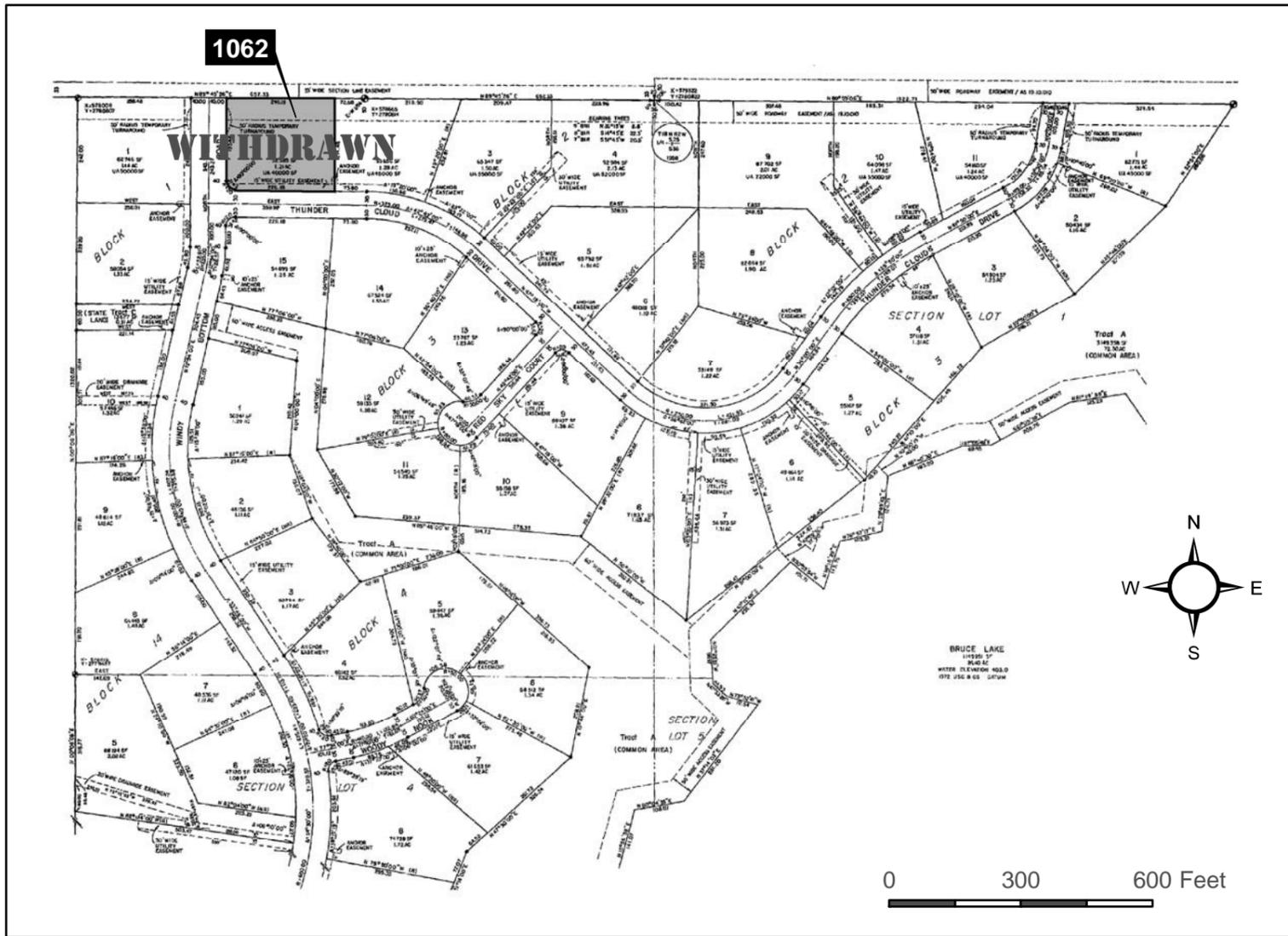


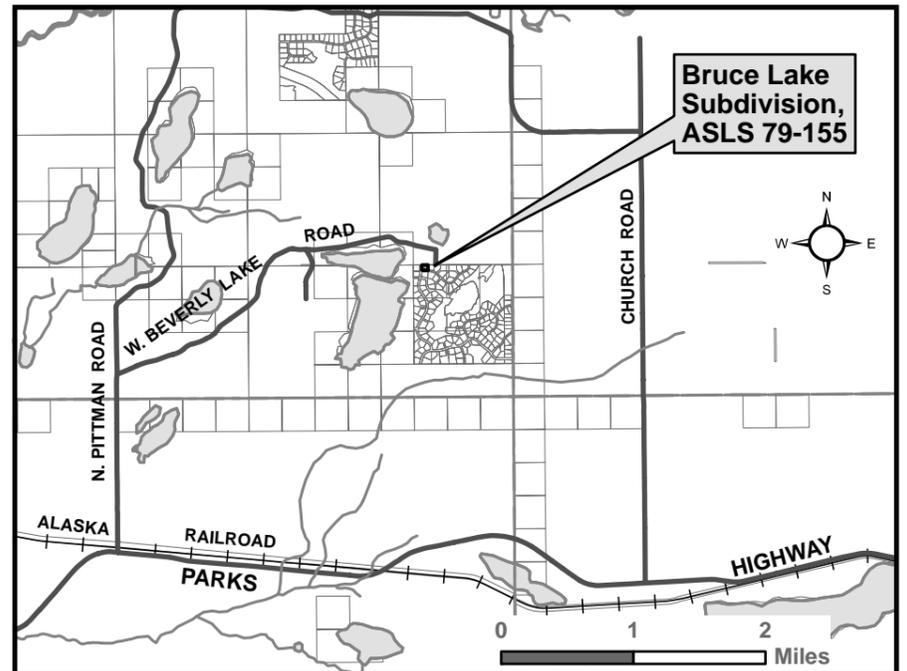
# Map 6 - Bruce Lake Subdivision ASLS 79-155

Southcentral Region



<b>Location</b>	This subdivision is located three miles northwest of Wasilla in the Meadow Lakes area, just east of Kalmbach Lake and Beverly Lake.
<b>Topo Map</b>	USGS Quad Anchorage C-7
<b>Access</b>	From the Parks Highway west of Wasilla, turn north onto North Pittman Road (paved). Continue to West Beverly Lake Road (paved until Kimbalch Road) and take a right. This road will continue to Bruce Lake Subdivision. This parcel has constructed gravel roads along the north (section line easement), west (Windy Bottom Road) and south (Thunder Cloud Drive) lot lines, but access to this parcel is restricted to Thunder Cloud Drive.
<b>Terrain</b>	Low rolling hills and swamp or bog-dominated lowlands are found throughout this subdivision. This parcel is mostly level to gently sloping, with a moderate down slope to road grade on the western portion.
<b>Soils</b>	The area is generally well drained, with gravelly, gray soils which may be covered by a poorly drained fibrous peat layer that freezes in winter. The soils on this parcel appear well drained, with no apparent boggy areas.
<b>Vegetation</b>	Vegetation on this parcel consists of small willow, cottonwood and birch in the areas that have been cleared in the past and several mature paper birch and black spruce in the undisturbed areas.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -40 to 90 degrees F; average summer temperatures range from 46 to 70 degrees F. Average annual precipitation is 30 inches, including 92 inches of snow.
<b>Water Source</b>	Availability and quality expected to be good. There is an uncapped well located on the parcel, condition 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>	Electricity and telephone service is available within the subdivision. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-155. 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 and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District in Book 220 on Page 93.
<b>Other</b>	There is a concrete foundation and wooded platform on this parcel. Debris including mattresses, clothing, garbage, and dilapidated sheds are also on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1062	205937	S018N002W36	ASLS 79-155	1	2	1.21	WITHDRAWN



Township 18 North, Range 2 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>.

