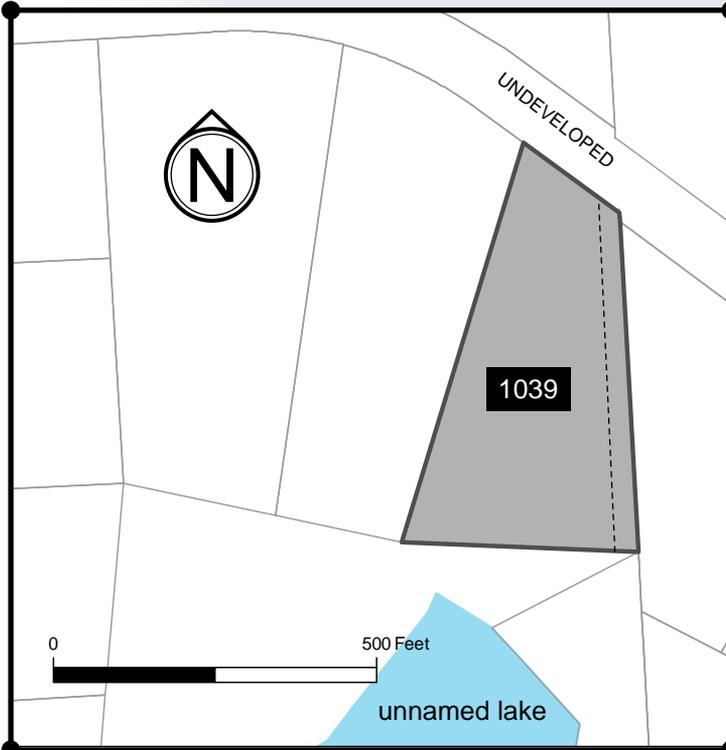
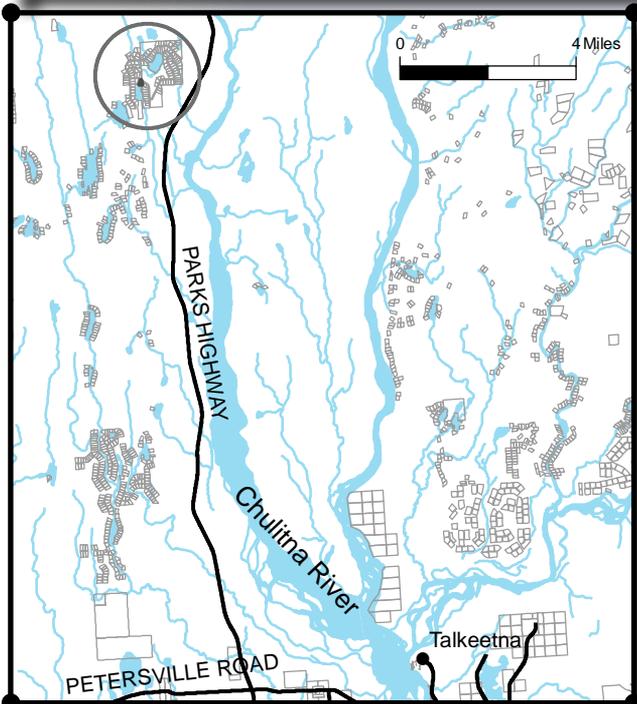


Denali View - ASLS 80 - 145



PARCEL #	1039
AK DIVISION OF LANDS (ADL) #	228889
MERIDIAN TOWNSHIP RANGE SECTION	S028N006W13
SURVEY	ASLS 80 - 145
ACRES	3.47
LOT	1
BLOCK	2
MINIMUM BID	\$6,200



LOCATION
Approximately 1.5 miles west of Mile 129 on the Parks Highway and 15 miles north of the community of Trappers Creek.
ACCESS
Access from the Parks Highway is by foot, ATV, or snowmachine along platted easements or rights-of-way.
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 (DEC).
See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record. Please see ASLS 80-145 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
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 Talkeetna Recording District as Book 79, Page 860, Date 6-1-81.
MUNICIPAL AUTHORITY
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.
NOTES
Ski trails are abundant in the area.

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/.