



**SC
REGION**

2013 Alaska State Land Offering

Kutna Creek ASLS 80-157



**North end of lake within
Kutna Creek Subdivision**

LOCATION

Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

ACCESS

Access is by float-plane to an unnamed lake located in the center of the subdivision and then to individual parcels along platted rights-of-way. Landing conditions are unknown. Boat access is possible via the Yentna River, then by ATV along section-line easements to the eastern side of the subdivision.

UTILITIES

None.

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 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. Please see ASLS 80-157 and current status plat for up to date restrictions.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Covenants are recorded in the Anchorage Recording District in Book 614 at page 360.

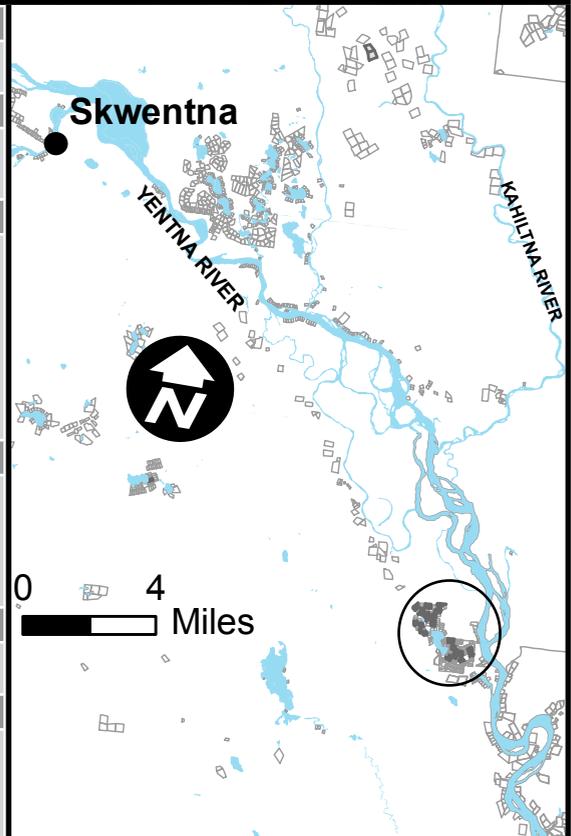
MUNICIPAL AUTHORITY

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

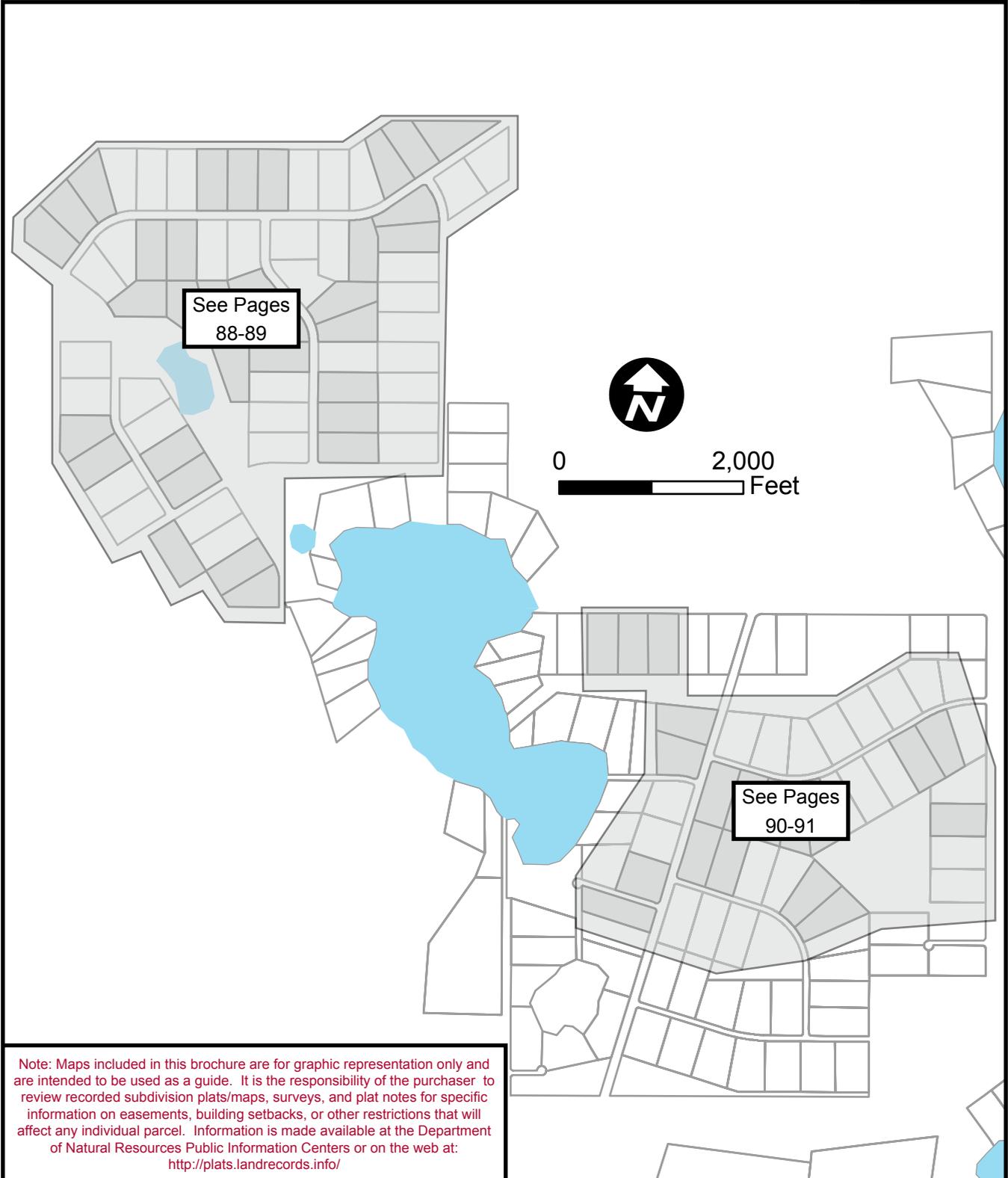
Vegetation consists of large birch intermixed with stands of spruce.

Temperatures range from 37 to 63 degrees F in summer and -7 to 34 degrees F in winter. Extremes of -50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.





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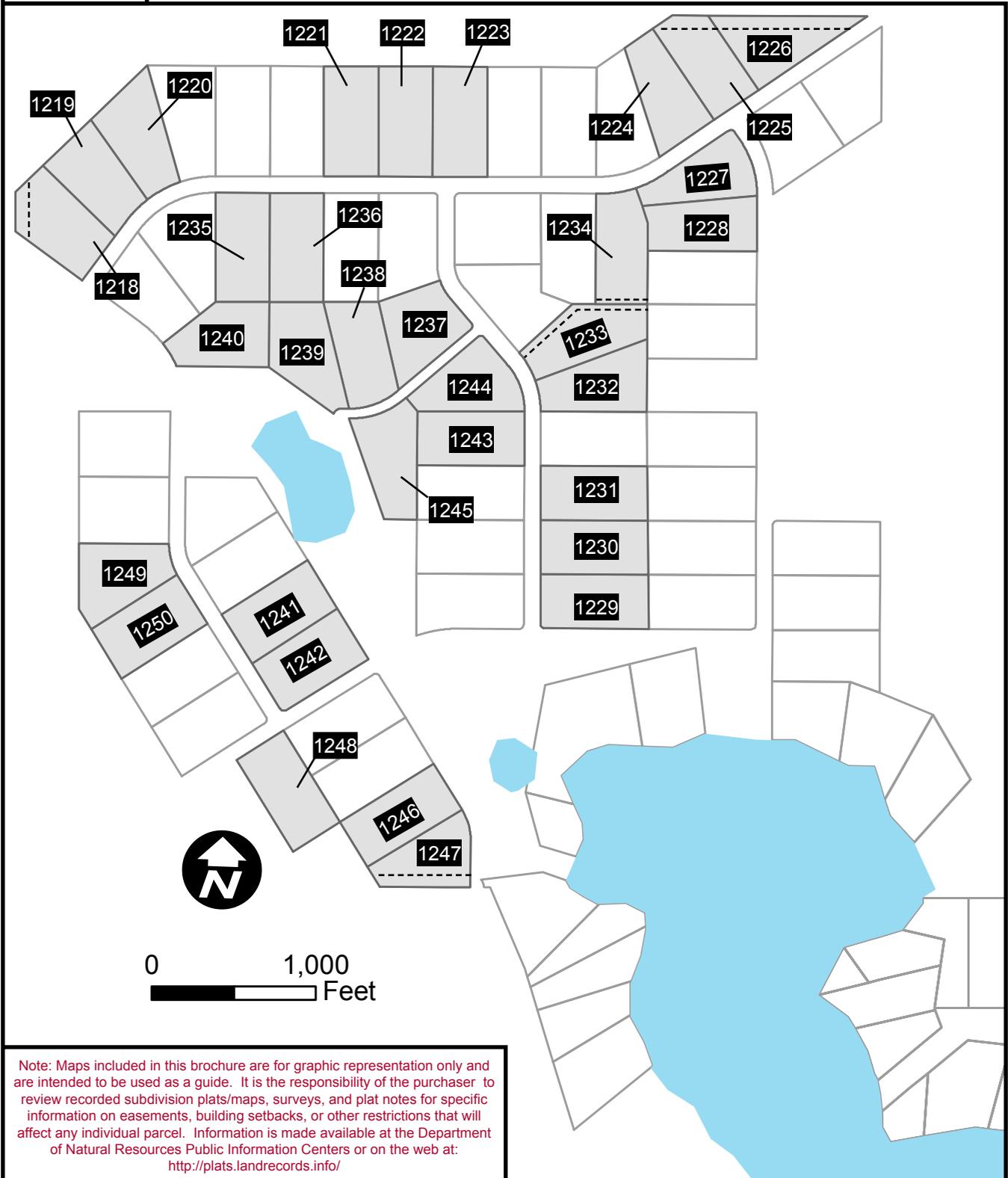
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions 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
1218	211365	S020N008W32	80-157	4.994	1	1	\$4,800
1219	211366	S020N008W32	80-157	4.939	2	1	\$4,800
1220	211367	S020N008W32	80-157	4.999	3	1	\$4,800
1221	211371	S020N008W32	80-157	5	7	1	\$4,100
1222	211372	S020N008W32	80-157	5	8	1	\$3,800
1223	211373	S020N008W32	80-157	5	9	1	\$3,800
1224	211377	S020N008W32	80-157	4.599	13	1	\$4,100
1225	211378	S020N008W32	80-157	4.758	14	1	\$3,800
1226	211379	S020N008W32	80-157	4.964	15	1	\$3,800
1227	211386	S020N008W32	80-157	4.14	1	4	\$4,800
1228	211387	S020N008W32	80-157	4.958	2	4	\$4,800
1229	211394	S020N008W32	80-157	4.996	10	4	\$4,800
1230	211395	S020N008W32	80-157	5	11	4	\$4,600
1231	211396	S020N008W32	80-157	5	12	4	\$4,800
1232	211398	S020N008W32	80-157	4.938	14	4	\$4,800
1233	211399	S020N008W32	80-157	4.905	15	4	\$4,800
1234	211403	S020N008W32	80-157	4.896	19	4	\$4,800
1235	211406	S020N008W32	80-157	5	3	5	\$4,800
1236	211407	S020N008W32	80-157	5	4	5	\$4,800
1237	211410	S020N008W32	80-157	4.87	7	5	\$4,800
1238	211411	S020N008W32	80-157	4.852	8	5	\$4,800
1239	211412	S020N008W32	80-157	4.984	9	5	\$5,300
1240	211413	S020N008W32	80-157	4.792	10	5	\$5,300
1241	211416	S020N008W32	80-157	4.982	13	5	\$4,800
1242	211417	S020N008W32	80-157	4.977	14	5	\$4,800
1243	211421	S020N008W32	80-157	4.924	18	5	\$4,800
1244	211422	S020N008W32	80-157	4.759	19	5	\$4,800
1245	211423	S020N008W32	80-157	4.891	20	5	\$5,300
1246	211426	S020N008W32	80-157	4.999	3	7	\$4,800
1247	211427	S020N008W32	80-157	4.255	4	7	\$4,800
1248	211428	S020N008W32	80-157	4.999	5	7	\$3,800
1249	213345	S020N008W32	80-157	4.977	3	6	\$4,800
1250	213346	S020N008W32	80-157	4.982	4	6	\$4,600



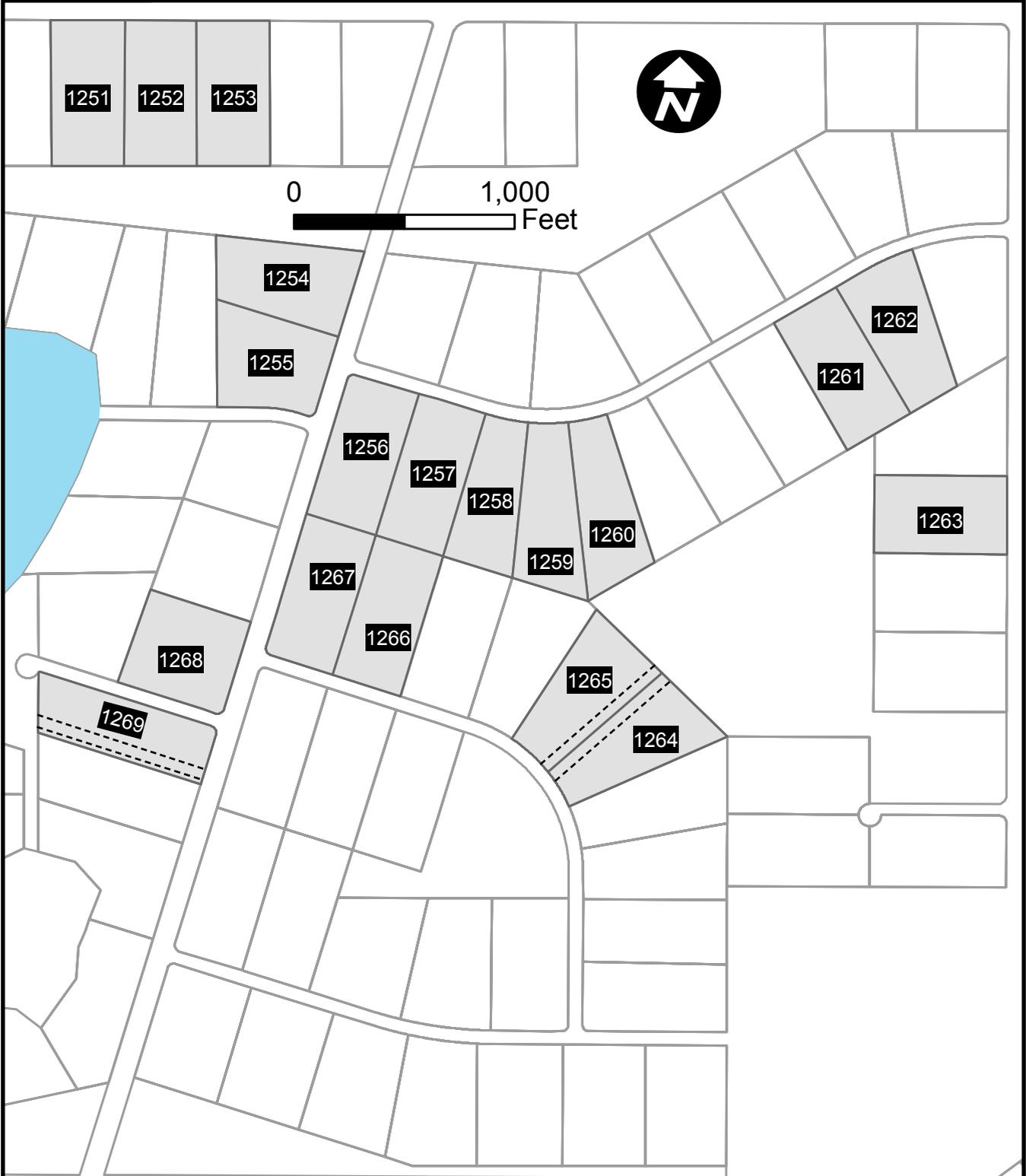
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0 1,000
Feet





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South end of lake within
Kutna Creek Subdivision

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1251	211431	S019N008W4	80-157	5	3	8	\$4,800
1252	211432	S019N008W4	80-157	5	4	8	\$4,800
1253	211433	S019N008W4	80-157	5	5	8	\$4,800
1254	211436	S019N008W4	80-157	4.751	8	8	\$4,800
1255	211437	S019N008W4	80-157	4.865	9	8	\$4,800
1256	213349	S019N008W4	80-157	4.994	1	10	\$4,800
1257	213350	S019N008W4	80-157	4.999	2	10	\$4,800
1258	213351	S019N008W4	80-157	3.97	3	10	\$4,800
1259	213352	S019N008W4	80-157	4.466	4	10	\$4,800
1260	213353	S019N008W4	80-157	4.407	5	10	\$4,800
1261	213357	S019N008W4	80-157	5	9	10	\$4,800
1262	213358	S019N008W4	80-157	4.786	10	10	\$4,800
1263	213361	S019N008W4	80-157	4.999	13	10	\$4,800
1264	213371	S019N008W4	80-157	4.794	23	10	\$4,800
1265	213372	S019N008W4	80-157	4.998	24	10	\$4,800
1266	213375	S019N008W4	80-157	4.999	27	10	\$4,800
1267	213376	S019N008W4	80-157	4.994	28	10	\$4,800
1268	213394	S019N008W4	80-157	4.94	3	13	\$4,800
1269	213396	S019N008W4	80-157	4.89	5	13	\$4,300