

# Kindamina Lake - ASLS 81 - 218



Aerial view of Kindamina Lake from the north

### LOCATION

Kindamina Lake subdivision is located approximately 15 miles south of Manley Hot Springs and 90 miles west of Fairbanks.

### ACCESS

Access is primarily by plane, with floats in the summer and skis in the winter.

### 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). Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.

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

### RESTRICTIONS

Parcel 1433 is subject to a 20' wide pedestrian easement. Subject to all platted easements and reservations of record, see ASLS 81 - 218.

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 lot within said subdivision automatically becomes a member of the Kindamina Lake Homeowners' Association, if active.

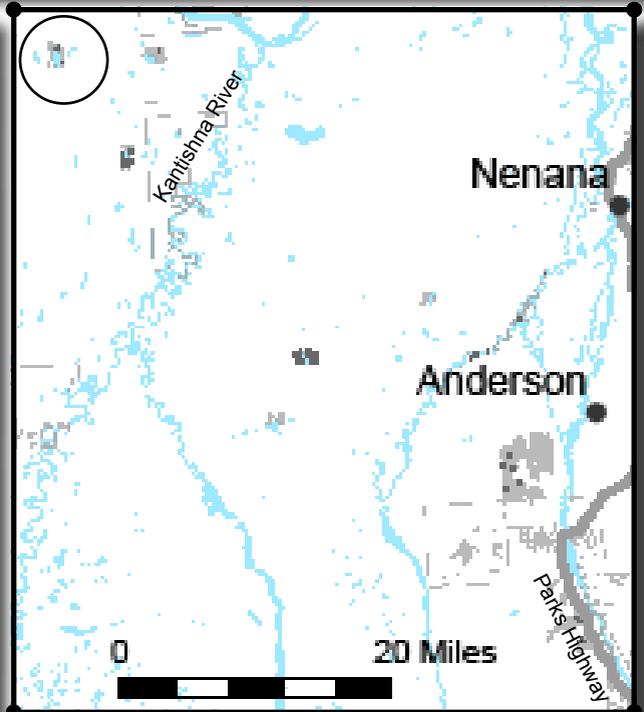
### MUNICIPAL AUTHORITY

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

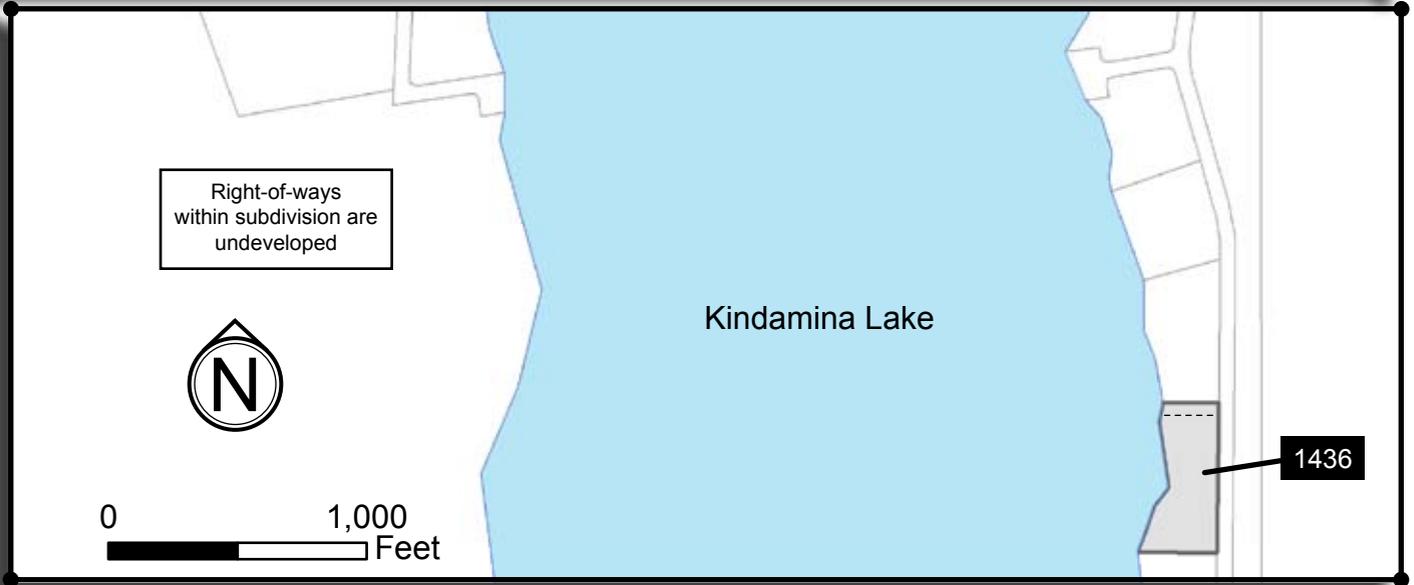
The lake is approximately 1½ miles long and ½ mile wide and contains northern pike and whitefish. The terrain is fairly level with average elevations at 450 feet. The subdivision surrounds the northern half of the lake.

Lots are located within a "full" fire protection area. 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	BLOCK	MINIMUM BID
1433	409208	F002S015W1	ASLS 81-218	3.056	5	5	\$13,000
1434	409209	F002S015W1	ASLS 81-218	3.01	6	5	\$13,000
1435	409180	F002S015W1	ASLS 81-218	3.003	7	5	\$13,000
1436	409192	F002S015W12	ASLS 81-218	3.1	19	5	\$13,000



Aerial view of Kindamina Lake's southeastern shore from the southwest