

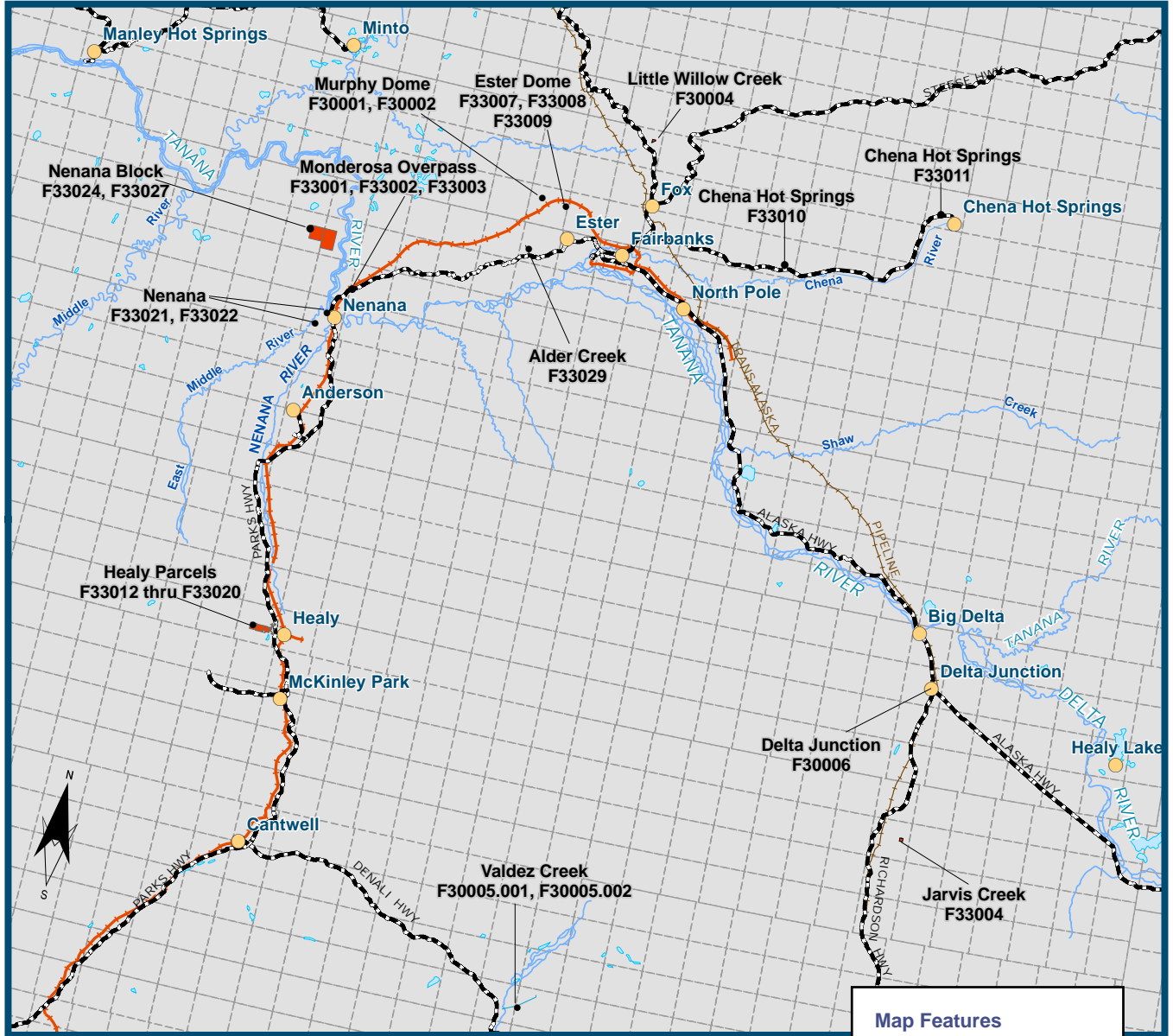
APPENDIX B
NORTHERN REGION

Preliminary Finding and Decision






December 2005

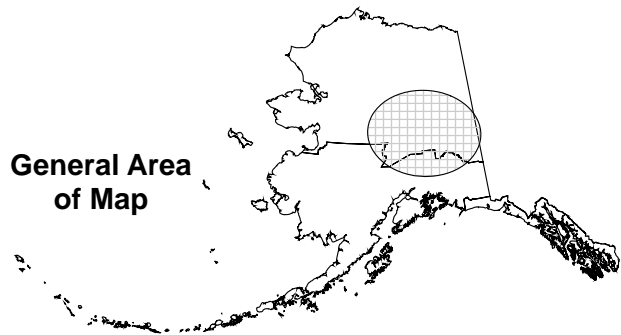
NORTHERN REGION AREA MAP

Mental Health Trust Nominated Replacement Land



Map Features

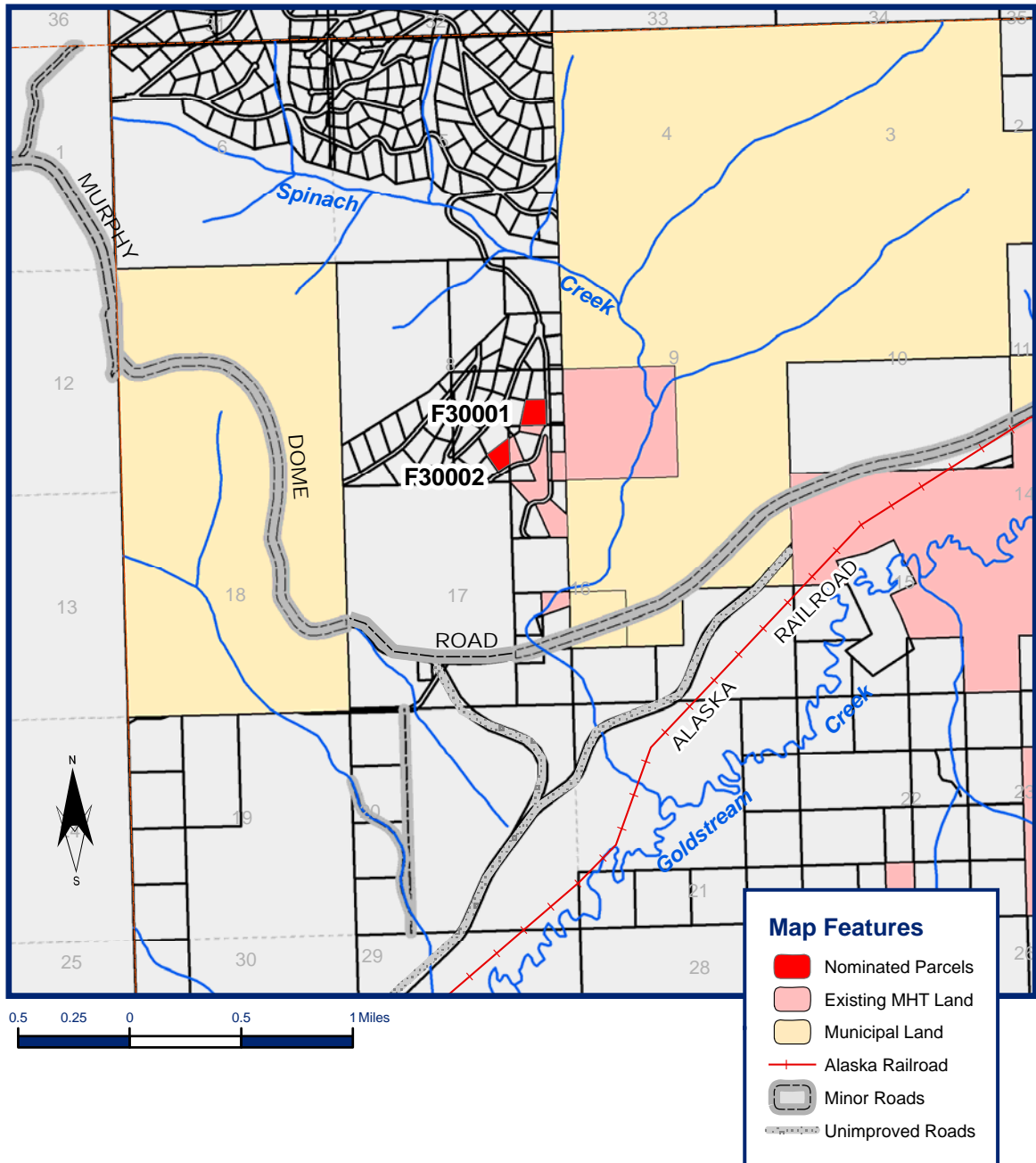
-  Communities
-  Nominated Parcels
-  Major Roads
-  Trans-Alaska Pipeline
-  Alaska Railroad



MHT NOMINATED REPLACEMENT LAND

Murphy Dome - F30001 and F30002

FM T1N R3W



Northern Region

Parcel Number: F30001

MTR: F001N003W

Acres: 7.886

Location: Murphy Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002, NC 80-031

Unit: Subregion 1, Unit 1C

Classification: Settlement

MCO: MCO 110

Acquisition Authority: GS 30

General Description:

This lot is part of the Murphy Subdivision which is in the Murphy Dome area. The southern portion of this parcel was conveyed to the Mental Health Trust in 1984. The terrain is wooded and sloping down to Spinach Creek drainage. Spinach Creek drains into Goldstream Creek a little more than a mile from this parcel. Murphy Subdivision is classified settlement in the Tanana Basin Area Plan with the intent that it be made available for private ownership. Mineral Closing Order 110 closes this parcel to Mineral Entry.

Access:

This parcel sits at the intersection of Laird Lane and Williston Way, platted subdivision streets. Williston Way connects to Murphy Dome Road about three miles to the west. Access has been secured to nearest existing road (ADL 407127 & 403605 - approximately 1/4mi. To the northwest) through the Cooperative Easement Agreement with Fairbanks North Star Borough.

Known Encumbrances:

A 50 foot non-motorized trail easement on the west property line and a 20 foot drainage and pedestrian easement on the north.

Identified Easements:

none

Comments:

Portion (1.5 acres) of this lot was part of the original Mental Health Trust conveyance (FM-0400) in this area. This un-conveyed portion was added to the Mental Health Replacement Pool in 1998.

This parcel was not in state ownership at the time of adoption of the Tanana Basin Area Plan so it is unclassified. The surrounding area is classified settlement.

Local Zoning:

Fairbanks North Star Borough classification is RE 4 (Rural Estate). The zoning intent is low density residential development where there are no sewage facilities.

Existing Use(s):

Vacant

Northern Region

Parcel Number: F30002

MTR: F001N003W

Acres: 6.054

Location: Murphy Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: Subregion 1, Unit 1C

Classification: Settlement

MCO: MCO 110

Acquisition Authority: GS 29

General Description:

This lot is part of the Murphy Subdivision which is in the Murphy Dome area. The eastern portion of this lot was conveyed to the Mental Health Trust in 1984. The terrain is wooded and sloping down to Spinach Creek drainage. Spinach Creek drains into Goldstream Creek a little more than a mile from this parcel. There are numerous established trails in the area, and the general area is used for recreation by the public. Murphy Subdivision is classified settlement in the Tanana Basin Area Plan with the intent that it be made available for private ownership. Mineral Closing Order 110 closes this parcel to Mineral Entry.

Access:

This parcel is bordered by Laird Lane to the south, a platted subdivision street. Laird Lane connects to Williston Way and thence to Murphy Dome Road about three miles to the west. Access has been secured to nearest existing road (ADL 407127 & 403605 - approximately 1/4mi. To the northwest) through the Cooperative Easement Agreement with Fairbanks Northstar Borough.

Known Encumbrances:

A 50 foot non-motorized trail easement on the north property line and a 20 foot drainage and pedestrian easement on the both the west and east property lines.

Identified Easements:

none

Comments:

Portion (2.59 acres) of this lot was part of the original Mental Health Trust conveyance (FM-0402) in this area. This unconveyed portion was added to the Mental Health Replacement Pool in 1998.

This parcel was not in state ownership at the time of adoption of the Tanana Basin Area Plan so it is unclassified. The surrounding area is classified settlement.

Local Zoning:

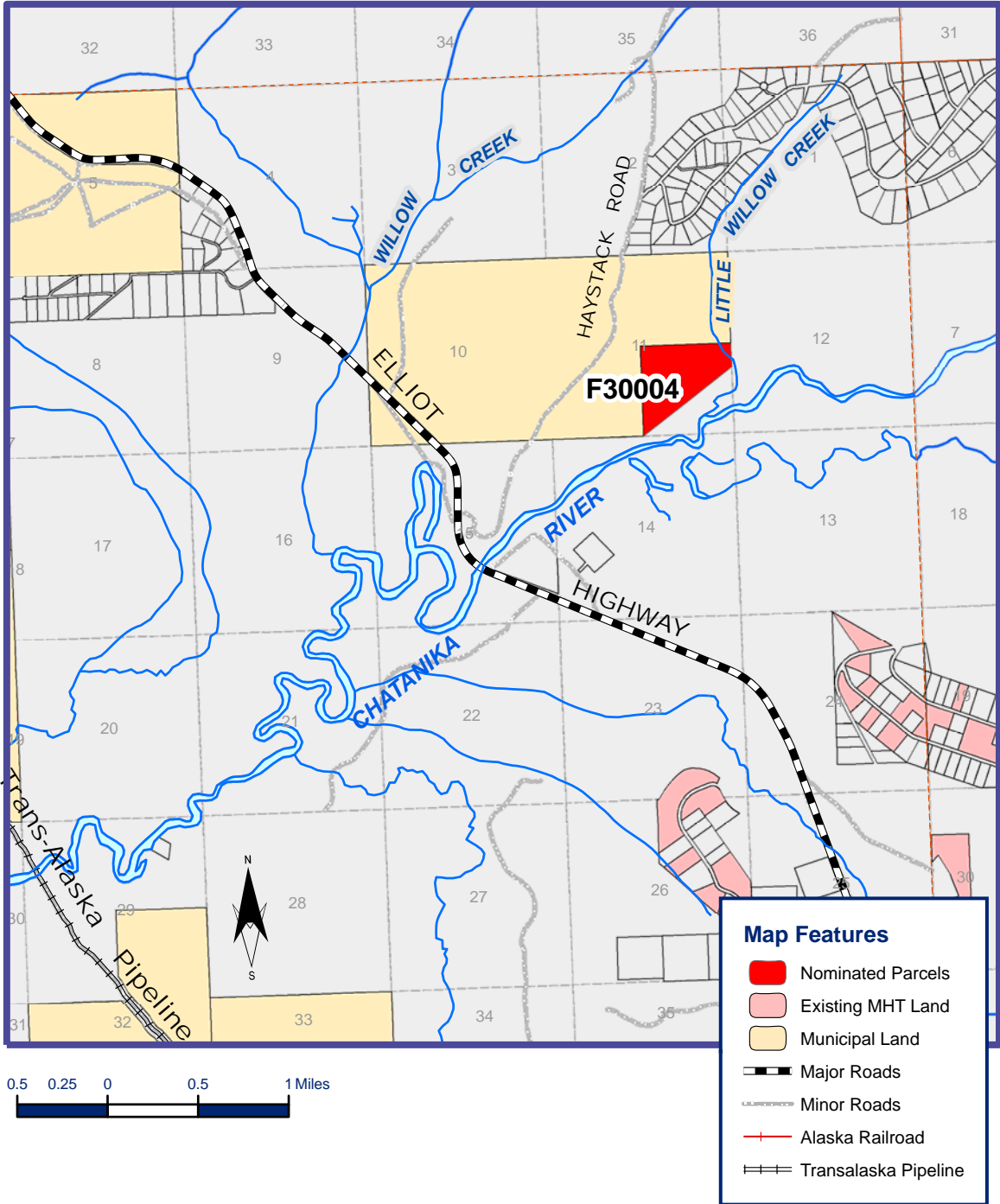
Fairbanks North Star Borough classification is RE 4 (Rural Estate). The zoning intent is low density residential development where there are no sewage facilities.

Existing Use(s):

MHT NOMINATED REPLACEMENT LAND

Little Willow Creek - F30004

FM T3N R1W, Section 11



Northern Region

Parcel Number: F30004

MTR: F003N001W

Acres: 100

Location: Little Willow Creek

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1E2

Classification: unclassified

MCO: MCO 510

Acquisition Authority: GS 566

General Description:

This is a triangular shaped parcel of undeveloped land in the southeast 1/4 of Section 11. It is bordered by Municipal Entitlement Land (FNSB) on the north and west legs of the triangle. The southeast leg of the triangle borders Little Willow Creek at its confluence with the Chatanika River. The terrain is wooded and gradually declines to the shorelands of the two rivers. Little Willow Creek meanders north and crosses the northeast corner of this parcel. To the west the area is being platted and developed as Haystack Ridge Subdivision Extension with some lots abutting this parcel. Haystack Road (100' right-of-way) meanders through the Haystack Subdivision west of this parcel.

Access:

No legal road access at this time. There is potential legal and physical access through Haystack Ridge Subdivision to Elliot Highway.

Known Encumbrances:

none

Identified Easements:

There is a required 100' public access easement 'along' Little Willow Creek where it crosses the northeast corner of this parcel.

Comments:

This parcel was added to the Mental Health Replacement Pool in 1998. The Tanana Basin Area Plan establishes the Chatanika River corridor and management guidelines. These guidelines intend that all disposals and facilities will be located more than 1/4 mile from ordinary high water mark of the Chatanika River. The remainder of Section 11 is in Borough ownership. A cooperative easement agreement with Fairbanks North Star Borough has been recommended for road access.

This parcel was not in state ownership at the time of adoption of the Tanana Basin Area Plan so it is unclassified. The surrounding area is classified settlement.

Local Zoning:

Fairbanks North Star Borough zoning is GU-1, General Use, permitting all uses except correctional facilities and planned development projects.

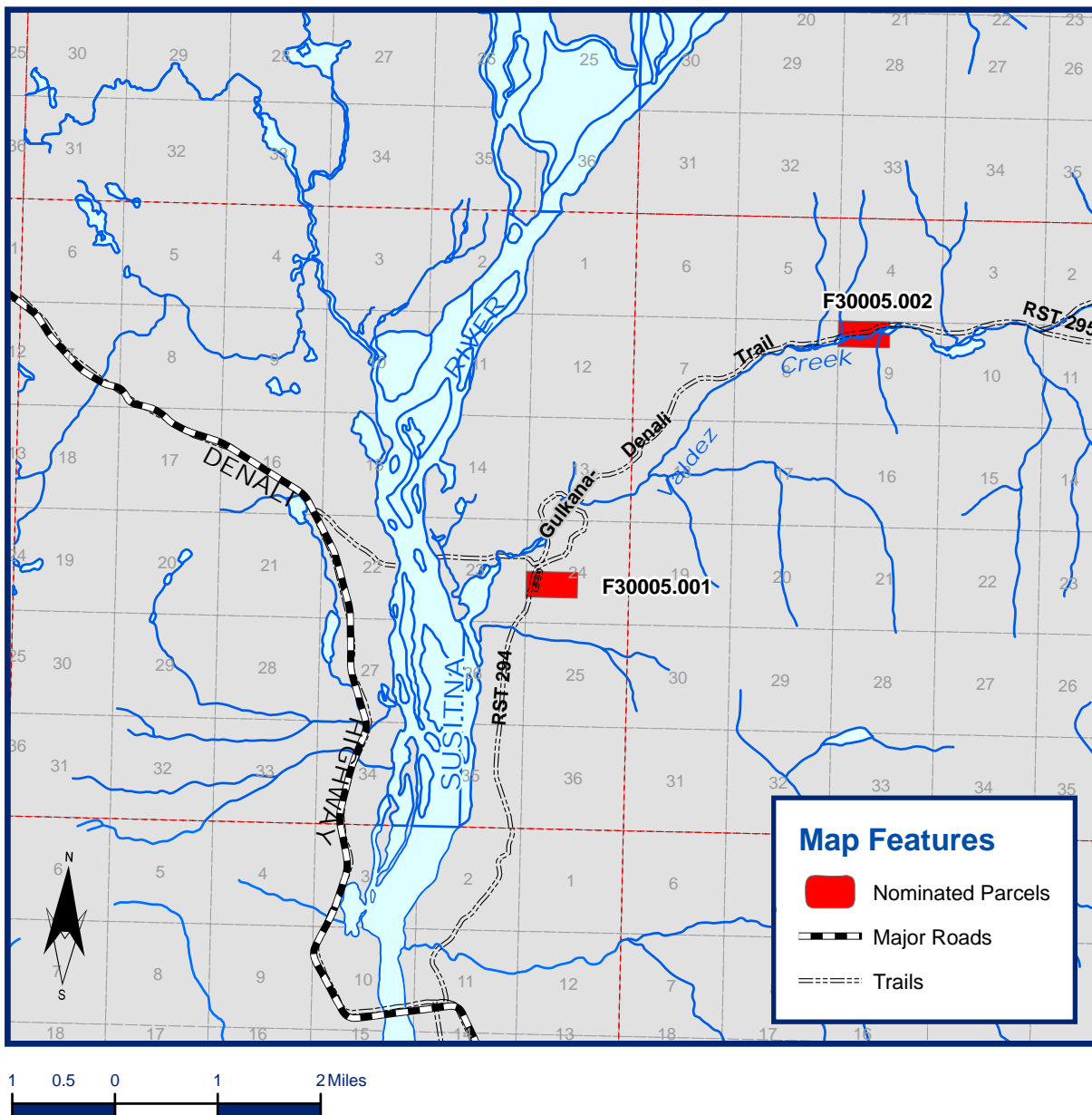
Existing Use(s):

Hunting, fishing and recreational uses occur along Chatanika River and Little Willow Creek.

MHT NOMINATED REPLACEMENT LAND

Valdez Creek - F30005.001, F30005.002

FM T20S R01E, Section 24 &
FM T20S R02E, Section 9



Northern Region

Parcel Number: F30005.001

MTR: F020S001E

Acres: 80

Location: Valdez Creek

Community: Cantwell

Area Plan: Susitna Area Plan

Classification Number : none

Unit: Talkeetna 1b

Classification: unclassified

MCO: none

Acquisition Authority: GS 5235 (Appn.)

General Description: This parcel lies about a mile east of the Susitna River, adjacent to the shorelands of Valdez Creek. The terrain is relatively level, sustaining arctic vegetation and has been cleared for development. The Gulkana-Denali Winter Trail (RST294) traverses the western edge of this parcel, connecting up with RST 318 (Gulkana-Paxon Trail) and eventually the Elliot Highway to the west.

Access: Current access is by way of RST 318 (Paxson-Denali Trail) & RST 294 (Gulkana-Denali Trail).

Known Encumbrances: A federal mining claim (USMS 2333) encroaches on the western end of this parcel and Native Allotments also overlap in the same area. A landing strip lies parallel to the western boundary of this parcel as well.

Identified Easements: The Gulkana-Denali Winter Trail (RST 294) is identified as a trail of regional significance in the Susitna Area Plan and is thus designated to be retained in state ownership. A one hundred foot right-of-way (50' either side of centerline) is suggested.

Comments: This parcel was designated as part of the Mental Health Replacement Pool in 1998. The area along Valdez Creek has a number of state and federal mining claims. Status plats and MTP's show a federal mining claim overlapping this parcel (USMS 2333) which is scheduled to be closed and reclaimed before the property is conveyed to the state. The MTP shows Native Allotments also overlapping the west end of this parcel and a landing strip is shown on status plats. It may have to be reconfigured to accommodate overlapping claims. Conveyance is subject to prior existing rights which may include the Gulkana-Denali Winter Trail right-of-way.

This parcel is not yet in state ownership. It is topfiled and is scheduled to be conveyed to the Mental Health Trust upon receipt of title by the state. It is currently unclassified by the Susitna Area Plan, but the surrounding area is classified Public Recreation and Wildlife Habitat.

Local Zoning: Area is zoned Gu-1 by the Matanuska-Susitna Borough. A Conditional Use permit for commercial development would be required.

Existing Use(s): The Susitna Area Plan reports that the Valdez Creek area is heavily used for recreational purposes by residents and tourists.

Northern Region

Parcel Number: F30005.002

MTR: F020S002E

Acres: 70

Location: Valdez Creek

Community: Cantwell

Area Plan: Susitna Area Plan

Classification Number : none

Unit: Unit 1c

Classification: unclassified

MCO: none

Acquisition Authority: GS 6263

General Description: The area surrounding this parcel is rich in minerals and the parcel is inside a designated placer mining district. Valdez Creek runs through this parcel from northeast to southwest in a braided configuration. The terrain is relatively level and has been reclaimed after closing of mining operations. The soil is compacted and firm and sustains arctic vegetation. On the eastern end of this parcel, Valdez Creek runs into a manmade lake created during reclamation of the area. This is a popular recreation area for both locals and tourists.

Access: The Gulkana-Denali Winter Trail runs through the parcel following the northern shoreline of Valdez Creek from southwest to northeast and connects up with the Gulkana-Valdez Creek summer trail in the vicinity of the northeast corner of the parcel. Possible access by way of private dirt road developed for access to Valdez Creek Mine from Denali Highway.

Known Encumbrances: State mining claims.

Identified Easements: The Gulkana-Denali Winter Trail (RST 294) and the Gulkana-Valdez Creek Summer Trails (RST 295) are identified as trails of regional significance in the Susitna Area Plan and are thus designated to be retained in state ownership. A one hundred foot right-of-way (50' either side of centerline) is suggested.

Comments: This parcel was added to the Mental Health Replacement Land pool in 1998. State mining claims are contained within this parcel. A Federal mining claim has been excluded from this parcel by patent taking approximately a 10 acre quadrilateral chunk out of the southwest corner. Conveyance of this parcel is subject to prior existing rights such as identified RS 2477 trails.

This parcel was not in state ownership at the time of adoption of the Susitna Area Plan so it is unclassified. The surrounding area is classified public recreation and wildlife habitat.

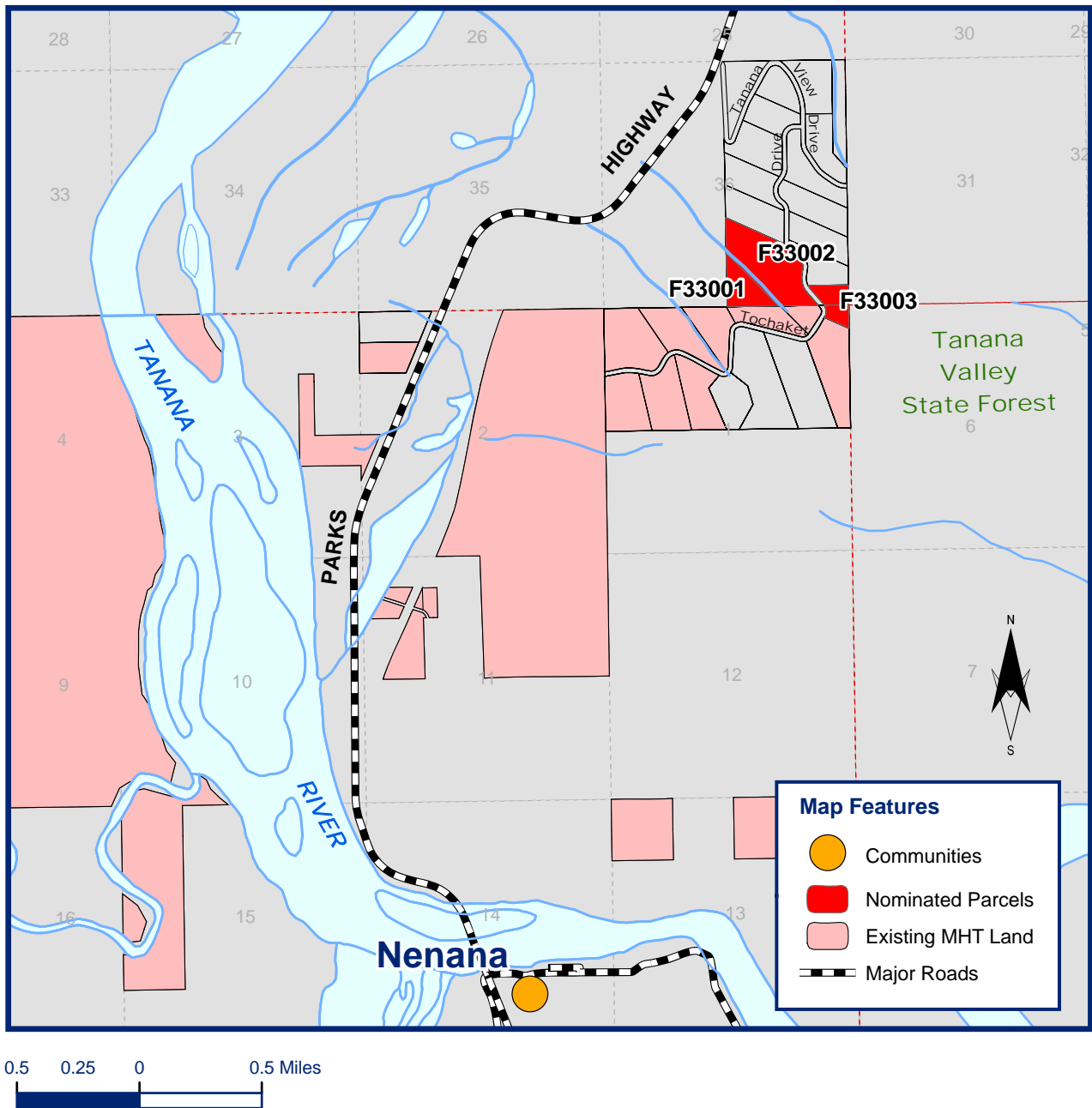
Local Zoning: Area is zoned Gu-1 by the Matanuska-Susitna Borough. A Conditional Use permit for commercial development would be required.

Existing Use(s): The Susitna Area Plan reports that the Valdez Creek area is heavily used for recreational purposes by residents and tourists.

MHT NOMINATED REPLACEMENT LAND

Monderosa Overpass - F33001, F33002, F33003

FM T3S R8W, Section 36 &
FM T4S R8W, Section 01



Northern Region

Parcel Number: F33001

MTR: F003S008W

Acres: 15.2

Location: Monderosa Overpass area

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 4 - K2

Classification: Settlement

MCO: MCO 261

Acquisition Authority: SCH 178

General Description: Parcel is located within Farmview Subdivision, a state platted subdivision (ASLS 820123) classified for settlement. The terrain is rolling and supports second growth hardwoods and mixed stands of timber. This subdivision lies in the east 1/2 of Section 36 and borders the Tanana Valley State Forest to the east.

Access: Both the Parks Highway and the Alaska Railroad pass through the northwest corner of Section 36 about 1/2 mile from the subject parcels. Access to the Parks Highway is by way of subdivision street Tochaket Drive.

Known Encumbrances: none

Identified Easements: A 100 foot wide drainage easement runs the length of the eastern property line of this parcel.

Comments: This lot, along with Lot 6 (F33002) and Tract C (F33003) is bisected by the required section line easement on the southern border of Section 36. Because of the section line separation, only the southern portion of this lot (in section 1, 4s8w) was conveyed to the Mental Health Trust (FM-1163). The section line easement has now been vacated to allow for consolidation of this parcel with the conveyed portion.

Local Zoning: not applicable

Existing Use(s): vacant

Northern Region

Parcel Number: F33002

MTR: F003S008W

Acres: 42.7

Location: Monderosa Overpass area

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 4-K2

Classification: Settlement

MCO: MCO 261

Acquisition Authority: SCH 178

General Description: Parcel is located within Farmview Subdivision, a state platted subdivision (ASLS 82-123) classified for settlement. The terrain is rolling and supports second growth hardwoods and mixed stands of timber. This subdivision is platted in the east 1/2 of Section 36 and borders the Tanana Valley State Forest to the east.

Access: Both the Parks Highway and the Alaska Railroad pass through the northwest corner of Section 36 about 1/2 mile from the subject parcels. Access to the Parks Highway is by way of subdivision street Tochaket Drive.

Known Encumbrances: none

Identified Easements: A 100 foot drainage easement runs the length of the southern property line of this parcel.

Comments: This lot, along with Lot 7 (F33001) and Tract C (F33003) were bisected by the required section line easement on the southern border of Section 36. Because of the section line separation, only the southern portion of this lot (in section 1, 4s8w) has been conveyed to the Mental Health Trust (FM-1162). The section line easement was vacated in 1982 (EV 2-230) to allow for consolidation of this parcel with the conveyed portion.

Local Zoning: not applicable

Existing Use(s): vacant

Northern Region

Parcel Number: F33003

MTR: F003S008W Sec. 36,
F004S008W Sec. 1

Acres: 6.543

Location: Monderosa Overpass area

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 4K2

Classification: Settlement

MCO: MCO 261

Acquisition Authority: SCH 178

**General
Description:**

Parcel is located within Farmview Subdivision, a platted state (ASLS 80-123) subdivision classified for settlement. The terrain is rolling and supports second growth hardwoods and mixed stands of timber. This subdivision is located in the east 1/2 of Section 36 and borders the Tanana Valley State Forest to the east. To the south, this parcel borders a portion of the subdivision in Section 1, 4s8w which has been conveyed to the Trust.

Access:

Both the Parks Highway and the Alaska Railroad pass through the northwest corner of Section 36 about 1/2 mile from the subject parcels. Access is to the Parks Highway by way of subdivision street Tochaket Drive.

**Known
Encumbrances:**

Southern portion of in (Section 1, 4s8w) is designated on the survey as a material site.

**Identified
Easements:**

none

Comments:

This lot, along with Lot 6 (F33002) and Lot 7 (F33001) was bisected by the required section line easement on the southern border of Section 36 and the southern portion of the lot lies in Section 1, 4s8w. The section line easement has now been vacated to allow for consolidation of the two portions of Tract C. Conveyance of this parcel is subject to any prior existing rights.

Local Zoning:

not applicable

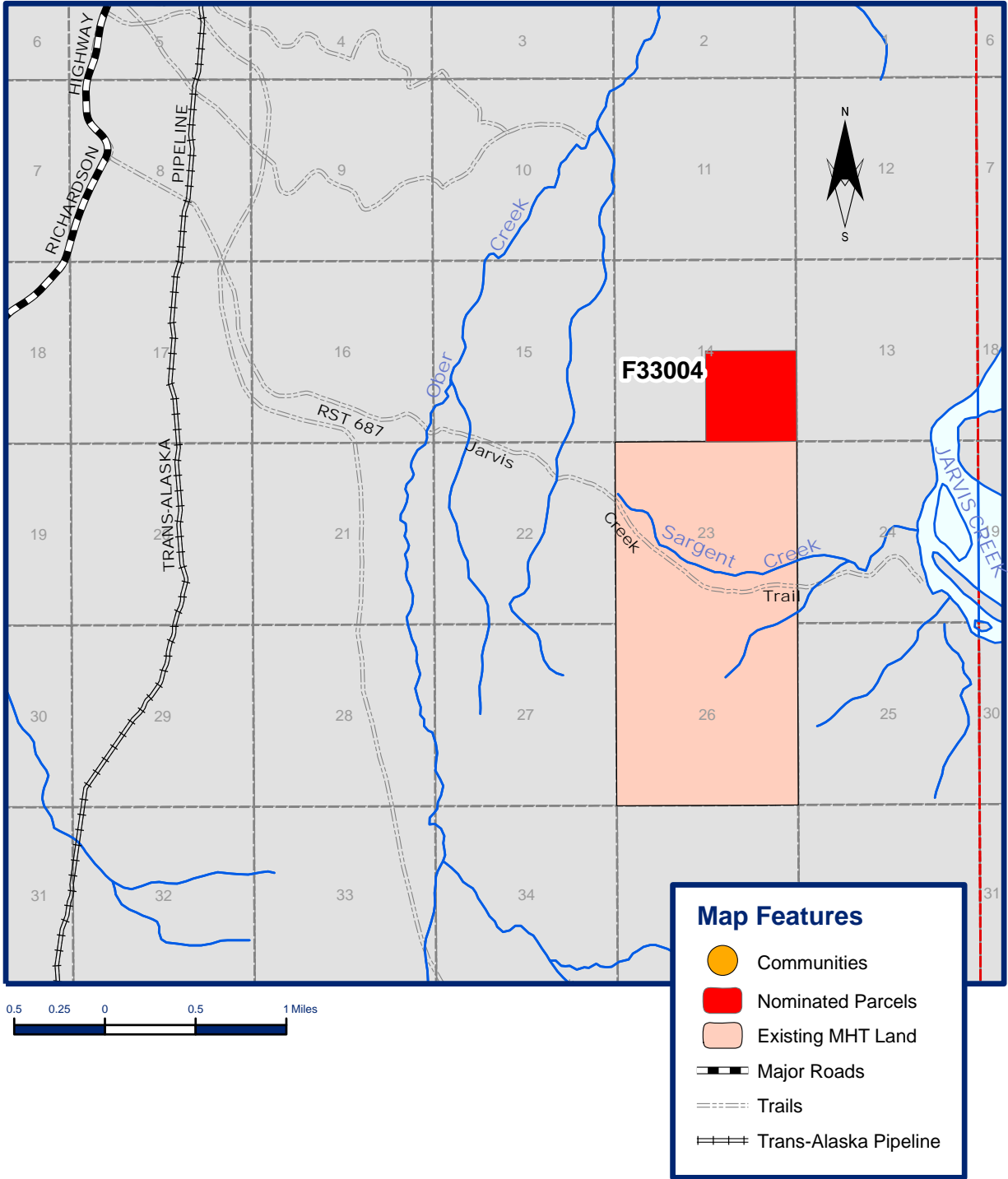
Existing Use(s):

vacant

MHT NOMINATED REPLACEMENT LAND

Jarvis Creek - F33004

FM T14S R10E, Section 14



Northern Region

Parcel Number: F33004

MTR: F014S010E

Acres: 160

Location: Jarvis Creek

Community: Delta Junction

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: Region 7 Unit M1

Classification: Mineral, Public Recreation, Wildlife Habitat

MCO: none

Acquisition Authority: GS 3768

General Description: This parcel is situated in an area high in potential for mineral development and adjoins Mental Health Trust land (mineral estate). The parcel is elevated above the tree line near the confluence of Jarvis Creek and Sargent Creek.

Access: Although there does not appear to direct access to this parcel, Jarvis Creek Trail (RS 2477 trail), roughly follows Sargent Creek, about a half mile south of the parcel.

Known Encumbrances: none

Identified Easements: none

Comments: Parcel is being selected for mineral value. Only mineral estate is to be conveyed. It is undeveloped land and has no discernable access.

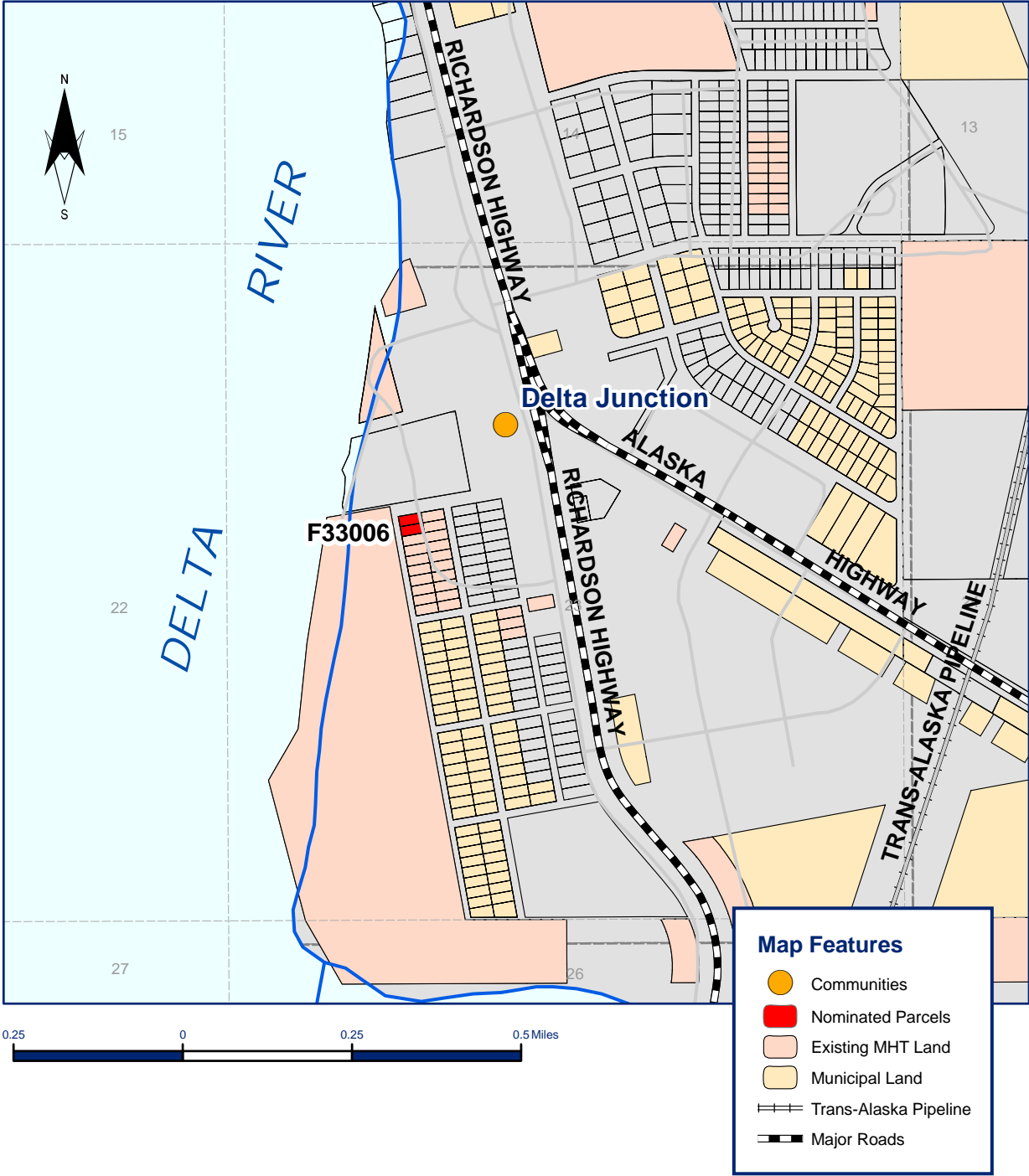
Local Zoning: not applicable

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Delta Junction Townsite - F33006

FM T10S R10E, Section 23



Northern Region

Parcel Number: F33006

MTR: F010S010E

Acres: 0.645

Location: Delta Junction

Community: Delta Junction

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 7 II

Classification: Settlement

MCO: None

Acquisition Authority: GS 956 -- GS 1220

General Description:

This parcel is within the Delta Junction city limits. The terrain is level and cleared. It consists of two platted lots located in Delta Junction Townsite, West Addition. The subdivision lies directly west of, and adjacent to, the Richardson Highway right-of-way. All of Block 10, with the exception of these two lots, has already been conveyed to the Trust. This subdivision is adjacent to a large tract of land to the west which slopes down to the Delta River. The Delta River runs north a few hundred feet west of this parcel.

Access:

Access to the Richardson Highway is available by way of Four Mile Street.

Known Encumbrances:

none

Identified Easements:

none

Comments:

This parcel consists of two lots within Block 10. Except for these two lots, Block 10 has already been conveyed to the Mental Health Trust as well as a large tract of land directly to the west which borders on the Delta River.

Local Zoning:

Matanuska-Susitna Borough regulations are unrestricted except for commercial or conditional use development.

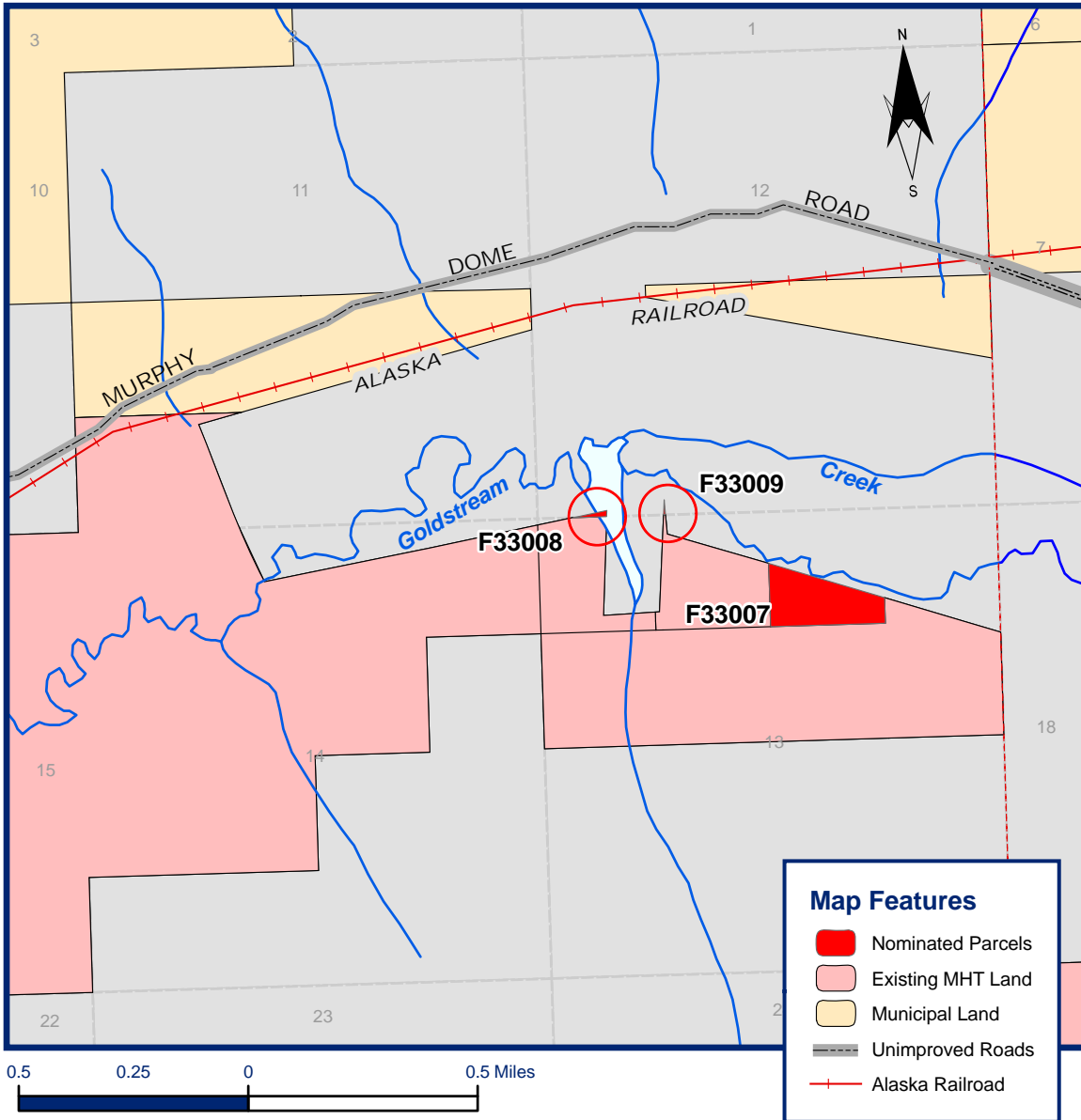
Existing Use(s):

Aerial photos show some type of structure on Lot 2.

MHT NOMINATED REPLACEMENT LAND

Ester Dome - F33007, F33008, F33009

FM T1N R3W, Sections 12 and 13



Northern Region

Parcel Number: F33007

MTR: F001N003W

Acres: 16.44

Location: Ester Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1C-1

Classification: Minerals

MCO: none

Acquisition Authority: GS 30

General Description:

This is a small parcel sandwiched between US Mineral Survey 2102 to the north and Trust land on the remaining three sides. It is about 1/2 mile south of Murphy Dome Road and the Alaska Railroad right-of-way. Goldstream Creek flows through a valley north of Ester Dome Mountain and meanders along the northern border of this parcel. The terrain is wooded and rises steeply toward the peak of Ester Dome.

Access:

No direct access by road. Possible access by way of Goldstream Creek.

Known Encumbrances:

none

Identified Easements:

none

Comments:

This is a small parcel which was missed when surveyed land was conveyed to the Mental Health Trust. It is surrounded by Trust land on three sides and thus inaccessible for any other purpose than to be included as Trust land.

Local Zoning:

Existing Use(s): none

Northern Region

Parcel Number: F33008

MTR: F001N003W

Acres: 0.34

Location: Ester Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1C-1

Classification: Minerals

MCO: none

Acquisition Authority: GS 30

General Description:

This parcel is a triangular sliver of land about 1/2 mile south of Murphy Dome Road and the Alaska Railroad right-of-way. US Mineral Survey 2102 borders the parcel to the north. The south leg of the triangle abuts Mental Health Trust land. The east leg of the triangle abuts Goldstream Creek at a low point where several small streams converge. The terrain is low and marshy and slopes gradually upward from the creek.

Access:

No road access. There is possible access by way of Goldstream Creek.

Known Encumbrances:

none

Identified Easements:

The parcel abuts the section line on the south and is subject to the required 50 foot section line easement.

Comments:

This sliver of land, less than 1/2, acre was missed when surveyed land was conveyed to the Mental Health Trust. It is surrounded by adjacent to a larger parcel of Trust land and is inaccessible for any other purpose than to be included as Trust replacement land.

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33009

MTR: F001N003W

Acres: 0.05

Location: Ester Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1C-1

Classification: Minerals

MCO: none

Acquisition Authority: GS 30

General Description:

This parcel is a triangular sliver (.05 acre) of land about 1/2 mile south of Murphy Dome Road and the Alaska Railroad right-of-way. This parcel is sandwiched in between two US mineral surveys, 2101 to the west and 2102 to the east. It abuts Mental Health Trust Land to the south. The terrain is low and marshy being close to a point where several small streams converge with Goldstream Creek.

Access:

There is no road access, but there is possible access to Goldstream Creek.

Known Encumbrances:

none

Identified Easements:

This parcel sits on both sides of a section line. The required 100 foot section line easement (50 feet each side of the line) has not been vacated.

Comments:

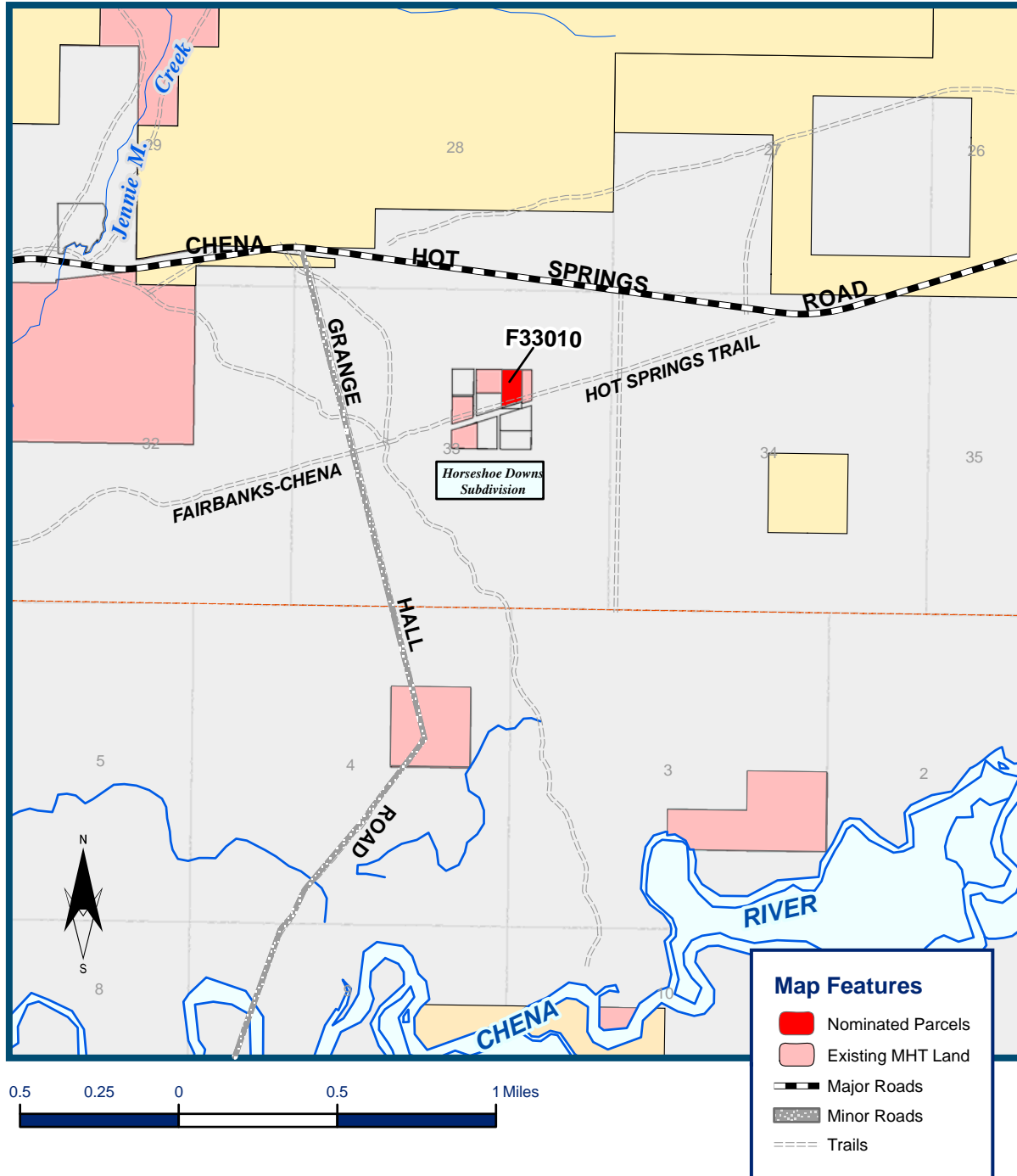
This sliver of land, less than 1/2 acre, was missed when surveyed land was conveyed to the Mental Health Trust. It is part of a larger piece of Trust land and is inaccessible for any other purpose than to be included as Trust land.

Local Zoning:

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Chena Hot Springs - F33010



Northern Region

Parcel Number: F33010

MTR: F001N004E

Acres: 4.5

Location: Chena Hot Springs

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1U1

Classification: Recreation

MCO:

Acquisition Authority: GS 537

General Description:

This parcel is part of an isolated state survey just south of Chena Hot Springs Road and east of Grange Hall Road called Horseshoe Downs. Horseshoe Downs is located in the Chena River Valley and is approximately 1-2 miles north of the Chena River. The terrain is level and rolling. It is covered with muskeg and other vegetation. The low areas of this parcel are wet and marshy. This parcel abuts the Chena Hot Springs Winter Trail on the south.

Access:

Chena Hot Springs Winter Trail is a surveyed right-of-way abutting this parcel on the south and connecting with Grange Hall Road and a junction with Chena Hot Springs Road.

Known Encumbrances:

none

Identified Easements:

none

Comments:

This parcel is bordered on the east and by Mental Health Trust land (Tract A); to the west by Trust land and state land. To the south it sits adjacent to the Fairbanks-Chena Hot Springs Winter Trail (RST 278), a surveyed right-of-way. This trail is a major historical trail which was established in the early 1900s as a winter sled route between Fairbanks and Chena Hot Springs. Its route generally coincides with the route of the Chena Hot Springs Road. This trail is a surveyed right-of-way where it passes through Horseshoe Downs Subdivision (ASLS 80-140) and abuts the south property line of this parcel.

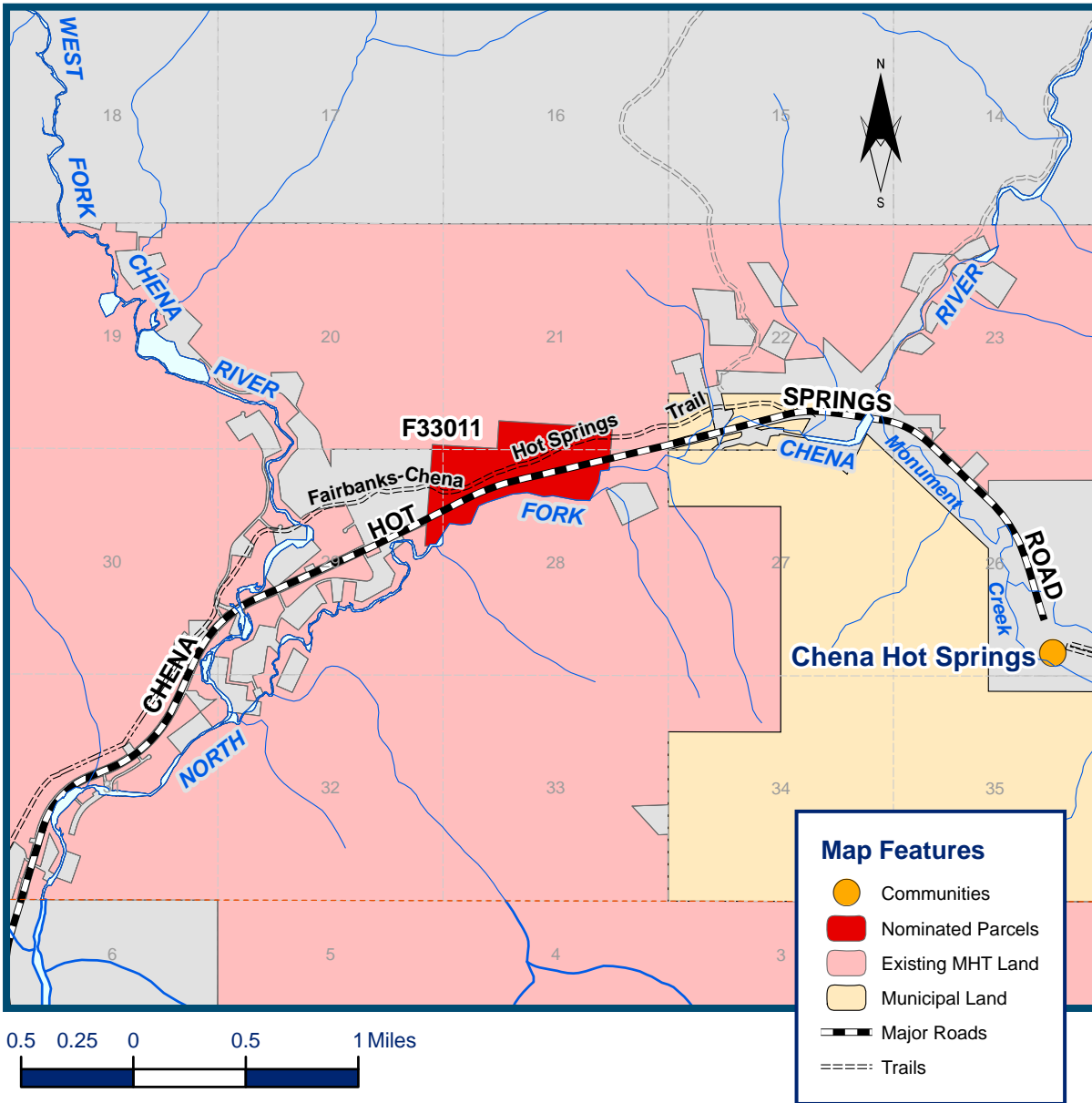
Local Zoning:

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Chena Hot Springs - F33011

FM T3N R8E, Sections 20, 21, 27 and 28



Northern Region

Parcel Number: F33011

MTR: F003N008E

Acres: 159.9

Location: Chena Hot Springs

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1-U3

Classification: Settlement, Public Recreation

MCO: MCO 136 - Applies only to
Sec. 21

Acquisition Authority: GS 1950

**General
Description:**

This is a large parcel of undeveloped land surrounded by Mental Health Trust land with the exception of a smaller parcel of encumbered state land abutting the west property line. The parcel is located in the Chena River Valley (North Fork) about 3 miles from Chena Hot Springs. The southern border of the parcel follows the meander line of the Chena River North Fork for about a mile. The terrain is rolling upwards from the river and is sparsely vegetated.

Access:

Access is by way of Chena Hot Springs Road and Fairbanks-Chena Hot Springs Trail. Water access by way of Chena River.

**Known
Encumbrances:**

Chena Hot Springs Road (ASLS 790044) is a surveyed 200 foot wide right-of-way crossing this parcel.

**Identified
Easements:**

The Tanana Basin Area Pla recommends a 200 foot easement for the Fairbanks-Chena Hot Springs Trail (RST 278). A public access easement is also recommended 'along' the Chena River where it abuts the southern property line.

This parcel sits across two section lines and is subject to the required section line easements.

Comments:

Chena Hot Springs Road crosses this parcel from southwest to northeast as does the North Fork Chena River Trail (RST 231), which roughly parallels the Hot Springs road. This trail is used extensively for recreational activities. The Tanana Basin Area plan identifies trail as a major historical trail to be retained in state ownership. Management intent for this trails is to for the state to retain a minimum 200 foot buffer (100 feet either side of centerline) to protect public use of the trail. The Chena River Corridor is also designated in the plan to be protected. A minimum access easement along the river corridor is 100 feet.

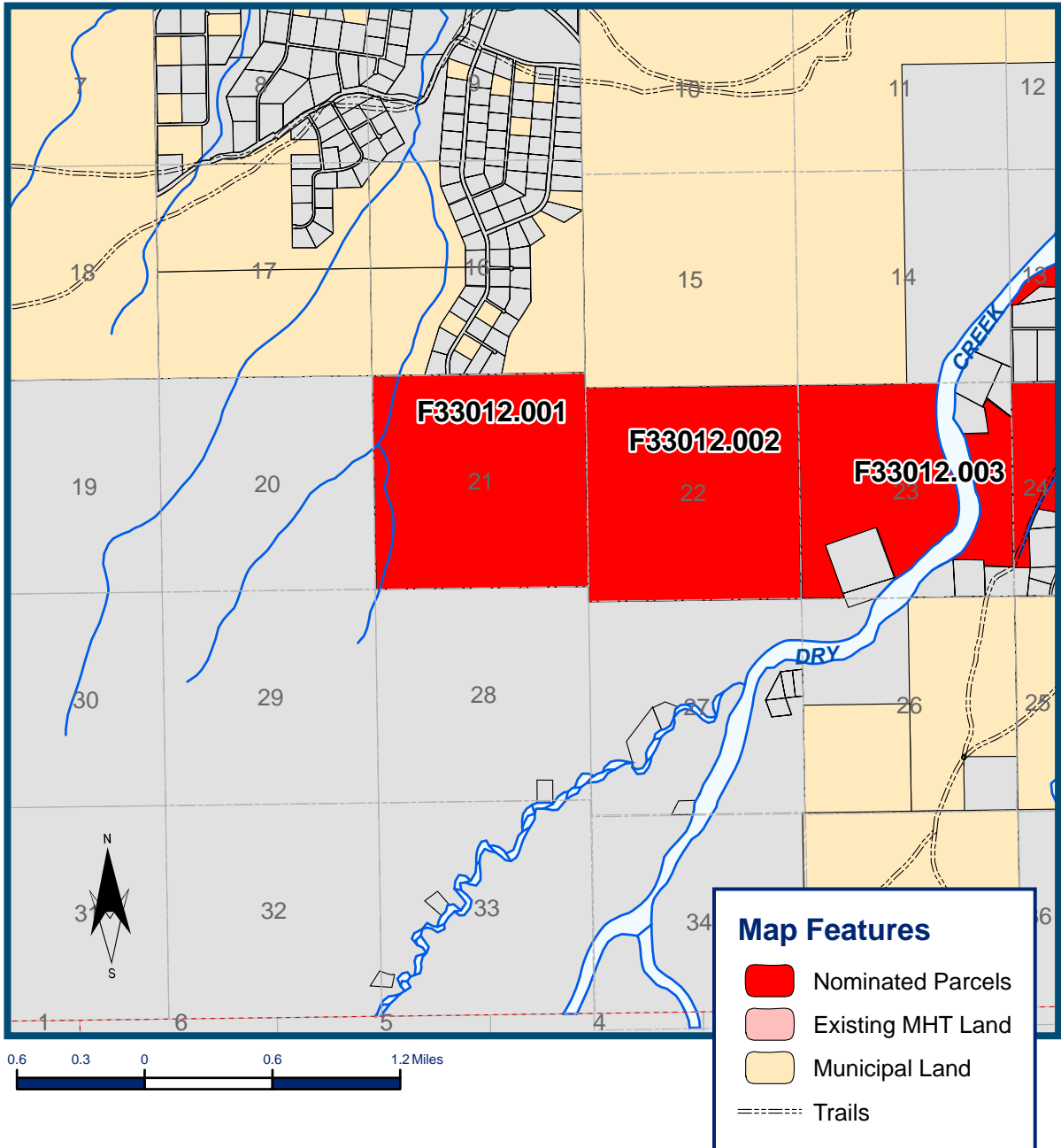
Local Zoning:

Existing Use(s):

Public recreation is the primary use along the Fairbanks-Chena Hot Springs Trail and the Chena River corridor..

MHT NOMINATED REPLACEMENT LAND

Healy Parcels - F33012.001, .002 and .003



Northern Region

Parcel Number: F33012.001

MTR: F012S008W

Acres: 640

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 41E1

Classification: Public Recreation - Wildlife Habitat

MCO: MCO 65 - Issued June 1975

Acquisition Authority: GS 765

**General
Description:**

This parcel is 640 acres of land about five miles west of Dry Creek and Healy in the Nenana River Corridor. Dry Creek is a shallow water body which flows north in a braided configuration to connect with the Nenana River. The parcel is located in the foothills of the Alaska Range directly north of Denali National Park at an elevation of about 2000 feet. The terrain is gently rolling in the northern half of the parcel and slopes gradually upward toward the south. The parcel supports willow, alder and other arctic vegetation. There is an un-named creek flowing north through the parcel paralleling the west boundary line. The parcel is bordered on the north by municipal land and a state platted subdivision.

Access:

There is no direct access to this parcel although there are numerous trails in the area.

**Known
Encumbrances:**

None

**Identified
Easements:**

All section lines are subject to a 50 foot easement reservation each side of the section line under AS 19.10.010.

Comments:

This parcel is within a popular back-country recreation area.

Local Zoning:

Existing Use(s): Vacant

Northern Region

Parcel Number: F33012.002

MTR: F012S008W

Acres: 640

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Public Use Recreation and Wildlife Habitat

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

**General
Description:**

This parcel is 640 acres about four miles west of Healy and west of Dry Creek. Dry Creek is a shallow water body which flows north in a braided configuration to connect with the Nenana River north of Healy. The parcel is located in the foothills of the Alaska Range directly north of Denali National Park at an elevation of about 1700 feet at its lowest point. The terrain in the northeast half is gently rolling and gradually rises to an elevation of about 2000 feet at mid-point of the parcel. From mid-point the terrain rises steeply to the southwest. The parcel supports a combination of willow, alder and other arctic vegetation. It is bordered on the north by Municipal Land

Access:

There is no direct access to this parcel although there are numerous trails in the area.

**Known
Encumbrances:**

None

**Identified
Easements:**

All section lines are subject to a 50 foot easement reservation each side of the section line under AS 19.10.010.

Comments:

This parcel within a popular back-country recreation area.

Local Zoning:

Existing Use(s): Vacant

Northern Region

Parcel Number: F33012.003

MTR: F012S008W

Acres: 552

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Public Use Recreation, Wildlife Habitat

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel comprises the majority of the acreage of Section 23. The parcel is located in the foothills of the Alaska Range directly north of Denali National Park at an elevation of about 1600 to 1700 feet. The terrain is level and rolling. The parcel supports a combination of willow, alder and other arctic vegetation. It is about three miles west of Healy and the Parks Highway. Dry Creek, a shallow water body, flows north in a braided configuration through the east half of the section to connect with the Nenana River.

Access:

Gravel road following Dry Creek provides access to the Parks Highway.

Known Encumbrances:

A fifty foot wide private gravel road (ADL 414756) follows the western shoreline of Dry Creek from Remote Parcel ADL402139 north, crossing Section 14 and 13 to connect to the Parks Highway in Section 12. Authorization for this road is valid through 2099.

Identified Easements:

All section lines are subject to a 50 foot easement reservation each side of the section line under AS 19.10.010.

Comments:

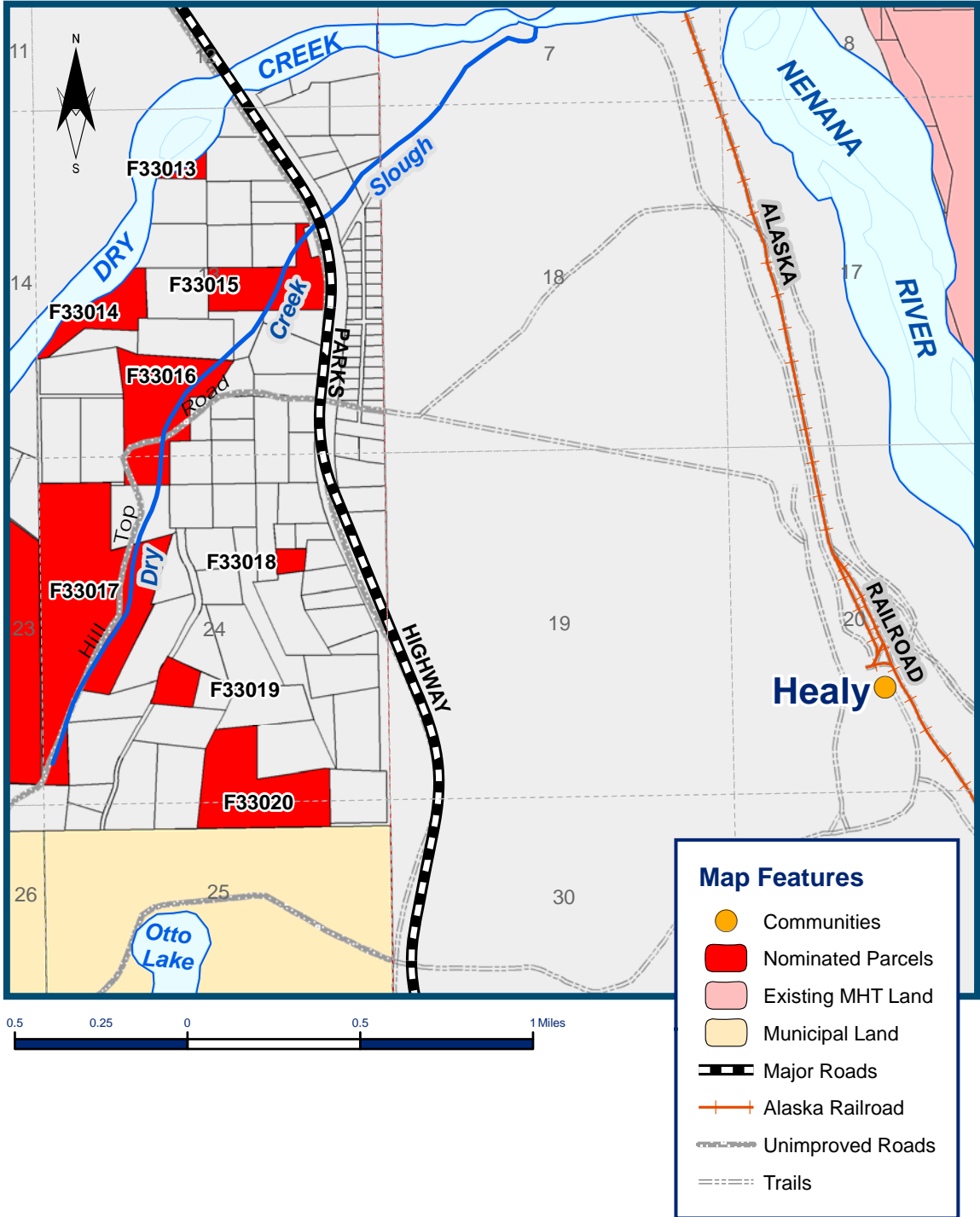
This parcel is within a popular back-country recreation area. The acreage of Section 23 is reduced by state patented Remote Parcels in portions of the northeast 1/4, the southeast 1/4 and the southwest 1/4. The Healy-Diamond Mine Dirt Road (RST 709) passes through the southeast corner of Tract D and connects with a dirt road in Section 24. Conveyance of this parcel is subject to prior existing rights.

Local Zoning:

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Healy Parcels - F33013 thru F33020



Northern Region

Parcel Number: F33013

MTR: F012S008W

Acres: 3

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway. This is a small triangular shaped parcel bordering on the east shoreline of Dry Creek at a spot where the creek widens and about a half mile from the Parks Highway. The terrain is level and sparsely vegetated. The parcel is bordered on the south and east by state patented remote staking parcels.

Access:

Access to this parcel is by way of required 25 foot public access easements across adjacent properties or required public access easement along the Dry Creek ordinary high water line.

Known Encumbrances:

Dry Creek Archeological Study Site

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel. A 50' public access easement will be required upland of the Dry Creek ordinary high water line.

Comments:

This is an unstaked and unsurveyed parcel in a remote staking area. The Dry Creek Archeological Study Site (ADL 65667-90 acres) encompasses a large portion of Dry Creek and overlaps a small part of the southwest corner of this parcel. Conveyance of this parcel is subject to prior existing rights.

Local Zoning:

Existing Use(s): Vacant

Northern Region

Parcel Number: F33014

MTR: F012S008W

Acres: 25

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway. The parcel is an elongated irregular shaped polygon on the west side of the Parks Highway west of Healy. The western boundary line of this parcel extends along Dry Creek for about half a mile. On the remaining sides, the parcel abuts several state patented remote staking parcels. The terrain is level and supports mixed vegetation.

Access:

Access to this parcel is by way of required 25 foot public access easements across adjacent properties, required public access easement along Dry Creek, or along the 50 foot required section line easement.

Known Encumbrances:

none

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel. A 50' public access easement will be reserved upland of the Dry Creek ordinary high water line. Parcel is also subject to a 50' section line easement at the far western corner.

Comments:

This is an unstaked and unsurveyed parcel in a remote staking area.

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33015

MTR: F012S008W

Acres: 29.5

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway. The parcel is an irregular shaped polygon in the form of an "L" situated east of Dry Creek. The east boundary of this parcel abuts the Parks Highway. On the remaining sides, the parcel abuts several state patented remote staking parcels. The terrain is level and supports mixed vegetation. The Dry Creek Slough flows through the middle of this parcel from south to north and drains into Dry Creek.

Access:

This parcel has physical access to the Parks Highway although currently there are no constructed driveways. There is access to Dry Creek on the west by way public access easements across adjacent parcels.

Known Encumbrances:

none

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel.

Comments:

This is an unstaked and unsurveyed parcel in a remote staking area.

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33016

MTR: F012S008W

Acres: 56

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway just south of Healy. The parcel is an irregular shaped polygon roughly in the shape of a "T". It sits in the middle of a designated remote staking area and is surrounded on all sides by several state patented remote staking parcels. The terrain supports mixed vegetation and slopes downhill to the north. Dry Creek Slough, a tributary of Dry Creek, flows northeast through the east half of the parcel.

Access:

A 50 foot road right-of-way (ADL 411730) abuts this parcel on the east boundary, providing access to the Parks Highway. Another 50' wide road connects with the abutting right-of-way and meanders west and south uphill through this parcel. Access west to Dry Creek is by way of 25' access easements across adjacent parcels.

Known Encumbrances:

none

Identified Easements:

A 50' wide road right-of-way (ADL 411730) abuts this parcel on the east boundary, connecting with another 50' wide road which meanders west and south across this parcel. This road locally named Hill Top Road continues south across F33017 and connects with a series of trails to the south.

A utility right-of-way (ADL 413993) of 30 feet runs horizontally from Dry Creek to the Parks Highway cutting through the top of this parcel, overlapping the the 50' road right of way and extending to the Parks Highway.

A 25' public access easement will be required along all interior boundaries of this parcel.

Comments:

The Dry Creek Slough flows north from the southwest corner of Section 24 through the northeast corner of Section 13, passing through the east half of parcels F33016 and F33017, to connect up with Dry Creek and subsequently with the Nenana River. A fifty foot road right-of-way roughly follows the path of the slough across F33016 and F33017 and connects another 50' right-of way leading to the Parks Highway.

In 1982 this parcel was broken up and leased as four different remote staking parcels (407845, 407846, 407829 and 407803). The remote staking requirements were never completed and the cases have all been closed.

Local Zoning:

Existing Use(s): Vacant

Northern Region

Parcel Number: F33017

MTR: F012S008W

Acres: 114

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway. The parcel is a large irregular shaped polygon. It borders almost the entire length of the western section line of Section 24 and takes up a good portion of the northeastern 1/4 of Section 24. It sits in the middle of a designated remote staking area. It is surrounded to the east by several state patented remote staking parcels. The terrain is rolling and supports mixed vegetation. Dry Creek Slough, a tributary of Dry Creek, flows northeast through the eastern half of the parcel.

Access:

Access to this parcel is by way of required 25 foot public access easements across adjacent properties, required 50 foot section line easement or 50 foot right-of-way passing through the eastern portion of the parcel and also parcel F33016 eventually connecting to the Parks Highway.

Known Encumbrances:

none

Identified Easements:

A 50' wide road meanders northeast across this parcel and F33016 to connect with another 50' right-of-way running east to the Parks Highway. This road, locally named Hill Top Road, continues connects with a series of trails south of this parcel.

A 25' public access easement will be required along all interior boundaries of this parcel. A 50 foot section line public access easement will be required along the western boundary line of this parcel.

Comments:

Dry Creek Slough flows north from the southwest corner of Section 24 through the northeast corner of Section 13, passing through the east half of this parcel and F33016, to connect up with Dry Creek and subsequently with the Nenana River. A public access right-of-way (ADL 403027) called Hill Top Road or Hill Top Lane. Roughly parallels the slough. This right-of-way continues through parcel F33016 and connects to another 50 foot right of way abutting the eastern boundary of F33016 which continues directly east to the Parks Highway.

This is an unstaked and unsurveyed parcel in a remote staking area.

Local Zoning:

Existing Use(s): Vacant

Northern Region

Parcel Number: F33018

MTR: F012S008W

Acres: 4

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and a few yards west of the Parks Highway. It is a small unsurveyed remote parcel. It sits almost in the middle of the NE1/4 of Section 24, a designated remote staking area and is surrounded on all sides by several state patented remote staking parcels. The terrain is rolling and supports mixed vegetation.

Access:

Access to this parcel is by way of the required 25 foot public access easements across adjacent parcels.

Known Encumbrances:

none

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel.

Comments:

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33019

MTR: F012S008W

Acres: 7.9

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

**General
Description:**

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and a short distance west of the Parks Highway. It is a small rectangular parcel located in the southwest 1/4 of Section 24 in a designated remote staking area. The western boundary of the parcel abuts a 50 foot right-of-way. The other three sides abut patented remote parcels. The terrain is rolling and supports mixed vegetation.

Access:

Access to this parcel is by way of the 25' required access easements across other parcels.

**Known
Encumbrances:**

none

**Identified
Easements:**

A 25' public access easement will be required along all interior boundaries of this parcel.

Comments:

The parcel is a previously staked remote parcel (ADL 407811), but the case file was closed before it was surveyed. Records are unclear whether this parcel abuts Hill Top Road or whether Hill Top Road lies further west.

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33020

MTR: F012S008W

Acres: 44

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway. The parcel is a large 'L' shaped polygon in a designated remote staking area. The southern boundary line of the parcel is a portion of the southern section line of Section 24. It is surrounded on all sides by state patented remote staking parcels. The terrain is level and supports mixed vegetation.

Access:

Access to this parcel is by way of required 25 foot public access easements across adjacent parcels.

Known Encumbrances:

none

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel.

A 50 foot section line public access easement will be required along the southern boundary line of this parcel.

Comments:

Portions of this parcel were staked previously (ADL 407867 and ADL 407820), but the files were closed before the surveys were conducted.

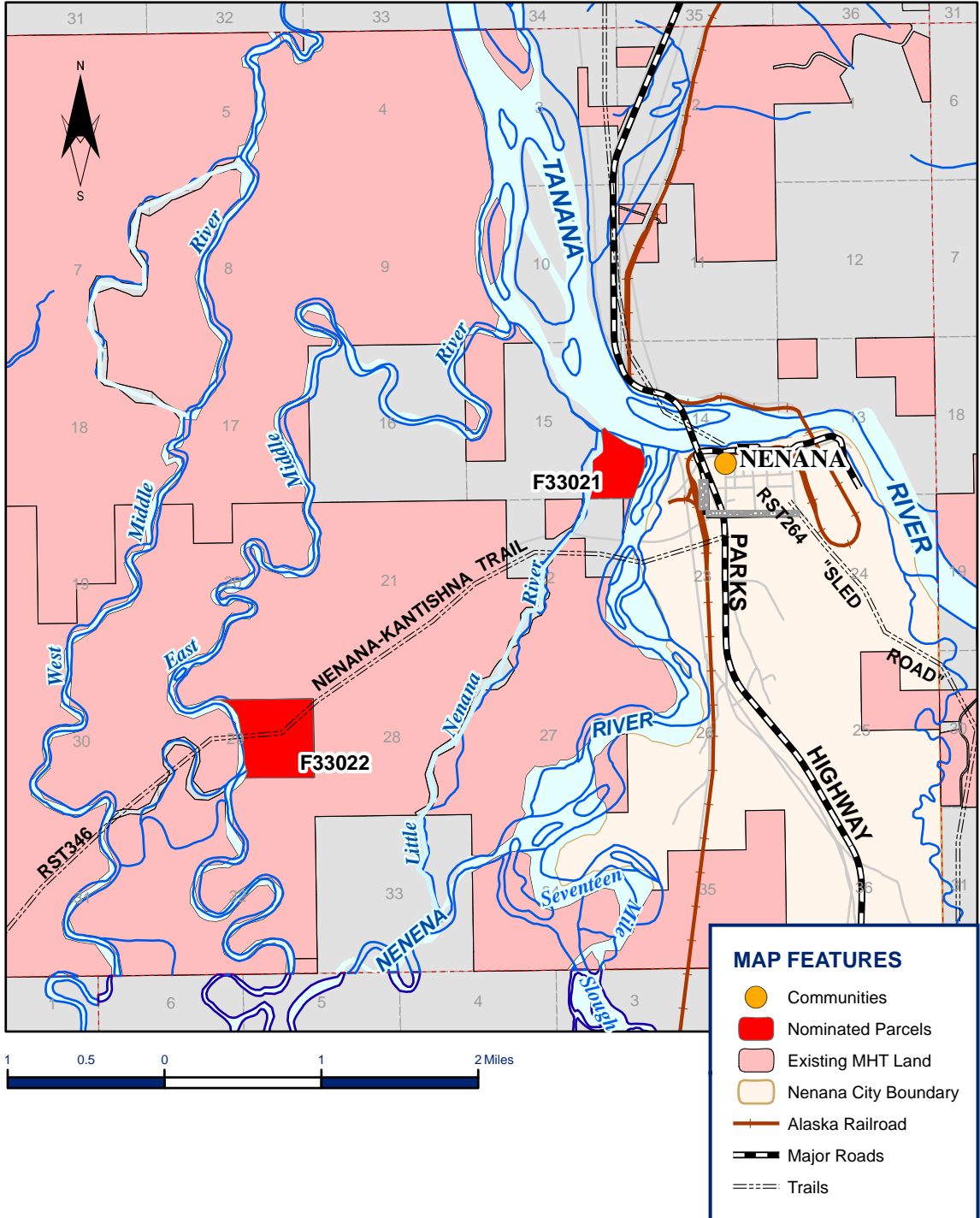
Local Zoning:

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Nenana - F33021 and F33022

FM T4S R8W



Northern Region

Parcel Number: F33021

MTR: F004S008W

Acres: 73.97

Location: Nenana

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 3T3

Classification: Settlement

MCO: None

Acquisition Authority: ESC 19

General Description:

This parcel lies in the Tanana River Basin and is surrounded on three sides by rivers. It is bordered on the north by the Tanana River, on the east by the Nenana River and on the west by the Little Nenana River. The Parks Highway and the Nenana Townsite are about a half mile to the east. The terrain is level, sloping gently down to the Tanana River. The parcel supports willow, alder and other arctic vegetation.

Access:

This parcel has access by way of the section line easement on the southern boundary. There is also water access on three sides.

Known Encumbrances:

possible structures

Identified Easements:

A 50 foot section line public access easement will be required along the section line on southern boundary of this parcel.

A 50 foot public access easement may be required 'along' the ordinary high water line of the three rivers surrounding this parcel.

Comments:

This parcel was part of a previous remote staking program. Current topo maps indicate that there are structures on the northern portion of the parcel. The City of Nenana is constructing a 500 foot right-of-way which abuts this parcel at the southwest corner. The right-of way begins at the banks of the Nenana River just south of this parcel, turns to parallel the section line of Section 15 and proceeds west to the Kantishna River (Permit Number ADL 409501). When completed, this right-of-way will provide access to Nenana by road.

Local Zoning:

N/A

Existing Use(s):

vacant

Northern Region

Parcel Number: F33022

MTR: F004S008W

Acres: 146.46

Location: Nenana

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number :

Unit: 3T3

Classification: Settlement

MCO: none

Acquisition Authority: FCL 15

General Description:

This parcel lies in the Tanana River Basin about three miles from the Tanana River and the Parks Highway at Nenana. It is bordered on the west by East Middle River and is surrounded on the remaining three sides by Mental Health Trust Land. The terrain is level and partially wooded with a mixture of vegetation. The Nenana-Kantishna Trail enters this parcel on the northeast corner and crosses through it east to west, proceeding south and west to Kantishna.

Access:

Access is by way of the RST 346, the Nenana-Kantishna Trail, which crosses the northwest corner of the parcel. There is water access by way of East Middle River.

Known Encumbrances:

none

Identified Easements:

An RS 2477 trail (RST 346, Nenana-Kantishna Trail) passes through this parcel.

Comments:

This parcel was part of a previous remote staking program. Current topo maps show structures near the river in the western portion of the parcel. The Nenana-Kantishna Trail (RST 346) is an established historical trail which begins at Nenana and proceeds south and west to Kantishna. The trail is listed in the Tanana Basin Area Plan as a trail of regional significance. The trail corridor through this parcel consists of 13 acres and is designated to remain in public ownership.

Further research into states ownership of this tract is required; this will be finalized in the FFD.

Local Zoning:

N/A

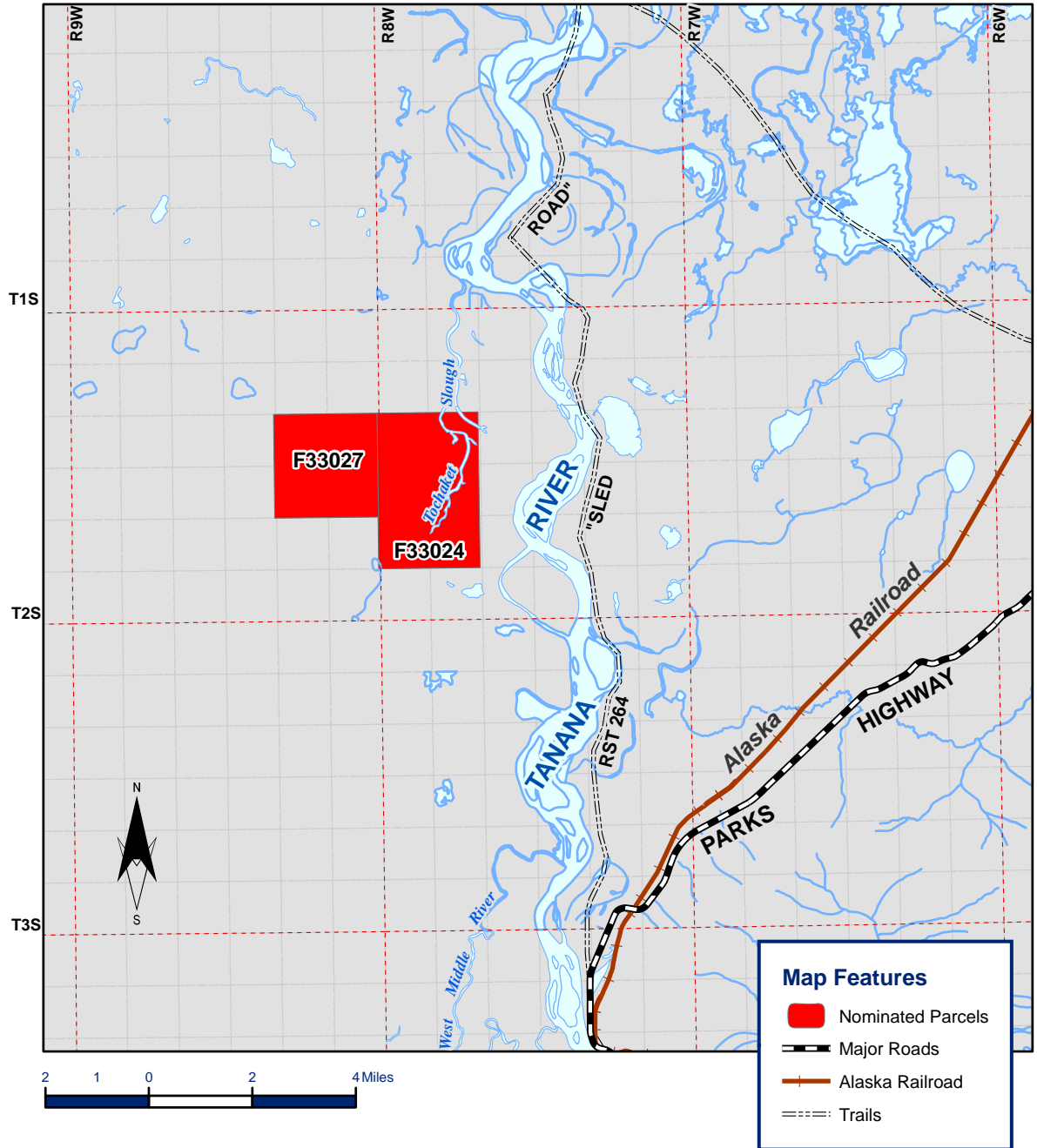
Existing Use(s):

none

MHT NOMINATED REPLACEMENT LAND

Nenana - F33024 and F33027

FM T2S R8W and T2S R9W



Northern Region

Parcel Number: F33024

MTR: F002S008W

Acres: 3,840

Location: Nenana Block - State Selected

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC-80-002

Unit: 3R1 and 3U1

Classification: Agriculture and Wildlife Habitat

MCO: Open to mineral entry.

Acquisition Authority: State Selected

General Description:

The parcel lies within the Tanana River Basin, west of the Tanana River. The Totchaket Slough meanders north through the east half of the parcel (Sections 29, 20 and 17) flowing into the Tanana River. The terrain is level and wooded in the south and west portions of the parcel. Approaching the Slough, the terrain becomes marshy and contains some wetlands.

Access:

Access to this area is only by plane or riverboat.

Known Encumbrances:

None

Identified Easements:

A 50 foot section line public access easement will be required on either side of all section lines. A 50 foot public access easement will be required 'along' the ordinary high water line on either side of the Tochaket Slough.

Comments:

Historically, this area has been intensively used for subsistence activities. There are several Native allotments along the Tanana River and the Tochaket Slough and there appears to be at least one Native allotment on this parcel in Section 17.

This parcel is state selected, but not yet in state ownership. The Tanana Basin Area Plan designates the Tochaket Slough area (portion of parcel in T2s R8w) as Wildlife Habitat. A portion of this parcel is in Subunit 3R1. The management intent of Subunit 3R1 is to preserve this area for agricultural potential. This parcel is considered by the Division of Agriculture to be important for agriculture only. Only the mineral estate is to be conveyed.

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33027

MTR: F002S009W

Acres: 320

Location: Nenana Block, state land

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 3R1

Classification: Agriculture

MCO:

Acquisition Authority: GS 1059

General Description: This parcel lies in the Tanana River Basin about three miles west of the Tanana River and about nine miles north of Nenana. The parcel borders the Minto Flats State Game Refuge to the north. The terrain is level and wooded and contains several small lakes and ponds.

Access: None

Known Encumbrances: None

Identified Easements: A 50 foot section line public access easement will be required on either side of all section lines.

Comments: Historically, this area has been intensively used for subsistence activities.

This parcel has been TA'd to the state, but a patent has not yet been issued. The management intent for this area as stated in the Tanana Basin Area Plan is to preserve it for future agricultural development. This parcel is considered by the Division of Agriculture to be important for agricultural purposes only. Only the mineral estate is to be conveyed.

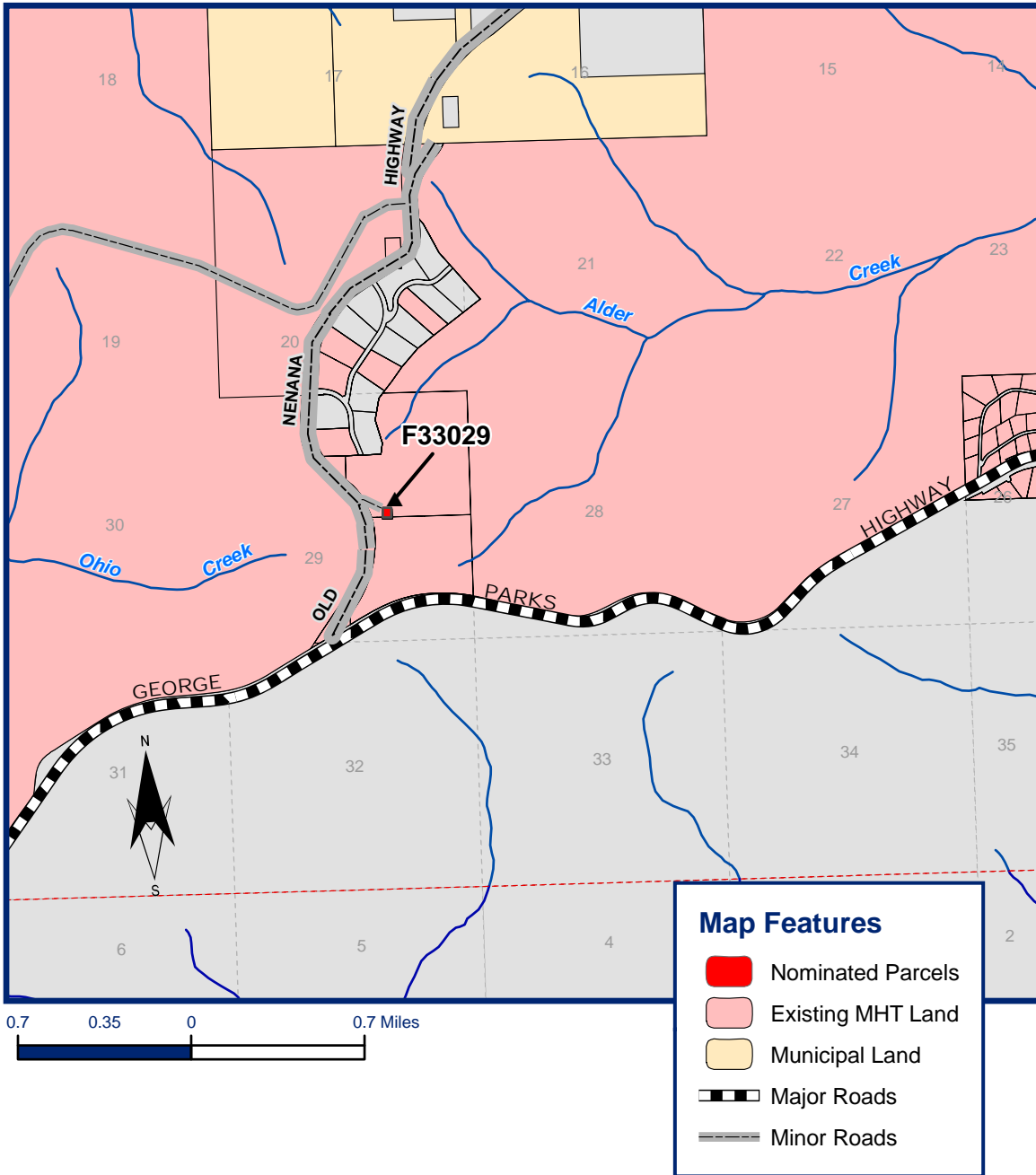
Local Zoning:

Existing Use(s): none

MHT NOMINATED REPLACEMENT LAND

Alder Creek - F33029

FM T1S R3W, Section 29



Northern Region

Parcel Number: F33029

MTR: F00SS003W

Acres: 1

Location: Alder Creek

Community: Ester

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 1D1a

Classification: Settlement

MCO: Open to mineral entry.

Acquisition Authority: GS 36

**General
Description:**

This parcel is located in the northern foothills of the Alaska Range. It sits on a flat area at the top of a mountain "hill 1688" at about 1600 foot elevation. The terrain drops off steeply on all sides but especially to the northeast, dropping down to Alder Creek drainage. The Alder Creek Subdivision lies about a quarter of a mile to the north. Both this parcel and the subdivision are surrounded on all sides by larger tracts of Mental Health Trust land. The George Parks Highway borders Trust land a half mile south of this parcel. The Old Nenana Highway passes through Trust land within few hundred feet of this parcel to connect with the Parks Highway.

Access:

A dedicated right-of-way and utility easement (ADL 59843), 100 foot wide and 1020 feet long, connecting this parcel to the Old Nenana Highway.

**Known
Encumbrances:**

none

**Identified
Easements:**

none

Comments:

This is a one acre parcel which lies almost in the middle of Section 29. It was previously leased to AT&T as a communications site (ADL 410135). Survey of the property (ASLS 84-164) shows structures on the site including a 60 foot tower enclosed within a cyclone fence. A dedicated right-of-way and utility easement (ADL 59843), 100 foot wide and 1020 feet long, was constructed to connect this parcel to the Old Nenana Highway. ADL 59843 is now closed and unused.

Local Zoning:

Existing Use(s): Unused at this time.