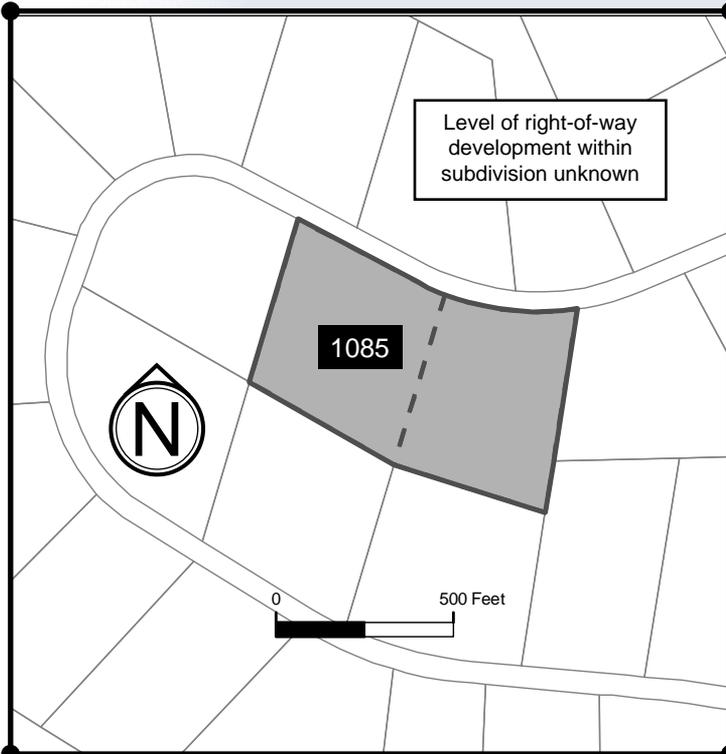


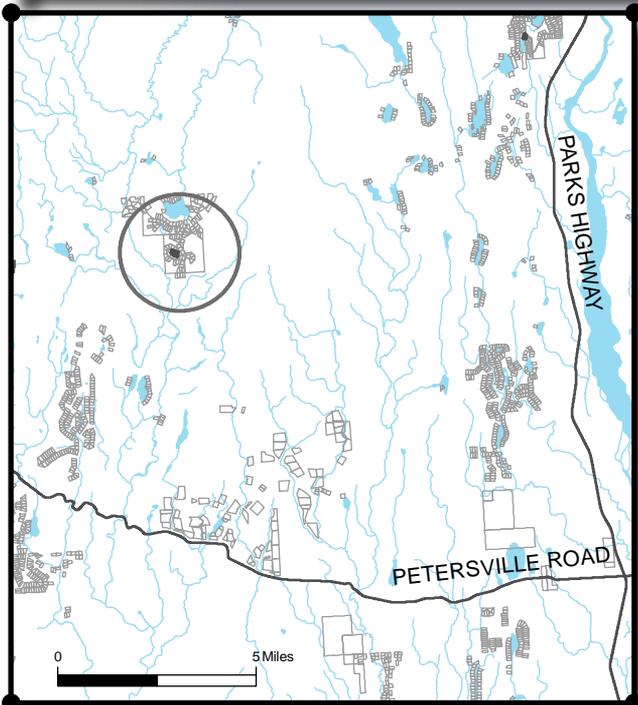
Safari Lake - ASLS 80 - 188



PARCEL #	1085
AK DIVISION OF LANDS (ADL) #	216185
MERIDIAN TOWNSHIP RANGE SECTION	S027N007W9
SURVEY	ASLS 80 -188
ACRES	10
LOT	8 and 9
BLOCK	9
MINIMUM BID	\$11,000



Aerial view from the southeast of Safari View Subdivision. Parcel 1085 is at left center



LOCATION

The Safari Lake Subdivision is located approximately 17 miles northwest of Talkeetna and 10 miles southeast of Petersville.

ACCESS

Access to the subdivision is by float plane to Safari Lake or overland by ATV or snow machine from Petersville Road along platted easements and 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 - 188 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.

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

Slope easements, adjacent to the rights-of-way shown, have been reserved to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

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/.