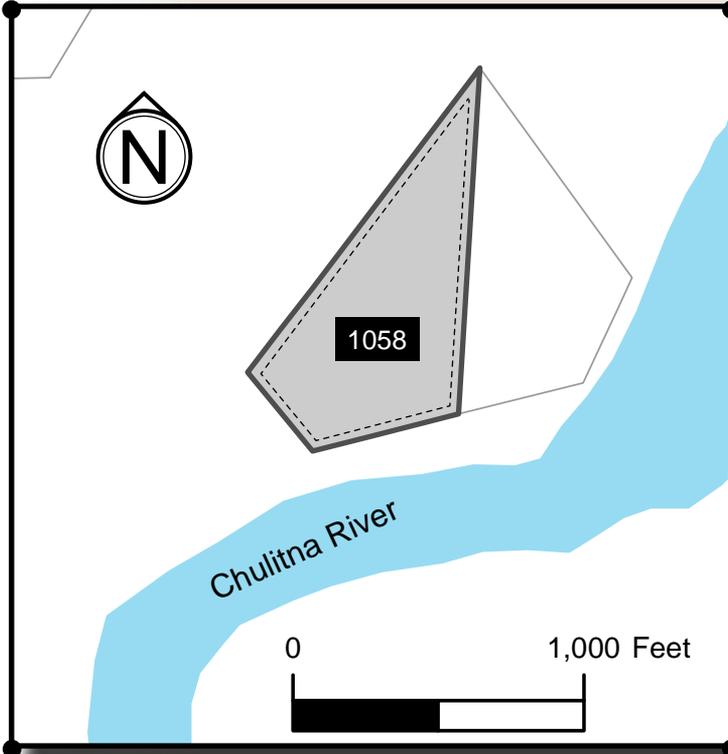
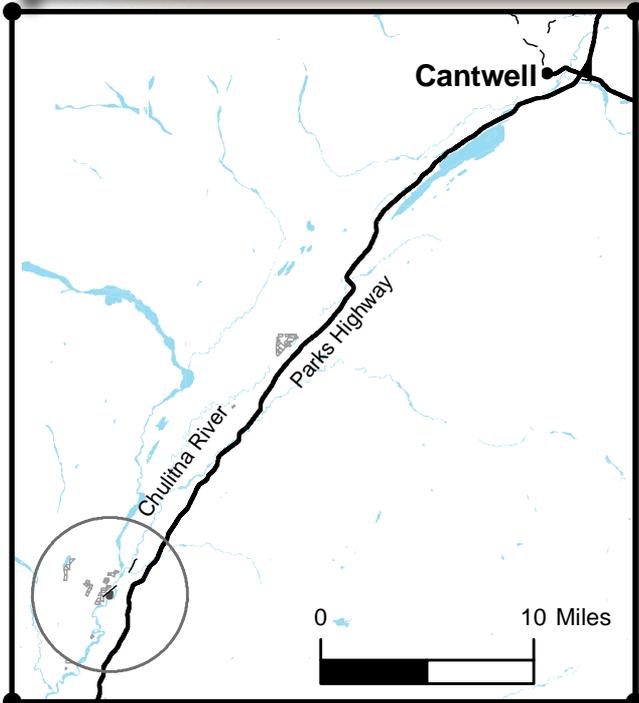


Hurricane Remote - ASLS 92 - 164



PARCEL #	1058
AK DIVISION OF LANDS (ADL) #	221690
MERIDIAN TOWNSHIP RANGE SECTION	F022S011W2
SURVEY	ASLS 92-164
ACRES	11.95
TRACT	A
MINIMUM BID	\$20,000



LOCATION
This parcel is located north of the Chulitna River, about one mile west of mile 175 of the Parks Highway, approximately 32 miles southwest of Cantwell.
ACCESS
Access is primarily by boat or floatplane on the Chulitna River. 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. The Alaska Railroad right-of-way may not be used as legal access but "Flag Stop" train passenger service may be available. Contact the Alaska Railroad for availability, schedules and fares. There is a footbridge crossing the Chulitna River less than 1 mile up river from the parcel.
UTILITIES
Water for domestic use may be obtained by well or by rainwater roof catchment systems. The quality of water in the Chulitna River is unknown. No individual water supply system or sewage disposal system shall be permitted unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC). See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
Parcel is 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. Subject to all platted easements and reservations of record, see ASLS 92-164.
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
Potential views of the Chulitna River Parcel is set back 200 feet from the high water mark of the Chulitna River; ownership of this lot does not convey ownership of water frontage. Permafrost may be present throughout the area. The mean annual soil temperature is below freezing.

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/>