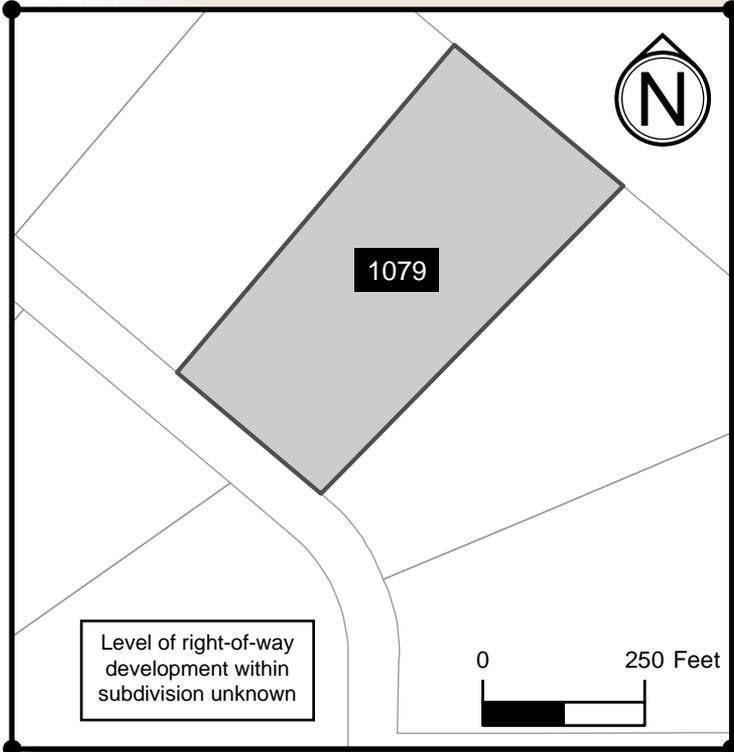
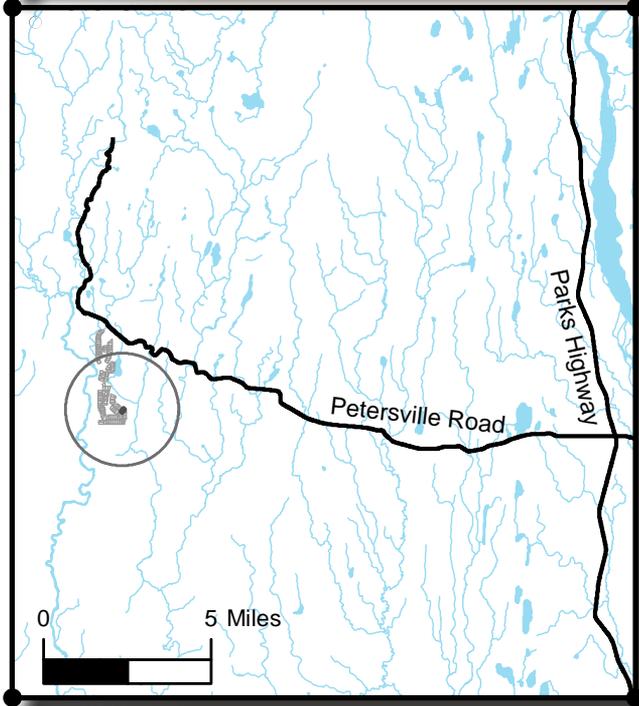


Peter's Creek - ASLS 80 - 144



PARCEL #	1079
AK DIVISION OF LANDS (ADL) #	210719
MERIDIAN TOWNSHIP RANGE SECTION	S026N008W23, 24
SURVEY	ASLS 80-144
ACRES	5
LOT	5
BLOCK	4
MINIMUM BID	\$11,500



LOCATION
This subdivision is located south of Petersville Road approximately 15 miles west of Trapper Creek.
ACCESS
Access to this subdivision is by Petersville Road, then south onto Shulin Lake Trail. Petersville Road is only maintained to Kroto Creek in the winter. Care should be taken to properly locate platted rights-of-ways or easements to gain access to the parcel. The parcel is along platted road rights-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.
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).
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
Parcel is 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.
Subject to all platted easements and reservations of record, see ASLS 80-144.
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. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 367.
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

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/>