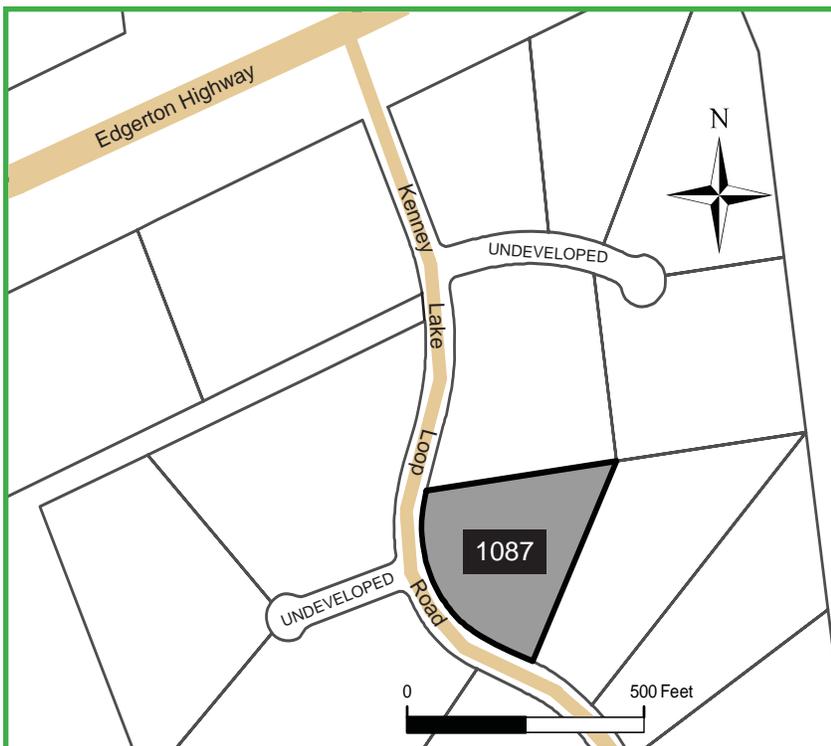
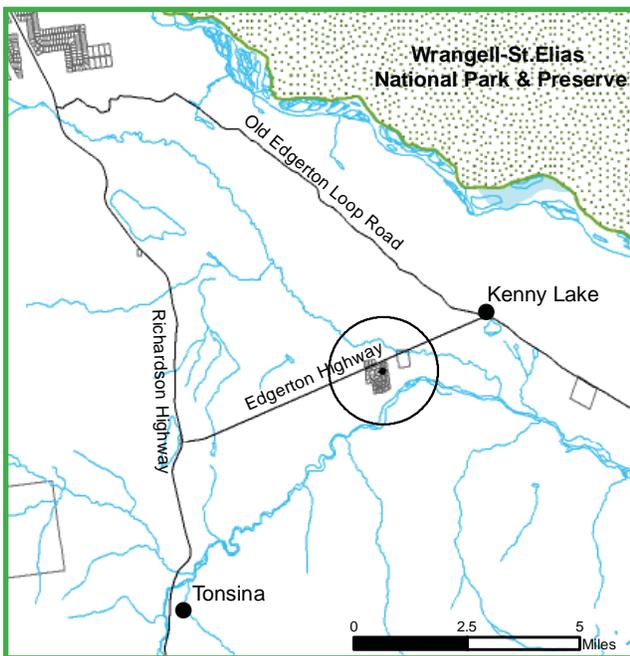
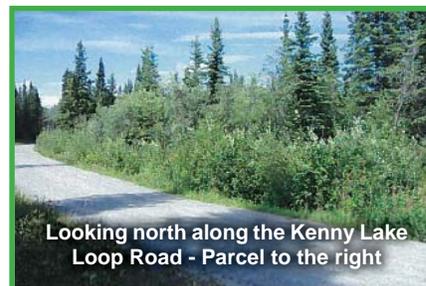


Kenney Lake - ASLS 81-193



PARCEL #	1087
AK DIVISION OF LANDS (ADL) #	228475
MERIDIAN TOWNSHIP RANGE SECTION	C002S002E03
SURVEY	ASLS 81-193
ACRES	2.200
LOT	6
BLOCK	3
MINIMUM BID	\$12,500



LOCATION	Situated on the south side of the Edgerton Highway about 4.5 miles east of the junction with the Richardson Highway.
ACCESS	Parcel is accessible utilizing the platted right-of-way, Kenney Lake Loop Road, a dirt/gravel road from the Edgerton Highway.
UTILITIES	Electricity and telephone hookups are available to the subdivision. 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	Subject to platted easements and reservations of record, see ASLS 81-193. Parcel may contain wetlands. Purchaser must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Kenney Lake Subdivision Homeowner's Association, Inc. created to govern said subdivision, if active. Covenants are recorded in the Chitina Recording District in Book 13, Page 463.
MUNICIPAL AUTHORITY	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
NOTES	Close proximity to Wrangell St. Elias National Park and Preserve and the Copper River.

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/.