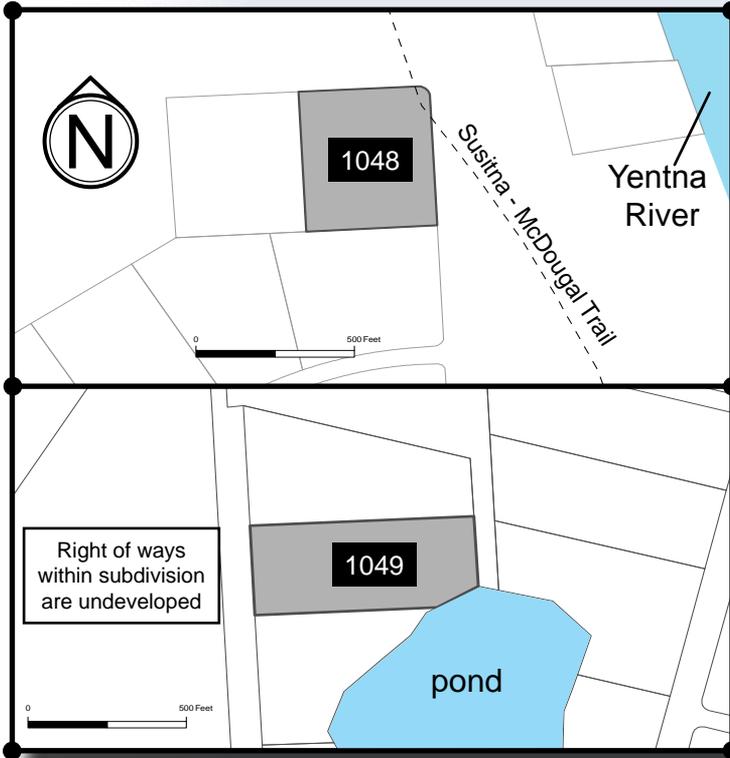


Kutna Creek - ASLS 80 - 157



PARCEL #	1048	1049
AK DIVISION OF LANDS (ADL) #	211443	213402
MERIDIAN TOWNSHIP RANGE SECTION	S019N008W4	S019N008W4
SURVEY	ASLS 80 - 157	ASLS 80 - 157
ACRES	4.718	4.881
LOT	4	11
BLOCK	9	13
MINIMUM BID	\$4,800	\$5,300



LOCATION

Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

ACCESS

Access is by float-plane to an unnamed lake located in the center of the subdivision. Landing conditions are unknown. Boat access is possible via the Yentna River, then by ATV along section line easements to the eastern side of the subdivision.

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

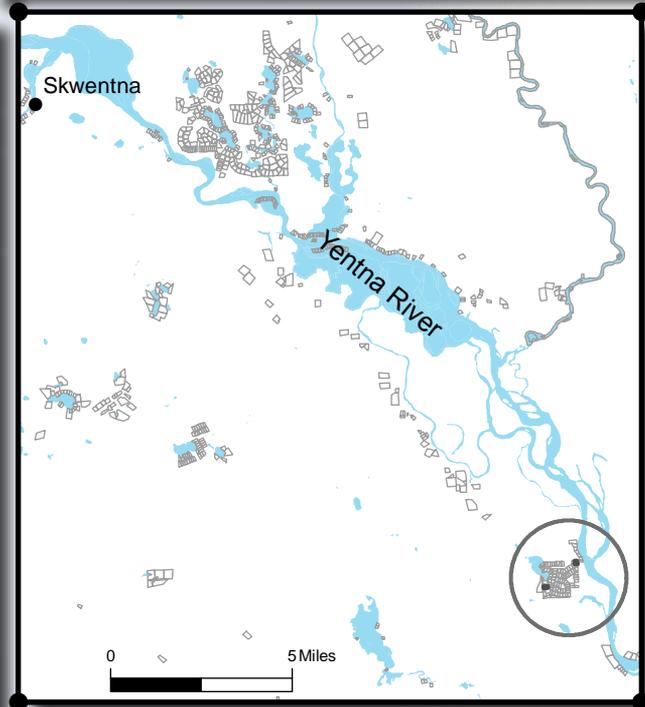
Subject to all platted easements and reservations of record. Please see ASLS 80-157 and current status plat 81-127 for up to date restrictions (see page 5 for instructions on how to locate information).

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active. Covenants are recorded in the Anchorage Recording District in Book 614 at page 360.

MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are 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/.