

Final Report and Best Interest Finding
Point Bridget Land Exchange
between Gospel Missionary Union, DBA Echo Ranch Bible Camp
and the State of Alaska
ADL 106979
July 19, 2017

Introduction and Scope

The State of Alaska (State), acting through the Department of Natural Resources, Division of Mining, Land and Water (DNR) will complete an equal value land exchange with the Gospel Missionary Union, DBA Echo Ranch Bible Camp (ERBC) in accordance with AS 38.50 and AS 41.21.182. The State will exchange approximately 38 acres of surface lands within Point Bridget State Park for approximately 60 acres of surface and subsurface lands owned by ERBC adjacent to the park. These lands are depicted on Attachments “A” and “B” accompanying this report.

This land exchange will consolidate ownership of lands within and adjacent to Point Bridget State Park improving public access by providing a legal overland route and making the entire park contiguous. There is currently no state land access to the main portion of the park from the nearest road, the Glacier Highway. The public accesses the main portion of the park via a social trail that traverses an open meadow and land owned by ERBC. The exchange will also allow for the consolidation of land ownership for ERBC, which will enhance ERBC’s ability to manage their land without the small “islands” of state park land between parcels of their private property.

Background

Point Bridget State Park was created in 1988 by the Alaska State Legislature and is a 2,850-acre park located forty miles north of Juneau. These lands are Legislatively Designated Areas (LDA) and have been withdrawn from the public domain. Therefore, this land exchange is pursuant to both Title 38 & 41 Alaska Statutes 38.50.010 – 38.50.150, AS 41.21.182 and 11 AAC 67.200 – 67.280.

The State and ERBC have pursued an exchange several times in the past going back as far as 2001. Previous attempts failed for a variety of reasons including lack of funding, disagreement on land values, and time restraints related to statutory requirements. The State and ERBC started negotiations for this land exchange in 2016. A Preliminary Exchange Agreement was signed by the Director of the Division of Mining, Land and Water on January 27, 2016. Pursuant to that agreement, appraisal work was completed in April of 2016 and an update to the original

appraisal was completed in May of 2017. A preliminary report and decision was issued on June 6, 2016 for public review and comment as required by Alaska Statute 38.50.130.

After the preliminary report was issued, the ERBC determined they needed power to their lands and the most efficient way to get it was across park lands. As a result, the ERBC requested a utility easement across existing park lands be added to this exchange from a nearby power source to the lands that ERBC will be acquiring in the exchange. To offset the value of the easement across park lands, the ERBC has agreed to equalize the exchange with cash. The lands to be exchanged have been appraised, and with the addition of the cash offering for the utility easement, have been found to be of equal value. The details of the easement and cash offset are included in the updated summary of appraisal no. 3262-3 from Charles Horan & Co, dated May 11, 2017.

Public comments received on Preliminary Decision and Report

Pursuant to Alaska Statutes 38.50, AS 41.21.182 and 11 AAC 67.200 – 67.280, the public was invited to comment on the exchange. The public comment period was open from June 6, 2016 to September 6, 2016. Pursuant to AS 38.50.120, a public hearing was held on July 7, 2016 in Juneau, Alaska. Consistent with AS 38.50.130(b), a summary of all comments and information received is attached to this report and incorporated by reference.

Appraisals

In 2015, Horan and Company, LLC of Sitka, Alaska appraised the State and Echo Ranch Bible Camp parcels in compliance with the rules and regulations set forth by the Uniform Appraisal Standards. The appraisal was titled *Appraisal Report Point Bridget State Park, Echo Ranch Bible Camp Land Exchange, ADL 106979, Juneau, Alaska*. The purpose of the appraisal was to identify the “as-is, fee simple fair market value of the subject property.” The intended use of the appraisals was to estimate the fair market value for the proposed two-party exchange.

The appraised value of the 37.93 acres of State land was determined to be approximately \$4,000/acre (\$149,700 total). The appraised value of the 59.89 acres of Echo Ranch Bible Camp land was determined to be \$2,500/acre (\$149,700 total). Consistent with AS 38.50.020, in order to equalize the value of the lands to be exchanged, the ERBC has agreed to resurvey Tract A of USS 1154 and add an additional 11.484 acres bringing the total acreage to be exchanged to the State to 59.89 acres. The appraised values of the individual parcel are as follows:

Parcel	Size	Overall Value	Land/Cash Required to Equalize Exchange
State	37.93 acres	\$149, 700 (rnd)	

ERBC	48.41 acres	\$121,000 (rnd)	11.48 acres *
Revised ERBC Parcel	59.89 acres	\$149,700 (rnd)	
Easement on state land	2.82 acres	\$11,300	\$11,300

* \$28,700 difference divided by \$2,500/acre = 11.48 acres

DNR reviewed and accepted these appraisals.

The ERBC requested that a utility easement be added to the exchange to provide power across park lands to the parcels that will be ERBC land upon completion of this exchange. An easement across park lands has a monetary value, therefore the value of the encumbrance to park land was evaluated in an appraisal dated May 11, 2017. Rather than adjusting the parcels to be exchanged to equalize value, the ERBC chose to equalize the value of addition of the 60' utility easement encumbrance across park lands with a cash payment allowed under AS 38.50.020(a). This value was determined to be \$11,300 and will affect approximately 2.82 acres of park lands.

Because this is an equal-value exchange and the State land to be conveyed has value of less than \$5,000,000, legislative approval is not required.

Legal and Physical Descriptions of Lands Involved

Following are descriptions of the lands that are being exchanged. Also see Attachments "A" and "B" for maps of the exchange. DNR will correct any technical defects or errors in the legal descriptions and maps prior to exchanging conveyance documents.

Consistent with AS 38.50.130(1), following are the physical characteristics of these lands:

Parcels to be Acquired by the State

Through the exchange process, the State receives fee simple title with mineral estate to ERBC land, known as all of Tract A and a portion of Tract B of USS 1154, which after survey will consist of a new Tract A with a total acreage of 59.89 acres. These parcels are located in Sections 13 and 24 of T. 37 South, R. 63 East, Copper River Meridian.

ERBC land is generally level in topography with minor undulations. The vegetation on the site is generally willows and some emerging spruce forest. It is unknown whether this area is contained in an isostatic rebounding area of Juneau, but the grassy meadowlands appear to be former estuary land of Cowee Creek. There is a drainage stream that bisects this parcel in a meandering way that eventually leads to the northern portion of this parcel and is dammed by active beaver dams. The resulting lagoon could encompass as much as two to three acres and is

included in the subject property. The remainder of the land is fairly well drained and is quite similar to the parcels that are being exchanged with the exception of a small area on the northern fringe of USS 1154. The traded portion of these lands does not have frontage to Cowee Creek. There are no known substantial surface or mineral resources associated with any of the exchange parcels.

Tract A

Township 37 South, Range 63 East, Sections 13 and 24, Copper River Meridian. This Tract is located in the S1/2 of Section 13 and the N1/2 of Section 24. It is located southeast of Cowee Creek. Containing approximately 59.89 acres.

Parcels to be Acquired by ERBC

The ERBC receives fee title to four parcels of State land in Lots 3, 6, 16 and 17, of Section 13, T. 37S, R. 63E, CRM. Additionally, they will be granted a utility easement across park lands to the newly created Tract B of USS 1154. These lands are more or less level and lie approximately 10' to 15' above the creek bottom. The land is mostly wetlands in its composition, with sedge grasses and small bushes and singular spruce trees emerging. The eastern boundary, that encompasses Lots 16 and 17, has a fringe of trees. The land of Lot 6 is of similar elevation to the previous lots with an eroding shoreline along Cowee Creek. It is more densely vegetated with brush, willow, alder and some spruce trees. There are no known substantial surface or mineral resources associated with these lands.

Lot 3

Township 37 South, Range 63 East, Section 13, Copper River Meridian
This Lot is located in the North 1/2 of Section 13. It is located directly North of USS 1157 and mainly East of Cowee Creek. This lot is currently within the boundary of Point Bridget State Park. Containing approximately 16.99 acres

Lot 6

Township 37 South, Range 63 East, Section 13, Copper River Meridian
This Lot is located in the North 1/2 of Section 13. It is located Southwest of USS 1157 and Southeast of Cowee Creek. This lot is currently within the boundary of Point Bridget State Park. Containing approximately 3.72 acres

Lot 16

Township 37 South, Range 63 East, Section 13, Copper River Meridian
This Lot is located in the South 1/2 of Section 13. It is located North of USS 1157 and Northwest of Cowee Creek. This Lot is located North of Lot 16 and East of Lot 3. This lot is currently within the boundary of Point Bridget State Park. Containing approximately 14.43 acres

Lot 17

Township 37 South, Range 63 East, Section 13, Copper River Meridian
This Lot is located in the North 1/2 of Section 13. It is located North of USS 1157 and West of Cowee Creek. This Lot is located South of Lot 16 and East of Lot 13. This lot is currently within the boundary of Point Bridget State Park. Containing approximately 2.79 acres

Utility Easement

Located within the NE ¼ of Section 24, Township 37 South, Range 63 East, Copper River Meridian, approximately 2,000 feet in length, and once issued, will occupy approximately 2.82 acres. The corridor will begin at approximately mile point 38 of the Glacier Highway, and extend northward 240' from the northeast boundary of Lots 5 and 3 of U.S. Rectangular Survey 302, crossing lot 14 of Section 13, Township 37 South, Range 63 East, Copper River Meridian before reaching Tract B of USS 1154.

Hazardous Materials

DNR completed a “Phase I Environmental Audit” of both the state and private exchange lands in 2004. This survey determined that there were no indications of hazardous waste contamination at either site and no further studies were recommended.

A new Environmental Audit of both the state and private lands to be exchanged was completed in April 2016. This survey determined that there were no indications of hazardous waste contamination at either site and no further studies were recommended.

Land Planning and Classification

Regulation 11 AAC 67.220 requires that a land exchange cannot be inconsistent with a land use plan adopted or amended under AS 38.04.065 and that exchange lands must be classified Agriculture, Reserved Use or Settlement. Because Point Bridget State Park is an LDA and withdrawn from the public domain, it is not subject to classification under AS 38.05.300 or the area land use plan (Juneau State Land Plan) developed under AS 38.04.065. Therefore, this land exchange will not require a classification action or an amendment to the Juneau State Land Plan. The lands exchanged to the State will become part of Point Bridget State Park in keeping with AS 41.21.182.

DNR has closed the lands to be exchanged to mineral entry and location because it is a requirement of 11 AAC 67.230(b) and because mining activities are not compatible with surface

uses. A mineral order is not necessary for the parcels transferred into State ownership from the ERBC because they will become part of Point Bridget State Park. Mineral location and exploration is not available on park LDA lands as they have been withdrawn from the public domain for the purposes of public use and recreation. This Mineral Order closes approximately 121 acres of land along Cowee Creek and Point Bridget State Park. Public records do not reflect any known mineralization or mining claims on the ERBC lands.

Access

There is currently no public overland access to Point Bridget State Park. The parcels to be exchanged are approximately one-half to three-quarters of a mile northeast of the Glacier Highway. Though there are no roads located on the parcels, a social trail exists. It is important to note that this trail does not provide legal overland access to the exchange parcels. Once the exchange is complete, DPOR will have legal access to park lands from the Glacier Highway through the newly created Tract A of USS 1154.

Easements and Rights-of-Way

On or before the date of closing for the land exchange, the State will convey all of its respective rights, titles and interests in the surface estates of the lands identified in this document and the Final Exchange Agreement, reserving however, to and along easements along the waterfront portions of the parcels. All lands conveyed by the State are subject to all other valid existing rights, rights-of-way, easements or other interests

As a result of new information provided by the ERBC in December of 2016, a 60-foot public utility easement is incorporated in this exchange from the Glacier Highway to Tract B of USS 1154. DNR will temporarily reserve an approximately 60-foot wide corridor for the placement of this 60-foot wide public utility easement. The easement, located within the NE ¼ of Section 24, Township 37 South, Range 63 East, Copper River Meridian, allows for the installation of utilities to provide service to facilities on property owned by the ERBC. The corridor and associated easement are approximately 2,000 feet in length, and once issued, will occupy approximately 2.82 acres. The corridor will begin at approximately mile point 38 of the Glacier Highway, and extend up 240' from the northeast boundary of Lots 5 and 3 of U.S. Rectangular Survey 302, crossing lot 14 of Section 13, Township 37 South, Range 63 East, Copper River Meridian before reaching Tract B of USS 1154.

An as-built survey must be submitted to and approved by DNR to determine proper location and final easement dimensions, which would be approximately 2,000 feet in length, 60 feet in width, and occupy approximately 2.82 acres. Once the requirements for issuance have been met, the final public utility easement will be granted by DNR to ERBC.

Navigable and Public Waters

The Commissioner hereby determines that the State will retain ownership of the land beneath all navigable waters in accordance with AS 38.05.127 and 11 AAC 51.035. The lands exchanged to the Echo Ranch Bible camp will all maintain to and along easements along the waterfront portions of the parcels.

Impacts of the Exchange

Overall, this exchange simplifies/consolidates the land status in the area so that future land issues will be easier to understand and investigate. This exchange improves and perpetuates public access to Point Bridget State Park, Berners Bay and Cowee Creek.

Benefits to the State:

- This exchange consolidates ownership of State lands within and adjacent to Point Bridget State Park and improve public access to the park as envisioned by AS 41.21.182. Legal overland access is achieved and the park's land holdings are easier to manage. It will allow the State to improve/harden access to Point Bridget State Park to accommodate increased public demand.

Benefits to the Echo Ranch Bible Camp:

- This exchange allows for the consolidation of land ownership for the ERBC, enhancing their ability to manage their land without the small "islands" of State Park land within the private property boundary.

Detriments of the Exchange

- The execution of this land exchange removes from State ownership lands that could be used for other reasons, for example, improving sport fishing access along Cowee Creek.

Alternatives

The Echo Ranch Bible camp proposes exchanging approximately 60 acres of land to the State, with the State exchanging approximately 38 acres of State land to the ERBC. This exchange provides legal overland access to Point Bridget State Park while consolidating land ownership for the State and the ERBC. Alternatives were considered through the June 3, 2016 Land Exchange Report and Preliminary Best Interest Finding before choosing the recommended alternative that is described below.

No-Action Alternative

Under the “No-Action Alternative” considered, land would not have been exchanged between the State and the ERBC. This alternative would have resulted in continued trespass activity across private lands to access Point Bridget State Park.

Other Alternatives Considered

Consistent with AS 38.50.100, DNR considered alternatives to achieve the objects of the exchange in an effort to determine whether the exchange would best serve the public interest. In the process of making this final decision, the director considered, among other things, the advantages and disadvantages of acquiring the land or interest in land for the State by means of purchase, lease, or selection under the Alaska Statehood Act, or condemnation. In addition, DNR considered alternatives to the disposal through exchange of the State land or interest in land, including, but not limited to, lease or sale.

The State considered purchasing the land as well as developing alternative trail access; both alternatives were rejected. The ERBC is unwilling to sell their land or a public easement to the State. The State also looked into developing an alternative trail that would bypass private lands while still providing access to the park; however, due to the topography and vegetation (swamp) in the area, this alternative trail was not feasible.

Selected Alternative

The selected alternative results in the exchange of State land within Point Bridget State Park and land owned by the Echo Ranch Bible Camp adjacent to the park.

Consistent with AS 38.50.070, the conveyances made by the State under this exchange will be subject to valid existing rights, including, but not limited to, contracts, permits, leases, rights-of-way and easements. As this time, there are no contracts, permits or leases issued for the lands to be exchanged to the Echo Ranch Bible Camp.

In addition, consistent with AS 38.50.050, the director is authorized to exchange mineral rights in state land to the extent that the conveyance is authorized by the state constitution and applicable federal law. The director may not exchange or receive the surface estate of the land or the mineral rights in it, one without the other, unless the separation of estate is necessitated by a prior separation of ownership or by restrictions in applicable law, or the director otherwise finds that the conveyance of the receipt of the surface or mineral estates, one without the other, is necessary to achieve a significant public purpose. Mineral Order 1039 was signed by the DNR Commissioner on May 31, 2016; closing all the lands involved in this exchange.

Final Finding and Decision

The finding presented above has been reviewed and considered. All applicable statutes have been reviewed and satisfied. It is the finding of the Director of the Division of Mining, Land and Water that it is in the best interest of the State to enter a Final Exchange Agreement with the Gospel Missionary Union, BDA Echo Ranch Bible Camp (attached hereto).



19 JULY 2017

Brent W. Goodrum
Director, Division of Mining, Land, and Water

Date

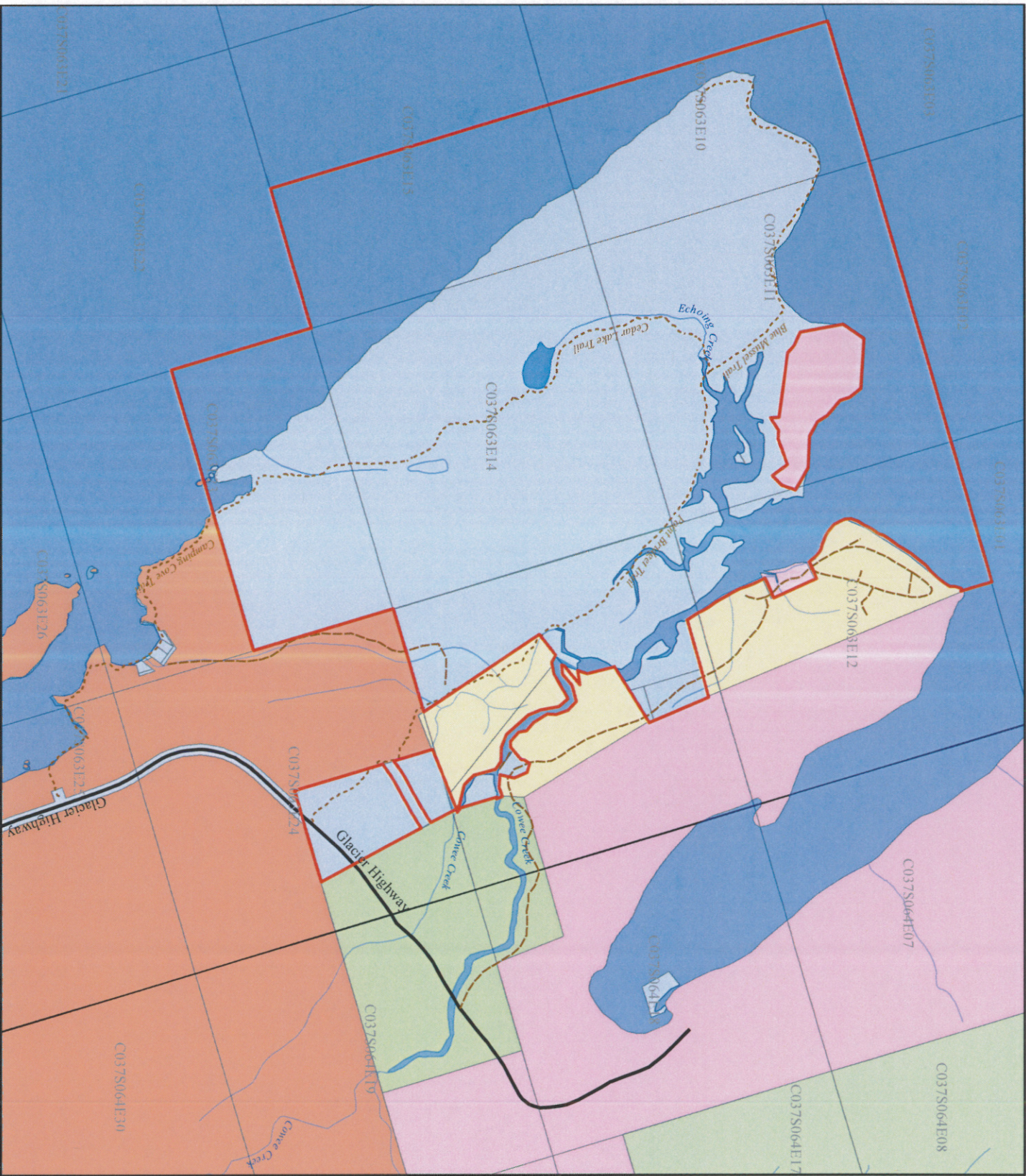
Attachments:

- A. Vicinity Map with Generalized Land Status
- B. Map depicting lands to be exchanged
- C. Summary of Public Comments Received
- D. Public Notice required by AS 38.50.110
- E. Mineral Order 1039

Appeals Procedure

A person affected by this decision may appeal it, in accordance with 11 AAC 02. Any appeal must be received within 20 calendar days after the date of "issuance" of this decision, as defined in 11 AAC 02.040(c) and (d) and may be mailed or delivered to the Andrew T. Mack, Commissioner, Department of Natural Resources, 550 W. 7th Avenue, Suite 1400, Anchorage, Alaska 99501; faxed to 1-907-269-8918, or sent by electronic mail to dnr.appeals@alaska.gov. If no appeal is filed by that date, this decision goes into effect as a final order and decision on the 31st calendar day after the date of issuance. An eligible person must first appeal this decision in accordance with 11 AAC 02 before appealing this decision to Superior Court. A copy of 11 AAC 02 may be obtained from any regional information office of the Department of Natural Resources.

Point Bridget State Park/Echo Ranch Bible Camp - Current Land Status



Generalized land ownership in and adjacent to Point Bridget State Park near Juneau, Alaska

- Point Bridget State Park
- Legislatively Designated Boundary
- Echo Ranch Bible Camp
- City and Borough of Juneau
- State
- Native
- U.S. Forest Service

Alaska
Department of Natural Resources

Division of Mining, Land & Water
Resource Assessment & Development Section

Revised:
7/15/2016







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Point Bridget/Echo Ranch Bible Camp - Lands to be Exchanged





Lands to be exchange between the Gospel Missionary Union, DBA Echo Ranch Bible Camp (ERBC) and the State of Alaska.

-  Point Bridget State Park
-  Legislatively Designated Boundary to ERBC
-  State Land to be Exchanged to ERBC
-  Land to Remain in ERBC Ownership
-  ERBC Land to be Exchanged to the State
-  Easement

Alaska
Department of Natural Resources
 Division of Mining, Land & Water
 Resource Assessment & Development Section

Revised: 7/14/2017
 MAD 83
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Comments Received and Responses
on
State of Alaska Preliminary Decision and Best Interest Finding
on
the Point Bridget State Park/Echo Ranch Bible Camp Land
Exchange

July 14, 2017

Prepared by the

ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

Attachment C - Public Comment Summary

Pursuant to Alaska Statutes 38.50, AS 41.21.182 and 11 AAC 67.200 – 67.280, the public was invited to comment on the proposed exchange. The public comment period was open from June 6, 2016 to September 6, 2016. Pursuant to AS 38.50.120, a public hearing was held on July 7, 2016 in Juneau, Alaska. Consistent with AS 38.50.130(b), a summary of all comments and information received is attached to this report and incorporated by reference.

Introduction

This document includes a summary and complete list of public and agency comments that were submitted timely on preliminary decisions, best interest findings and a preliminary report on State of Alaska actions concerning the Point Bridget State Park/Echo Ranch Bible Camp Land Exchange. This report includes responses to these comments.

Documents that were commented on include:

- Report and Preliminary Best Interest Finding, Proposed Point Bridget Land Exchange between Gospel Missionary Union, DBA Echo Ranch Bible Camp and the State of Alaska (ADL 106979)
- Final Mineral Closing Order (MO 1039)

Summary of Public Comments

The public review of the draft State decision documents and exchange report consisted of a public review period ending September 6, 2016. One public hearing was held during the review period. This meeting was held in Juneau on July 7, 2016. Two people attended the Juneau meeting.

The State received no written comments by letter, fax or e-mail during the public comment period.



July 19, 2017

Public Notice
Final Report and Best Interest Finding
Land Exchange between the State of Alaska and Gospel Missionary Union
ADL 106979
Pursuant to AS 38.50 and 11 AAC 41.21.182

Dear Alaskan,

This letter is to inform you that the Department of Natural Resources has issued a Final Report and Best Interest Finding for the equal value land exchange under AS 38.50.010 between the Gospel Missionary Union, DBA Echo Ranch Bible Camp (ERBC) and the State of Alaska involving lands near Point Bridget State Park in Juneau. This exchange will improve access to and consolidate ownership of Point Bridget State Park. This exchange will provide legal overland access to the park and make both ERBC lands and park lands contiguous simplifying land management and enhancing recreational use of the area. The State will exchange approximately 37.93 acres of surface land, lots 3, 6, 16, & 17 of USS 2925 in Section 13, T. 37S R. 63E, CRM, for approximately 59.89 acres of ERBC surface and subsurface lands consisting of a portion of USS 1154, in Sections 13 and 24, T. 37S R. 63E, CRM.

The Final Report and Best Interest Finding, a summary of comments received, responses to comments, and other associated actions are available for review at the DNR Public Information Centers in Juneau and Anchorage.

A person affected by this decision may appeal it in accordance with 11 AAC 02. Any appeal must be received within 20 calendar days after the date of issuance of this decision, as defined in 11 AAC 02.040(c) and (d), and may be mailed or delivered to Andrew T. Mack, Commissioner, Department of Natural Resources, 550 W. 7th Avenue, Suite 1400, Anchorage, Alaska 99501; faxed to 1-907-269-8918; or sent by electronic mail to dnr.appeals@alaska.gov.

If no appeal is filed by the appeal deadline, this decision goes into effect as a final administrative order and decision of the Department on the 31st day after issuance. An eligible person must first appeal this decision in accordance with 11 AAC 02 before appealing this decision to the Superior Court (11 AAC 02.020(a) and (b)). A copy of 11 AAC 02 may be obtained from any regional office of the Department of Natural Resources.

STATE OF ALASKA
DEPARTMENT OF NATRUAL RESOURCES
DIVISION OF MINING, LAND AND WATER

MINERAL ORDER NO. 1039

 X Closing Lands to Mineral Entry Opening Lands to Mineral Entry


I. Name: Point Bridget/Echo Ranch Bible Camp Land Exchange Area

II. Reason for Mineral Order: This mineral order is based upon the attached Commissioner's Administrative Finding and applicable statutes.

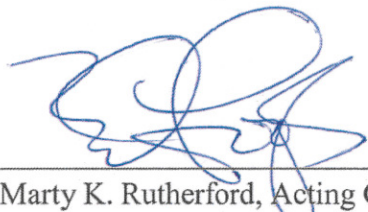
III. Authority: AS 38.05.185, AS 38.05.300 and 11 AAC 67.230(b)

IV. Location and Legal Description: Lands to be closed under this Mineral Order include lands in and adjacent to Point Bridget State Park near Berners Bay and Lynn Canal depicted on the attached map and to be described as USS 1154, Tracts A and B in Sections 13 and 24, T37S R63E, CMR, consisting of approximately 83 acres, and Lots 3, 6, 16 and 17, in Section 13, T37S R63E, CRM, consisting of approximately 37.93 acres.

V. Mineral Closing: This mineral order is subject to valid existing rights and is issued under the authority granted by AS 38.05.185 – 38.05.275, AS 38.05.300 and 11 AAC 67.230(b) to the Department of Natural Resources. In accordance with AS 38.05.185(a), I find that the best interests of the State of Alaska and its residents are served by closing the land described in this mineral closing order to entry under the mineral location and mining laws of the State of Alaska. The above-described lands are hereby closed to entry under the locatable mineral and mining laws of the State of Alaska.

Concur: 
Brent W. Goodrum, Director
Division of Mining, Land and Water

5/27/2016
Date

Approved:  FOR
Marty K. Rutherford, Acting Commissioner
Department of Natural Resources

5/31/16
Date

**STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER**

**ADMINISTRATIVE FINDING
MINERAL ORDER NO. 1039
Closing Lands to Mineral Entry**

POINT BRIDGET STATE PARK/ERBC LAND EXCHANGE

The Department of Natural Resources (DNR), Division of Mining, Land and Water, Resource Assessment & Development Section (RADS), proposes to close to mineral entry lands that are the subject of a land exchange being executed under AS 38.50. These lands are known as the Point Bridget State Park/Echo Ranch Bible Camp Land Exchange, ADL 106979. This site is located within Sections 13 and 24 of T. 37 South, R. 63 East, Copper River Meridian, in or adjacent to Point Bridget State Park near Berners Bay and Lynn Canal in Juneau.


Upon entering into a Preliminary Exchange Agreement 11 AAC 67.230(b), requires the department to initiate procedures to close lands proposed for exchange to mineral entry and location under AS 38.05.185. The state lands proposed for exchange are within and adjacent to Point Bridget State Park. The Park was established to protect the area's recreational and scenic resources, to preserve and enhance the continued use of the area for hunting, fishing and recreational activities. Mining activity in this area is incompatible with the intended recreational uses and is contrary to the enabling legislation of the park.

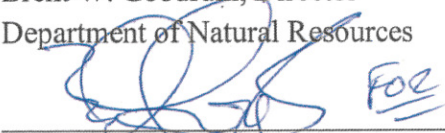
For these reasons, I find:

1. The closing of state and private land to mineral entry in and adjacent of Point Bridget State Park is appropriate. Mineral entry and development are not consistent with the intended purposes of the State Park, and is therefore inappropriate in this area.
2. The requirements for closure under AS 38.05.185 – 38.05.275 and 11 AAC 67.230(6) have been met.

The amount of land closed under this order is approximately 120.93 acres. The areas affected by this Mineral Order are depicted in the attached map.

This decision was reviewed under the authority of AS 38.05.945; one public comment was received, in support of the exchange.

Concur: 
Brent W. Goodrum, Director
Department of Natural Resources

Approved:  *FOR*
Marty K. Rutherford, Acting Commissioner
Department of Natural Resources

5/27/2016
Date

5/31/16
Date

Mineral Order (Closing) 1039
Point Bridget/Echo Ranch Bible Camp Land Exchange



Mineral Order 1039
Point Bridget State Park Boundary

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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.

