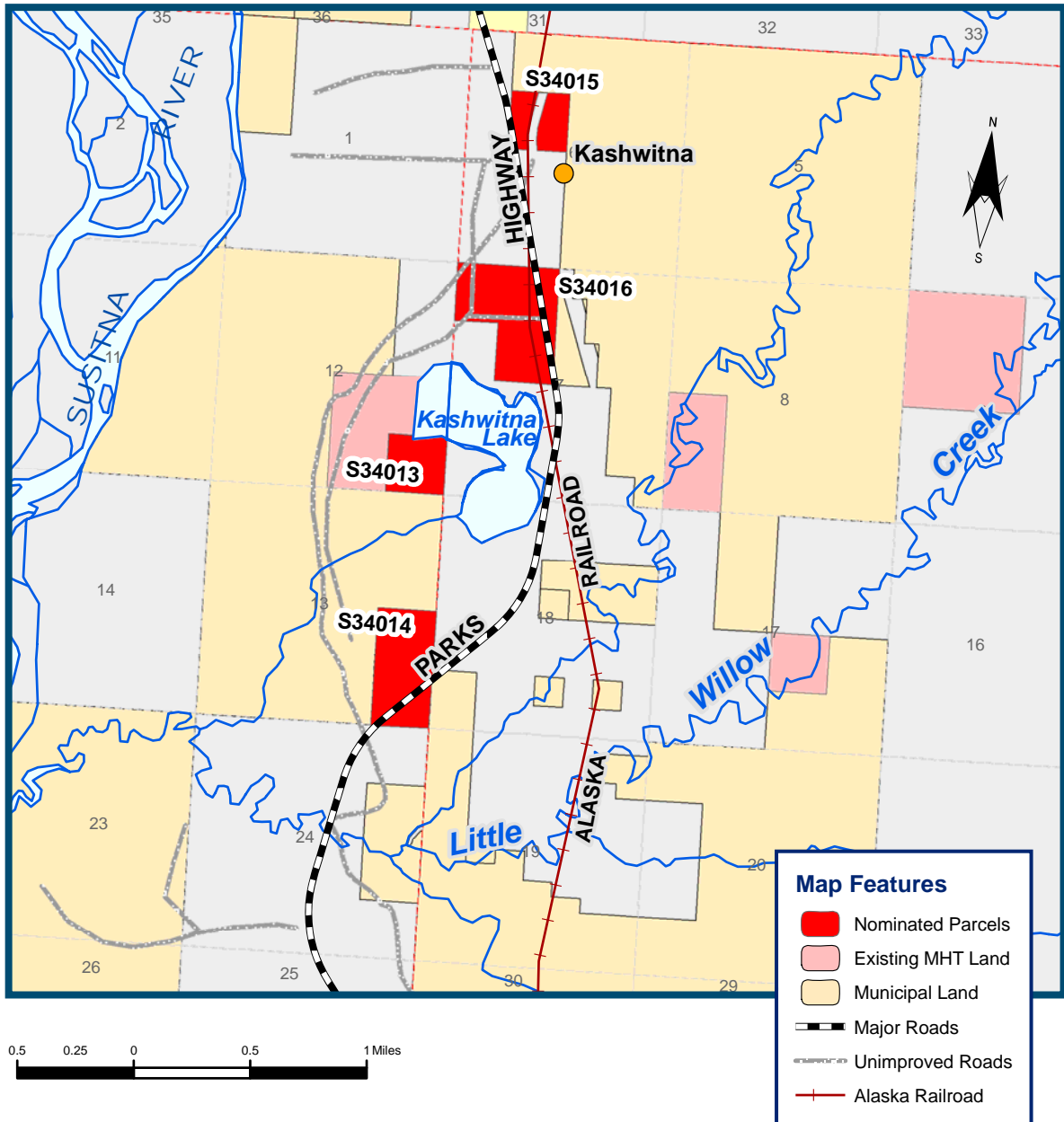


# MHT NOMINATED REPLACEMENT LAND

## Kashwitna Lake - S34013, 14, 15 and 16



## *Southcentral Region*

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**Parcel Number:** S34013

**MTR:** S020N005W

**Acres:** 36.08

**Location:** Kashwitna Lake

**Community:** Willow

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC-82-021

**Unit:** Rogers Creek

**Classification:** Unclassified

**MCO:** none

**Acquisition Authority:** CG 99

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**General  
Description:**

This parcel lies in the Susitna River Basin approximately five miles north of Willow and just west of the George Parks Highway. Part of the northern boundary line of this parcel follows the shoreline of Kashwitna Lake. Mental Health Trust land abuts this parcel on the north and west. Private property abuts this parcel to the south and east. The terrain is level and wooded.

**Access:**

There is no direct road access to this parcel although it lies only a short distance from the Parks Highway. Boat access is possible from Kashwitna Lake.

**Known**

**Encumbrances:** Shallow Gas Lease (ADL 389310) expires May 2006.

**Identified**

**Easements:**

All section lines are subject to a 50 a foot public easement reservation under AS 19.10.01. The parcel is subject to a 50 foot public access easement 'along' the mean high water line of Kashwitna Lake.

**Comments:**

This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates this Unit (Rogers Creek) for settlement and recreation.

This parcel was not in state ownership at the time of adoption of the area plan and is unclassified. The surrounding area is classified for Public Recreation and Wildlife Habitat.

**Local Zoning:**

Matanuska-Susitna Borough regulations apply.

**Existing Use(s):**

vacant

## *Southcentral Region*

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**Parcel Number:** S34014

**MTR:** S020N005W

**Acres:** 80

**Location:** Kashwitna Lake

**Community:** Willow

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC-82-021

**Unit:** Rogers Creek

**Classification:** Unclassified

**MCO:** None

**Acquisition Authority:** CG 99

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**General  
Description:**

This parcel lies in the Susitna River basin just north of Kashwitna Lake and south of the community of Kashwitna, along the Parks Highway. The terrain is level and wooded. The parcel is bordered on the north and west by agricultural land owned by the Mat-Su Borough. Property to the east is private land leased for agricultural purposes. The Parks Highway right-of-way takes a diagonal slice across the southern half of the parcel beginning at the southwest corner. A 60' dirt road runs horizontally across the southern half of this parcel from the parks highway to the Municipal property abutting the western boundary.

**Access:**

The Parks Highway cuts through the southeast corner of this parcel.

**Known**

**Encumbrances:**

A Shallow Gas Lease (ADL 389310) was issued, expiring May 2006.

**Identified**

**Easements:**

Right-of Way permit (ADL 58667) has been issued for construction of a 60' wide road across the southern half of this parcel.

All section lines are subject to a 50 a foot public easement reservation under AS 19.10.01.

**Comments:**

This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates the Rogers Creek Unit for settlement and recreation. Right-of-way permit ADL 58667 is for improvement of a 60' wide dirt road connecting the Municipal property abutting this parcel on the west to the Parks Highway.

**Local Zoning:**

Matanuska-Susitna Borough regulations apply.

**Existing Use(s):**

Access to adjacent municipal property.

## *Southcentral Region*

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**Parcel Number:** S34015

**MTR:** S020N004W

**Acres:** 33.9

**Location:** Kashwitna Lake

**Community:** Willow

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC-82-021

**Unit:** Rogers Creek

**Classification:** Unclassified

**MCO:** None

**Acquisition Authority:** GS 238

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**General  
Description:**

This parcel lies in the Susitna River drainage about 1/2 mile south of Kashwitna and north of Kashwitna Lake. Land owned by the Alaska Railroad creates a 250 foot wide separation between lots 8 and 9. The terrain is level and wooded. Lot 8 abuts railroad property to the east and the Parks Highway on its southwest corner. There is a gravel pit just north of Lot 8 and a dirt road follows its north property line appearing to connect to Lot 9. Lot 9 abuts railroad property to the west. Conveyed Municipal Entitlement property (ADL 25950) borders Lot 8 on the north and Lot 9 on the north and east. State land borders both lots on the south and private land borders Lot 8 on the west.

**Access:**

Lot 8 abuts the Parks Highway in the southwest corner. Aerial photos show a private dirt road which passes along the northern lot line of Lot 8 and ends at Lot 9.

**Known**

**Encumbrances:** none

**Identified**

**Easements:**

Alaska Railroad property (USS 9031) passes through this parcel, making a 250 foot separation between lots 8 and 9.

**Comments:**

This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates the Rogers Creek Unit for settlement and recreation.

**Local Zoning:**

Matanuska-Susitna regulations apply.

**Existing Use(s):**

vacant

## *Southcentral Region*

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**Parcel Number:** S34016

**MTR:** S020N004W

**Acres:** 109

**Location:** Kashwitna Lake

**Community:** Willow

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC-82-021

**Unit:** Rogers Creek

**Classification:** Unclassified

**MCO:** None

**Acquisition Authority:** GS 238

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**General  
Description:**

This is a large parcel lying close to the north shore of Kashwitna Lake about a mile south of Kashwitna on the Parks Highway. The terrain is level and wooded. The southern boundary of the parcel abuts a dirt road that follows the north shoreline of Kashwitna Lake. The Parks Highway crosses the eastern part of the parcel, starting at the southeast corner and running diagonally north.

**Access:**

Road access is by way of the Parks Highway. A dirt road that abuts the south property line provides access to Kashwitna Lake.

**Known**

**Encumbrances:** none

**Identified**

**Easements:**

All section lines are subject to a 50 a foot public easement reservation under AS 19.10.01.

**Comments:**

A rectangular water body shows up on aerial photos in the southeast corner of the parcel adjacent to the Parks Highway . It looks like man-made construction. This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates the Rogers Creek Unit for settlement and recreation.

**Local Zoning:**

Matanuska-Susitna Borough regulations apply.

**Existing Use(s):**

vacant