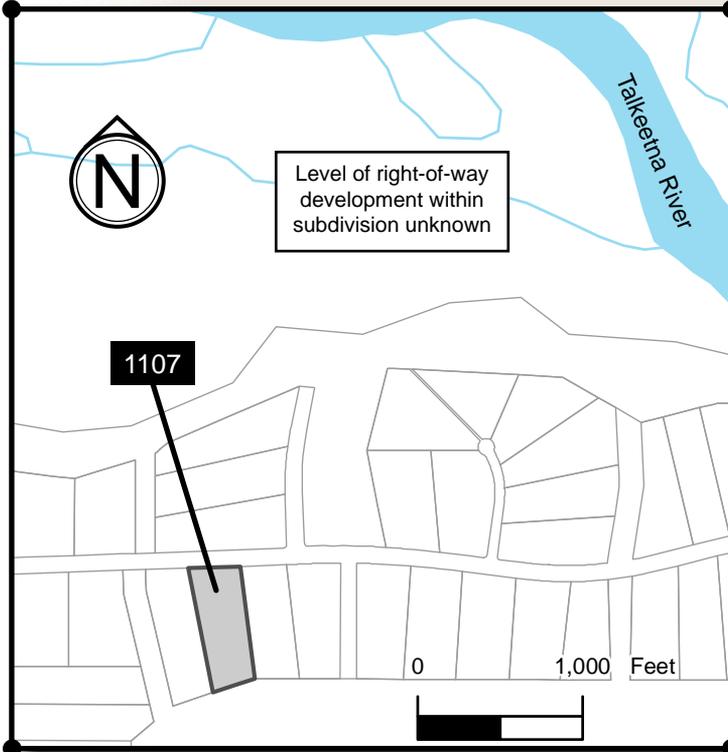
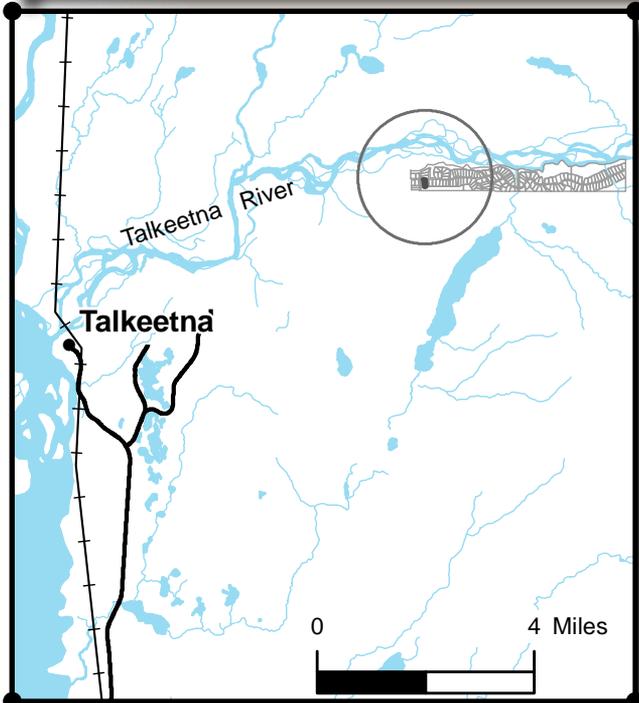


Talkeetna Bluffs - ASLS 80 - 94



PARCEL #	1107
AK DIVISION OF LANDS (ADL) #	210346
MERIDIAN TOWNSHIP RANGE SECTION	S026N003W6
SURVEY	ASLS 80-94
ACRES	4.903
LOT	2
BLOCK	3
MINIMUM BID	\$8,000



LOCATION

This subdivision is located seven miles northeast of Talkeetna, on a bluff overlooking the south bank of the Talkeetna River.

ACCESS

Legal access to this subdivision is via the Talkeetna River. Additional access routes may be across unreserved state land and section line easements. There is an established trail to the parcel with a trailhead at the end of Comsat Road. 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.

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. The quality of water in the Talkeetna River is unknown.

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). ADEC has approved this subdivision for non-water carried type sewage disposal systems.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

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 372. Amended covenants were recorded in Book 129 on Page 769 in 1990. Homeowner association bylaws were amended and recorded as document 2005-691 in 2005.

Subject to all platted easements and reservations of record, see ASLS 80-94.

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.

MUNICIPAL AUTHORITY

The parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

NOTES

ADL 213063, a public easement issued to the Alaska Energy Authority for the Willow-Healy Intertie electric transmission line is approximately 1 mile west of the parcel.

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/>