

Dated at Anchorage, Alaska on September 10, 1982.

/s/Bob Martin  
Bob Martin  
Regional Supervisor

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**STATE OF ALASKA  
DIVISION OF LAND  
AND WATER MANAGEMENT  
NOTICE OF COMPETITIVE  
LAND DISPOSALS**

Notice Pursuant to AS 38.05.345

Take notice that the State of Alaska, as part of an ongoing Land Disposal Program, is offering approximately 27,440 acres as potential remote parcel sites and 19,198 acres of subdivision and agricultural land statewide to the general public.

Pursuant to 11 AAC 55.250(b) and AS 38.05.345, notice is also hereby given that the Alaska Division of Land and Water Management is proposing to classify/reclassify all lands referred to in this legal notice not previously classified as either private recreation or residential land. This action is being proposed for the purpose of facilitating the disposal of these lands under the State Land Disposal Program.

Effective July 27, 1981, the land disposal programs were significantly changed by Chapter 113, SLA 1981. Some changes have been noted in this legal notice under the individual programs. More detailed information regarding these changes will be found in the land sale brochure.

**REMOTE PARCEL PROGRAM**

State lands in the following areas will be available for entry and lease under the provisions of AS 38.05.077:

**ANY CREEK:** Located approximately 15 miles northwest of Fairbanks. Any Creek will be open for unlimited entry and the maximum parcel size will be 40 acres.

**FORTUNE CREEK:** Located approximately six miles southwest of Murphy Dome, south of Fortune Creek. The number of entry authorizations in Fortune Creek will be limited to six and the maximum parcel size will be 40 acres.

**HUNTS CREEK:** Located approximately two miles south of Chena Hot Springs Road at Mile 27 near the west fork of Chena River. Hunts Creek will be open for unlimited entry and the maximum parcel size will be 20 acres.

**KOKOMO:** Located approximately 33 miles north of Fairbanks on the Steese Highway near the Poker Flats Rocket Range. Kokomo will be open for unlimited entry and the maximum parcel size will be 40 acres.

**ROBERTSON RIVER:** Located on the west side of the Alaska Highway at the confluence of the Tanana and Robertson Rivers. Robertson River will be open for unlimited entry and the maximum parcel size will be 40 acres.

**SLATE CREEK:** Located approximately seven miles northwest of Healy on the west side of the Parks Highway. The number of entry authorizations in Slate Creek will be limited to 72 and the maximum parcel size will be 40 acres.

**VOLKMAR LAKE:** Located approximately 19 miles northeast of Delta Junction in the hills overlooking Volkmar Lake to the north and east. Volkmar Lake will be open for unlimited entry and the maximum parcel size will be 40 acres.

**BALD MOUNTAIN:** Located approximately eight miles east of Talkeetna and one mile south of the Talkeetna River. The number of entry authorizations in Bald Mountain will be limited to 100 and the maximum parcel size will be 20 acres.

**COAL CREEK:** Located approximately seven miles northwest of Beluga Lake along the eastern slope of the Tordrillo Mountains of the Alaska Range and approximately 45 miles northwest of Tyonek on the western shore of Cook Inlet. The number of entry authorizations in Coal Creek will be limited to 100 and the maximum parcel size will be 40 acres.

**KAHLITNA:** Located in the Susitna Valley between the Kahlitna River and Krot Creek approximately 80 miles northwest of Anchorage and one mile south of Schneider Lake. The number of entry authorizations in Kahlitna will be limited to 150 and the maximum parcel size will be 40 acres.

Under the Remote Parcel Program, the State will make large tracts of remote land available to individuals who: (1) are at least 18 years of age at the time of application, (2) have been a resident of the State for not less than one year immediately preceding the date the application is submitted, (3) have not received a remote parcel lease from the State within eight years immediately preceding the date of staking the remote parcel, and (4) are not currently holding a valid entry authorization for a Remote Parcel Selection Area for which the staking period is still open.

The areas listed above have been designated as Remote Parcel Selection Areas and will be open for

staking on dates which will be listed in the brochure. Parcel selection procedures packets for each of the areas will be available by the first day of the staking period at the District Office which has jurisdiction over the lands. Some of the Remote Parcel Selection Areas will be limited in the number of entries allowed. Applications for entry authorizations in limited Remote Parcel Selection Areas must be filed during the lottery filing period. If more applications are filed for a selection area than the number of entry authorizations allowed, a chance drawing will be held to award the initial entry authorizations.

After an individual has properly and personally staked a parcel of land, he may apply to lease it for a period of five years with an option to renew the lease for another five years. Applications will be accepted on a first-come, first-serve basis. The annual rental is \$10/acre per year. To become eligible to purchase a remote parcel, the lessee must have it surveyed at his own expense. The purchase price will be the appraised value as of the date the lease is accepted by the Director or his designee. The terms of the purchase of the remote parcel are the same as those for lands sold by lottery. For detailed information about the program requirements of this remote parcel offering, see the land sale brochure which will be available at the offices listed below on or about September 27, 1982.

**SUBDIVISION AND AGRICULTURAL PARCELS**

State land in the following areas will be available for sale under the provisions of AS 38.05.057:

**ANDERSON:** Located four miles southwest of the City of Anderson on the west side of the Nenana River. Approximately 50 parcels 40 acres in size.

**CHENA HOT SPRINGS II:** Located 65 miles northeast of Fairbanks on the north fork of the Chena River near Chena Hot Springs Resort. 30 parcels five acres in size.

**DUNE LAKE:** Located 25 miles west of Anderson. 88 parcels five acres in size.

**HAYES CREEK:** Located approximately eight miles west of Mile 18 on the Elliott Highway. 125 parcels five acres in size.

**KINDAMINA LAKE:** Located approximately 50 miles west of Nenana and 20 miles southeast of Manley Hot Springs. 50 parcels ranging from 3 to 5 acres in size.

**NENANA SOUTH:** Located east of the Parks Highway approximately two miles south of the City of Nenana. 43 parcels five acres in size.

**NORTH RIDGE:** Located on the north side of Chena Ridge at Mile 4.2 on the Chena Ridge Road. 22 parcels ranging from 3 to 38 acres in size.

**TUNGSTEN:** Located approximately ten miles northeast of Fairbanks on the Chena Hot Springs Road. 19 parcels ranging from 3 to 19 acres in size.

**WEST TWIN LAKE:** Located approximately 15 miles west of the abandoned village of Toklat on the Kantishna River and 40 miles south of Manley. 31 parcels ranging from 3 to 17 acres in size.

**SALCHA AGRICULTURAL:** Located approximately 35 miles southeast of Fairbanks on the east side of the Richardson Highway, north and south of Johnson Road, and east of Harding Lake. 5 parcels ranging from 40 to 340 acres in size.

**TWENTY-THREE MILE SLOUGH AGRICULTURAL:** Located approximately 25 miles southeast of Fairbanks lying between Piledriver Slough and the Tanana River, south and west of the Richardson Highway and west of Eielson AFB. 17 parcels ranging from 20 to 65 acres in size.

**TWO MILE LAKE AGRICULTURAL:** Located along the Parks Highway and the Alaska Railroad belt from Nenana to 15 miles north of Nenana. 18 parcels ranging from 80 to 600 acres in size.

**ALEXANDER CREEK:** Located approximately 36 miles northwest of Anchorage and five miles west of the confluence of the Yenena and Susitna Rivers. 45 parcels approximately five acres in size.

**BALD MOUNTAIN:** Located approximately 12 miles southeast of Talkeetna and 38 miles northeast of Willow. 218 parcels ranging in size from four to five acres.

**COPPER CENTER:** Located in the Copper River Valley approximately 2.5 miles northwest of Copper Center. 26 parcels ranging from 2.2 to 19.2 acres in size.

**FIREWEED MOUNTAIN:** Located approximately eight miles southwest of McCarthy, 50 miles east of Chitina, and about one-half mile north of the Nizina River. 41 parcels ranging from four to five acres in size.

**GLENNALLEN:** Located in the Glennallen area, 42 parcels ranging in size from 2.06 to 20.73 acres.

**HEWITT-WHISKEY LAKE:** Located approximately 75 miles northwest of Anchorage on the south shore of the Yenena River, directly north of Hewitt and Whiskey Lakes. 126 parcels approximately five acres in size.

**HIGH MOUNTAIN LAKES:** Located approximately 65 miles northwest of Anchorage with Beluga Lake being six miles to the

south and Judd Lake one mile to the north. 95 parcels ranging from 3.66 to 5.0 acres in size.

**HOLSTEIN HEIGHTS:** Located approximately six miles west of Anchorage and 20 miles southwest of Wasilla. One parcel 4.79 acres in size.

**INDIAN RIVER:** Located east of the Alaska Railroad at its junction with the Parks Highway at Mile 168 on the highway. 70 parcels ranging from 2.85 to 5.0 acres in size.

**ONESTONE LAKE:** Located approximately 65 miles northwest of Anchorage and 12 miles west of Skwentna between Onestone Lake and Shell Lake. 139 parcels ranging from 5 to 15 acres in size.

**PETERS CREEK:** Located approximately 13 miles along the Petersville Road, one mile east of the Forks Roadhouse. 12 parcels ranging from 4.04 to 5.0 acres in size.

**SAFARI LAKE:** Located near Safari Lake in the Petersville area approximately 17 miles northwest of Talkeetna and 52 miles northwest of Willow. 69 parcels ranging from 4.0 to 15.0 acres in size.

**SOUTH BALD MOUNTAIN:** Located approximately 15 miles southeast of Talkeetna and 36 miles northeast of Willow. 104 parcels ranging from 10.0 to 18.0 acres in size.

**TAZLINA HILLS:** Located in the Copper River Valley approximately 2.5 miles northwest of Copper Center. 3 parcels ranging from 1.26 to 4.83 acres in size.

**TAZLINA NORTHWEST:** Located in the Copper River Valley approximately 2.5 miles northwest of Copper Center. 63 parcels ranging from 4.54 to 3.12 acres in size.

**TAZLINA SOUTHWEST:** Located in the Copper River Valley approximately 2.5 miles northwest of Copper Center. 53 parcels ranging from 2.37 to 10.19 acres in size.

**TRAIL RIDGE:** Located west of the Susitna River approximately 34 miles northwest of Anchorage and 30 miles west of Big Lake. 63 parcels ranging from 16 to 35 acres in size.

**WILLOW CREEK:** Located in the Copper River Valley west of the Copper River and east of the Alyeska Pipeline, approximately ten miles south of Copper Center. 18 parcels ranging from 4.83 to 5.0 acres in size.

**WILLOW CREST:** Located within the Copper River Valley and bounded by the Richardson Highway to the east and the Alyeska Pipeline to the west, approximately nine miles south of Copper Center. 39 parcels ranging from 4.18 to 4.99 acres in size.

**GOOSE CREEK AGRICULTURAL:** Located north of Goose Creek, east of Emil Lake approximately 17 miles southeast of Talkeetna. One parcel consisting of 160 acres.

**LITTLE SUSITNA AGRICULTURAL:** Located approximately five miles west of Big Lake between the Little Susitna River and Pappoose Twin Lakes. 3 parcels ranging from 160 to 200 acres in size.

**NANCY LAKE AGRICULTURAL:** Located approximately two miles south of Nancy Lake and six miles north of Big Lake. One 40-acre parcel and one 160-acre parcel.

**PELICAN:** Located approximately 80 miles west of Juneau and 40 miles southwest of Gustavus. 4 parcels ranging in size from 1.56 to 3.52 acres in size.

**SHELTER ISLAND:** Located on the west side of the southern end of Shelter Island, 16 miles northwest of downtown Juneau. One parcel containing 3.12 acres.

**TAKU RIVER:** Located along both sides of the Taku River, approximately 31 miles northeast of downtown Juneau. 68 parcels ranging in size from 2.1 to 4.51 acres.

**TENAKEE SPRINGS:** Located approximately three miles east of Tenakee Springs, 50 miles southwest of Juneau. 28 parcels ranging from 1.19 to 4.9 acres in size.

Subdivision parcels are available to persons who have been residents of Alaska for not less than one year immediately preceding the date of application. The non-refundable application fee is \$15. To qualify for participation, the applicant must certify that at the time of the application: (1) he is at least 18 years old, (2) he has been a resident of the State for not less than one year immediately preceding the date of application, and (3) he has not purchased land at a sale by lottery in the State within the eight years immediately preceding the sale date.

The successful applicant for each parcel will be determined by lottery under the provisions of AS 38.05.057.

**APPLICANTS MUST BE PRESENT** at the Lottery to win. (See the exceptions listed in the Sales Brochure.)

**Terms of Sale**

A successful applicant for a subdivision parcel shall purchase the land, or the agricultural interest in the case of agricultural projects, at its appraised fair market value with 5% down and the remaining balance to be paid in quarterly or annual payments over a period of not more than 20 years, with interest compounded annually on a level payment basis at the prevailing Federal Land Bank interest rate in effect at the time the contract is signed by the Director. The 5% down payment shall be made at the lottery. Personal checks, cash, certified checks, or money

orders are acceptable. Discounts: The Land Discount Program will be in effect on all of the subdivision and agricultural parcels included in this offering. A discount will be offered to a maximum of 50% of the purchase price or \$25,000, whichever is less, for non-veteran residents and 75% of the purchase price or \$37,500, whichever is less, for qualified veteran residents based on years of Alaska residency and other requirements. The land discount is not available for home-site parcels.

**Homesites:** Pursuant to AS 38.04.020(g)(2), at least 20% of the parcels contained within the subdivisions listed below will be disposed of as homesites under AS 38.08.

Dune Lake; Hayes Creek; Kindamina Lake; Nenana South; North Ridge; Tungsten; West Twin Lake; Bald Mountain; Fireweed Mountain; Glennallen; High Mountain Lakes; Holstein Heights; Indian River; Onestone Lake; Peters Creek; Safari Lake; South Bald Mountain; Tazlina Southwest; Trail Ridge; Willow Creek; Willow Crest; Pelican; Tenakee Springs.

Other subdivisions referenced in this notice contain parcels remaining unsold from previous disposals. These subdivisions are being re-offered and have had sufficient numbers of homesites designated with them previously, or in combination with other subdivisions, to satisfy the requirements of AS 38.04.020(g).

The Homesite Program is available to Alaskan residents who have been residents for not less than three years immediately preceding the date of application, or who are presently residents with a combined total residency of 20 cumulative years. The non-refundable application fee is \$10. Homesites will be awarded by lottery under the provision of AS 38.04.020(g)(2)(C). Only one homesite parcel may be awarded per household. A successful applicant must live on the parcel for 35 months within seven years of issuance of the Homesite Entry Permit and must build a permanent, habitable, single-family dwelling pursuant to AS 38.08.060 within five years of issuance of the Homesite Entry Permit. The applicant is required to pay only survey and platting costs of the parcel. Successful applicants of a homesite are still eligible for a parcel under the general Land Disposal Program.

**AN APPLICANT MUST BE PRESENT** to Win a Homesite Awarded by Lottery. (See the exceptions listed in the Sales Brochure.)

**GENERAL PROVISIONS**

Subsequent owners of land in most of the subdivisions being offered in this disposal will be required to become members of a Homeowners' Association, which may assess future owners for capital improvement costs. These subdivisions will be noted in the brochure.

Successful applicants under this land offering are responsible for the construction of access roads and capital improvements that may be required by a local authority.

Comments regarding the classification and disposal of these lands are invited. Any comments should be received by one of the District Offices listed below by September 24, 1982.

Comments on consistency of any proposed land disposal with the Alaska Coastal Management Program are invited.

Applications and brochures explaining the program requirements and listing the parcels to be offered will be available beginning approximately September 27, 1982, at the Division of Land and Water Management District Offices:

**District Offices - Mailing Address:**  
Southeastern District Office  
Marine View Apartments, Rm. 407  
230 South Franklin St.  
Juneau, Alaska

Phone: 465-3400  
Mail: 230 So. Franklin, Rm. 407  
Southeastern District Office

323 East Fourth Ave.  
Anchorage, Alaska

Phone: 276-2653  
Mail: Pouch 7-005

Anchorage, AK 99510

**Northcentral District Office**

4420 Airport Way  
Fairbanks, Alaska

Phone: 479-2243  
Mail: 4420 Airport Way

Fairbanks, AK 99701

Information on the disposal will be available in the brochure, including program requirements, maps and other general information. The public is advised to inspect any parcel they are interested in prior to making application. All application fees are non-refundable. Individuals unfamiliar with applicable statutes and regulations pertaining to the disposal of State land who wish to familiarize themselves may review copies at the District Offices. They may also be available at the law libraries and court houses.

A simultaneous filing period for applications will begin at the above District Offices at 8:00 a.m. (local time), Monday, September 27, 1982, and end at 4:30 p.m. (local time), Wednesday, November 10, 1982. No applications will be accepted before or after

this period. Information and applications must be actually, physically received by the Division between the dates specified.

The drawings to award lottery and homesite by lottery parcels will be held in the municipality that is closest to the land being offered for disposal in which regular sessions of a court of the State are held. The specific time and location of each lottery drawing will be included in the brochure and will be available from the District Offices.

The drawing will be held in Fairbanks on December 4, 1982, for the following subdivisions:

Chena Hot Springs II; Hayes Creek; North Ridge; Salcha Ag; Tungsten; Twenty-Three Mile Slough Ag.

The drawing will be held in Nenana on December 7, 1982, for the following subdivisions:

Anderson; Dune Lake; Kindamina Lake; Nenana South; Two Mile Lake Ag; West Twin Lake. The drawing will be held in Palmer on December 11, 1982, for the following subdivisions:

Alexander Creek; Bald Mountain; Goose Creek Ag; Hewitt-Whiskey Lakes; High Mountain Lakes; Holstein Heights; Indian River; Little Susitna Ag; Nancy Lake Ag; Onestone Lake; Peters Creek; Safari Lake; South Bald Mountain; Trail Ridge.

The drawing will be held in Glennallen on December 15, 1982, for the following subdivisions:

Copper Center; Fireweed; Glennallen; Tazlina Hills; Tazlina Northwest; Tazlina Southwest; Willow Creek; Willow Crest.

The drawing will be held in Sitka on January 8, 1983, for the following subdivisions:

Pelican; Tenakee Springs.

The drawing will be held in Juneau on January 11, 1983, for the following subdivisions:

Shelter Island; Taku River.

**AN APPLICANT MUST BE PRESENT TO WIN.** (See exceptions in the Sales Brochure).

Parcels not awarded may be offered over-the-counter at times and places specified in the disposal brochure. A determination of the public or navigable water on the above lands has been made and necessary easements reserved.

The public is invited to comment on all or any part of this action. Final decisions for this competitive disposal are available for public review. Comments should be made to the Division of Land and Water Management, Pouch 7-005, Anchorage, Alaska 99510, on or before September 24, 1982. However, all comments received prior to actual lottery dates will be considered.

Additional information, detailed legal descriptions and maps of all disposal areas are available through all offices of the Division of Land and Water Management.

The right is reserved to waive technical defects in this publication.

The right is reserved to change, adjourn, postpone, or vacate this action, in whole or in part, at any time, including offerings over-the-counter, or to make adjustments in the total parcels or acreage offered.

The constitutionality of discount provisions similar to AS 38.05.058 is the subject of the lawsuit known as Gilman v. Martin now before the Alaska Supreme Court. Constitutional interpretations may require changes in this offering.

J.W. SEDWICK, Director

Division of Land and Water Management

Published: 8/25, 9/22/82.

**NORTH SLOPE BOROUGH  
NOTICE OF  
GENERAL ELECTION**

1. Date of Election; October 5, 1982.

2. Time of opening and closing of the Polling Places: The polling places shall be open between the hours of 8:00 a.m. and 8:00 p.m.

3. Location of Precinct, Polling Places and Description of Voting Precincts by Boundary.

**ANAKTUVUK PASS PRECINCT**

Beginning at the intersection of the southern boundary of the North Slope Borough and the Kilik River; then northerly along the thread of the Kilik River to the Colville River; then northeasterly along the thread of the Colville River to the mouth of the Colville River on Harrison Bay at approximately 70deg30'00"N latitude and 150deg23'02"W longitude; then northerly to a point on the Arctic Ocean at approximately 71deg 14'17"N latitude and 150deg 23' 02"W longitude; then southeasterly to a point at approximately 70deg 43'58"N latitude and 146deg00'W longitude; then southerly to the intersection of the North Slope Borough boundary; then in a southerly direction along the North Slope Borough boundary to the point of beginning. Polling Place: Nunamiut High School.

**ATKASOOK PRECINCT**

Beginning at 71deg00'N latitude and 156deg00'W longitude; then southerly to the Northwest Arctic Native Association boundary; then in a westerly direction along the Northwest Arctic Native Association boundary to approximately 68deg12'25"N latitude and 159deg 00'W longitude; then northerly to