

Moose Creek East - ASLS 2006 - 22



Looking south at western shore of unnamed lake and parcels 1071 and 1074

LOCATION

The Moose Creek East staking area is approximately 6 miles west of the Susitna River, two miles north of Trapper Lake, and 1 mile east of Moose Creek.

ACCESS

Access to the area is by float plane to the small lakes along the western border of the unit, by snowmachine or ATV along a winter trail, ADL 228646-B, Trapper Lake Trail which is east of the staking area, or by other reserved public easements, section line easements, or across undesignated state lands.

Snowmachine trails crisscross the region. Easement applications have been initiated for the Trapper Lake-Amber Lake Trails, which is a system of trails that includes the Trapper Lake Trail mentioned above.

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 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

Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. In addition, 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. Parcel 1072 is subject to a 50' section line easement. Landowners may not obstruct or block access within these easements.

The 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.

Subject to all platted easements and reservations of record, see ASLS 2006-22.

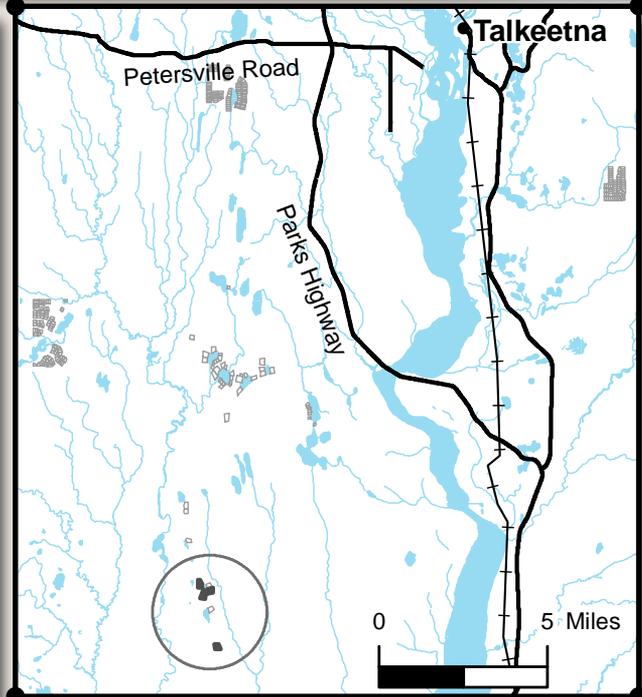
MUNICIPAL AUTHORITY

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

NOTES

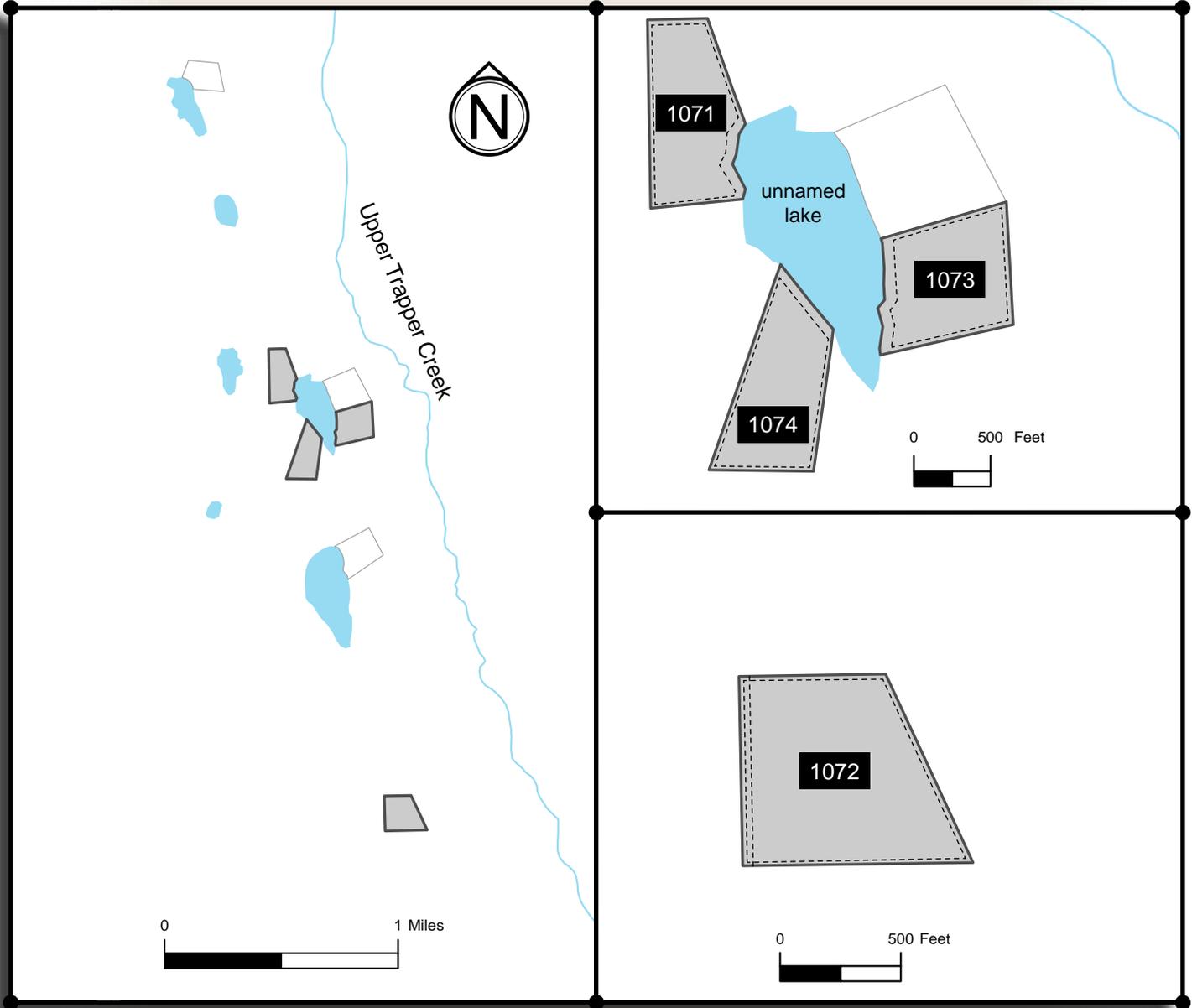
Fire Management Option - Full Protection - see page 11 for more information.

Parcels 1071, 1073 and 1074 contain Flood Hazard areas, see ASLS 2006-22



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/>

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1071	229602	S023N006W15	ASLS 2006-22	14.92	D	\$13,000
1072	229759	S023N006W25	ASLS 2006-22	14.1	I	\$6,900
1073	229790	S023N006W15	ASLS 2006-22	14.93	F	\$13,000
1074	229791	S023N006W15	ASLS 2006-22	14.82	G	\$12,900



Looking northeast at unnamed lake and parcels 1071 and 1074