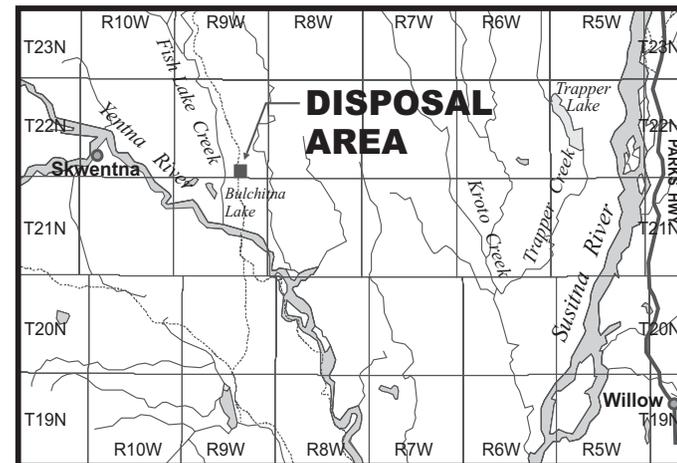


# Map 17 - Lake Creek / McDougal Remote Odd Lot ASLS 87-227

Location	Located approximately 60 miles northwest of Anchorage, about 35 miles southwest of Talkeetna, and approximately 8 miles north of the confluence of the Yentna and Kahiltna Rivers.
Topo Map	USGS Quad Tyonek D-3
Access	Several lakes as well as the Yentna River, Kahiltna River, and Lake Creek could provide access to this area via floatplane, boat, ATV, or snow machine. Access to the parcel is along platted easements and rights-of-way. Use existing public trails and easements when ever possible.
Terrain	General terrain in the area consists of flat, forested expanses broken by muskeg formations
Soils	Well-drained loamy soils occur extensively on hills, terraces, and outwash plains. Poorly drained fibrous organic soils occur in depressions and low areas of terraces and floodplains
Vegetation	Forested areas are primarily white and black spruce. The lower lying, poorly drained areas support sedges and mosses.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from 0 to 19 degrees F; average summer temperatures range from 45 to 68 degrees F. Average annual precipitation is 26 inches, including 116 inches of snow.
Water Source	Unknown
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 87-227.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Association	None

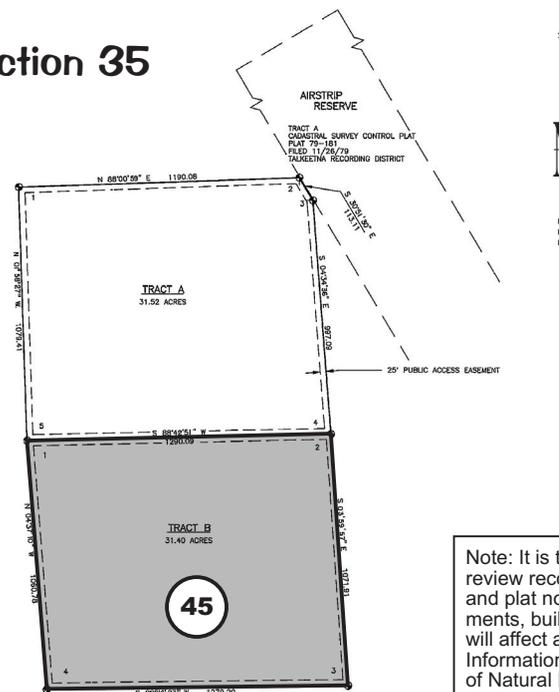
## Vicinity Map

Township 22 North,  
Range 9 West,  
Section 35  
Seward Meridian,  
Alaska



USGS Quad Tyonek, Alaska

## Section 35



PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
45	220186	S022N009W35	ASLS 87-227	B	31.400	\$16,300

# Map 18 - Matanuska Valley Odd Lots

Location	ADL 56719 is located just east of Big Lake, approximately 4.5 miles from the intersection of the Parks Highway and West Big Lake Road and 13 miles west of Wasilla. ADL 219571 is located approximately 1 mile north of Nancy Lake and 21 miles northwest of Wasilla. ADL 221184 is located approximately 2 miles north of Wasilla, just west of the Tanaina Elementary School.
Topo Map	USGS Quad Anchorage
Access	Access to ADL 56719 is from the Parks Highway west onto West Big Lake Road. Continue

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