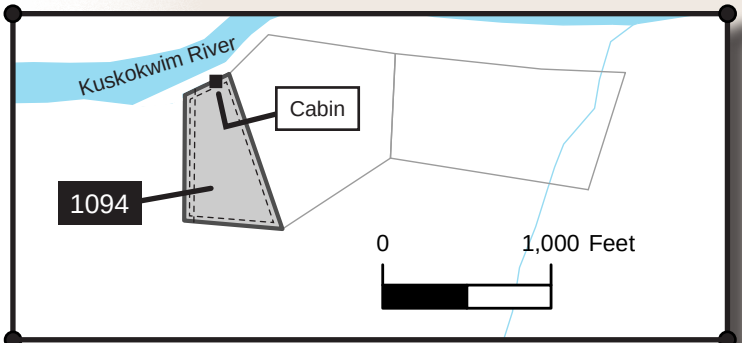
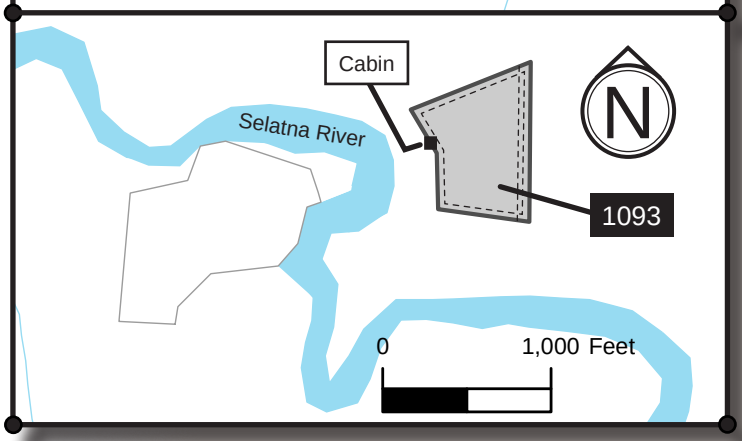
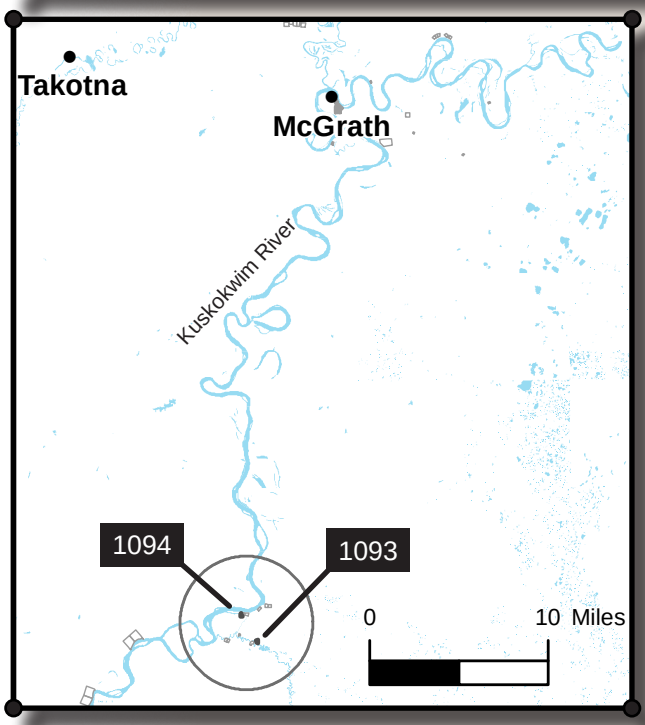
Selatna - ASLS 2006 - 25





PARCEL #	1093	1094
AK DIVISION OF LANDS (ADL) #	226212	229598
MERIDIAN TOWNSHIP RANGE SECTION	S028N035W15	S028N035W10
SURVEY	ASLS 2006-25	ASLS 2006-25
ACRES	10.73	8.25
TRACT	A	F
MINIMUM BID	$11,100	$12,800

View of the Kuskokwim River from parcel 1094



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/

LOCATION

The Selatna staking area is located south and west of the Kuskokwim River, approximately 34 miles south of McGrath.

ACCESS

Access is by float plane to the Kuskokwim River, Selatna River, or one of the many small lakes in the area; by boat or snowmachine along the Kuskokwim or Selatna Rivers, and wheeled plane access may be possible along gravel bars. Conditions of landing areas are not known.

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

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. 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. Both parcels are subject to a 50’ section line easement. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 2006-25.

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.

MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES

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

Both parcels contain old illegal cabins, in poor condition, that are on the property lines and within the 30’ public access and utility easement. **The respective purchasers of these parcels will be responsible for removing these cabins from the easement.**