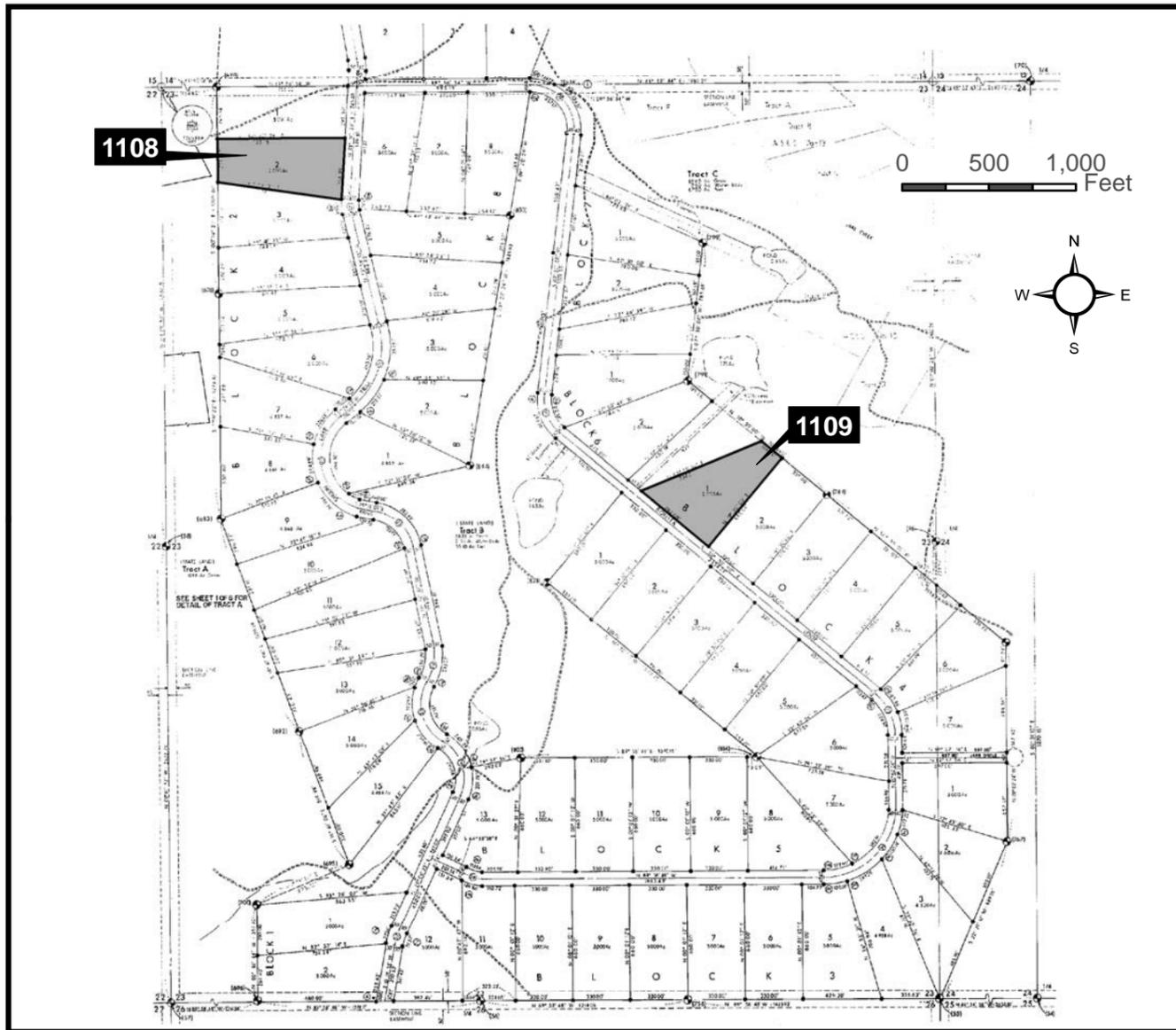


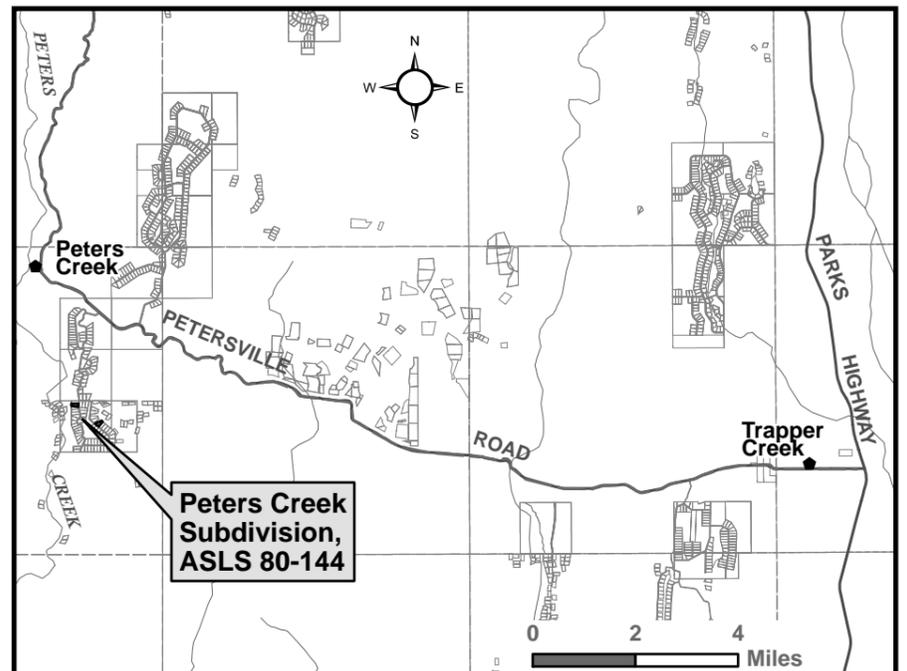
# Map 19 - Peters Creek Subdivision ASLS 80-144

Southcentral Region



<b>Location</b>	This subdivision is located south of Petersville Road approximately 15 miles west of Trapper Creek.
<b>Topo Map</b>	USGS Quad Talkeetna B-2
<b>Access</b>	Access to this subdivision is by Petersville Road, then south onto Shulin Lake Trail. Petersville Road is only maintained to Kroto Creek in the winter. Care should be taken to properly locate platted rights-of-ways or easements to gain access to parcels. The parcels are along platted road rights-of-way, which may not have been constructed.
<b>Terrain</b>	The topography in the area is generally level, with an elevation of 1,000 feet above sea level. The area is also characterized by terraces and moraines of well drained soils interspersed with low lying wetlands.
<b>Soils</b>	Subsurface soils are well drained with a large percentage of coarse grained material. Pockets of permafrost may be present.
<b>Vegetation</b>	Birch and white spruce dominate the higher ground, while black spruce, moss, sedges and low shrubs are found in the lower elevations.
<b>Water Frontage</b>	None
<b>View</b>	Potential views of Denali from some areas of the subdivision.
<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 16 to 27 inches, including 48 to 150 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well or rainwater catchment systems. Water availability and quality expected to be good.
<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 80-144. 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 367.
<b>Other</b>	These parcels are subject to an oil and gas exploration license (ADL 390077).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1108	210689	S026N008W23	ASLS 80-144	2	2	5.00	\$10,000
1109	210715	S026N008W23	ASLS 80-144	1	4	5.00	\$8,500



Township 26 North, Range 8 West, Section 23  
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>.

