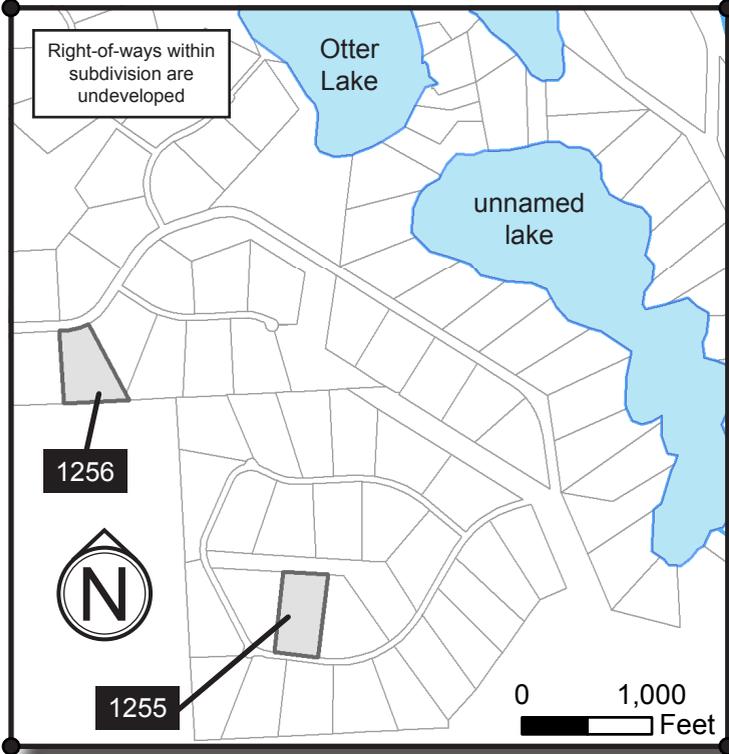


Otter Lakes - ASLS 79 - 147



PARCEL #	1255	1256
AK DIVISION OF LANDS (ADL) #	204994	205020
MERIDIAN TOWNSHIP RANGE SECTION	S017N007W18	S017N007W7
SURVEY	ASLS 79 - 147	ASLS 79 - 147
ACRES	5	4.95
LOT	13	39
MINIMUM BID	\$4,800	\$4,800



LOCATION

The Otter Lakes subdivision is located in the Alexander Creek area, approximately 36 miles northwest of Anchorage and approximately 4.5 miles west of the confluence of the Susitna and Yentna Rivers.

ACCESS

Access is provided via ATV or snowmachine along section line easements or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes in the summer or platted airstrips in swampy areas during winter. Landing conditions are unknown.

Access to the subdivision is provided by a public access easement (ADL 222930) and RST 199 (Susitna-Rainy Pass trail).

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 unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Parcels are subject to a 25-foot building setback from the right-of-way line of any public right-of-way, and a 10-foot building setback from any side lot line. Parcels are subject to a minimum 15-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Homeowner's covenants pertaining to this subdivision are recorded in Book 529, page 959 within the Anchorage Recording District.

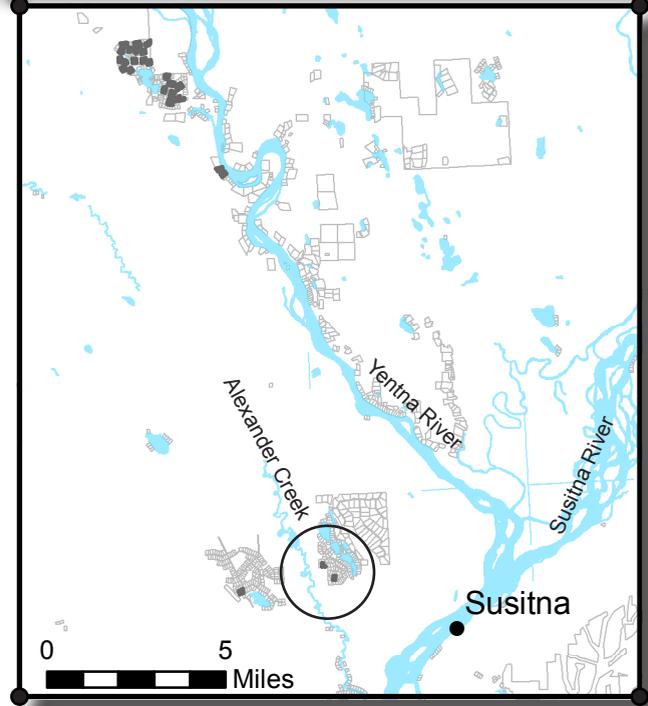
Subject to platted easements and reservations, see ASLS 79-147.

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

Near Alexander Creek.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://plats.landrecords.info/>.