

Kentucky Creek II - ASLS 2004 - 15



Looking south along brushed easement between parcel 1428 and parcel 1429

LOCATION

This subdivision is located approximately 13 miles northeast of Manley Hot Springs, at mile 135.5 of the Elliott Highway.

ACCESS

Access to this subdivision is by the Elliott Highway. Parcels are subject to a 25 foot public access easement along all interior lot lines to provide access to and within the subdivision.

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).

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

RESTRICTIONS

Parcel 1428 is crossed by a trail and corresponding 60' public access easement. All parcels are subject to a 25 foot public access easement along all interior lot lines. Subject to all platted easements and reservations of record, see ASLS 2004-15.

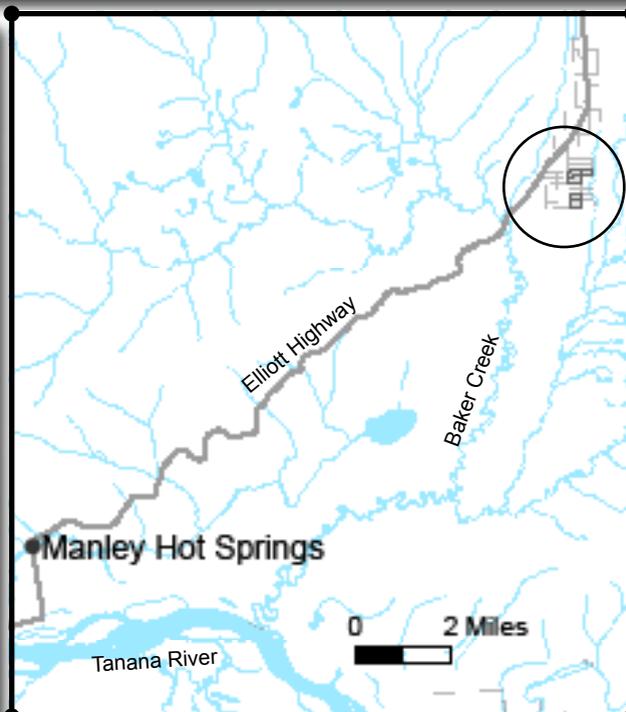
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

NOTES

This subdivision is in 'Full' fire management option. See page 12 for more information.



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	SURVEY	ACRES	LOT	MINIMUM BID
1428	417538	F003N013W8	ASLS 2004-15	19.98	10	\$17,100
1429	417539	F003N013W8	ASLS 2004-15	19.99	11	\$17,100
1430	417544	F003N013W8	ASLS 2004-15	19.99	16	\$17,100
1431	417555	F003N013W8	ASLS 2004-15	19.99	27	\$17,100
1432	417560	F003N013W8	ASLS 2004-15	19.99	32	\$17,100



Looking south along brushed easement at the northeast corner of parcel 1432