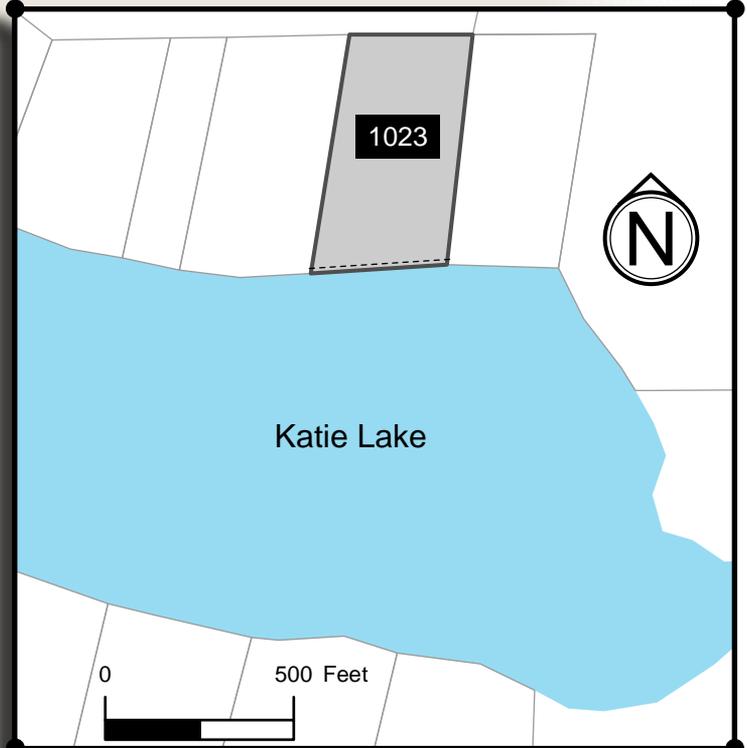
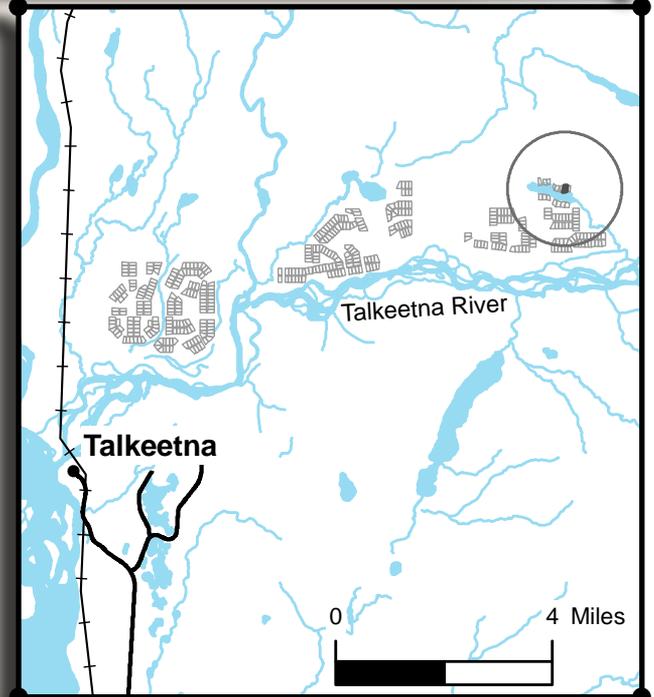


Chase Remote - ASLS 72 - 58

PARCEL #	1023
AK DIVISION OF LANDS (ADL) #	52104
MERIDIAN TOWNSHIP RANGE SECTION	S027N003W28
SURVEY	ASLS 72-58
ACRES	4.84
TRACT	L
MINIMUM BID	\$16,700



LOCATION
This parcel is located approximately 82 miles north of Anchorage and 11 miles northeast of Talkeetna. The area is bounded to the east by the Talkeetna Mountains and to the south by the Talkeetna River.
ACCESS
Primary access to this parcel is by floatplane. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
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. The quality of the water in Katie Lake is unknown.
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 Alaska Department of Environmental Conservation (ADEC).
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
The parcel is subject to a 10 foot pedestrian easement along the ordinary high water line of Katie Lake and any other water frontage of any sort.
Subject to all platted easements and reservations of record, see ASLS 72-58.
MUNICIPAL AUTHORITY
This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
The parcel has water frontage on Katie Lake.



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/>