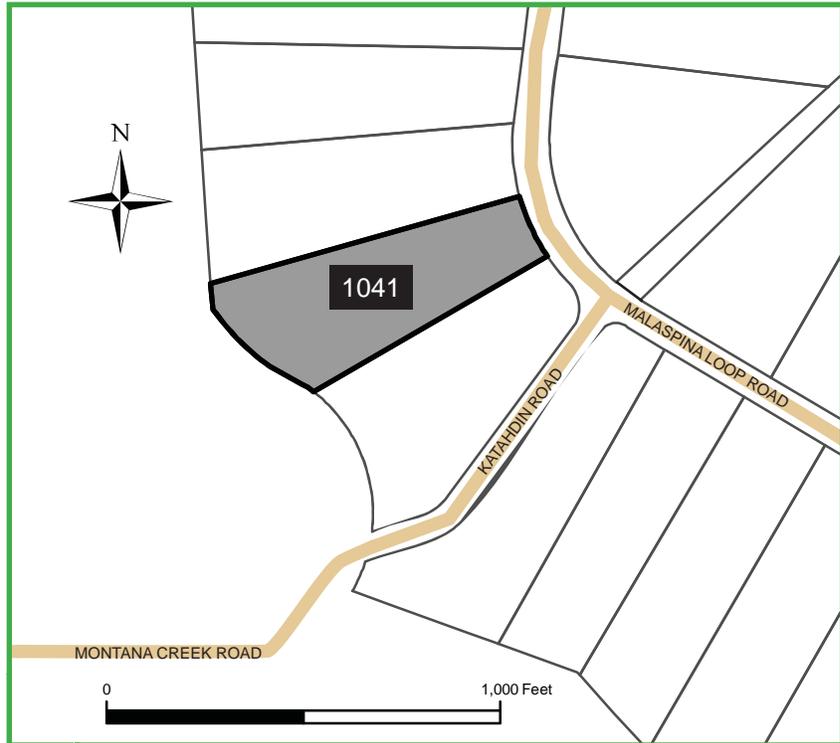
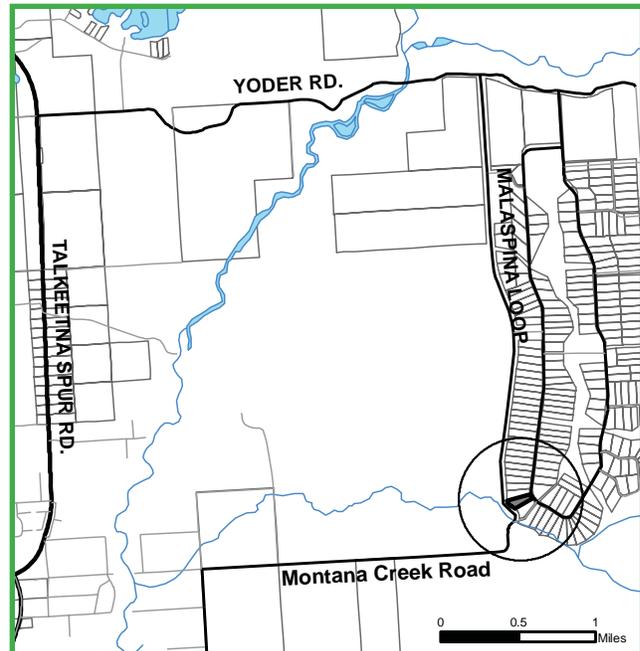


Bartlett Hills - ASLS 79-143D

PARCEL #	1041
AK DIVISION OF LANDS (ADL) #	205467
MERIDIAN TOWNSHIP RANGE SECTION	S024N004W25
SURVEY	ASLS 79-143D
ACRES	4.954
LOT	49
BLOCK	9
MINIMUM BID	\$19,800



LOCATION	This subdivision is located about 60 miles north of Anchorage and about 10 miles southeast of Talkeetna. This subdivision lies south of the Bartlett Hills Agricultural Subdivision, ASLS 79-109.
ACCESS	Access to the subdivision is from Yoder Road, near the Montana Creek Bridge. The parcel is accessible from Yoder Road and then the eastern side of Malaspina Loop Road (Malaspina Road is impassable just north of the parcel) or from the west on Montana Creek Road to Katahdin Road and then north on Malaspina Loop road.
UTILITIES	None. There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. 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). See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Bartlett Hills, Tract D, Homeowners' Association created to govern the subdivision. Covenants pertaining to this subdivision are recorded in Book 76, page 614, Talkeetna Recording District, September 29, 1980. There is a 15' utility easement each side of common interior lot lines and inside any lot lines fronting a right-of-way.
MUNICIPAL AUTHORITY	This parcel is located within the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
NOTES	



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: plats.landrecords.info/.