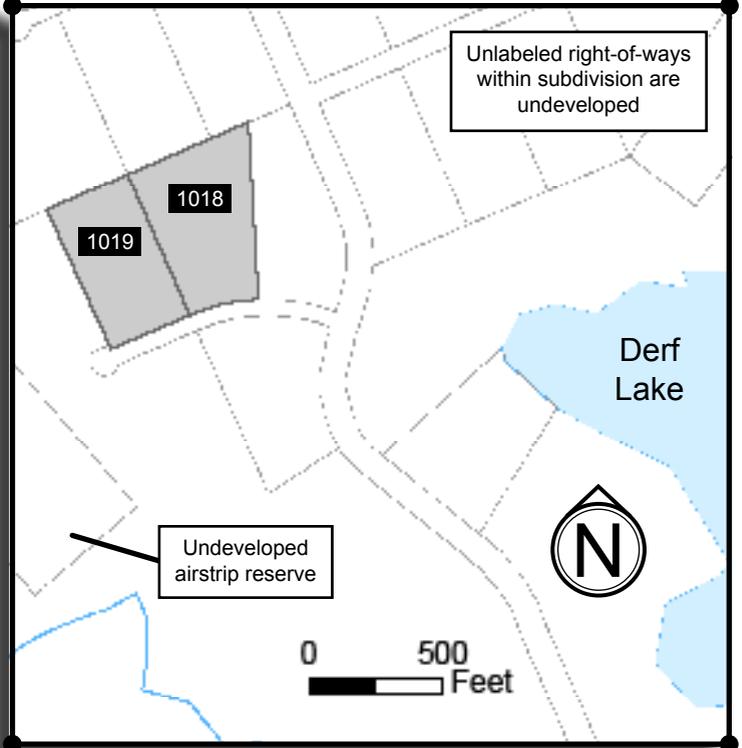


Alexander Creek West - ASLS 79 - 209

PARCEL #	1018	1019
AK DIVISION OF LANDS (ADL) #	204874	204875
MERIDIAN TOWNSHIP RANGE SECTION	S017N008W15	S017N008W15
SURVEY	ASLS 79-209	ASLS 79-209
ACRES	4.91	4.39
LOT	48	49
BLOCK	1	1
MINIMUM BID	\$4,700	\$4,200



LOCATION

Alexander Creek area is located approximately 35 miles northwest of Anchorage and 6 miles due west of the confluence of the Yentna and Susitna Rivers.

ACCESS

ATV, snow machine, or foot access along platted rights-of-way or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes or platted airstrips, conditions of which are unknown.

UTILITIES

None.

There is no municipal water supply. 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 State of Alaska, Department of Environmental Conservation (DEC). The Alaska Department of Environmental Conservation has approved all lots in this subdivision for non-water carried sewage only (outhouses and privies).

See pages 10-11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 79-209.

This 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 Alexander Creek West Homeowners Association created to govern said subdivision.

MUNICIPAL AUTHORITY

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

NOTES

Some lots may be within the 100 year flood plain of Alexander Creek or its tributaries.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.