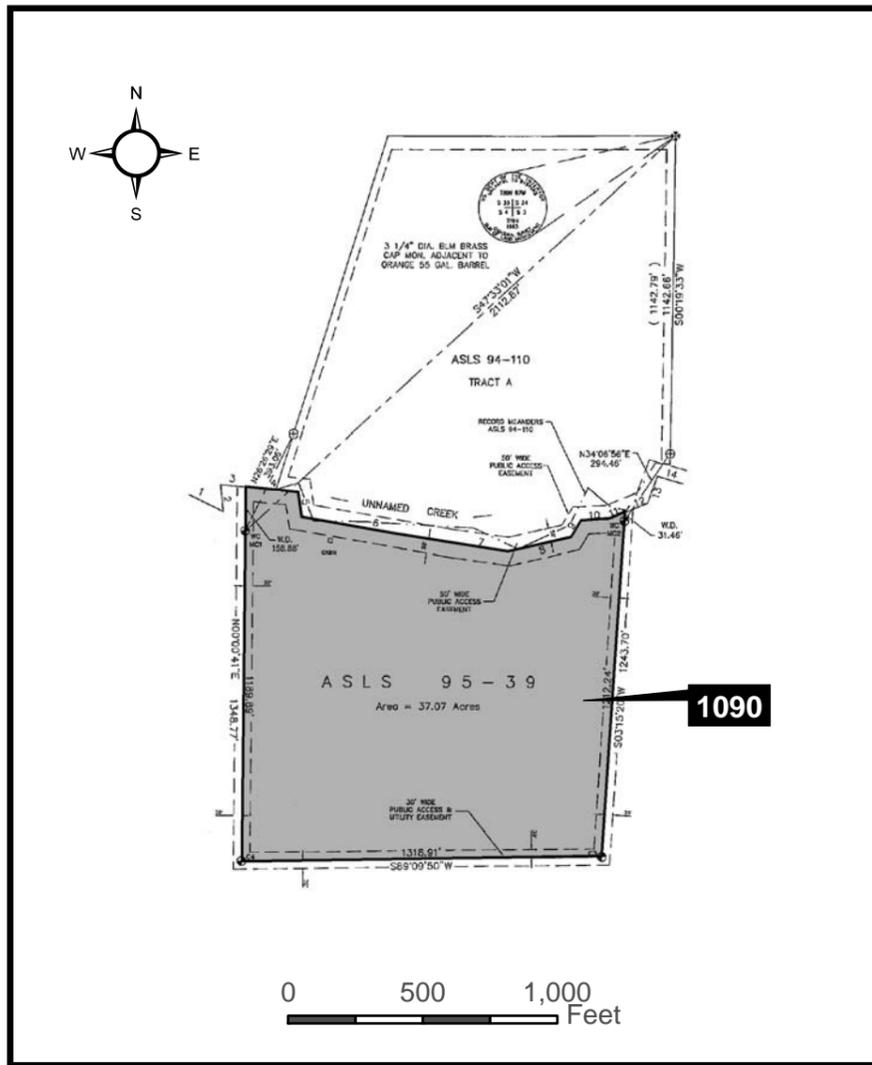


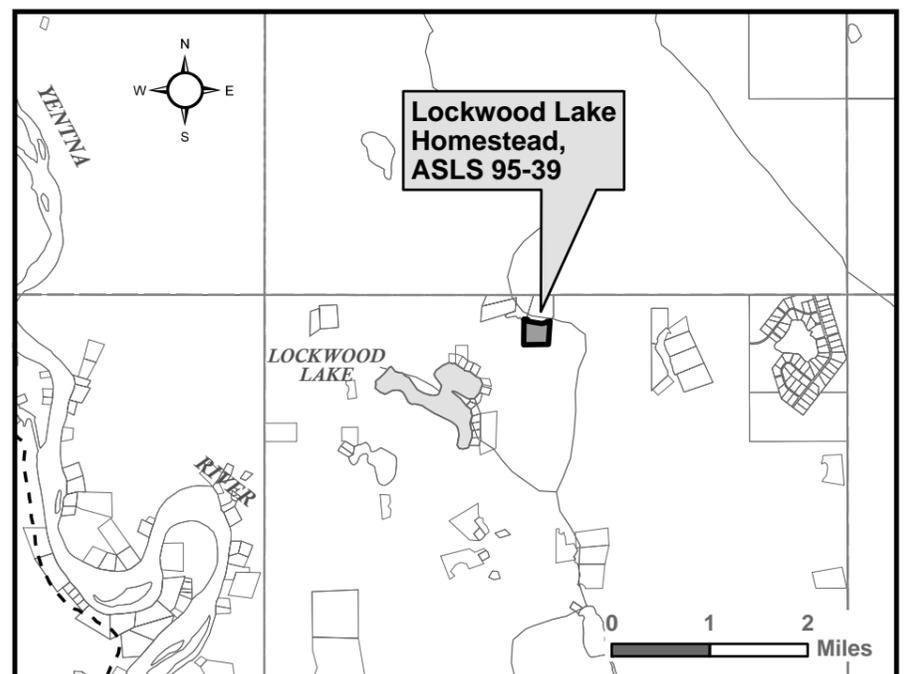
Map 15 - Lockwood Lake Homestead ASLS 95-39

Southcentral Region



Location	This parcel is located approximately 16 miles west of Willow and a half mile northeast of Lockwood Lake.
Topo Map	USGS Quad Tyonek D-2
Access	Fly in access may be possible on one of several lakes within the area. Landing conditions are unknown. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	The area is generally level to gently rolling, with an elevation range of 150 to 200 feet above sea level. This parcel slopes down to the north.
Soils	The area soils are sandy silt over sub-soils of silty, sandy gravel.
Vegetation	Vegetation primarily consists of a mixed forest of mature birch and spruce. The wet areas of the parcel are primarily mosses and grasses.
Water Frontage	The parcel has water frontage on a small, unnamed creek that runs along the north lot line. The natural meanders of the line of ordinary high water forms the true bounds of the parcel. The approximate line of ordinary high water as shown on the survey plat is for area computations only, with the true corners being on the extension of the side lines and their intersection with the natural meanders. There is evidence of beaver activity in the creek.
View	Unknown
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 22 inches, including 98 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water in the unnamed stream is unknown.
Water/Sewage Disposal	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).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 95-39.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	A dilapidated framed cabin, a partially completed log cabin/shed, and piles of garbage and debris are on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1090	225264	S019N007W04	ASLS 95-39	37.07	\$20,200



Township 19 North, Range 7 West, Section 4
Seward Meridian, Alaska

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://www.dnr.state.ak.us/landrecords>.

