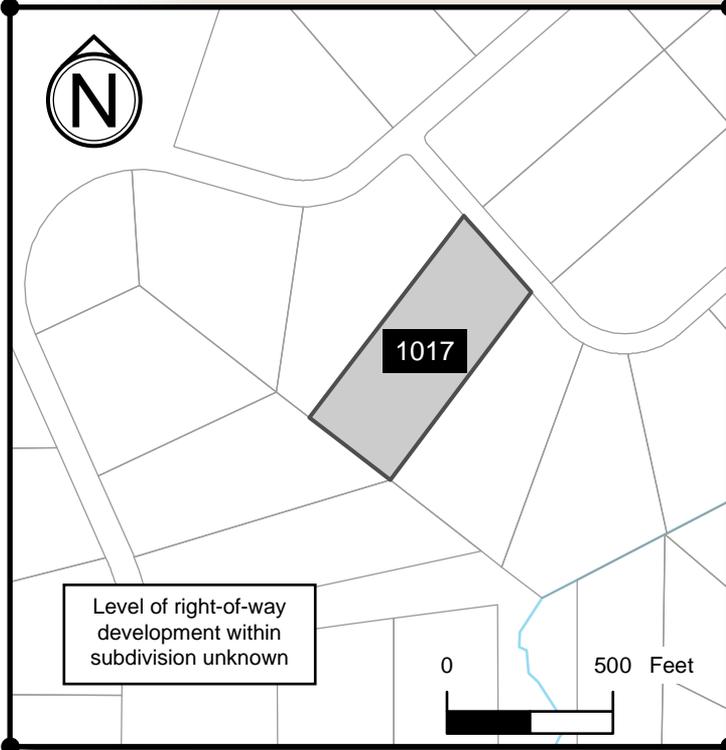
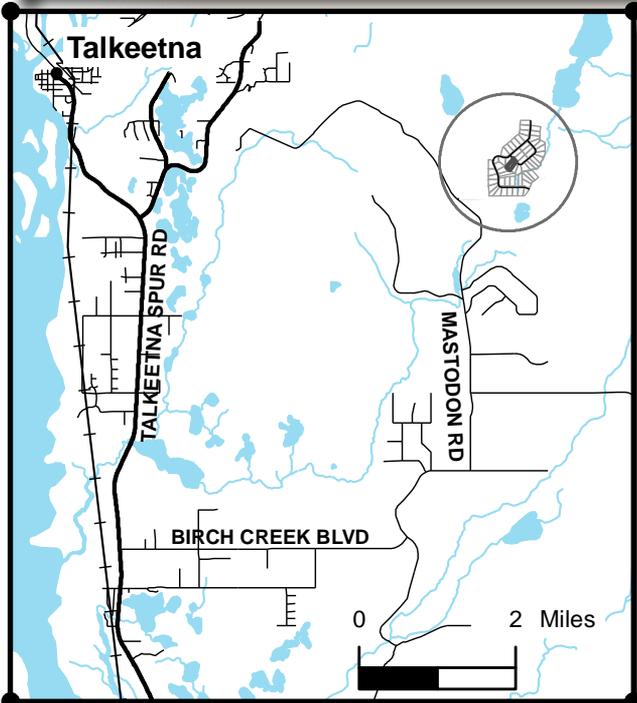


Bartlett Hills - ASLS 79 - 143A



PARCEL #	1017
AK DIVISION OF LANDS (ADL) #	205622
MERIDIAN TOWNSHIP RANGE SECTION	S026N004W25,36
SURVEY	ASLS 79-143A
ACRES	5
LOT	15
BLOCK	2
MINIMUM BID	\$8,000



LOCATION
This subdivision is located about 60 miles north of Anchorage and about 10 miles southeast of Talkeetna.
ACCESS
Access is by Birch Creek Blvd. and then Mastodon Road from the Talkeetna Spur Road. Mastodon Rd. becomes a developed trail approximately 2 miles south of the parcel.
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 (ADEC).
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
There is a 15' utility easement each side of common interior lot lines and inside any lot lines fronting a right-of-way
The subdivision plat may impose additional restrictions not listed in the brochure.
Subject to all platted easements and reservations of record. Please see ASLS 79 143A 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 Matanuska-Susitna Borough, and is 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: <http://dnr.alaska.gov/Landrecords/>