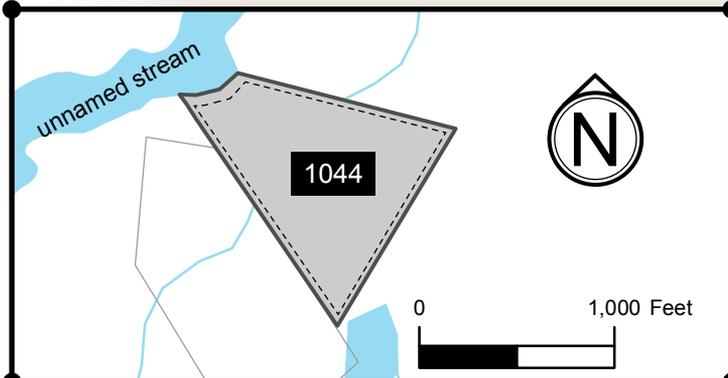
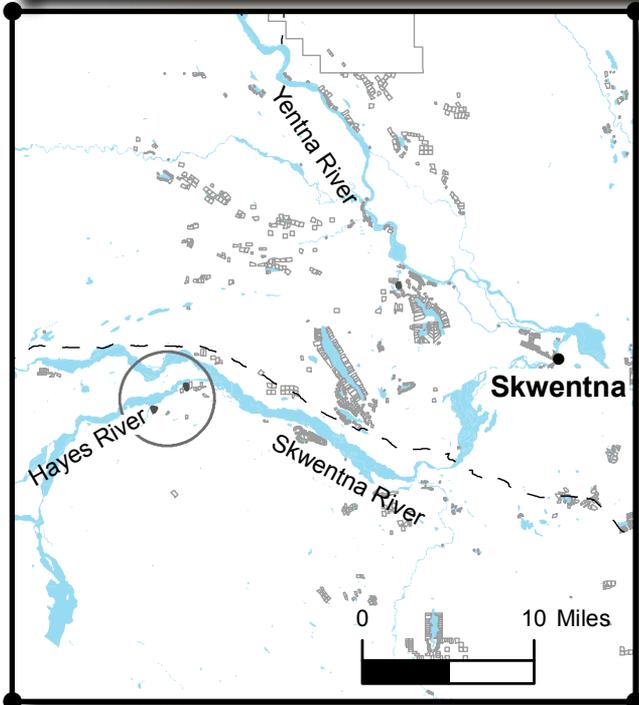
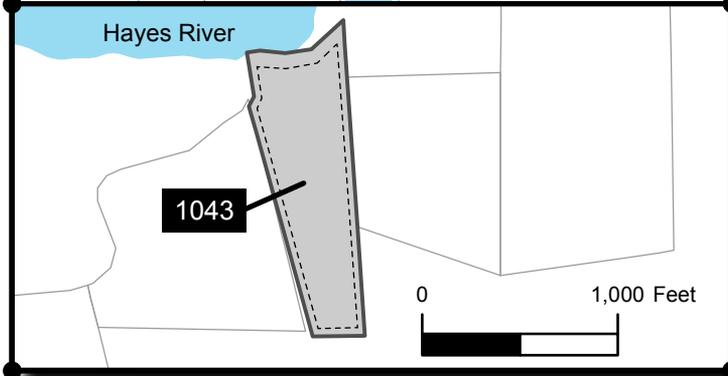


Friday Creek - ASLS 2003 - 11



PARCEL #	1043	1044
AK DIVISION OF LANDS (ADL) #	229518	228405
MERIDIAN TOWNSHIP RANGE SECTION	S021N014W03	S021N014W08
SURVEY	ASLS 2003-11	ASLS 2003-11
ACRES	14.11	20
TRACT	K	B
MINIMUM BID	\$13,000	\$15,400



LOCATION

The Friday Creek staking area is located approximately 110 air miles northwest of Anchorage and 20 air miles west of Skwentna on the western slope of the Alaska Range. The area is between on the Hayes and Skwentna Rivers to the north, and the Dickason Mountain to the south.

ACCESS

Primary access is via wheeled aircraft on sand bars along the Hayes and Skwentna Rivers or by snowmachine in the winter. The staking area is 3 miles from the Iditarod Trail.

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 Alaska Department of Environmental Conservation (ADEC).

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

RESTRICTIONS

Parcels are subject to a 50-foot public access easement and 100-foot building setback along the ordinary high water line of all water bodies.

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Landowners may not obstruct or block access within these easements.

Subject to platted easements and reservations, see ASLS 2003-11.

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.

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

Fire Management Option - Full Protection - see page 11 for more information.

Parcel 1044 is located on an unnamed anadromous stream that supports rearing king salmon and spawning sockeye salmon populations. Parcel 1043 is located adjacent to the Hayes River, which supports king and sockeye salmon populations.

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://plats.landrecords.info/>