

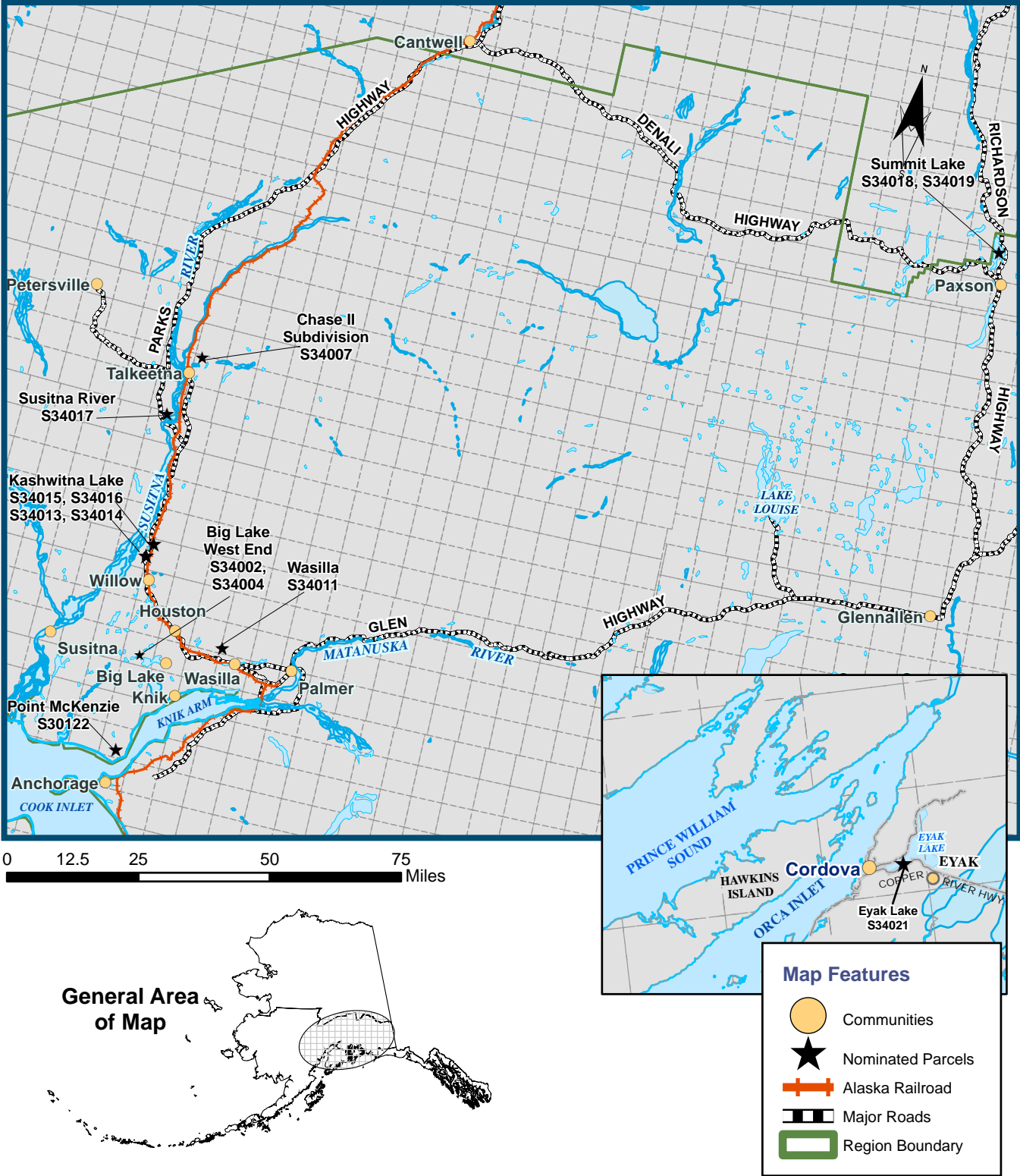
**APPENDIX B**  
**SOUTHCENTRAL REGION**

Preliminary Finding and Decision

December 2005

# SOUTHCENTRAL REGION AREA MAP

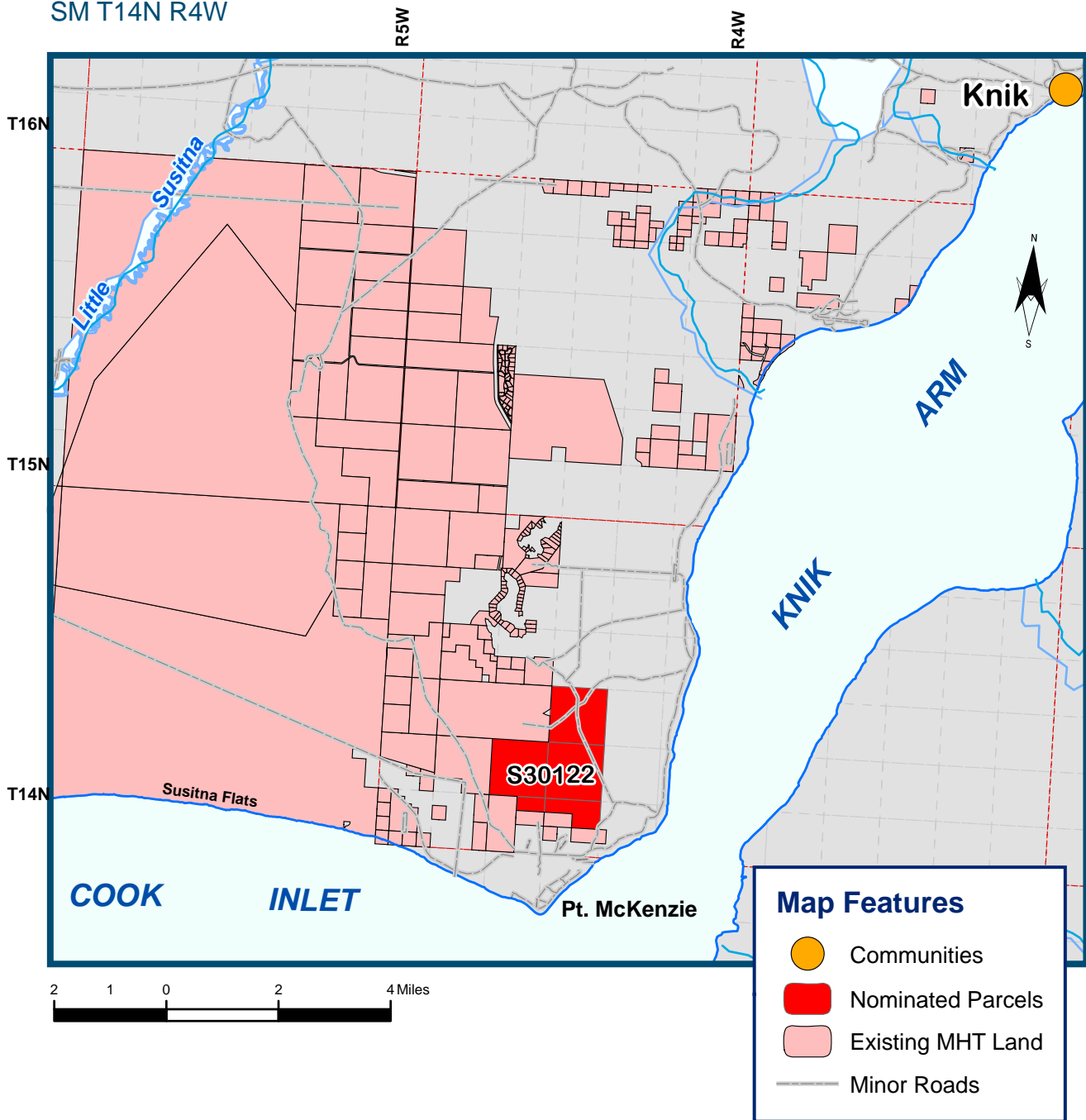
## Mental Health Trust Nominated Replacement Land



# MHT NOMINATED REPLACEMENT LAND

## Point McKenzie - S30122

SM T14N R4W



## *Southcentral Region*

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**Parcel Number:** S30122

**MTR:** S014N004W

**Acres:** 2235.9

**Location:** Point McKenzie

**Community:** Knik

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC 81-048

**Unit:** Point MacKenzie

**Classification:** Agriculture

**MCO:** none

**Acquisition Authority:** GS 863

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**General Description:** This selection is of the Hydrocarbon Mineral Estate only.

**Access:**

**Known Encumbrances:** Public easement (ADL 32384)

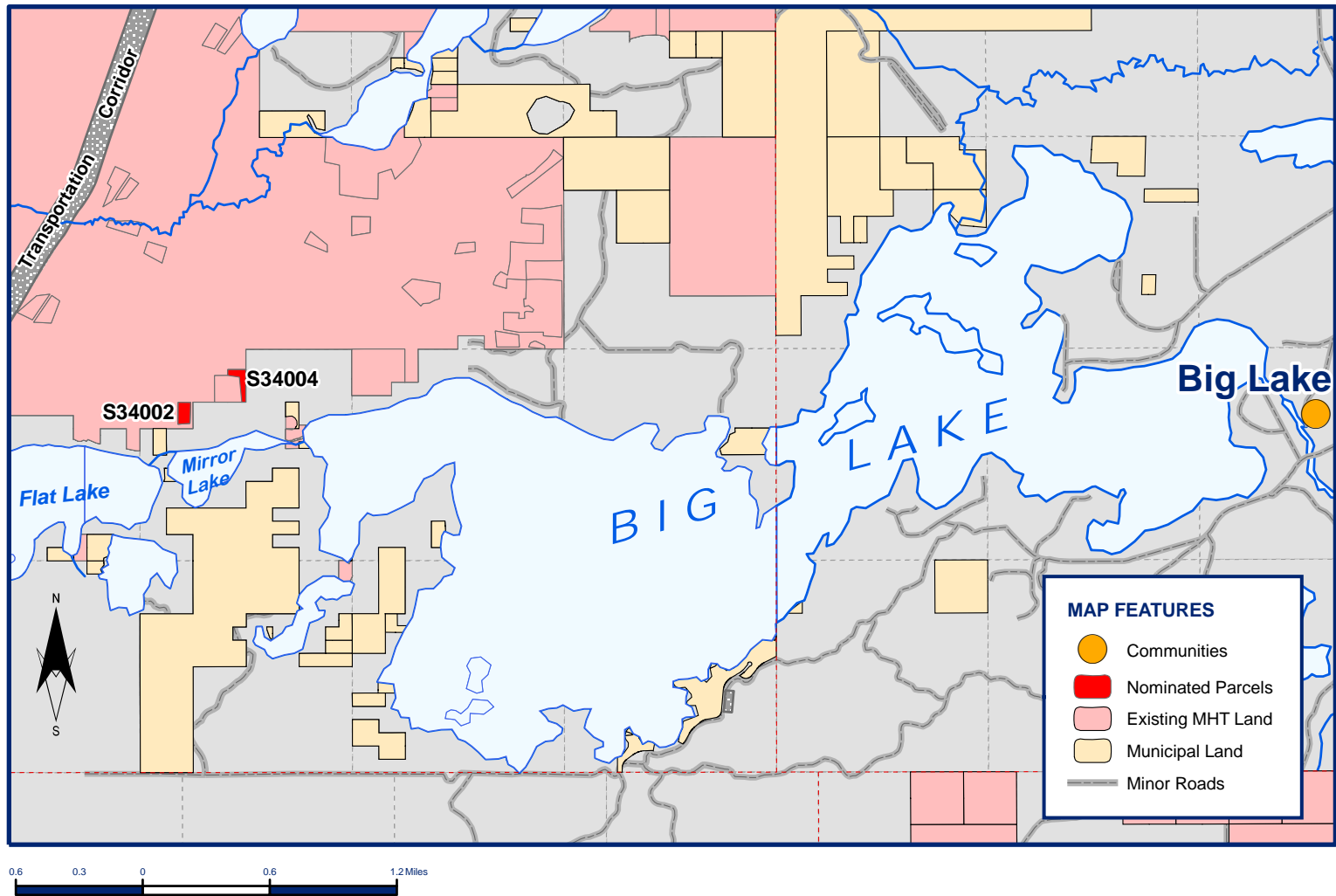
**Identified Easements:**

**Comments:**

**Local Zoning:** The Matanuska-Susitna Borough has no specific regulations for this parcel.

**Existing Use(s):** N/A

# Big Lake West End Lots - S34002 and S34004



## *Southcentral Region*

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**Parcel Number:** S34002

**MTR:** S017N004W

**Acres:** 3.69

**Location:** Big Lake West End Lots

**Community:** Big Lake

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC 81-048

**Unit:** Pear Lake -12b

**Classification:** Settlement

**MCO:** MCO 195

**Acquisition Authority:** GS 1264

---

**General Description:**

This parcel is contained totally within a larger tract already conveyed to the Mental Health Trust. The parcel is a tract of approximately four acres, lying immediately north of Mirror Lake in the Big Lake area. The lot is wooded with black spruce and birch, but is somewhat marshy. The terrain gets increasingly wetter to the south. Private land abuts Mental Health land to the south.

**Access:**

Access is by way of 25' public access easements across adjacent lots.

**Known**

**Encumbrances:** none

**Identified**

**Easements:**

A 25 foot public access easement is required on all four sides.

**Comments:**

This parcel will infill existing Mental Health Trust land.

There is a DOT Transportation Corridor to the west of this parcel (ADL 20838) crossing Mental Health Trust Land.

**Local Zoning:**

No specific Mat-Su Borough regulations apply to this parcel.

**Existing Use(s):**

vacant

## *Southcentral Region*

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**Parcel Number:** S34004

**MTR:** S017N004W

**Acres:** 3.69

**Location:** Big Lake West End Lots

**Community:** Big Lake

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC 81-048

**Unit:** Pear Lake -12b

**Classification:** Settlement

**MCO:** MCO 197

**Acquisition Authority:**

---

**General  
Description:**

This parcel is adjacent on the north to Mental Health Trust land. It is a tract of approximately five acres, lying immediately north of Mirror Lake in the Big Lake area. The lot is wooded with black spruce and birch, but is somewhat marshy. The terrain gets increasingly wetter to the south. Private land abuts Mental Health land to the south.

**Access:**

Access is by way of public access easements across adjacent lots.

**Known**

**Encumbrances:** none

**Identified**

**Easements:**

A 25 foot public access easement is required on all five sides.

**Comments:**

This parcel will infill existing Mental Health Trust land.

There is a DOT Transportation Corridor to the west of this parcel (ADL 20838) crossing Mental Health Trust Land.

**Local Zoning:**

No specific Mat-Su Borough regulations apply to this parcel.

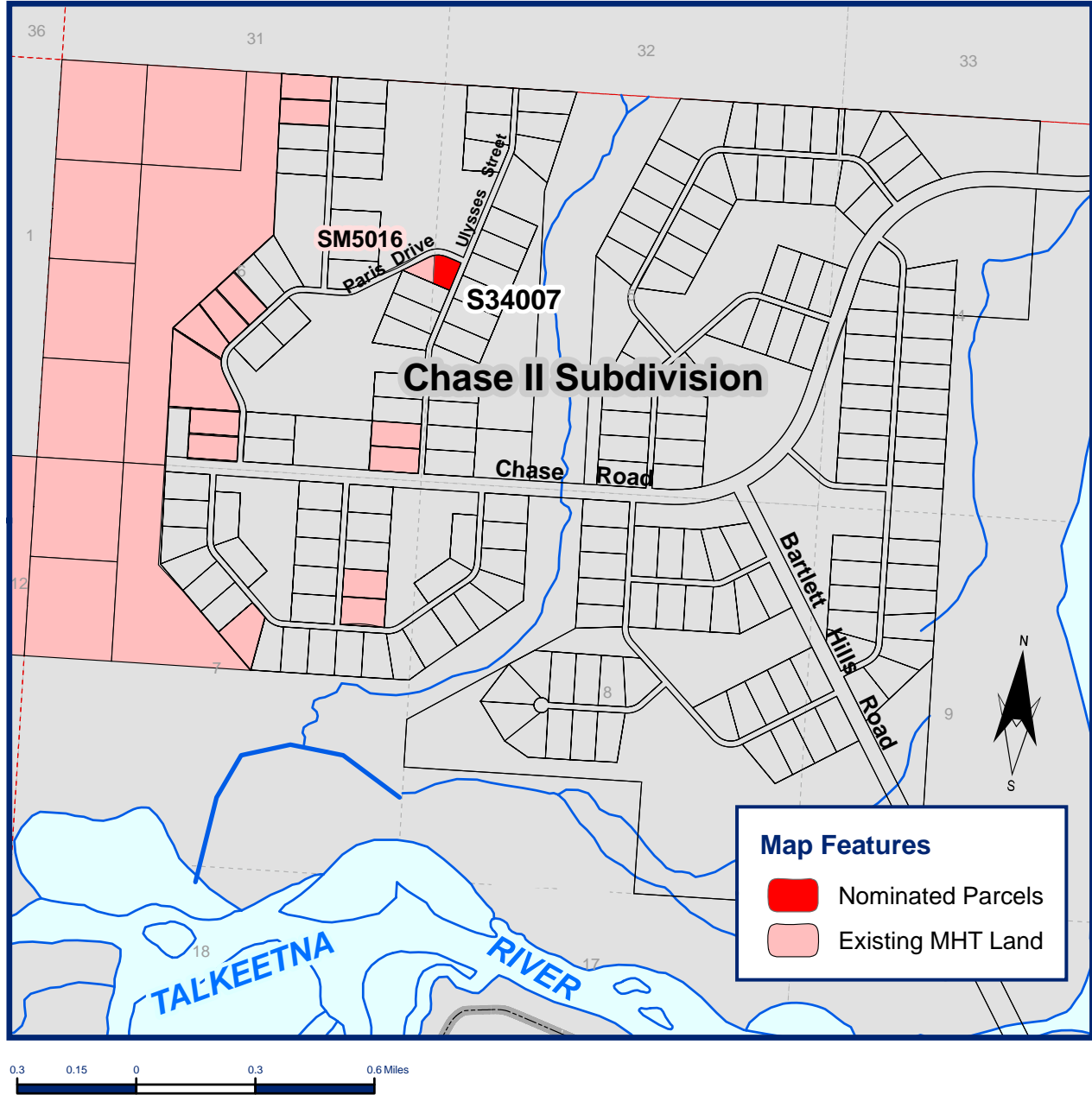
**Existing Use(s):**

Vacant

# MHT NOMINATED REPLACEMENT LAND

## Chase II Subdivision - S34007

SM T26N R4W, Section 5





## *Southcentral Region*

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**Parcel Number:** S34007

**MTR:** S026N004W

**Acres:** 2.701

**Location:** Chase II Subdivision

**Community:** Talkeetna

**Area Plan:** Susitna Area Plan

**Classification Number :** SC-86-005

**Unit:** Chase II Sub - Unit 5a

**Classification:** Settlement

**MCO:** MCO 171

**Acquisition Authority:** GS 353

---

**General  
Description:**

This parcel is a portion of a lot (Lot 4, Block 19, ASLS 790149) which is divided by the section line between Sections 5 and 6. The portion of Lot 4 in Section 6 has already been conveyed to the Mental Health Trust. The parcel is part of platted Chase II Subdivision about four miles north of Talkeetna in the small community of Chase. The terrain is level and wooded. This subdivision is located north of the river in the Talkeetna River corridor. The river corridor remains in public ownership for public use and recreation. The parcel is a corner lot at the junction of Paris Drive and Ulysses Street. To the north of the parcel is a large state owned tract to be retained as a common area.

**Access:**

Platted subdivision streets connect with Chase Road and then to a state right-of-way. Public access is retained to the Talkeetna River Corridor.

**Known**

**Encumbrances:** none

**Identified**

**Easements:** A thirty foot utility easement runs along the north and west property lines.

**Comments:**

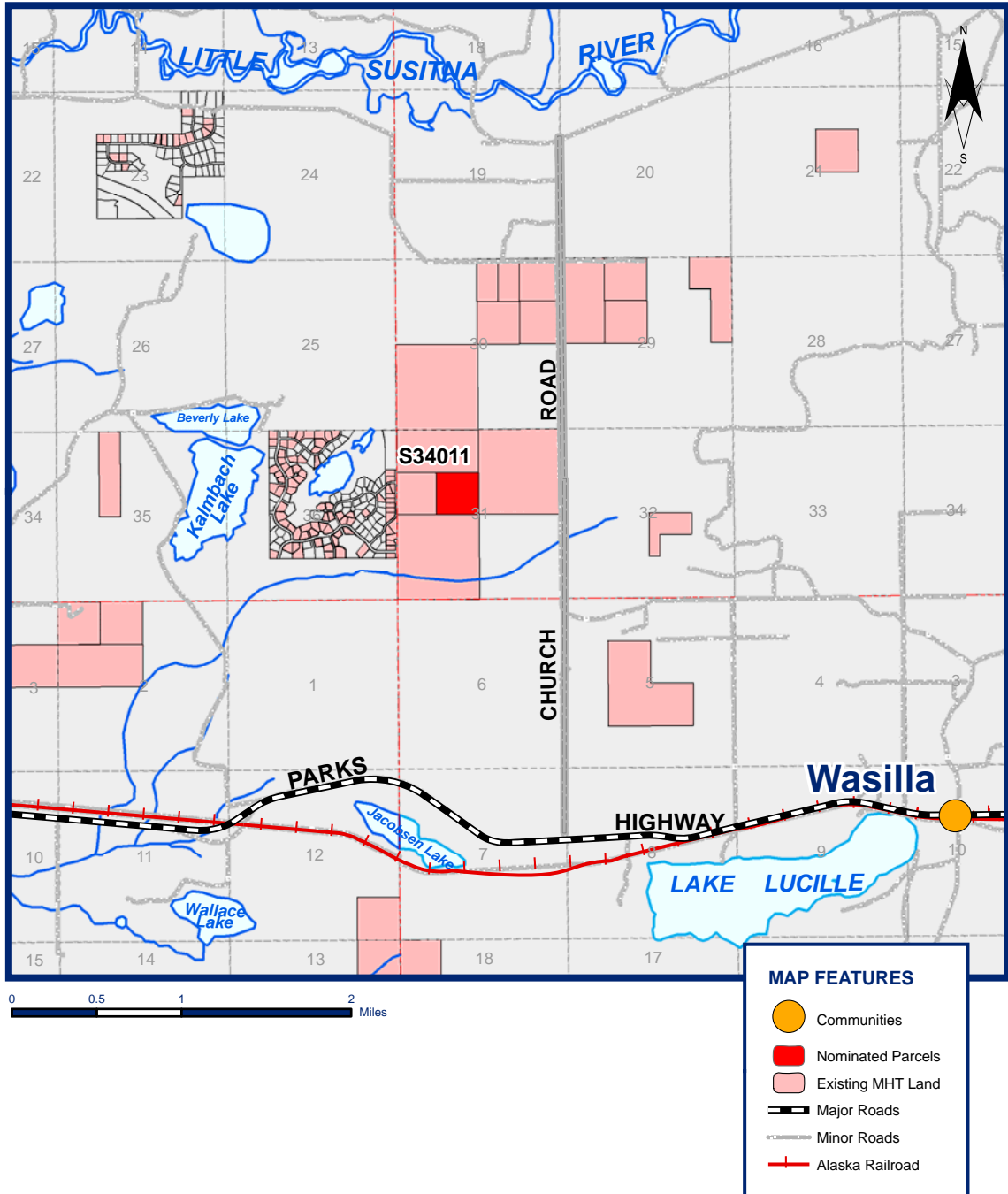
**Local Zoning:** Matanuska-Susitna Borough regulations apply.

**Existing Use(s):** vacant

# MHT NOMINATED REPLACEMENT LAND

## Wasilla - S34011

SM T18N R1W, Section 31



## *Southcentral Region*

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**Parcel Number:** S34011

**MTR:** S018N001W

**Acres:** 40

**Location:** Wasilla

**Community:** Wasilla

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC-80-020, SC 81-048

**Unit:** Wasilla

**Classification:** Settlement

**MCO:** MCO 239

**Acquisition Authority:** 1220828 Univ 32, OSL

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**General Description:** This parcel is located in the Matanuska Valley about three miles north of the Parks Highway and five miles from Wasilla. The terrain is rolling and drops fairly sharply at the southern end to a wetland area. Trust land surrounds this parcel.

**Access:** Access is by way of a 60 foot access easement (ADL 221698); see 'Identified Easements'.

**Known Encumbrances:** none

**Identified Easements:** An easement, intended to provide access to landlocked state land with state leases 'floats' within Section 3 (ADL 221598). The exact location is yet to be determined.

A 25 foot public access easement is required on all exterior boundaries of this parcel.

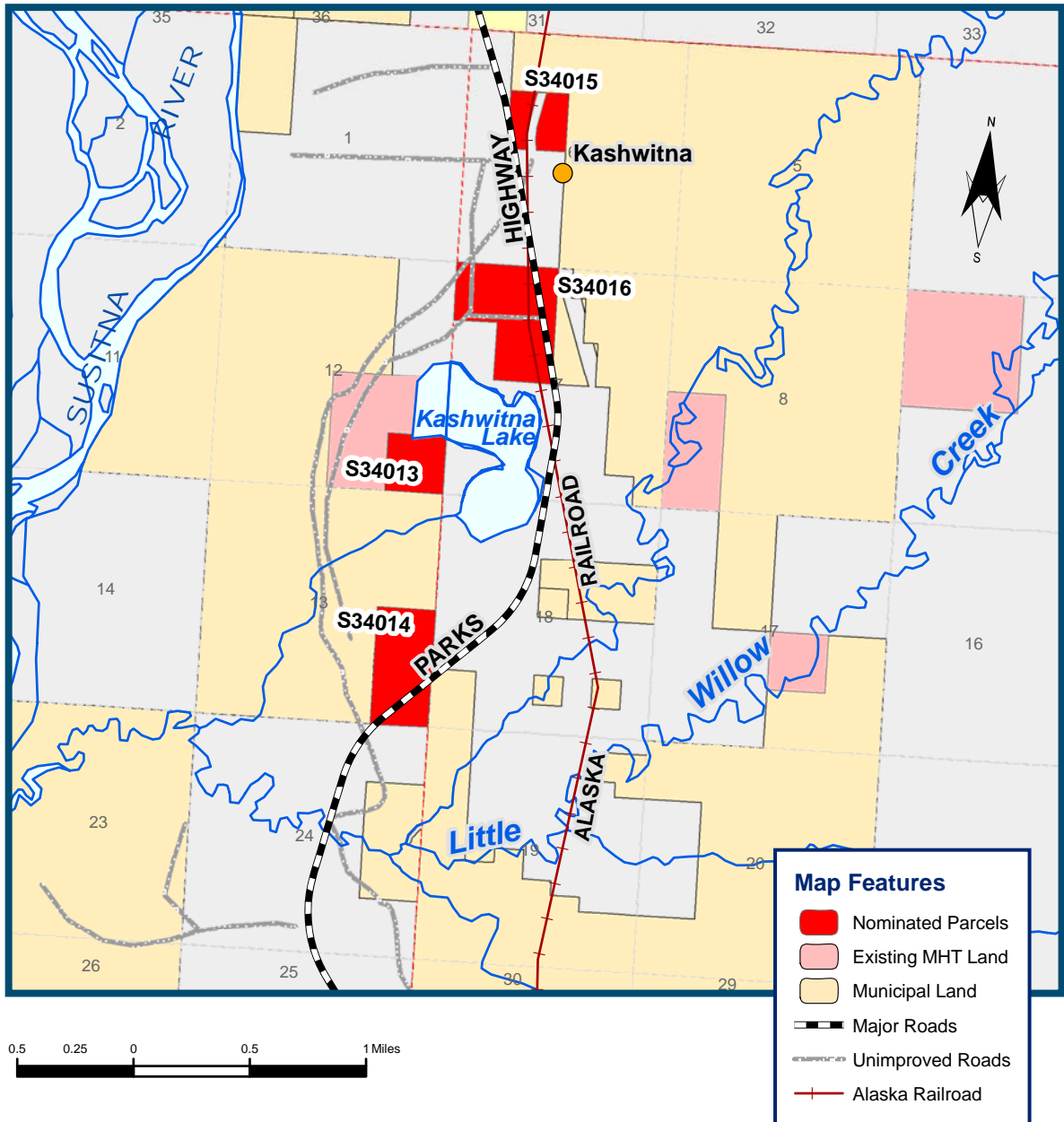
**Comments:** This parcel provides an infill to existing Trust land.

**Local Zoning:** Matanuska-Susitna Borough regulations apply.

**Existing Use(s):** vacant

# MHT NOMINATED REPLACEMENT LAND

## Kashwitna Lake - S34013, 14, 15 and 16



## *Southcentral Region*

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**Parcel Number:** S34013

**MTR:** S020N005W

**Acres:** 36.08

**Location:** Kashwitna Lake

**Community:** Willow

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC-82-021

**Unit:** Rogers Creek

**Classification:** Unclassified

**MCO:** none

**Acquisition Authority:** CG 99

---

**General  
Description:**

This parcel lies in the Susitna River Basin approximately five miles north of Willow and just west of the George Parks Highway. Part of the northern boundary line of this parcel follows the shoreline of Kashwitna Lake. Mental Health Trust land abuts this parcel on the north and west. Private property abuts this parcel to the south and east. The terrain is level and wooded.

**Access:**

There is no direct road access to this parcel although it lies only a short distance from the Parks Highway. Boat access is possible from Kashwitna Lake.

**Known**

**Encumbrances:**

Shallow Gas Lease (ADL 389310) expires May 2006.

**Identified**

**Easements:**

All section lines are subject to a 50 a foot public easement reservation under AS 19.10.01. The parcel is subject to a 50 foot public access easement 'along' the mean high water line of Kashwitna Lake.

**Comments:**

This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates this Unit (Rogers Creek) for settlement and recreation.

This parcel was not in state ownership at the time of adoption of the area plan and is unclassified. The surrounding area is classified for Public Recreation and Wildlife Habitat.

**Local Zoning:**

Matanuska-Susitna Borough regulations apply.

**Existing Use(s):**

vacant

## *Southcentral Region*

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**Parcel Number:** S34014

**MTR:** S020N005W

**Acres:** 80

**Location:** Kashwitna Lake

**Community:** Willow

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC-82-021

**Unit:** Rogers Creek

**Classification:** Unclassified

**MCO:** None

**Acquisition Authority:** CG 99

---

**General  
Description:**

This parcel lies in the Susitna River basin just north of Kashwitna Lake and south of the community of Kashwitna, along the Parks Highway. The terrain is level and wooded. The parcel is bordered on the north and west by agricultural land owned by the Mat-Su Borough. Property to the east is private land leased for agricultural purposes. The Parks Highway right-of-way takes a diagonal slice across the southern half of the parcel beginning at the southwest corner. A 60' dirt road runs horizontally across the southern half of this parcel from the parks highway to the Municipal property abutting the western boundary.

**Access:**

The Parks Highway cuts through the southeast corner of this parcel.

**Known**

**Encumbrances:**

A Shallow Gas Lease (ADL 389310) was issued, expiring May 2006.

**Identified**

**Easements:**

Right-of Way permit (ADL 58667) has been issued for construction of a 60' wide road across the southern half of this parcel.

All section lines are subject to a 50 a foot public easement reservation under AS 19.10.01.

**Comments:**

This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates the Rogers Creek Unit for settlement and recreation. Right-of-way permit ADL 58667 is for improvement of a 60' wide dirt road connecting the Municipal property abutting this parcel on the west to the Parks Highway.

**Local Zoning:**

Matanuska-Susitna Borough regulations apply.

**Existing Use(s):**

Access to adjacent municipal property.

## *Southcentral Region*

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**Parcel Number:** S34015

**MTR:** S020N004W

**Acres:** 33.9

**Location:** Kashwitna Lake

**Community:** Willow

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC-82-021

**Unit:** Rogers Creek

**Classification:** Unclassified

**MCO:** None

**Acquisition Authority:** GS 238

---

**General  
Description:**

This parcel lies in the Susitna River drainage about 1/2 mile south of Kashwitna and north of Kashwitna Lake. Land owned by the Alaska Railroad creates a 250 foot wide separation between lots 8 and 9. The terrain is level and wooded. Lot 8 abuts railroad property to the east and the Parks Highway on its southwest corner. There is a gravel pit just north of Lot 8 and a dirt road follows its north property line appearing to connect to Lot 9. Lot 9 abuts railroad property to the west. Conveyed Municipal Entitlement property (ADL 25950) borders Lot 8 on the north and Lot 9 on the north and east. State land borders both lots on the south and private land borders Lot 8 on the west.

**Access:**

Lot 8 abuts the Parks Highway in the southwest corner. Aerial photos show a private dirt road which passes along the northern lot line of Lot 8 and ends at Lot 9.

**Known**

**Encumbrances:** none

**Identified**

**Easements:**

Alaska Railroad property (USS 9031) passes through this parcel, making a 250 foot separation between lots 8 and 9.

**Comments:**

This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates the Rogers Creek Unit for settlement and recreation.

**Local Zoning:**

Matanuska-Susitna regulations apply.

**Existing Use(s):**

vacant

## *Southcentral Region*

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**Parcel Number:** S34016

**MTR:** S020N004W

**Acres:** 109

**Location:** Kashwitna Lake

**Community:** Willow

**Area Plan:** Willow Sub-Basin AP

**Classification Number :** SC-82-021

**Unit:** Rogers Creek

**Classification:** Unclassified

**MCO:** None

**Acquisition Authority:** GS 238

---

**General  
Description:**

This is a large parcel lying close to the north shore of Kashwitna Lake about a mile south of Kashwitna on the Parks Highway. The terrain is level and wooded. The southern boundary of the parcel abuts a dirt road that follows the north shoreline of Kashwitna Lake. The Parks Highway crosses the eastern part of the parcel, starting at the southeast corner and running diagonally north.

**Access:**

Road access is by way of the Parks Highway. A dirt road that abuts the south property line provides access to Kashwitna Lake.

**Known  
Encumbrances:**

none

**Identified  
Easements:**

All section lines are subject to a 50 a foot public easement reservation under AS 19.10.01.

**Comments:**

A rectangular water body shows up on aerial photos in the southeast corner of the parcel adjacent to the Parks Highway . It looks like man-made construction. This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates the Rogers Creek Unit for settlement and recreation.

**Local Zoning:**

Matanuska-Susitna Borough regulations apply.

**Existing Use(s):**

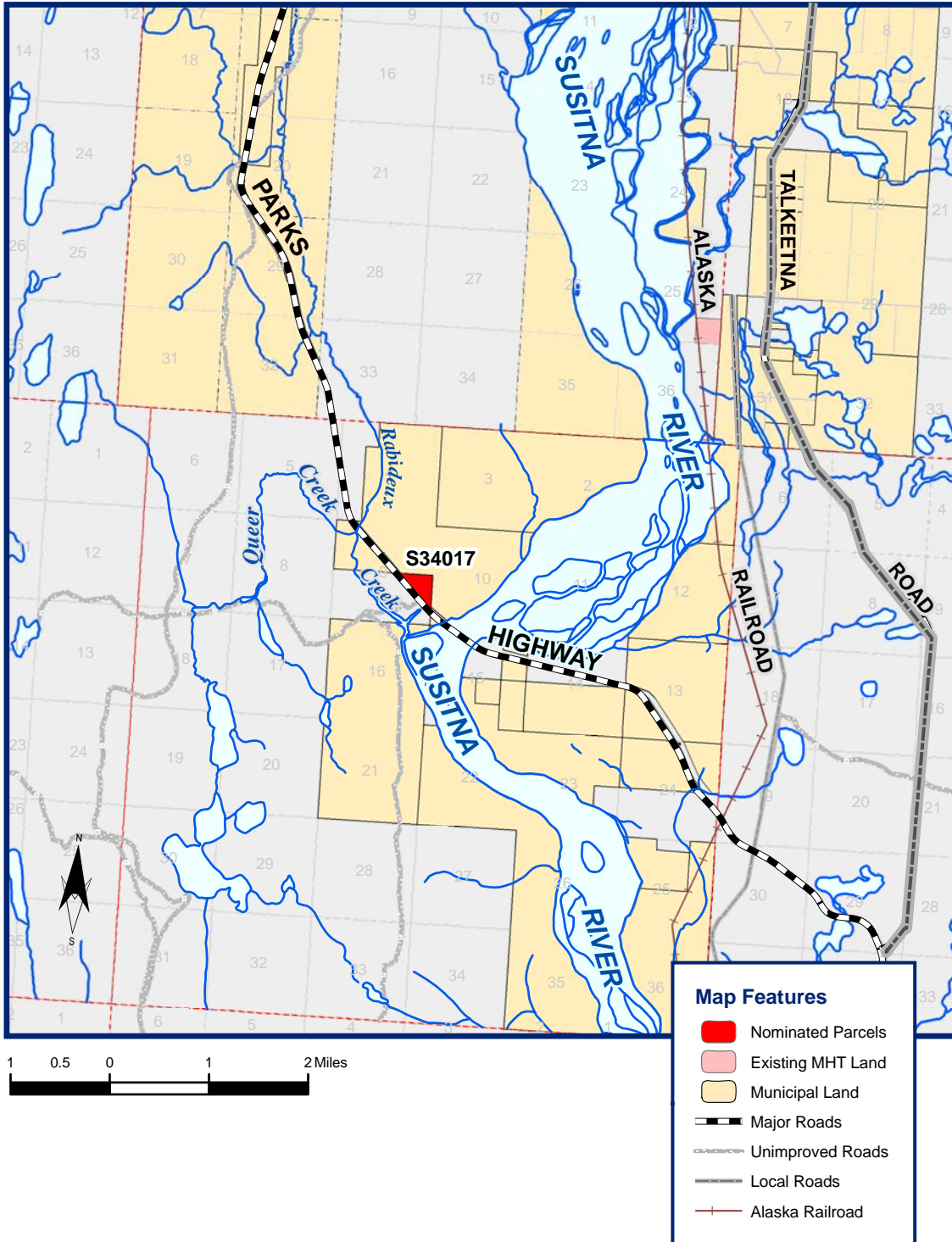
vacant



# MHT NOMINATED REPLACEMENT LAND

## Susitna River Valley - S34017

SM T24N R5W, Section 9



## *Southcentral Region*

---

**Parcel Number:** S34017

**MTR:** S024N005W

**Acres:** 41.25

**Location:** Susitna River Valley

**Community:** Talkeetna

**Area Plan:** Susitna Area Plan

**Classification Number :** SC-86-005

**Unit:** Region 2 - Susitna River  
Corridor

**Classification:** Recreation

**MCO:** None

**Acquisition Authority:** GS 172

---

**General  
Description:**

This parcel lies in the Susitna River drainage about ten miles south of Talkeetna. The parcel is a triangular shape with the base abutting the Parks Highway on the west. Conveyed Municipal Entitlement land (ADL 26063) surrounds the parcel on the other two sides. The terrain is level and forested.

**Access:**

There is access to the Parks Highway.

**Known  
Encumbrances:**

none

**Identified  
Easements:**

A 50 foot section line public access easement will be required along all section lines.

A partially constructed 100 foot wide gravel access easement (ADL 24747) extends 500 feet into this parcel.

**Comments:**

A permit (ADL 24747) was issued for construction or widening of a gravel access road extending 500 feet into this parcel. There is no indication that construction was completed or that permit has been closed. Records indicate that this road was intended to provide access to a way-side campsite with access to the Susitna River. Rabideaux Creek flows near or through the southern corner of this parcel and drains into the Susitna River a short distance from the parcel. The primary designation for this parcel in the Susitna Area Plan (1985) is public recreation.

**Local Zoning:**

Matanuska-Susitna Borough regulations apply.

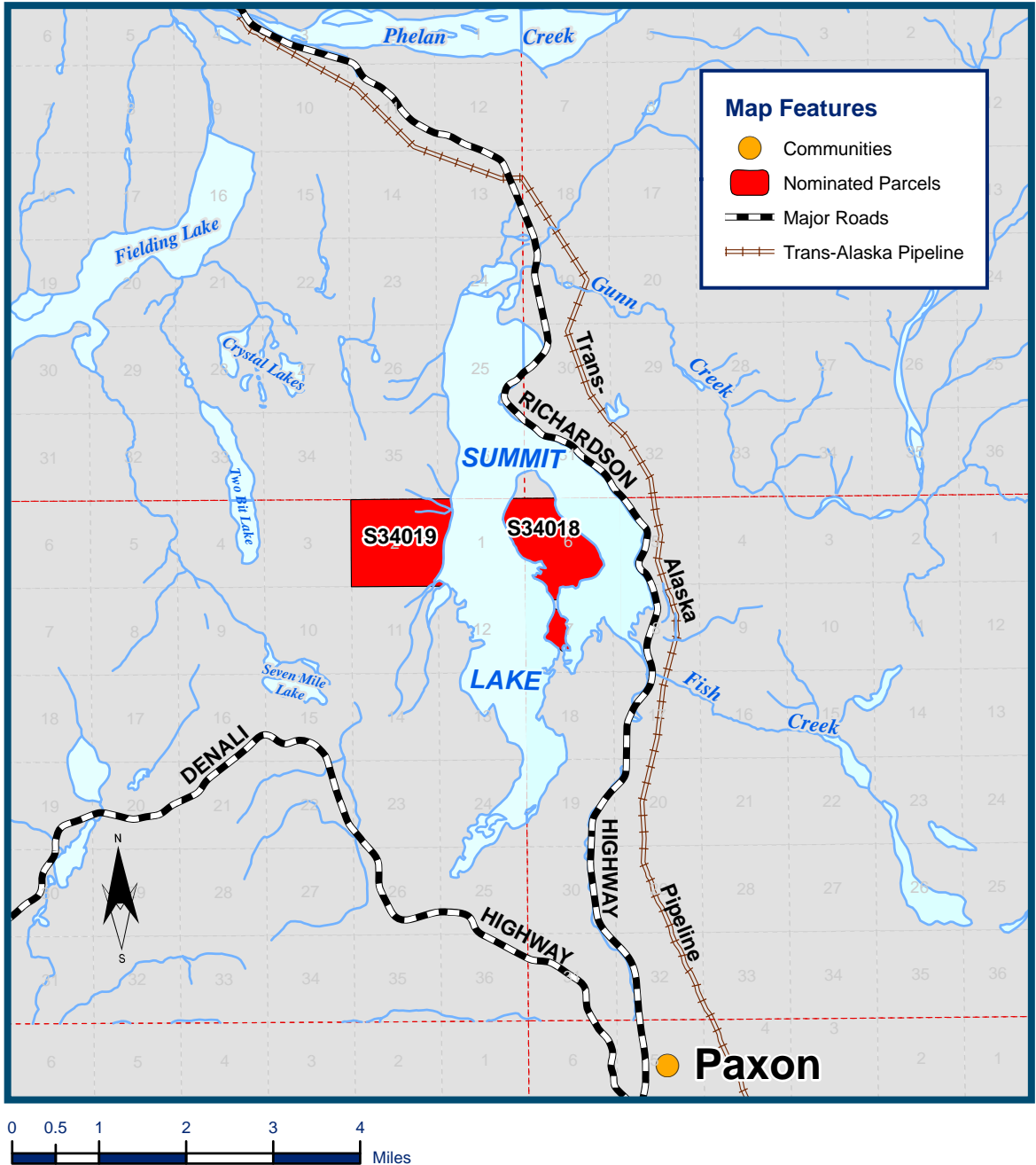
**Existing Use(s):**

none

# MHT NOMINATED REPLACEMENT LAND

## Summit Lake - S34018 and S34019

FM T21S R11E and 12E



## *Southcentral Region*

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**Parcel Number:** S34018

**MTR:** F021S012E

**Acres:** 581

**Location:** Summit Lake

**Community:** Fairbanks

**Area Plan:** Copper River Basin AP

**Classification Number :** SC-86-030

**Unit:** Unit 28

**Classification:** Public Recreation/Wildlife Habitat

**MCO:** Closed to Mineral entry.

**Acquisition Authority:** NFCG 4

---

**General  
Description:**

Summit Lake is a large body of water covering approximately 4,000 acres and sits at an elevation of about 3,000 feet. The lake is directly north of the Denali Highway and abuts the west side of the Richardson Highway for a distance of about six miles. Summit Lake is a major salmon spawning and rearing area. This parcel consists of approximately the southern three quarters of a large island and the entirety of a small island in the middle of Summit Lake. Status plats show the two islands being connected by a narrow spit of land at the waterline. The islands are relatively level and covered with arctic vegetation with few trees.

**Access:** Access by boat or floatplane.

**Known  
Encumbrances:** none

**Identified  
Easements:**

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

A minimum 50 foot and up to a 200 foot public access easement may be required 'along' the shoreline of any water frontage.

**Comments:** Management intent for the area around Summit Lake is to emphasize public recreation and protection of salmon habitat. Because the area is considered to be high value recreation land, the Copper River Basin Area Plan recommends that, if state land is sold around this lake, a public access easement of up to 200 feet be retained along the shoreline. Parcel S34019 sits on the boundary between the CRBAP and the Tanana Basin Area Plan. The Tanana Basin Area Plan identifies the Summit Lake area as a potential State Recreation Area, although there are other recreation areas that are of a higher priority.

The Gulkana River, Summit Lake, and the area between the south arm of the lake and Gulkana River, Fish Creek, and Gunn Creek will be closed to new mineral entry to protect salmon and resident fish habitat and populations.

**Local Zoning:** N/A

**Existing Use(s):** vacant

## *Southcentral Region*

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**Parcel Number:** S34019

**MTR:** F021S011E

**Acres:** 735

**Location:** Summit Lake

**Community:** Fairbanks

**Area Plan:** Copper River Basin AP

**Classification Number :** SC-86-030

**Unit:** Unit 28

**Classification:** Public Recreation/Wildlife Habitat

**MCO:** Closed to mineral entry.

**Acquisition Authority:** NFCG 4

---

**General  
Description:**

This parcel abuts the western shore of Summit Lake 170 miles south of Fairbanks. Summit Lake is a large body of water covering approximately 4,000 acres and sits at an elevation of about 3,000 feet. The lake sits directly north of the Denali Highway and follows the west side of the Richardson Highway for a distance of about six miles. The terrain in the area sustains alpine vegetation with few trees. There are numerous smaller lakes and streams in the area around Summit Lake. The northeast corner of this parcel drops steeply down to the lake shore. Moving south along the shoreline the parcel flattens out and slopes more gently to the lake. Several small streams flow into the lake from the south and converge at the southeast corner of this parcel where the terrain becomes sandy and gravelly, devoid of vegetation.

**Access:** Access by boat or floatplane.

**Known  
Encumbrances:** none

**Identified  
Easements:**

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

A minimum 50' and up to a 200 foot public access easement may be required 'along' the shoreline of any water frontage.

**Comments:**

Management intent for the area around Summit Lake is to emphasize public recreation and protection of salmon habitat. Because the area is considered to be high value recreation land, the Copper River Basin Area Plan recommends that, if state land is sold around this lake, a public access easement of up to 200 feet be retained along the shoreline. This parcel sits on the boundary between the CRBAP and the Tanana Basin Area Plan. The Tanana Basin Area Plan identifies the Summit Lake area as a potential State Recreation Area, although there are other recreation areas that are of a higher priority.

The Gulkana River, Summit Lake, and the area between the south arm of the lake and Gulkana River, Fish Creek, and Gunn Creek will be closed to new mineral entry to protect salmon and resident fish habitat and populations.

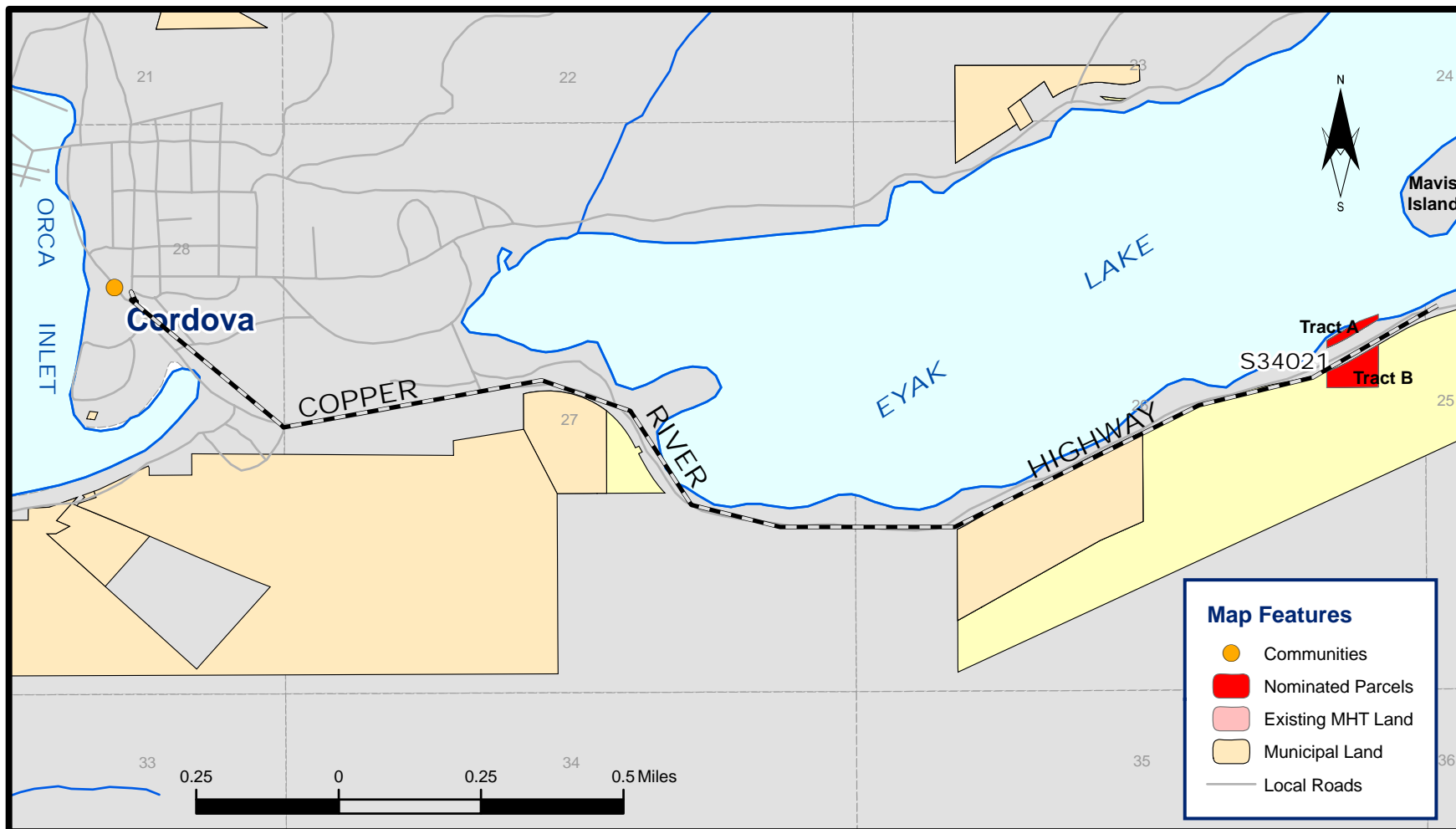
**Local Zoning:** N/A

**Existing Use(s):** vacant

# MHT NOMINATED REPLACEMENT LAND

## Eyak Lake - S34021

CRM T15S R3W, Section 26



## *Southcentral Region*

---

**Parcel Number:** S34021

**MTR:** C015S003W

**Acres:** 3.72

**Location:** Eyak Lake

**Community:** Cordova

**Area Plan:** Prince William Sound AP

**Classification Number :** SC-88-004

**Unit:** Unit 27A

**Classification:** Public Recreation

**MCO:** MCO 556

**Acquisition Authority:** NFCG 4

---

**General  
Description:**

This parcel consists of two tracts at Eyak Lake about two miles from the city center of Cordova but within city limits. The two tracts are separated by Copper River Highway, a 200 foot right-of-way. Tract A is an elongated oval parcel abutting the shoreline of Eyak Lake on the north and the highway right-of way on the south. Tract B is an irregular rectangle the northern boundary of which abuts the highway right-of-way. The tract is surrounded on the other three sides by University of Alaska land. The terrain is level and slopes gradually down to Eyak Lake.

**Access:**

Parcel has access to the Copper River Highway and to Eyak Lake.

**Known**

**Encumbrances:** none

**Identified**

**Easements:**

Survey notes for this parcel remark, "Tract A is subject to a 25 ft. pedestrian easement along the Ordinary High Water Line of Eyak Lake."

**Comments:**

The natural meanders of the line of Ordinary High Water forms the True Bounds of this Tract A where it is adjacent to Eyak Lake.

Eyak River and Eyak Lake contain important recreation and fisheries resources. Mavis Island in the middle of Eyak Lake will be retained by the state and managed for public recreation. There are picnic and fishing spots along the southern shoreline of the lake. Tract A is subject to a 25' pedestrian easement to provide for public access.

**Local Zoning:**

**Existing Use(s):**

vacant