

High Mountain Lakes - ASLS 80 - 154



View of High Mountain Lakes subdivision and Sundew and Middle Lakes from the southwest

LOCATION

This subdivision is located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, and eight miles north of Beluga Lake.

ACCESS

Primary access to this subdivision is by float plane.

Additional access routes may be across unreserved state land and section line easements. 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 or lakes in the area or by rainwater roof catchment systems. The quality of the water in the area lakes is unknown.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

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

RESTRICTIONS

Parcels 1072, 1073 and 1074 are subject to a 50' section line easement.

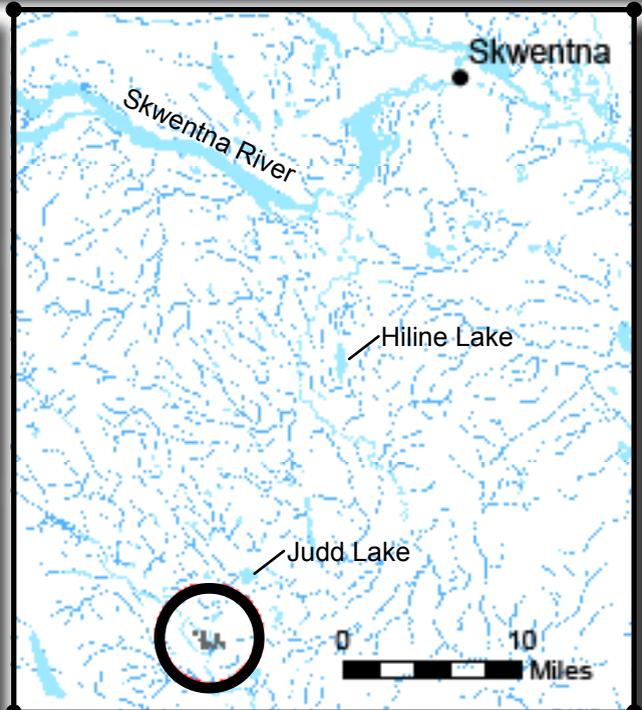
Subject to all platted easements and reservations of record, see ASLS 80-154.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 588 on Page 954.

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.

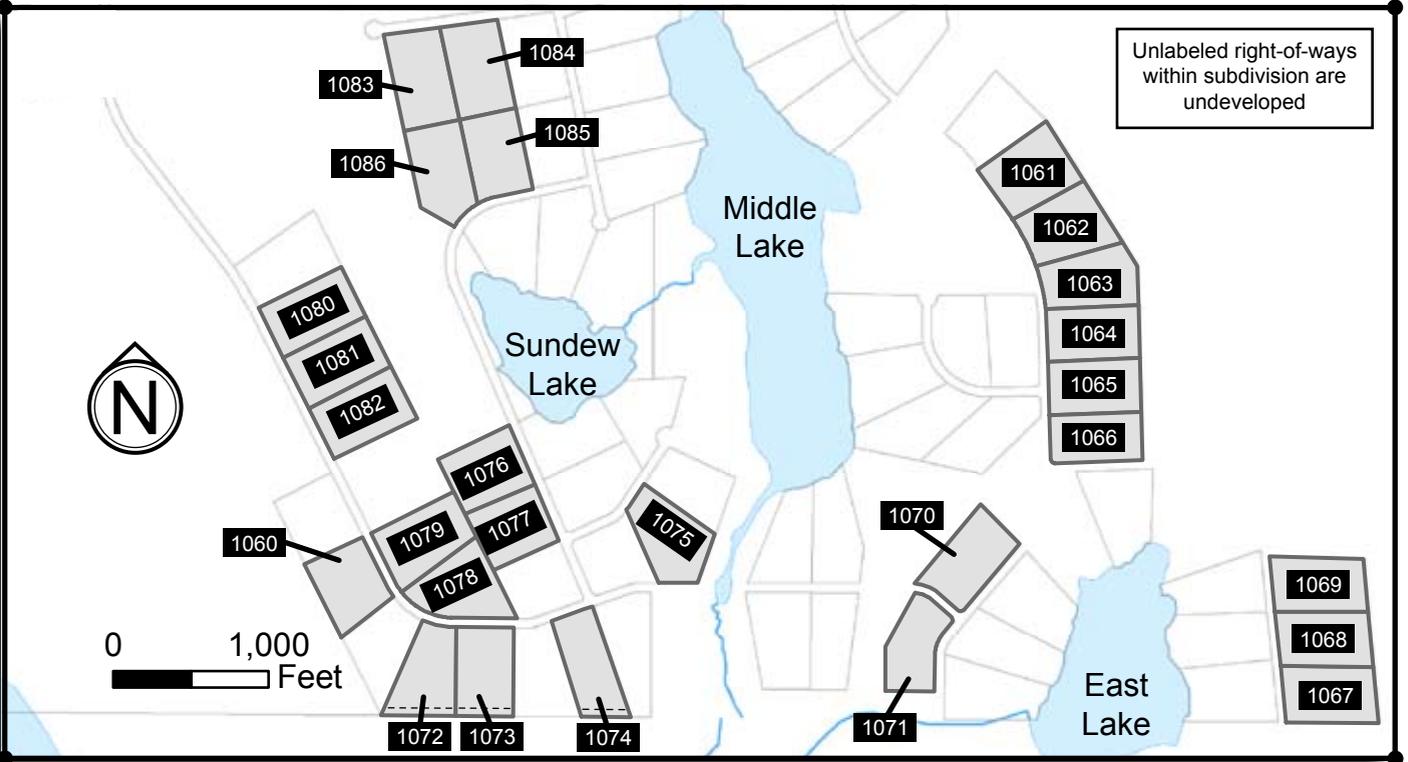
MUNICIPAL AUTHORITY

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



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/>.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1061	210600	S017N013W34	4.62	2	12	\$3,500
1062	210601	S017N013W34	4.91	3	12	\$3,700
1063	210602	S017N013W34	4.94	4	12	\$3,700
1064	210603	S017N013W34	4.91	5	12	\$3,700
1065	210604	S017N013W34	4.68	6	12	\$3,500
1066	210605	S017N013W34	4.41	7	12	\$3,300
1067	210606	S017N013W34	4.93	1	13	\$3,700
1068	210607	S017N013W34	4.93	2	13	\$3,700
1069	210608	S017N013W34	4.93	3	13	\$3,700
1070	210612	S017N013W34	4.91	1	17	\$3,700
1071	210613	S017N013W34	4.48	1	18	\$3,400
1060	210617	S017N013W33	4.88	2	21	\$3,700
1072	210619	S017N013W33	4.81	4	21	\$3,600
1073	210620	S017N013W33	4.88	5	21	\$3,700

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1074	210622	S017N013W33	4.83	7	21	\$3,600
1075	210625	S017N013W33,34	4.88	2	22	\$3,700
1076	210630	S017N013W33	4.6	1	24	\$3,500
1077	210631	S017N013W33	4.15	2	24	\$3,100
1078	210633	S017N013W33	5	4	24	\$3,800
1079	210634	S017N013W33	4.99	5	24	\$3,700
1080	210636	S017N013W33	5	2	25	\$3,800
1081	210637	S017N013W33	5	3	25	\$3,800
1082	210638	S017N013W33	5	4	25	\$3,800
1083	210652	S017N013W33	5	1	29	\$3,800
1084	210653	S017N013W33	4.98	2	29	\$3,700
1085	210656	S017N013W33	4.71	5	29	\$3,500
1086	210657	S017N013W33	4.98	6	29	\$3,700

HIGH MOUNTAIN LAKES IS ALASKA STATE LAND SURVEY 80 - 154



Looking west over High Mountain Lakes subdivision towards Middle and Sundew Lakes