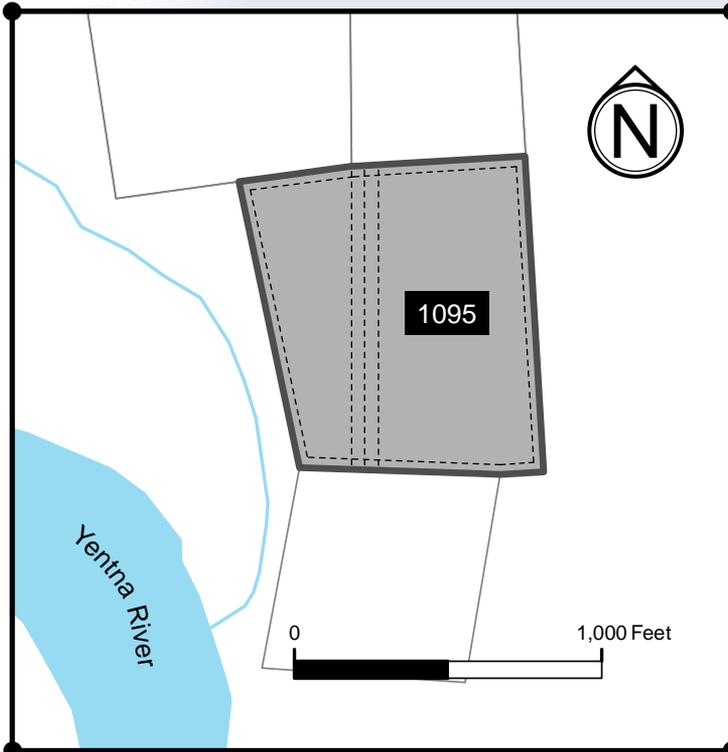
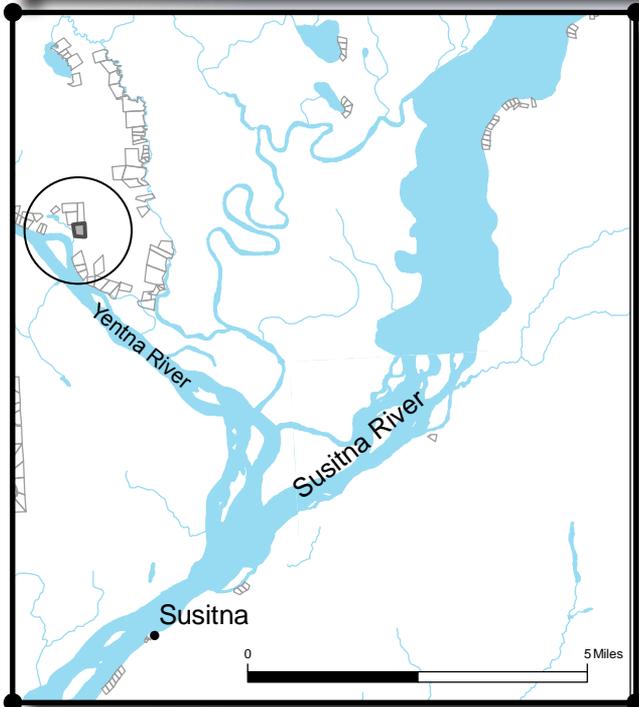


Yentna - ASLS 2003 - 12



| | |
|---------------------------------|--------------------|
| PARCEL # | 1095 |
| AK DIVISION OF LANDS (ADL) # | 228588 |
| MERIDIAN TOWNSHIP RANGE SECTION | S018N007W21,22, 27 |
| SURVEY | ASLS 2003 - 12 |
| ACRES | 19.89 |
| TRACT | 23 |
| MINIMUM BID | \$31,800 |



LOCATION

The Yentna remote area is located approximately 50 miles northwest of Anchorage between Fish Creek and the Yentna River, northeast of its confluence with the Susitna River.

ACCESS

Access is by float or ski plane, snow machine and riverboat via the Yentna River. Primary access to the area is by boat or snow machine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snow machine from the Point MacKenzie/ Burma Road area via Flat Horn Lake, Susitna Station and the Yentna River. Commercial barging and winter freighting businesses operate on the Susitna/Yentna Rivers for the transportation of supplies.

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. Water availability and quality are expected to be good.

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

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcel 1095 is subject to a 50-foot wide section line easement.

All parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails.

Subject to all platted easements and reservations of record. Please see ASLS 2003 - 12 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

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

This parcel is currently located adjacent to a slough that drains into the Yentna 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/.