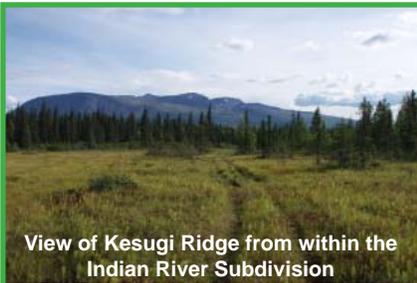
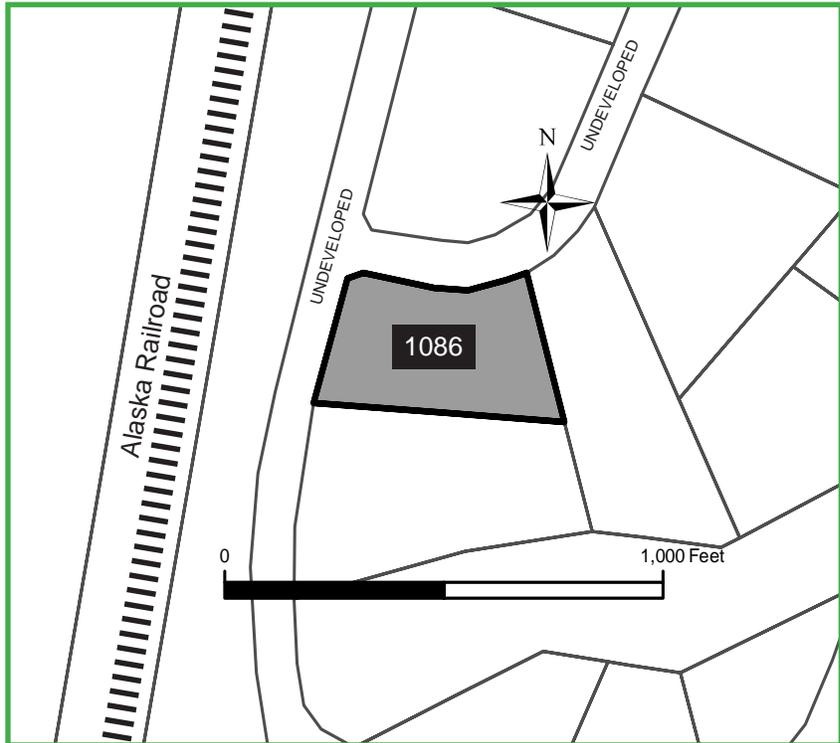
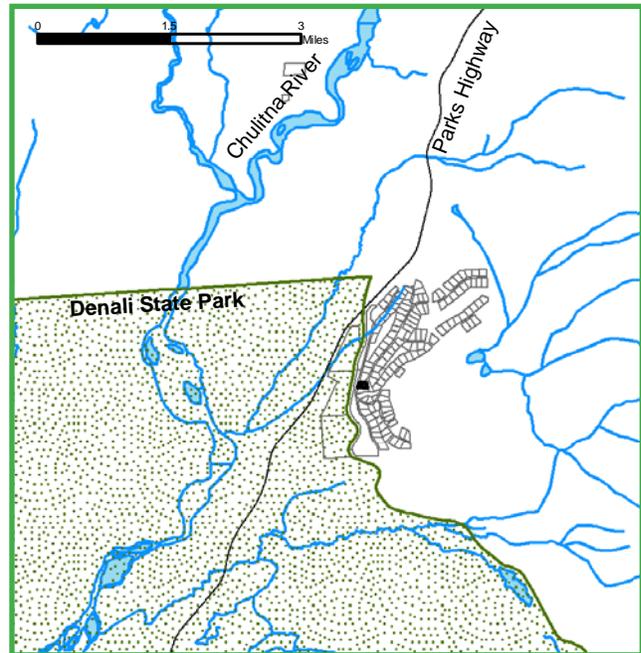


Indian River - ASLS 80-131

PARCEL #	1086
AK DIVISION OF LANDS (ADL) #	210246
MERIDIAN TOWNSHIP RANGE SECTION	S033N002W21
SURVEY	ASLS 80-131
ACRES	3.223
LOT	10
BLOCK	8
MINIMUM BID	\$6,100



LOCATION	Indian River Subdivision is approximately 40 air miles north by northeast of Talkeetna, adjacent to and lying east of the Alaska Railroad and the Parks Highway.
ACCESS	Access is from the Parks Highway at about mile 169, just north of the railroad crossing, utilizing one of two platted rights-of-way: Kieen Lane or Travois Lane. The Alaska Railroad right-of-way may NOT be used as legal access. Use of the railroad right-of-way will result in a trespass action and possible prosecution (AS 11.46.330).
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. See page 10 "Sewer and Water" and "Water Rights and Usage" for more information. Water supply or sewage disposal systems must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
RESTRICTIONS	Subject to platted easements and reservations, see ASLS 80-131. All lands encompassed by ASLS 80-131 are subject to a fifty-foot wide access easement along the mean high water or ordinary high water line of any water frontage of any sort. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
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	Potential views of Kesugi Ridge and close proximity to Denali State Park.



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/.