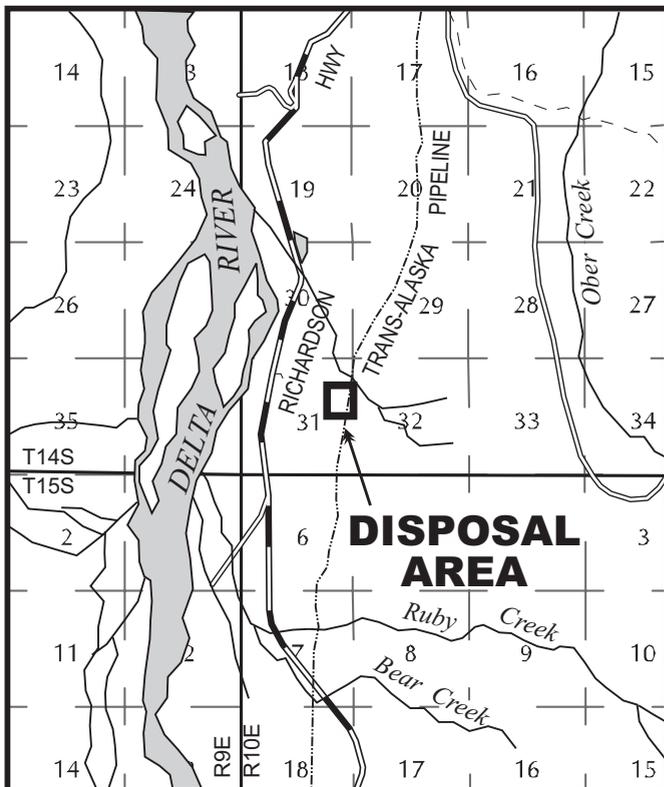
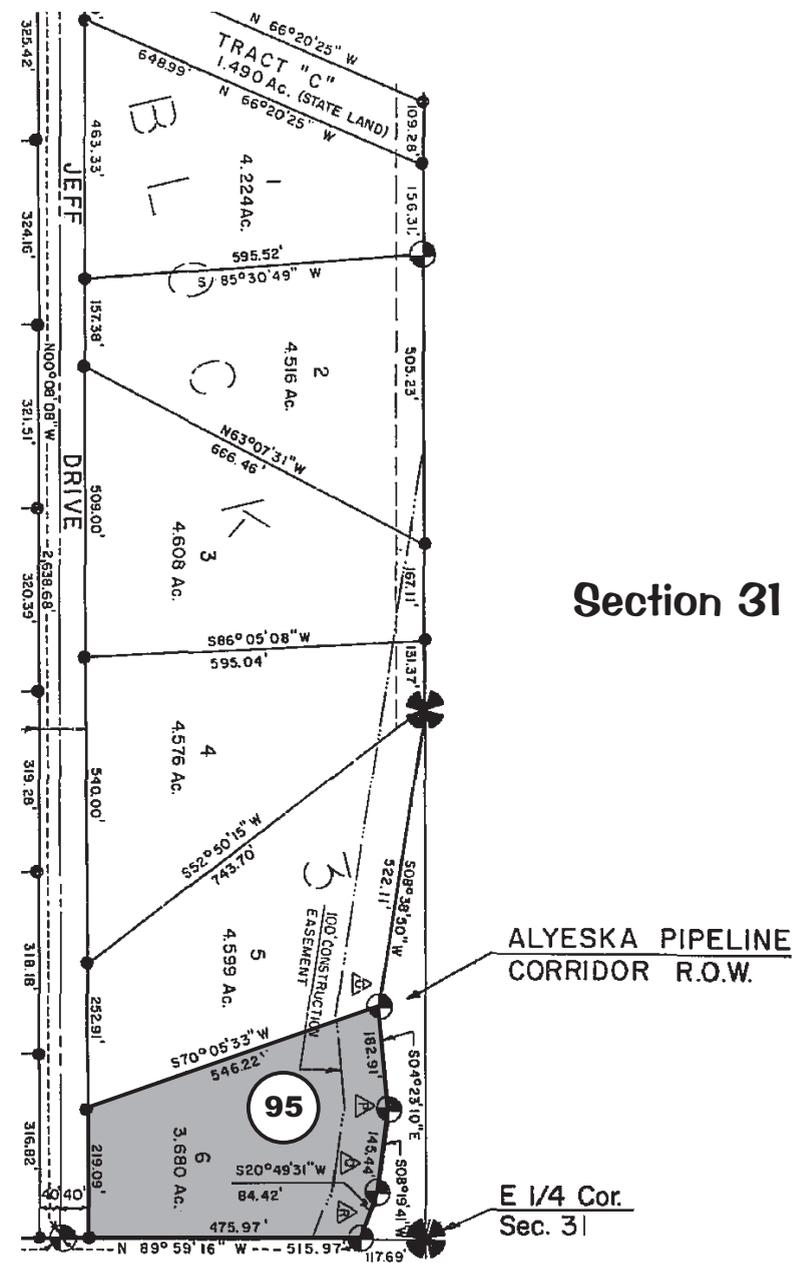


# Map 31 - Donnelly Subdivision ASLS 80-95

Location	Donnelly Subdivision is located approximately 28 miles south of Delta Junction, east of the Delta River and the Richardson Highway.
Topo Map	USGS Quad Mount Hayes C-4
Access	Access to the subdivision can be gained by turning east onto Donnelly Way at approximately mile 237.5 of the Richardson Highway. Conditions of platted rights-of-way are unknown. Access may be limited to ATV, snowmachine, or four-wheel drive vehicles.
Terrain	Moderately sloping with elevation between 1,850 to 1,900 feet above mean sea level.
Soils	Soils consist of silt loam over rock, gravelly sand, or fine sand.
Vegetation	Vegetation includes spruce, aspen, birch, willow, and alder.
Water Front	None
View	Potentially excellent views of the Alaska Range.
Climate	Windy area that experiences seasonal extremes. The average low temperature in January is -11 degrees F; the average high in July is 69 degrees F. Temperature extremes have been recorded from -63 degrees to 92 degrees F. The annual precipitation is 12 inches, including 37 inches of snow.
Water Source	Unknown. The Alaska Department of Environmental Conservation recommends filtering and disinfecting surface water before use.
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.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations of record, see ASLS 80-95.
Municipal Authority	None
Homeowners Association	Any subsequent owner of parcel within the subdivision automatically becomes a member of the Homeowner's association created to govern said subdivision, if active.
Other	Currently, the subdivision is in 'Limited' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.



PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
95	406554	F014S010E31	ASLS 80-95	6	3	3.680	\$4,000

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>.