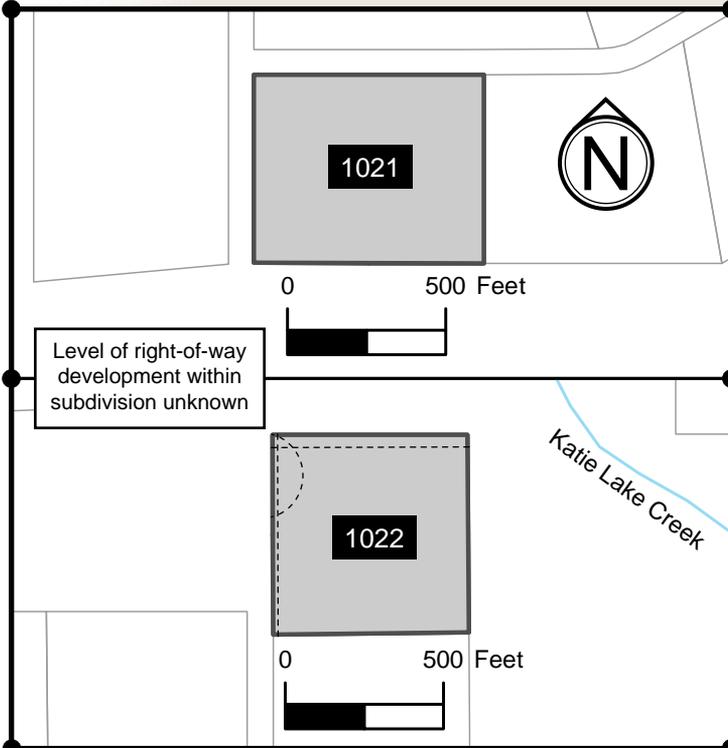
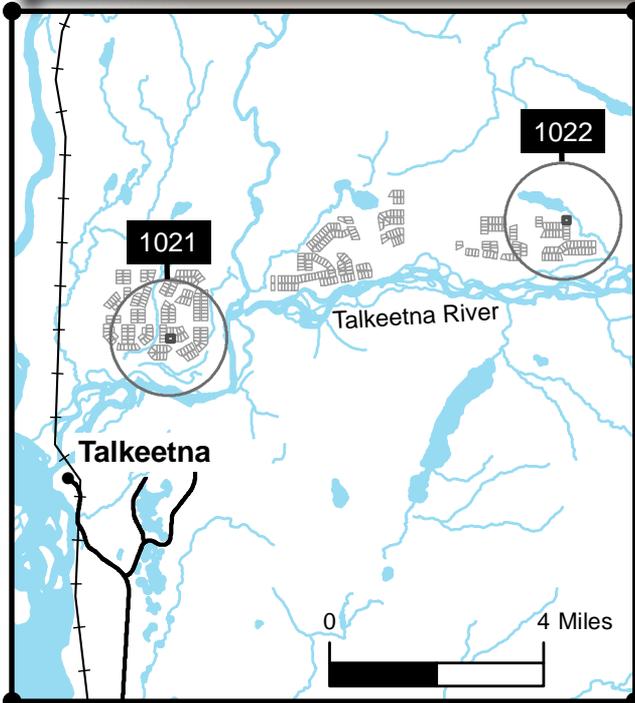


Chase II - ASLS 79 - 149



PARCEL #	1021	1022
AK DIVISION OF LANDS (ADL) #	214441	214563
MERIDIAN TOWNSHIP RANGE SECTION	S026N004W8	S027N003W34
SURVEY	ASLS 79-149	ASLS 79-149
ACRES	10	8.988
LOT	5,6	1,2
BLOCK	12	15
MINIMUM BID	\$7,900	\$7,900



LOCATION

This subdivision is located approximately 100 miles northeast of Anchorage and 10 to 13 miles northwest of Talkeetna.

ACCESS

Primary access to this area is by the Clear Creek Trail/Road, which runs from mile 232 of the Alaska Railroad and continues approximately seven miles to Chase Road. The Alaska Railroad right-of-way may not be used as legal access but "Flag Stop" train passenger service may be available. Contact the Alaska Railroad for availability, schedules and fares. Portions of this road may not be constructed, including the crossing over Chunilna Creek. The parcels are along platted road rights-of-way, which may not have been constructed.

Additional access may be from the south via the Talkeetna Spur Highway and Comsat Road, then continuing along a platted public easement (ADL 33023). This trail, including the crossing over the Talkeetna River, may not have been constructed.

UTILITIES

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

Subject to all platted easements and reservations of record, see ASLS 79-149. Parcel 1022 is subject to a 50' section line easement.

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 77 on Page 419.

MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

NOTES

ADL 213063, a public easement issued to the Alaska Energy Authority for the Willow-Healy Intertie electric transmission line, intersects the subdivision, approximately 4 miles east of parcel 1021 and approximately 2.5 miles west of parcel 1022.

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/>