No. 1106104

Physical Characteristics

Location	Located approximately 50 air miles west of Nenana and 40 air miles south of Manley Hot Springs, southwest of the confluence of the Kantishna and Toklat Rivers.
Terrain & Major Features	Located west of the Kantishna River and east of East Twin Lake. Elevation varies from 400' to 1,100'. High bluffs face south along the river and its slough. A low ridge provides south-facing slopes in the northern portion. The staking area includes small ponds and drainages.
Access	Floatplane access is possible on East Twin Lake or the Kantishna River. River access is via the Tanana River from Nenana or Manley Hot Springs to the mouth of the Kantishna River, then upriver past Toklat River flats. Overland access to the area may be possible in winter on a series of trails from Nenana that cross a large tract of land being conveyed to the University of Alaska. Trail easements crossing the tract in application status include segments of the Brice Trail and seismic lines between the Brice Trail and Dune Lake (ADL 417405) and segments of seismic lines between the Teklanika River and Teklanika Channel Lake Subdivision (ADL 417386). The Nenana-Kantishna Trail (RST 346) also crosses this tract of land. Travel on trails across unreserved state land west of the Nenana Basin Oil and Gas tract may be possible on segments of the Brice Trail to the southern part of the staking area. Legal access within the staking area is across unreserved state land.
View	Potentially good views of the Kantishna River, East Twin Lake, and surrounding hills.
Climate	This area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. Average daily high temperature is in the upper 50's in summer, low temperatures during winter range from an average high of -2 to an average low of -20 degrees. Average annual precipitation is 15 inches with 60 inches of snowfall.
Soils	Soils in level areas along the river are river-borne deposits, often silt loam, and in some places poorly-drained. Permafrost is found in the area from 20 to 40 inches deep. There is active erosion along parts of the Kantishna River. Soils in old stream channels are highly organic with silt, deep, and poorly drained. Permafrost is shallow in these areas. Stabilized dunes and lower slopes of hills are wind-borne silt deposits, or loess, and are moderately well-drained.
Vegetation	Primarily spruce and poplar on lowlands along the river and wet tundra in old stream channels. Upland slopes support mixed hardwoods and medium-size spruce. There are patches of black spruce and scrub in lowland areas.
Water Source	Water quality and depths are unknown. Ketzler Slough and the Kantishna River are silty.

Easements and Reservations

Title	That portion of the staking area within T. 6 S., R. 16 W., F.M. is patented to the State of Alaska, Patent Number 50-88-0219. The applicable State case file is GS 3606. That portion within T. 6 S., R. 15 W., F.M. is patented to the State of Alaska, Patent Number 50-88-0319, except that portion within W1/2 Sec. 29, Sec. 28, NE1/4 Sec. 32, N1/2 Sec. 33 which are Tentatively Approved. The applicable State case file is GS 3605.
Area Plan, Management Unit & Classification	The staking area is located within the Tanana Basin Area Plan, Subregion 3, Kantishna: Management Unit 3K, Upper Kantishna, Subunit 3K2, 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.

Cannon 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 Cannon Staking Area	Size: 10 acres Lot Type: 1st tier parcel 300' from the Kantishna River or fronting on East Twin Lake, which is located within sections 1 & 2 Township 6 South, Range 16 West, Fairbanks Meridian. Access: 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, 300' staking setback on the Kantishna River. Easements: Typical section-line easements and public access easements. Amenities: Typical view of surrounding area.
Parcel "B" Hypothetical Key Parcel Cannon Staking Area	Size: 10 acres Lot Type: 2nd tier parcel more than 630' from Kantishna River or 330' from East Twin Lake. Access: Fly-in or boat and then walk-in, snowmachine or ATV. Building Site: At least 50% level, wooded and well drained. Setbacks: None Easements: Typical section-line easements and public access easements. Amenities: Typical view of surrounding area.
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	April 1, 2006

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.

Game Management Unit	The staking area is in Game Management Unit 20C.
Municipal Authority	The southern portion of the staking area is within the Denali Borough and subject to the Borough platting authority. The northern portion is within the Unorganized Borough and subject to the State of Alaska platting authority.
Allowed Uses	Remote Recreational Cabin Sites 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 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Stakers may not obstruct or block access within these easements.
Public and Navigable Waterbodies & Easements	Parcels staked along the ordinary high water line of public and navigable water bodies are subject to a 50-foot public access easement. Parcels are subject to a 100-foot building setback from all water bodies. Using motorized vehicles to cross streams may be prohibited by applicable state and federal laws.
Setbacks & Other Restrictions	All parcels staked along the Kantishna River are subject to a 300-foot staking setback from the ordinary high water mark. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
Reserved Areas	That portion of State land is Sec. 2, T. 6 S., R. 16 W., F.M., west of ASLS 890084 is a reserved area and is excluded from staking.
Waste Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	Toklat Village at the confluence of the Kantishna and Toklat Rivers is a historically significant site. Avoid trespassing or disturbing the area. Stakers should be aware of the proximity to seasonal and year-round residents, and be respectful of private property. Check recorder's office for current ownership of private land. Review survey plats and plat notes for specific information on easements, setbacks, or other restrictions. Hunting, trapping, transportation, and resource harvest for personal use are some of the principle uses of this area. There are active trap lines in the area; use caution when traveling and avoid disturbing traps. Trapping is a generally allowed use on unreserved state land. Lease or ownership of a remote recreational cabin site does not imply exclusive use of surrounding state lands.

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A" Cannon Staking Area	5.00 acres	\$2,394	\$12,000
	10.00 acres	\$1,800	\$18,000
	15.00 acres	\$1,575	\$23,600
	20.00 acres	\$1,350	\$27,000
Parcel "B" Cannon Staking Area	5.00 acres	\$958	\$4,800
	10.00 acres	\$720	\$7,200
	15.00 acres	\$630	\$9,500
	20.00 acres	\$540	\$10,800

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 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 area 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.

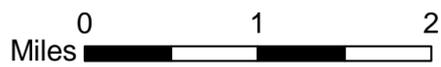
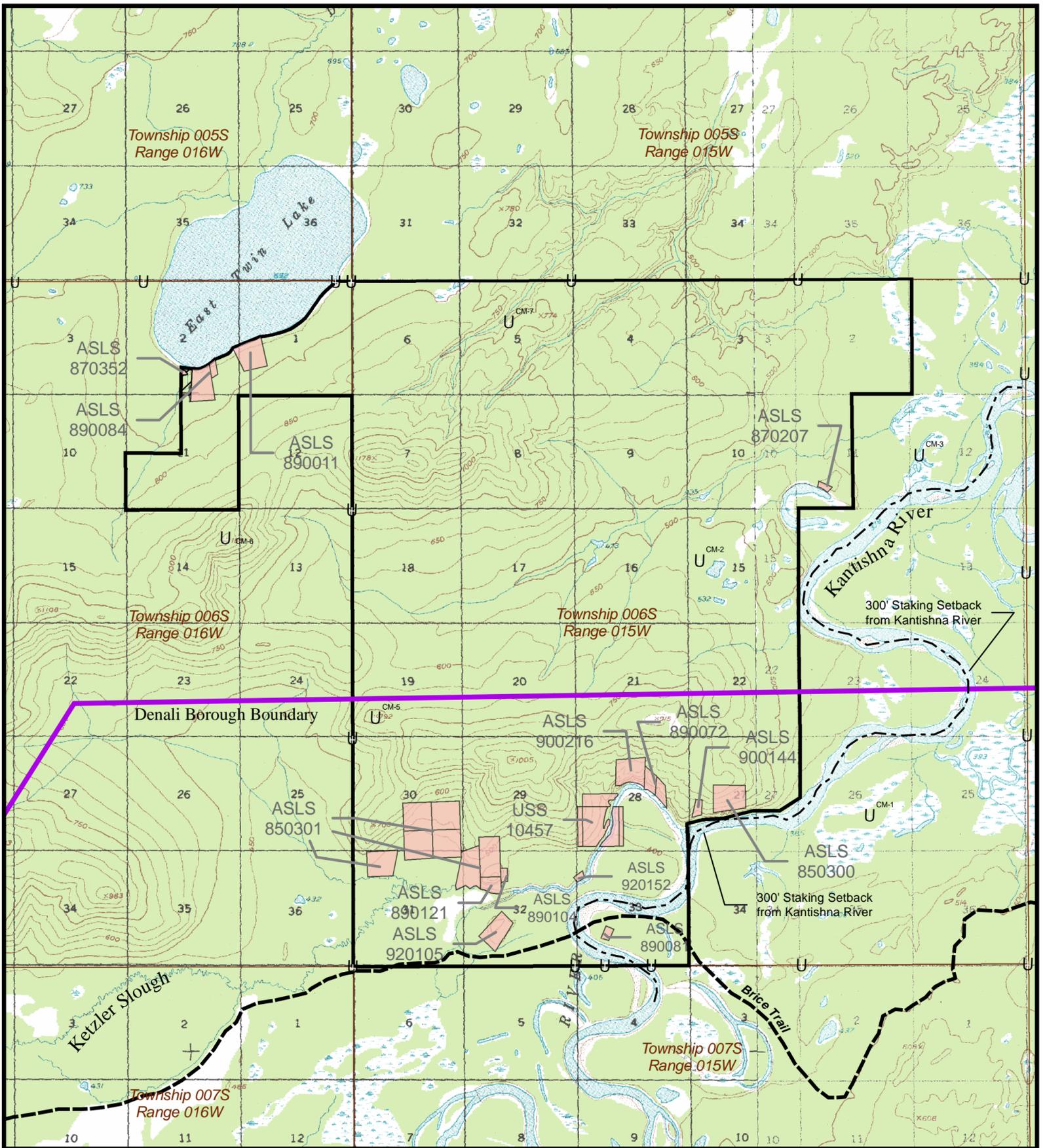
Estimated Survey Cost: \$4,000 - \$6,000

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: Cannon

Remote Recreational Cabin Sites Staking Area # 1106104



cm 5/3/06 Cannon.mxd

**USGS QUADS 1:63,360
Kantishna River B-1, B-2
T06S R15W, T06S R16W
Fairbanks Meridian**

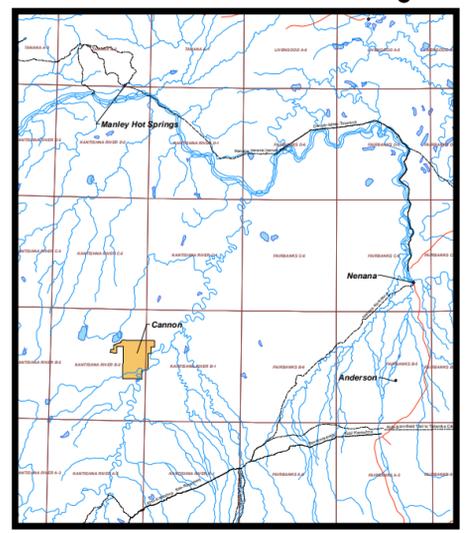
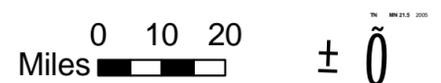
This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Notes:

- Maximum parcel size: 20 acres
- Minimum parcel size: 5 acres
- Staking authorizations: 33
- Staking period: August 25, 2006 to January 29, 2007
- 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

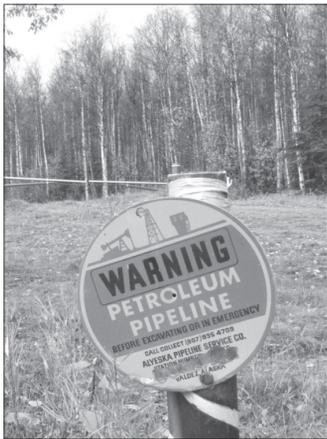
- Staking Area
- Existing Parcels
- Denali Borough Boundary
- Reserved Area - No staking Allowed
- Easements and Other Trails
- Staking Setback
- Monument



Lost Creek Remote Recreational Cabin Site Area No. 1106105

Physical Characteristics

Location	The Lost Creek staking area is located approximately 83 miles northwest of Fairbanks by road. The staking area is bordered by the Dalton Highway two miles west of its junction with the Elliott Highway and 5 miles northwest of Livengood. The 100-foot Trans-Alaska Pipeline right-of-way lease (TAPS), the 1000-foot Trans-Alaska Gas Pipeline conditional lease (TAGS), and 500-foot Alaska Natural Gas Transportation System right-of-way lease application (ANGTS) pass through the staking area. The existing TAPS pipeline and the two proposed pipelines (TAGS and ANGTS) run along the same general corridor through the project and are excluded from staking.
Topography/Terrain/Major Features	The area is located on a ridge bounded by Livengood Creek, Myrtle Creek, and Lost Creek. Elevation within the staking area varies between 900 and 1,960 feet. The ridge provides south-facing slopes within the staking area. The staking area includes small drainages.
Access	Access to the area is primarily via the Elliot Highway to the Dalton Highway and north to the staking area. The nearest public runway is the Livengood Camp Airport in Livengood, several road miles from the staking area. The TAPS right-of-way maintenance pad along the TAPS right-of-way corridor does not constitute public access. Travel along this maintenance pad within the right-of-way is not allowed without individual permission from the Alyeska Pipeline Service Company. Legal access within the staking area is across unreserved state land or on section lines.
View	There are potentially good views of Cascaden Ridge, Lost Creek, Livengood Dome, and the West Fork Tolovana River.
Climate	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 summer, low temperatures during winter range from an average high of -2 to an average low of -22 degrees. Average annual precipitation is 12 inches.
Soils	South-facing slopes under hardwoods have between 24 and 40 inches of silt loam over wind-borne silt deposits, or loess. Soil under black spruce is poorly drained peat over silt loam. Permafrost is deeper on south-facing slopes or well-drained soils than on north-facing slopes. The footslope is generally wetter than other positions along a slope and may have ice masses regardless of aspect.
Vegetation	South-facing slopes support stands of birch and aspen mixed with white spruce. There are stands of black spruce, particularly on north-facing slopes.
Water Source	There are small drainages within the staking area. Water quality is unknown.



Stakers may not travel in the Trans-Alaska Pipeline corridor without permission from Alyeska Pipeline Service Company.

Easements and Reservations

Title	Lands within the staking area are patented to the State of Alaska, Patent No. 50-89-0479. The applicable State case file is GS 3502.
Area Plan, Management Unit, and Classification	The staking area is located with the Tanana Basin Area Plan, Subregion 2, Lower Tanana: Management Unit 2J1, West Fork Tolovana River, Subunit 3K2, 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 20B.
Municipal Authority	The staking area is within the Unorganized Borough and subject to the State of Alaska platting authority.
Allowed Uses	Remote Recreational Cabin Sites 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 and 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 unnamed trails. Stakers may not obstruct or block access within these easements.
Public and Navigable Waterbodies and Easements	Parcels staked along the ordinary high water line of public and navigable water bodies are subject to a 50-foot public access easement. Parcels are subject to a 100-foot building setback from all water bodies. Using motorized vehicles to cross streams may be prohibited by applicable state and federal laws.
Setbacks and Other Restrictions	All parcels are subject to a 1600-foot staking setback from the Trans-Alaska Pipeline on both sides. All parcels are subject to a 300-foot staking setback from the Dalton Highway.
Reserved Areas	The following areas are excluded from staking: the SE 1/4 SE 1/4 NW 1/4 of Section 14, the SE 1/4 NW 1/4 SE 1/4 of Section 14, and the NE 1/4 SW 1/4 NW 1/4 of Section 13.
Waste Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	There are active mining operations in the creek valleys west and east of the staking area. Historically, lands in the Livengood area have been used for mining; abandoned mining structures or equipment of historical/cultural significance may be present in the staking area. Any such sites should immediately be reported to the Office of History and Archaeology in the DNR Division of Parks & Outdoor Recreation (907)269-8721. Please see the brochure text regarding Archaeological Sites. Mining, forestry, recreation, wildlife habitat, traditional hunting, and resource harvest for personal use are some of the principal uses of state land within Subunit 2J.

Lost Creek 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 Lost Creek Staking Area	Size: 10 acres Lot Type: Parcel 300' to 1320' from Dalton Highway R-O-W Access: Walk-in, snowmachine, or ATV. Building Site: At least 50% level, wooded and well drained. Setbacks: 300' staking setback from Dalton Highway R-O-W Easements: Typical section-line easements and public access easements. 1,600' TAPS/TAGS Pipeline Setback. Amenities: Typical view of surrounding area.
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Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value April 1, 2006

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A" Lost Creek Staking Area	5.00 acres	\$1,197	\$6,000
	10.00 acres	\$900	\$9,000
	20.00 acres	\$675	\$13,500

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 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 area 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.

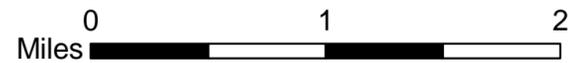
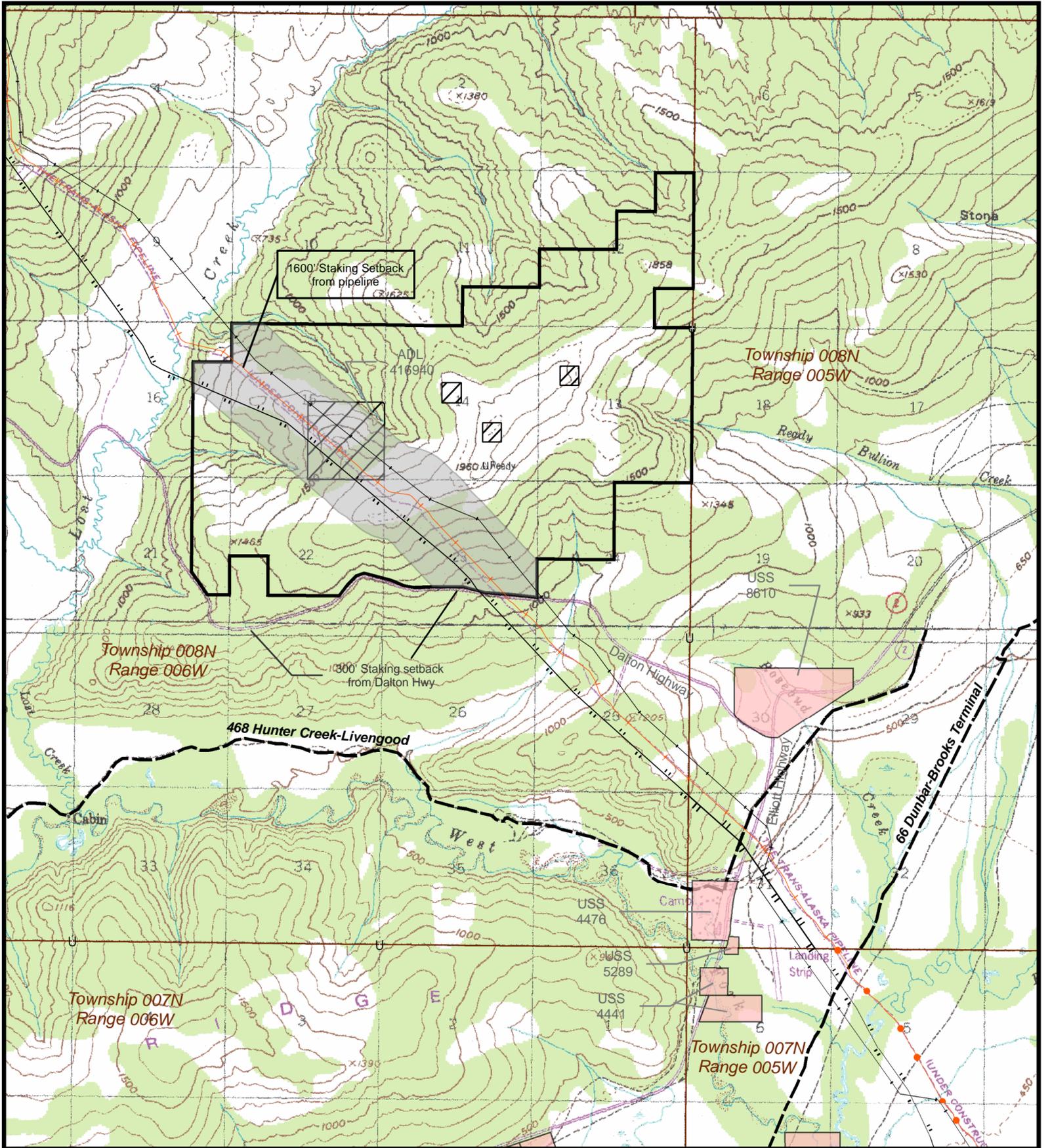
Estimated Survey Cost: \$4,000 - \$6,000

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: Lost Creek

Remote Recreational Cabin Sites Staking Area # 1106105



on 5/9/06
Lost.mxd

**USGS QUADS 1:63,360
Livengood B-2, C-2
T08N R06W
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:

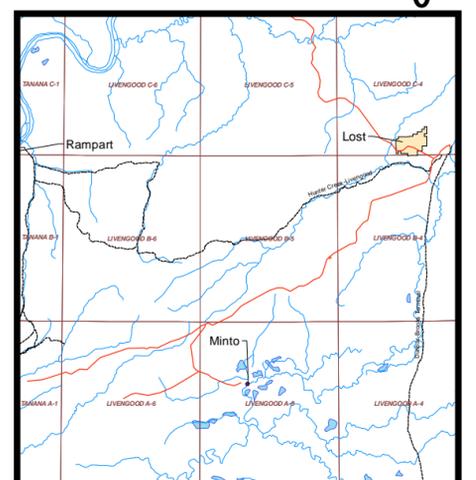
- Maximum parcel size: 20 acres
- Minimum parcel size: 5 acres
- Staking authorizations: 50
- Staking period: August 25, 2006 to January 29, 2007
- 1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, are subject 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-No Staking Allowed
- Staking Setback
- Easements and Other Trails
- Monument

Pipeline Easements

- ANGTS - ADL 403427
- TAGS - ADL 413342
- TAPS - ADL 63574



Taylor Mountain North Remote Recreational Cabin Site Area No. 1106106

Physical Characteristics

Location	The staking area is located approximately 5 miles southwest of the community of Chicken, adjacent to and east of the Taylor Highway and west of the confluence of the Mosquito Fork and Dennison Fork Forty-mile River.
Topography/Terrain/Major Features	Approximately 5 miles southwest of the community of Chicken, adjacent to and east of the Taylor Highway and west of the confluence of the Mosquito Fork and Dennison Fork Forty-mile River.
Access	Primary access is by foot, ATV or snowmachine on existing ATV trails, designated on project maps as public easement application ADL 417729 and 417728, which lead northeast from approximately Taylor Highway mileposts 60 and 61, respectively. ADL 417729 climbs steeply northeast from the road for 1/4 mile before beginning to descend into a valley. The first portion of this trail goes through a valid mining claim; do not disturb mining equipment or activities. ADL 417228 leads northeast from a circular clearing near the highway, and for 3/4 of a mile follows high ground overlooking a valley to the north before descending into the valley. The first portion of this trail passes near an existing permit site, LAS 23446; do not disturb equipment of activity on this permit site. Both of these trails may continue on or connect with other trails leading into the Forty-mile River Wild and Scenic River corridor. Be aware that this corridor is Federally managed; contact the Bureau of Land Management for specific information regarding access use/restrictions. Where these trails descend north-facing slopes or cross wetlands, practical and appropriate access may be more suited to foot traffic or winter snowmachine use. The area may also be accessed via the section line easement which runs east from approximately Milepost 55 near LAS 24862 and forms the southern project boundary. This section line easement has not been cleared.
View	There are potentially good views of surrounding hills, tundra, and river valleys from the higher elevations within the project.
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. The average daily high temperature in July ranges from 50 to 72 degrees, low temperatures in winter range from an average high of -2 to an average low of -22. Average annual precipitation is 11.3 inches with 57 inches of snowfall. Temperatures outside of the average range have been recorded in both summer and winter.
Soils	Soils vary throughout the area, but contain mixed gravel and sandy silt. Bedrock is exposed or close to the surface at higher elevations, and permafrost is likely on north-facing slopes.
Vegetation	South-facing slopes and support stands of birch and mixed with spruce. Lowlands and creek drainage areas may contain willow, alder, and wetland grasses. There are stands of black spruce, particularly on north-facing slopes. Tundra conditions may exist at the highest elevations.
Water Source	Residents report that most water is obtained from surface sources, and contain iron and sulphur; wells are uncommon, due to extreme depth to groundwater.

Easements and Reservations

Title	Lands within the staking area are Tentatively Approved to the State of Alaska. The applicable State case files are GS 4616, GS 4629, and GS 4641.
Area Plan, Management Unit, and Classification	The staking area is located within the Upper Yukon Area Plan, Region 4, Walker Fork: Management Unit W-01, Walker Fork Region settlement area southwest of Chicken, 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.

Taylor Mountain 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 Taylor Mt. Staking Area	Size: 10 acres Lot Type: Interior, non-highway, non-waterfront. Access: 1,200'-1530' from Taylor Highway, Walk-in, snowmachine or ATV. Building Site: At least 50% level, wooded and well drained. Setbacks: 100' building setback from high water mark. Easements: Typical section-line easements and public access easements. Amenities: Typical view of surrounding area.
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	April 1, 2006

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A"	5.00 acres	\$1,596	\$8,000
Taylor Mt. Staking Area	10.00 acres	\$1,200	\$12,000
	15.00 acres	\$1,050	\$15,800
	20.00 acres	\$900	\$18,000

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.

Game Management Unit	The staking area is in Game Management Unit 20E.
Municipal Authority	The staking area is within the Unorganized Borough and subject to the State of Alaska platting authority.
Allowed Uses	Remote Recreational Cabin Sites 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 and 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 unnamed trails. Stakers may not obstruct or block access within these easements.
Public and Navigable Waterbodies and Easements	Parcels staked along the ordinary high water line of public and navigable water bodies are subject to a 50-foot public access easement. Parcels are subject to a 100-foot building setback from all water bodies. Using motorized vehicles to cross streams may be prohibited by applicable state and federal laws. The Forty-mile Wild and Scenic River corridor is managed by the U.S. Bureau of Land Management, and access to and through the corridor is subject to some restrictions. Contact BLM for specific information prior to crossing or traveling within the corridor.
Setbacks and Other Restrictions	All parcels are subject to a 1200-foot staking setback from the edge of the Taylor Highway right-of-way. Parcels staked along the trails serialized under ADL 417728 and 417729 are subject to a 50-foot staking setback on both sides of the trail centerline. Parcels staked along the ordinary high water line of public water bodies are subject to a 50-foot public access easement. Parcels are subject to a 100-foot building setback from all water bodies.
Reserved Areas	The following reserved areas are excluded from staking: Mining claims ADL 578821, 529924, 640823, 640824, 640825, 640826.
Waste Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	There are active mining operations throughout the area surrounding this staking project, and some mining claims within the project boundary. The use of heavy equipment is common. Historically, lands in the Chicken area have been used for mining; abandoned mining structures or equipment of historical/cultural significance may be present in the staking area. Any such sites should immediately be reported to the Office of History and Archaeology in the DNR Division of Parks and Outdoor Recreation (907) 269-8721. Please see the brochure text regarding Archaeological Sites. Mining, recreation, traditional hunting, trapping, and resource harvest for personal use are some of the principal uses of state land within this area. Residents and resource harvesters depend on continued use of existing trails for their livelihoods. Stakers should recognize these valid uses and take care to maintain the integrity of trail systems.

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 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 area 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.

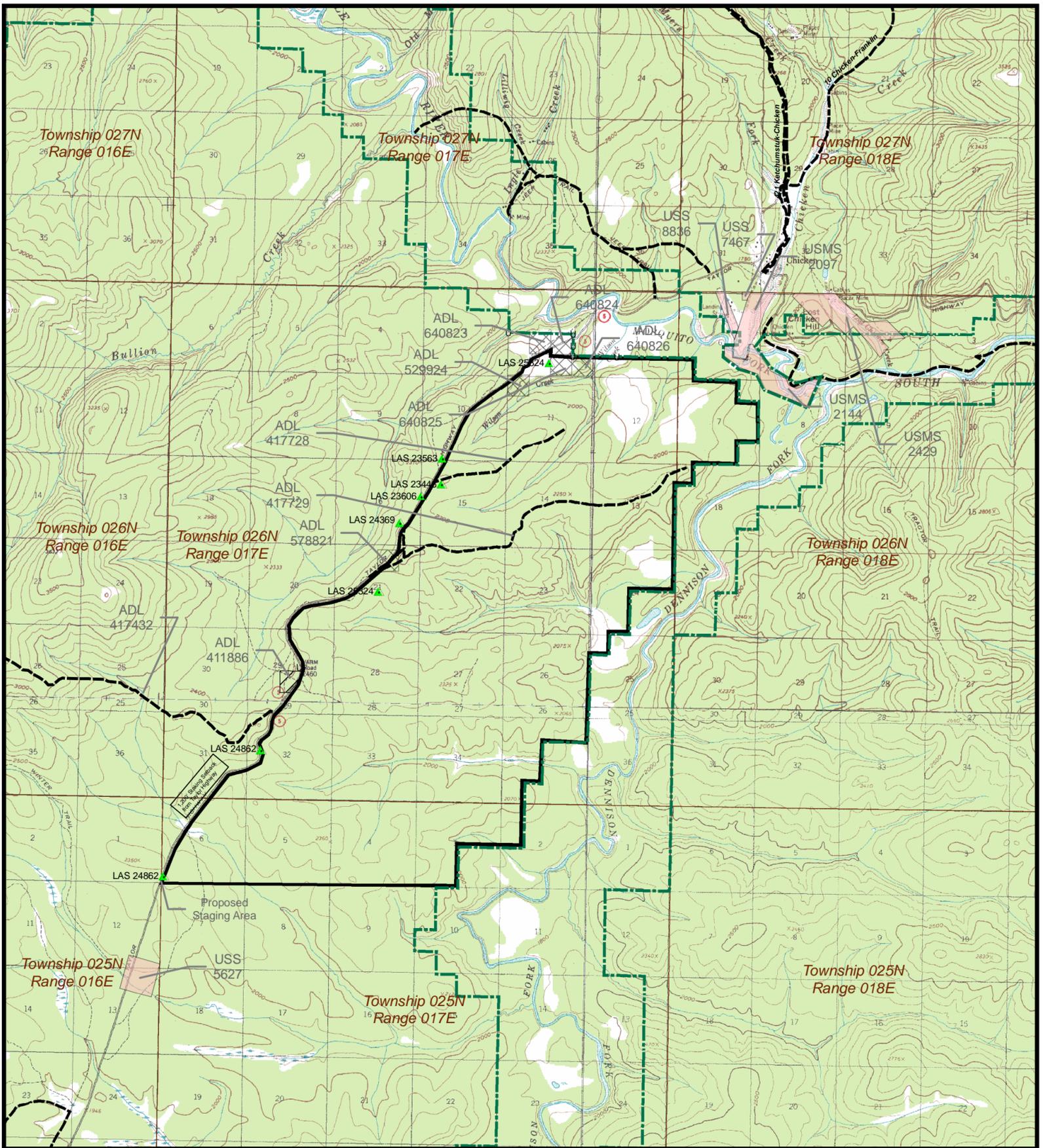
Estimated Survey Cost: \$4,000 - \$6,000

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: Taylor Mountain North

Remote Recreational Cabin Sites Staking Area # 1106106



cm 5/9/06
TaylorM1.mxd

**USGS QUADS 1:63,360
Eagle A-2, A-3 Tanacross D-2, D-3
T25N R17E, T26N R17E, T26N R18E
Copper River Meridian**

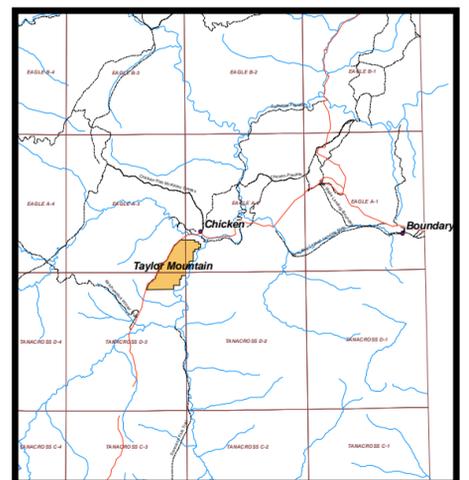
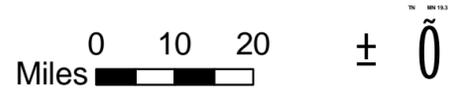
This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Notes:

- Maximum parcel size: 20 acres
- Minimum parcel size: 5 acres
- Staking authorizations: 25
- Staking period: August 25, 2006 to January 29, 2007
- 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.
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- 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
- Wild and Scenic River Boundary
- Reserved Area - No Staking Allowed
- Easements and Other Trails
- Permit Sites
- Monuments



How to Locate a Parcel of 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 and regulations)	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 & 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 & Game	www.adfg.state.ak.us
Department of Transportation & Public Facilities	www.dot.state.ak.us
Department of Environmental Conservation	www.state.ak.us/dec
Alaska Railroad Corporation	www.alaskarailroad.com
Department of Commerce, Community & Economic Development.....	www.dced.state.ak.us
US Government	www.firstgov.gov
Bureau of Land Management, Alaska State Office	www.ak.blm.gov
U.S. Fish and Wildlife Service.....	www.fws.gov
U.S. Army Corps of Engineers, Alaska District, Regulatory Branch.....	www.poa.usace.army.mil/reg
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

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

Anchorage

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

Juneau

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) _____

Side 1

Nomination Form

For DNR Use Only (Tracking # _____)

NOMINATION OF STATE LAND FOR SALE

Please check one:

Fairbanks

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

Anchorage

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

Juneau

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) _____

Side 1

Nomination Form

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 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: _____

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:

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- 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: _____

Nomination Form

Side 2

2006 REMOTE RECREATIONAL CABIN SITES

Staking Authorization Application/Eligibility Certification

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

Mailing Address

City State Zip Code

Date of Birth Daytime Telephone Message phone

I hereby apply for _____
Staking Area Name Area No.

Applications must be received no later than 5:00 pm, July 7, 2006

Please read all the information in the 2006 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 submit 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:
Remote Recreational Cabin Sites
Department of Natural Resources
Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561

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

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

FAX APPLICATION WITH CREDIT CARD FORM TO:
(907) 269-8901

2006 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 or 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_____

Credit Card Account #:_____ Exp. Date:_____

Amount to charge: \$_____ Account #:_____

Name on Card (please print):_____

Address:_____

City, State & Zip Code:_____

Customer Telephone:_____

Cardholders Signature:_____

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?
Friend___ Newspaper___ Radio___ Flyer___ Website___
Other _____
2. What land sale programs are you interested in?
Sealed-Bid Auction___ Over-the-Counter ___ Remote Staking___
3. Have you ever purchased land from the state, and if so, were you satisfied with the process? Yes___ No___
Comments _____
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? With road access___ Without road access___
5. For parcels with no direct road access, what type of access would you prefer?
Nearby Airstrip___ Floatplane___ Boat___ ATV/Snowmachine___ Hiking___
6. In a remote area without road access, what size parcel would interest you?
1-5 acres___ 5-10 acres___ 10-20 acres___ 20 + acres___
7. If road access was provided, which typically increases the per acre value, what size parcel would interest you?
1-5 acres___ 5-10 acres___ 10-20 acres___ 20 + acres___
8. In your opinion, do you feel the state is offering reasonably priced land?
Yes___ No___
9. Have you used the DNR website (www.dnr.state.ak.us) to obtain information on state land sale programs?
Yes___ No___
Comments _____
10. If yes, in your opinion was it user-friendly?
Yes___ No___
11. Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?
Yes___ No___
12. Are the brochures easy to read and understand?
Yes___ No___
13. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
Yes___ No___
14. What time of the year would you like to see state land sales held?
Nov – Feb ___ Mar – June ___ July – Oct ___

Additional comments:

Over-The-Counter Parcels Available

The Department of Natural Resources currently has over 1,600 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. Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information and a link for purchasing the parcel on-line are available on the individual parcel pages. 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.

