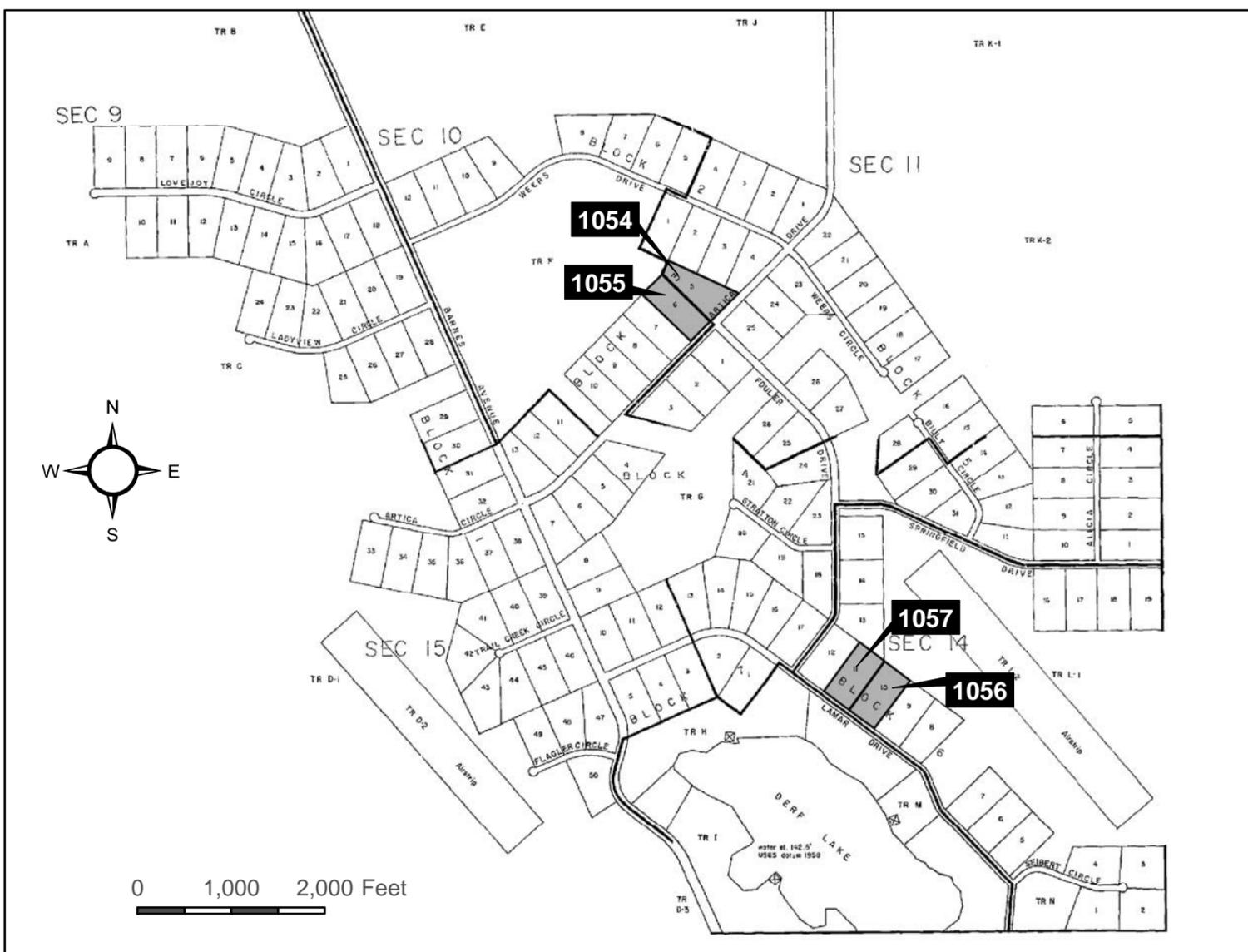


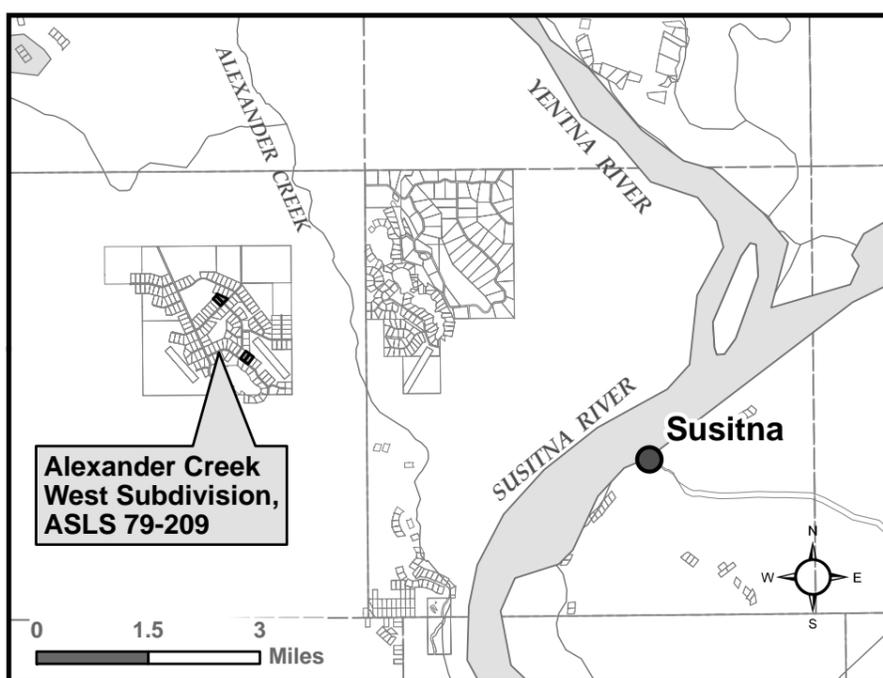
# Map 4 - Alexander Creek West Subdivision ASLS 79-209

Southcentral Region



<b>Location</b>	This subdivision is approximately 36 miles by air northwest of Anchorage and 5 miles west of the confluence of the Yentna and Susitna Rivers.
<b>Topo Map</b>	USGS Quad Tyonek C-2
<b>Access</b>	Access to the area may be by ATV, snow machine, by foot along platted rights-of-way, or via aircraft on one or more of the local lakes in summer or platted airstrips, conditions of which 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.
<b>Terrain</b>	The area is characterized by rolling terrain with large muskeg formations, with elevations ranging from 150 to 200 feet above sea level. Higher elevations are usually well drained with low-lying areas dominated by vegetation-choked lakes, bogs, and swamps.
<b>Soils</b>	Unknown
<b>Vegetation</b>	The area is well forested with spruce, birch, and aspen. Ground cover is low scrub alder and grasses.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -10 to 35 degrees F; average summer temperatures range from 40 to 70 degrees F. Average annual precipitation is 20 inches, including 70 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well or rainwater catchment systems. Water availability and quality expected to be good.
<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). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-209. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	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.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 529 on Page 964.
<b>Other</b>	The DNR Division of Oil and Gas has stated that while these parcels are not currently subject to an oil and gas lease, they may be in the future.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1054	204893	S017N008W10,11	ASLS 79-209	5	3	4.96	\$4,000
1055	204894	S017N008W10,11	ASLS 79-209	6	3	4.99	\$4,000
1056	204967	S017N008W14	ASLS 79-209	10	6	4.99	\$4,000
1057	204968	S017N008W14	ASLS 79-209	11	6	4.99	\$4,000



Township 17 North, Range 8 West, Sections 10, 11, & 14  
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>.

