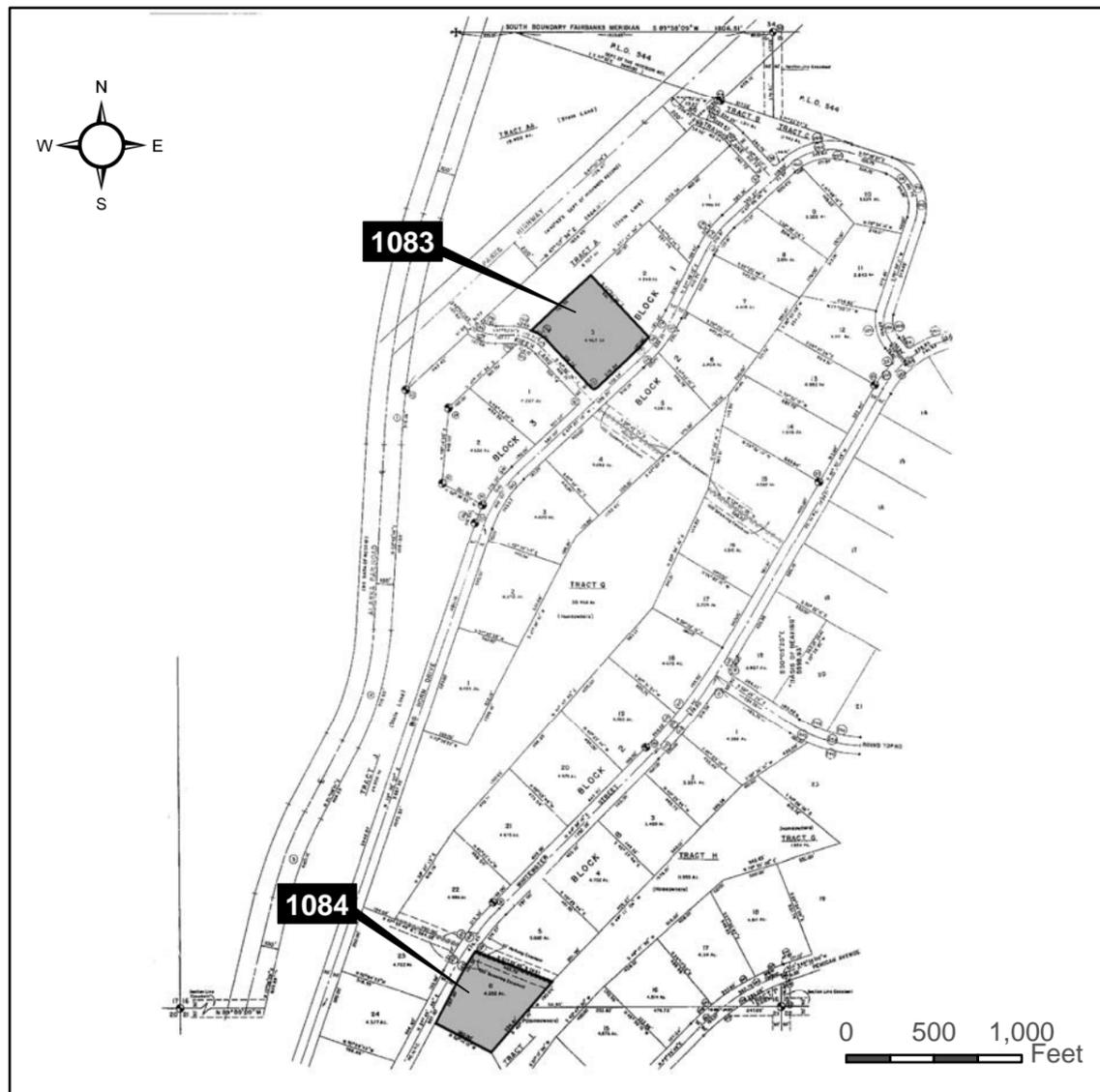


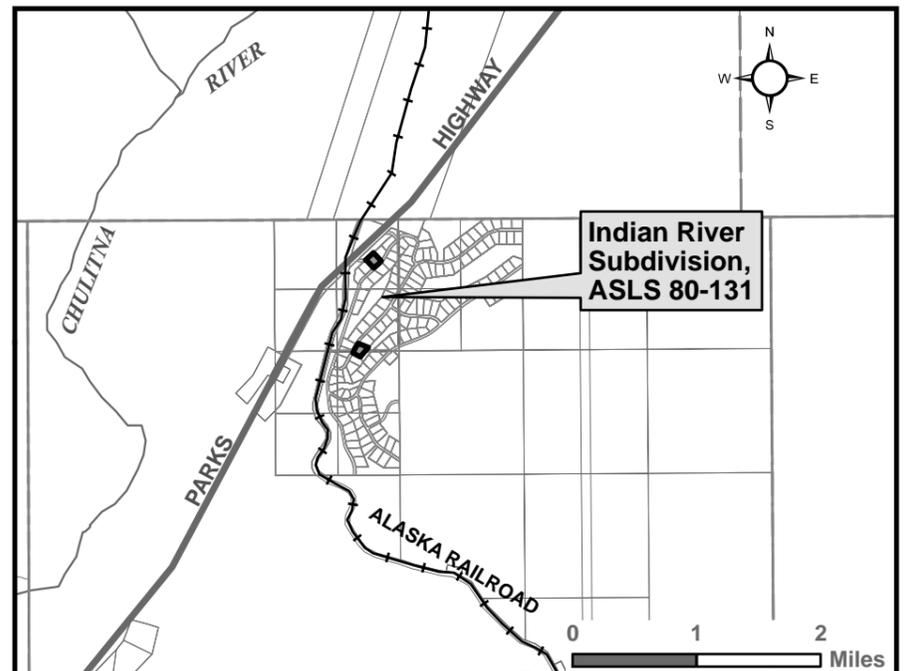
# Map 11 - Indian River Subdivision ASLS 80-131

Southcentral Region



<b>Location</b>	This subdivision is approximately 45 air miles northeast of Talkeetna, just east of the Alaska Railroad and the Parks Highway.
<b>Topo Map</b>	USGS Quad Talkeetna Mountains D-6
<b>Access</b>	Access to the subdivision is from the Parks Highway at approximately mile 169, just north of the railroad crossing, utilizing one of two entrances, Keen Lane or Travois Lane. The parcels are along platted road rights-of-way, which may not have been constructed. The Alaska Railroad right-of-way may NOT be used as access.
<b>Terrain</b>	Terrain is generally flat, with an elevation range of 1,600 to 1,700 feet above sea level.
<b>Soils</b>	Soils consist of gravelly silt with pockets of peat occurring in the lower bogs. Lower parcels are typically wet.
<b>Vegetation</b>	Primary vegetation is black spruce, alder and willow.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -4 to 40 degrees F; average summer temperatures range from 45 to 69 degrees F. Average annual precipitation is 20 inches, including 114 inches of snow.
<b>Water Source</b>	Unknown
<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).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 80-131. These parcels 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>	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.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 377.
<b>Other</b>	Due to the many boggy areas within the lower portion of this subdivision, it is best suited for winter recreational activities.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1083	210349	S033N002W16	ASLS 80-131	3	1	4.963	\$5,100
1084	210242	S033N002W16,21	ASLS 80-131	6	8	4.652	\$5,600



Township 33 North, Range 2 West, Sections 16 & 21  
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>.

