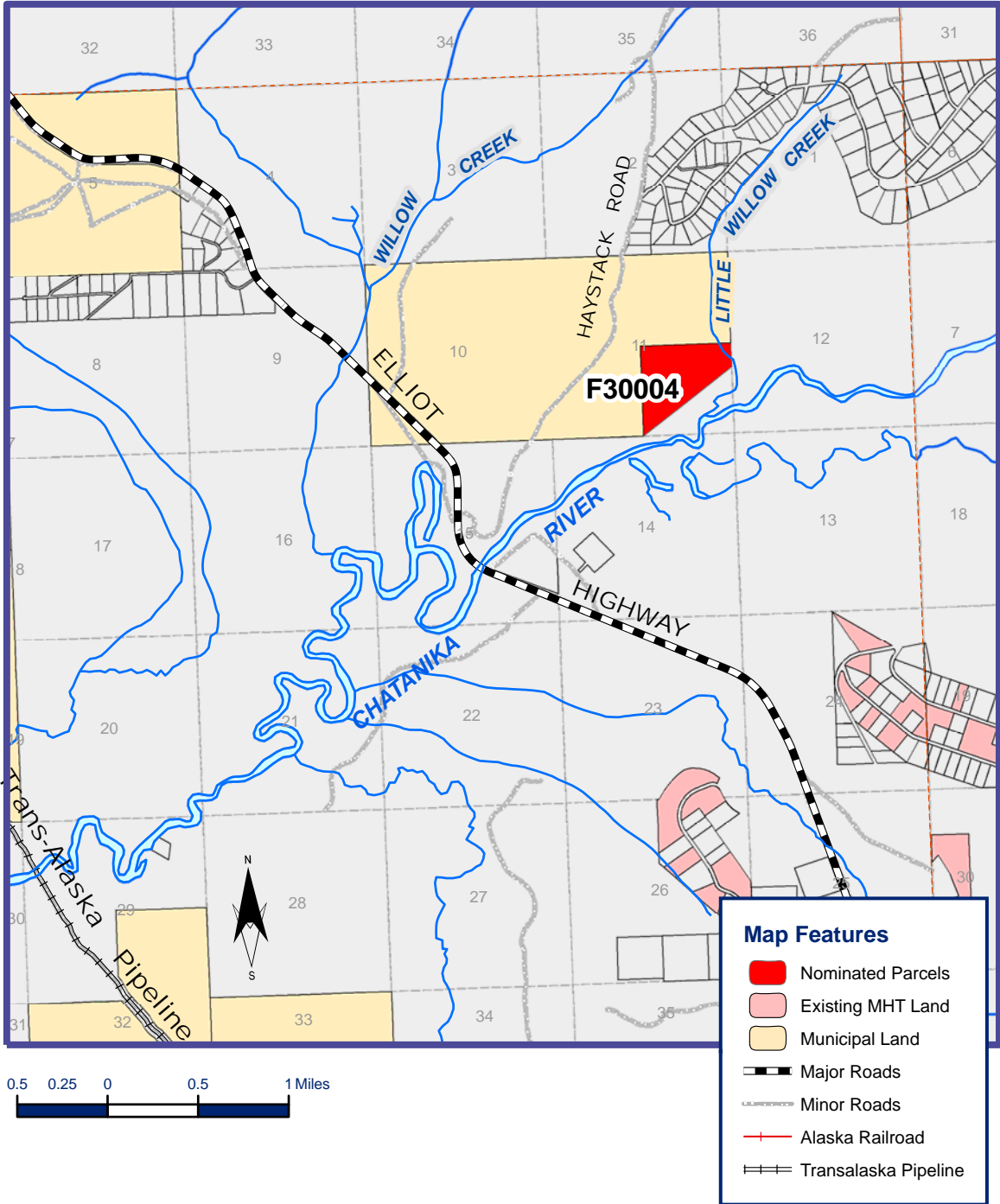


MHT NOMINATED REPLACEMENT LAND

Little Willow Creek - F30004

FM T3N R1W, Section 11



Northern Region

Parcel Number: F30004

MTR: F003N001W

Acres: 100

Location: Little Willow Creek

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1E2

Classification: unclassified

MCO: MCO 510

Acquisition Authority: GS 566

General Description:

This is a triangular shaped parcel of undeveloped land in the southeast 1/4 of Section 11. It is bordered by Municipal Entitlement Land (FNSB) on the north and west legs of the triangle. The southeast leg of the triangle borders Little Willow Creek at its confluence with the Chatanika River. The terrain is wooded and gradually declines to the shorelands of the two rivers. Little Willow Creek meanders north and crosses the northeast corner of this parcel. To the west the area is being platted and developed as Haystack Ridge Subdivision Extension with some lots abutting this parcel. Haystack Road (100' right-of-way) meanders through the Haystack Subdivision west of this parcel.

Access:

No legal road access at this time. There is potential legal and physical access through Haystack Ridge Subdivision to Elliot Highway.

Known Encumbrances:

none

Identified Easements:

There is a required 100' public access easement 'along' Little Willow Creek where it crosses the northeast corner of this parcel.

Comments:

This parcel was added to the Mental Health Replacement Pool in 1998. The Tanana Basin Area Plan establishes the Chatanika River corridor and management guidelines. These guidelines intend that all disposals and facilities will be located more than 1/4 mile from ordinary high water mark of the Chatanika River. The remainder of Section 11 is in Borough ownership. A cooperative easement agreement with Fairbanks North Star Borough has been recommended for road access.

This parcel was not in state ownership at the time of adoption of the Tanana Basin Area Plan so it is unclassified. The surrounding area is classified settlement.

Local Zoning:

Fairbanks North Star Borough zoning is GU-1, General Use, permitting all uses except correctional facilities and planned development projects.

Existing Use(s):

Hunting, fishing and recreational uses occur along Chatanika River and Little Willow Creek.