

2021 Remote Recreational Cabin Sites Offering #15

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

Schedule

Drawing Application Filing Period
October 8, 2021 10:00 AM - November 30, 2021 at 4:30 PM

Drawing Event
December 15, 2021 at 10:30 AM

Staking Workshops
February 2022; dates to be determined

Winners' Staking Period
February 25, 2022 at 8:00 AM - July 18, 2022 at 4:30 PM

Winners' Lease Application Period
February 28, 2022 at 10:00 AM - July 18, 2022 at 4:30 PM

Alternates' Staking Period
July 22, 2022 at 8:00 AM - September 28, 2022 at 4:30 PM

Alternates' Lease Application Period
July 25, 2022 at 10:00 AM - September 28, 2022 at 4:30 PM



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

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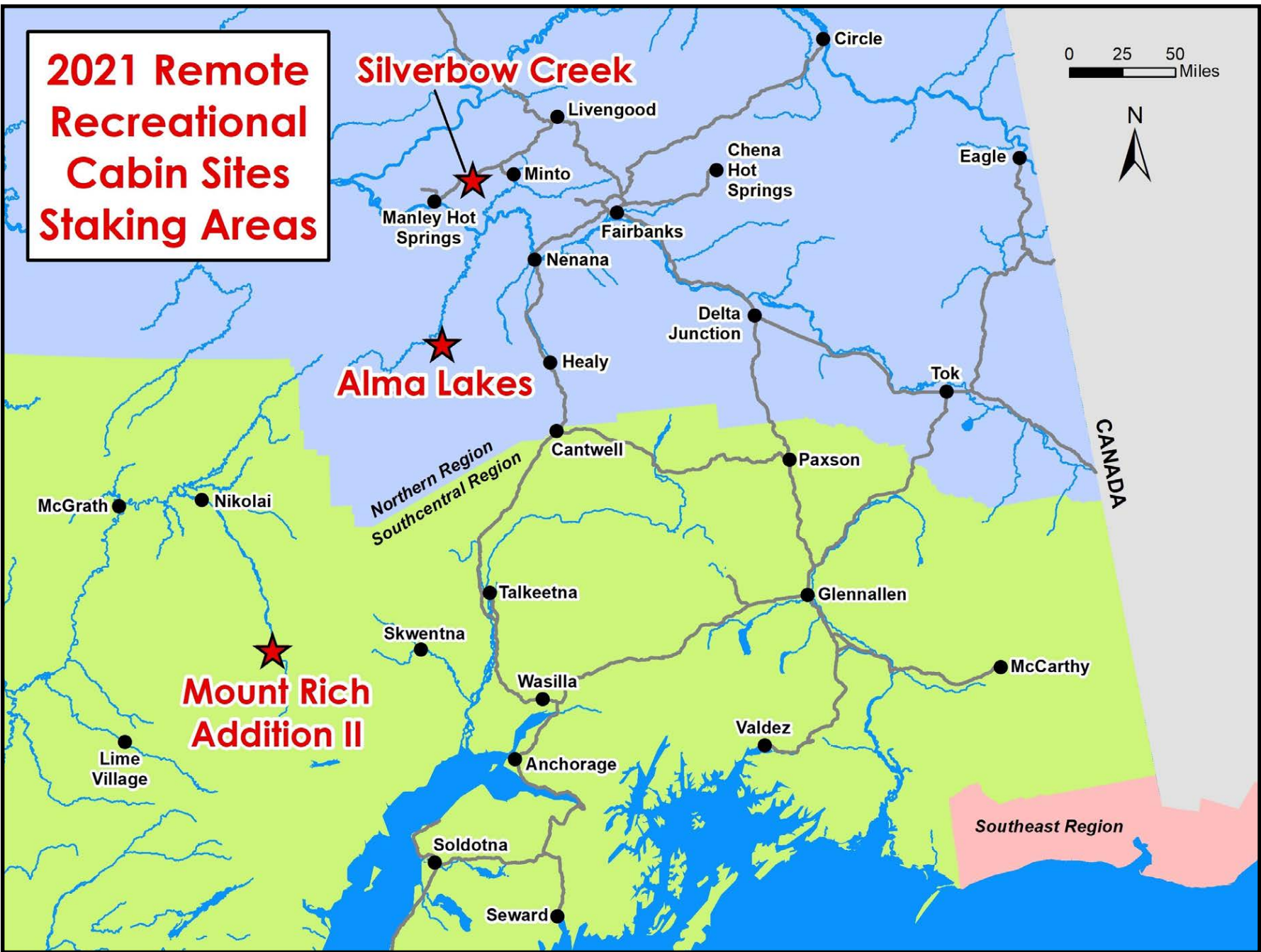


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Introduction

The DNR Land Conveyance Section staff welcomes your interest in the 15th offering of the Remote Recreational Cabin Sites (RRCS) Program! We are eager to provide this unique opportunity for Alaska residents to stake land for private ownership. Through responsible land management practices, education, and individual client services, we are contributing to the 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 right for you. Read page 3 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, see page 31 for a description of other State land sale programs.
2. If this program is a good fit for you, read the requirements for the application, selection, and pre-staking processes on pages 4-6; read the staking area summaries and view maps on pages 7-13 and decide which areas you want to apply for. Then, apply online, or complete and submit a drawing application form for the staking area, or areas, you would like to apply for. Applications are found on pages 25-30.
3. On pages 14-18, 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 20-23 contain general considerations for applicants, including other information and resources related to staking a parcel.

Thank you for your interest in participating in the RRCS Program. We look forward to receiving your application.

This brochure is provided free of charge. Additional copies can be obtained by contacting a DNR Public Information Office listed on page 6 or by viewing our web site at: <https://landsales.alaska.gov/>

This publication was released by the Department of Natural Resources, Division of Mining, Land and Water (DMLW), to inform the public about the 2021 Remote Recreational Cabin Sites Offering #15, produced at a cost of \$1.15 per copy, in Anchorage, Alaska.

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

Acronyms & 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
- ADF&G - 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



IS THIS PROGRAM RIGHT FOR YOU?

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, three areas are being offered: Silverbow Creek, Alma Lakes, and Mount Rich Addition II. 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 one area per year. This year, the drawing application filing period opens on **Friday, October 8, 2021 at 10:00 a.m.** We recommend that you visit the staking areas you are considering before applying. Make sure you submit your application(s) before the deadline of **Tuesday, November 30, 2021 at 4:30 p.m.**

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 **Wednesday, December 15, 2021 at 10:30 a.m.**

Stake: After your name is drawn, you will receive a staking authorization via email. Prior to the staking workshops, you will receive a weblink via email; this weblink will take you to the “Staker Resource Page,” which describes general staking information, detailed staking 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 in **February 2022—dates to be determined.**

If there are more applicants than staking authorizations available for a staking area, there will be two separate staking periods for that area. In this case, drawing winners can stake their parcels in the winners’ staking period, beginning **February 25, 2022 at 8:00 a.m.,** and ending **July 18, 2022 at 4:30 p.m.** Drawing alternates may get an opportunity to stake in the alternates’ staking period if there are unused authorizations from the winners’ staking period. The alternates’ staking period begins **July 22, 2022 at 8:00 a.m.,** and ends on **September 28, 2022 at 4:30 p.m.**

If there are fewer applicants than staking authorizations for a staking area, there will be one staking period for that area. Stakers for that area will have between **February 25, 2022 at 8:00 a.m.** and **September 28, 2022 at 4:30 p.m.** to stake.

Apply and Lease: After staking, you must submit your lease application describing your staked parcel prior to the end of the staking period in which you staked. You must also submit your lease application within 14 days of staking. **Note: You will have less than 14 days to submit your lease application if there are less than 14 days before the end of your staking period.** DNR will review your lease application, and if approved, will issue your lease after the final staking period ends. You will make 12 quarterly payments while DNR surveys and appraises the parcel. Lease payments will be applied towards the lease rental fee, survey deposit, and appraisal deposit.

Note: It is up to the customer to provide proof of residency at the time of lease application submittal. If you are unsure of about your residency status after reading “DO YOU QUALIFY,” on page 4, please contact our office prior to applying for the drawing.

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 in full or to pay 5% of the remaining balance 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.

Important: For a small number of participants, after determining the appraised value of the parcel and applying credits, it is possible that the remaining balance will be \$2,000 or less. If this is the case, you will not be able to finance the purchase and will be required to pay the remaining balance in full.

Time, Money, and Resource 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 may require travel by small plane, boat, ATV, or snowmachine, and you may incur the costs associated with charter, rental, or purchase of equipment. You may incur these costs multiple times over the staking period if you do not complete staking in one visit. In addition, you may be asked to return to the field to correct a staking error or to do additional work if your application was determined to be incomplete. Access to each staking area is further explained in the area summaries on pages 7 - 13.

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 14 - 15 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 20.

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 pages 20- 22.

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 16 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>. In addition, summaries of these reports can be found in each staking area’s section of this brochure. 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 17.

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.



DO YOU QUALIFY?

To be eligible to stake a parcel in the Remote Recreational Cabin Sites (RRCS) Program, you must be a current Alaska resident and age 18 or older at the time you submit a drawing application. Corporations, businesses, and non-Alaska residents are NOT eligible to apply for the RRCS Program.

Qualifying for the Remote Recreational Cabin Sites Program

To participate in the Remote Recreational Cabin Sites (RRCS) Program, you must certify and prove that:

- You are a current Alaska resident as defined by *AS 01.10.055 Residency*. This statute 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.” You must have been a resident of Alaska for at least one year (12 months) immediately preceding the date of the drawing application (*11 AAC 67.800(a) Qualifications for Remote Cabin Site*);
- 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 DNR 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 DNR; and
- You are not in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by DNR.

For required and acceptable items of proof of residency, see the “Proof of Residency” section below.

Past participation in State land sales does not prohibit you as an individual from participating in the RRCS drawing. You may also participate in subsequent offerings under the RRCS Program, if eligible at the time of drawing application.

Lease applicants will be required to submit acceptable proof of Alaska residency with the lease application. Failure to ensure that DNR receives the required proof of residency with your lease application and by the staking deadline will result in the rejection of your application, in accordance with the terms of this brochure and your certified agreement on the application form.

Proof of Residency

Only Alaska residents may submit applications for the Remote Recreational Cabin Sites (RRCS) drawing. Proof of residency is required at the time of lease application. In addition, you must prove Alaska residency to qualify for a Veteran’s Land Discount.

Proof of residency must include:

- A copy of your valid and current Alaska Driver’s License or State-issued ID card. If you do not have a valid, current Alaska Driver’s License or State ID card, please contact the Land Conveyance Section before applying for the drawing to inquire about acceptable substitutions for this requirement. If you have a driver’s license or ID card issued by another state, you are not considered an Alaska resident for the purposes of these programs.

AND ONE of the following items:

- Alaska Permanent Fund Dividend confirmation of eligibility or confirmation of receipt of funds;
- Employment, unemployment, or military records showing current or recent employment in Alaska;
- Current and valid occupational licenses issued by the State of Alaska;
- Income tax records showing employment in Alaska; or
- School records showing current or recent school attendance in Alaska.

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 Conveyance Section before applying for the drawing or applying for a Veteran’s Land Discount.

To confirm PFD eligibility or payment, follow these directions:

1. Go to <https://pfd.alaska.gov/>;

2. Click on the blue “myPFD” button;
3. Click on the blue “Yes, proceed.” button;
4. On the “myPFDInfo Application Search” page, choose the most recent year as the Dividend Year, and fill in the remaining Applicant Details fields with your personal information;
5. Click the “Submit Search” button;
6. After the screen loads, print, photograph, or take a screenshot of the “PFD Information for [Your Name]” page that shows your name and the application status; and
7. Send the printout or the file of the “PFD Information for [Your Name]” page to the Land Conveyance Section.

Drawing applicants must have been Alaska residents for one year prior to the date they submit their applications. It is the responsibility of the applicant to determine if they are an Alaska resident BEFORE submitting an application. Proof of residency is not required until the time of lease application, but if you turn in a lease application after staking a piece of land, and it is determined that you did not meet residency requirements when you submitted your drawing application, your lease application will be disqualified, and you will have no rights to lease or purchase the land.

If you do not have a valid Alaska Driver’s License, State ID, or an Alaska Permanent Fund Dividend confirmation of eligibility, please contact the Land Conveyance Section BEFORE applying for the drawing to determine if you qualify.

You are not allowed to claim Alaska residency during any period that you claimed 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, including obtaining a driver’s license or ID from another state.

All documents submitted as proof of residency must have dates clearly showing that you are currently an Alaska resident and that you were a resident of Alaska one year prior to the date of your drawing application, with intent to make a home and remain in the State indefinitely. It is your obligation to prove that you are eligible for this program.

Failure to prove Alaska residency under these terms will result in the loss of your opportunity to participate in the offering and may result in the forfeiture of some, or all, of your deposit and fees. You are strongly encouraged to gather their required documentation well in advance of the required date of submission.

Residency Consideration for Active Duty U.S. Armed Forces Personnel

If you are on active duty in the U.S. Armed Forces (or are accompanying a family member on active duty) during part or all of the year leading up to the drawing or auction, the following considerations apply to establishing or maintaining Alaska residency:

- If military service takes you out of Alaska, you can retain Alaska residency by continuing to register Alaska as your permanent residence with the military, maintaining your Alaska driver’s license, and maintaining other ties with Alaska such as receiving the Permanent Fund Dividend, voting, maintaining vehicle registration, etc. The expiration date of non-commercial Alaska driver’s licenses is automatically extended while you or your spouse is on active duty outside of Alaska; see <http://doa.alaska.gov/dmv/akol/military.htm> and *2 AAC 90.430* for details.
- If military service has brought you to Alaska, you must take additional actions to establish Alaska as your residence, such as obtaining an Alaska driver’s license or State ID card, registering to vote and voting, registering your vehicle in Alaska, registering Alaska as your residence with the military (DD Form 2058), and paying local property taxes on property you personally own as a residence, at least one year immediately preceding the date of submitting your drawing application.
- 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, including obtaining a driver’s license from another state, you do not qualify as an Alaska resident for this program.

If you have questions about residency and military service, please contact the Land Conveyance Section before submitting a drawing application for the Remote Recreational Cabin Sites (RRCS) drawing, or applying for a Veteran’s Land Discount.

WHAT TO KNOW BEFORE YOU 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 or 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 21 of this brochure for more information.

Brochure Changes and Errata

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 <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.

This brochure is intended for informational purposes only and does not constitute an offer to sell.

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.

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. Also, see the Online Resources section of this brochure, on page 23.

Topographic maps may be purchased from the United States Geological Survey (USGS) online at <https://store.usgs.gov/>. They may also be purchased at the **Map Office, Geophysical Institute, University of Alaska, Fairbanks, 903 Koyukuk Drive, P.O. Box 757320, Fairbanks, AK 99775-7320, (907) 474-6166 fax: (907)474-2665, uaf-maps@alaska.edu, <https://www.gi.alaska.edu/services/map-office>**. Some private businesses may also carry USGS maps in your area.

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

Keep Your Address Current with Land Conveyance Section (LCS)

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 the Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Land Conveyance Section (LCS) informed of their current address throughout the application, lease, contract, and patent processes. A change of address form must be signed by the applicant or purchaser, and must be submitted to LCS at **550 West 7th Avenue, Suite 640, Anchorage, Alaska 99501, (907) 269-8594, Fax (907) 269-8514**. Please contact LCS for this form.

The application or bid is subject to rejection if LCS 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 LCS and your records may not be updated. Failure to keep your address and contact information current with LCS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.

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, even if a lease or purchase contract has been issued.

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 of Mining, Land and Water (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.

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 cancelled, 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.

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 Alma Lakes Staking Areas is all or in part on tentatively approved land.

Privacy Notice

AS 38.05.035 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.



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

Administrative Parcels

The State reserves the right to survey additional parcels within staking areas. In addition to staked parcels. After the conclusion of the staking period, the department assesses the number of staking authorizations remaining in each staking area and, if practical, may survey administrative parcels to be offered for sale at a later time. Creating additional parcels can help reduce the survey costs paid by each staker; this may be especially true for parcels that were staked away from adjacent parcels.

APPLY

Apply for a Staking Authorization

The quickest and easiest way to apply for a drawing application is online, via the Land Sales website at <http://landsales.alaska.gov/>.

In addition, paper application forms are available in this brochure, at the DNR Public Information Offices, and on the DNR web site at <http://landsales.alaska.gov/>. Drawing application forms may be reproduced.

You may file only one drawing application per staking area. Although you may apply for multiple areas, you may receive only one staking authorization in this offering, so be sure to file only for the areas for which you would want to be selected. You will be awarded the staking authorization for the first staking area for which your name is selected in the drawing event.

For each staking area that you wish to apply for, you can simply apply online and follow the prompts. If you choose to submit a paper application, you must:

1. Complete a 2021 Remote Recreational Cabin Sites Staking Drawing Application Form for each staking area you wish to apply for. The drawing application form must contain the staking area name, your name, mailing address, telephone number(s), email address, date, and your signature;
2. Pay a non-refundable \$75 drawing application fee with each application submitted. This fee may be paid by a personal check, cashier’s 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 drawing application(s). No drawing application will be accepted without the fee. If submitting multiple drawing applications, the fees may be paid with a single check, money order, or credit card transaction; and
3. Certify that you are an eligible participant and have been an Alaska resident for at least one year (12 months) immediately preceding the date of your drawing application submittal.

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

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

If you wish to withdraw a drawing application, we must receive your request in writing prior to the end of the drawing application filing 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 \$75 drawing application fee;
- It is received before or after the drawing application filing period;
- It is incomplete, unsigned, or illegible;
- A bank/credit union refuses payment on your check for any reason; or
- Your credit card is declined.

Please note that filing a drawing application does not grant or vest any right, title, or interest, or expectancy of a right, title, or interest in a Remote Recreational Cabin Sites parcel.

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 will be awarded to the individual drawing applicant, only. The individual who received the staking authorization must be the only person on the lease application and subsequent lease. Keep in mind that individuals cannot be added or removed from the lease except by court order.

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.

Where to File Drawing 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:

DNR Public Information Center
ATTN: RRCS Drawing Application
550 West 7th Avenue, Suite 1360
Anchorage, AK 99501

HAND-DELIVERED APPLICATIONS

The Anchorage or Fairbanks DNR Public Information Centers are the only offices that will accept hand-delivered applications to participate in this Remote Recreational Cabin Sites offering.

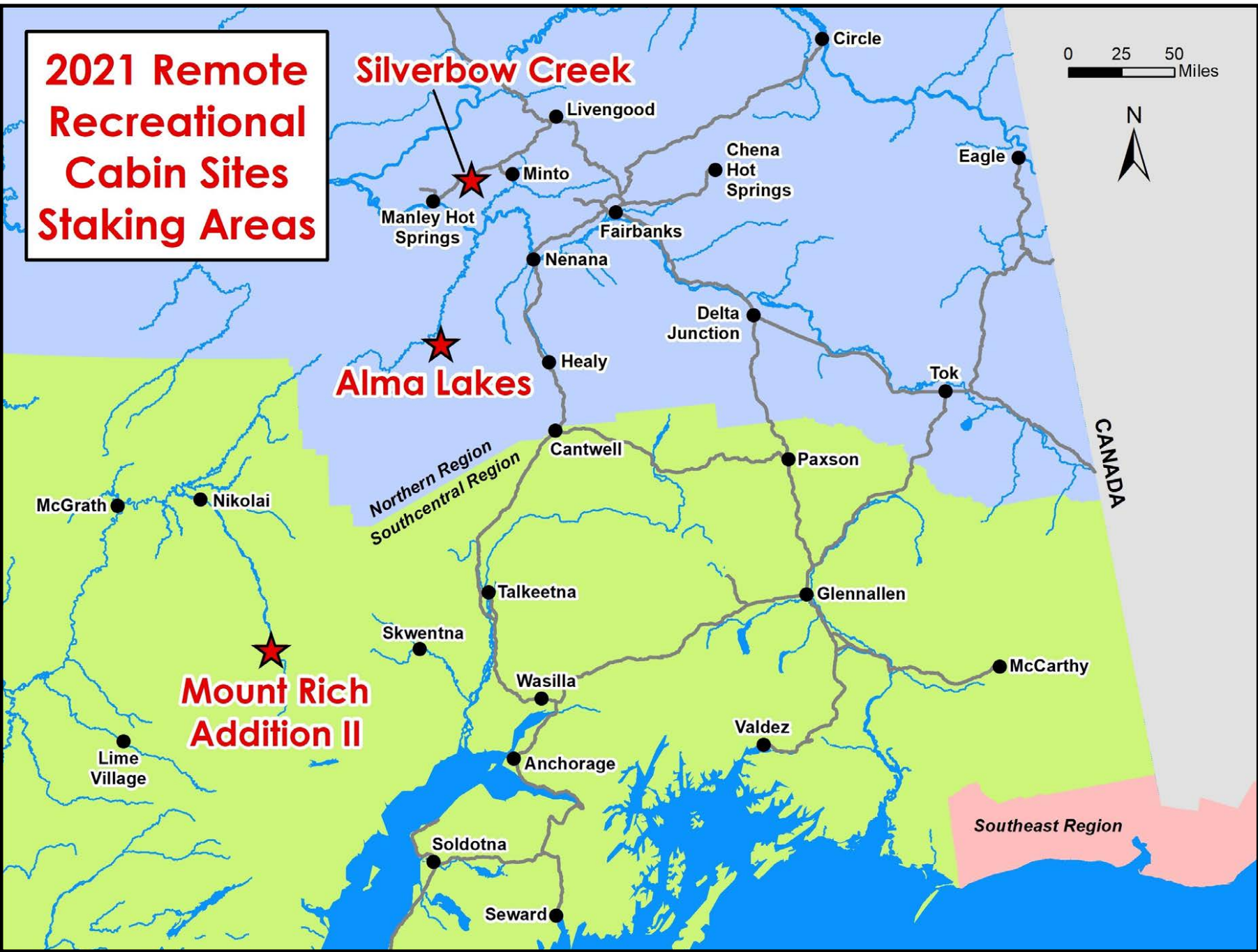
Anchorage DNR Public Information Center
550 W. 7th Ave., Suite 1360 (Atwood Building)
Anchorage, AK 99501

Phone: (907) 269-8400, fax: (907) 269-8901
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Office hours: Monday through Friday, 8:00 a.m. - 4:30 p.m.
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Fairbanks DNR Public Information Center
3700 Airport Way
Fairbanks, AK 99709

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Email: fbx-pic@alaska.gov





STAKING AREA SUMMARIES

Silverbow Creek

The Silverbow Creek Staking Area is located approximately 120 road miles northwest of Fairbanks along the Elliott Highway. This staking area is in hilly terrain forested with white spruce, black spruce, paper birch, and aspen. Access beyond the highway is by ATV, snowmachine, or on foot; a number of trails traverse the area. There are 30 staking authorizations available for this staking area.

Alma Lakes

The Alma Lakes Staking Area is located approximately 50 air miles west of Healy and approximately 45 air miles east of Lake Minchumina. The staking area is relatively flat and encompasses the Alma Lakes and a portion of the Bearpaw River. Drier soils accommodate areas of white spruce and poplar, and wetter soils support black spruce and wetland areas. Many lakes within the staking area are floatplane or skiplane accessible and there is additional access via winter trails. There are 30 staking authorizations available for this staking area.

Mount Rich Addition II

The Mount Rich Addition II Staking Area is located approximately 125 air miles northwest of Anchorage and approximately 100 air miles southeast of McGrath, on the South Fork of the Kuskokwim River. Dense spruce forests line the river banks and benches above the river are open forests with shrubs. Access is either via plane, landing on gravel bars, or via winter access on the Iditarod National Historic Trail, from either Rohn or Puntilla Lake. There are 48 authorizations are available for this staking area.

Pages 8-13: Staking Area Details and Base Appraisals

Pages 8-13 contain more detailed information about each staking area, including staking maps, as well as easements, setbacks, and other restrictions which may apply when staking a 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 16 for details).

In addition, the following pages include base appraisals that 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 17 for more information about base appraisals.



Silverbow Creek Staking Area

Why Stake?	This road accessible staking area is a few hours from Fairbanks with many south-facing slopes.
Location	Located approximately 120 road miles northwest of Fairbanks along the Elliott Highway.
Terrain & Major	This staking area is in hilly terrain forested with white spruce, black spruce, paper birch, and aspen.
Access	Primary access is from the Elliott Highway roughly between mileposts 121 and 129. Two public access easements and additional trails provide access within the staking area via ATV and/or snowmachine.
View	Possible views of the river valleys and taller mountains north of the Elliott Highway from higher elevations within the staking area.
Climate	The staking area has a continental subarctic climate and receives approximately 15 inches of annual precipitation and 57 inches of snow. Summer temperatures range from approximately 35 to 90 degrees F. Winter temperatures range from approximately -65 to 45 degrees F.
Soils	Higher slopes are generally well-drained, gravelly, and without permafrost, whereas soils in the valley bottoms are generally poorly drained with a shallow permafrost table. Primarily colluvial and alluvial deposits of gravel, silt, and sand with a variable thickness of discontinuous silt covering the surface. The potential usability of the soils for engineering applications is highly variable due to a large range of grain sizes and sorting. Silts in the southern portion of the staking area are potentially organic and ice rich.
Vegetation	The south-facing, well-drained slopes support white spruce, paper birch, and aspen. North facing slopes and low-lying areas have stands of black spruce.
Water Source	A water holding tank supplied by a rainwater catchment system or from various streams throughout the staking area may be feasible. Water quality is unknown.
Title	The State of Alaska holds fee title fee title to the land and mineral estate within the staking area under Patents #50-76-0100, #50-99-0235, #50-80-0122, #50-86-0140 (dated April 2,1986), and #50-2005-0006. The applicable State case files are GS 472, GS 474, GS 1242, GS 2500, and GS 482.
Fire Management Option	The current fire management option for the staking area is “Modified.” Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in fire defensible areas, hardwood stands, or near water bodies to reduce potential for fire.
Game Management Unit	The staking area is within Game Management Unit 20B.
Municipal Authority	The staking area is within the Unorganized Borough and subject to the State of Alaska platting authority.
Mineral Estate	The staking area is closed to mineral entry under MO 1197.
Allowed Uses	Remote Recreational Cabin Sites are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.

Base Appraisal Summary

Size	10.00-acres
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.

Hypothetical Pricing for Key Parcel

Key Parcel	Size	\$ Per/acre	\$ Per/site (Rounded)
	5.00-acres	\$2,394	\$12,000
	10.00-acres	\$1,800	\$18,000
	15.00-acres	\$1,566	\$23,500
	20.00-acres	\$1,350	\$27,000

Key Parcel in Bold

*Size adjusted Key Parcels based on adjustment shown in Addenda of Base Appraisal Report No. 4536-0.

Easements, Setbacks, and Other Restrictions	The following restriction will apply to this offering: - Staking is not allowed in the reserved area within Section 3 of T 3N, R 12W, as shown on staking area map (additional reserved areas may be imposed up to or during the staking period as necessary); - A 50-foot building setback from the OHW of all public streams, in accordance with the Yukon Tanana Area Plan; - A 150-foot staking setback from the trails identified on the staking map that provide access within and beyond the staking area, serialized as 421306 and 421307; - A 300-foot staking setback from material site ADL 419657 between mileposts 123 and 124 of the Elliott Highway; - A 300-foot staking setback from the centerline of Elliott Highway; - A public access and utility easement along parcel boundaries; - An easement centered on existing trails through or along staked parcels; - A 50-foot-wide section line easement on each side of surveyed or protracted section lines on State-owned land in accordance with <i>AS 19.10.010 Dedication of Land for Public Highways</i> and <i>11 AAC 51.025 Section-line Easements</i>; section line easements may be vacated under <i>AS 19.30.410 Vacation of Rights-of-Way</i> and <i>11 AAC 51.065 Vacation of Easements</i>; - A 50-foot continuous easement upland from the OHW of public or navigable water bodies in accordance with <i>AS 38.05.127 Access To Navigable or Public Water</i>; - A 5-foot survey easement from the nearest practical point on the property boundary to control monuments within the parcel and an easement with a radius around the control monument, and as applicable, a 5’ direct line-of-sight easement from the control station to an azimuth mark or other control monument; and - Additional reservations and/or restrictions required by the platting authority.
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.
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.



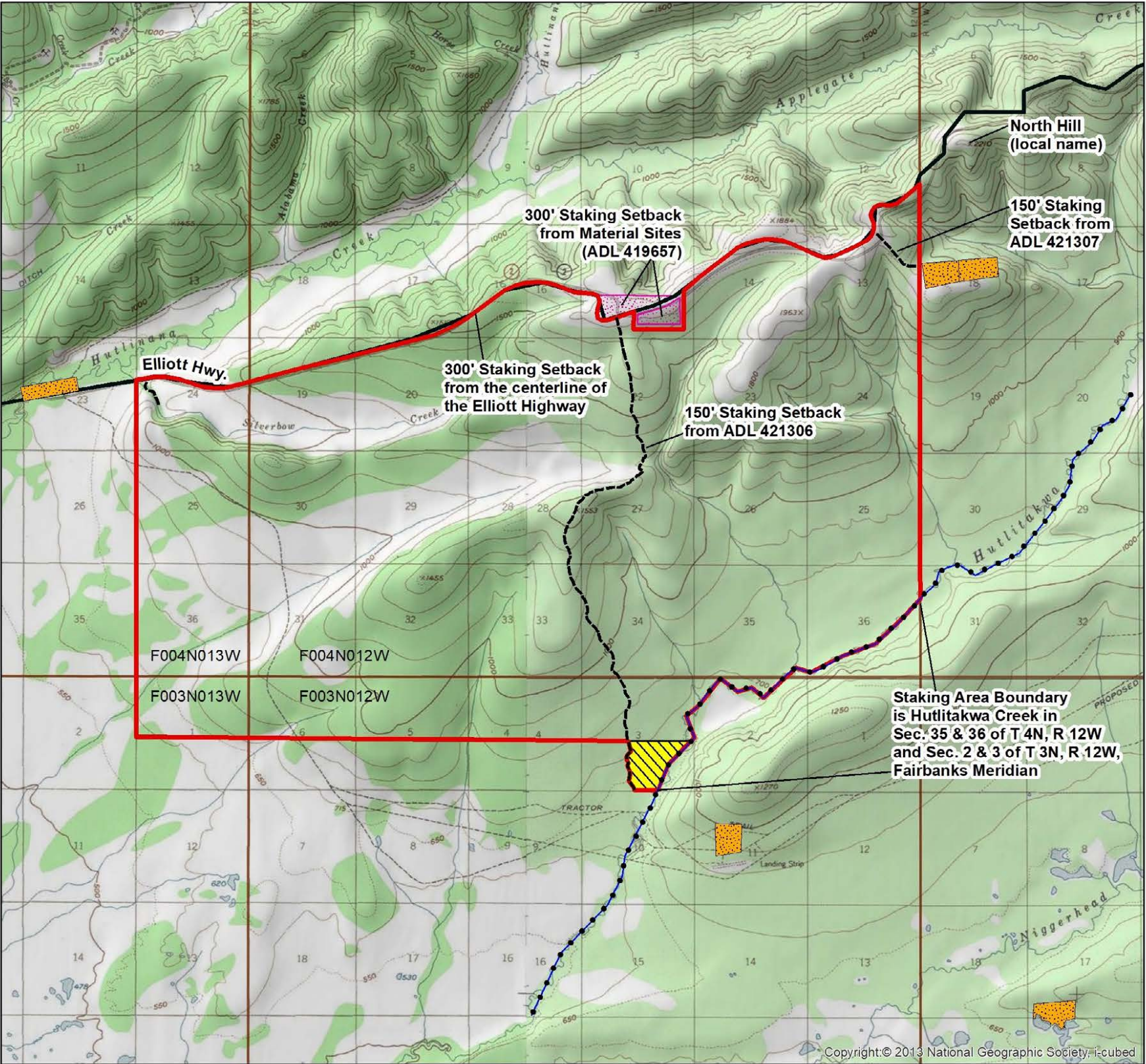
ADL 421306



View from MP 122 Elliott Hwy. Staking area is on the right side of the road.



Silverbow Creek Staking Area



USGS QUADS 1:63,360
Tanana A-1, Livengood A-6
T 3N R 12W; T 3N, R 13W;
T 4N, R 11W; T 4N, R 12W;
T 4N, R 13W;
Fairbanks Meridian

Maximum Parcel size: 20 acres
Minimum Parcel size: 5 acres

Staking Authorizations: 30
Staking Period: 2022

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

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 wide public access easement upland from the ordinary high water mark of public and navigable water bodies.
3. Parcels are subject to a 50-foot building setback from the ordinary high water mark of all public streams within the staking area.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.

0 1 2 3 Miles

TN Magnetic Declination 15.6 Degrees

Staking Area

Reserved Area

Private Land

Trails

Material Site

Elliott Highway

Hutliakwa Creek

JPW 9/28/21

Alaska map with staking area highlighted in red.

Local map showing Rampart, Livengood, Minto, and Manley Hot Springs.

0 10 20 40 Miles

Alma Lakes Staking Area

Why Stake?	The staking area is in interior Alaska and has numerous floatplane-accessible lakes.
Location	The Alma Lakes Staking Area is located approximately 50 air miles west of Healy and approximately 45 air miles east of Lake Minchumina.
Terrain & Major Features	Much of the staking area is between 450 and 650 feet above sea level, with relatively small changes in elevation. Natural features in the area include the Bearpaw River and the Alma Lakes.
Access	Primary access to the staking area is via floatplane or skiplane to the lakes within the area. The northwestern portion of the staking area may be accessed via the Bearpaw River, depending on river depth and conditions. Additional access within the staking area may be available via RST 491 (Rex-Roosevelt Trail) in the northeastern portion of the staking area and RST 343 (Kobi-Kantishna Trail) in the southeastern portion of the staking area, both of which are primarily winter trails.
View	The staking area may have views of the Alaska Range and Bearpaw Mountain.
Climate	The staking area has a continental subarctic climate and receives approximately 13.5 inches of annual precipitation and 55 inches of snow. Summer temperatures range from approximately 25 to 90 degrees F. Winter temperatures range from -65 to 40 degrees F.
Soils	The dominant soils in the staking area are shallow over ice-rich permafrost, though some areas have well drained soils on terraces where the permafrost is deep or absent. The poorly drained soils are on low terraces in broad valleys and long foot slopes and consist of silty loess and alluvium. In these areas, the depth to ice-rich perennially frozen material is 10-20 inches below the surface. Areas with well drained soils (consisting of thick deposits of silty loess) are found on terraces and low bluffs along major rivers (such as Bearpaw River). In these areas, permafrost is either deep or absent.
Vegetation	Riparian areas support stands of white spruce mixed with poplar. Low, wet areas off of the river include tussocks and mats of moss. There are stands of black spruce, particularly in transition areas between marshes and lakeshore habitat.
Water Source	There is no well or water quality information within the area. Hauled water is assumed to be the primary source for potable water.
Title	The State of Alaska holds fee title to the land and mineral estate within the staking area under Tentative Approval (Section 3, Government Lots 1 & 2), dated October 3, 1980, for Patent 50-89-0028 (Sections 3, Government Lots 3 & 4; Section 10, Government Lots 1 & 2; Section 11-16, all), and Patent 50-20090-0243 (Section 22, Government Lots 1 & 2; Section 13, Government Lots 1 & 2; Section 24, Government Lots 1 & 2; Section 25, Government Lots 1 & 2; Section 26 Government Lots 1-4; Section 27; Section 34-36, all), dated May 11, 1987. The applicable State case file is GS 2404.
Fire Management Option	The current fire management option for the staking area is “Limited.” Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in fire defensible areas, hardwood stands, or near water bodies to reduce potential for fire.
Game Management Unit	The staking area is within Game Management Unit 20C.
Municipal Authority	The staking area is located within the Denali Borough. Staked parcels staked will be subject to the platting, planning, zoning, and taxation authority of the Denali Borough.
Mineral Estate	Sections 3, 10-15 of the staking area are closed to mineral entry under Mineral Order (Closing) 369. The remainder of the staking area (Sections 22-27, 34-36; approximately 5,163 acres) have been closed to new mineral entry under Mineral Order 1246. Sections 22-27, 34-36 of the staking area are covered under the Leasehold Location Order No. 33.
Allowed Uses	Remote Recreational Cabin Sites are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.



Alma Lakes Staking Area

Easements, Setbacks, and Other Restrictions	The following restrictions will apply to this offering: • A 50-foot building setback from the OHW of all public or navigable water bodies; • A 100-foot building setback from OHW of Bearpaw River, on each side in accordance with the Yukon Tanana Area Plan; • A 50-foot staking setback from the centerlines of both RST-491 and RST-343; • A public access and utility easement along parcel boundaries; • An easement centered on existing trails through or along staked parcels; • A 50-foot-wide section line easement on each side of surveyed or protracted section lines on State-owned land in accordance with <i>AS 19.10.010 Dedication of Land for Public Highways</i> and <i>11 AAC 51.025 Section-line Easements</i>; section line easements may be vacated under <i>AS 19.30.410 Vacation of Rights-of-Way</i> and <i>11 AAC 51.065 Vacation of Easements</i>; • A 50-foot continuous easement upland from the OHW of public or navigable water bodies in accordance with <i>AS 38.05.127 Access To Navigable or Public Water</i>; • A 5-foot survey easement from the nearest practical point on the property boundary to control monuments within the parcel and an easement with a radius around the control monument, and as applicable, a 5’ direct line-of-sight easement from the control station to an azimuth mark or other control monument; • Additional reservations and/or restrictions required by the platting authority; and • Staking will not be allowed within reserved areas imposed prior to or during the staking period. Specific reserved areas have not been identified at this time but may be imposed up to or during the staking period as necessary.
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.
Survey and Appraisal Costs	The estimated survey cost for this area is \$5,000 - \$6,500 per parcel. The estimated appraisal cost for this area is \$500 per parcel.

Base Appraisal Summary

Size	Parcel A (Lakefront) is 5-acres. Parcel B (Interior) is 5-acres. Parcel C (Riverfront Slough) is 10-acres.
Access	Parcel A – Lakefront. Access is via floatplane or ski plane to adjacent lake. Parcel B – Interior. Access is via floatplane, ski plane, by river corridors to the staking area, then overland. Parcel C – Riverfront Slough. Access is via a slough off the main channel of the Bearpaw River.
Building Site	Adequate building site, wooded, and adequately drained soils.
Amenities	Typical view of the surrounding area.

Hypothetical Pricing for Key Parcels

Key Parcel	Size	\$ Per/acre	\$ Per/site (Rounded)
‘A’ Fly-in Lakefront	5.00-acres*	\$3,500	\$17,500
	10.00-acres*	\$2,625	\$26,300
	15.00-acres*	\$2,275	\$34,100
	20-acres*	\$1,960	\$39,200

Key Parcel	Size	\$ Per/acre	\$ Per/site (Rounded)
‘B’ Interior	5.00-acres*	\$1,400	\$7,000
	10.00-acres*	\$1,050	\$10,500
	15.00-acres*	\$910	\$13,700
	20-acres*	\$784	\$15,700

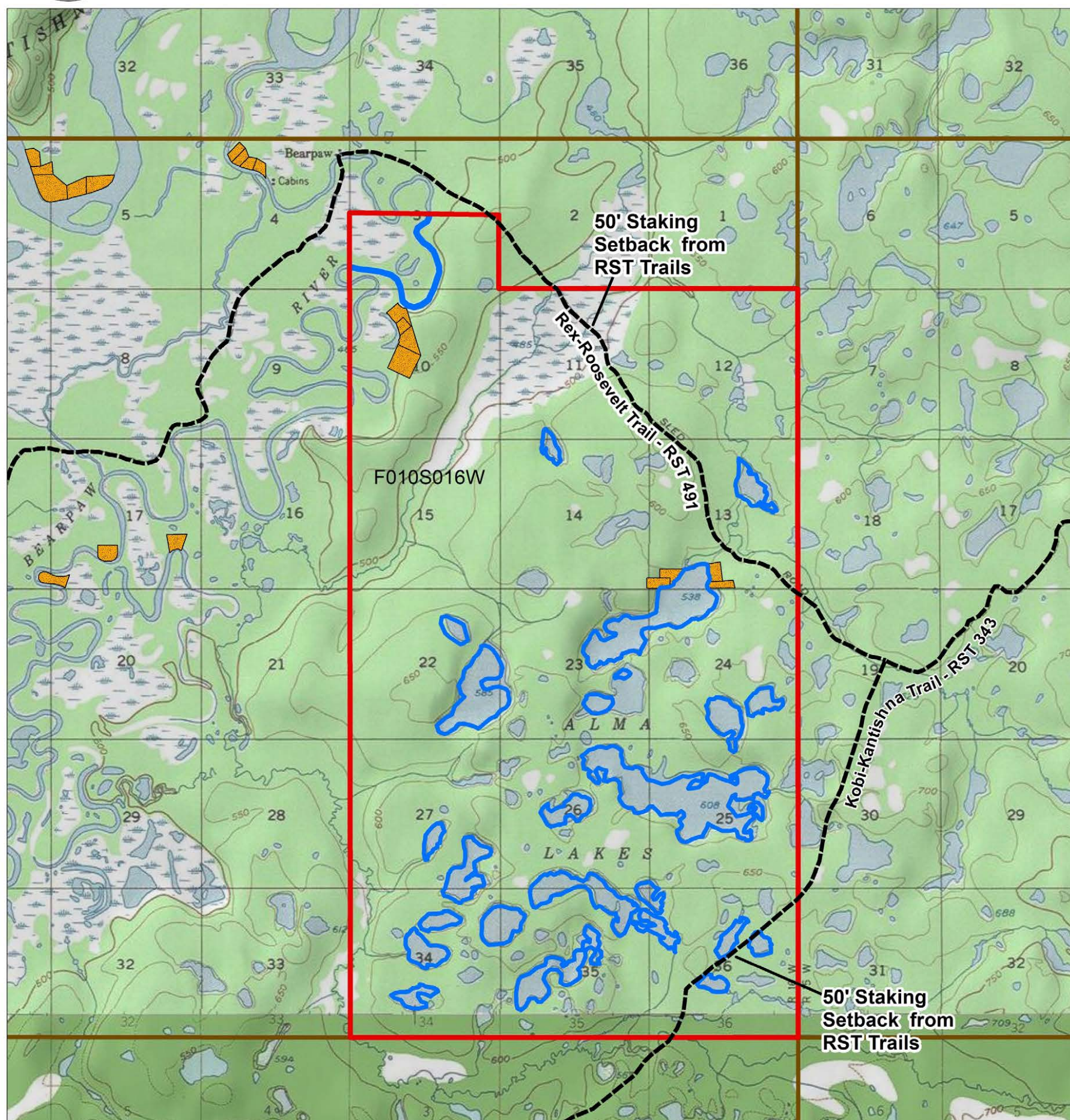
Key Parcel	Size	\$ Per/acre	\$ Per/site (Rounded)
‘C’ Riverfront Slough	5.00-acres*	\$2,000	\$10,000
	10.00-acres*	\$1,500	\$15,000
	15.00-acres*	\$1,300	\$19,500
	20-acres*	\$1,120	\$22,400

Key Parcel in Bold

*Size adjusted Key Parcels based on adjustment shown in Addenda of Base Appraisal Report No. 4537-0.



Alma Lakes Staking Area

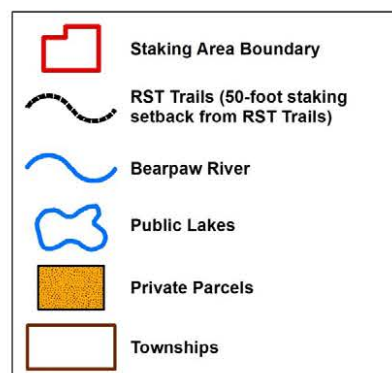
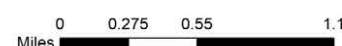


JPW 9/28/21

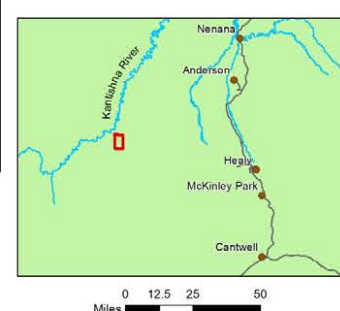
Maximum Parcel Size: 20 acres	Minimum Parcel Size: 5 acres
Staking Authorizations: 30	Staking Period: 2022

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

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 wide public access easement upland from the ordinary high water mark of public and navigable water bodies.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all 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 staking instructions for additional information.



TN Magnetic Declination
15.3 Degrees



Mount Rich Addition II Staking Area

Why Stake?	The staking area is within a scenic river valley in the Alaska Range.
Location	The Mount Rich Addition II Staking Area is located approximately 125 air miles northwest of Anchorage and 100 air miles southeast of McGrath, on the South Fork of the Kuskokwim River.
Terrain & Major Features	The Mount Rich Addition II staking area is in a river valley bordered by a rugged mountainous landscape. Peaks just outside of the staking area slope down to the South Fork Kuskokwim River valley with long slopes of loose rock interspersed with narrow stream valleys. There are prominent hills and ridges at lower elevations.
Access	Primary access to the area is by plane. Pilots traditionally use gravel bars within the staking area for landing. The rivers are unsuitable for landing and take-off on floats due to river currents and sand bars.
View	Potential for views of surrounding mountains and the South Fork of the Kuskokwim River.
Climate	Temperatures average between 40 and 70 degrees F in summer and between -15 and 20 degrees F in winter with extremes being approximately 85 and –70 degrees F. Annual precipitation averages 14 inches including 65 inches of snow.
Soils	Soils on lower slopes and in valleys are poorly drained and gravelly with a shallow permafrost table. Soils on upper hillsides are shallow, well drained, and gravelly.
Vegetation	Upper hillsides and ridges support shrubs and alpine tundra. Gravelly soils along the river support shrubs. Lower slopes support open forest, predominantly black spruce and shrubs. There are stands of larger spruce in closed forest along the rivers.
Water Source	Ground water quality and depth is unknown.
Title	All lands within the staking area were acquired under Statehood entitlement, with a General Grant under the Act of July 7, 1958, 72 Stat. 339, as amended. The lands are subject to standard federal reservations. The State received Patent for the land and mineral estate under this entitlement on March 6, 2008 with Patent No. 50 -2008-0202. Patent is subject to the Iditarod National Historic Trail, 50 feet in width, reserved under the National Trails System Act and the Alaska National Interest Lands Conservation Act. State third-party interests in the staking area include ADL 230122, an easement 400 feet wide on the Iditarod National Historic Trail and ADL 207018, a trespass action on an unauthorized cabin. These third-party interests and existing parcels in the vicinity of the staking area are identified on the staking map.
Fire Management Option	The current fire management option for the staking area is “Limited.” Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in fire defensible areas, hardwood stands, or near water bodies to reduce potential for fire.
Game Management Unit	The staking area is in Game Management Unit 19C.
Municipal Authority	The staking area is within the Unorganized Borough and subject to the State of Alaska platting authority.
Mineral Estate	The staking area is closed to mineral entry.
Allowed Uses	Remote Recreational Cabin Sites are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.

Base Appraisal Summary

Size	20-acres
Lot Type	Interior Parcel
Access	Fly-in to South Fork Kuskokwim sandbars, or lengthy snowmachine ride.
Building Site	Moderately sloping, wooded parcel with at least one good building site and adequate drainage.
Amenities	Good view of surrounding area.

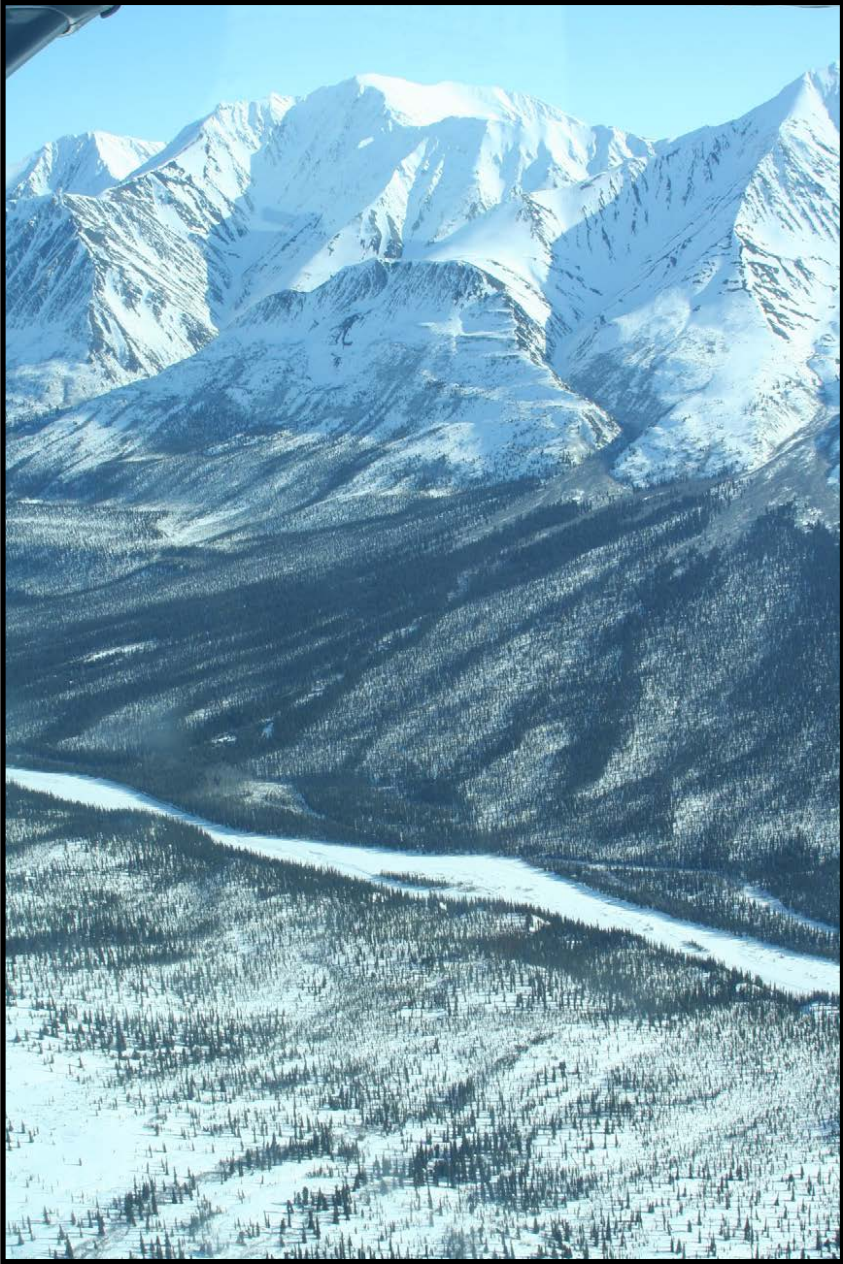
Hypothetical Pricing for Key Parcel

Key Parcel	Size	\$ Per/acre	\$ Per/site (Rounded)
	5.00-acres*	\$2,128	\$10,600
	10.00-acres*	\$1,600	\$16,000
	15.00-acres*	\$1,392	\$20,900
	20-acres*	\$1,200	\$24,900

Key Parcel in Bold

*Size adjusted Key Parcels based on adjustment shown in Addenda of Base Appraisal Report No. 4553-0.

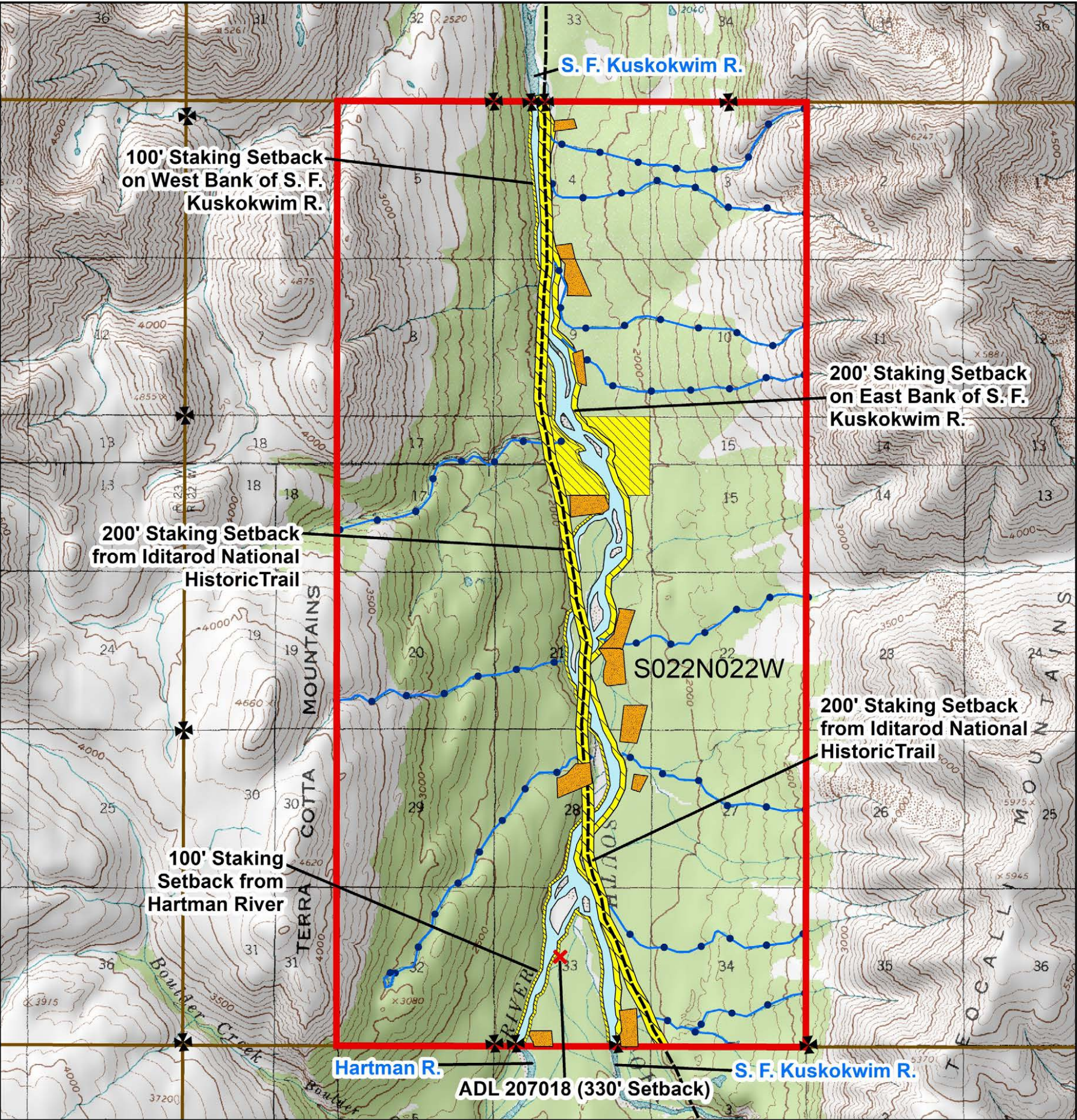
Easements, Setbacks, and Other Restrictions	The following restrictions will apply to this offering: - Staking is not allowed in the reserved area within Section 16 of T 22N, R 22W, as shown on staking area map (additional reserved areas may be imposed up to or during the staking period as necessary; - A public access and utility easement 30-feet in width along all interior parcel lot lines; - A continuous easement of 50-feet upland from the OHW of public or navigable water bodies in accordance with AS 38.05.127 Access To Navigable or Public Water; - A 50-foot-wide section line easement on each side of surveyed or protracted section lines on State-owned land in accordance with <i>AS 19.10.010 Dedication of Land for Public Highways</i> and <i>11 AAC 51.025 Section-line Easements</i>; section line easements may be vacated under <i>AS 19.30.410 Vacation of Rights-of-Way</i> and 11 AAC 51.065 Vacation of Easements; - A 60-foot easement centered on existing trails through and along staked parcels; - A 100-foot building setback from the OHW of public or navigable waterbodies; - A 200-foot staking setback from the east bank of the South Fork Kuskokwim River; - A 100-foot staking setback from the west bank of the South Fork Kuskokwim River; - A 100-foot staking setback on both sides of the Hartman River; - A 200-foot staking setback from both sides of the Iditarod National Historic Trail; - A 5-foot survey easement from the nearest practical point on the property boundary to control monuments within the parcel and an easement with a radius around the control monument, and as applicable, a 5’ direct line-of-sight easement from the control station to an azimuth mark or other control monument; and - Additional reservations and/or restrictions required by the platting authority.
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.
Survey and Appraisal Costs	The estimated survey cost for this area is \$5,500 - \$7,000 per parcel. The estimated appraisal cost for this area is \$500 per parcel.



Mount Rich Addition II Staking Area



Mount Rich Addition II Staking Area



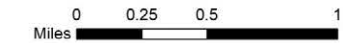
JPW 9/28/21

USGS QUADS 1:63,360
Lime Hills D-1, McGrath A-1
T 22N R 22W; Seward Meridian

Maximum Parcel Size: 20 acres
Staking Authorizations: 48
Minimum Parcel Size: 5 acres
Staking Period: 2022

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

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 wide public access easement upland from the ordinary high water mark of public and navigable water bodies.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all 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 staking instructions for additional information.



Legend

- BLM Monuments
- Control Monument
- Trespass - 330' staking setback
- Iditarod National Historic Trail
- Public Waterbody
- Staking Area
- Reserved Area
- Staking Setback



TN Magnetic Declination
14.1 Degrees



DRAWING

Drawing Procedures

In staking areas where there are more drawing applications than available staking authorizations, a drawing will be held to determine the winners. The staking area drawing order will be determined by the highest ratio of applications to staking authorizations, and if tied, by alphabetical order. If a staking area receives fewer drawing applications than the number of staking authorizations offered, the unused authorizations may be reoffered at a later time.

Authorizations are awarded to applicants for the first staking area in which their name is drawn. Once you are drawn to receive a staking authorization, you become ineligible to obtain another staking authorization in this offering.

Alternates are drawn for a staking area if there are more drawing applicants than staking authorizations available in that staking area. Staking priority for alternates will be determined by the order in which they are drawn; alternates drawn earlier will have priority of alternates drawn later.

If a drawing applicant applies for more than one staking area, is first drawn as an alternate for a staking area, but is subsequently drawn as a winner for a different staking period, the alternate status is no longer

valid, and the individual is only allowed to receive an authorization for the staking period in which they are the winner.

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.

After the drawing, results, including apparent winners and alternates, will be posted on the DNR web site at <http://landsales.alaska.gov/>. Unsuccessful applicants will not be notified.

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 within 5 days after the drawing is conducted. Appeals may be sent by mail to: Commissioner, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, Alaska 99501, by fax to (907) 269-8918, or by electronic mail to dnr.appeals@alaska.gov. Under 11 AAC 02.030, appeals and requests for reconsideration filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160 (d)(1)(F), which has been set at \$200 under the provisions of 11 AAC 05.160 (a) and (b).

STAKING YOUR PARCEL

Staking Authorization

A staking authorization is valid only within the designated staking period you have been authorized for and cannot be extended, transferred, or applied to a different staking area.

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 the parcel corners, brush and flag the parcel boundaries in accordance with the staking instructions, and complete a Remote Recreational Cabin Sites 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 survey administrative parcels and/or 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. In addition, if you stake a parcel far from other staked parcels, it is possible that administrative parcels will be created near or adjacent to your lot during the survey process, to help keep survey costs down.

Authorized Staker Resources

Prior to the staking workshops, you will receive a web link via email; this weblink will take you to the “Staker Resource Page,” which gives access to the staking workshop schedule, detailed staking instructions, specific restrictions for the area you are staking in, staking maps, the lease application and submittal instructions, and other staking-related resources.

Staking Workshops

Staking winners with staking authorizations and/or their agents are encouraged to attend staking workshops. Alternates are invited to these staking workshops, as well. The workshops are a good opportunity for stakers and potential stakers to ask any questions they have about the program or how to stake a parcel. These workshops will be scheduled for February 2022—exact dates to be determined.

Staking Periods

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. 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. DNR may be monitoring the staking areas.

There May Be 2 Staking Periods

In the event that there are more applicants than staking authorizations available for a staking area, there may be two separate staking periods for that area—one for winners and one for alternates. The Winners’ Staking Period begins on **February 25, 2022 at 8:00 a.m.** and ends on **July 18, 2022 at 4:30 p.m.** If all staking authorizations are not used in the Winners’ Staking Period, an Alternates’ Staking Period will begin on **July 22, 2022 at 8:00 a.m.**, and end on **September 28, 2022 at 4:30 p.m.** Staking priority for the Alternates’ Staking Period will be determined by the order in which they are drawn; alternates drawn earlier will have priority of alternates drawn later. If there are fewer applicants than the number of staking authorizations available in a staking area, all drawing winners for that staking area will have from **February 25, 2022 at 8:00 a.m. - September 28, 2022 at 4:30 p.m.** to stake.

***See also:** “There May Be 2 Lease Application Periods” on page 16.

Staking, Brushing, and Flagging Your Parcel

As outlined in the staking instructions, parcels corners must be marked with your name, address, and corner number on sturdy 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 or a weedwacker, to cut vegetation and create visible boundary lines for your parcel. Failure to do so may result in the rejection of the lease application.

Please plan accordingly for the amount of time required to brush and flag parcel boundary lines; it is possible that it will take several days to completely this. In addition, photos of brushed and flagged lines, corner posts, and corner post name plates are required as part of the lease application.

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 17 of this brochure to understand these factors so you can stake a parcel that fits your budget and needs.

After staking, you must submit your lease application describing your staked parcel prior to the end of the staking period in which you staked. You must also submit your lease application within 14 days of staking. **Note:** You will have less than 14 days to submit your lease application if there are less than 14 days before the end of your staking period.



Existing or Unauthorized Improvements

Some staking areas include State land that was sold in a previous land offering 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 DNR for guidance. In general, parcels must be staked at least 330-feet away from any improvements found on State-owned land.

Airstrips

Pilots should be careful to avoid trespassing on private airstrips. 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.



As-Is Where-Is

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.

How to Locate a Previously Surveyed Parcel

To accurately determine the location of a 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 associated with the parcel should depict what to look for. 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 by bears, or accidental disturbance by heavy equipment.

Survey monuments look like this:



To find a survey monument, you will need a copy of the survey plat for the parcel or subdivision. A survey plat may be obtained by:

- Downloading it from the Staker Resource Page (access provided to authorized stakers);
- Downloading a free digital copy of it at <http://dnr.alaska.gov/ssd/recoff/>; or
- Visiting a DNR Recorder’s Office where a full-sized paper or mylar copy can be purchased; visit <http://dnr.alaska.gov/ssd/recoff/distlist> for details.

The survey plat will help you determine where a parcel is located and 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 change over time. Staking area declinations can be found on staking maps and on the lease application. It can also be looked up here: <https://www.ngdc.noaa.gov/geomag/calculators/magcalc.shtml#declination>.

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.

Topographic maps may be purchased from the United States Geological Survey (USGS) online at <https://store.usgs.gov/>. They may also be purchased at the **Map Office, Geophysical Institute, University of Alaska, Fairbanks, 903 Koyukuk Drive, P.O. Box 757320, Fairbanks, AK 99775-7320, (907) 474-6166 fax: (907)474-2665, uaf-maps@alaska.edu, <https://www.gi.alaska.edu/services/map-office>**, or from numerous other commercial sources. 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.

Reviewing the land status information using Alaska Mapper at <https://mapper.dnr.alaska.gov/> can be another useful tool. Viewing the “land estate map” using this web-based geographic information system tool will show which lots in the subdivision or area have been disposed of previously, and by turning on a satellite imagery base map, structures on lots or other geographic features may be visible, which can help you navigate in the field.

Alaska Mapper can also help you find GPS coordinates for parcel corners. Parcels can be located on the land estate map in Alaska Mapper by using the search tool and entering either the ADL number of the parcel or the MTRS (meridian, township, range, and section) location. When you hover your cursor over a parcel corner, the approximate coordinates are displayed on the top right of the page. You may choose to have the coordinates displayed in decimal degrees, decimal minutes, or degrees, minutes, seconds. Saving these coordinates to your GPS device will help you navigate in the field. Please keep in mind that the coordinates may only be accurate to 30-feet.

A compass and measuring tape can also help orient you in the field, by allowing you to measure lot lines and determine a bearing to the next parcel corner/monument. Look for brushed and cleared lines, as these may be lot lines for the parcel you are looking for. Also, look for the surveyor’s tape and wooden stakes—these are often used to mark locations of survey monuments. You may also try asking people living in the area what their lot and block numbers are to help orient yourself. A metal detector is a useful tool in locating monuments if they are overgrown with vegetation.

Once you find a survey 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 ASLS number on the monument with the ASLS number on the survey plat to determine which survey you are at. If you are unable to tell what corner the monument is supposed to be for, photograph or write down the exact markings from the cap and speak with DNR or contact a surveyor.

APPLY & LEASE

Applying for a Remote Recreational Cabin Site Lease

Proof of residency is required at time of lease application. If you are unsure if you meet the residency requirement, please contact DNR before applying for the drawing. Only individuals who received a staking authorization may lease a cabin site. The lease applicant must provide proof of Alaska residency. Keep in mind that parties cannot be added or removed during the term of the lease accept by court order. The lease application period begins the Monday following the day your staking period opens. After a parcel has been staked and before the staking period expires, the applicant must:

- Complete and sign the Remote Recreational Cabin Site Lease Application;
- Submit it to either the Land Conveyance Section via email (dnr.rrcs@alaska.gov), by mail, deliver it in-person to either the Anchorage Land Conveyance Section Office (550 W. 7th Ave, Ste. 640, Anchorage, AK 99501) or the Fairbanks DNR Public Information Center (3700 Airport Way, Fairbanks, AK 99709);
- Pay a non-refundable application fee; the current fee is \$240; and
- Submit the application within 14 days of 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.

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 DNR 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.

There May Be 2 Lease Application Periods

In the event that there are more applicants than staking authorizations available for a staking area, there may be two separate lease application periods for that area—one for winners and one for alternates. The Winners’ Lease Application Period begins on **February 28, 2022 at 10:00 a.m.** and ends on **July 18, 2022 at 4:30 p.m.** If all staking authorizations are not used in the Winners’ Lease Application Period, an Alternates’ Lease Application Period will begin on **July 25, 2022 at 10:00 a.m.**, and end on **September 28, 2022 at 4:30 p.m.** Staking priority for the Alternates’ Staking Period will be determined by the order in which they are drawn; alternates drawn earlier will have priority of alternates drawn later. If there are fewer applicants than the number of staking authorizations available in a staking area, all drawing winners for that staking area will have from **February 28, 2022 at 10:00 a.m. - September 28, 2022 at 4:30 p.m.** to submit a lease application.

***See also:** “There May Be 2 Staking Periods” on page 14.

Lease Application Priority

In the event of a staking conflict, valid lease applications submitted earlier have priority over later applications. Lease applications will be date and time stamped in order to determine the priority of service. Applicants waiting in line at either the Anchorage Land Conveyance Section Office or Fairbanks Public Information Center when the lease application period begins will be entered into a drawing to determine priority of service.

Rejection or Modification of a 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.

Lease Payments

The term of the lease is three years. There will be an annual lease rental fee; the current fee is \$240. 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, DNR 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. If you are in good standing at the end of your lease, you can enter into a purchase contract with DNR or pay off the full purchase price of the parcel.

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; the current cost is \$1,200 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 lease payments in this second term are not credited toward the purchase price.

Deposits for Survey, Platting, and Appraisal

During the three-year lease term, you will make quarterly deposit payments for the department’s estimated survey and platting costs, prorated by acreage, as well as the parcel’s appraisal cost. 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 survey and/or 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, 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. An example of a quarterly payment breakdown is as follows:

Example of Quarterly Payment Schedule		
	Quarterly Payment	3-Year Total
Lease Rental Payment:	\$60.00 x 12 =	\$720.00
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):	\$476.67=	\$5,612.04

Note: The lease 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.

OFFICE USE ONLY

\$240.00 Application fee (Non-refundable)

Alaska Division of Lands No.:

Receipt type: LA

Receipt No.:

Date:

Time:

STATE OF ALASKA

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

2021 REMOTE RECREATIONAL CABIN SITES LEASE APPLICATION

as provided by AS 38.05.600 and 11 AAC 67

☐ Complete all required pages of this application by following the instructions included in your staking packet and this application. Your application will be rejected if it is not filled out completely or any requirements are not met.

☐ Submit photographs showing required fieldwork such as corner posts, name plates, line brushing, flagging, a reference point, adjacent trails, and adjacent streams and/or lakes.

☐ Submit a copy of the staking map showing the boundary of your staked parcel and your reference point.

☐ Submit your application no later than 14 days after all corner posts are established and marked, parcel lines are brushed, and photo documentation is complete.

☐ Include the \$240.00 application fee. Make checks payable to DNR, or pay with a credit card by using the form enclosed in the Staking Packet or call a phone number below.

☐ If your parcel was staked by an agent, work with your agent to complete this worksheet.

☐ Sign and date Certification Page (page 13)

☐ Return the completed application and all attachments in person or by mail to:

NORTHERN REGION

DNR Public Information Center

3700 Airport Way

Fairbanks, AK 99709-4699

Phone: (907) 451-2705; Hours: M-F 8:00-4:30

SOUTHCENTRAL REGION

Land Sales Section

550 W 7th Avenue Suite 640

Anchorage, AK 99501-3357

Phone: (907) 269-8594; Hours: M-F 8:00-4:30

Appointments from 4:30-5:00 upon request.

A staking authorization, this application, or approval of this application do not authorize activities within the staking area other than to locate and stake your Remote Recreational Cabin Sites parcel. The Department reserves the right to require additional parcel adjustments or application information to determine if your parcel has been staked in accordance with the staking instructions. An application must be approved before a lease is issued. If your application is approved, a lease agreement will be prepared and sent to you for your signature after the staking period ends.

I HEREBY APPLY FOR A LEASE OF THE LAND DESCRIBED IN THIS APPLICATION:

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Use of Remote Recreational Cabin Sites While Under Lease

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 sale 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.

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.

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 through a 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.

Preliminary Estimate of Survey Costs

Limiting conditions for Estimated Survey 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 (RRCS) Program. No field inspection of the staking area has been performed in the interest of estimating survey costs. The actual survey cost for each parcel will be determined after the survey has been 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 parcel. The actual cost to survey a parcel will vary, depending on the number of parcels surveyed, and their sizes.

Appraisal of Parcels

An appraisal of the value of each parcel will occur after the staked parcels are surveyed, but will reflect the value of the parcel on the date the lease was approved by DNR (the date of entry). This appraisal will reflect the qualities of each 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 (from the brochure) and the date DNR approved the lease application. DNR will notify lessees of the appraised value when the appraisal has been completed.

Estimated Appraised Values of Remote Recreational Cabins 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 the market value based on market transactions in the competitive market area of the staking area, and will be used to estimate the value of staked parcels. A staking area can have one or more key parcels; examples of key parcels may be a waterfront parcel, an interior parcel, or a parcel with a view, for example. Key parcels are intended to be similar to parcels likely be staked. The following features are described for each key 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, and low potential for flooding and erosion). Some features that could decrease the price of a staked parcel are a poor building site (mostly steep

Lease Service Charges

During your lease, you will owe fees for any late payments. You will also owe a returned payment fee for any payment which is refused by a bank. The date payment is due is not delayed if the bank refuses payment. Other fees may apply as set by AS 38.05.065 and 11 AAC 05.010. For updated fee amounts, contact the Land Conveyance Section (LCS) at landsales@alaska.gov or (907) 269-8594.

Note: If your lease with DNR is in default status for breach of terms, you are not eligible to acquire any new authorizations from the department until 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, or entering into a sale contract 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.

Lease May Not Be Transferred

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. An amendment fee may apply.

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 a potential applicant, you are encouraged to apply for a parcel that will fit within your specific budget.

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 for each area offered at the DNR Public Information Centers and online at <http://landsales.alaska.gov/>. In addition, summaries of these reports can be found in each staking area’s section of this brochure.

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 Sites (RRCS) Program.

The lessee’s actual appraisal cost will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal cost is less than the amount paid in the deposit, the remainder will be credited to the purchase price of the parcel. If the actual appraisal cost exceeds the amount paid in the deposit, the lessee is responsible for paying the difference.

Note: Estimates are based on typical number of staked parcels. If fewer parcels are staked the appraisal cost per parcel may increase.



PURCHASE YOUR PARCEL

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 that DNR approved the lease (the date of entry). The following is a simplified example of the costs associated with the purchase and how the payable balance is calculated:

Example of Purchase Price Calculation	
Appraised Market Value:	\$10,000
Less Survey Deposit Credit:	-\$4,500
Less Appraisal Cost Credit:	-\$150
Balance for Payoff or Contract:	\$5,350

Parcels may be purchased either by paying the full purchase price in a lump sum or by entering into a land sale contract with DNR.

Note: State land must be sold at market value (AS 38.05.840). 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 Veteran’s 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.

Purchase Options

DNR offers financing on land sales with a down payment of 5% of the purchase price, or parcels may be purchased by paying the full price at the time of purchase. Details of sale contracts and patents are below.

Financing with a Land Sale Contract

DNR offers financing through land sale contracts. A DNR land sale contract is a legally binding purchase agreement in which ownership is transferred after terms of the contract are satisfied. A DNR land sale contract is different from a mortgage in that equity is not earned during the life of the contract. If you fail to make payments, or default on the contract in other ways, DNR retains all monies paid to that point and retains ownership of the land. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

If the purchase price minus the 5% down payment is \$2,000 or less, the purchase price must be paid in full, and 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.

Terms for purchasing State-owned land by sale contract include:

- A minimum down payment of five percent (5%) of the purchase price;
- A non-refundable contract application fee (\$360) plus a Recording Fee (\$45); and
- Entering into contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:

The interest rate is set by law at 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, and is fixed for the life of the contract, not to exceed 13.5%. Interest begins to accrue on the effective date shown on the face of the contract. The length of the contract depends on the amount being financed, as follows:

- \$2,000.00 or less must be paid in full at time of purchase;
- \$2,000.01 to \$9,999.99, contract length is 5 years;
- \$10,000.00 to \$14,999.99, contract length is 10 years;
- \$15,000.00 to \$19,999.99, contract length is 15 years; and
- \$20,000.00 or more, contract length is 20 years.

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.

If a purchaser fails to comply with these requirements, it is the applicant’s decision not to move forward and thus the applicant will forfeit all or part of the deposit and lose all opportunity, right, title, and interest in the land.

Contract Assignments

Unlike Remote Recreational Cabin Sites leases, land sale contracts may be assigned to another qualified party. A fee applies; the current fee is \$240.

Once patent is issued, any change in ownership of a parcel is a private transaction. If you need advice on deeds or other details of a sale after receiving patent, consult an attorney or title company.

Land Sale Contract Applicant Qualifications

If you elect to enter into a purchase contract with the State of Alaska, in accordance with 11 AAC 67.008 Ineligibility Due to Default, you must also certify that you:

1. Have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years (contact the Land Conveyance Section and Contract Initiation and Revenue Recovery at (907) 269-8594 if you have questions about eligibility);
2. Are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
3. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR.

Purchase contracts will not be issued by the State of Alaska unless all 3 qualifications listed above are met. If you are the applicant for a parcel and do not meet requirements listed above to qualify for a contract, a lump sum payment will be required. Failure to submit payment in full upon notification may result in the forfeiture of your deposit and loss of purchase rights to the parcel.

Land Sale Contract Service Charges

Once the contract has been executed, you will owe late fees for any payments which are made late. You will also owe a returned payment fee for any payment which is refused by the bank. The date payment is due is not delayed if the bank refuses payment. Other fees may apply as set by AS 38.05.065 and 11 AAC 05.010. For updated fee amounts, contact the Land Conveyance Section at landsales@alaska.gov or (907) 269-8594.

Receiving Title

Once you have paid off the parcel and completed any other conditions of the sale, DNR will issue you a State patent giving you title to the land. Once the patent has been issued and recorded, you own the land as detailed in the patent. Note that the State of Alaska will retain ownership of the mineral estate of all land sold as required by the Statehood Act, the State constitution, and State law.



VETERAN’S LAND DISCOUNT

Veteran’s Land Discount

The State of Alaska offers Alaska resident veterans a once-in-a-lifetime discount on the purchase of State land in accordance with AS 38.05.940 *Land Purchase Price Discount For Veterans*. The discount is up to 25% of the purchase price, although the discount does not apply to certain costs which DNR incurred to develop the parcel for sale (reimbursable costs). Discount amounts for RRCS lease parcels are not available until the time of lease to sale conversion, once the survey and appraisal are complete, and the reimbursable costs have been determined. Please note that the program is for veterans who have already received a DD Form 214 and who have been a resident of Alaska for at least one year immediately preceding the date of the sale. Active duty personnel who have not yet received a DD Form 214 are not yet eligible for these benefits. Please read the eligibility requirements below to confirm you qualify.

Qualifications for Veteran’s Land Discount

To qualify for the Veteran’s Land Discount, you must submit proof of eligibility. Eligibility proof should be submitted only AFTER you are an apparent winner in the RRCS drawing.

You must provide proof of the following items:

1. You are 18 years of age or older on the date of bid or application (11 AAC 67.055 *General Qualifications*);
2. You meet the Alaska residency requirements of this program as detailed at: <https://dnr.alaska.gov/mlw/landsales/info/akresident/>; and
3. A DD Form 214 (Report of Separation from Active Duty) showing the qualifying length of active duty and character of the discharge. There are many versions of the DD Form 214, and some versions contain multiple pages. Please ensure that the pages you submit show both

dates of service and character of discharge.

In accordance with AS 38.05.940 *Land Purchase Price Discount for Veterans*, you must prove you are a veteran that has:

1. Served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard 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; and
2. Received an honorable discharge or general discharge under honorable conditions.

You will also need to complete the Veteran Eligibility Application/Affidavit form found at any regional Public Information Center, or at: <https://dnr.alaska.gov/mlw/cdn/pdf/forms/Veterans-Land-Discount.pdf>. The affidavit must be signed in front of a notary. Only the original notarized copy of this affidavit will be accepted.

Veterans are encouraged to request their DD Form 214 and gather their other required documentation well in advance of the lease to sale conversion/parcel purchase.

The Veteran’s 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 Cabin Site lessee, not a contract assignee.



ADDITIONAL INFORMATION

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 or provide practical access.

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.

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 <https://dnr.alaska.gov/mlw/cdn/pdf/factsheets/generally-allowed-uses.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>; or
- 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); or
- 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.

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*, 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.

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, etc.



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.

The tax authority for the Alma Lakes Staking Area is the Denali Borough. Silverbow Creek and Mount Rich Addition staking areas are within the Unorganized Borough and not subject to taxes.

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/>.

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. For more information regarding wells and water systems see: <http://dec.alaska.gov/eh/dw/dwp/private-wells>.

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 Materials on Parcels

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 only be used 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.

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.

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.



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

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

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. Additionally, 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.

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 (ADF&G), Division of Habitat for activities within or across a stream used by fish if ADF&G 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 ADF&G, 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 https://www.adfg.alaska.gov/index.cfm?adfg=uselicense.fish_habitat_permits. 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, or 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 ADF&G, you are violating State law and may be charged with a misdemeanor. Contact ADF&G, Division of Habitat for more information on obtaining permits.

Fish & Game Requirements

State of Alaska, Department of Fish and Game (ADF&G) 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
 - (A) hide and skull of a bear, completely removed from the carcass, including all attached claws;
 - (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 ADF&G 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 ADF&G:

<http://www.adfg.alaska.gov/index.cfm?adfg=livingwithbears.main>
<https://www.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 ADF&G 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) 269-8700.

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/	U.S. Government http://usa.gov/
State of Alaska, Department of Fish and Game, Division of Habitat http://habitat.adfg.alaska.gov/	DNR, Division of Mining, Land and Water (DMLW) http://dnr.alaska.gov/mlw/
Alaska Statutes and Regulations http://www.legis.state.ak.us/basis/folio.asp	U.S. Department of the Interior, Bureau of Land Management (BLM), Alaska https://www.blm.gov/Alaska/
State of Alaska, Department of Environmental Conservation http://dec.alaska.gov/	DNR Land Records Information http://dnr.alaska.gov/landrecords/
State of Alaska Home Page http://alaska.gov/	BLM AK Land Records and Surveys http://sdms.ak.blm.gov/sdms/
State of Alaska, Department of Transportation & Public Facilities http://dot.alaska.gov/	DNR DMLW Fact Sheets http://dnr.alaska.gov/mlw/factsht/
State of Alaska, Department of Natural Resources (DNR) http://dnr.alaska.gov/	U.S. Army Corps of Engineers, Alaska District, Regulatory Branch http://www.poa.usace.army.mil/
State of Alaska, Department of Commerce, Community, & Economic Development http://commerce.alaska.gov/	DNR DMLW Land Conveyance Section & Contract Administration Section http://landsales.alaska.gov/
DNR Division of Parks, Office of History and Archaeology http://dnr.alaska.gov/parks/oha/	U.S. Fish and Wildlife Service http://fws.gov/
RS 2477 Rights-of-way http://dnr.alaska.gov/mlw/trails/rs2477/	DNR DMLW Water Resources Section http://dnr.alaska.gov/mlw/water/
DNR Division of Forestry http://forestry.alaska.gov/	Matanuska-Susitna Borough http://www.matsugov.us/
Alaska Railroad Corporation http://alaskarailroad.com/	State of Alaska, Department of Fish and Game (ADF&G) https://www.adfg.alaska.gov/
Firewise http://firewise.org/	Alaska Mapped - Statewide Digital Mapping Initiative http://www.usgs.gov/core-science-systems/ngp/user-engagement-office/alaska-mapping-initiative/



Silverbow Creek Staking Area



Alma Lakes Staking Area



Mount Rich Addition II Staking Area



Receipt No. _____
Receipt Type _____ LA _____
Received By _____

2021 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

Applications must be received no sooner than 10:00 a.m., October 8, 2021 and no later than 4:30 p.m., November 30, 2021

Please read all the information in the 2021 Remote Recreational Cabin Site Offering #15 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 **\$75.00, 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 _____

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MAIL APPLICATIONS TO:
Remote Recreational Cabin Sites
Department of Natural Resources
Public Information Center
550 West 7th Avenue, Suite 1360
Anchorage, AK 99501-3561
Fax applications to: (907) 269-8901
(with credit card form)

OR

DELIVER APPLICATIONS IN PERSON TO:

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

2021 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 _____ American Express _____	Credit Card Account #:
Name on Card (please print): _____	Amount to Charge: \$ _____ Exp. Date: _____
Address: _____	Customer Telephone: (_____) _____
City, State, & Zip Code: _____	
Cardholder Signature: _____	

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DNR Appreciates Your Feedback!

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

What land sale programs interest you the most?
Sealed-Bid Auction___Over-the-Counter___Remote Recreational Cabin Sites (RRCS)___

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 our website (<http://landsales.alaska.gov/>) to obtain information on state land sale programs? Yes___No___
If yes, in your opinion, was it user-friendly? Yes___No___

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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___

What time of year would you like to see state land sales held?
December-February___March-May___June-August___September-November___

Additional Comments:_____



Receipt No. _____
Receipt Type _____ LA _____
Received By _____

2021 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

Applications must be received no sooner than 10:00 a.m., October 8, 2021 and no later than 4:30 p.m., November 30, 2021

Please read all the information in the 2021 Remote Recreational Cabin Site Offering #15 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 **\$75.00, 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.

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Are the brochures easy to read and understand? Yes___No___

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December-February___March-May___June-August___September-November___

Additional Comments:_____



HOW THE STATE SELLS LAND

Apart from the Remote Recreational Cabin Sites (RRCS) Program detailed in this brochure, the State of Alaska sells land to the public through two other programs: Sealed-Bid Auctions, and Over-the-Counter (OTC) land offerings. The following is a brief description of both of these types of sales to help you understand which is right for you. To be notified of land offerings, feel free to sign up for the Land Conveyance Section’s email subscription list, here: <https://dnr.alaska.gov/mlw/landsales/email/>.

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 is limited in to two in each auction. Typically, DNR begins accepting bids in early spring and the bidding period lasts a few months, although dates change from year to year.

Over-the-Counter (OTC)

An Over-the-Counter (OTC) offering follows the Sealed- Bid Auction, and may include parcels which did not sell in past Sealed-Bid Auctions. Initially, parcels may be sold above appraised market value. OTC parcels will be available until sold. Non-Alaska residents may purchase OTC parcels and there is no limit to the number of parcels that can be purchased. OTC parcels are available year-round. For the latest inventory, visit <http://landsales.alaska.gov/> or contact a DNR Public Information Center.

OVER-THE-COUNTER PARCELS AVAILABLE

The Department of Natural Resources has parcels available for purchase Over-the- Counter (OTC) on a first-come, first-served basis. These parcels are offered at a minimum bid price established by the appraised market value. For a complete listing of available parcels and purchase information, visit our website at <https://dnr.alaska.gov/mlw/landsales/otc/> or visit any of our Public Information Centers in Fairbanks and Anchorage. This list is constantly changing, so be sure to use our website to stay up to date!

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

To apply for a parcel online, go to <https://dnr.alaska.gov/mlw/landsales/otc/> and 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 Visa, MasterCard, Discover, or American Express credit card authorization to pay the deposit of 5% of the purchase price, the contract or patent application fee, and the recording fee. Please be sure to carefully read all the information when purchasing a parcel OTC. All down payments and associated fees are non-refundable. For any questions call our office at (907) 269-8594 or email landsales@alaska.gov.

How to Submit an Over-The-Counter Application in Person

The items needed to apply for an Over-the-Counter land purchase are described below:

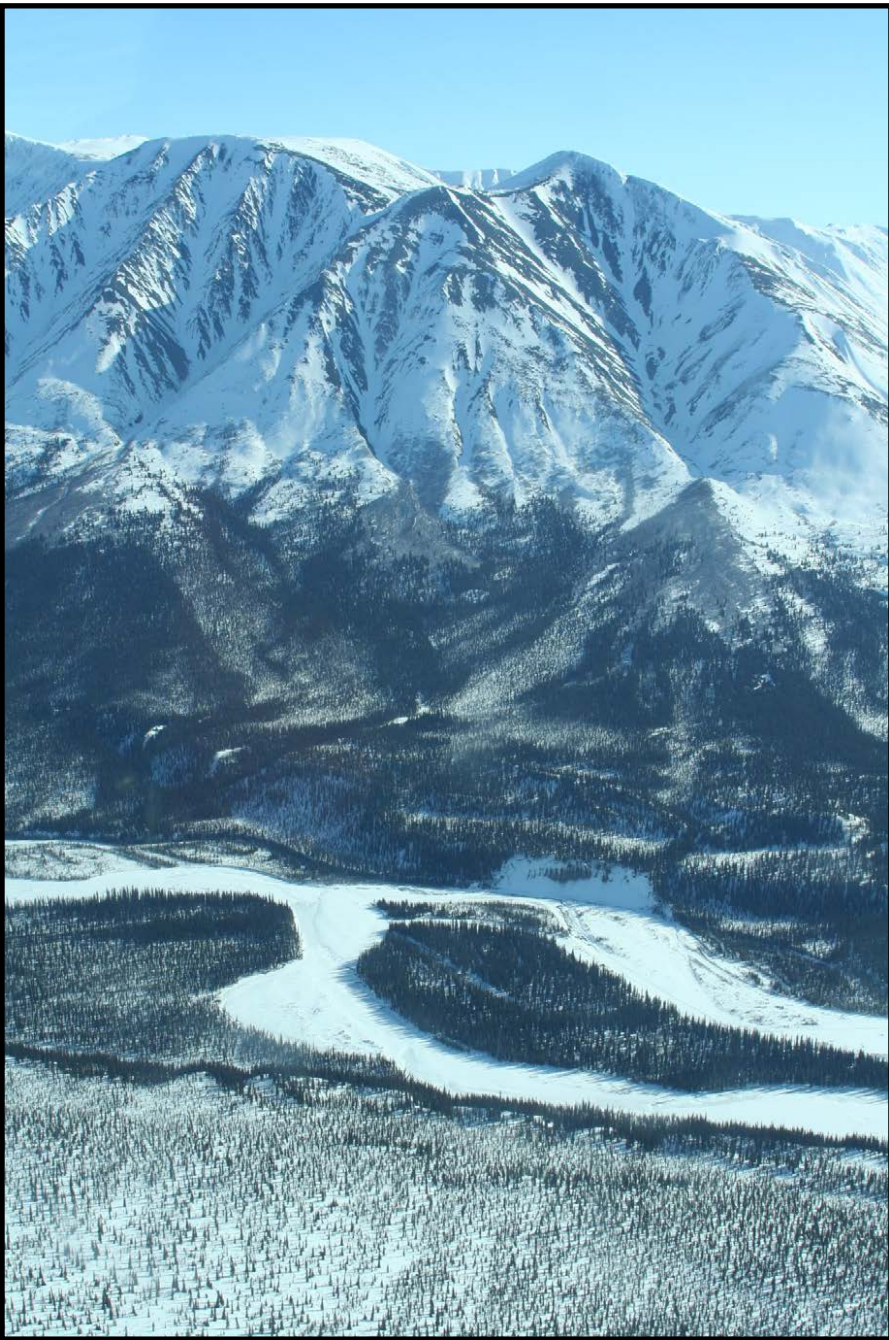
- 1. A completed Declaration of Intent Form**
 - Forms may be obtained at any a DNR Public Information Center office, or here: <https://dnr.alaska.gov/mlw/landsales/info/forms/>. If applying for multiple parcels, a separate form must be completed for each parcel.
- 2. Non-Refundable Fees**
 - For applicants applying to enter into a contract with the State, the fees are:
 - Contract Application Fee for an Individual: \$360.00
 - Contract Application Fee for a Business: \$440.00
 - Recording Fee: \$45.00
 - For applicants applying for payoff on the parcel, the fees are:
 - Patent Application Fee for an Individual: \$240.00
 - Patent Application Fee for a Business: \$320.00
 - Recording Fee: \$25.00
 - If applying for multiple parcels, separate fees must be paid for each parcel.
- 3. A Non-Refundable 5% 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 of the total undiscounted purchase price (minimum bid amount from the auction brochure, appraised market value). Do not round down and double check your math!
 - For those applying for the Veteran’s Land Discount, please do not subtract your discount from your purchase price amount or your deposit. The discount will be deducted from the purchase price after you have been approved for both the purchase and the Veteran’s Land Discount.
 - Payments must be in the form of a cashier’s check, personal check, money order, or credit card (Visa, MasterCard, Discover, or American Express 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 option, 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 will be applied to the purchase price.
- 4. A Copy or Scan of a Government-Issued I.D. Card**
- This can de done at the Public Information Center.

VETERANS: The Veteran’s Land Discount is available on OTC purchases. If you will be applying for the discount, you will also need to include the following three items to your application packet:

- A completed Veteran Eligibility Affidavit/Application form; only the original notarized form will be accepted;
- A copy of your DD Form 214 showing the character of discharge and the length of active duty; and
- A copy of your valid and current Alaska driver’s license or State-issued ID Card and other required items of residency proof, as described in the Proof of Residency section of this brochure, on page 4.

Please note that we **DO NOT** accept mail-in applications for OTC purchases.



2021 Remote Recreational Cabin Sites Offering #15

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

Schedule

Drawing Application Filing Period
October 8, 2021 10:00 AM - November 30, 2021 at 4:30 PM

Drawing Event
December 15, 2021 at 10:30 AM

Staking Workshops
February 2022; dates to be determined

Winners' Staking Period
February 25, 2022 at 8:00 AM - July 18, 2022 at 4:30 PM

Winners' Lease Application Period
February 28, 2022 at 10:00 AM - July 18, 2022 at 4:30 PM

Alternates' Staking Period
July 22, 2022 at 8:00 AM - September 28, 2022 at 4:30 PM

Alternates' Lease Application Period
July 25, 2022 at 10:00 AM - September 28, 2022 at 4:30 PM



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

 facebook.com/alaskaland
 [@alaska_land4sale](https://instagram.com/alaska_land4sale)
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