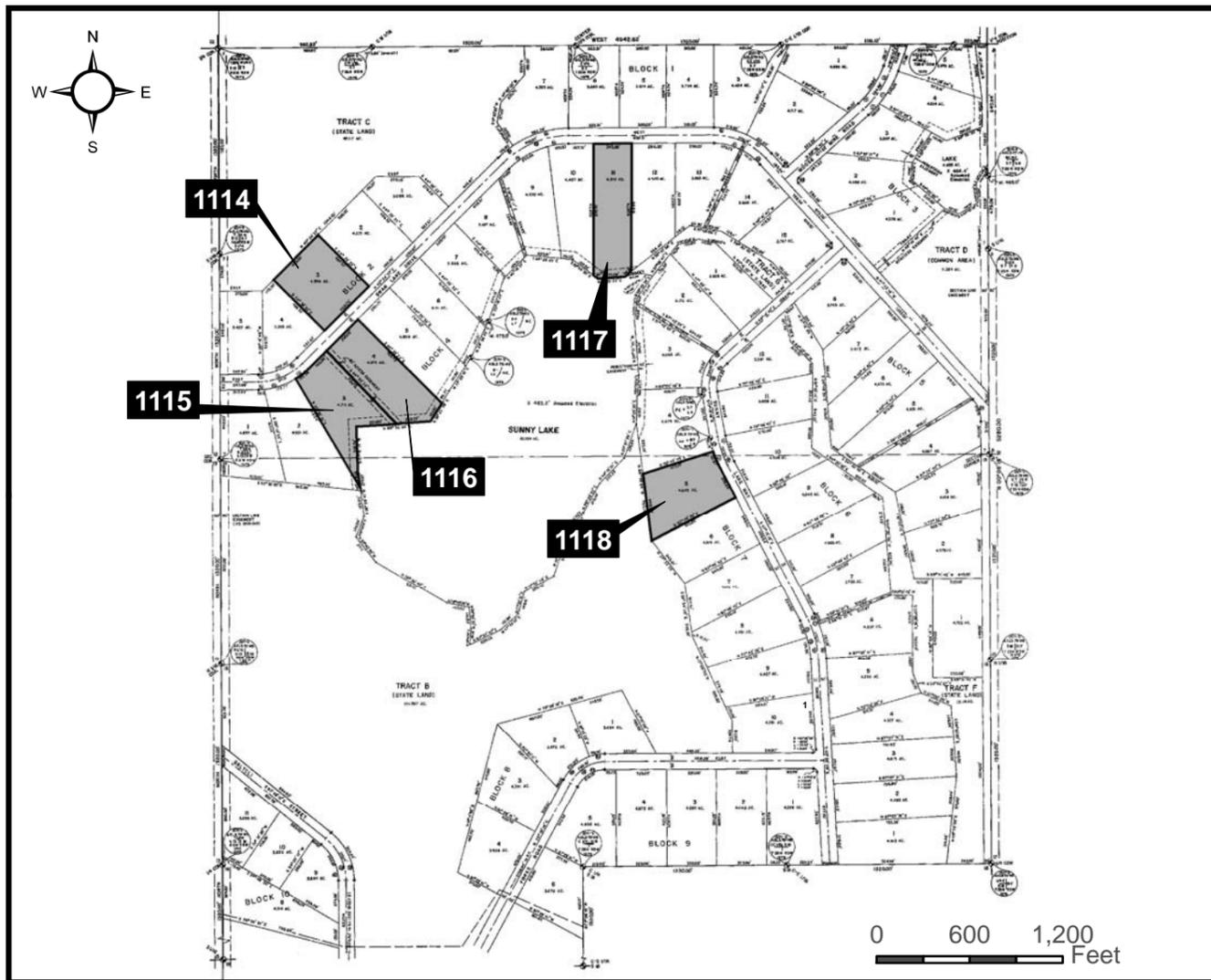


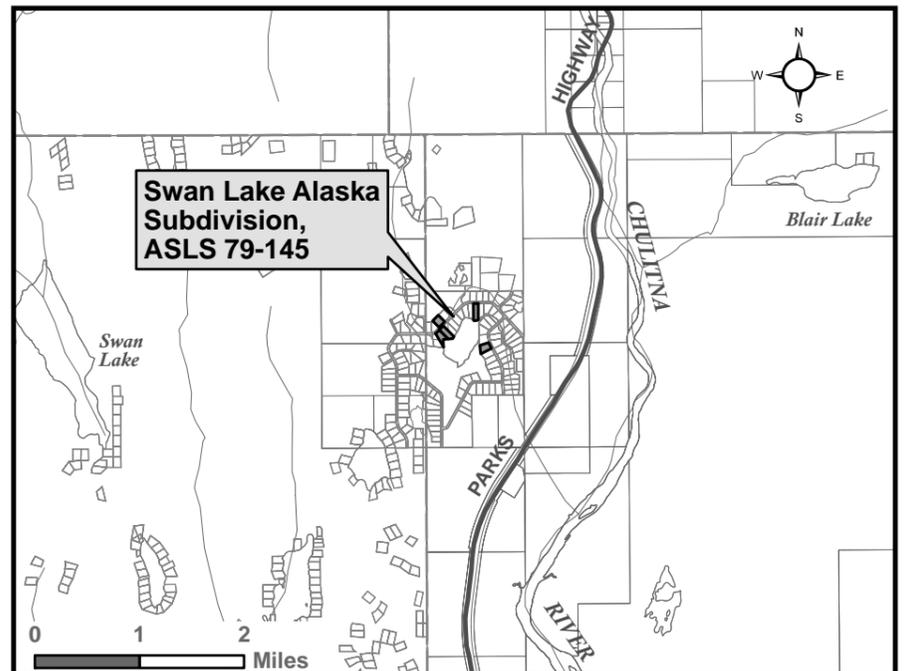
Map 22 - Swan Lake Alaska Subdivision ASLS 79-145

Southcentral Region



Location	This subdivision is located about 1 mile west of the Parks Highway, approximately 15 air miles northwest of Talkeetna.
Topo Map	USGS Quad Talkeetna C-1
Access	Access to the subdivision is provided from the Parks Highway by a public right-of-way ADL 215534, by foot, ATV, or snowmachine. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. The parcels are along platted road rights-of-way, which may not have been constructed.
Terrain	The area consists of hill and ridge topography, with an elevation range of 700 to 740 feet above sea level.
Soils	Soils are generally well drained, but in some areas may be covered by peat. Parcels 1115 and 1116 are particularly wet.
Vegetation	Elevated, well-drained areas are vegetated with spruce and birch, lowlands are primarily stunted black spruce and mosses.
Water Frontage	Parcel 1115, 1116, and 1117 have water frontage on Sunny Lake.
View	Unknown
Climate	Average winter temperatures range from -4 to 40 degrees F; average summer temperatures range from 45 to 69 degrees F. Average annual precipitation is 29 inches, including 102 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of surface water in the area 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).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-145.
Municipal Authority	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.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1114	229230	S028N005W07	ASLS 79-145	3	2	4.336	\$6,000
1115	227596	S028N005W07,18	ASLS 79-145	3	4	4.711	\$9,000
1116	227597	S028N005W07	ASLS 79-145	4	4	4.978	\$9,000
1117	227598	S028N005W07	ASLS 79-145	11	4	4.813	\$10,000
1118	227599	S028N005W07,18	ASLS 79-145	5	7	4.645	\$7,000



Township 28 North, Range 5 West, Sections 7 & 18
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>.

