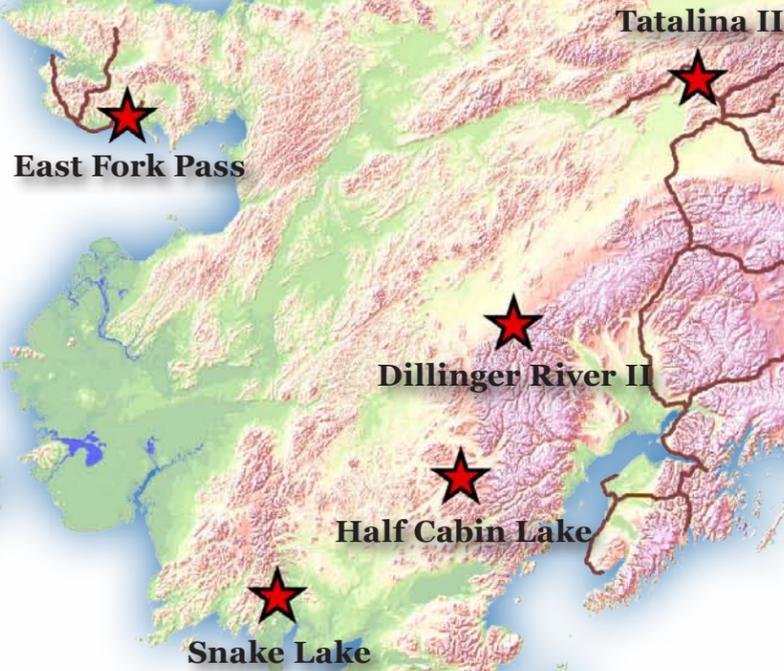


# ATTENTION: ALASKA RESIDENTS STAKE YOUR OWN PARCEL OF STATE LAND!

## 2014 Remote Recreational Cabin Sites Offering



State of Alaska - Department of Natural Resources - Division of Mining, Land, and Water



Like us on facebook at <http://facebook.com/alaskaland> follow us on Twitter at @AlaskaLand4Sale

“A wonderful program.  
A man and his chainsaw get to  
spend a week in the wilderness.”

- A Satisfied Staker

### OFFERING #12 SCHEDULE

**DRAWING APPLICATION FILING PERIOD:**

10:00 a.m., Monday, October 6, 2014 to  
5:00 p.m., Tuesday, November 25, 2014

**DRAWING:**

10:30 a.m. Thursday, December 11, 2014

**STAKING WORKSHOPS:**

Staking workshops help authorized stakers better understand the staking process. Workshops will also answer questions about the staking program, staking areas, and survey and appraisal information.

Workshops will be held in Anchorage, Wasilla, Fairbanks, and possibly other locations between February 1, and February 7, 2015.

**STAKING PERIOD:**

8:00 a.m., Friday, February 13, 2015 to  
5:00 p.m., Monday, August 17, 2015

**LEASE APPLICATION PERIOD:**

10:00 a.m., Tuesday, February 17, 2015 through  
5:00 p.m., Monday, August 17, 2015

<http://landsales.alaska.gov/>

# FOREWORD



## Dear Fellow Alaskans,

*The Last Frontier has lured adventurous and pioneering people for centuries. Alaska's Remote Recreational Cabin Sites Staking program is another way for Alaska residents to escape routine and experience firsthand Alaska's most remote reaches.*

*If you want a remote fishing or hunting launch pad, or a place to make lasting family memories, I encourage you to consider this unique chance to purchase your own piece of wild, remote Alaska. Wishing you all the best as you explore this beautiful land we call home.*

Regards,

Sean Parnell  
Governor



## Greetings Fellow Alaskans,

*Since its creation in 1997, the Remote Recreational Cabin Sites Staking program has provided adventure and land ownership opportunities in over 60 staking areas to more than 700 Alaska residents.*

*In this, the program's 12th land offering, the Department of Natural Resources is offering 211 staking authorizations in five different staking areas: Half Cabin, Snake Lake, and Dillinger River in the Southcentral Region and East Fork Pass and Tatalina in the Northern Region.*

*The dedicated staff in Land Sales and Contract Administration will guide you through the staking, leasing, and purchase process. Though staking a parcel is hard work, the rewards are unparalleled. Please take advantage of this program, as it provides an outstanding chance to own and enjoy your very own remote part of the Great Land.*

Best of Luck,

Joe Balash  
Commissioner

## Table of Contents

Foreword .....	2
Introduction .....	3
Is This Program for You? .....	4
Apply and Win .....	5
How to Apply .....	6
Staking Area Summaries and Maps	
Northern Region	
East Fork Pass.....	8
Tatalina II .....	10
Southcentral Region	
Half Cabin Lake .....	12
Snake Lake.....	14
Dillinger River II.....	16
Drawing .....	18
Stake.....	18-19
Apply and Lease.....	20-21
Survey and Appraisal .....	21
Buy .....	22
Veteran's Land Discount.....	23
Further Information .....	23-27
Land Use Information .....	27
Online Resources .....	28
Application Forms.....	29-32
How the State Sells Land .....	33
Nominating Land for State Land Programs .....	33
Over-the-Counter Parcels Available .....	34

This brochure is provided free of charge. Additional copies can be obtained by contacting a DNR Public Information Office listed on page 4 or by viewing our web site at:

**<http://landsales.alaska.gov/>**



*This publication was released by the Department of Natural Resources, Division of Mining, Land, and Water, to inform the public about the 2014 Remote Recreational Cabin Sites Offering #12, produced at a cost of \$0.36 per copy, in Anchorage, Alaska.*

Thank you to all the employees, friends, and photographers who provided pictures for our brochure.



## INTRODUCTION

The DNR Land Sales staff welcomes your interest in the twelfth offering of the Remote Recreational Cabins Sites Staking program! We are eager to provide this unique opportunity for Alaskan residents to stake land for private ownership through responsible land management practices, education, and individual client services while contributing to economic development and recreational opportunities within Alaska.

Participation in this program will require a considerable investment of your time, resources, and effort. The rewards are tremendous as you embark on the adventure of staking a parcel of land that you will own and enjoy for years to come. This brochure is your guide through this complex process, and we recommend that you use it in the following manner:

1. **Before you apply, please consider if this program is for you: read page 4 to get an overview of the program and to determine if you have the time, interest, and resources necessary to stake your own parcel.** DNR also sells parcels that have already been surveyed. If you would like to buy a parcel of state land that does not require staking and is ready for immediate purchase and use, see page 33 for a description of other State land sales programs.
2. If this program is a good fit for you:
  - Read the requirements for the application, selection, and pre-staking processes on pages 5—6.
  - Read the staking areas summaries and maps on pages 7—17.
  - Decide which areas you want to apply for and apply online or fill out the application form found on page 29.
3. On pages 18—22, read about the three-year process of staking, leasing, and purchase, that you will go through if you are drawn and stake a parcel in this year's program.
4. Finally, pages 23—28 contain general considerations for applicants, including other information and resources for locating, staking, and leasing your parcel.

Thank you for your interest in participating in the Remote Recreational Cabin Sites Staking Program. We look forward to receiving your applications.

### Acronyms and Abbreviations in this Brochure

AAC.....	Alaska Administrative Code
ADL .....	Alaska Division of Lands (case number prefix)
AS .....	Alaska Statute
ASCS .....	Alaska State Cadastral Survey
ASLS.....	Alaska State Land Survey
AZ MK .....	Azimuth Mark
CM.....	Control Monument
CS .....	Cadastral Survey/Control Survey
DEC .....	Alaska Department of Environmental Conservation
DFG.....	Alaska Department of Fish and Game
DNR.....	Alaska Department of Natural Resources
ESM.....	Easement
EV .....	Easement Vacation
HWM .....	High Water Mark
MS .....	Material Site
NWR.....	National Wildlife Refuge
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
USACE .....	United States Army Corps of Engineers
USGS.....	United States Geological Survey
USS.....	United States Survey

## How to stake your piece of Alaska

See if this program is right for you. (page 4)

Pick a Staking Area to apply for (pages 7-17)

Submit an application for the drawing between October 6 and November 25, 2014 (page 29)

Cross your fingers and see if you're drawn on December 11, 2014 (page 18)

Winners and alternates submit documentation of Alaska residency (page 5)

Winners then receive a staking authorization (page 18)

Attend a staking workshop to learn the requirements for a properly staked parcel (page 18)

Stake your parcel, beginning February 13, 2015 and be done staking by August 17, 2015 (pages 18-19)

Within 14 days of staking, apply to lease your parcel from DNR. You must submit a lease application by the last day of staking. (page 20)

Make quarterly payments on your parcel lease for 3 years (page 20)

During the lease, DNR surveys and appraises your parcel (page 21)

After 3 years, you can continue to lease your parcel for another 5 years, or purchase your parcel from the state. To purchase, you can pay in full or DNR will finance up to 95% of the balance. (page 22)

**Congratulations! You now have your very own piece of the last frontier.**

## IS THIS PROGRAM FOR YOU?

Read This 

### How the Program Works

Before accepting applications to the Remote Recreational Cabin Sites (RRCS) program, DNR identifies areas that will be opened for staking. This year, five areas are being offered: Half Cabin, Snake Lake, and Dillinger River II in the Southcentral Region and East Fork Pass and Tatalina II in the Northern Region. To participate in this program, you must **apply, win, stake, apply and lease, and buy.**

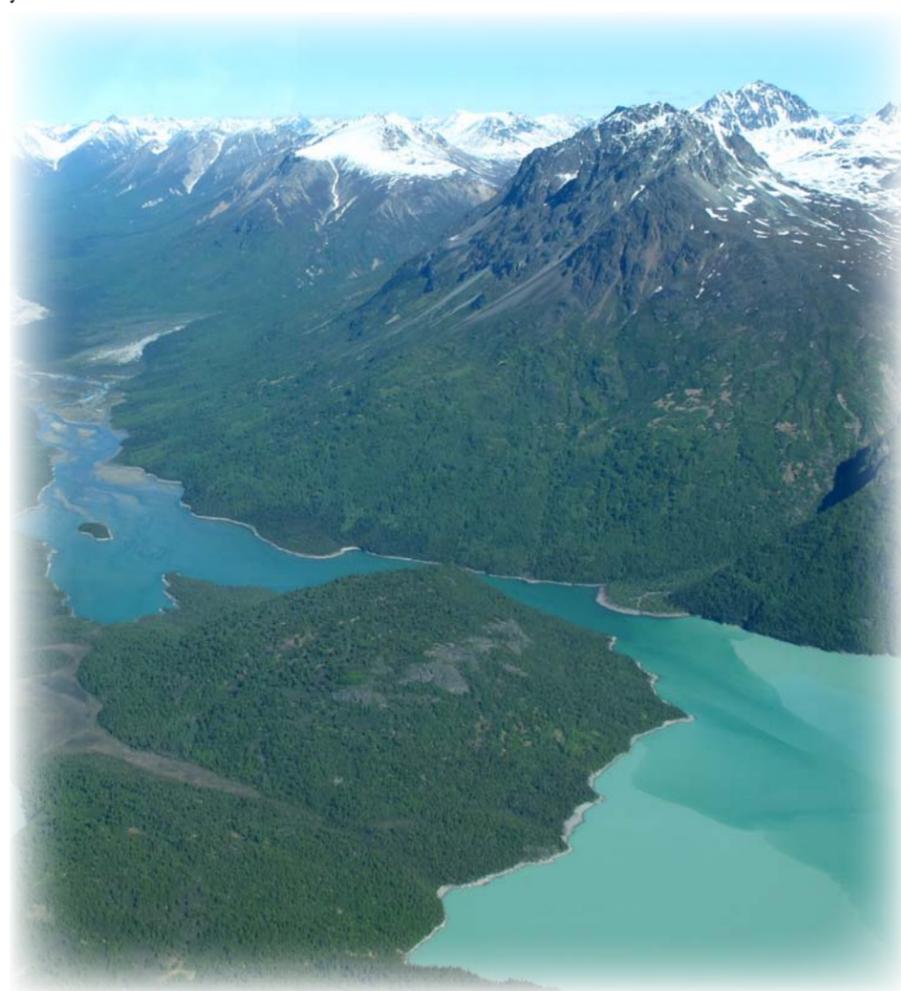
**Apply:** As an Alaska resident, you can apply for one or more areas that are of interest to you. You may only win for one area per year. This year, the application period opens on October 6, 2014. We strongly recommend that you visit the staking areas you are considering before applying. Make sure you submit your application(s) before the deadline of 5:00 p.m. on November 25, 2014.

**Win:** After the application deadline, DNR holds a drawing to determine winners and alternates for each area being offered. This year's drawing is on December 11, 2014. Drawing winners and alternates will be asked to submit proof of Alaska residency after the drawing. Failure to ensure that DNR receives the required proof of residency within 30 days from the date of receipt of the notice that you are a winner or alternate will be considered by DNR to be an abandonment of your interest and right to stake a parcel, resulting in the automatic closure of your application without further notice, in accordance with the terms of this brochure and your certified agreement on the application form. Staking authorizations will only be issued to those who submit the required proof of residency by the deadline.

**Stake:** After you submit proof of residency, you will receive a staking packet that includes a staking authorization, general staking information, detailed instructions, and specific restrictions for the area you are staking in. Staking workshops are a great way to learn about the staking, lease, and purchase processes. Staking workshops will be held during the week of February 1-7, 2015. The staking period opens on February 13, 2015. Staking must be complete, and a complete lease application submitted, by August 17, 2015.

**Apply and Lease:** After staking, you must submit your lease application describing your staked parcel within 14 days of staking and prior to the end of the staking period. DNR will review your lease application and if approved, will issue your lease after the staking period ends. Your lease payments will be applied towards the lease rental fee, survey deposit, and appraisal deposit, making 12 quarterly payments while DNR surveys and appraises the parcel.

**BUY!** After the parcel has been surveyed and appraised, you then have the opportunity to purchase the parcel at the appraised value or a minimum of \$1,000 over the actual survey cost, whichever is greater. The payments you made for the survey costs will be credited toward the purchase price for the appraised value of your parcel. You will have the option to either pay the remaining balance or to enter into a state purchase contract to complete the purchase of your parcel. This purchase typically occurs within three to four years from the time of lease issuance.



### Time, Money, and Resources Commitment

Staking a parcel of land in a remote area is very different from purchasing a previously surveyed lot because it requires a considerable investment of time, finances, and resources, even as the rewards are significant. These are just a few of the challenges you may face as you stake and acquire a remote parcel:

First, travel to the designated areas may be costly and time consuming. Staking areas located off the road system will require travel by small plane, boat, ATV, or snowmachine, and you may incur the costs associated with charter, rental, or purchase of equipment. Potential travel expenses are further explained in the "access" section of the area summaries on pages 8—17.

Second, staking your parcel will be time consuming and labor-intensive, as you must mark the corners of your parcel and brush the lot lines to prepare the parcel for survey and appraisal. Brushing lot lines requires the use of equipment, such as a chainsaw, to cut trees and brush to create a line of sight along the boundary lines of your parcel. Staking will also require you to know or learn basic skills of field navigation and parcel measurement using a map, compass, tape measure, and GPS. Read pages 18—19 to learn more about the staking process.



Additionally, there is no guarantee that it is practical to traverse or construct a trail on the legal access to the staking areas and parcels, even though legal access does exist. Construction of a trail to develop the legal access to a parcel may be costly and labor intensive. Learn more about legal access on page 24.

Improvements to your parcel may also be costly and labor intensive. If you plan to build on your parcel, carefully consider how you will bring in building materials. Development of your parcel may require permits from other agencies or permitting authorities: this may include building permits, stream crossing permits, wetlands fill permits, etc. Additionally, services (fire, ambulance, road maintenance, refuse collection, schools, etc.) are usually very limited or nonexistent. Utilities may be prohibitively expensive to bring to the site. Learn more about parcel development considerations on page 25.

In addition to the costs associated with travel, staking, access, and development, you must lease your parcel from the state for a period of three years or more. You will make quarterly deposit payments during your 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. There are also lease fees and administrative fees. Read page 20-21 for more information about the leasing process.

The purchase price of your parcel will vary depending on the size of your parcel and where you stake. Base appraisal reports give estimates of how much a parcel might cost depending on size, location, and other factors. Reports are available for each area offered at the DNR Public Information Centers and online at <http://landsales.alaska.gov>. The base appraisals can help you estimate the approximate value and purchase price of your parcel so that you can stake a parcel that will fit within your budget. Learn more about parcel appraisals on page 21.

Prospective applicants should read the information in this brochure thoroughly and be aware of the time, finances, and resources involved before deciding whether to participate. Through hard work, planning, and determination, participants can overcome these challenges, have an adventure of a lifetime, and gain ownership of a parcel of their very own that they can enjoy for years to come.

## APPLY & WIN

### Program Participant Qualifications

As the applicant, it is your responsibility to prove that you are eligible to participate in the program in accordance with AS 01.10.055 Residency, AS 38.05.600 Remote Recreational Cabin Sites, 11 AAC 67.005-.010 Disposal of Land Administrative Provisions, and 11 AAC 67.800-.845 Remote Recreational Cabin Sites. Please read this section thoroughly before you submit an application.

To participate in the RRCS program, you must certify and prove that:

- You have been “physically present in the state with the intent to remain in the state indefinitely and to make a home in the state” for at least the last year (12 months) immediately prior to the date of application for the drawing, during which time you have not claimed residency or been registered to vote in any other state or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits (AS 01.10.055). For required and acceptable items to prove residency, see the “Residency Requirement for Remote Recreational Cabin Sites” section of this brochure on page. Drawing winners and alternates will be required to submit acceptable proof of Alaska residency after the drawing. Failure to ensure that DNR receives the required proof of residency within 30 days from the date of receipt of the notice that you are a winner or alternate will be considered by DNR to be an abandonment of your interest and right to stake a parcel, resulting in the automatic closure of your application without further notice, in accordance with the terms of this brochure and your certified agreement on the application form. Staking authorizations will only be issued to those who submit proof of residency by the deadline.
- You are 18 years of age or older on the date of application (11 AAC 67.005 General Qualifications).
- 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.
- You are not in default for nonpayment on a purchase contract or lease issued by the Department.
- You are not in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the Department.

**Corporations, businesses, and non-Alaska residents are NOT eligible to apply for the Remote Recreational Cabin Sites program.**

Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision sales, 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.

### Proof of Residency

**Important: Drawing winners and alternates will be required to submit complete proof of Alaska residency after the drawing. Failure to ensure that DNR receives the required proof of residency within 30 days from the date of receipt of the notice that you are a winner or alternate will be considered by DNR to be an abandonment of your interest and right to stake a parcel, resulting in the automatic closure of your application without further notice, in accordance with the terms of this brochure and your certified agreement on the application form. Staking authorizations will only be issued to those who submit proof of residency by the deadline.**

In accordance with AS 01.10.055 Residency, 11 AAC 67.005-.010 Disposal of Land Administrative Provisions, and 11 AAC 67.800 Eligibility, you must show you were physically present in Alaska the one year prior to the date of your drawing application with intent to make a home and remain in the state indefinitely. Failure to prove your Alaska residency under these terms will result in the loss of your staking authorization and may result in forfeiture of some or all of your application fees.

To be eligible to apply for the drawing, you must be a current Alaska resident and have been a resident of Alaska 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 or nation as your residence for purposes such as taxes, school tuition, or benefits. Alaska 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 a member of the Armed Forces of the United States or were during any part of 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, or paying local personal property taxes. If you collect overseas pay for being stationed in Alaska, or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you are not an Alaska resident for the purposes of this program.

**Proof of residency must address the one year prior to the date of your drawing application and include:**

- a copy of your valid and current Alaska Driver's License or ID Card issued by the State of Alaska (if you do not have a valid, current Alaska Driver's License or ID Card issued by the State of Alaska with an issue date at least one year prior to the date you applied to the drawing, please contact the Land Sales and Contract Administration Section before applying to inquire about acceptable substitutions for this requirement).

**AND ONE of the following items:**

- school records;
- employment, unemployment, or military records;
- current and valid occupational licenses issued by the State of Alaska;
- income tax records showing employment in Alaska;
- Alaska Permanent Fund Dividend confirmation of eligibility or confirmation of receipt of funds; or
- court or other government agency records.

The Director may accept other forms of proof. Applicants are required to submit as many items of proof of residency as needed to document the minimum, one full year of Alaska residency. If you are relying on an item not specifically listed above or have questions about residency, please contact the Land Sales and Contract Administration Section before applying for the drawing to inquire.

### Misrepresentation - False Information

If you provide 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 of Alaska employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contractor employed by the State of Alaska or a state-funded agency, who gained knowledge of a land offering area at State of Alaska 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 General Qualifications). If you have questions about employee eligibility, contact one of the DNR Public Information Centers before applying.



## HOW TO APPLY

### Inspect the Site

**Important:** It is the responsibility of all interested parties to fully review this brochure and **personally locate and thoroughly inspect the staking area and your desired parcel location before applying for a staking authorization, lease, contract, or purchase.**

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 drawing application. The land chosen by an applicant/staker is taken **AS-IS** and **WHERE-IS** with no express or implied guarantees as to the land's suitability or fitness for any intended or particular purpose. The submission of a lease application of a staked parcel constitutes acceptance of the parcel **AS-IS** and **WHERE-IS**. The reader is referred to the "No Warranty of Suitability or Fitness" section on page 25 of this brochure for more information.

### Apply for a Staking Authorization

Application forms are available in this brochure, at the DNR Public Information Offices, and on the DNR web site at [http://landsales.alaska.gov/mlw/landsale/remote\\_recsites.htm](http://landsales.alaska.gov/mlw/landsale/remote_recsites.htm). Applications may be completed and submitted online using credit card or bank account information. Please visit the above website address for further information. Application forms may be reproduced.

You may file only one application per staking area. Although you may apply for multiple areas, 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 drawing or for which there are fewer applicants than available authorizations.

For each staking area that you want to apply to, you must:

1. Complete a 2014 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 submitted. This fee may be paid by a personal check, certified check, credit card, or money order. Do not send cash. Checks should be made payable to the Department of Natural Resources. Checks returned for any reason will invalidate the application(s). No application will be accepted without the fee. If submitting multiple applications, the fees may be paid with a single check, money order, or credit card transaction.
3. Certify you are an eligible Alaska resident for at least one year (12 months) immediately preceding the date of your drawing application.

An agent who presents a power of attorney or other notarized authorization of agency may file an application on behalf of a qualified applicant.

Once an application is filed, it may not be transferred to another staking area or to another applicant.

If you wish to withdraw an application, we must receive your request 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.

Your application will be rejected if:

- It does not include 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.



### Applicant Responsibility to Keep Address Current with LSCAS

Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you. In accordance with 11 AAC 67.005 (g) General Qualifications, an applicant or bidder is responsible for keeping DNR DMLW, Land Sales and Contract Administration Section (LSCAS) informed of their current address throughout the bid/application, lease, contract, and patent processes. A change of address must be signed by the applicant or purchaser and must be submitted in writing to LSCAS at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, (907) 269-8594, Fax (907) 269-8514. The application or bid is subject to rejection if LSCAS is unable to contact the applicant or lessee at the current address of record. Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSCAS and your records may not be updated. Failure to keep your address and contact information current with LSCAS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.

### Multiple Applicants Not Allowed

There may be only one applicant per Remote Recreational Cabin Sites drawing application. An authorization to stake a Remote Recreational Cabin Sites parcel and apply for a lease will be awarded to the individual drawing applicant. A Remote Recreational Cabin Sites staking authorization or lease will be issued to one, natural person.

### Where to File Applications

#### ONLINE APPLICATIONS

File applications online at <http://landsales.alaska.gov/>.

#### MAIL-IN APPLICATIONS

Mail-in applications must be sent to the DNR Public Information Center:

REMOTE RECREATIONAL CABIN SITES  
Department of Natural Resources, Public Information Center  
550 West 7th Avenue, Suite 1260, Anchorage, AK 99501

#### HAND-DELIVERED APPLICATIONS

The Anchorage 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.

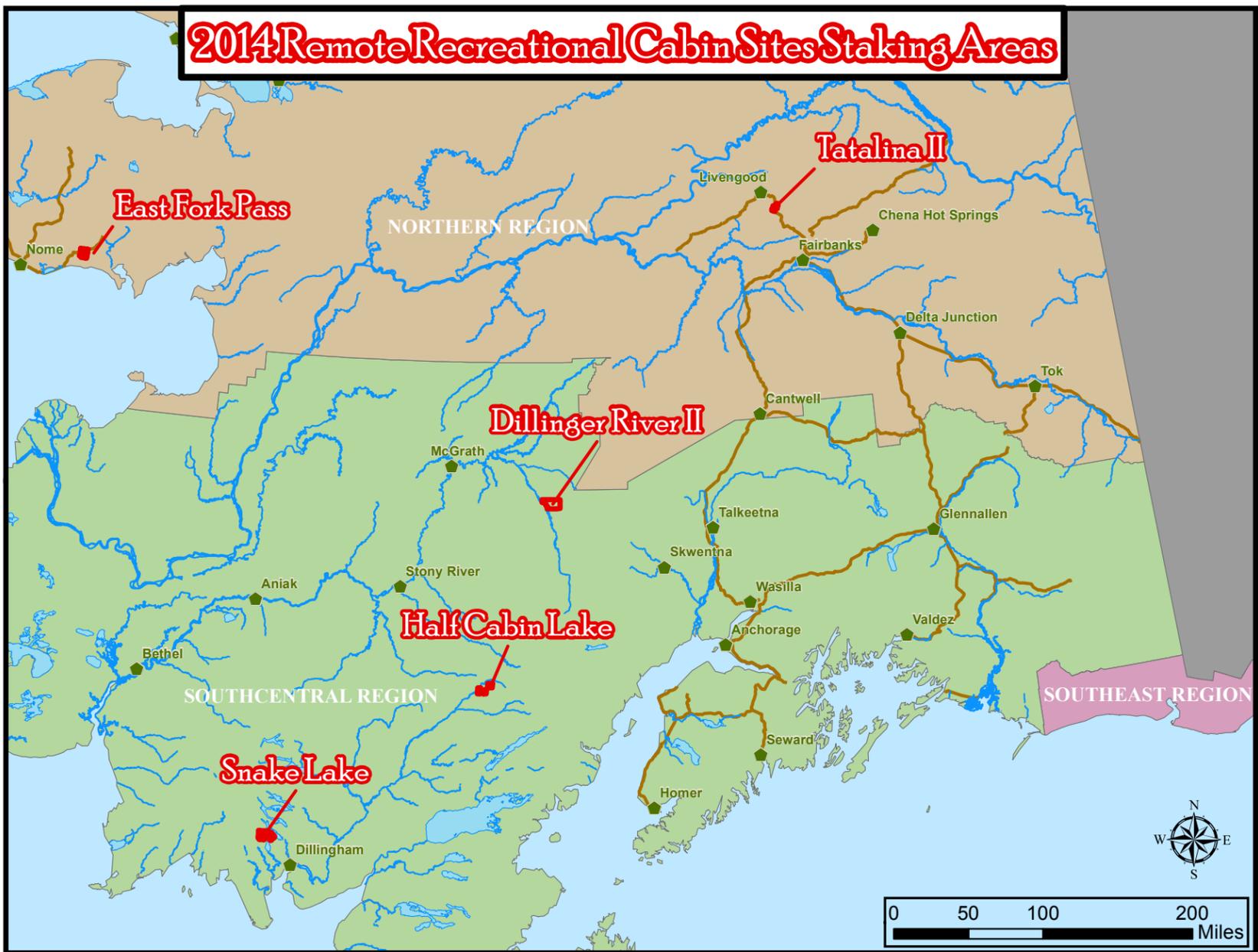
##### **Anchorage**

DNR Public Information Center  
550 W. 7th Ave., Suite 1260 (Atwood Building), Anchorage, AK  
(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.  
[dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)

##### **Fairbanks**

DNR Public Information Center  
3700 Airport Way, Fairbanks, AK  
(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@alaska.gov](mailto:fbx-pic@alaska.gov)





## 2014 REMOTE CABIN SITES

### East Fork Pass (pg 8)

East Fork Pass is in a mountainous area along the Nome-Council Road approximately 40 miles east of Nome. The area offers scenic views and opportunities for recreational and subsistence activities including hunting, berry picking, snowmachining, hiking, and other outdoor activities. Summer access is via the Nome-Council Road approximately 50 miles from Nome. The area can be accessed by snowmachine or ski plane in the winter. The East Fork Pass area covers approximately 16,400 acres. Up to 60 parcels may be staked. Parcels may be between 5 and 20 acres.

### Tatalina II (pg 10)

Tatalina II is characterized by rolling, forested terrain on either side of the Tatalina River. This staking area is located along the Elliott Highway approximately 50 miles from Fairbanks. Easy access and scenic views make this a desirable area for recreation and subsistence, including hunting, fishing, snowmachining, hiking, and other outdoor activities. The Tatalina staking area covers approximately 6,100 acres. Up to 31 parcels may be staked. Parcels may be between 5 and 20 acres.

### Half Cabin Lake (pg 12)

The Half Cabin Lake staking area is characterized by low hills, ridges and broad, sloping stream valleys. The Mulchatna River meanders through portions of this staking area, which is located 40 miles northwest of Lake Clark and 40 miles southeast of Lime Village. Recreational opportunities in the area include fishing, boating, snowmachining, and hunting. Access to the area is by plane or via the Mulchatna River. The Half Cabin Lake area totals approximately 12,650 acres. Up to 40 parcels may be staked. Parcels may be between 5 and 20 acres.

Pages 8-17 contain more detailed information about each staking area, including easements, setbacks, and other restrictions which may apply when staking your parcel. Estimated survey and appraisal costs are also included, which will be used to calculate the quarterly lease payments for your parcel during the 3-year lease term (see page 22 for details).

Additionally, the following pages include base appraisals, which estimate approximate values for hypothetical parcels of different sizes within each staking area. **It is important to recognize that the base appraisals are estimates, and that the actual per acre price for a staked parcel may vary from these estimates.** Please see page 23 for more information about base appraisals.

### Snake Lake (pg 14)

The Snake Lake area, located approximately 20 miles northwest of Dillingham, is a combination of mountains and rolling hills around the northern end of Snake Lake. An excellent blend of accessibility, scenic views, and the remote Alaskan experience make this a desirable area. Snake Lake is accessible by gravel road all the way from Dillingham to the lake. The staking area is approximately 10 miles across the lake from the end of the road. The area has healthy moose and bear populations, and is close to excellent fishing on the Wood River or in Wood-Tikchik State Park. The Snake Lake area covers approximately 25,395 acres. Up to 50 parcels may be staked. Parcels may be between 5 and 20 acres.

### Dillinger River II (pg 16)

Dillinger River is located west of the South Fork Kuskokwim River and Farewell Lake, approximately 65 miles east southeast of McGrath. This staking area is adjacent to the Historic Iditarod Trail, providing access to recreational opportunities including hunting, boating and snowmachining. The topography is characterized by rolling mountain foothills with level areas near the Dillinger and Jones Rivers. Access to the area is by plane or via the South Fork Kuskokwim and Dillinger Rivers. The Dillinger River area covers approximately 38,200 acres. Up to 30 parcels may be staked. Parcels may be between 5 and 20 acres.

*These prices are estimates only!*

**Hypothetical Pricing for Key Parcel**

	Size	\$ Per Acre
Key Parcel "A" 1 <sup>st</sup> tier lake front	5.00 acres	\$3,000
	10.00 acres*	\$2,250
	15.00 acres*	\$1,958
	20.00 acres*	\$1,684
Key Parcel "B" 1 <sup>st</sup> tier River front	5.00 acres*	\$2,234
	10.00 acres*	\$1,680
	15.00 acres	<b>\$1,400</b>
	20.00 acres*	\$1,204
Key Parcel "C" Interior Parcel	5.00 acres*	\$1,064
	10.00 acres	<b>\$800</b>
	15.00 acres*	\$693
	20.00 acres*	\$597

\*Key Parcel in bold (\*Size adjusted Key Parcels based on adjustment shown in Addenda)

## East Fork Pass Remote Recreational Cabin Sites

Why Stake?	East Fork Pass offers a unique opportunity to own a remote property outside of Nome. The area offers great views and is accessible by road from Nome.	Allowed Uses	Parcels are for recreational use only during the three year lease period; no commercial use or permanent residence is allowed during the lease. Once the parcel is under a purchase contract or has been conveyed into private ownership these restrictions no longer apply.
Location	The staking area is located approximately 40 miles east-northeast of Nome, and 15 miles southwest of Council, Alaska between the East Fork Solomon and Skookum Rivers.	Easements, Setbacks and other Restrictions	DNR may impose staking setbacks from important public resources prior to staking. Setbacks and other restrictions are addressed in the decision process and indicated on the staking map. The following restrictions are applicable to parcels within the East Fork Pass Staking Area: <ul style="list-style-type: none"> <li>• 30-foot public access and utility easement along all interior parcel lines.</li> <li>• 50-foot public access easements upland from the ordinary high water mark of public and navigable water bodies.</li> <li>• 100-foot easement centered on surveyed or un-surveyed (protracted) section lines.</li> <li>• 60-foot public access easement centered on existing trails through and along staked parcels.</li> <li>• 100-foot building setback from the ordinary high water mark of all water bodies determined to be anadromous, public, or navigable.</li> <li>• 200-foot staking setback from the edge of the Nome-Council Road. DNR may reserve additional areas for future public use and access prior to staking.</li> <li>• 200-foot staking setback from ADL 411932 (DOT easement).</li> <li>• 100-foot staking setback from the East Fork Solomon River, Lime Creek, French Creek, Trap Creek, and Horton Creek.</li> <li>• minimum 70-foot radius reserved area around University of Alaska Fairbanks radio and meteorological station in Section 15, Township 9 South, Range 27 West, Kateel Meridian.</li> <li>• reserved area over and around material site ADL 418907, to be determined prior to staking.</li> <li>• reserved areas to protect any ecologically sensitive, historic, or archeological sites located within the project area.</li> </ul>
Terrain & Major Features	Mountainous terrain, headwaters of several drainages, road access.		
Access	Access is via the Nome-Council Road and a few trails leaving the Nome-Council Road.		
View	Excellent views of surrounding mountains and valleys.		
Climate	The area has a maritime climate with average January temperatures of -2° to 31° F and average temperatures in June of 45° to 57° F. The area receives approximately 16 inches of rain per year and 63 inches of snow.		
Soils	Soils are typically poorly-drained, gravelly to stony and generally underlain by shallow permafrost table. The soils on ridge tops are typically gravelly and well drained.		
Vegetation	Mostly low tundra vegetation with some taller shrubs along creeks and rivers.		
Water Source	Water source is local creeks and rivers. Water quality is unknown.		
Title	The State received patent #50-2008-0387 for the land and mineral estate on July 11, 2008. The applicable State case file is GS 4132.		
Fire Management Option	The current fire management option for this area is Modified. Contact DNR's 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 Units 22B and 22C.	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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Municipal Authority	This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.	Comments	Parcels may contain wetlands and may require Army Corps of Engineers (USACE) permits prior to placement of fill material. Contact USACE for information.
Mineral Estate	This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order 1148. Refer to the Mineral Estate section of this brochure for details.	Survey and Appraisal Costs	The estimated survey cost for this area is \$4,500 - \$6,000 per parcel. The estimated appraisal cost for this area is \$500 per parcel.
Lease, Contract, & Patent Subject To	The lease, land sale contract, and patent for all parcels in the East Fork Pass area will be subject to a reindeer grazing lease (LAS 13861).		

### East Fork Pass - Base Appraisal Summary

<b>Hypothetical Key Parcel East Fork Pass Staking Area</b>	Size:	5.00-acres
	Lot Type:	Within 1/4 mile of the Nome-Council Road*
	Access:	Summer access by car along the Nome-Council Road then by foot or off road vehicle to parcel. Winter access by snowmachine.
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	None

\*Parcels more than 1/4 mile from the road may have the price reduced by 15% relative to similar road adjacent parcels

### Hypothetical Pricing for Key Parcels

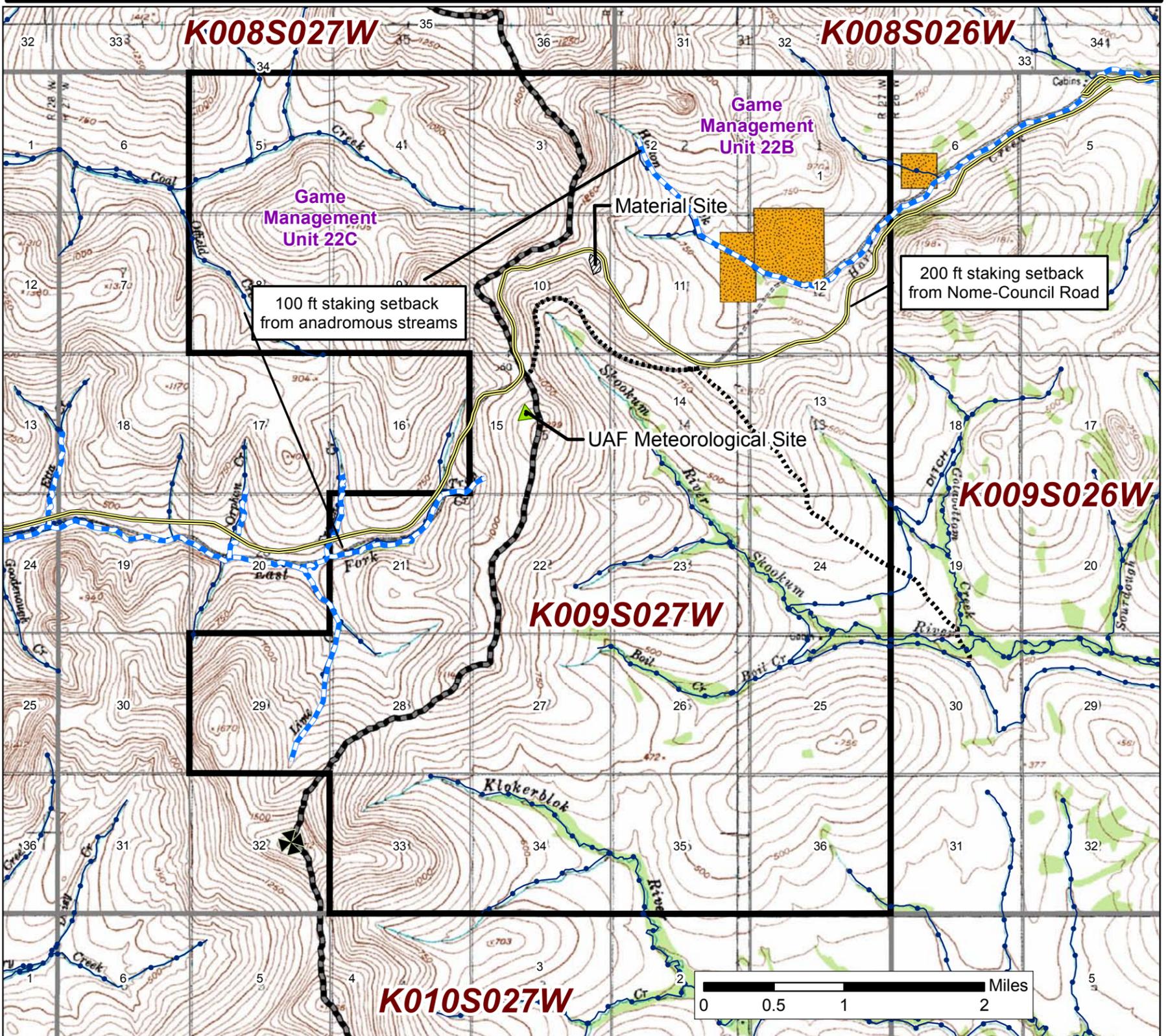
	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" 1 <sup>st</sup> -tier parcel	<b>5.00 acres</b>	<b>\$3,400</b>	<b>\$17,000</b>
	10.00 acres*	\$2,550	\$25,500
	15.00 acres*	\$2,219	\$33,300
	20.00 acres*	\$1,908	\$38,200

**-Key Parcel in bold** (\*Size adjusted Key Parcels based on adjustment shown in Addenda)



# Staking Map: East Fork Pass

Northern Region Region-Remote Recreational Cabin Sites Staking Area # 1114101



**USGS QUAD 1:63,360**  
**Solomon C- 4, C- 5**  
**Township 9 South, Range 27 West,**  
**Kateel Meridian**

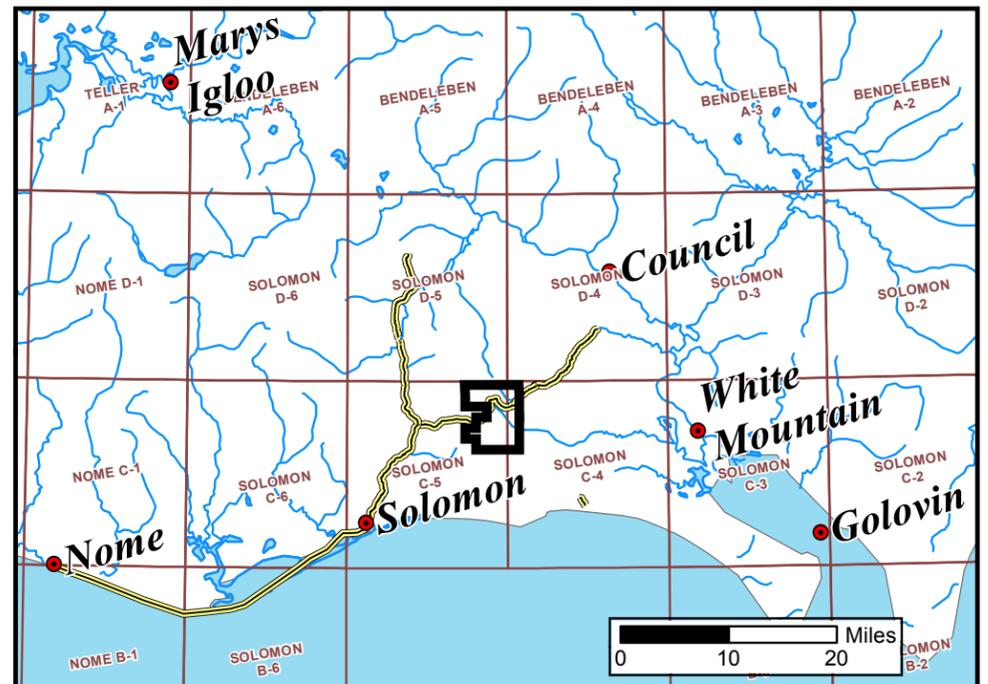
This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

Minimum parcel size: 5 acres      Maximum parcel size: 20 acres  
 Staking authorizations: 60      Staking period: 2014

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 streams and all other water bodies determined to be public or navigable. 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 instructions for additional information.

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 East  
 June 2014

	BLM Monument		Project Area
	UAF Meteorological Site		Trails
	Nome-Council Road		Material Site
	Anadromous Streams		Private Parcels
	Public Water		Game Management Unit



## Tatalina II Remote Recreational Cabin Sites

Why Stake?	Quick and easy access from the Fairbanks area via the Elliott Highway to a recreational area that provides opportunities for hunting, fishing and trapping.	Mineral Estate	This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order 788. Refer to the Mineral Estate section of this brochure for details.
Location	The Tatalina II staking area is located along the Elliott Highway approximately 20 miles south of the intersection of the Elliott and Dalton Highways and 50 miles from Minto via the Elliott Highway.	Allowed Uses	Parcels are for recreational use only during the three year lease period; no commercial use or permanent residence is allowed during the lease. Once the parcel is under a purchase contract or has been conveyed into private ownership these restrictions no longer apply.
Terrain & Major Features	The area is located on both sides of the Tatalina River, with hills on either side, forested with spruce and birch. The White Mountains National Recreation Area is located approximately 10 miles east of the staking area. Low areas within the Tanana Valley may be boggy.	Easements, Setbacks and other Restrictions	DNR may impose staking setbacks from important public resources prior to staking. Setbacks and other restrictions are addressed in the decision process and indicated on the staking map. The following restrictions are applicable to parcels within the Tatalina II Staking Area: <ul style="list-style-type: none"> <li>• 30-foot public access and utility easement along all interior parcel lines.</li> <li>• 50-foot public access easements upland from the ordinary high water mark of public and navigable water bodies.</li> <li>• 100-foot easement centered on surveyed or unsurveyed (protracted) section lines.</li> <li>• 60-foot public access easement centered on existing trails through and along staked parcels.</li> <li>• 100-foot building setback from the ordinary high water mark of all water bodies determined to be anadromous, public, or navigable.</li> <li>• 300-foot staking buffer from the centerline of the Elliott Highway.</li> <li>• 200-foot staking setback from the OHW of the Tatalina River.</li> <li>• Reserved area around material sale sites ADL 419649 and ADL 419655.</li> <li>• 60-foot access easement centered on Old Elliott roadbed.</li> <li>• 60-foot access easements centered on ADL 416992 (Wilbur Creek Trail) and ADL 416993 (unnamed access to the Tatalina River).</li> <li>• S1/2N1/2SW1/4 of Section 6, Township 6 North, Range 3 West, Fairbanks Meridian and S1/2N1/2SE1/4 of Section 1, Township 6 North, Range 4 West, Fairbanks Meridian are reserved.</li> </ul> DNR may reserve additional areas for future public use and access prior to staking.
Access	Access is provided by highway vehicle along the Elliott Highway, then off road travel to and through the area. ADL 416992, also known as the Wilbur Creek Trail, provides access into the area.	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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
View	Views of the river, forest, and the White Mountains to the northeast.	Comments	Parcels may contain wetlands and may require Army Corps of Engineers (USACE) permits prior to placement of fill material. Contact USACE for information. Mining is an important part of the Lower Tanana subregion economy; active mining claims exist along Globe Creek and Wilbur Creek, near the staking area. Individuals who stake parcels along the Elliott Highway may need to apply for driveway permits from the Department of Transportation and Public Facilities.
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme temperature variation and low precipitation. Average winter temperatures range from -22° to -2° F and average summer temperatures from 50° to 72° F.	Survey and Appraisal Costs	The estimated survey cost for this area is \$3,500 - \$5,000 per parcel. The estimated appraisal cost for this area is \$500 per parcel.
Soils	Most soils in this area are well-drained, but permafrost exists on many north facing slopes.		
Vegetation	Mixed hardwood stands predominate on the well-drained southeastern slopes. Black spruce and tundra grow on north slopes and areas of poor drainage.		
Water Source	Subsurface water availability is unknown. The Tatalina River and various creeks provide surface water of unknown quality within the staking area. ADEC recommends filtering and disinfecting surface water before use.		
Title	The State received Patent No. 50-88-0352 for the land and mineral estate within Township 6 North, Range 3 West, Fairbanks Meridian on September 8, 1988. The state received Patent No. 50-88-0362 for the land and mineral estate within Township 6 North, Range 4 West, Fairbanks Meridian on September 15, 1988. The State received Patent Nos. 50-88-0354 and 50-93-0183 on September 8, 1988 and April 2, 1993, respectively, for the land and mineral estate within Township 7 North, Range 3 West, Fairbanks Meridian. The applicable State case files are GS 3469, GS 3470, and GS 3484.		
Fire Management Option	The current fire management option for the portion of the project area lying west of the Tatalina River is Full; the current fire management option for the portion of the project area east of the Tatalina River is Limited. Contact DNR's 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 project area is in the Unorganized Borough, and subject to the platting authority of the State of Alaska.		

## Tatalina II - Base Appraisal Summary

<b>Hypothetical Key Parcel Tatalina II Staking Area</b>	Size:	5.00-acres
	Lot Type:	Within 1/4 mile of Elliott Highway*
	Access:	Elliott Highway to staking area, overland by ATV, snowmachine or walk in.
	Building Site:	Adequate building site, wooded, and adequately drained soils
	Amenities:	Typical view of the surrounding area

\*Parcels more than 1/4 mile from the road may have the price reduced by 10% relative to similar road adjacent parcels

### Hypothetical Pricing for Key Parcels

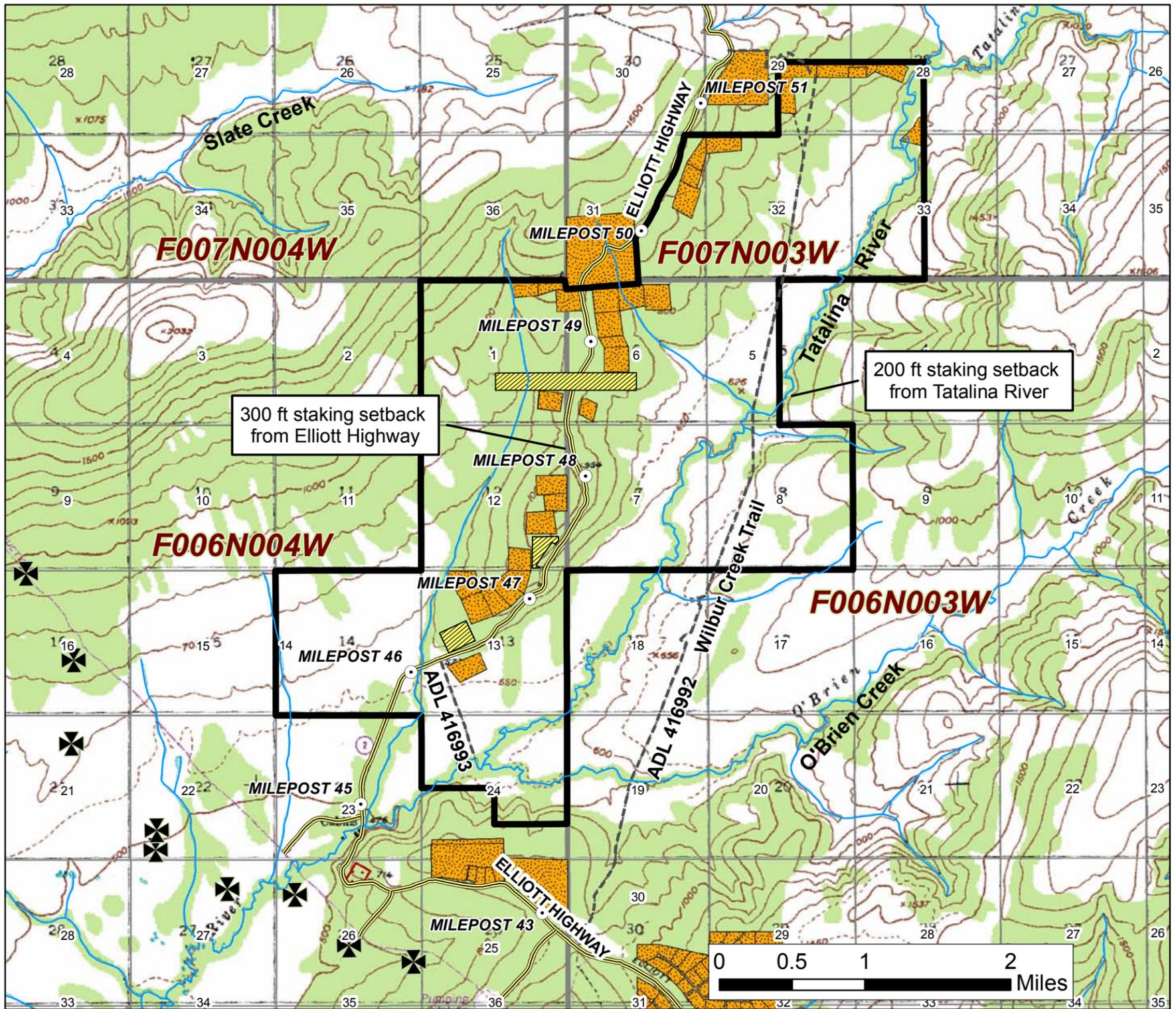
	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A"	<b>5.00 acres</b>	<b>\$2,200</b>	<b>\$11,000</b>
	10.00 acres*	\$1,650	\$16,500
	15.00 acres*	\$1,430	\$21,500
	20.00 acres*	\$1,238	\$24,800

**-Key Parcel in bold** (\*Size adjusted Key Parcels based on adjustment shown in Addenda) Other values are included in the appraisal report.



# Staking Map: Tatalina II

Northern Region-Remote Recreational Cabin Sites Staking Area # 1114102



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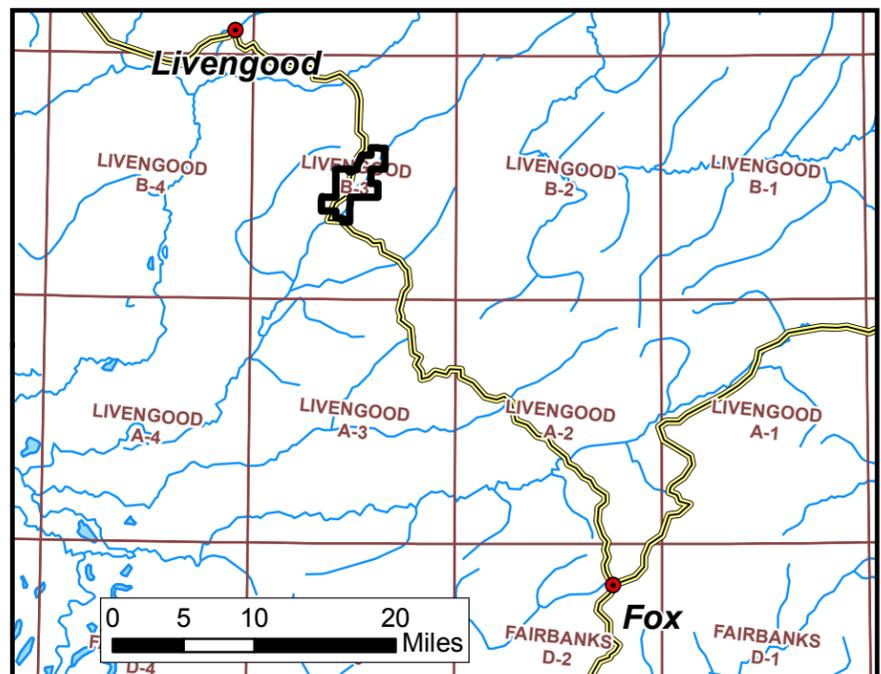
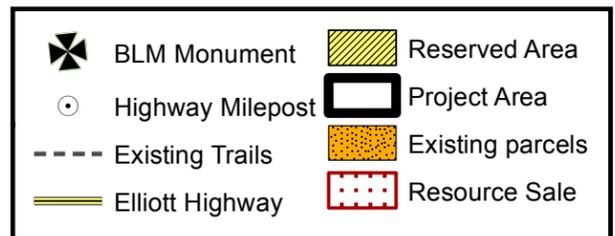
**USGS QUAD 1:63,360**  
**Livengood B-3**  
 Township 6 North, Range 3 West,  
 Township 6 North, Range 4 West,  
 Township 7 North, Range 3 West,  
 Fairbanks Meridian

This 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.

Minimum parcel size: 5 acres      Maximum parcel size: 20 acres  
 Staking authorizations: 31      Staking period: 2015

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 streams and all other water bodies determined to be public or navigable. 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 instructions for additional information.

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- 2014 Remote Recreational Cabin Sites Staking -  
**Half Cabin Lake Remote Recreational Cabin Sites**

Why Stake?	The Half Cabin Lake area offers recreational opportunities including boating, snowmachining, hunting and fishing.	Game Management Unit	The staking area is in Game Management Unit 17B.
Location	The Half Cabin Lake project area is located along the Mulchatna River, approximately 120 miles west of Kenai and 40 miles northwest of Lake Clark, within the Lake and Peninsula Borough.	Municipal Authority	The project area is in the Lake and Peninsula Borough, and is subject to applicable local ordinances, platting and zoning authority, and property assessments.
Terrain & Major Features	The Mulchatna River meanders through portions of the project area. Terrain is generally vegetated with spruce woodlands but displays a variety of landscapes featuring low hills, ridges, and broad, sloping stream valleys. Elevation ranges from 1,200 feet to 1,300 feet above sea level.	Mineral Estate	This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order 1143 and Mineral Closing Order 393. Refer to the Mineral Estate section of this brochure for details.
Access	Stakers should avoid crossing Lake and Peninsula Borough (LPB) owned lands to access the project area. <b>Any lease application indicating access to the staked parcel as crossing LPB lands will be rejected. Using a method of transport on water bodies within LPB lands is acceptable access, such as floating the Mulchatna River.</b> The project area may be accessed by boat or by airplane, flying in to land, gravel bars, or floatplane-accessible lakes within the project area. Overland access via State-owned lands may also be available by all-terrain vehicle or snow machine. Summer access may be limited by wet trail conditions.	Allowed Uses	Parcels are for recreational use only during the three year lease period; no commercial use or permanent residence is allowed during the lease. Once the parcel is under a purchase contract or has been conveyed into private ownership these restrictions no longer apply.
View	Views of the Mulchatna River through portions of the project area and the Bonanza Hills east of the project area.	Easements, Setbacks and other Restrictions	DNR may impose staking setbacks from important public resources prior to staking. Setbacks and other restrictions are addressed in the decision process and indicated on the staking map. The following restrictions are applicable to parcels within the Half Cabin Lake Staking Area: • 30-foot public access and utility easement along all interior parcel lines. • 50-foot public access easements upland from the ordinary high water mark of public and navigable water bodies. • 100-foot easement centered on surveyed or unsurveyed (protracted) section lines. • 60-foot public access easement centered on existing trails through and along staked parcels. • 100-foot building setback from the ordinary high water mark of all water bodies determined to be anadromous, public, or navigable. • Reserved sites for public use and access on the Mulchatna River and the unnamed lakes in Sections 5 and 20, Township 8 North, Range 32 West, Seward Meridian. • Reserved area around the permitted trapping cabin (ADL 223545) within SE1/4SE1/4 of Section 13, Township 8 North, Range 32 West, Seward Meridian. • 200-foot staking setback from the OHW mark of the Mulchatna River and the unnamed stream within Section 8, Township 8 North, Range 32 West, Seward Meridian. DNR may reserve additional areas for future public use and access prior to staking.
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme temperature variation and low precipitation. Average January temperature is 14° F, average July temperature is 57° F. Average annual precipitation is 214 inches, with 75 inches of snow.	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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Soils	The soils are a mixture of very gravelly colluvium, silty loess, and volcanic ash, mostly underlain by permafrost. Hills and ridges within the project area are well drained and often gravelly; valleys can be somewhat poorly drained.	Comments	Parcels may contain wetlands and may require Army Corps of Engineers (USACE) permits prior to placement of fill material. Contact USACE for information.
Vegetation	Spruce woodlands and shrubs along the Mulchatna River and forest-shrub-bog mosaic throughout the project area.	Survey and Appraisal Costs	The estimated survey cost for this area is \$4,500 - \$6,500 per parcel. The estimated appraisal cost for this area is \$500 per parcel.
Water Source	The Mulchatna River, Half Cabin Lake, and various streams and lakes provide surface water within the staking area. Water quality is unknown.		
Title	The State received Patent for the land and mineral estate to lands within Township 8 North, Range 32 West, Seward Meridian on October 15, 2007 by Patent No. 50-2008-0040 and to lands within Township 9 North, Range 31 West, Seward Meridian on April 21, 2008 by Patent No. 50-2008-0277. The applicable State case files are GS 2141 and GS 2144.		
Fire Management Option	The current fire management option for this area is Limited. Contact DNR's 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.		

## Half Cabin Lake - Base Appraisals Summary

<b>Hypothetical Key Parcel 'A' Half Cabin Lake Staking Area</b>	Size:	5.00-acres
	Lot Type:	1 <sup>st</sup> tier* Lake Front
	Access:	Summer access is by float plane. Winter access by snowmachine.
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	None
<b>Hypothetical Key Parcel 'B' Half Cabin Lake Staking Area</b>	Size:	15.00-acres
	Lot Type:	1 <sup>st</sup> tier* Mulchatna River front
	Access:	Summer access is by float plane or boat. Winter access by snowmachine.
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	None
<b>Hypothetical Key Parcel 'C' Half Cabin Lake Staking Area</b>	Size:	10.00-acres
	Lot Type:	2 <sup>nd</sup> Tier* Interior
	Access:	Summer access is by float plane to area lakes or boat up the Mulchatna River then walk-in overland to parcel. Winter access by snowmachine.
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	None

\*1<sup>st</sup> tier parcel is defined as a parcel with direct frontage on a lake, or is separated from the access or amenity by public land.  
 2<sup>nd</sup> tier parcel is defined as a location where a parcel(s) could be staked between the subject and the nearest water-body access.

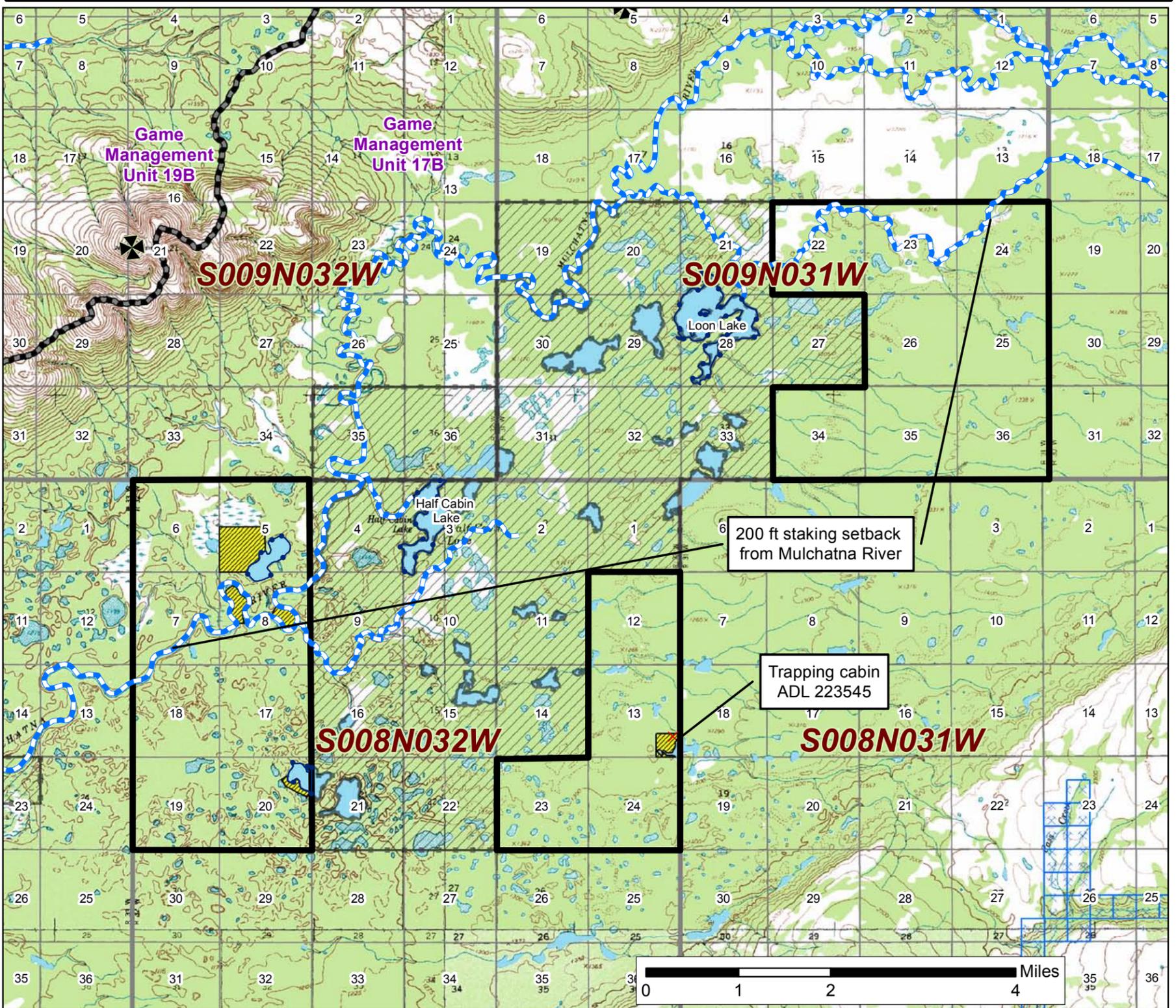
### Hypothetical Pricing for Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" 1 <sup>st</sup> tier lake front	<b>5.00 acres</b>	<b>\$3,000</b>	<b>\$15,000</b>
	10.00 acres*	\$2,250	\$22,500
	15.00 acres*	\$1,958	\$29,400
	20.00 acres*	\$1,684	\$33,700
Key Parcel "B" 1 <sup>st</sup> tier Mulchatna River front	5.00 acres*	\$2,234	\$11,200
	10.00 acres*	\$1,680	\$16,800
	<b>15.00 acres</b>	<b>\$1,400</b>	<b>\$21,000</b>
	20.00 acres*	\$1,204	\$24,100
Key Parcel "C" Interior Parcel	5.00 acres*	\$1,064	\$5,300
	<b>10.00 acres</b>	<b>\$800</b>	<b>\$8,000</b>
	15.00 acres*	\$693	\$10,400
	20.00 acres*	\$597	\$11,900

-Key Parcel in bold (\*Size adjusted Key Parcels based on adjustment shown in Addenda)

# Staking Map: Half Cabin Lake

Southcentral Region-Remote Recreational Cabin Sites Staking Area # 1114204



**USGS QUAD 1:63,360**  
**Lake Clark C-6, D-5, D-6**  
**Township 9 North, Range 31 West,**  
**Township 8 North, Range 32 West,**  
**Seward Meridian**

This 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.

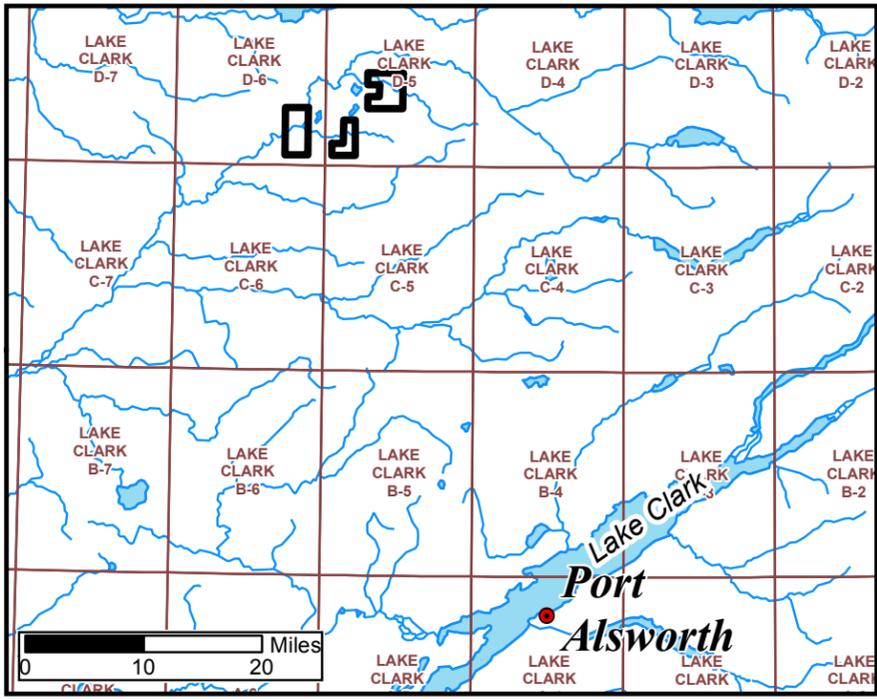
Minimum parcel size: 5 acres      Maximum parcel size: 20 acres  
 Staking authorizations: 40      Staking period: 2015

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 streams and all other water bodies determined to be public or navigable. 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 instructions for additional information.

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**Legend**

- Survey Monument
- BLM Monument
- Anadromous Streams
- Public Water
- Project Area
- Borough Entitlement
- Game Mgmt Unit
- Mining Claims
- Reserved Areas



## Snake Lake Remote Recreational Cabin Sites

Why Stake?	The Snake Lake area is an excellent blend of accessibility and the remote Alaskan experience. The area has excellent hunting, fishing, and numerous other recreational opportunities.	Municipal Authority	The project area is in the Unorganized Borough, and subject to the platting authority of the State of Alaska.
Location	About 20 miles northwest of Dillingham, surrounding the northern portion of Snake (Nunavaugaluk) Lake.	Mineral Estate	This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order 1155. Refer to the Mineral Estate section of this brochure for details.
Terrain & Major Features	The Snake Lake staking area surrounds the northern tip of Snake Lake. Terrain is varied from low lake shorelines and valleys to benches, foothills, and steep valleys and mountains.	Allowed Uses	Parcels are for recreational use only during the three year lease period; no commercial use or permanent residence is allowed during the lease. Once the parcel is under a purchase contract or has been conveyed into private ownership these restrictions no longer apply.
Access	Access is by plane to Snake Lake or Lake Aleknagik, by boat across Snake Lake, or by ATV or snowmachine. Summer access may be limited by wet trail conditions.	Easements, Setbacks and other Restrictions	DNR may impose staking setbacks from important public resources prior to staking. Setbacks and other restrictions are addressed in the decision process and indicated on the staking map. The following restrictions are applicable to parcels within the Snake Lake Staking Area: <ul style="list-style-type: none"> <li>• 200-foot staking setback from anadromous streams.</li> <li>• 30-foot public access and utility easement along all interior parcel lines.</li> <li>• 50-foot public access easements upland from the ordinary high water mark of public and navigable water bodies.</li> <li>• 100-foot easement centered on surveyed or unsurveyed (protracted) section lines.</li> <li>• 60-foot public access easement centered on existing trails through and along staked parcels.</li> <li>• 100-foot building setback from the ordinary high water mark of all water bodies determined to be anadromous, public, or navigable.</li> </ul> DNR may reserve additional areas for future public use and access prior to staking.
View	Views of Snake Lake and of the various mountains in the region.	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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Climate	The area has a cool, maritime climate. Average summer temperatures range from 46° to 64° F in July. Average winter temperatures range from 9° to 17° F in January. Average annual precipitation is 25 inches including 83 inches of snowfall.	Comments	Parcels may contain wetlands and may require Army Corps of Engineers (USACE) permits prior to placement of fill material. Contact USACE for information.
Soils	Soils are primarily gravelly drift or colluvium with a thin layer of loess, or a mixture of loess and volcanic ash, with 10% to 50% permafrost.	Survey and Appraisal Costs	The estimated survey cost for this area is \$4,000 - \$5,500 per parcel. The estimated appraisal cost for this area is \$500 per parcel.
Vegetation	White spruce and paper birch and low shrubs and tundra lichens on the lower elevations willows and alders with some black spruce at middle elevations. Low alpine shrubs and low to tall shrubs at higher elevations		
Water Source	Ground water quality and depth is unknown. Surface water sources include Snake Lake, Lake Aleknagik, Killian Creek, Bear Creek, Eagle Creek, Ice Creek, various streams and lakes throughout the project area. ADEC recommends filtering and disinfecting surface water before use.		
Title	The State of Alaska received tentative approval to the land and mineral estate within the portion of the project area on September 27, 1982 and September 14, 1979. The applicable state case files are GS 726 and GS 728.		
Fire Management Option	The current fire management option for this area is Limited. Contact DNR's 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 17C. Contact the Alaska Department of Fish and Game for hunting seasons and regulations.		

### Snake Lake - Base Appraisals Summary

<b>Hypothetical Key Parcel 'A' Snake Lake Staking Area</b>	Size:	10.00-acres
	Lot Type:	1 <sup>st</sup> tier* frontage on Snake Lake
	Access:	Fly-in or boat to Snake lake. Winter access is possible by snowmachine.
	Building Site:	At least 50% level to gently sloping, and adequately drained.
	Amenities:	Frontage on Snake Lake
<b>Hypothetical Key Parcel 'B' Snake Lake Staking Area</b>	Size:	10.00-acres
	Lot Type:	2 <sup>nd</sup> tier* lot (Interior)
	Access:	Fly-in or boat to Snake Lake, then overland to parcel. Winter access is possible by snowmachine.
	Building Site:	At least 50% level to gently sloping, and adequately drained.
	Amenities:	View potential of surrounding area.

\*1<sup>st</sup> tier parcel is defined as a parcel with direct frontage on a lake, or is separated from the access or amenity by public land.  
 2<sup>nd</sup> tier parcel is defined as a location where a parcel(s) could be staked between the subject and the nearest water-body access.

### Hypothetical Pricing for Key Parcels

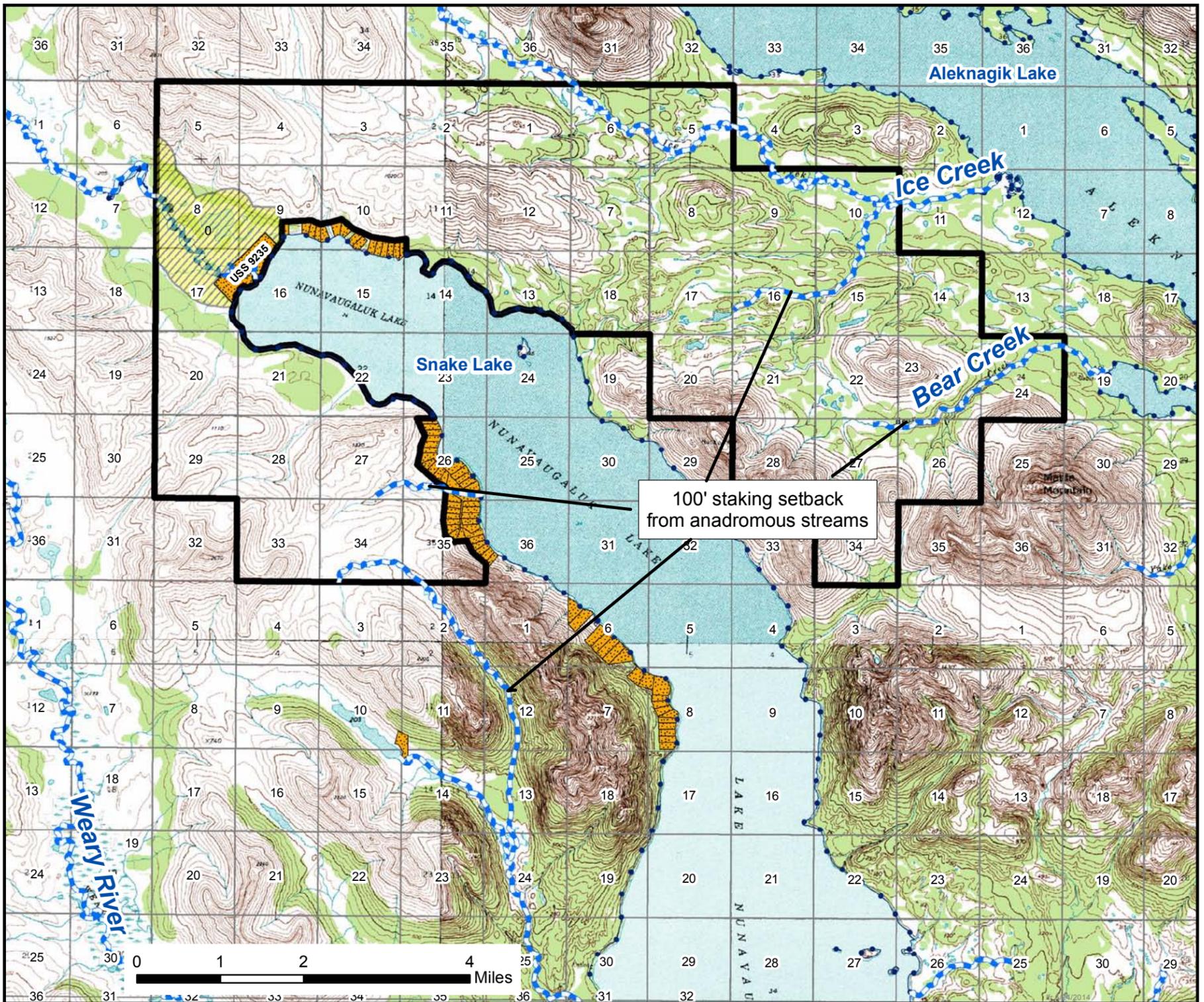
	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" 1 <sup>st</sup> tier lake front	5.00 acres*	\$2,128	\$10,600
	<b>10.00 acres</b>	<b>\$1,600</b>	<b>\$16,000</b>
	15.00 acres*	\$1,392	\$20,900
	20.00 acres*	\$1,200	\$24,000
Key Parcel "B" Interior	5.00 acres*	\$758	\$3,790
	<b>10.00 acres</b>	<b>\$570</b>	<b>\$5,700</b>
	15.00 acres*	\$496	\$7,400
	20.00 acres*	\$428	\$8,600

-Key Parcel in bold (\*Size adjusted Key Parcels based on adjustment shown in Addenda)



# Staking Map: Snake Lake

Southcentral Region-Remote Recreational Cabin Sites Staking Area # 1114205

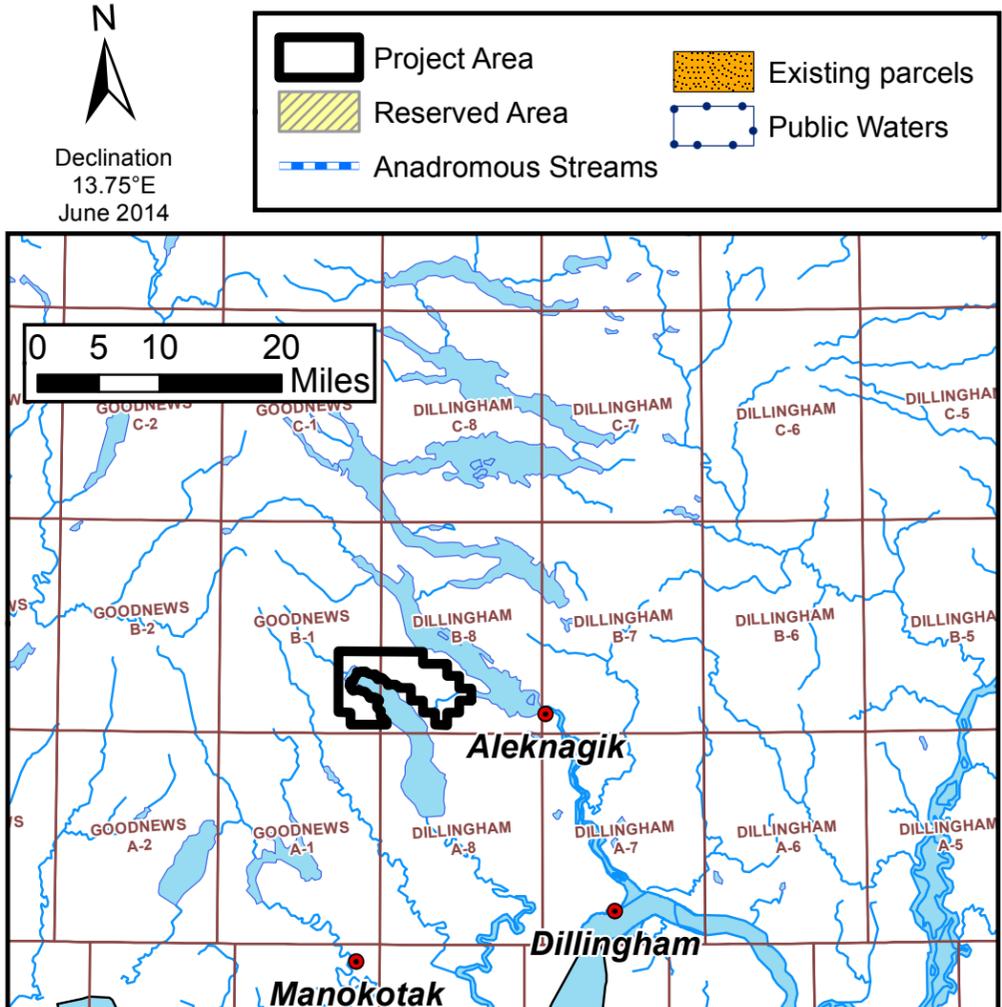


**USGS QUAD 1:63,360**  
**Dillingham D-8, Goodnews Bay B-1**  
**Township 10 South, Range 57 West,**  
**Township 10 South, Range 58 West,**  
**Seward Meridian**

This 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.

Minimum parcel size: 5 acres      Maximum parcel size: 20 acres  
 Staking authorizations: 50      Staking period: 2015

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 streams and all other water bodies determined to be public or navigable. 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 instructions for additional information.



- 2014 Remote Recreational Cabin Sites Staking -

## Dillinger River II Remote Recreational Cabin Sites

Why Stake?	The Dillinger River II area is adjacent to the historic Iditarod Trail. Recreational opportunities in the area include hunting, boating and snowmachining.	Municipal Authority	This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
Location	The Dillinger River II staking area is approximately 65 miles east southeast of McGrath and west of the South Fork Kuskokwim River and Farewell Lake. It is within Sections 1-36 of Township 29 North, Range 22 West, Seward Meridian and Sections 1-17, 21-28, and 34-36 of Township 29 North, Range 23 West, Seward Meridian.	Mineral Estate	This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order 431 and Mineral Order 1049. Refer to the Mineral Estate section of this brochure for details.
Terrain & Major Features	The topography is moderately rolling mountain foothills, becoming increasing level near the rivers. Elevation ranges from 1,110 to 2,534 feet above sea level.	Allowed Uses	Parcels are for recreational use only during the three year lease period; no commercial use or permanent residence is allowed during the lease. Once the parcel is under a purchase contract or has been conveyed into private ownership these restrictions no longer apply.
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.	Easements, Setbacks and other Restrictions	DNR may impose staking setbacks from important public resources prior to staking. Setbacks and other restrictions are addressed in the decision process and indicated on the staking map. The following restrictions are applicable to parcels within the Dillinger River II Staking Area: <ul style="list-style-type: none"> <li>• 30-foot public access and utility easement along all interior parcel lines.</li> <li>• 50-foot public access easements upland from the ordinary high water mark of public and navigable water bodies.</li> <li>• 100-foot easement centered on surveyed or unsurveyed (protracted) section lines.</li> <li>• 60-foot public access easement centered on existing trails through and along staked parcels.</li> <li>• 100-foot building setback from the ordinary high water mark of all water bodies determined to be anadromous, public, or navigable.</li> <li>• 100-foot staking setback from the OHW of the South Fork Kuskokwim River.</li> <li>• 200-foot staking setback from the OHW of the Dillinger and Jones Rivers, an unnamed tributary of the Jones River and an unnamed tributary of the South Fork Kuskokwim River (anadromous water bodies).</li> <li>• Reserved area along lakes determined to be floatplane accessible for future access and public recreation use.</li> <li>• Reserved area around trapping cabin permitted by ADL 216914. DNR may reserve additional areas for future public use and access prior to staking.</li> </ul>
View	There are potentially good views of the river valley, surrounding hills, and mountains.	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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Climate	The McGrath area has a cold, continental climate. Average summer temperatures range from 62° to 80° F, winter temperatures can range from -64° to 0° F. 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.	Comments	Parcels may contain wetlands and may require Army Corps of Engineers (USACE) permits prior to placement of fill material. Contact USACE for information. State-owned lands in this area are available for exploration licensing under the Division of Oil and Gas Exploration Licensing Program. Details are available at <a href="http://dog.dnr.alaska.gov/Programs/ExplorationLicensing.htm">http://dog.dnr.alaska.gov/Programs/ExplorationLicensing.htm</a> .
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.	Survey and Appraisal Costs	The estimated survey cost for this area is \$4,000 - \$5,500 per parcel. The estimated appraisal cost for this area is \$500 per parcel.
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. ADEC recommends filtering and disinfecting surface water before use.		
Title	The State of Alaska received Patent No. 50-76-0162 for the land and mineral estate within the staking area on April 16, 1976. The applicable state case file is GS 2170.		
Fire Management Option	The current fire management option for this area is Limited. Contact DNR's 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 19C. Contact the Alaska Department of Fish and Game for hunting seasons and regulations.		

## Dillinger River II - Base Appraisals Summary

<b>Hypothetical Key Parcel 'A' Dillinger River II Staking Area</b>	Size:	10.00-acres
	Lot Type:	1 <sup>st</sup> tier* Frontage on fly-in lake (floatplane accessible lakes will be determined during subsequent inspections of the staking area).
	Access:	Fly-in to lake
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	Frontage on float plane accessible lake
<b>Hypothetical Key Parcel 'B' Dillinger River II Staking Area</b>	Size:	10.00-acres
	Lot Type:	1 <sup>st</sup> tier* frontage on the South Fork Kuskokwim River
	Access:	Fly-in to South Fork Kuskokwim River sandbar
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	Unobstructed access to the South Fork Kuskokwim River. View potential of surrounding area.
<b>Hypothetical Key Parcel 'C' Dillinger River II Staking Area</b>	Size:	10.00-acres
	Lot Type:	2 <sup>nd</sup> tier* Interior
	Access:	Fly-in to South Fork Kuskokwim sandbar or fly-in lake, then overland to parcel
	Building Site:	Building Site: At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	View potential of surrounding area.

\*1<sup>st</sup> tier parcel is defined as a parcel with direct frontage on a lake, or is separated from the access or amenity by public land.

2<sup>nd</sup> tier parcel is defined as a location where a parcel(s) could be staked between the subject and the nearest water-body access.

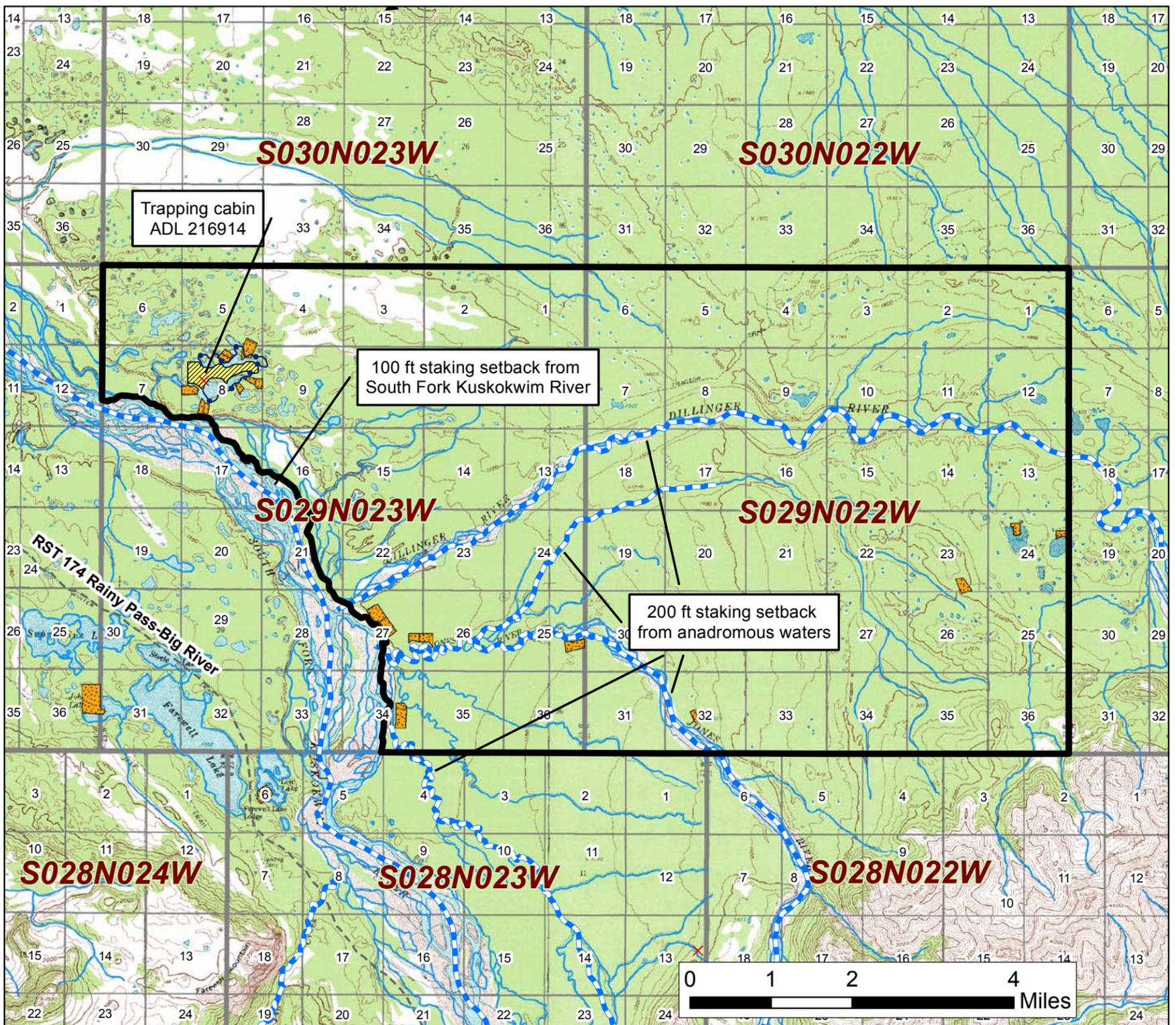
### Hypothetical Pricing for Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" 1 <sup>st</sup> tier Frontage on fly-in lake	5.00 acres*	\$3,059	\$15,300
	<b>10.00 acres</b>	<b>\$2,300</b>	<b>\$23,000</b>
	15.00 acres*	\$2,001	\$30,000
	20.00 acres*	\$1,725	\$34,500
Key Parcel "B" 1 <sup>st</sup> tier frontage on South Fork Kuskokwim River	5.00 acres*	\$2,128	\$10,600
	<b>10.00 acres</b>	<b>\$1,600</b>	<b>\$16,000</b>
	15.00 acres*	\$1,392	\$20,900
	20.00 acres*	\$1,200	\$24,000
Key Parcel "C" Interior Parcel	5.00 acres*	\$1,197	\$6,000
	<b>10.00 acres</b>	<b>\$900</b>	<b>\$9,000</b>
	15.00 acres*	\$783	\$11,700
	20.00 acres*	\$675	\$13,500

-Key Parcel in bold (\*Size adjusted Key Parcels based on adjustment shown in Addenda)

# Staking Map: Dillinger River II

Southcentral Region-Remote Recreational Cabin Sites Staking Area # 1114203



lfr 6/27/2014

**USGS QUAD 1:63,360**  
**McGrath C-1, C-2**  
 Township 29 North, Range 22 West,  
 Township 29 North, Range 23 West,  
 Seward Meridian

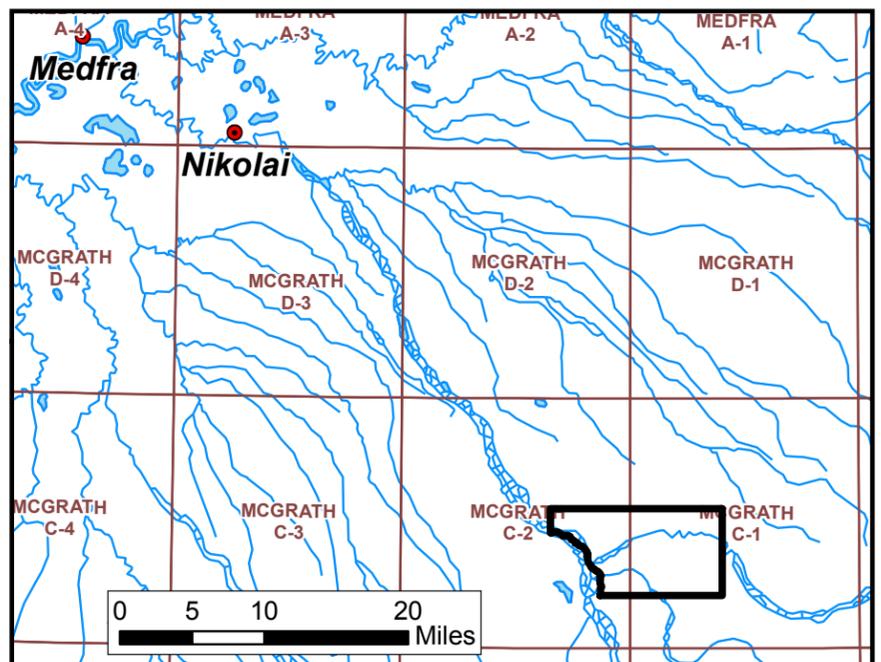
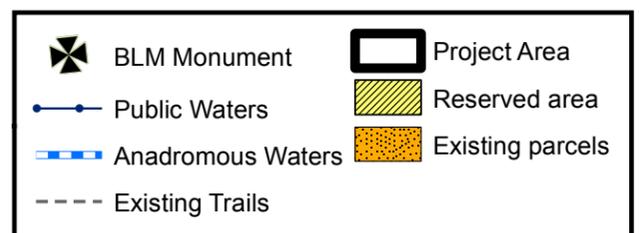
This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

Minimum parcel size: 5 acres      Maximum parcel size: 20 acres  
 Staking authorizations: 30      Staking period: 2015

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 streams and all other water bodies determined to be public or navigable. 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 instructions for additional information.



Declination  
 16.75°E  
 June 2014



## DRAWING

### Drawing Procedures

In staking areas where there are more applications than available staking authorizations, a drawing 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. If a staking area does not receive more applications than the number of staking authorizations offered, the unused authorizations will not be offered over the counter, but may be reoffered at a later time.

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. Alternates are drawn for each staking area. You do not have to be present to be awarded a staking authorization or alternate status. Your presence will not affect the outcome of the drawing.

Drawing results will be posted live during the drawing on the DNR web site at <http://landsales.alaska.gov/> beginning at 10:30 a.m., on Thursday, December 11, 2014. A complete list of apparent winners will be posted following the drawing at the DNR Public Information Offices and online. Unsuccessful applicants will not be notified.

Drawing winners and alternates will be notified and asked to submit proof of Alaska residency after the drawing. Failure to ensure that DNR receives the required proof of residency within 30 days from the date of receipt of the notice that you are a winner or alternate will be considered by DNR to be an abandonment of your interest and right to stake a parcel, resulting in the automatic closure of your application without further notice, in accordance with the terms of this brochure and your certified agreement on the application form. Staking authorizations will only be issued to those who submit proof of residency by the deadline.



### Appeals

An aggrieved applicant may appeal the determination of the drawing results 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 drawing is conducted. Send appeals by mail to:

Commissioner Joe Balash, Department of Natural Resources, 550 W. 7th Ave., Suite 1400, Anchorage, AK 99501-3561, by fax to: (907) 269-8918, or by email to: [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov).

Suite 1400, Anchorage, AK 99501-3561, by fax to: (907) 269-8918, or by email to: [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov).

## STAKE

Drawing winners will be required to submit proof of residency to determine eligibility. A staking authorization and staking packet will then be issued. This packet will include staking instructions that tell you:

- When you can stake,
- How much land you can stake
- Other guidelines that may apply to your specific area

The staking packet will also include a staking map and a lease application form, which must be completed and submitted to DNR after staking.

After alternates submit proof of residency and are determined to be eligible, they may be issued a staking authorization in the event a winner cannot be

contacted, is found to be ineligible, withdraws, relinquishes, or abandons their staking authorization.

### Workshops

The staking packet will include a schedule for DNR staking workshops for the winners of the staking authorizations and/or their agents. Alternates are also invited to the workshops. The workshops will answer any questions you have about the program and staking your parcel. Drawing winners are strongly encouraged to attend the staking workshops.

### Staking Period

The staking period for this offering begins 8:00 a.m. on Friday, February 13, 2015 and ends 5:00 p.m. on Monday, August 17, 2015. Stakers will be notified in the event that the staking period schedule changes.

Prestaking is NOT allowed. Your lease application will be rejected and you will forfeit your staking authorization if DNR determines that you have staked your parcel prior to the staking opening. You may not begin flagging, brushing, marking, or use other means of establishing a claim to a parcel, an area, corners, or boundary prior to the staking opening. DNR may be monitoring the staking areas. If you have any questions as to what constitutes a prestaking activity or if you wish to report a possible prestaking violation, contact the appropriate DNR regional office.

### Staking Your Site

Important: Take care in planning and staking your parcel, as the value of your parcel depends on its size, location, and attributes. See the "Survey and Appraisal" section on page 23 of this brochure to understand these factors and plan to stake a parcel that fits your budget and needs.

### 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. If you have been awarded a staking authorization and received the staking packet, you may begin to stake your parcel beginning at 8:00 a.m. on Friday, February 13, 2015. Do 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.

Keep in mind that there will be other stakers in the area who may stake up to the boundary of your parcel, and the state may open up the area for more staking at a future time. For these reasons, 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.



## Brushing and Flagging Your Parcel

The corners of your parcel must be marked with your name, address, and corner # on a weather resistant material. Parcel boundary lines must be brushed and flagged at the time of staking and maintained until the survey is completed. Brushing lot lines requires the use of equipment, such as a chainsaw, to cut vegetation and create visible boundary lines for your parcel. Failure to do so may result in the rejection or cancellation of the lease. If the participant notified the appropriate DNR 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, blaze trees, or otherwise mark the lines in a manner that provides 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. Photos of brushed lines, flagging, and corner posts are required as part of the lease application.

## Existing Improvements

Some staking areas include state land that was previously offered in other state land sale programs or used for other purposes; consequently some development may have occurred within the staking areas. In addition, 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

Pilots should be careful to avoid trespassing on private property. There may be airstrips within staking areas that are not shown on the staking maps. These could be on private land. 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.



## How to Locate a Previously Surveyed Parcel

Stakers 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/ staker is taken **AS-IS** and **WHERE-IS** with no express or implied guarantees as to the land's suitability or fitness for any intended or particular purpose. The submission of a lease application of a staked parcel constitutes acceptance of the parcel **AS-IS** and **WHERE-IS**.

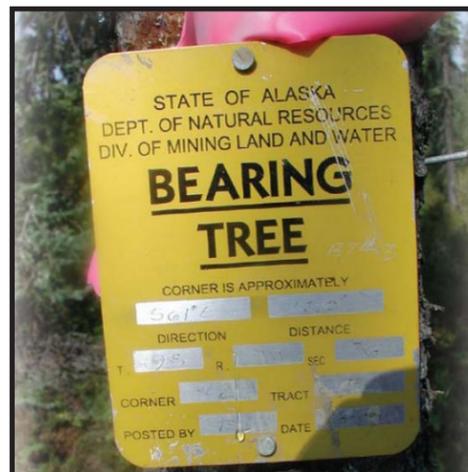
To accurately determine the location of the parcel on the ground you will have to locate one or more of the survey monuments for the parcel. The survey monuments define the corners of each surveyed lot. Often, a lot corner may have only a piece of rebar with an aluminum cap. The survey plat should tell you what to look for. 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, the playful pulling of bears, or heavy traffic areas.

Survey monuments look like this:



To find a survey monument, you will need a copy of the survey plat for the parcel or subdivision. The survey plat may be purchased from DNR information offices for \$2.00 per sheet or found online at <http://dnr.alaska.gov/Landrecords>. The survey number and the Meridian, Township, Range and Section(s), which are indicated on the staking area map or in the parcel table under "MTRS", will be used to locate the parcel. 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 easiest way to find a survey monument for a parcel is to find a bearing tree. The survey plat will show if there is a bearing tree for the monument. Bearing trees usually have a 4.5" x 6" yellow bearing tree tag (similar to the one pictured) that lists the bearing and distance to the monument.



**Note: Don't forget to account for magnetic declination when getting your bearings! Magnetic declinations are dynamic. To determine your current magnetic declination, you can go to <http://www.ngdc.noaa.gov/geomag/declination.shtml>.**

A good tool to help you find a parcel is to use a USGS map to orient yourself in 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. United States Geological Survey (USGS) maps are available online at [store.usgs.gov/](http://store.usgs.gov/) or at the Map Office, Geophysical Institute, University of Alaska, Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-7558 fax: (907)474-7125. 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.

Review all the available information on the parcel or area. If available, an appraisal report is especially helpful, as it may have pictures of the parcel and surrounding area. These can be obtained from DNR information offices. 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).

In addition, get a copy of the land status plat that shows the parcel or area. The status plat (available from DNR information offices for \$2.00 per sheet or online at <http://dnr.alaska.gov>) 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 surveyor's 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 Global Positioning System (GPS) device, you may find Alaska Mapper useful for information on the latitude and longitude of the parcel or area. Alaska Mapper is a web-based geographic information system available online at <http://dnr.alaska.gov/Mapper> or via the DNR website. The parcel can be located on the land estate map in Alaska Mapper by using the "Navigate to a Specific Area" tool and entering either the ADL number of the parcel or the MTRS location. The query by point tool can then be used to obtain the approximate coordinates of the corners. You may choose to have the coordinates displayed in decimal degrees or degrees, minutes, seconds. The GPS may not be exact, and may only be accurate to within 10 meters. The Public Information Centers also have latitude and longitude information available for the northeast corner of each section and are a good source of information and assistance.

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 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.

## APPLY & LEASE

### Applying for a Remote Recreational Cabin Site Lease

Only individuals who received a staking authorization may lease a cabin site. 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 Center;
- 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: the survey deposit will be credited toward the purchase price. The actual cost of the appraisal will not be credited to the purchase price. You may not begin development of the parcel until the department has approved the lease application and the lease is effective. Please note that this may take several months. During the term of the lease, a survey and appraisal will be completed.

### Lease Application Priority

The lease application period begins the Tuesday following the day the staking period opens. The Fairbanks and Anchorage DNR Public Information Centers will be open at 10:00 a.m. on Tuesday, February 17, 2015 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 Sites 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, for failure to brush and flag parcel boundary lines, or for locating and marking staked parcel prior to the opening day of staking.

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 notification to the lessee.

### Lease Payments

The term of the lease will be three years. The annual lease rental fee will be \$100. The lease rental fee is in addition to the quarterly survey and appraisal deposit payments. Lease rental fees do not apply towards the purchase price of your parcel. Lease rental fees are nonrefundable 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 appraisal is complete, 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.

If you do not wish to purchase the parcel at the end of 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 paid quarterly. 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.

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 share of the cost, the excess deposit will be credited toward the purchase price. A typical quarterly deposit payment may be between \$300-\$600, depending on the staking area.

#### *Example of Quarterly Payment Schedule*

	Quarterly Payment	3 Year Total
Lease Rental Payment	\$25.00 x 12 =	\$300.00
Appraisal Deposit	\$41.67 x 12 =	\$500.00
Survey Deposit (credited to the purchase price)	\$375.00 x 12 =	\$4,500.00
Total Quarterly Payment (example)	\$441.67	

An example of a quarterly payment breakdown is as follows:

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% 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.



## **New Construction, Development, or 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. Improperly located improvements may be grounds for termination of a lease or contract.

### **Service Charges**

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

1. Late Payment Penalty: The fee specified in 11 AAC 05.010 will be assessed on a past-due account until payment is received by DNR. Acceptance of a late payment or of a service charge for a late payment is subject to DNR's rights under sections 20 and 21 of the lease. The current late fee is \$25.00.
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. The current fee is \$25.00.

## **SURVEY & APPRAISAL**

The department will issue 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 share of the total cost for the area prorated by the acreage of your parcel.

### **Preliminary Estimate of Survey and 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 over the actual survey cost or the appraised value, whichever is greater, regardless of the actual survey cost.

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.

### **Appraisal of Parcels**

An appraisal of the value of the staked parcels, as of the date of entry, 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 appraisal is completed. The date of appraisal for your parcel is fixed to the date of entry which is the date the lease application is approved by DNR.

### **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. The Key Parcel values are estimates of market value based on market transactions in the competitive market area of the staking area and will be used to determine the value of the parcel you stake. A staking area can have one or more key parcels; such as waterfront and interior key parcels. A key parcel is similar to the parcels that will likely be staked. The following features are described for each key

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.

### **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.

### **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 all 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.

parcel: location, access, size, physical features, amenities, and easements or restrictions. Some features that could increase the price of a staked parcel are exceptional views, frontage on a pond, creek, or established trail, or a good building site (mostly level, well drained, low potential for flooding and erosion). Some features that could decrease the price of a staked parcel are poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion) or very difficult access.

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. As potential applicants you are encouraged to apply for a parcel that will fit within your specific budget. The appraised value of your parcel will be determined after the survey is completed and approved. The final appraisal will include a physical inspection of the staking area and each parcel appraised. The appraised value of your parcel may be different from the hypothetical key parcel because of physical differences found during the inspection. Base appraisal reports are available at the DNR Public Information Centers and online at <http://dnr.alaska.gov/mlw/landsale>.

### **Preliminary Estimate of Appraisal Costs**

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program.

The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit, the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference. Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the appraisal cost per parcel may increase.



## Buy

### Purchase Options

After the survey and appraisal of the parcel are completed, lessees in good standing 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 (AS 38.05.840). The following is a simplified example of the costs associated with the purchase and how the payable balance is calculated:

<b>Example of Purchase Price Calculation</b>	
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 (example)	\$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. The minimum purchase price is \$1,000 over the actual survey cost, or the appraised value, whichever is greater.

### 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 balance due (purchase price minus the down payment), is greater than \$2,000, the remainder may be paid by sale contract, if you meet the requirements to qualify for a contract as described in the Applicant Qualifications section of this brochure. Once you have signed a State of Alaska land sale contract, you have entered into a legal, binding contract. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

A sale contract will not be issued by the State of Alaska unless all three requirements listed in the Applicant Qualifications section of this brochure are met.

The terms for purchasing State-owned land by sale contract are:

- minimum down payment of five percent (5%) of the purchase price;
- non-refundable document handling fee of \$100.00; and
- contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:

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 Installment Payments):

- \$2,000.00 or less must be paid in full at time of purchase;
- \$2,000.01 to \$9,999.99, contract length will not be more than 5 years;
- \$10,000.00 to \$14,999.99, contract length will not be more than 10 years;
- \$15,000.00 to \$19,999.99, contract length will not be more than 15 years; and
- \$20,000.00 or more, contract length will not be more than 20 years.

The interest rate on all land sale contracts will be 3% plus 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 you for signature; not to exceed 13.5%. Interest begins to accrue on the effective date shown on the face of the contract.

You may, at any time, pay more than the required payment. DNR does not

charge a prepayment penalty. You may make payments in person, by mail, or online. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser. Your contract will be issued as soon as possible, however delays may occur.

### Contract Assignments

Unlike Remote Recreational Cabin Sites *leases*, land sale *contracts* may be assigned to another qualified party. A \$100 fee applies.

### Service Charge on Land Sale Contracts

Once the contract for sale has been executed, you will owe a service fee for any late or returned payments as follows:

- **Late Payment Penalty:** A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and a fee, as specified in AS 38.05.065(d) Terms of Contract of Sale, of \$50.00 or 5% of the sum in default, whichever is larger. Contract payments received apply first toward any late fees, then toward interest owed, and any remainder reduces the principal balance.
- **Returned Check Penalty:** A returned check fee of \$25.00, as provided in 11 AAC 05.010 Fees, will be assessed for any payment the bank refuses. The default termination date (the date payment is due) will not be altered due to a delay caused by a bank refusing payment. Late penalties, as previously described in this section shall continue to accumulate.



## VETERANS' LAND DISCOUNT

### Veterans' Land Discount

Per AS 38.05.940 Land Purchase Price Discount for Veterans, an eligible veteran may receive a single, "once in a lifetime" 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. Meets the residency requirements detailed in the "Residency Requirement" section of this brochure;
2. Has served on active duty in the Armed Forces of the United States 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 Report of Separation from Active Duty or equivalent); and
3. 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. 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 of Alaska by the DNR 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.

The applicant for the Veteran's Discount must be the Remote Recreational lessee, not a contract assignee. In the case where two or more applicants wish to purchase the parcel and apply a Veterans' Land Discount, both must be eligible for the land offering but, only one qualifying applicant needs to be an eligible veteran to apply for the discount. However, upon approval, a single 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. The Veteran Eligibility Application/Affidavit form and the Waiver of Veterans Discount form can be found at any regional Public Information Center, as well as under "Land Forms" online at: <http://dnr.alaska.gov/mlw/forms/>.

## FURTHER INFORMATION

### 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 online at [landsales.alaska.gov/](http://landsales.alaska.gov/).

It is your responsibility to stay 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.

### No Warranty of Suitability or Fitness

**Important:** In accordance with 11 AAC 67.022 No Warranty Implied, by selling, granting, or leasing land, the State does not give nor imply any warranty as to the land's fitness, use, or suitability for any intended use, presence of refuse or hazardous substances, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs. Parcels are sold **AS IS** and **WHERE IS** with all faults, and in the condition as of the date of the sale.

The State of Alaska makes no warranty, expressed or implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the parcel, including, without limitation, the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability of the parcel.

It is the responsibility of all interested parties to inspect the parcel and be thoroughly acquainted with the parcel's condition prior to applying for a lease, contract, or patent. It is also the responsibility of all interested parties to determine and consider encumbrances, or the possibility of encumbrances, that may affect the use of the property, including those of record or apparent by inspection of the property, in your decision to enter into a lease, contract, or purchase.

### Tentatively Approved Lands

The State of Alaska may not yet have 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 of Alaska receiving patent from the federal government.

In accordance with 11 AAC 67.015 Land Available, in addition to selling, leasing, or granting patented land, the division (DMLW) may conditionally sell, lease, or grant land that has been tentatively approved by the federal government for patent to the State, but that is not yet patented. A sale, lease, or grant on this conditional basis will be cancelled if the state is denied title to the land. Money paid to the State to purchase such land will be refunded, or may be applied to the purchase of another parcel.

Based on the date of cancellation, a pro rata portion of money paid in advance to lease such land will be refunded, or may be applied to the lease of another parcel. The state is in no way liable for any damage that may be done to the land by the purchaser, lessee, or grantee, or liable for any claim of any third party or for any claim that may arise from ownership. If the state does receive title to the land, the conditional sale, lease, or grant then has the same effect as other sales, leases, or grants.

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.

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 Sites offering, the following staking areas are all or in part on tentatively approved land: Snake Lake.**



## Access

When possible, legal access to Remote Recreational Cabin Sites 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 Center. 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 and to avoid trespass. It is important to note that while access may be legally reserved, it may not yet be improved.

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 of Alaska has no legal obligation to build roads or provide services to or within any 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, all-terrain vehicles, dogsled, or by foot. You should inquire at one of the DNR Public Information Centers 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-owned land managed by the Division of Mining, Land, and Water that do not require a permit from DNR (11 AAC 96.020 Generally Allowed Uses and 11 AAC 96.025 Conditions for Generally Allowed Uses). The fact sheet at [http://dnr.alaska.gov/mlw/factsht/gen\\_allow\\_use.pdf](http://dnr.alaska.gov/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 snowmobile (or other tracked vehicle), motorcycle or ATV, 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. Use of larger off-road vehicles over 1,500 pounds curb weight and the off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the State of Alaska, Department of Fish and Game, Division of Habitat for any motorized travel in fish bearing streams. Contact and program information can be found online at <http://habitat.adfg.alaska.gov>.
- 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, water body 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 across or 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 to or across a 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 <http://dnr.alaska.gov/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 Criminal Trespass in the Second Degree). The Alaska Railroad Corporation may issue permits to cross the railroad. Contact the nearest railroad agent for more information at: <http://alaskarailroad.com>.

## Use of Adjacent State Land

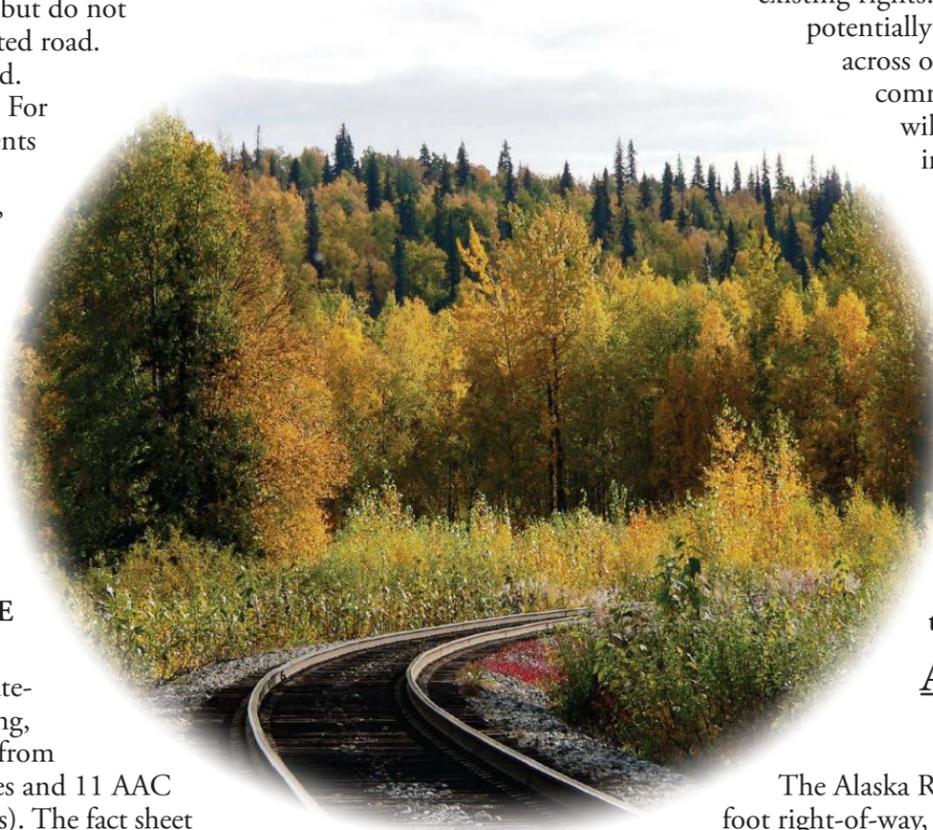
Uses of unreserved state land, other than those uses stated in 11 AAC 96.020 Generally Allowed Uses, may require a land use authorization from DNR. Lease or ownership of a remote recreational cabin site does not imply exclusive use of surrounding state-owned lands.

## Restrictions on Subdividing

You may not subdivide or re-plat 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 other agencies such as the State of Alaska, Department of Environmental Conservation, the United States Army Corps of Engineers, relevant municipalities, relevant Homeowners' Associations, and the like. See Land Records, Survey Plats, and Maps section on page 29 of this brochure for additional information.

## Hazardous Materials and Potential Contaminants

Interested parties are responsible for inspecting the property and familiarizing themselves with the condition and quality of the land. Unless otherwise noted herein, there are no known environmental hazards present within the parcels offered. However, DNR has not necessarily inspected all the parcels in this brochure to determine if refuse or hazardous waste is present. The State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the land here proposed for conveyance. The State of Alaska further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually be found. The purchaser of the parcel is responsible for the disposal of any existing refuse or wastes.



## Easements, Reservations, and Restrictions

All staking areas offered in this brochure are subject to all platted and valid existing easements and reservations such as various rights-of-way, building setbacks, utility easements, pedestrian easements, roads, trails, and other restrictions.

All State-owned land bordering surveyed or protracted (unsurveyed) section lines has a reserved public access easement usually 33 or 50 feet in width along each side of the section line, unless the easement has been vacated or officially removed. All public access easements, including those along public or navigable water bodies, are reserved for public use. You may not obstruct public access easements or make them unusable by the public.

It is your responsibility to review the staking map, instructions, and additional source documents 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. Contact the appropriate Public Information Center before constructing access, especially within surveyed or unsurveyed section line easements.

## Mineral Estate

In accordance with AS 38.05.125 Reservation of Mineral Rights to Alaska, 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. The State of Alaska and its successors reserve the right to enter onto the land for the purposes of exploring, developing, and producing these reserved mineral resources. Under common law, this access reservation is superior to any and all land uses. The State of Alaska may also lease these interests to mineral developers or allow mining locations to be staked. Mineral orders that closed that area to new mineral entry, where they have been established, closed the area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. Such mineral orders do not apply to leasable minerals, including oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing for such, nor do they preclude reasonable surface access to these resources. However, AS 38.05.130 Damages and Posting of Bond stipulates that the land owner will be compensated for damages resulting from exploration and development.

Mining activity would be incompatible with the past, current, and proposed surface uses for land disposals. To allow new mineral location within the boundaries of the parcels offered for sale could create serious conflicts between land and mineral users. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to mineral entry prior to sale to minimize potential conflict between land and mineral users. Mineral status is noted on the data summaries for each area described in this brochure.

## 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 State of Alaska, Department of Environmental Conservation (DEC). Approval of such system shall be obtained from DEC.

## Water Rights and Usage

Depending on your usage, construction plans, or demand relative to supply of water in the area, you may be required to obtain a water right or permit. Certain activities involving the diversion of water, even temporary routing during trail or road construction, may require advance authorizations. For information, contact DNR's Division of Mining, Land, and Water, Water Resources Section. Information and applications are also available at any of the Public Information Centers and online at: <http://dnr.alaska.gov/mlw/water/>.

## Fire

Some state lands are in areas without fire protection or with only limited fire protection. The State of Alaska assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. Visit DNR's Division of Forestry's Fire Information web page online at

<http://forestry.alaska.gov/fire/fireplans.htm> for full descriptions of current Interagency Fire Management Plans and more information.

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, can provide prospective landowners with valuable information regarding wildfire mitigation. To find out more, visit: <http://firewise.org>.

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 Permits, AS 41.15.090 Building or Leaving Fire). 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 online at <http://forestry.alaska.gov/>.

## Use of Timber and Other Building Materials on Site

**Before receiving patent 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.** Local governments may have additional restrictions regarding on-site material use after receiving title. For more information, contact your local government and the DNR Public Information Center.

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.

## Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. The USFWS generally recommends no clearing of vegetation within 330 feet of any nest. Additionally, no construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Further, 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.



## Wetlands

Some State-owned land offerings contain waters of the United States, including wetlands. Section 10 of the Federal Rivers and Harbors Act requires a permit for any structures or work in navigable waters of the United States, which includes those waters subject to the ebb and flow of the tide and/or presently used, have been used in the past, or may be used in the future to transport interstate or foreign commerce. Section 404 of the Federal Clean Water Act requires a permit for the discharge of dredged or fill material into all waters of the United States, including 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 and/or waters (for example, to build a road, or any other land clearing activities), and/or before working or placing any structures in such waters (for example, dredging, or constructing a dock or pier), purchasers must obtain a permit from the U.S. Army Corps of Engineers.

Working or building structures in waters of the United States and/or discharging dredged or fill material into waters of the United States, including wetlands, without a valid permit may result in civil fines or criminal charges. A wetland determination or delineation may be required before any construction can occur. For a wetland determination on your parcel or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District, at (800) 478-2712 or visit:

<http://www.poa.usace.army.mil/hm/default.htm>



## Migratory Birds

The Federal Migratory Bird Treaty Act prohibits the disturbance or destruction of nest areas during nesting season. Nearly all bird species in Alaska are migratory and subject to protection under the Act. Compliance with the Act would preclude road construction activities during nesting season. Additional information is available from the USFWS at:

<http://fws.gov/pacific/migratorybirds/>.

## Fish Habitat Requirements

The Fishway Act, AS 16.05.841, requires that an individual or governmental agency notify and obtain authorization from the State of Alaska, Department of Fish and Game (DFG), Division of Habitat for activities within or across a stream used by fish if DFG determines that such uses or activities could represent an impediment to the efficient passage of fish.

The Anadromous Fish Act (AS 16.05.871) requires that an individual or governmental agency provide prior notification and obtain approval from the DFG, Division of Habitat "to construct a hydraulic project or use, divert, obstruct, pollute, or change the natural flow or bed" of an anadromous water body or "to use wheeled, tracked, or excavating equipment or log-dragging equipment in the bed" of an anadromous water body. All activities within or across an anadromous water body and all instream activities affecting a specified anadromous water body require approval from the Division of Habitat.

Fish Habitat Permit Applications and a list of common activities that require permits are available at

<http://www.adfg.alaska.gov/index.cfm?adfg=uslicense.main>.

Activities include, but are not limited to: stream diversion; streambank or streambed disturbance (boat launches or dock construction for example); gravel removal; stream crossings; bridge or culvert construction and maintenance; streambank restoration/protection, erosion control; stream fluming; ice bridge/road construction; placer mining activities; recreational suction dredging; and use of explosives near stream corridors.

If you conduct any activity below ordinary high water of an anadromous water body or impede the efficient passage of fish without notifying and receiving the prior written approval from DFG, you are violating state law and may be charged with a misdemeanor. Contact DFG, Division of Habitat for more information on obtaining permits.

## Fish & Game Requirements

State of Alaska, Department of Fish and Game (DFG) 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.

### 5 AAC 92.410. Taking game in defense of life or property

- (a) Nothing in 5 AAC prohibits a person from taking game in defense of life or property if
- (1) the necessity for the taking is not brought about by harassment or provocation of the animal, or by an unreasonable invasion of the animal's habitat;
  - (2) the necessity for the taking is not brought about by the improper disposal of garbage or a similar attractive nuisance; and
  - (3) all other practicable means to protect life and property are exhausted before the game is taken.
- (b) Game taken in defense of life or property is the property of the state. A person taking such game shall immediately
- (1) salvage and surrender to the department including all attached claws;
    - (A) hide and skull of a bear, completely removed from the carcass,
    - (B) hide and skull of fur animals or furbearers;
    - (C) meat and antlers or horns of ungulates;
    - (D) meat of all other game not specified in (A)-(C) of this paragraph;
  - (2) notify the department of the taking; and
  - (3) submit to the department a completed questionnaire concerning the circumstances of taking of the game within 15 days after taking the game.
- (c) As used in this section, "property" means
- (1) a dwelling, permanent or temporary;
  - (2) an aircraft, boat, automobile, or other conveyance;
  - (3) a domesticated animal;
  - (4) other property of substantial value necessary for the livelihood or survival of the owner.

Staking periods may overlap with certain hunting seasons. Check with DFG to find out the hunting season dates for the staking areas. More information is available at: <http://adfg.alaska.gov>.

## Wildlife

There is always the possibility of encountering bears and other wildlife when in remote locations in Alaska. The State of Alaska, Department of Fish and Game's website (listed below) makes the following suggestions:

- Avoid surprising bears at close distance; look for signs of bears and make plenty of noise.
- Avoid crowding bears; respect their "personal space."
- Avoid attracting bears through improper handling of food or garbage.
- Plan ahead, stay calm, identify yourself, don't run.



We remind you to be aware of your surroundings and diligent when staking or visiting any site in the Alaska wilderness. Bears and all wild animals deserve your attention and respect. For additional information on traveling and working near wildlife, please contact any of the Public Information Centers or visit the following websites:

Provided by the DFG:

<http://adfg.alaska.gov/index.cfm?adfg=livingwithbears.main>

<http://adfg.alaska.gov/index.cfm?adfg=livewith.moose>

Provided by DNR's Division of Parks and Outdoor Recreation:

<http://dnr.alaska.gov/parks/safety/bears.htm>

Development activities may potentially displace wildlife. You are encouraged to contact DFG for information on how to minimize conflicts with wildlife.

## Archaeological Sites

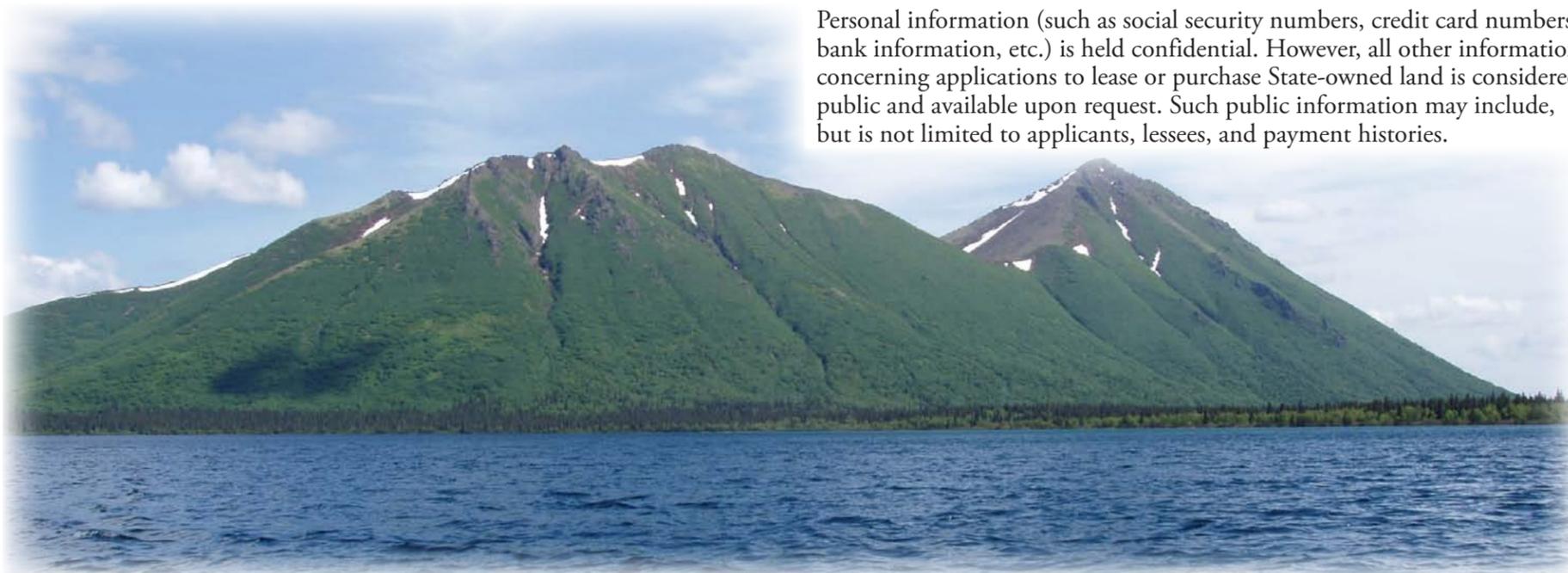
The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of the Department of Natural Resources (AS 41.35.200 Unlawful Acts). Should any sites be discovered, activities that may damage the site must cease and the Office of History and Archaeology (OHA) in the DNR Division of Parks and Outdoor Recreation must be notified immediately. To contact OHA, visit: <http://dnr.alaska.gov/parks/oha/> or call (907) 269-8721.

## Right to Adjourn/Postpone/Cancel

DNR reserves the right to postpone or cancel an offering, in whole or in part, if necessary to protect the interest of the State of Alaska. Such a postponement or cancellation may occur at any time prior to or during the offering, even after the applicant has been notified, but prior to DNR signing a final conveyance document. In the event that DNR cancels an offering, applicable fees, deposits, or payments may be refunded. This brochure is intended for informational purposes only and does not constitute an offer to sell.

## 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. Public notices about potential activities nearby are available from DNR Public Information Centers.



# LAND USE INFORMATION

## Multiple Uses

The land disposal described in this brochure is only one of the allowed land uses that may 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, federal, and private lands near or within the offered areas. Such uses not only affect adjacent land, but also routes 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 increased traffic. It is strongly recommended that applicants take this into consideration when applying for the lease or purchase of land through these offerings.



## Taxes

Parcels are subject to taxes and assessments levied by local taxing authorities. Failure to make timely payment of all taxes and assessments on parcels under lease or purchase contract with the State of Alaska 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:

Half Cabin Lake  
Lake and Peninsula Borough Finance Office: 907.246.3421  
Toll-free 800.764.3421

## Privacy Notice

AS 38.05.035 (a) Powers and Duties of the Director authorizes the Division Director to decide what information is needed to process an application for the sale or use of State-owned land or resources. This information is made a part of the State public land records and becomes public information under AS 40.25.100 Disposition of Tax Information and AS 40.25.120 Public Records; Exceptions; Certified Copies, unless the information qualifies for confidentiality under AS 38.05.035 (a) (8) and confidentiality is requested, or AS 45.48, Alaska Personal Information Protection Act. 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 40.25.310 Information Accuracy and Completeness 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 Unsworn Falsification in the Second Degree.

Personal information (such as social security numbers, credit card numbers, bank information, etc.) is held confidential. However, all other information concerning applications to lease or purchase State-owned land is considered public and available upon request. Such public information may include, but is not limited to applicants, lessees, and payment histories.

## Land Records, Survey Plats, and Maps

Comprehensive area information can be found by researching various state and federal websites or by contacting or visiting one of the DNR Public Information Centers. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is <http://dnr.alaska.gov/landrecords/>, which lists links to many DNR and BLM websites where you can find information such as recorded survey plats, federal surveys, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and case file summaries.

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.

Topographic maps may be purchased from the United States Geological Survey (USGS) online at [store.usgs.gov/](http://store.usgs.gov/) or at the Map Office, Geophysical Institute, University of Alaska, Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-7558 fax: (907)474-7125; or from numerous other commercial sources.

Full size copies of the recorded survey plats are available at DNR Public Information Centers or the appropriate District Recorder's Office. A nominal fee for the maps may apply. Find the appropriate district Recorder's Office at: <http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm>.

For more information on finding and using basic parcel information sources like surveys and case files, see the Online Resources section of this brochure or visit one of the DNR Public Information Centers.

## ONLINE 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 include links to appropriate regional office 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.

**Alaska Legislature**

<http://w3.legis.state.ak.us>

**Alaska Statutes and Regulations**

<http://www.legis.state.ak.us/basis/folio.asp>

**State of Alaska Home Page**

<http://alaska.gov>

**State of Alaska, Department of Natural Resources (DNR)**

<http://dnr.alaska.gov>

**DNR Division of Parks, Office of History and Archaeology**

<http://dnr.alaska.gov/parks/oha/>

**DNR Division of Forestry**

<http://forestry.alaska.gov>

**Firewise**

<http://firewise.org>

**DNR Division of Mining, Land, & Water (DMLW)**

<http://dnr.alaska.gov/mlw/>

**DNR Land Records Information**

<http://dnr.alaska.gov/landrecords/>

**DNR DMLW Fact Sheets**

<http://dnr.alaska.gov/mlw/factsht/>

**DNR DMLW Land Sales & Contract Administration Section**

<http://landsales.alaska.gov>

**DNR DMLW Water Resources Section**

<http://dnr.alaska.gov/mlw/water/>

**State of Alaska, Department of Fish and Game (DFG)**

<http://dfg.alaska.gov>

**DFG Division of Habitat**

<http://habitat.adfg.alaska.gov>

**State of Alaska, Department of Environmental Conservation**

<http://dec.alaska.gov>

**State of Alaska, Department of Transportation & Public Facilities**

<http://dot.alaska.gov>

**State of Alaska, Department of Commerce, Community, & Economic Development**

<http://commerce.alaska.gov>

**RS 2477 Rights-of-way**

<http://dnr.alaska.gov/mlw/trails/rs2477/>

**Alaska Railroad Corporation**

<http://alaskarailroad.com>

**U.S. Government**

<http://usa.gov>

**U.S. Department of the Interior, Bureau of Land Management (BLM), Alaska**

<http://www.ak.blm.gov/ak/st/en.html>

**BLM AK Land Records and Surveys**

<http://sdms.ak.blm.gov/sdms/>

**Land Records Information from DNR and BLM**

<http://dnr.alaska.gov/landrecords/>

**U.S. Army Corps of Engineers, Alaska District, Regulatory Branch**

<http://www.poa.usace.army.mil/>

**U.S. Fish and Wildlife Service**

<http://fws.gov>

**Matanuska-Susitna Borough**

<http://www.matsugov.us/>

**Alaska Mapped - Statewide Digital Mapping Initiative**

<http://www.alaskamapped.org/>



**- 2014 Remote Recreational Cabin Sites Staking -**

Receipt No. \_\_\_\_\_  
Receipt Type LA \_\_\_\_\_  
Received By \_\_\_\_\_

**2014 REMOTE RECREATIONAL CABIN SITES DRAWING APPLICATION FORM**

**Staking Authorization Application/Eligibility Certification**

Last Name (please print) \_\_\_\_\_ First Name \_\_\_\_\_ M.I. \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Daytime Telephone \_\_\_\_\_ Message phone \_\_\_\_\_ E-mail Address \_\_\_\_\_

I hereby apply for \_\_\_\_\_  
**Staking Area Name** \_\_\_\_\_ **Area No.** \_\_\_\_\_

**Applications must be received no sooner than 10:00 a.m., Monday, October 6, 2014 and no later than 5:00 p.m., Tuesday, November 25, 2014**

Please read all the information in the 2014 Remote Recreational Cabin Site Offering #12 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-.845. Incomplete, improperly marked/addressed, or applications submitted outside the designated application period will be rejected.

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

I hereby certify that:

- 1. I am an Alaska resident, and have been for at least one year (12 months) 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.

For EACH area applied for, I have enclosed a **personal check, money order, cashier's check, or a certified check** payable to the DEPARTMENT OF NATURAL RESOURCES in the amount of **\$25.00, or completed the credit card information and authorization form below. 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 be certain to include your signature, unsigned authorizations will not be valid payment. Applications submitted without payment will not be accepted.**

**I understand** that I may receive only one Remote Recreation Cabin Site authorization 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.

**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)(8) 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 40.25.310, 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.

**MAIL APPLICATIONS TO:**  
Remote Recreational Cabin Sites  
Department of Natural Resources  
Public Information Center  
550 West 7th Avenue, Suite 1260  
Anchorage, AK 99501-3561  
Fax applications to: (907) 269-8901  
(with credit card form)

**OR**

**DELIVER APPLICATIONS IN PERSON TO:**  
**SOUTHCENTRAL REGION**  
DNR Public Information Center  
550 West 7th Avenue, Suite 1260  
Anchorage, AK  
Phone and hours:  
(907) 269-8400, TDD (907) 269-8411  
Monday-Friday, 10 a.m. to 5 p.m.  
**NORTHERN REGION**  
DNR Public Information Center  
3700 Airport Way  
Fairbanks, AK  
Phone and hours:  
(907) 451-2705, TDD (907) 451-2770  
Monday-Friday, 10 a.m. to 5 p.m.

**OR** APPLY ONLINE AT: <http://landsales.alaska.gov/>

**2014 REMOTE RECREATIONAL CABIN SITES APPLICATION CREDIT CARD AUTHORIZATION\***

**CREDIT CARD USERS:** Please use this section for payment by credit card. The Department of Natural Resources accepts Visa, MasterCard, and Discover 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.

Check one: \_\_\_\_\_ Visa \_\_\_\_\_ MasterCard \_\_\_\_\_ Discover \_\_\_\_\_ Credit Card Account #: \_\_\_\_\_

Name on Card (please print): \_\_\_\_\_ Amount to Charge: \$ \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Address: \_\_\_\_\_ Customer Telephone: (\_\_\_\_\_) \_\_\_\_\_

City, State, & Zip Code: \_\_\_\_\_

Cardholder Signature: \_\_\_\_\_

**\*Credit card information will be destroyed once payment has been made.**

**APPLICATIONS ARE ALSO ACCEPTED ONLINE AT:**  
**<http://landsales.alaska.gov/>**

# DNR Appreciates Your Feedback!!

*To help us better serve you, please take a few moments to complete the following customer survey and return it to your nearest DNR Public Information Center. Thank you!*

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

Friend \_\_\_ Newspaper \_\_\_ Radio \_\_\_ Flyer \_\_\_ Website \_\_\_ Facebook \_\_\_ Twitter \_\_\_ Other \_\_\_\_\_

What land sale programs interest you the most?

Sealed -Bid Auction \_\_\_ Over-the-Counter \_\_\_ Remote Staking \_\_\_

Have you ever purchased land from the State, and if so, were you satisfied with the process? Yes \_\_\_ No \_\_\_

Would you prefer areas with road access directly to the parcels or parcels that are less accessible, requiring other means of access such as hiking, boating, flying or ATV? With road access \_\_\_ Without road access \_\_\_

For parcels with no direct road access, what size parcel would interest you?

1-5 acres \_\_\_ 5-10 acres \_\_\_ 10-20 acres \_\_\_ 20 + acres \_\_\_

If road access was provided, which typically increases parcel value, what size parcel would interest you?

1-5 acres \_\_\_ 5-10 acres \_\_\_ 10-20 acres \_\_\_ 20 + acres \_\_\_

In your opinion, do you feel the State is offering reasonably priced land? Yes \_\_\_ No \_\_\_

Have you used the DNR website ([www.dnr.alaska.gov](http://www.dnr.alaska.gov)) to obtain information on state land sale programs? Yes \_\_\_ No \_\_\_

If yes, in your opinion, was it user-friendly? Yes \_\_\_ No \_\_\_

Have you used the DNR facebook page (<http://facebook.com/alaskaland>) to obtain information on state land sale programs? Yes \_\_\_ No \_\_\_

If yes, in your opinion, was it user-friendly? Yes \_\_\_ No \_\_\_

Have you used the DNR Twitter account (#LandforAlaskans) to obtain information on state land sale programs? Yes \_\_\_ No \_\_\_

If yes, in your opinion, was it user-friendly? Yes \_\_\_ No \_\_\_

Are you satisfied with the way parcels are presented in the newspaper style brochure? Yes \_\_\_ No \_\_\_

Are the brochures easy to read and understand? Yes \_\_\_ No \_\_\_

Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features? Yes \_\_\_ No \_\_\_

What time of year would you like to see state land sales held?

October-December \_\_\_ January-March \_\_\_ April-June \_\_\_ July-September \_\_\_

AdditionalComments: \_\_\_\_\_

\_\_\_\_\_

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**- 2014 Remote Recreational Cabin Sites Staking -**

Receipt No. \_\_\_\_\_  
 Receipt Type LA \_\_\_\_\_  
 Received By \_\_\_\_\_

**2014 REMOTE RECREATIONAL CABIN SITES DRAWING APPLICATION FORM**

**Staking Authorization Application/Eligibility Certification**

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

I hereby apply for \_\_\_\_\_  
*Staking Area Name*
*Area No.*

**Applications must be received no sooner than 10:00 a.m., Monday, October 6, 2014 and no later than 5:00 p.m., Tuesday, November 25, 2014**

Please read all the information in the 2014 Remote Recreational Cabin Site Offering #12 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-.845. Incomplete, improperly marked/addressed, or applications submitted outside the designated application period will be rejected.

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

I hereby certify that:

- 1. I am an Alaska resident, and have been for at least one year (12 months) 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.

For EACH area applied for, I have enclosed a **personal check, money order, cashier's check, or a certified check** payable to the DEPARTMENT OF NATURAL RESOURCES in the amount of **\$25.00, or completed the credit card information and authorization form below. 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 be certain to include your signature, unsigned authorizations will not be valid payment. Applications submitted without payment will not be accepted.**

**I understand** that I may receive only one Remote Recreation Cabin Site authorization 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.

**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)(8) 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 40.25.310, 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.

**MAIL APPLICATIONS TO:**  
 Remote Recreational Cabin Sites  
 Department of Natural Resources  
 Public Information Center  
 550 West 7th Avenue, Suite 1260  
 Anchorage, AK 99501-3561  
 Fax applications to: (907) 269-8901  
 (with credit card form)

**OR**

**DELIVER APPLICATIONS IN PERSON TO:**

<b>SOUTHCENTRAL REGION</b> DNR Public Information Center 550 West 7th Avenue, Suite 1260 Anchorage, AK Phone and hours: (907) 269-8400, TDD (907) 269-8411 Monday-Friday, 10 a.m. to 5 p.m.	<b>NORTHERN REGION</b> DNR Public Information Center 3700 Airport Way Fairbanks, AK Phone and hours: (907) 451-2705, TDD (907) 451-2770 Monday-Friday, 10 a.m. to 5 p.m.
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**OR APPLY ONLINE AT:** <http://landsales.alaska.gov/>

**2014 REMOTE RECREATIONAL CABIN SITES APPLICATION CREDIT CARD AUTHORIZATION\***

**CREDIT CARD USERS:** Please use this section for payment by credit card. The Department of Natural Resources accepts Visa, MasterCard, and Discover 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.

Check one:  Visa  MasterCard  Discover      Credit Card Account #: \_\_\_\_\_

Name on Card (please print): \_\_\_\_\_ Amount to Charge: \$ \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Address: \_\_\_\_\_ Customer Telephone: (\_\_\_\_\_) \_\_\_\_\_

City, State, & Zip Code: \_\_\_\_\_

Cardholder Signature: \_\_\_\_\_

**\*Credit card information will be destroyed once payment has been made.**

**APPLICATIONS ARE ALSO ACCEPTED ONLINE AT:**  
**<http://landsales.alaska.gov/>**

## DNR Appreciates Your Feedback!!

*To help us better serve you, please take a few moments to complete the following customer survey and return it to your nearest DNR Public Information Center. Thank you!*

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

Friend\_\_\_Newspaper\_\_\_Radio\_\_\_Flyer\_\_\_Website\_\_\_Facebook\_\_\_Twitter\_\_\_Other\_\_\_\_\_

What land sale programs interest you the most

Sealed -Bid Auction\_\_\_Over-the-Counter\_\_\_Remote Staking\_\_\_

Have you ever purchased land from the State, and if so, were you satisfied with the process? Yes\_\_\_No\_\_\_

Would you prefer areas with road access directly to the parcels or parcels that are less accessible, requiring other means of access such as hiking, boating, flying or ATV? With road access\_\_\_Without road access\_\_\_

For parcels with no direct road access, what size parcel would interest you?

1-5 acres\_\_\_5-10 acres\_\_\_10-20 acres\_\_\_20 + acres\_\_\_

If road access was provided, which typically increases parcel value, what size parcel would interest you?

1-5 acres\_\_\_5-10 acres\_\_\_10-20 acres\_\_\_20 + acres\_\_\_

In your opinion, do you feel the State is offering reasonably priced land? Yes\_\_\_No\_\_\_

Have you used the DNR website ([www.dnr.alaska.gov](http://www.dnr.alaska.gov)) to obtain information on state land sale programs? Yes\_\_\_No\_\_\_

If yes, in your opinion, was it user-friendly? Yes\_\_\_No\_\_\_

Have you used the DNR facebook page (<http://facebook.com/alaskaland>) to obtain information on state land sale programs? Yes\_\_\_No\_\_\_

If yes, in your opinion, was it user-friendly? Yes\_\_\_No\_\_\_

Have you used the DNR Twitter account (#LandforAlaskans) to obtain information on state land sale programs? Yes\_\_\_No\_\_\_

If yes, in your opinion, was it user-friendly? Yes\_\_\_No\_\_\_

Are you satisfied with the way parcels are presented in the newspaper style brochure? Yes\_\_\_No\_\_\_

Are the brochures easy to read and understand? Yes\_\_\_No\_\_\_

Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features? Yes\_\_\_No\_\_\_

What time of year would you like to see state land sales held?

October-December\_\_\_January-March\_\_\_April-June\_\_\_July-September\_\_\_

AdditionalComments:\_\_\_\_\_

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## HOW THE STATE SELLS LAND

Apart from the Remote Recreational Cabin Sites (RRCS) staking program, detailed in this brochure, the State of Alaska sells land to the public through several different programs: sealed-bid auction, Initial Over-the-Counter (IOTC), and Over-the-Counter (OTC). The following is a brief description of each of these types of sales to help you understand which is right for you.

### Sealed Bid Auction

The Sealed Bid Auction consists of parcels which have already been surveyed and appraised. The auction has a bidding period and a minimum bid based on the appraised value. By law, you must be an Alaska resident to participate in the auction. The number of parcels that one bidder may win may be limited in this auction. Typically, DNR begins accepting bids in early spring, and bids are opened in mid-summer.

### Initial Over-the-Counter (IOTC)

The Initial Over-the-Counter (IOTC) is an offering that follows the auction and includes parcels which did not sell in the auction. There is an application period during which anyone, including non-Alaska residents and businesses, can submit an application to purchase one of these parcels. After the application period, DNR holds a drawing

for each parcel, and the winner of each drawing has the opportunity to purchase that parcel at the appraised value. There is no limit on the number of parcels that can be won in the IOTC drawing. Typically, the IOTC application period runs from mid-summer to early fall, with a drawing in fall.

### Over-the-Counter (OTC)

The Over-the-Counter (OTC) offering follows the IOTC drawing, and includes parcels which did not sell in the IOTC sale. Parcels are sold first-come, first-served at the appraised value. Anyone can purchase OTC parcels, and there is no limit to the number of parcels that can be purchased. OTC parcels are also available year-round from prior auctions— for the latest inventory, visit <http://landsales.alaska.gov> or contact the public information center. Typically, newly released OTC parcels are made available in fall.

For all land sale programs, including the Remote Recreational Cabin Sites Program, DNR will finance the purchase through a land sale contract with a down payment of 5% of the purchase price. Please see the “Buy” section on page 24 of this brochure for details of contract length and interest rates.



## NOMINATING LAND FOR STATE LAND PROGRAMS

The Department of Natural Resources accepts nominations from the public for state land sales and considers public interest when offering land for sale. You have an opportunity to make your interest known by participating in the land nomination process, or requesting specific land to be 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 <http://landsales.alaska.gov/>.

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. There is no fee for nominating land for a state land sale and you may submit nomination forms for more than one area.

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.

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.



# OVER-THE-COUNTER PARCELS AVAILABLE

The Department of Natural Resources currently has hundreds of parcels available for purchase over the counter on a first-come, first-served basis. These parcels are offered at a minimum bid price established by appraised market value. 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 <http://dnr.alaska.gov/mlw/landsale/otc/index.cfm>.

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

To apply for a parcel online, go to <http://landsales.alaska.gov/> 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 online are available on the individual parcel pages. The online application process will ask for a Discover, 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 four items:

### 1. A completed Over-The-Counter application form.

- Forms may be found at <http://landsales.alaska.gov/> or obtained from any of the DNR Public Information Offices.
- If applying for multiple parcels, a separate application must be completed for each parcel.

### 2. A completed Declaration of Intent form.

- Forms may be found at <http://landsales.alaska.gov/> or obtained from any of the DNR Public Information Offices.
- If applying for multiple parcels, a separate form must be completed for each parcel.

### 3. A non-refundable \$100.00 document handling fee.

If applying for multiple parcels, a separate document handling fee must be included for each parcel.

### 4. A down payment.

- If applying for multiple parcels, a separate down payment must be included for each parcel.
- The deposit for each application must be at least five percent (5%) of the total undiscounted purchase price (minimum bid amount from the brochure). CHECK YOUR MATH, DO NOT ROUND DOWN!
- VETERANS PLEASE NOTE: If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount for Veterans, DO NOT subtract your discount from your purchase price amount or your deposit. If you are a successful applicant, and you are an eligible veteran who will be applying for the Veterans' Land Discount, the discount will be deducted from the purchase price after the offering (please see "Veterans' Land Discount" section of this brochure for more detailed information).
- Payment must be in the form of a cashiers check, personal check, money order, or credit card (Visa, MasterCard, or Discover only), payable to the Department of Natural Resources. Two-party checks will not be accepted. DO NOT SEND CASH!
- NOTE: When using the credit card payment options, contact your financial institution to pre-authorize your down payment. Some institutions have authorization limits of \$1,000 per day regardless of available credit.
- The down payment is non-refundable and will be applied to the purchase price.

VETERANS: If you will be applying for a Veterans' Land Discount, also include the following three items in your application package:

1. A completed Veteran Eligibility Affidavit/Application form and completed Waiver of Veterans Discount form, if there is more than one applicant.
2. 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.
3. A copy of your valid and current Alaska Driver's license or State-Issued ID Card or other required items of proof as described in the Proof of Residency section of this brochure.



East Fork Pass



Tatlina II



Half Cabin Lake



Snake Lake

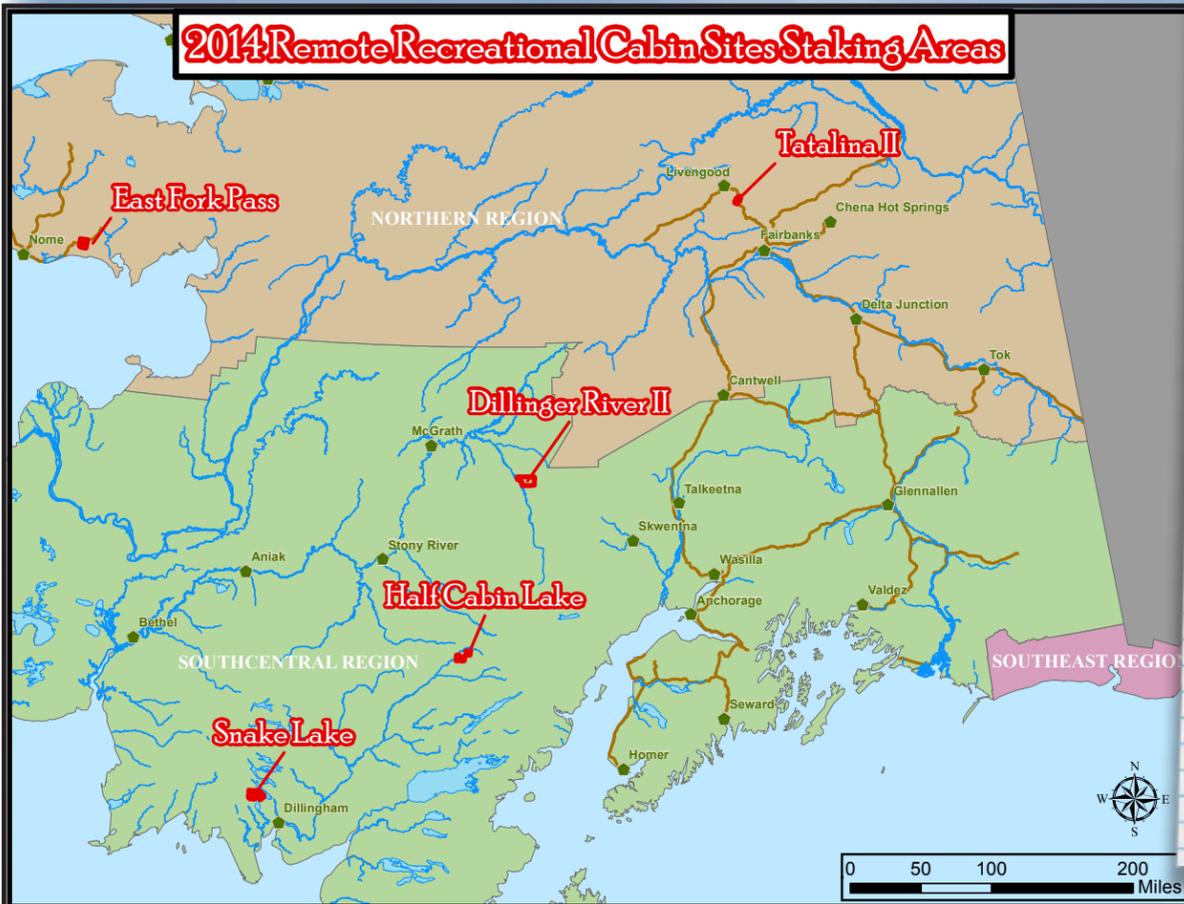


Dillinger River II



# State of Alaska - Department of Natural Resources

## 2014 Remote Recreational Cabin Sites Offering #12



**2014 Offering # 12 Schedule**

**Drawing Application Period:**  
 10:00 a.m., Monday, October 6, 2014  
 Through  
 5:00 p.m., Tuesday, November 25, 2014

**Drawing:**  
 10:30 a.m. Thursday, December 11, 2014

**Staking Period:**  
 8:00 a.m., Friday, February 13, 2015  
 Through  
 5:00 p.m., Monday, August 17, 2015

**Lease Application Period:**  
 10:00 a.m., Tuesday, February 17, 2015  
 Through  
 5:00 p.m., Monday, August 17, 2015

