



**SC
REGION**

2013 Alaska State Land Offering

Birklund ASLS 2009-17

NEW FOR 2013



Looking southeast down Fian Drive

LOCATION

The Birklund Subdivision is located approximately 5 miles west of Wasilla.

ACCESS

From the Parks highway, turn south onto South Vine Road. Continue for about one and a half miles to the juncture with West Jess Avenue. Turn east onto West Jess Avenue for access to the subdivisions lots. All right-of-ways within the subdivision have been constructed.

UTILITIES

Electricity and telephone service are available along the west side of Vine Road. Purchasers will be responsible for extending the existing power lines at their own expense.

There is no municipal water supply. 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 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

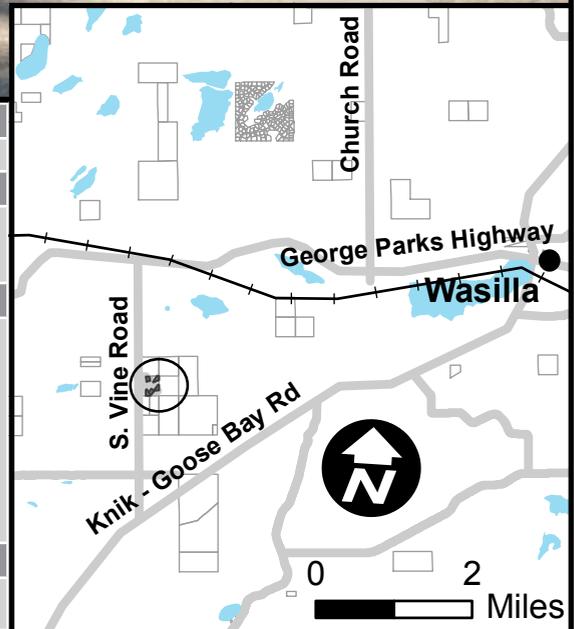
Subject to all platted easements and reservations of record, see ASLS 2009-17. Parcel 1033 is subject to a 50-foot section-line easement.

MUNICIPAL AUTHORITY

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

NOTES

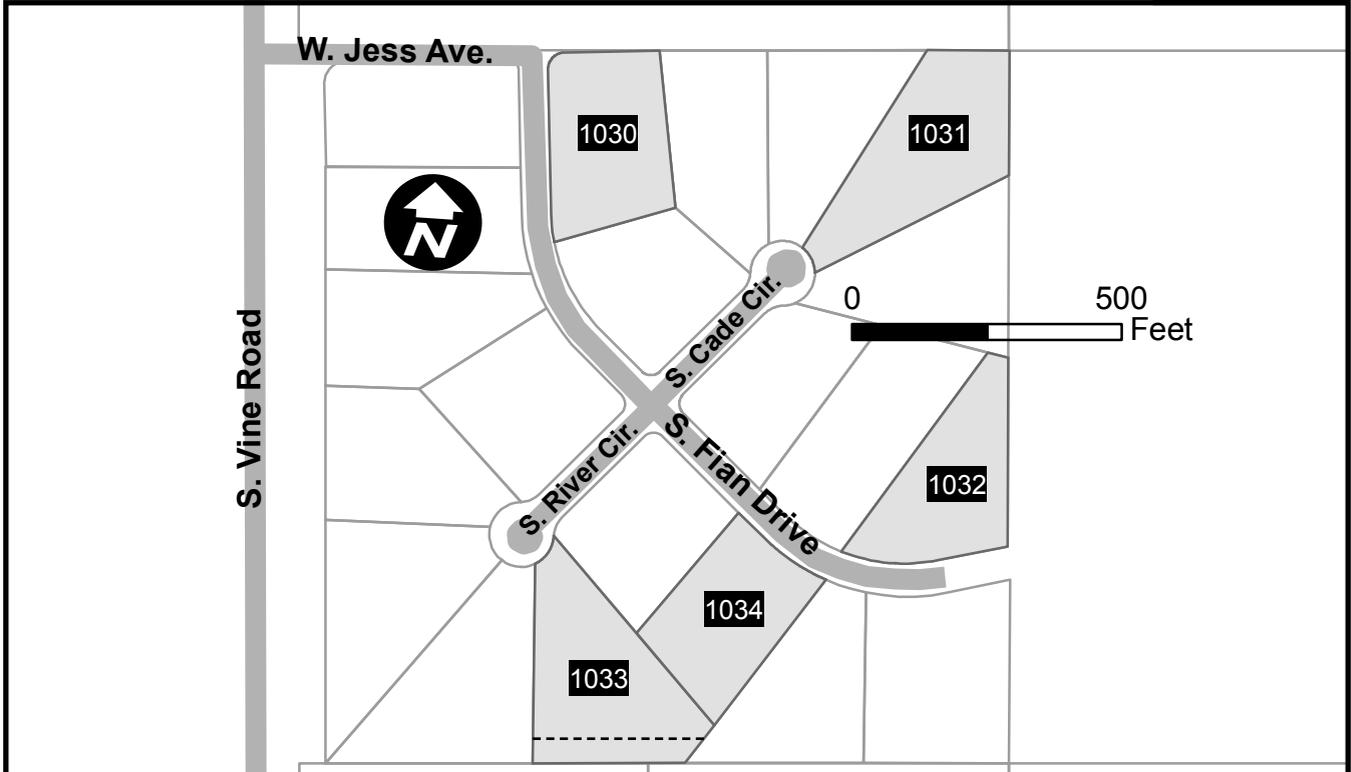
USACE Wetlands Jurisdictional Determination POA-2011-64.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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/>



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PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1030	231327	S017N002W14	2009-17	1.58	2	1	\$22,700
1031	231330	S017N002W14	2009-17	1.91	5	1	\$23,700
1032	231334	S017N002W14	2009-17	1.53	9	1	\$22,700
1033	231342	S017N002W14	2009-17	1.94	8	2	\$25,200
1034	231344	S017N002W14	2009-17	1.53	10	2	\$23,400

