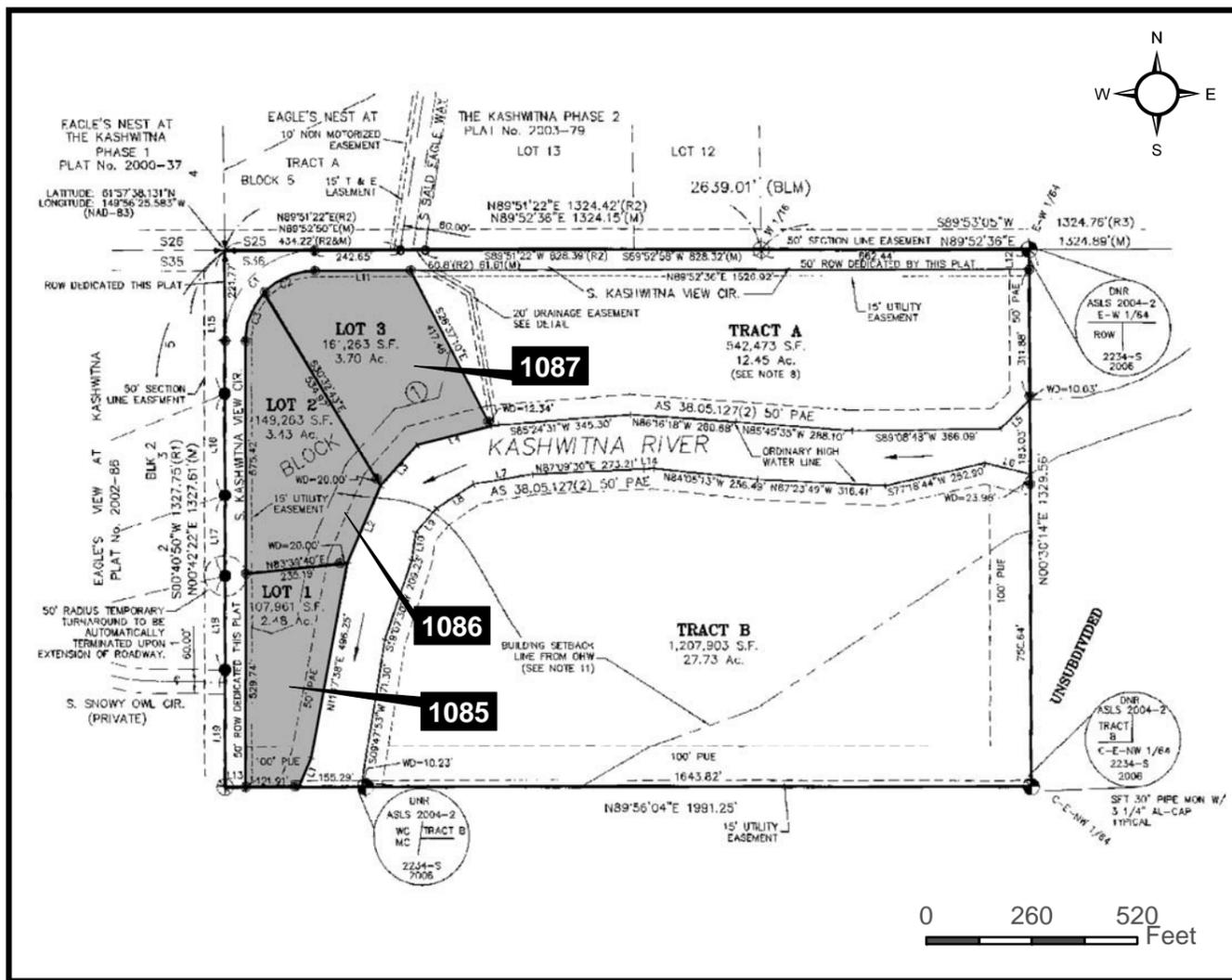


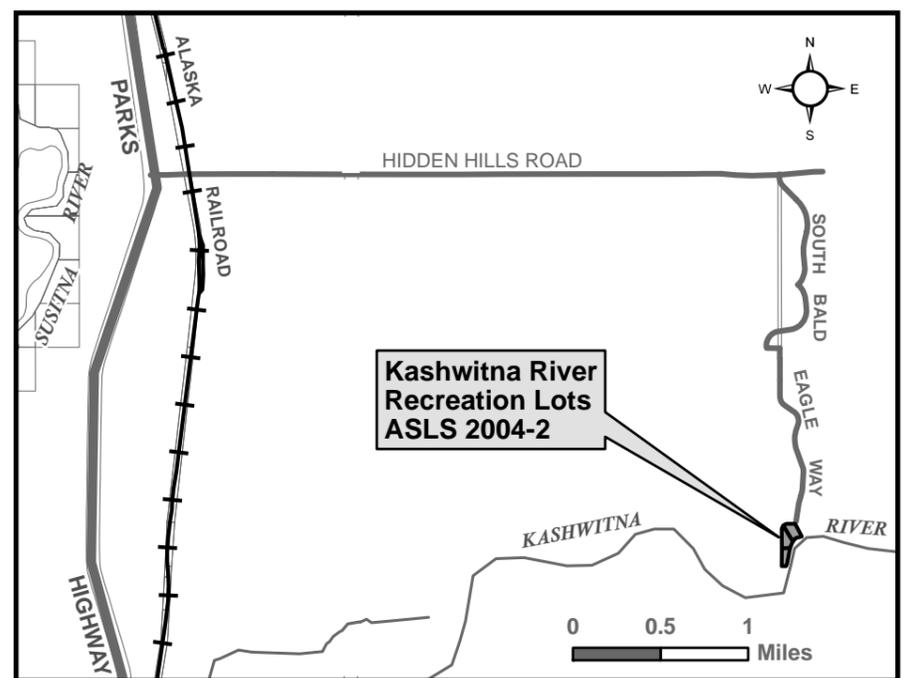
# Map 12 - Kashwitna River Recreation Lots ASLS 2004-2

Southcentral Region



<b>Location</b>	These parcels are located approximately four miles east of the Parks Highway, near the community of Caswell.
<b>Topo Map</b>	USGS Anchorage D-8
<b>Access</b>	The subdivision is accessible by going east on Hidden Hills Road from mile 90 of the Parks Highway and then south along South Bald Eagle Way, a distance of approximately six miles along borough maintained gravel roads. These parcels are located on the north/west shore of the Kashwitna River and may also be accessed by boat.
<b>Terrain</b>	The area is characterized as having rolling topography, with individual parcels being relatively level.
<b>Soils</b>	The majority of the soils consist of gray silty, sandy gravels. The soils appear to be able to support adequate building sites.
<b>Vegetation</b>	Partially open stands of spruce, birch, aspen and alder are the dominant vegetation in the area.
<b>Water Frontage</b>	All parcels have water frontage on the Kashwitna River.
<b>View</b>	Potentially excellent views of the Kashwitna River.
<b>Climate</b>	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water in the Kashwitna River is 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>	Telephone and electrical service are in the area. Electric service is located approximately 500 feet north of Lot 3 along S. Bald Eagle Way and 200 feet west of Lot 2 along Snowy Owl Circle. There are no other public services in the neighborhood.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS
<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>	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1085	230019	S022N004W36	ASLS 2004-2	1	2.48	\$68,300
1086	230020	S022N004W36	ASLS 2004-2	2	3.43	\$65,000
1087	230021	S022N004W36	ASLS 2004-2	3	3.70	\$65,000



Township 22 North, Range 4 West, Section 36  
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>.

