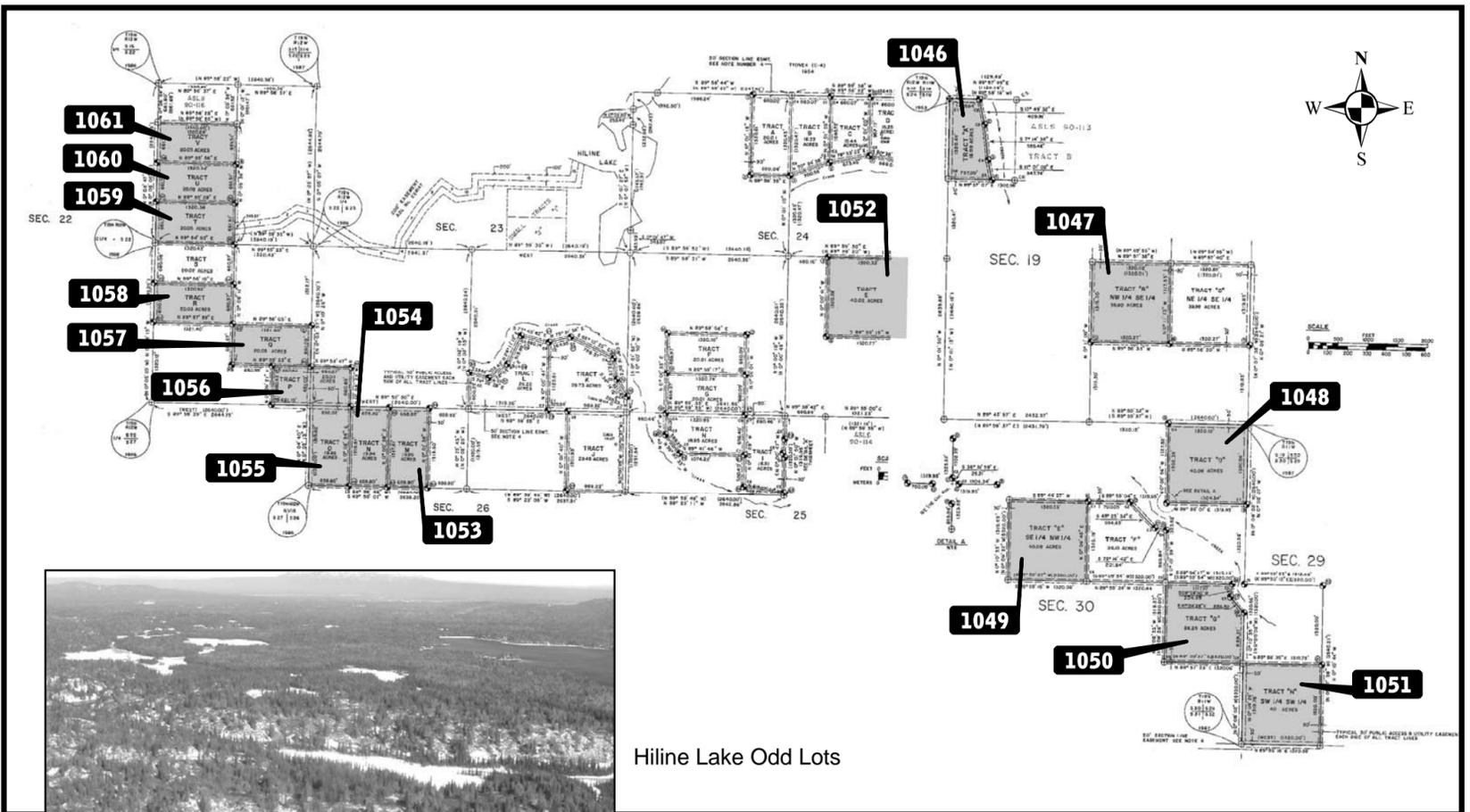


Spring 2005 Alaska State Land Offering -- Auction #435

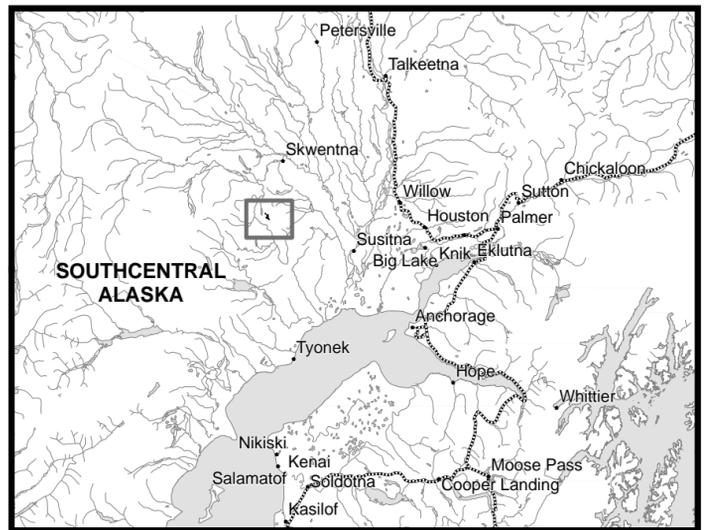
Map 15 - Hiline Lake Odd Lots, ASLS 91-191 and ASLS 91-257

Southcentral Region

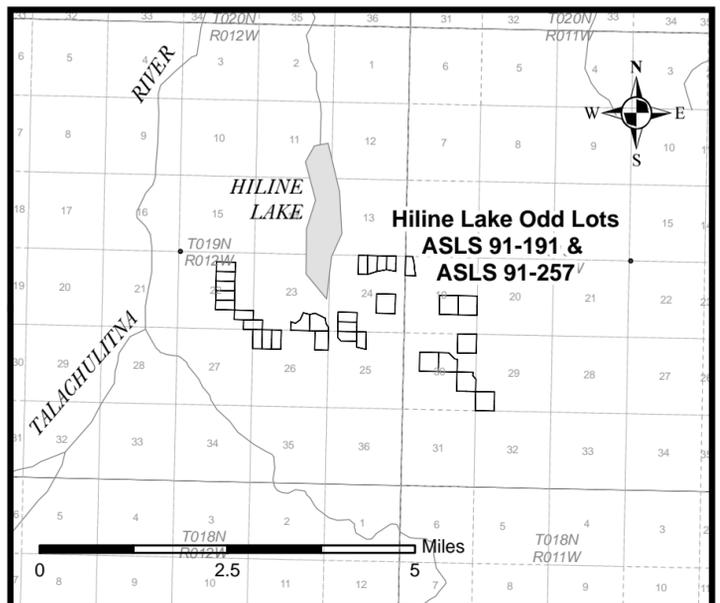


Hiline Lake Odd Lots

| PARCEL# | AK DIVISION OF LANDS (ADL) # | MERIDIAN TOWNSHIP RANGE SECTION | SURVEY | TRACT | ACRES | MINIMUM BID |
|---------|------------------------------|---------------------------------|-------------|-------|--------|-------------|
| 1046 | 224473 | S019N011W19 | ASLS 91-191 | A | 18.990 | \$11,500 |
| 1047 | 224475 | S019N011W19 | ASLS 91-191 | B | 39.900 | \$17,600 |
| 1048 | 228809 | S019N011W30 | ASLS 91-191 | D | 40.060 | \$17,700 |
| 1049 | 224487 | S019N011W30 | ASLS 91-191 | E | 40.080 | \$17,700 |
| 1050 | 228810 | S019N011W30 | ASLS 91-191 | G | 38.250 | \$17,200 |
| 1051 | 224586 | S019N011W29 | ASLS 91-191 | H | 40.000 | \$17,600 |
| 1052 | 224472 | S019N012W24 | ASLS 91-257 | E | 40.020 | \$17,600 |
| 1053 | 224660 | S019N012W26 | ASLS 91-257 | M | 19.950 | \$11,700 |
| 1054 | 228808 | S019N012W26 | ASLS 91-257 | N | 19.940 | \$11,700 |
| 1055 | 228807 | S019N012W26 | ASLS 91-257 | O | 19.920 | \$11,700 |
| 1056 | 224493 | S019N012W22, 23 | ASLS 91-257 | P | 20.030 | \$11,700 |
| 1057 | 224489 | S019N012W22 | ASLS 91-257 | Q | 20.050 | \$11,700 |
| 1058 | 228806 | S019N012W22 | ASLS 91-257 | R | 20.030 | \$11,700 |
| 1059 | 228803 | S019N012W22 | ASLS 91-257 | T | 20.050 | \$11,700 |
| 1060 | 224611 | S019N012W22 | ASLS 91-257 | U | 20.050 | \$11,700 |
| 1061 | 224687 | S019N012W22 | ASLS 91-257 | V | 20.050 | \$11,700 |



| | |
|------------------------|---|
| Location | Located approximately 60 miles northwest of Anchorage and 18 miles southwest of Skwentna, in the Talachulitna River drainage. |
| Topo Map | USGS Quad Tyonek C-4 |
| Access | Access to the area is by float plane during the summer and ski plane during the winter. Conditions of landing areas are unknown. Over land access may be possible by snowmachine during the winter across unreserved State land and reserved public trails. |
| Terrain | Nearly level to gently rolling along the shoreline of Hiline lake giving way to steep rugged terrain, with elevations ranging from 800 to 1,000 feet above sea level. |
| Soils | Soils in the area consist of well-drained soils that occur extensively in the low hills, terraces, and the outwash plains. Also present are very poorly drained fibrous organic soils in depressions in and between glacial moraines and low parts of terraces and floodplains. |
| Vegetation | Area vegetation includes forests dominated by white spruce and paper birch in the well-drained areas. The poorly drained soils support mosses and shrubs. |
| Water Front | None |
| View | Potential views of Mt. Susitna and the Alaska Range. |
| Climate | Average winter temperatures range from 4 to 22 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow. |
| Water Source | Water for domestic use may be obtained by rainwater roof catchment systems. |
| 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 (ADEC). |
| Utilities | None |
| Restrictions | Subject to all platted easements and reservations of record, see ASLS 91-257 and ASLS 91-191. |
| Municipal Authority | These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments. |
| Homeowners Association | None |
| Other | A collapsed shed and debris may be located on Parcel 1046. Any clean up or removal of these items will become the responsibility of the purchaser. |



Vicinity Map
Township 19 North, Range 11 West, Sections 19, 29 & 30
Township 19 North, Range 12 West, Sections 22, 23, 24, & 26
Seward Meridian, Alaska

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>.