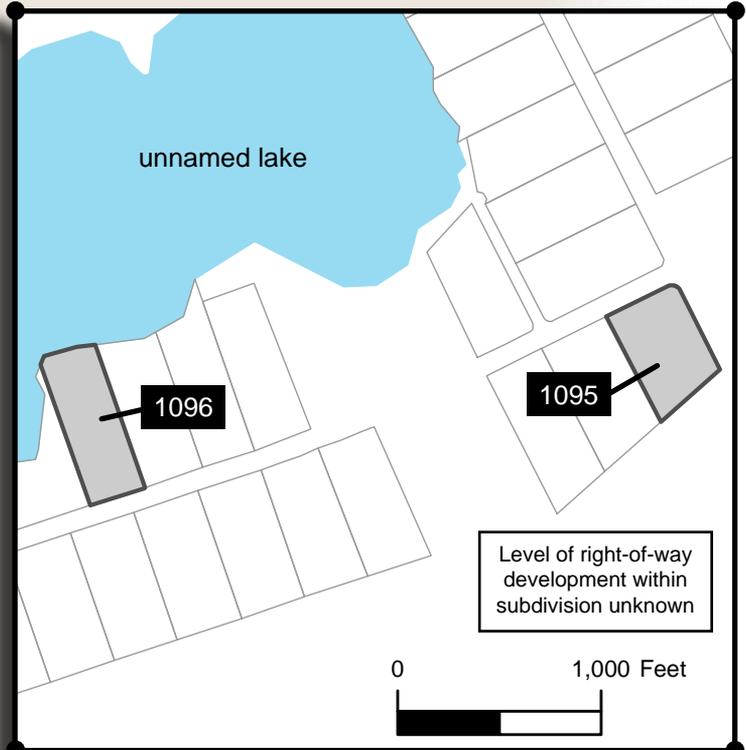


Skwentna Flats - ASLS 80 - 126

PARCEL #	1095	1096
AK DIVISION OF LANDS (ADL) #	211684	211687
MERIDIAN TOWNSHIP RANGE SECTION	S020N010W14	S020N010W14
SURVEY	ASLS 80-126	ASLS 80-126
ACRES	4.914	4.882
LOT	11	3
BLOCK	5	4
MINIMUM BID	\$5,500	\$8,800



LOCATION

The Skwentna Flats Subdivision is located approximately 55 air miles northwest of Anchorage in the Yentna River drainage, approximately 10 miles southeast of Skwentna.

ACCESS

Primary access is by aircraft to Tea Lake, located near the center of the subdivision. There are also numerous lakes and landing areas within the subdivision area, conditions of which are unknown. Winter access may be possible via snowmachine along the Yentna River and on existing trails or public easements.

UTILITIES

Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 75-foot building setback along the ordinary high water line of all water bodies, a 25-foot building setback from road easements, and a 10-foot building setback from side and back lot lines.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District as Document Number 1981-029832.

Subject to all platted easements and reservations of record, see ASLS 80-126.

The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

NOTES

RST-199 (Susitna-Rainy Pass) has been identified in the area, but the actual location of the trail has not been established by survey, and the condition of the trail is unknown. Parcels may be subject to an easement for the historic trail.



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>