

Checkpoint - ASLS 2009 - 9



View of the Yentna River from the Checkpoint Subdivision

LOCATION

Checkpoint subdivision is located approximately 44 air miles northwest of Anchorage or approximately 21 air miles west of Willow, on a southwest shore of the Yentna River.

ACCESS

Access to the parcels is by float or ski plane, snowmachine, or riverboat via the Yentna River. Primary access to the area is by boat or snowmachine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snowmachine from the Point Mackenzie/Burma Road area via Flat Horn lake, Susitna Station and the Yentna River.

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). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 50-foot public access and 100-foot building setback along the ordinary high water line of all water bodies. Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.

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.

The section line easements in Lot 1 were vacated as part of ASLS 2009-9. Alternative access has been provided along the western and southern boundaries of the Checkpoint subdivision. Additionally, "Sled Dog Street", a platted right-of-way north of Lot 4, ASLS 2009-9, can provide access from a landing area along the Yentna River back to the platted alternate access.

Subject to all platted easements and reservations of record, see ASLS 2009-9.

MUNICIPAL AUTHORITY

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

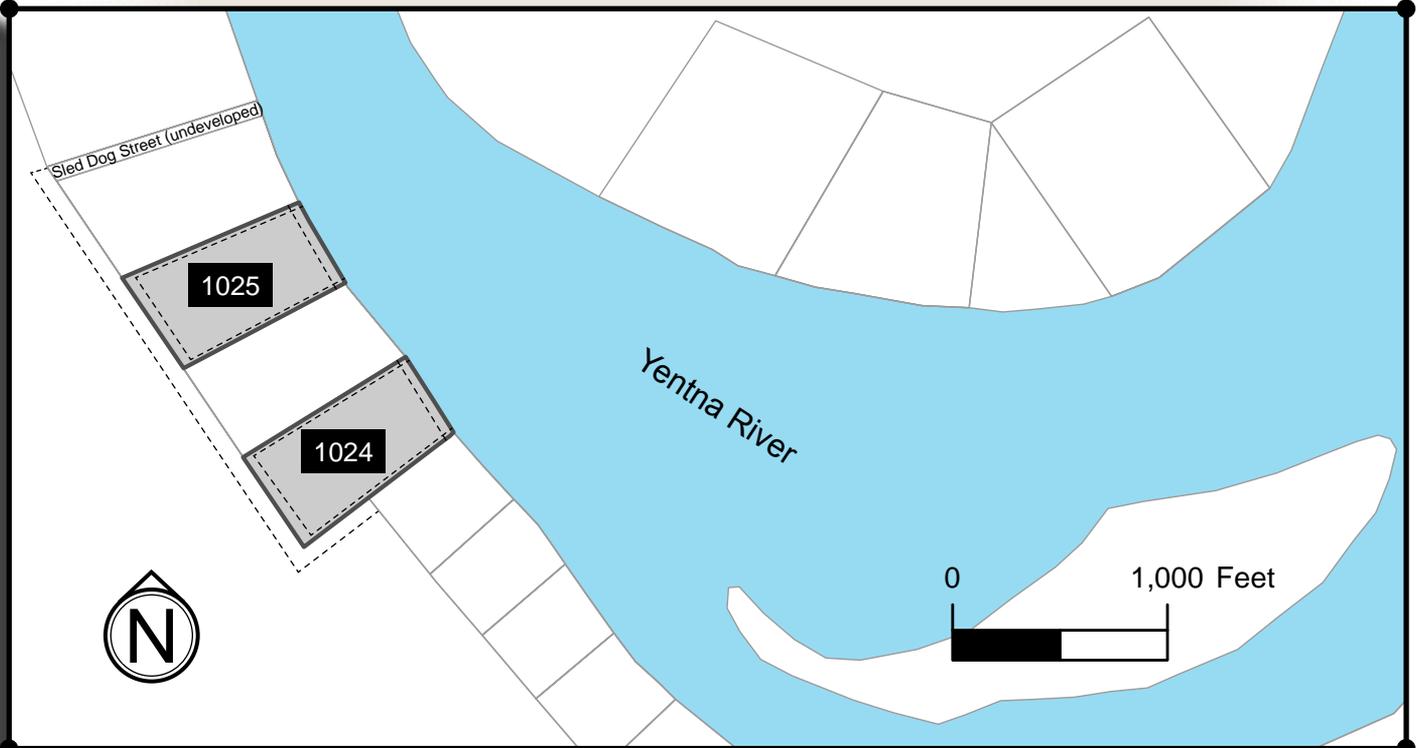
NOTES

Parcels have water frontage on 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: <http://dnr.alaska.gov/Landrecords/>

Checkpoint - ASLS 2009 - 9



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1024	231116	S019N008W14, 15, 22	ASLS 2009-9	9.3	1	\$30,000
1025	231118	S019N008W15	ASLS 2009-9	9.29	3	\$30,000



Looking southwest across the Yentna River towards the Checkpoint subdivision