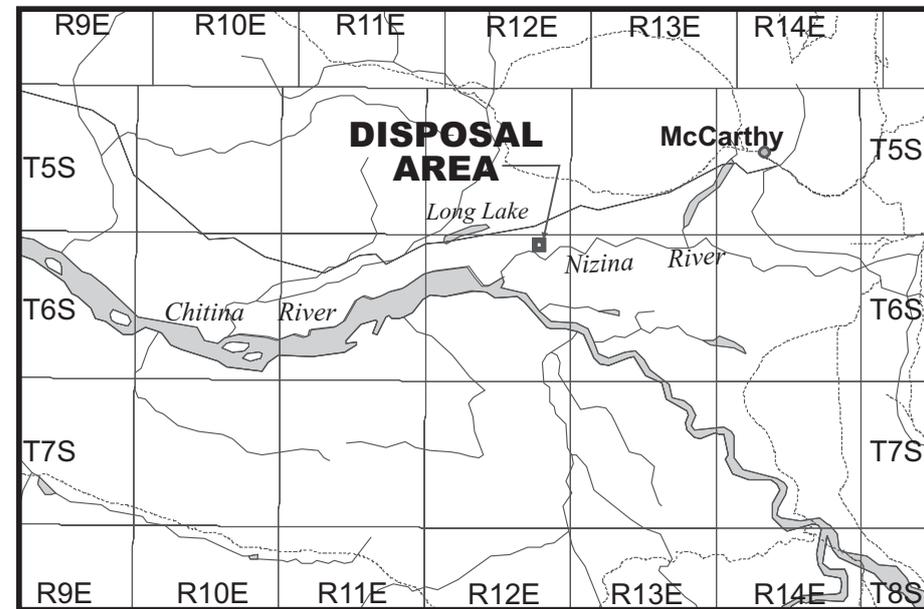


Map 11 - Fireweed Mountain Subdivision ASLS 81-29

Location	Located approximately 8 miles southwest of McCarthy, 50 miles east of Chitina, and about 1/2 mile north of the Nizina River.
Topo Map	USGS Quad McCarthy B-6
Access	Road access to the western end of the subdivision area is available via the old Copper River and Northwest Railroad Grade. The road is narrow and has minimal maintenance in the summer and no maintenance in the winter.
Terrain	The area landscape consists of a series of ridges running northwest to southeast. These ridges are well drained with elevations ranging between 1,500 and 1,725 feet above sea level.
Soils	Soils in the subdivision vary from a silty loam in the western portion of the subdivision to pure sand in the eastern portion. The low areas between ridges have marsh grass, although most of the areas are well drained. Isolated pockets of permafrost may be present.
Vegetation	The subdivision is predominately vegetated by white spruce, aspen, and some white birch.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -5 to 14 degrees F; average summer temperatures range from 38 to 69 degrees F. Average annual precipitation is 18 inches, including 67 inches of snow.
Water Source	Water availability and quality expected to be good.
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 Alaska Department of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 81-29. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Fireweed Mountain Subdivision Homeowner's Association, Inc. created to govern said subdivision, if active. Covenants pertaining to this subdivision are recorded in the Chitina Recording District in Book 12, Page 303.

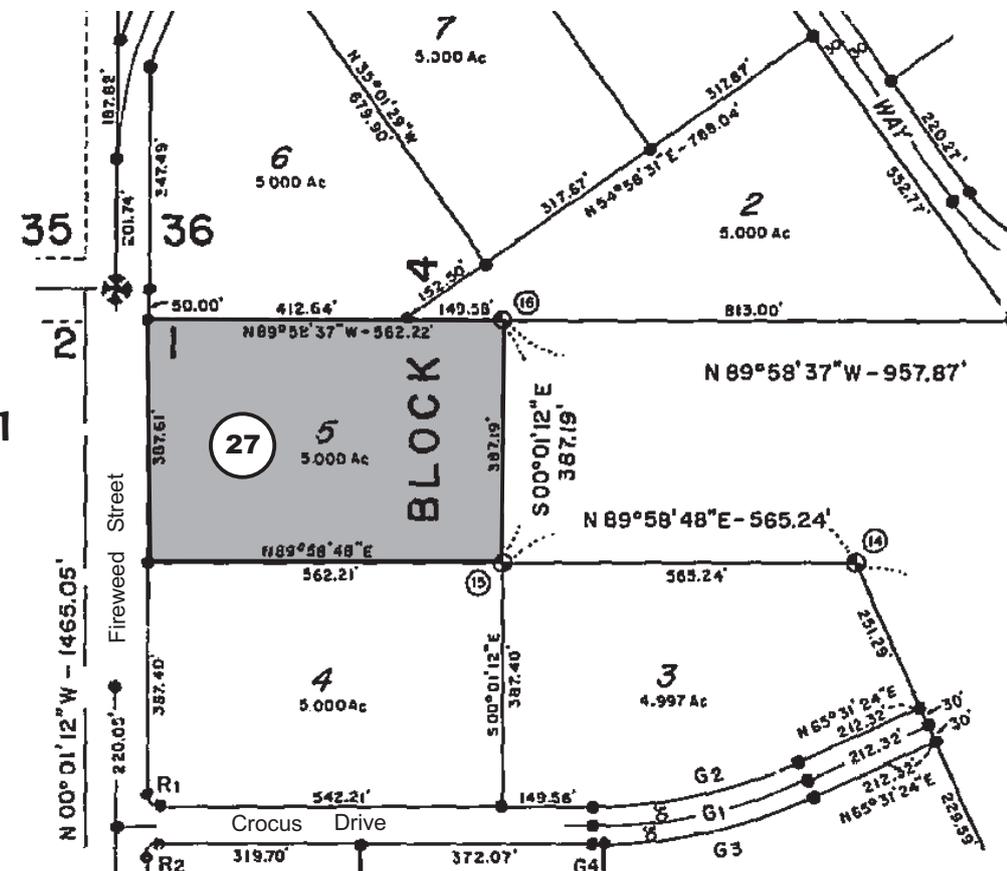


USGS Quad McCarthy, Alaska

Vicinity Map

Township 6 South, Range 12 East, Section 1
Copper River Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
27	216518	C006S012E01	ASLS 81-29	5	4	5.000	\$8,000



Section 1

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>.