

### **Evan's Hideaway**

T3N, R1W, F.M., within sections 5 and 6  
 This property is located at the intersection of Himilaya Road and 14.3 mile Elliott Highway. Lots range from 7 to 44 acres in size. Topography is varied from flat to moderately steep. Lots 1 through 5 have view potential to the east and south; and lots 6 through 11 have northeast to northwest view potential.  
 Power is not available. Phone is limited to cell service.

# Evan's Hideaway



**Land Designation:** Per FNSB Ordinance No. 2007-5, the land development incentive, Title 25.15.030E, shall apply to all of the land offered herein and financed by the Borough except Tracts E, G, and H Moonlight Acres Subdivision. **Lots 1 thru 11 Evan's Hideaway are designated recreational parcels for purposes of the land development incentive.**

**Plat:** A copy of the plat for Evan's Hideaway, Plat # 2007-124, is available upon request. Lots 1 thru 11 range from 7.3 to 44.4 acres in size.

**Location:** The property is located at the intersection of 14.3 mile Elliott Highway and Himalaya Road.

**Access:** All lots have direct access onto Himalaya Road.

**Trails:** Trail use is permitted within (a) the 60 ft. easement for the Snowshoe-Beaver RS2477 trail, (b) the 50 ft. section line easements which border the southerly, westerly and northerly subdivision boundaries and (c) the 12 ft. trail easement reserved by plat along the southerly boundary of Tracts A & B. There are numerous existing trails for dog mushing and snow machining within Tracts A and B and the surrounding area. Tracts A and B are zoned Outdoor Recreational (OR) and have been retained by the Borough for public use.

**Mineral Estate:** The Borough applied to the State of Alaska for a Mineral Closing Order and the public notice period for this ends 10-10-07. If approved, the state's mineral estate will be closed to entry for locatable minerals beginning 10-24-07. Minerals containing precious metals (gold, silver, platinum, copper, lead, zinc, etc.) are considered locatable under the mining laws.

**Slope:** Lots 1 thru 5 are flat to moderately sloping to the north. Lots 1 thru 4 are moderately to steeply sloping to the northeast, east and south-east.

Lot	Acres	Appraised Value	Minimum Bid
1	8.1	\$24,300	\$23,085
2	24.9	\$29,800	\$28,310
3	44.4	\$37,500	\$35,625
4	7.3	\$22,700	\$21,565
5	18.4	\$22,100	\$20,995
6	12.4	\$18,700	\$17,765
7	12.0	\$18,100	\$17,195
8	11.2	\$16,700	\$15,865
9	11.2	\$16,800	\$15,960
10	10.9	\$16,400	\$15,580
11	10.3	\$15,400	\$14,630



## Evan's Hideaway (continued)

**Vegetation:** Mixed white spruce, birch and aspen on westerly lots and mixed white and black spruce with willow, alder, mosses and Labrador tea on easterly lots.

**Soils:** Soils are Ester Peat, Gilmore and Histic Pergelic Cryaquepts per USDA NRCS Soil Survey of the North Star Area, Alaska, 2002). Soils vary from well drained to poorly drained with organic mat overlying fractured schist bedrock. A copy of the soils map and descriptions of soil types are available upon request.

**Wetlands/Corps of Engineers Determination:** A wetlands determination was completed in 2006 by the Corps and the area was shown to contain primarily wetlands with some uplands. A copy of the wetlands map is available upon request (see File POA-2006-1390-9). If development plans include alteration of wetlands, a Corps permit may be needed.

**Zoning:** Rural Agricultural-10 (RA-10)

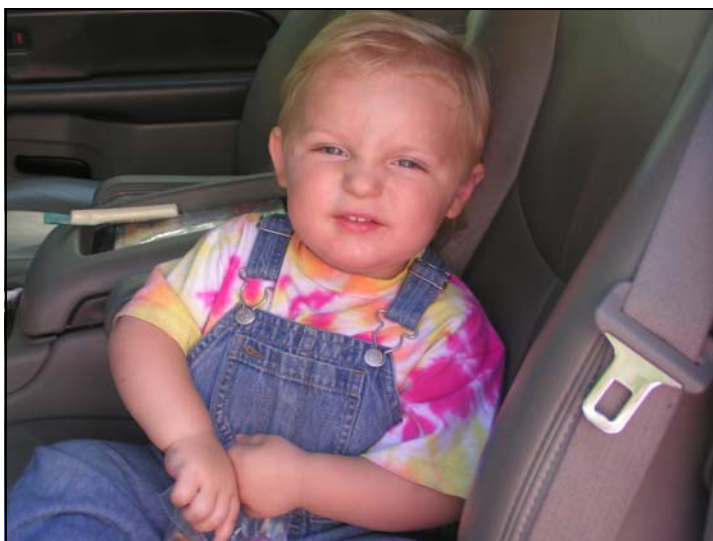
**Fire & Ambulance Service Area:** State Forestry and BLM respond to fires in this area since it is outside of a Borough fire or ambulance service area.

**Road Service Area:** The first section of Himalaya Road (0 to 2.4 mile) is maintained by Alyeska Pipeline although Evan's Hideaway does lie within Bear's Den Road Service.

**Utilities:** Electric is not available. The closest power is at 11 Mile Elliott Highway (Haystack Sub-division). Phone is limited to cell phone service.

**Other:** Closest services (restaurant, convenience store, gas station, showers) are located at Hilltop Truck Stop, 5 mile Elliott Highway.

**History:** The Borough selected this land as part of the State of Alaska's Municipal Entitlement Program. The State of Alaska, Department of Natural Resources (ADNR) approved the selection and transferred title to the Borough by patent. The property was nominated in 2004 for residential and recreational development.



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