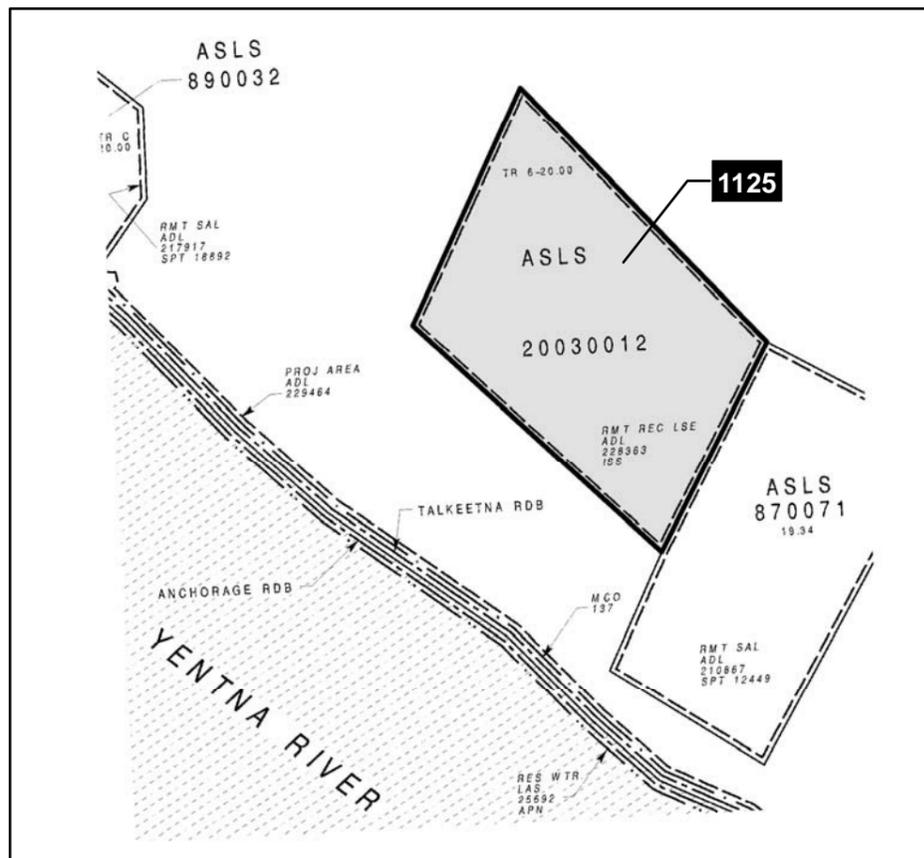
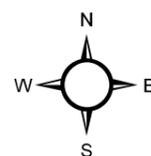
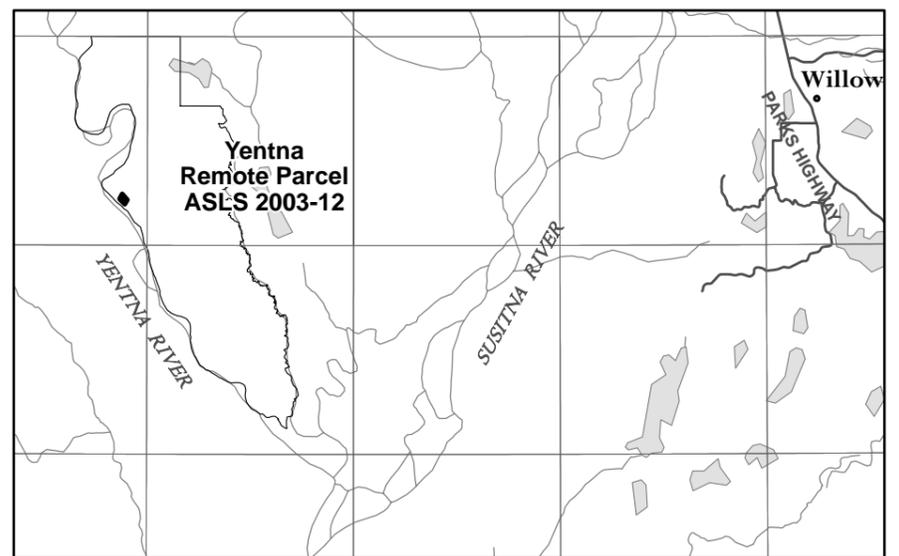


Map 19 ~ Yentna Remote Parcel ~ ASLS 2003-12



Location	The Yentna staking area is located approximately 50 air miles northwest of Anchorage between Fish Creek and the Yentna River, northeast of its confluence with the Susitna River.
Topo map	USGS Quads Tyonek C-2, C-3, D-2 and D-3
Terrain	Lands along the Yentna River are characterized by broad nearly level floodplains extending to well-defined banks, which rise steeply to a plateau overlooking the river. Sharply contrasting types of vegetation, meandering sloughs, and many stream scars are prominent features of the river bottom landscape.
Access	Access is by float or ski plane, snow machine and riverboat via the Yentna River. Primary access to the area is by boat or snow machine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snow machine from the Point MacKenzie/Burma Road area via Flat Horn Lake, Susitna Station and the Yentna River. Commercial barging and winter freighting businesses operate on the Susitna/Yentna Rivers for the transportation of supplies.
Roads/Trails	Heavily utilized, unmarked, winter trails go to the Yentna River from Susitna Landing, Deshka Landing and the Burma Road areas.
View	The Yentna River to the west, the Alaska Range to the north or the Talkeetna Mountains to the east may be visible from higher elevations within the area.
Climate	Temperatures range from a low of -5 degrees F in winter to a high of 67 degrees F in summer. Extremes between -50 degrees F and 90 degrees F are sometimes encountered. Annual precipitation is 29 inches including 119 inches of snow.
Soils	The area contains soils with steep slopes, high water tables and a wide variety of soil depths.
Vegetation	Vegetation consists of cottonwood, white spruce, and paper birch interspersed with dense patches of tall brush. Muskeg, sedges, mosses, low shrubs and black spruce may be found in the poorly drained or frequently flooded areas.
Water Frontage	None.
Fire management Option	Full Protection - suppression action provided on a wildland fire that threatens uninhabited private property, high-valued natural resource areas, and other high-valued areas such as identified cultural and historical sites. The suppression objective is to control the fire at the smallest acreage reasonably possible. The allocation of suppression resources to fires receiving the full protection option is second in priority only to fires threatening a critical protection area. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Municipal authority	The staking area is within the Matanuska-Susitna Borough. Parcels are subject to local property taxes.
Public access and utility easements	All parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. Landowners may not obstruct or block access within these easements.
Setbacks and other restrictions	Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.
Other	This staking area could potentially be affected by the Susitna I and II exploration license area activities. Buyers should be aware that the potential for oil and gas exploration in this area exists.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1125	228363	S019N008W25	ASLS 2003-12	20	6	\$32,000



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>.

