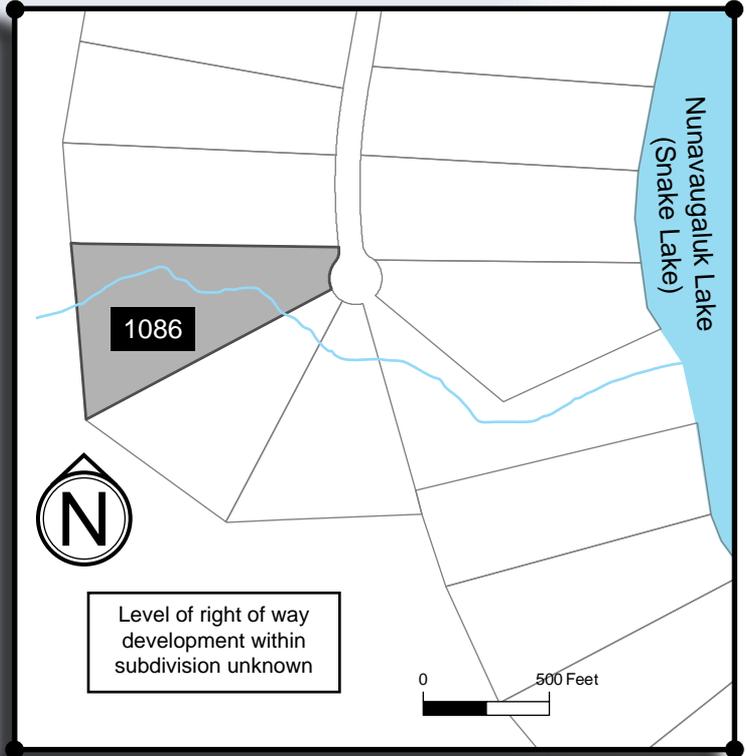
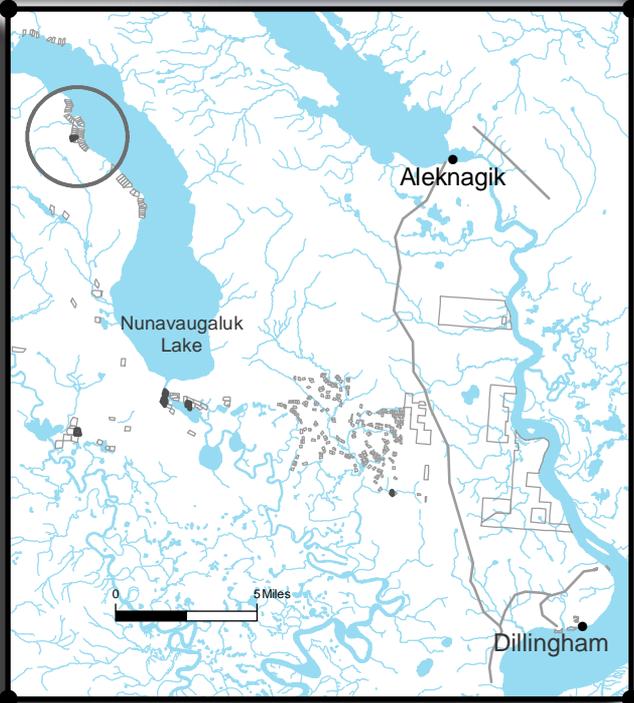


Snake Lake - ASLS 85 - 85

PARCEL #	1086
AK DIVISION OF LANDS (ADL) #	223038
MERIDIAN TOWNSHIP RANGE SECTION	S010S058W35
SURVEY	ASLS 85 - 85
ACRES	10.48
LOT	6
BLOCK	9
MINIMUM BID	\$6,300



Snake Lake



**LOCATION**

The Snake Lake Subdivision is located 20 miles northwest of Dillingham in the Bristol Bay area. The subject parcels are located on the western shore of Lake Nunavaugaluk (locally called Snake Lake).

**ACCESS**

Access by boat from the Snake River to the lake is possible. In addition, parcels can be accessed by plane using floats in the summer and skis in the winter. Wintertime access is possible by snowmachine or dog sled.

**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.

This subdivision has been approved by DEC pursuant to 18 AAC 72.065 for pit privy sewage disposal systems only. 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 85 - 85 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 area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

**NOTES**

Parcel is subject to a 50 foot wide screening easement along all watercourses that drain into Lake Nunavaugaluk. The screening easement shall be centered on the watercourse thread and shall be preserved in a natural state with no clearing or construction allowed within it (See survey note 12, page 1 of ASLS 85 - 85).

There are 4 parcels being offered on the Snake River south of here, see pages 62-63.

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/](http://plats.landrecords.info/).