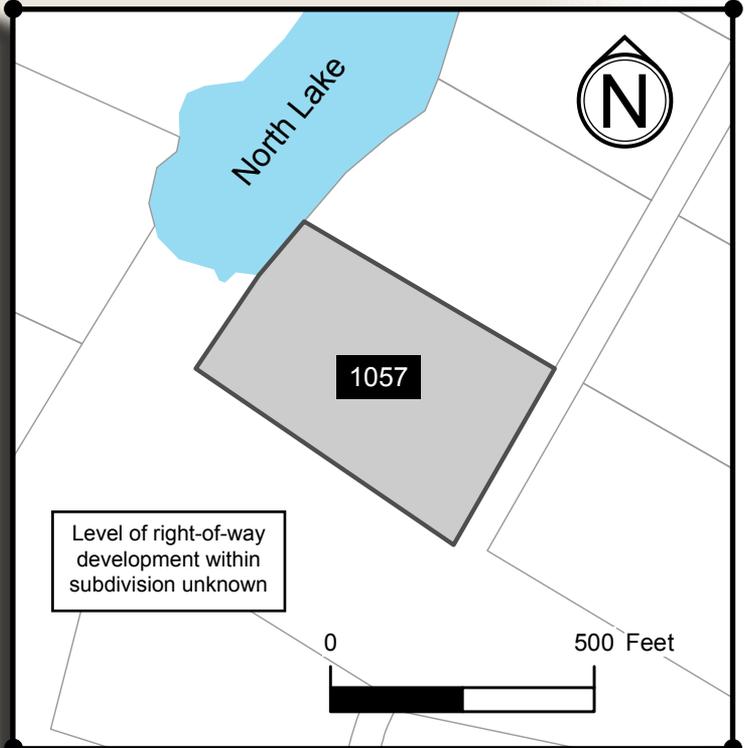


High Mountain Lakes - ASLS 80 -154

PARCEL #	1057
AK DIVISION OF LANDS (ADL) #	210384
MERIDIAN TOWNSHIP RANGE SECTION	S017N013W27
SURVEY	ASLS 80 - 154
ACRES	4.92
LOT	4
BLOCK	6
MINIMUM BID	\$6,800



LOCATION
The parcel is located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, and eight miles north of Beluga Lake.
ACCESS
Primary access to this subdivision is by float plane. The parcel has some water frontage on North Lake, and is along a platted right-of-way, which may not have been constructed.
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 or lakes in the area or by rainwater roof catchment systems. The quality of the water in area lakes is unknown.
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
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.
RESTRICTIONS
The parcel is subject to a 50-foot wide access easement along the mean high water or ordinary high water line of any water frontage of any sort. No structure shall be nearer than 75 feet from the normal high water mark of a water course or body of water in a shoreland.
Subject to all platted easements and reservations of record, see ASLS 80-154.
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 588 on Page 954.
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.
MUNICIPAL AUTHORITY
This parcel is located within the boundary of the Matanuska-Susitna Borough, and is 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/>