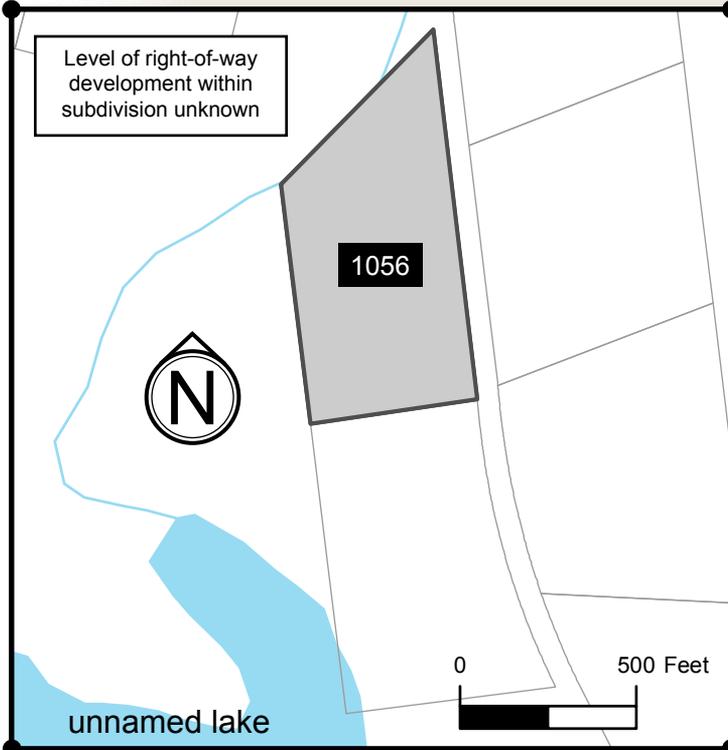
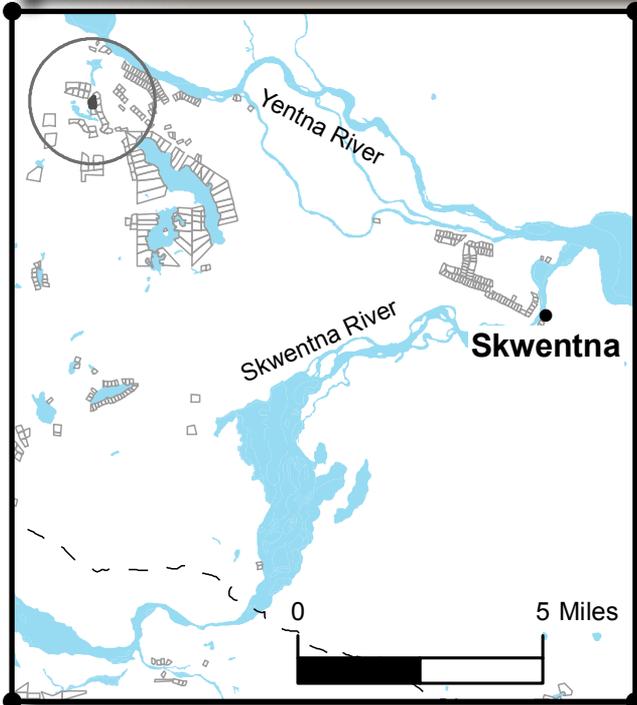


Hewitt-Whiskey Lakes II - ASLS 80-134



PARCEL #	1056
AK DIVISION OF LANDS (ADL) #	214226
MERIDIAN TOWNSHIP RANGE SECTION	S022N012W3
SURVEY	ASLS 80-134
ACRES	10
LOT	1,2
BLOCK	9
MINIMUM BID	\$9,300



LOCATION
 This subdivision is located between the Yentna River and Hewitt Lake, Approximately 75 miles northwest of Anchorage and eight miles northwest of Skwentna.

ACCESS
 The Yentna River provides access to this subdivision by boat during the summer and snow machine during the winter. Access to the area is also possible with floatplanes on the Yentna River and Hewitt Lake or by wheeled aircraft on gravel bars or the platted airstrip within the subdivision. Condition of landing areas is unknown. The parcel is along a platted road right-of-way, which 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. The quality of water in the Yentna River, local streams, and local lakes 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 the Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems.
 See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS
 Parcel is subject to a 50-foot wide access easement along the mean high water line of any water frontage of any sort.
 Subject to all platted easements and reservations of record, see ASLS 80-134.
 The parcel 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 and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 675 on Page 506.

MUNICIPAL AUTHORITY
 This parcel is located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

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/>