



## General Property Description for Checkpoint Subdivision ASLS 2009-9

### Legal Description

The subjects are identified as the following

ADL	Subdivision	MTRS	Lot	ASLS	Acres	Recording District
231116	Checkpoint	S019N008W14, 15, 22	1	2009-9	9.30	Talkeetna
231117	Checkpoint	S019N008W15	2	2009-9	9.30	Talkeetna
231118	Checkpoint	S019N008W15	3	2009-9	9.30	Talkeetna
231119	Checkpoint	S019N008W15	4	2009-9	9.32	Talkeetna

### Location

Subjects are located along the Big Bend of the Yentna River approximately 20 miles west of Willow, 15 miles north of Susitna, 7 miles east of Alexander Lake, and 22 miles southeast of Skwentna. The subdivision lies predominantly within Section 15, Township 19 North, Range 8 West of the Seward Meridian.

### Access

Primary access is the Yentna River by boat in summer or snowmachine in winter. Additionally, the parcels lie close to the Iditarod trail providing alternative winter access.

### Size, Shape & Topography

The subjects are rectangular, level with minimal elevation variation, 9.3 to 9.32 acres, and approximately 100 feet above sea-level. The subjects lie on top of a bluff overlooking the Yentna River.

### Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix with some alders. Soils are predominantly Nancy-Kashwitna Complex and are indicative of adequate drainage.

### Utilities, Water & Sewer

There is no access to utilities. Water supply or sewage disposal systems must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

### Easements & Zoning Regulations

No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. There is a 25' public access and utility easements on each side of common interior lot lines and a 50' public access easement along the ordinary high water line of the Yentna River. Additionally, there is a 100' building setback along the OHW along the river.

### Environmental Hazards, Hazardous Waste & Toxic Materials

No toxic materials, waste, or hazards were observed during the field inspection.

### Tax Assessments

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2010 mill rate for the this subdivision was 10.35

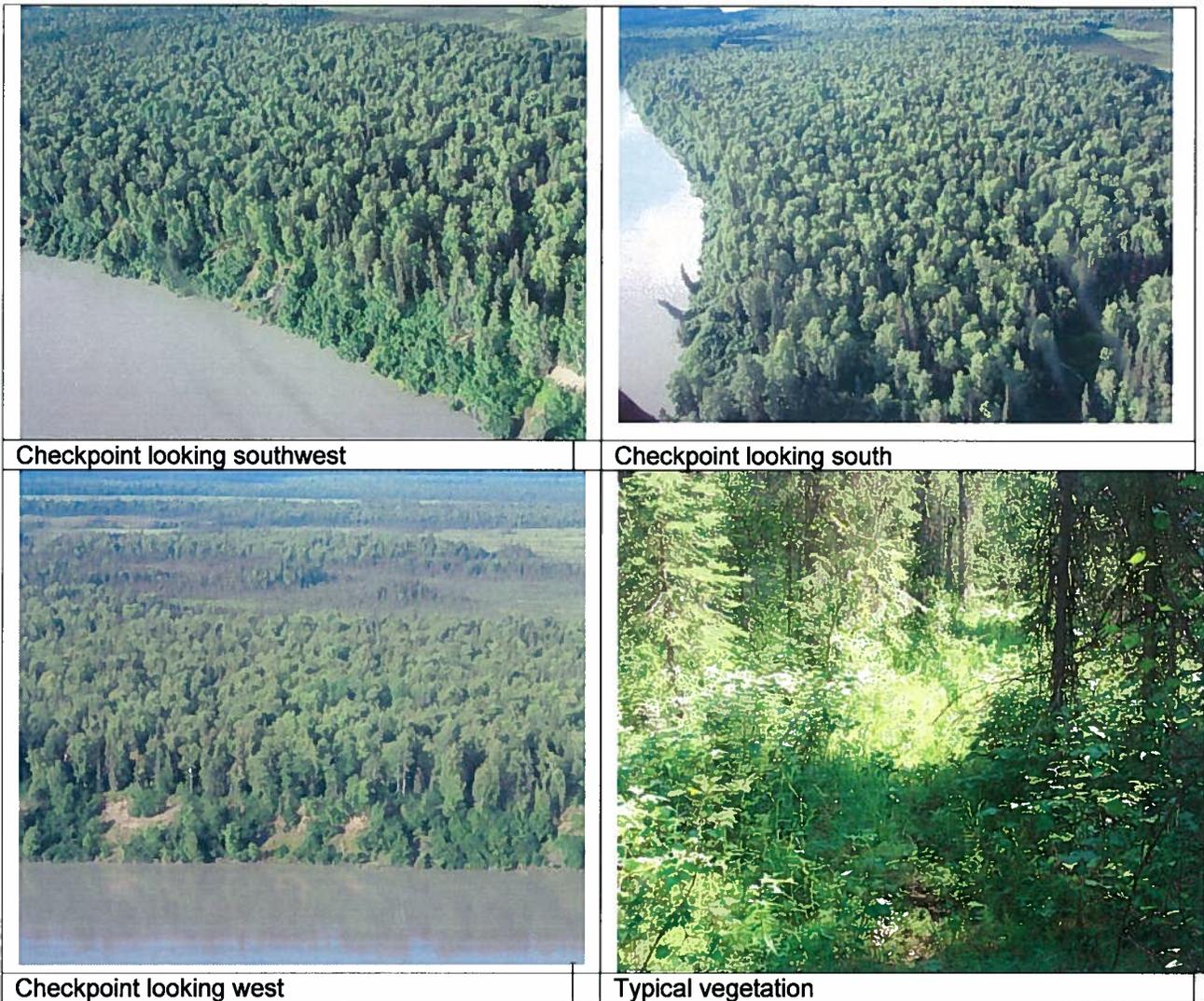
**Ownership History**

The 40-acre parent parcel for Checkpoint subdivision was Tract A of ASLS 84-108 (ADL 217583). The parcel was leased to a private individual until 1990 when the lease was terminated due to non-payment. The Department is in the process of subdividing the parent parcel and selling the individual lots through the upcoming DNR Spring 2011 Subdivision Auction. Department of Natural Resources is the current owner of record each subject.

**Personal Property**

There is no personal property involved with the appraisal of this property.

**Subject Photos**





Yentna from Checkpoint



View of Yentna from Checkpoint



Drainage on Northern end of Lot 4 (file photo)



On lot 4 looking down at river. (file photo)



Typical vegetation



Typical vegetation