

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

☐ Land Sales and Contract Administration  
550 W 7th Ave., Suite 640  
Anchorage, AK 99501-3576  
(907) 269-8594

☐ Northern Region  
3700 Airport Way  
Fairbanks, AK 99709  
(907) 451-2740

☒ Southcentral Region  
550 W 7th Ave., Suite 900C  
Anchorage, AK 99501-3577  
(907) 269-8552

☐ Southeast Region  
400 Willoughby, #400  
P.O. Box 111020  
Juneau, AK 99811-1021  
(907) 465-3400

3/14/2024 APPLICATION FOR PURCHASE OR LEASE OF STATE LAND 36139  
Date ADL # (assigned by DNR)  
Applicant's Name Eric P. Haddock Doing business as:  
Mailing Address  
City/State/Zip E-Mail  
Message Phone Work Phone ( ) Date of Birth

Is applicant a corporation qualified to do business in Alaska? ☐ yes ☒ no. Is the corporation in good standing with the State of Alaska, Dept. of Commerce and Economic Development? ☐ yes ☐ no.

Is applicant 18 years or older? ☒ yes ☐ no. Are you applying for a ☒ lease or ☐ sale?

What kind of lease or sale are you applying for? ☐ Tideland; ☐ Public/Charitable Use; ☐ Grazing; ☐ Millsite;  
☒ Negotiated; ☐ Competitive; ☐ Non-Competitive; ☒ Preference Right.

If a lease, how many years are you applying for? 50 years. (55 years Max.)

Legal Description: Lot(s) 1 Block/Tract # 1 Survey/Subdivision Kaslof Alaska

Other:  
Meridian Sward Township 4 North Range 12 West Section(s) 36 Acres 5.72 moreless  
Municipality Alaska LORAN Reading (optional)

Geographic Location:  
What is the proposed use of and activity on the state land? Residency

Are there any improvements on the land now? ☒ yes ☐ no. If yes, who owns the improvements, and what is the estimated value? Eric Haddock 7,200.00

If yes, describe any existing improvements on the land. 24x24 cabin

Are there any improvements or construction planned? ☐ yes ☒ no. If yes, describe them and their estimated value.

State the proposed construction date: ; estimated completion date\*:

Name and address of adjacent land owners and, if you are applying for tidelands, the name and address of the adjacent upland owners:

Are you currently in default on, or in violation of, any purchase contract, lease, permit or other authorization issued by the department under 11 AAC? ☐ yes ☒ no. Within the past three years, has the department foreclosed or terminated any purchase contract, lease, permit or other authorization issued to you? ☐ yes ☒ no.

Non-refundable application fee: See current Director's Order for applicable fees.  
(Fee may be waived under 11 AAC 05.020.)

Date Stamp:

Is the land applied for subject to any existing leases or permits? ☒ yes ☐ no. If yes, ☒ lease or ☐ permit?

Name lease/permit is issued under: Eichholtz ADL # 36139

Do you think you qualify for a non-competitive lease or sale? ☒ yes ☐ no. If yes, under what provision of AS 38.05?

- ☐ AS 38.05.035(b)(2) (to correct an error or omission);  
☒ AS 38.05.035(b)(3) (owner of bona fide improvements);  
☐ AS 38.05.035(b)(5) (occupied, or are the heir of someone who occupied the land before statehood);  
☐ AS 38.05.035(b)(7) (adjacent owner of remnant of state land, not adjoining other state land);  
☐ AS 38.05.068 and .087 (U.S. Forest Service Permittee);  
☐ AS 38.05.075(c) (upland owner or lessee);  
☐ AS 38.05.035(f) (previous federal and state authorization, erected a building and used the land for business purposes);  
☐ AS 38.05.102 (current long-term lessee or current shore fishery lessee);  
☐ AS 38.05.255 (millsite lease for mine-related facilities);  
☐ AS 38.05.810(a)\* (government agency; tax-exempt, non-profit organization organized to operate a cemetery, solid waste facility, or other public facility; or a subdivision's nonprofit, tax-exempt homeowners' association);  
☐ AS 38.05.810(b)-(d) (non-profit corporation, association, club, or society operated for charitable, religious, scientific, or educational purposes, or for the promotion of social welfare, or a youth encampment);  
☐ AS 38.05.810(e) (licensed public utility or licensed common carrier);  
☐ AS 38.05.810(f) (non-profit cooperative organized under AS 10.25, or licensed public utility);  
☐ AS 38.05.810(h) (Alaska Aerospace Development Corporation);  
☐ AS 38.05.810(i) (port authority);  
☐ AS 38.05.825 (municipality applying for eligible tidelands, or tidelands required for private development);  
☐ other (please explain): \_\_\_\_\_

If you have checked one of the above statutes, attach a statement detailing your qualifications under each requirement of that statute.

Do you think you qualify to lease the land for less than fair market value? ☒ yes ☐ no. If yes, under what provision of AS 38.05?

- ☐ AS 38.05.097 (youth encampment or similar recreational purpose); ☒ other (please explain). discuss options  
☐ AS 38.05.098 (senior citizen discount for a residential lease);

Eric Nordmark  
Signature

Date

3/13/2028

If applying on behalf of an agency, municipality, or organization, state which one

Title

#### NOTICE TO APPLICANT:

- \* For applications filed by a municipality under AS 38.05.810, if there is a remaining entitlement of the municipality under AS 29.65, land transferred under AS 38.05.810 shall be credited toward fulfillment of the entitlement.
- \* Construction may not commence until approval is granted by lessor.
- \* This application will not be considered unless it is accompanied by the appropriate filing fee and completed in full. THE FILING FEE WILL NOT BE REFUNDED NOR IS IT TRANSFERABLE. All checks are to be made payable to the Department of Natural Resources.
- \* Include a 1:63,360 USGS map showing location of proposed activities in relation to survey monumentation or fixed geographical features which fully illustrates your intended use, including the location of buildings and improvements and access points, labeled with all dimensions, and a development plan providing a complete list of proposed activities.
- \* The applicant may be required to deposit a sum of money sufficient to cover the estimated cost of survey, appraisal, and advertising. If the land is sold or leased to another party, the deposit will be returned to the applicant.
- \* The filing of this application and payment of the filing fee vests the applicant with no right or priority in the lands applied for. It is merely an expression of the desire to purchase or lease a parcel of land when and if it becomes available. Filing an application serves the purpose of notifying the state that an individual is interested in purchasing or leasing land. It is not a claim, nor does it in any way obligate the state to sell or lease land.
- \* If the application is for use in conjunction with a guide/outfitter operation, include proof of a guide/outfitter certification for the use area.
- \* If the application is for a commercial fish camp, include a copy of your limited entry permit or an interim-use salmon set net permit.
- \* If applying for a senior citizen discount, include form 102-1042.
- \* AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). 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 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 - AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

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APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE

The purpose of this questionnaire is to help clarify the types of activities you propose to undertake. The questions are meant to help identify the level of environmental risk that may be associated with the proposed activity. The Division of Mining, Land and Water's evaluation of environmental risk for the proposed activity does not imply that the parcel or the proposed activity is an environmental risk from the presence or use of hazardous substances.

Through this analysis, you may become aware of environmental risks that you did not know about. If so, you may want to consult with an environmental engineer or an attorney.

*Eric Haddock*  
Applicant's Name

Doing Business As

Address

City

State

Zip

Message Phone

Work Phone

E-mail

Contact Person

Describe the proposed activity:

*residency*

In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons? Yes ☐ No ☒

If yes, please list the substances and the associated quantities. Use a separate sheet of paper, if necessary.

If the proposed activities involve any storage tanks, either above or below ground, address the following questions for each tank. Please use a separate sheet of paper, if necessary, and, where appropriate, include maps or plats:

a. Where will the tank be located? \_\_\_\_\_

b. What will be stored in the tank? \_\_\_\_\_

c. What will be the tank's size in gallons? \_\_\_\_\_

d. What will the tank be used for? (Commercial or residential purposes?) \_\_\_\_\_


e. Will the tank be tested for leaks? \_\_\_\_\_

f. Will the tank be equipped with leak detection devices? Yes ☐ No ☐. If yes, describe: \_\_\_\_\_

Do you know or have any reason to suspect that the site may have been previously contaminated? Yes ☐ No ☒.

If yes, please explain: \_\_\_\_\_

I certify that due diligence has been exercised and proper inquiries made in completing this questionnaire, and that the foregoing is true and correct to the best of my knowledge.

  
Applicant

3/15/2024  
Date

AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

# Narrative Site Development Plan

## Site:



Legal: Lot 1, Block 1, Kasilof Alaska Subdivision, According to the plat thereof 83-166, Kenai Recording District, State of Alaska

## Reference Key: 1

Description: EXISTING 24' x 24', 576 sq ft Cabin. 1-story, studio. Foundation, pier blocks/gravel pad. Subfloor-wood.

Current Proposed Activity: Owner-Occupied, Primary Residence

Future Proposed Activity: Owner-Occupied, Primary Residence

### Utilities:

- Electric aboveground
- Fuel Oil – 300 gal tank connected to Toyo Stove
- Propane – 5 gal tank connected to cooking stove
- Well / Septic onsite – active

## Reference Key: 2

Description: EXISTING 22' x 52', 1,144 sq ft mobile home w/addition. 1-story. Foundation: Mobile home is still on axels, addition is on cinder block/wood posts. Subfloor-wood.

Current Proposed Activity: Unoccupied building, used for personal storage

Future Proposed Activity: Restore to a habitable dwelling.

### Utilities:

- Access to Electric – inactive
- Well / Septic onsite – inactive
- No other utilities

## Reference Key: 3

Description: EXISTING 12' x 12', 144 sq ft greenhouse 1-story. No foundation. No subfloor.

Current Proposed Activity: Unoccupied Building, Personal Use – Greenhouse food production/subsistence

Proposed Future Activity: No change from current proposed activity.

### Utilities:

- No utilities

**Reference Key: 4**

Description: EXISTING 8' x 8', 64 sq ft smoke house 1-story. No foundation. No subfloor.

Current Proposed Activity: Unoccupied building, personal use smoke house used for processing food/subsistence

Proposed Future Activity: No change from current proposed activity.

Utilities:

- No utilities

**Reference Key: 5**

Description: EXISTING 24' x 16', 384 sq ft dry cabin, 1-story. Foundation cinder blocks/gravel pad. Subfloor-wood.

Current Proposed Activity: Unoccupied building, used for personal storage

Proposed Future Activity: Sell structure, if sold new owner to transfer to an offsite location of their choosing.

Utilities:

- No utilities

**Reference Key: 6**

Description: Shed – materials only currently

Current Proposed Activity: n/a

Proposed Future Activity: build a 13'x18' shed with existing materials onsite. Shed foundation will be pier blocks on gravel pad. Starting Fall 2025 pending lease approval.

Utilities:

- No utilities

Other Notes:

- No commercial use planned including business operations, rental, employees, etc.
- No non-residential hazardous materials stored.
- All non-operable vehicle onsite will be listed for sale and removed by the new owner once sold. Vehicles are showing no signs of leaks, spills, etc.  
Exception: 1966 Pontiac Catalina to be restored unless sale occurs.
- Terrain/Ground Cover - Existing landscaping includes natural vegetation, driveway (gravel), and lawn.

Attachment B – Driveway Markup Map

Attachment C – Underground Utility Map

# Attachment B

## Driveway Map

Description:

Driveway markup – Red markings in property boundaries



Access:

Existing access is gravel driveways x2. No public access will be allowed without the lessees consent.



# Attachment C

## Underground Utility Map

Key:

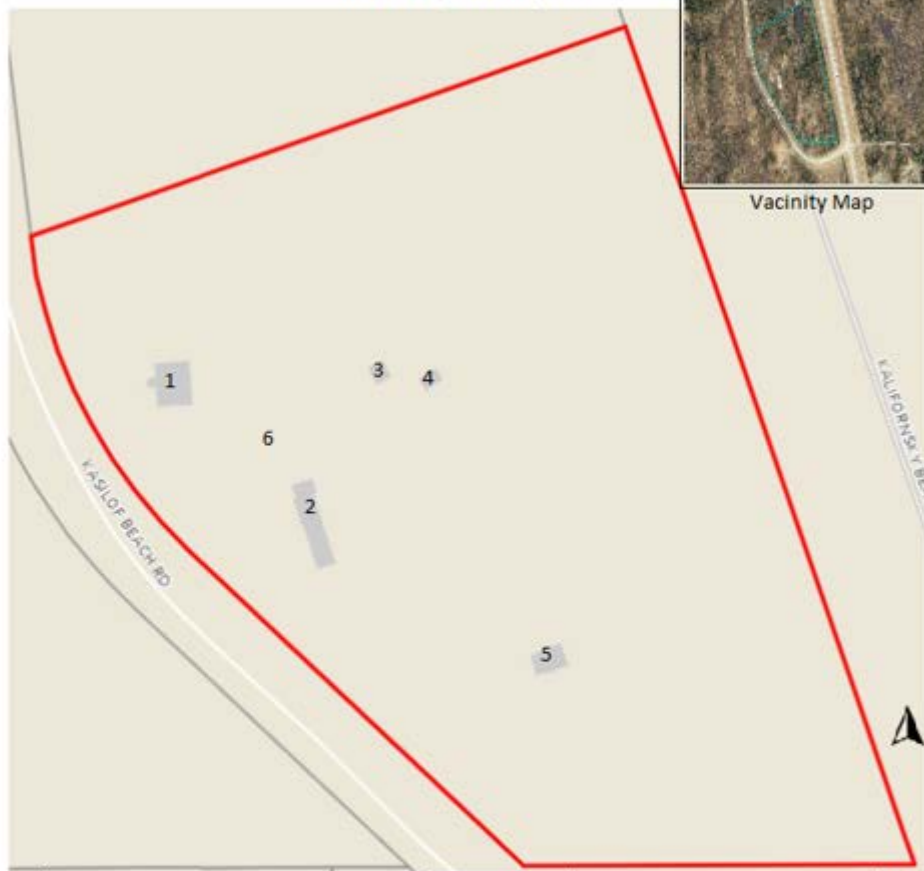
- Blue – Approximate Existing Well Locations
- Brown – Approximate Existing Septic Locations
- Electric – Approximate Electric



# Site Development Diagram



Vacinity Map



Alaska Department of Natural Resources  
Division of Mining, Land & Water  
Land Use Permit

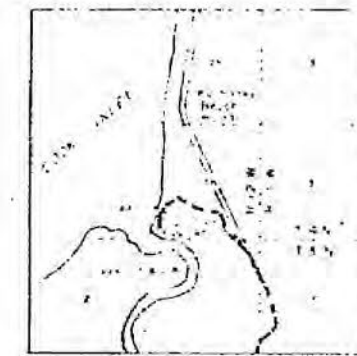
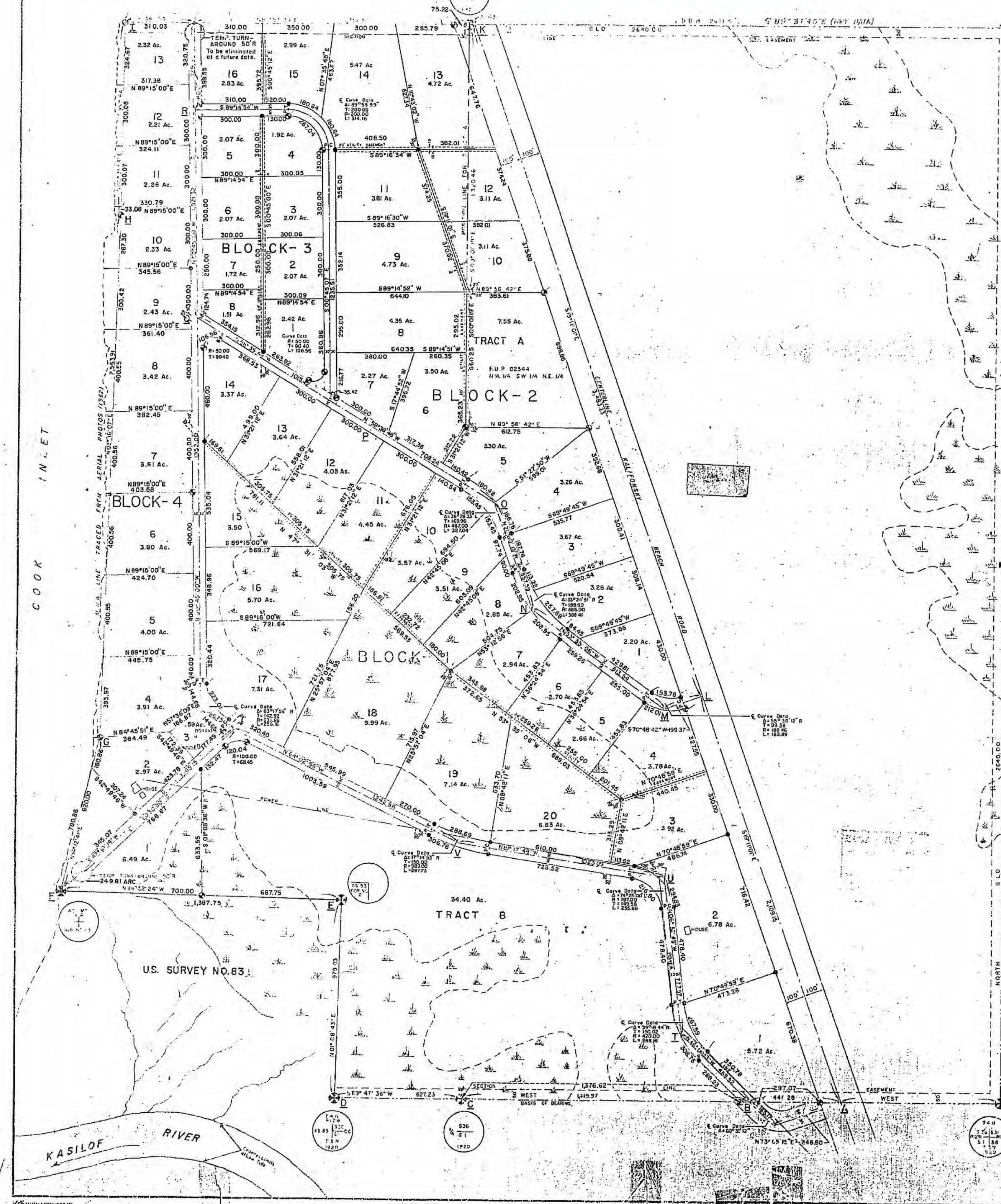
## Site Development Diagram

Sec(s) 36 T 4N R 12W M Seward

Sheet of File # 2013-004780-0



KPB NOTE: See PC Resolution 99-12



VICINITY MAP  
SCALE 1 MILE

- MONUMENT LEGEND
- ✕ G.L.O. MONUMENTS FOUND
  - ⊙ STANDARD A.C.L. BRASS CAP MONUMENTS SET
  - COPPERWELD MONUMENTS SET
  - Y ALL OTHER CORNERS 3 X 3 X 5' POSTS, PAINTED WHITE

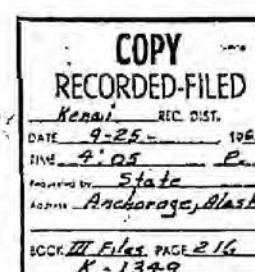
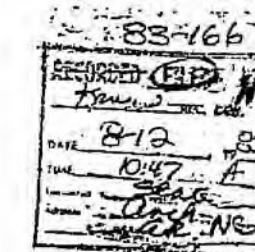
NOTE:  
The natural meanders of the line of M.H.W. along Cook Inlet form the bounds of lots adjoining the inlet. The traverse line, as shown, is for survey computations and data only. All corners, as set on said traverse line, are witness corners, with the true corners being on the extension of lot lines and the natural meanders of Cook Inlet.

Contains 302,988 Acres.

AFFIDAVIT

I HEREBY CERTIFY THAT THE ONLY CHANGE MADE ON THIS PLAT IS A TECHNICAL CORRECTION AS DESCRIBED IN THE REVISION BLOCK BELOW AND THAT THIS CORRECTION DOES NOT AFFECT ANY VALID EXISTING RIGHTS. I THEREFORE SUBMIT THIS PLAT FOR REFILE AS AMENDED.

July 28, 1963 *James P. Anderson*  
DATE DIRECTOR, DIVISION OF TECHNICAL SERVICES



AMENDED PLAT

7/21/63	CORRECTED DISTANCE ON WEST SIDE OF LOT 4, BLOCK 4	044
7/21/63	LODGED AFFIDAVIT FOR DIRECTOR'S SIGNATURE	
7/21/63	CHANGE SOUTH LOT LINE DISTANCE LOT 14, BLOCK 1	N.J.I.
7/21/63	ANCHOR CASSEMENTS ADDED	N.W.S.
DATE	REVISION	BY
DATE OF SURVEY	NAME OF SURVEYOR	
Beginning April 16, 1963	Nick Ihly	
Ending July 10, 1963	Field Book No. 29	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS ANCHORAGE, ALASKA		
KASLOF, ALASKA, SUBDIVISION SEC. 36, T.4 N., R. 12 W., S. M.		
DRAWN BY: R.L. & N.E.	APPROVAL RECOMMENDED: <i>Charles W. [Signature]</i> Chief Control Engineer	
DATE APPROVED: 7-12-63	APPROVED: <i>D. Paul [Signature]</i> Acting Director of Lands	
SCALE: 1" = 200'	CHECKED: <i>C.M.H.</i>	FILE NO. 54-12

MICROFILMED JAN 20 1964

54-12