

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

**PROJECT SUMMARY TABLE**

**Proposed Land Offering in the Matanuska-Susitna Borough  
Wolf Lake Shores Subdivision– ADL 233753**

<b>Location</b>	Land southeast of Wolf Lake between E Wolf Lake Drive and N Engstrom Road
<b>Legal Description</b>	Lot 3 of Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska according to the plat approved by the U.S. Surveyor General's Office, Juneau, Alaska, on April 2, 1915, containing 22.81 acres more or less, as depicted on the attached map.
<b>Project Area Size</b>	Project area contains approximately 23 acres total, approximately 13 acres identified for disposal
<b>Proposed Number of Parcels/Size</b>	Up to 15 parcels, no smaller than 40,000 square feet or one nominal acre
<b>History</b>	1965: Bureau of Land Management transferred the lot to State ownership. 1984: Division of Parks and Outdoor Recreation (DPOR) leased the lot and created Wolf Lake State Recreation Site. 2019: DPOR relinquished the land lease. By default, DNR's Southcentral Regional Office took over land management. DNR is seeking to establish a balance between retaining public access to Wolf Lake and creating parcels for sale that would be consistent with the nature of the surrounding neighborhoods.
<b>Current Area Plan and Classification</b>	Southeast Susitna Area Plan (adopted 2008), Unit P-08 Land Classification – Reserved Use Land
<b>Proposed Related Actions</b>	SSAP Amendment, Land Classification Order, Mineral Order (closing)
<b>Retained Lands</b>	DNR will retain a minimum of six contiguous acres in the northern portion of the project area for public recreation requirements outlined in the SSAP. Additionally, public access to Wolf Lake will be retained in the area of disposal for public activities and ADF&G fish stocking.
<b>Public or Navigable Waters</b>	Wolf Lake is navigable, therefore AS 38.05.127 applies and will be subject to access reservations in accordance with AS 38.05.127 <i>Access to Public or Navigable Water</i> .
<b>Setbacks, Reserved Areas, Easements, and Conditions</b>	<p>Parcels may be subject to the following:</p> <ul style="list-style-type: none"> <li>• public access easement(s)</li> <li>• utility easement(s)</li> <li>• a 50-foot-wide section line easement on each side of surveyed or protracted section lines on State-owned land in accordance with AS 19.10.010 <i>Dedication of Land for Public Highways</i> and 11 AAC 51.025 <i>Section-line Easements</i>; section-line easements may be vacated under AS 19.30.410 <i>Vacation of Rights-of-Way</i> and 11 AAC 51.065 <i>Vacation of Easements</i> as part of the subdivision development</li> <li>• a 50-foot continuous easement upland from the Ordinary High Water (OHW) of public or navigable water bodies in accordance with AS 38.05.127 <i>Access To Navigable or Public Water</i> a 50-foot continuous to-and-along easement upland from the OHW of public or navigable water bodies in accordance with AS 38.05.127 <i>Access To Navigable or Public Water</i></li> <li>• a minimum 100-foot building setback from the OHW of public or navigable water bodies, in accordance with the area plan</li> <li>• a 5-foot survey easement from the nearest practical point on the property boundary to control monuments within the parcel and an easement with a radius around the control monument, and as applicable, a 5-foot direct line-of-sight easement from the control station to an azimuth mark or other control monument</li> <li>• additional reservations and/or restrictions required through the Mat-Su Borough</li> </ul>

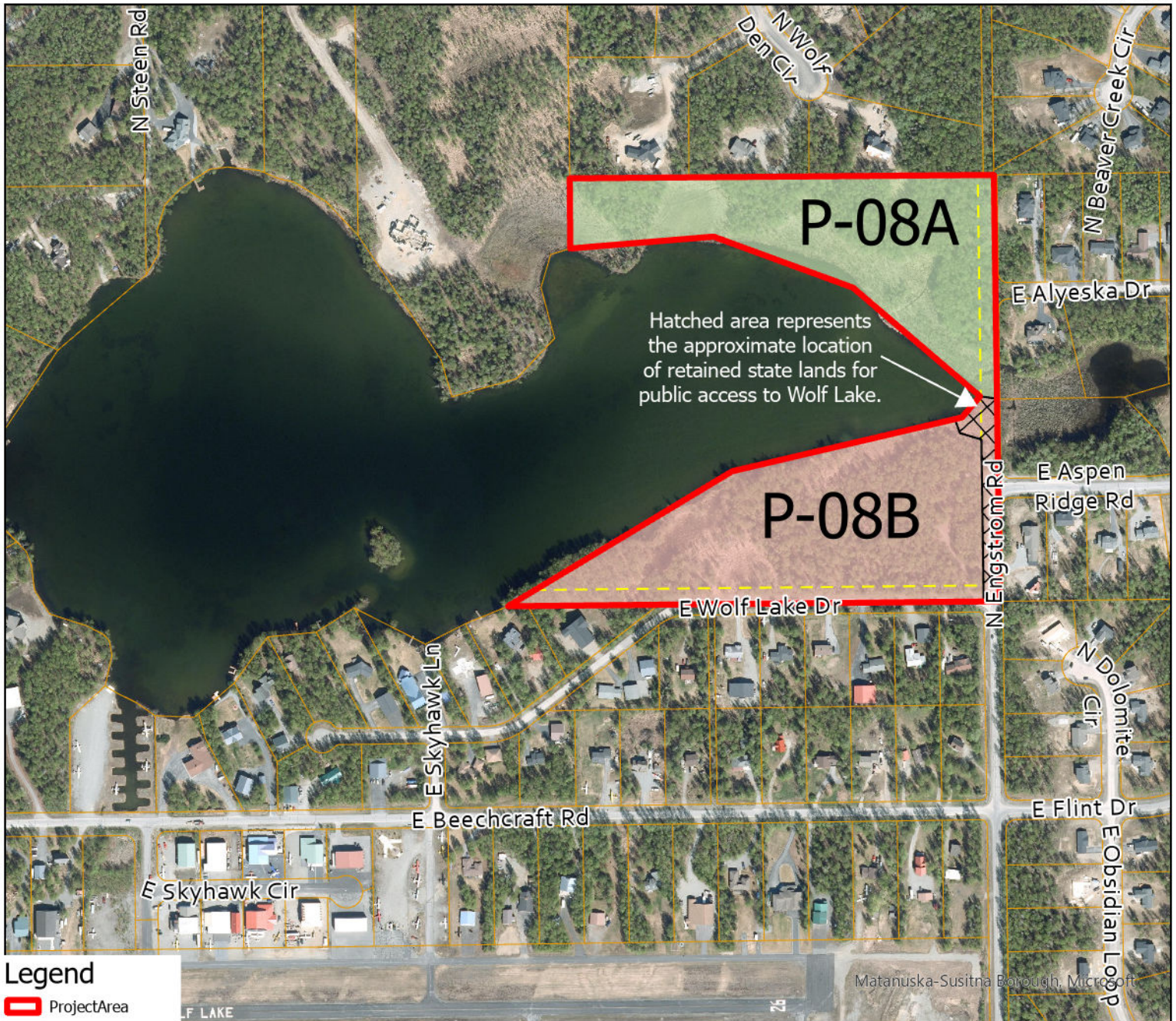




# Attachment A: Vicinity Map

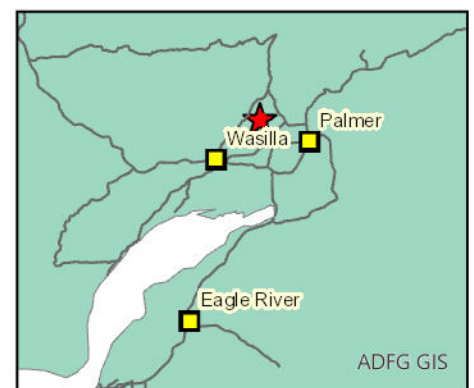
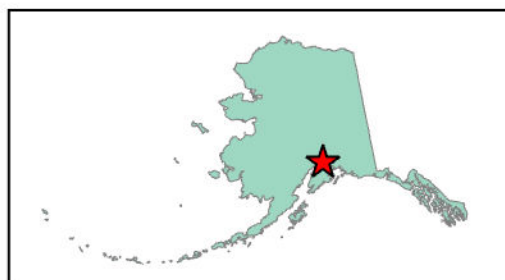
## Wolf Lake Shores Subdivision

### ADL 233753



0 250 500  
Feet

Section 16, Township 18N,  
Range 01E, Seward Meridian



JB 3/4/25



## STATE OF ALASKA

Department of Natural Resources  
Division of Mining, Land, and Water  
*Land Conveyance Section*

# State Land Sales Process

## Subdivision Sales

### The Decision Process

Planning	Research	Agency Review	Preliminary Decision	Public Notice and Comment	Final Finding & Decision
<ul style="list-style-type: none"><li>Settlement land is identified through the multi-year Area Plan process</li></ul>	<ul style="list-style-type: none"><li>Multiple factors are researched to create a proposal</li></ul>	<ul style="list-style-type: none"><li>Input is sought from various local and State agencies</li></ul>	<ul style="list-style-type: none"><li>The initial proposal is updated and a Preliminary Decision is drafted</li></ul>	<ul style="list-style-type: none"><li>LCS notifies the public of the proposal and solicits comments</li></ul>	<ul style="list-style-type: none"><li>If the land disposal is determined to be in the best interest of the state, a Final Finding &amp; Decision is issued</li></ul>

### Continued Development

Design	Survey	Platting	Appraisal
<ul style="list-style-type: none"><li>Subdivision design is refined</li></ul>	<ul style="list-style-type: none"><li>DNR typically contracts for the subdivision survey and a preliminary plat is produced</li></ul>	<ul style="list-style-type: none"><li>The preliminary plat must be approved by the platting authority</li></ul>	<ul style="list-style-type: none"><li>The platted parcels can now be appraised to determine fair market value</li></ul>

The completed parcels can now be offered for sale to the public. Subdivision parcel sales are typically conducted on an annual basis through a sealed-bid auction.