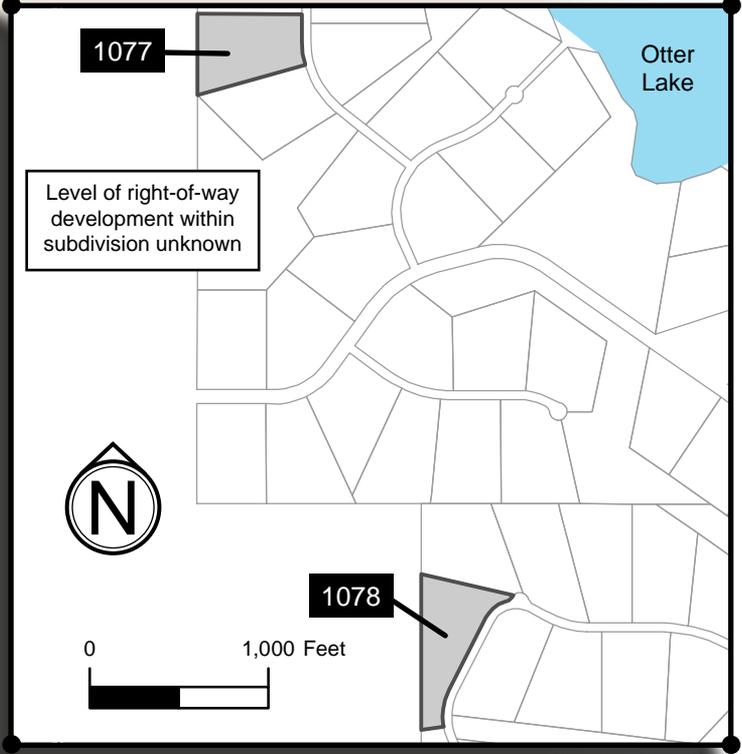
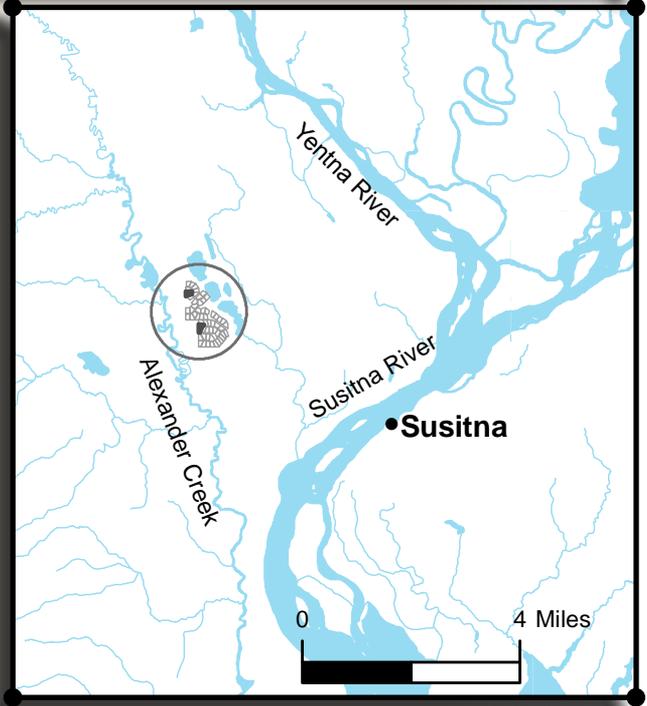


Otter Lakes - ASLS 79 - 147

PARCEL #	1077	1078
AK DIVISION OF LANDS (ADL) #	205037	205001
MERIDIAN TOWNSHIP RANGE SECTION	S017N007W7	S017N007W18
SURVEY	ASLS 79-147	ASLS 79-147
ACRES	5	4.96
LOT	56	20
MINIMUM BID	\$4,800	\$4,700



LOCATION
The Otter Lakes subdivision is located in the Alexander Creek area, approximately 36 miles northwest of Anchorage and approximately four miles northwest of the Skwentna.
ACCESS
Access is provided via ATV or snowmachine along section line easements or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes in the summer or platted airstrips in swampy areas during winter. Landing conditions are unknown.
Access to the subdivision is provided by a public access easement (ADL 222930) and RST 199 (Susitna-Rainy Pass 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 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 25-foot building setback from the right-of-way line of any public right-of-way, and a 10-foot building setback from any side lot line. Parcels are subject to a minimum 15-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Homeowner's covenants pertaining to this subdivision are recorded in Book 529, page 959 within the Anchorage Recording District.
Subject to platted easements and reservations, see ASLS 79-147.
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



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/>