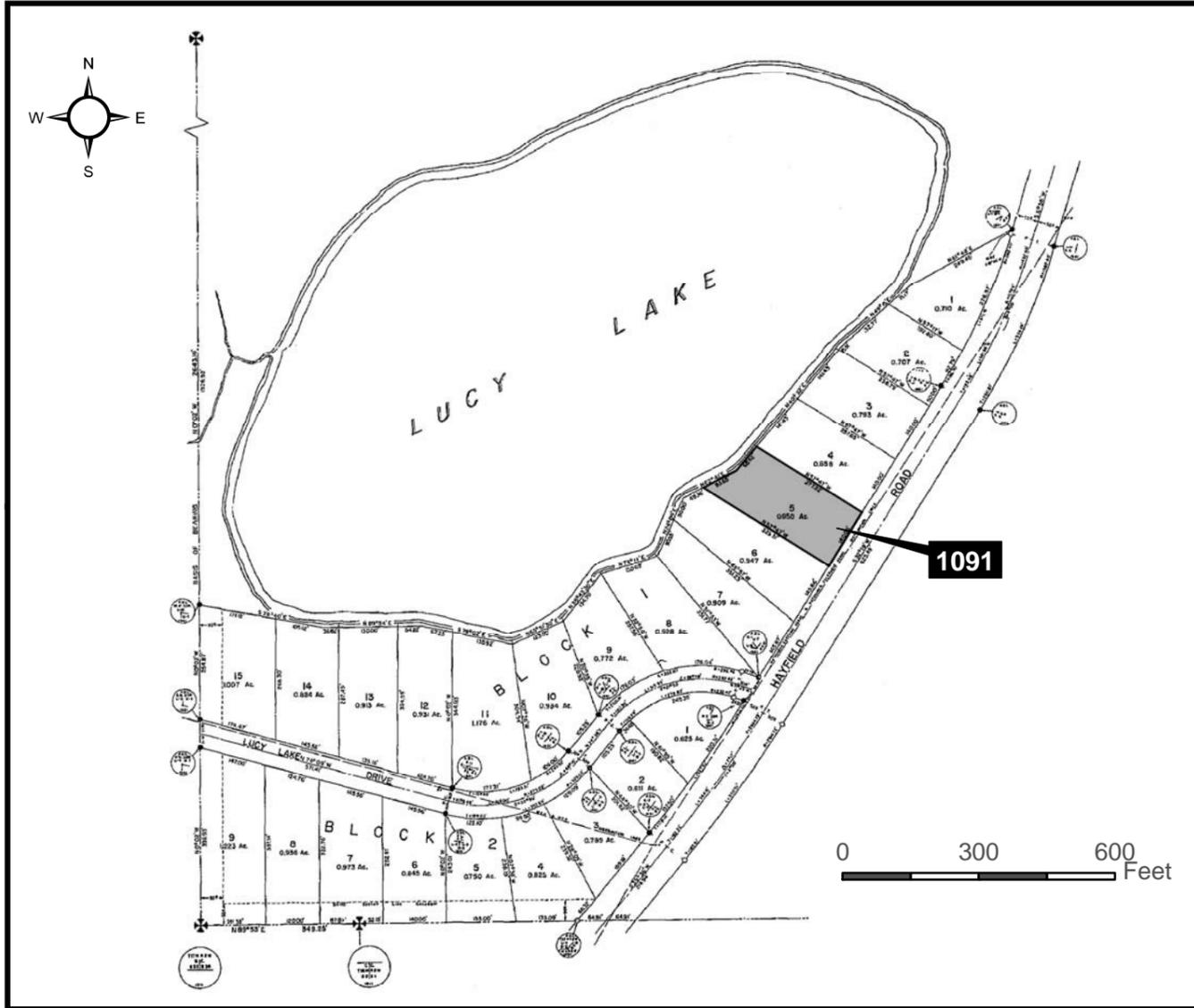


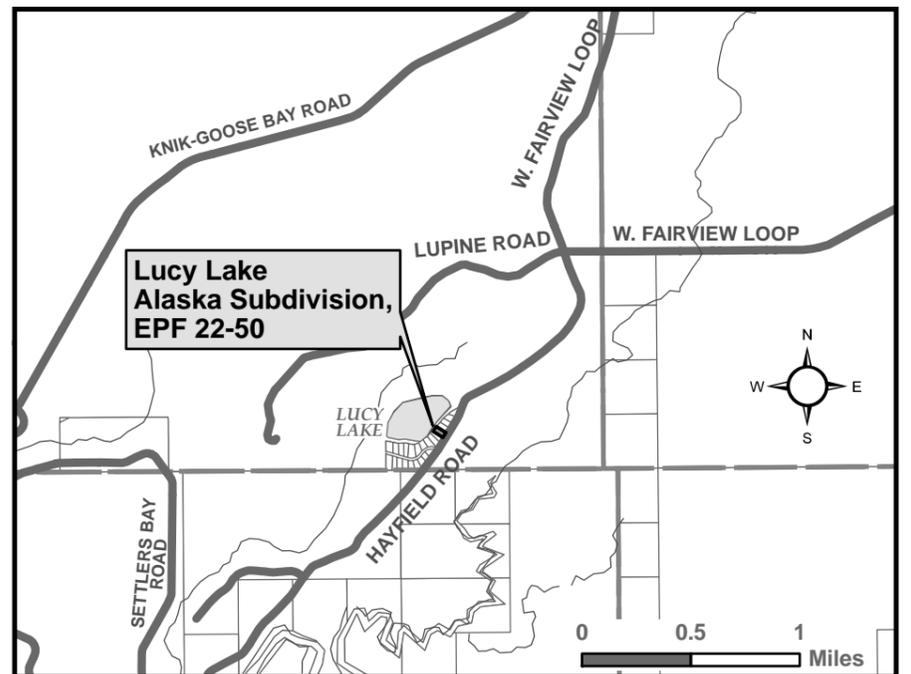
# Map 16 - Lucy Lake Alaska Subdivision EPF 22-50

Southcentral Region



<b>Location</b>	This subdivision is located six miles south of Wasilla.
<b>Topo Map</b>	USGS Quad Anchorage C-7
<b>Access</b>	From mile 4.1 of Knik-Goose Bay Road, turn south onto Fairview Loop. Continue for approximately two miles, until Fairview Loop turns sharply left and continue straight onto Hayfield Road for one mile to Lucy Lake. The parcel is adjacent to Hayfield Road and may be accessed directly via a rough driveway that enters onto the parcel. Currently there is a small berm blocking the driveway.
<b>Terrain</b>	The majority of the parcel is flat. The eastern portion closest to Hayfield Road dips down moderately.
<b>Soils</b>	The soils appear well drained.
<b>Vegetation</b>	This parcel is thickly wooded with paper birch and black spruce. There is a dense understory of high bush cranberries and ferns. The parcel is vegetated right up to the shore of Lucy Lake.
<b>Water Frontage</b>	This parcel has water frontage on Lucy Lake. Lots 1 and 2, Block 1 of this subdivision are classified public recreation and have been reserved to provide public access to Lucy Lake.
<b>View</b>	Excellent views of Lucy Lake.
<b>Climate</b>	Average winter temperatures range from -28 to 39 degrees F; average summer temperatures range from 44 to 83 degrees F. Average annual precipitation is 17 inches, including 48 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in Lucy Lake is unknown.
<b>Water/Sewage Disposal</b>	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).
<b>Utilities</b>	Electricity and telephone service is available along Hayfield Road. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see EPF 22-50.
<b>Municipal Authority</b>	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.
<b>Homeowners Association</b>	Unknown
<b>Other</b>	The DNR Division of Oil and Gas has stated that while this parcel is not currently subject to an oil and gas lease, it may be in the future.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1091	52182	S017N002W36	EPF 22-50	5	1	0.950	\$65,000



Township 17 North, Range 2 West, Section 36  
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>.

