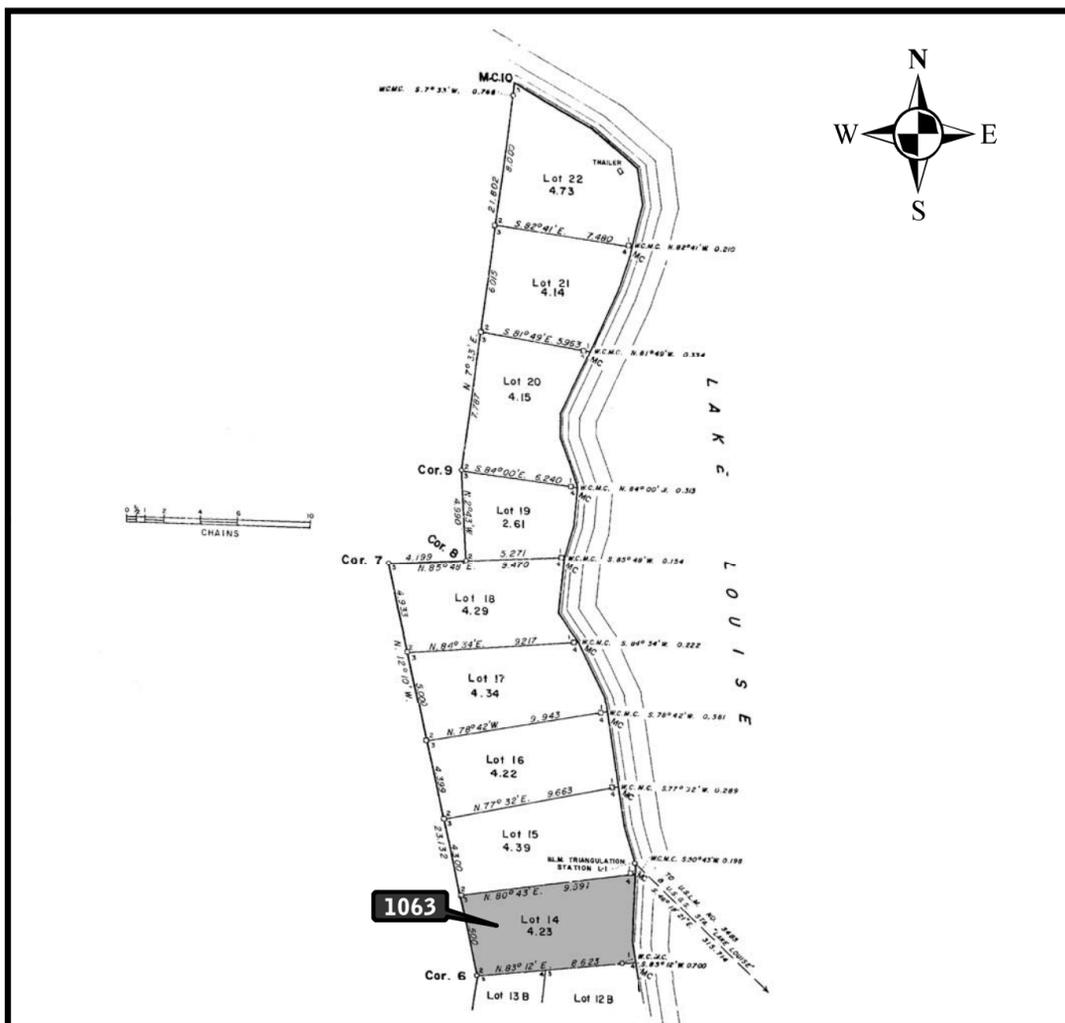


Spring 2005 Alaska State Land Offering -- Auction #435

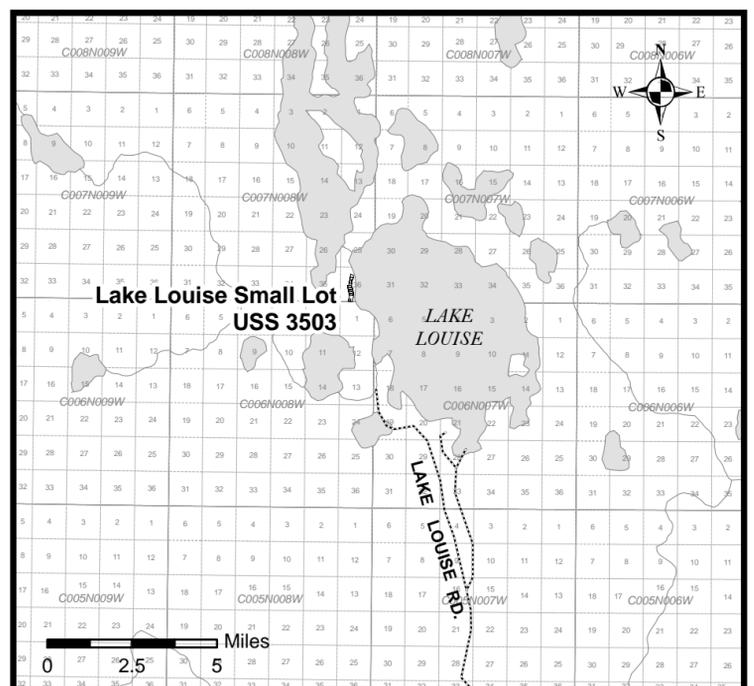
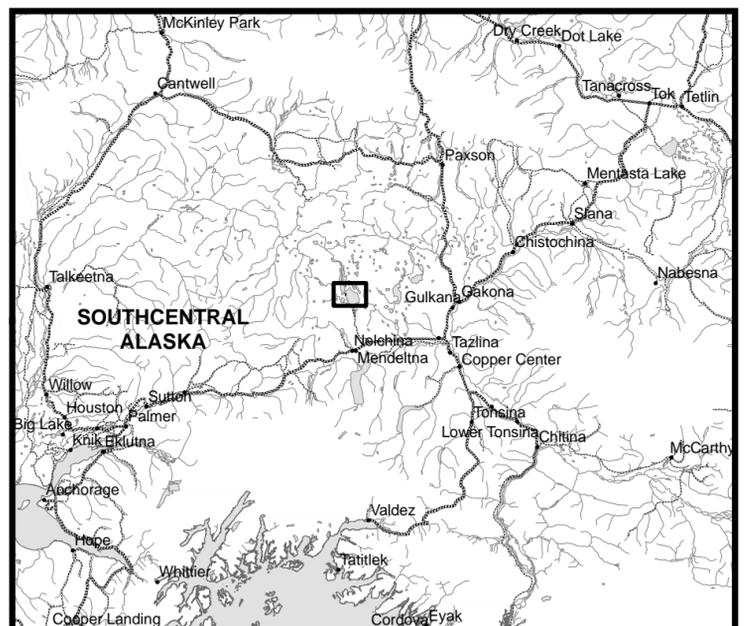
Map 17 - Lake Louise Small Lot, USS 3503

Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1063	216646	C007N008W36	USS 3503	14	4.230	\$25,000

Location	This parcel is located along the west shore of Lake Louise, about 32 miles northwest of Glennallen and 130 miles northeast of Anchorage.
Topo Map	USGS Quad Gulkana B-6
Access	Overland access to Lake Louise is via Lake Louise Road from milepost 154.8 of the Glenn Highway. Lake Louise Road heads north 19.3 miles to the south end of Lake Louise. Boat access from the end of Lake Louise Road to the lots can often be dangerous as the lake is susceptible to strong wind and wave action. Airplane access to Lake Louise is also possible. There is a state owned gravel airstrip located at the south end of Lake Louise.
Terrain	The elevation of Lake Louise is 2,362 feet above sea level. This parcel has slopes that steeply rise from lake level.
Soils	Soils may contain permafrost in some areas.
Vegetation	The vegetation around the lake contains stunted spruce on the wetter lands, and small to medium diameter spruce on the well drained areas.
Water Front	This parcel has water frontage on Lake Louise.
View	Potentially excellent view of Lake Louise and the Wrangell and Talkeetna Mountains.
Climate	Average winter temperatures range from -9 to 34 degrees F; average summer temperatures range from 38 to 62 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.
Water Source	Water for domestic use may be obtained by rainwater roof catchment systems. Quality of the lake water is 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 the Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary, etc.).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see USS 3503. This parcel is also subject to a 50 foot public access easement along the ordinary high water mark and a 25 foot public access and utility easement on all upland lot lines.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None



Vicinity Map
Township 7 North, Range 8 West, Section 36
Copper River 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>.