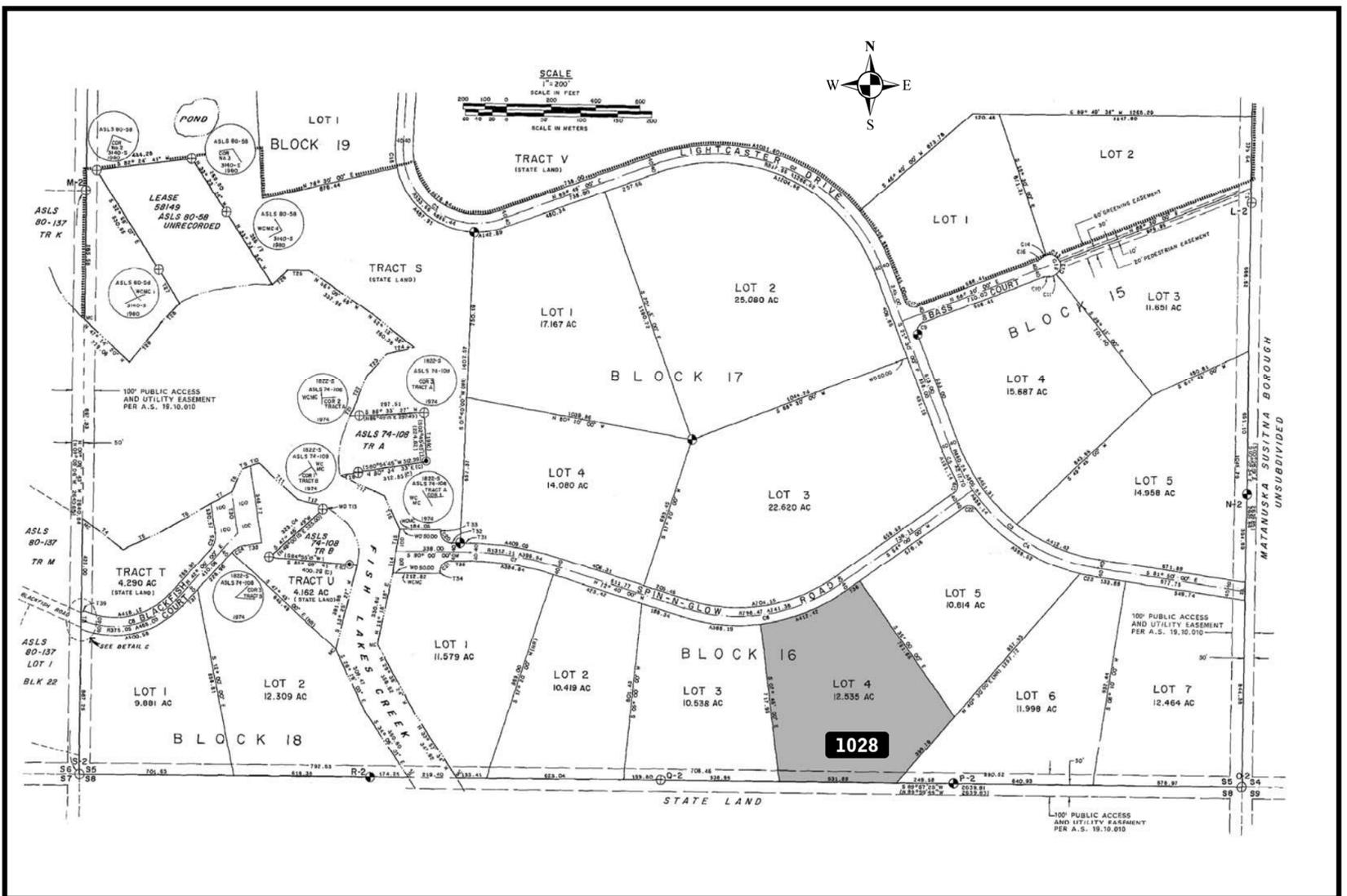


Spring 2005 Alaska State Land Offering -- Auction #435

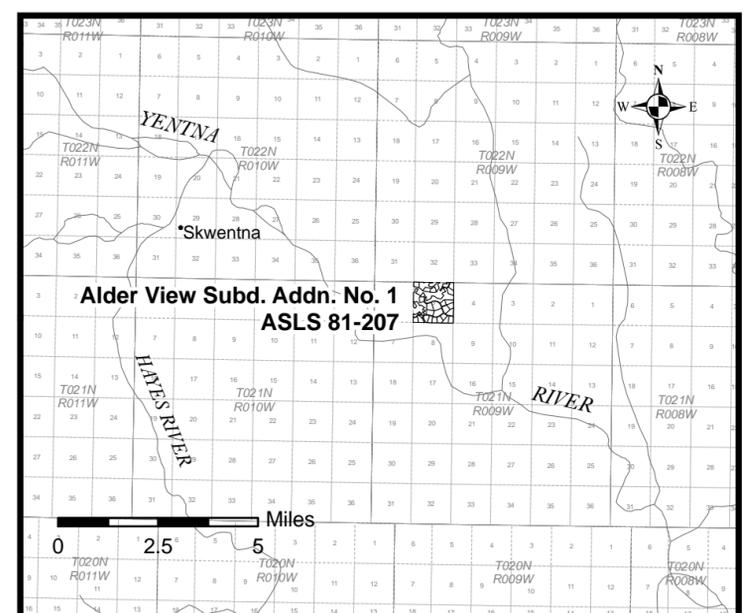
Map 9 - Alder View Subdivision, Addn. No. 1, ASLS 81-207

Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1028	216708	S021N009W05	ASLS 81-207	4	16	12.535	\$9,200

<b>Location</b>	Located approximately 60 miles northwest of Anchorage and 7 miles east of Skwentna, north of the Yentna River.
<b>Topo Map</b>	USGS Quad Tyonek D-3
<b>Access</b>	Access to the subdivision is by float plane to one of several small lakes within the area or onto the Yentna River. Tract U of ASLS 80-137 is designated as a landing strip, condition of which is unknown. Access is also gained via the Yentna River, by boat in the summer or snowmachine during the winter. The parcel is along a platted right-of-way, which may not have been constructed.
<b>Terrain</b>	The terrain is flat to moderately sloping, with an elevation of approximately 200 feet above sea level. The area is dotted with small lakes.
<b>Soils</b>	The area consists mostly of loamy type soils that vary from poor to good.
<b>Vegetation</b>	Vegetation in the area consists of birch on higher elevations, spruce forests on well-drained soils with no permafrost, and predominantly muskeg bogs in low lying open areas.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -30 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	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 pit privy solid waste disposal systems.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 81-207. 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.
<b>Municipal Authority</b>	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.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active. Covenants pertaining to this subdivision are recorded in Book 85, Page 172 and Book 85, Page 177 at the Talkeetna Recorder's Office.
<b>Other</b>	A dilapidated cabin, outbuildings, and debris are on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser.



Vicinity Map  
Township 21 North, Range 9 West, Section 5  
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>.