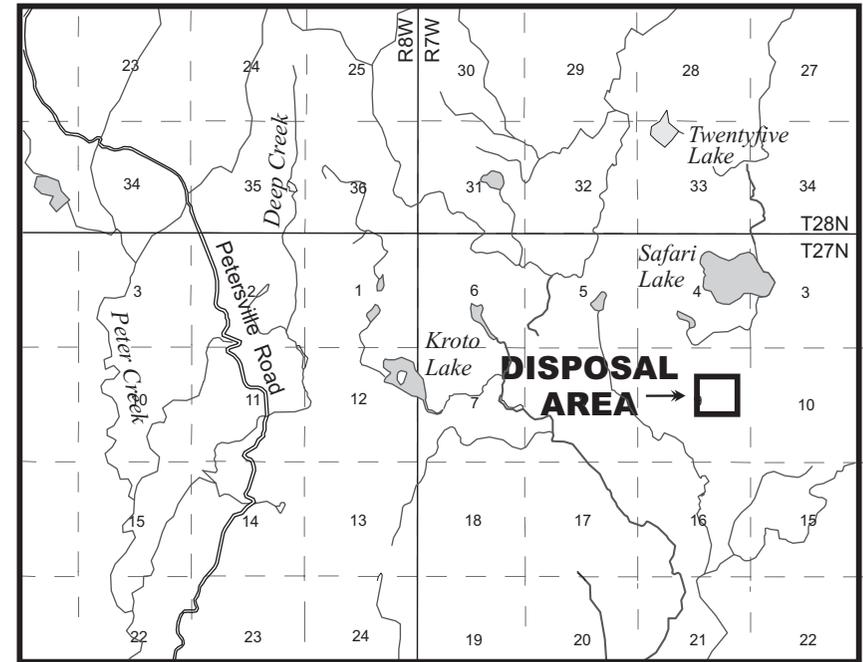


Map 21 - Safari Lake Subdivision ASLS 80-188

Location	Safari Lake Subdivision is located approximately 17 miles northwest of Talkeetna and 10 miles southeast of Petersville. The parcel is located south of Safari Lake.
Topo Map	USGS Quad Talkeetna B-2
Access	Access to the subdivision is by float plane to Safari Lake or overland by ATV or snow machine from Petersville Road, then along platted easements and rights-of-way.
Terrain	Predominate features in the area are glacial moraines which rise above poorly drained muskeg formations. The lowest elevation in the subdivision is Safari Lake at 919 feet above mean sea level.
Soils	Top soils range from one-half to two feet thick. Beneath this is silty, gravelly sand with cobbles.
Vegetation	Low-density white spruce, alder, and low brush on the moraine hills.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from 3 to 22 degrees F; average summer temperatures range from 47 to 66 degrees F. Average annual precipitation is 28 inches, including 121 inches of snow.
Water Source	Subsurface water resources have been characterized as being unconsolidated deposits of mostly sand and gravel, silt, and clay with probable yields in the 10 to 100 gallons per minute range.
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 80-188. 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	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Safari Lake Homeowner's Association, Inc. created to govern said subdivision, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 85, Page 166. Supplemental covenants are recorded in the Talkeetna Recording District in Book 85, Page 171.
Other	Slope easements, adjacent to the rights-of-way shown, have been reserved to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.



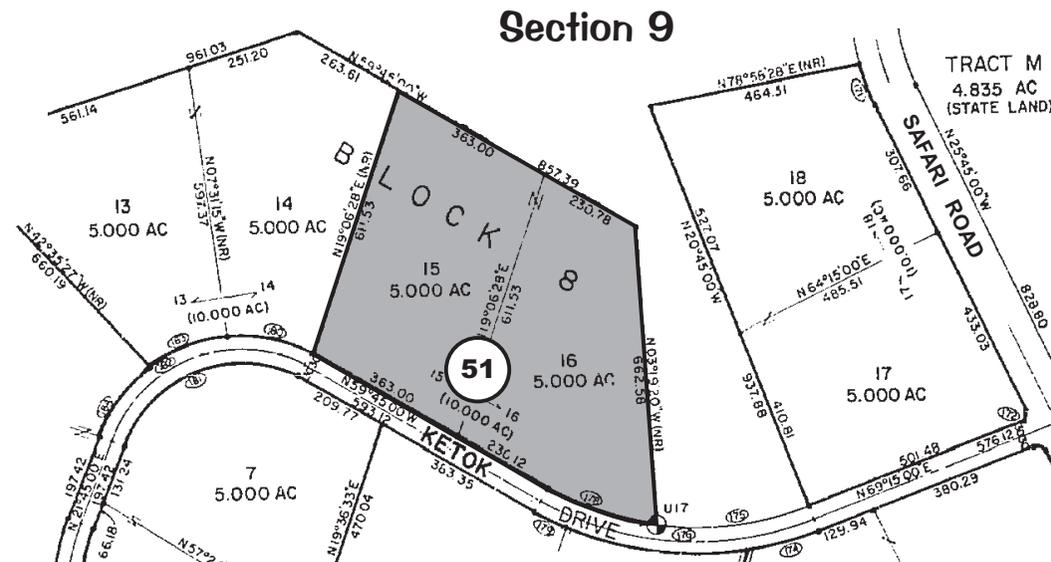
USGS Quad Talkeetna B-2, Alaska

Vicinity Map

Township 27 North, Range 7 West, Section 9
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
51	216178	S027N007W09	ASLS 80-188	15, 16	8	10.000	\$10,000

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>.



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