

Kutna Creek - ASLS 80 - 157



Looking to the east over the unnamed lake at the center of Kutna Creek Subdivision

LOCATION

Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

ACCESS

Access is by float-plane to an unnamed lake located in the center of the subdivision and then to individual parcels along platted right-of-ways. Landing conditions are unknown. Boat access is possible via the Yentna River, then by ATV along section line easements to the eastern side of 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 Alaska Department of Environmental Conservation (DEC).

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

RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 80-157 and current status plat for up to date restrictions.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active. Covenants are recorded in the Anchorage Recording District in Book 614 at page 360.

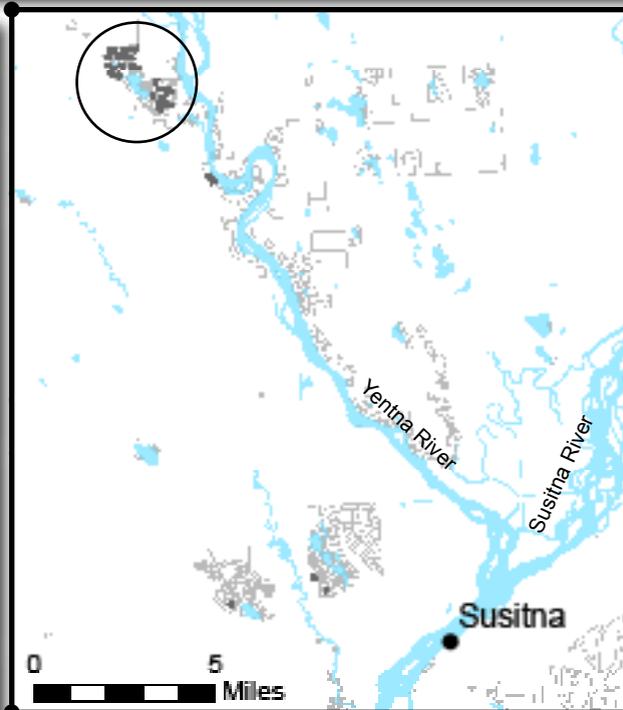
MUNICIPAL AUTHORITY

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

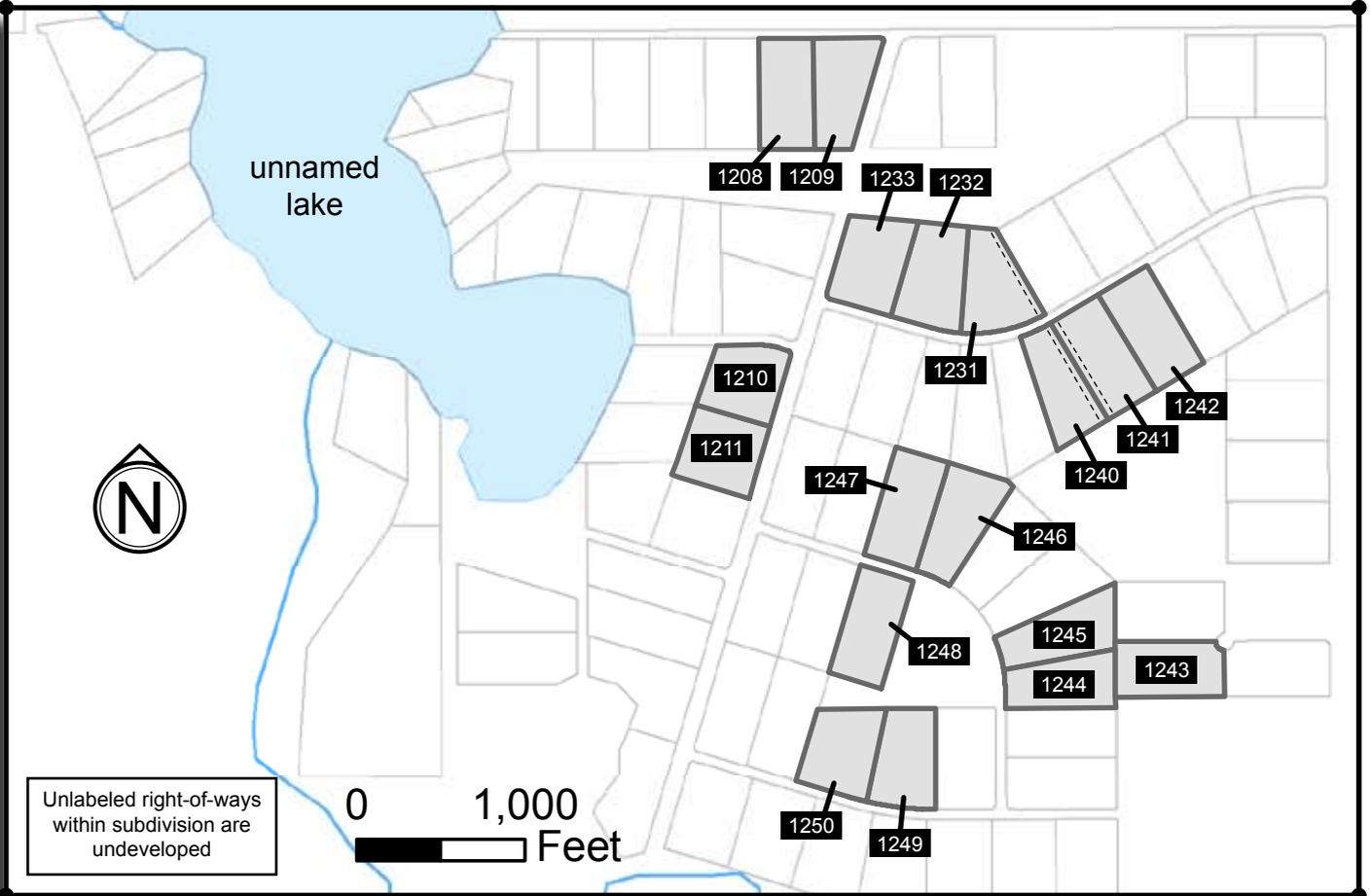
Vegetation consists of large birch intermixed with stands of spruce.

Temperatures range from 37 to 63 degrees F in summer and -7 to 34 degrees F in winter. Extremes of -50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.



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/>.

Kutna Creek - ASLS 80 - 157



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1208	211434	S019N008W4	5	6	8	\$4,800
1209	211435	S019N008W4	4.786	7	8	\$4,800
1231	211449	S019N008W4	4.782	10	9	\$4,800
1232	211450	S019N008W4	4.991	11	9	\$4,800
1233	211451	S019N008W4	4.982	12	9	\$4,800
1240	213354	S019N008W4	4.226	6	10	\$4,800
1241	213355	S019N008W4	5	7	10	\$4,800
1242	213356	S019N008W4	5	8	10	\$4,800
1243	213365	S019N008W4	4.814	17	10	\$4,800
1244	213369	S019N008W4	4.413	21	10	\$4,800
1245	213370	S019N008W4	4.903	22	10	\$4,800
1246	213373	S019N008W4	4.944	25	10	\$4,800
1247	213374	S019N008W4	4.999	26	10	\$4,800
1248	213379	S019N008W4	4.999	3	11	\$4,800
1249	213381	S019N008W4	4.721	5	11	\$4,800
1250	213382	S019N008W4	4.872	6	11	\$4,800
1210	213392	S019N008W4	4.54	1	13	\$4,800
1211	213393	S019N008W4	4.775	2	13	\$4,800

KUTNA CREEK IS ALASKA STATE LAND SURVEY 80 - 157

Kutna Creek - ASLS 80 - 157



Looking to the southeast toward the unnamed lake at the center of Kutna Creek Subdivision

LOCATION

Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

ACCESS

Access is by float-plane to an unnamed lake located in the center of the subdivision and then to individual parcels along platted right-of ways. Landing conditions are unknown. Boat access is possible via the Yentna River, then by ATV along section line easements to the eastern side of 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 Alaska Department of Environmental Conservation (DEC).

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

RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 80-157 and current status plat for up to date restrictions.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active. Covenants are recorded in the Anchorage Recording District in Book 614 at page 360.

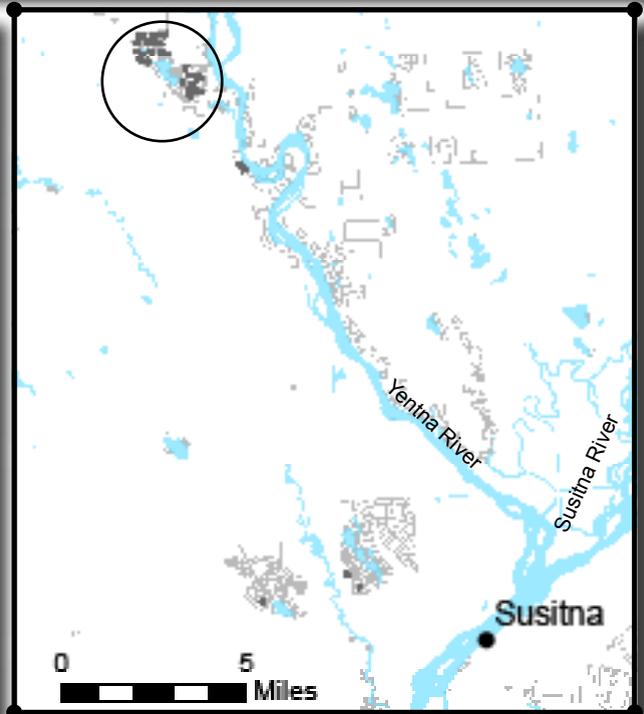
MUNICIPAL AUTHORITY

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

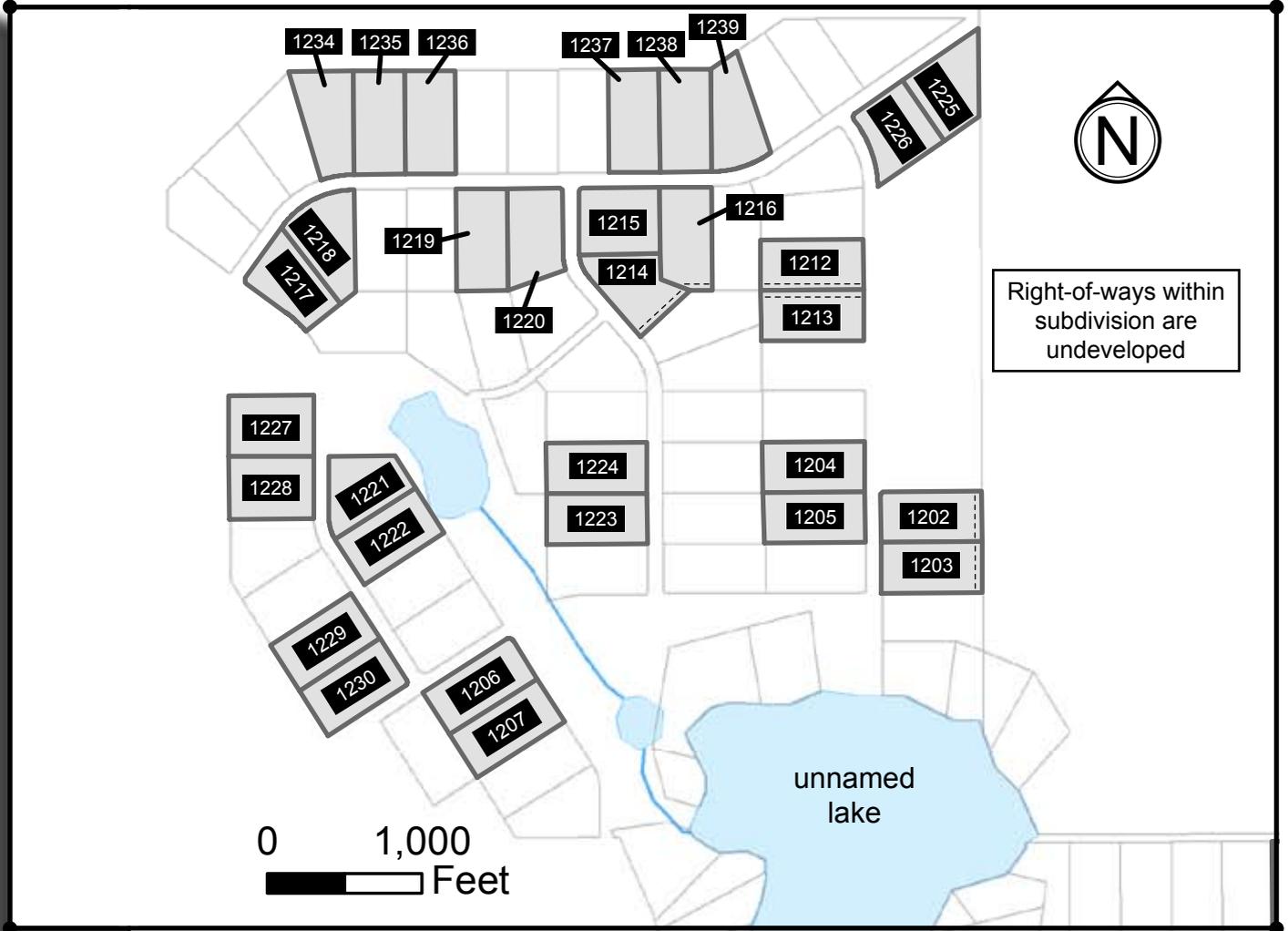
Vegetation consists of large birch intermixed with stands of spruce.

Temperatures range from 37 to 63 degrees F in summer and -7 to 34 degrees F in winter. Extremes of -50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.



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/>.

Kutna Creek - ASLS 80 - 157



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1234	211368	S020N008W32	4.978	4	1	\$4,100
1235	211369	S020N008W32	5	5	1	\$3,800
1236	211370	S020N008W32	5	6	1	\$4,600
1237	211374	S020N008W32	5	10	1	\$4,300
1238	211375	S020N008W32	5	11	1	\$4,300
1239	211376	S020N008W32	4.912	12	1	\$4,300
1225	211380	S020N008W32	4.659	1	2	\$4,800
1226	211381	S020N008W32	4.762	2	2	\$4,800
1202	211382	S020N008W32	4.996	1	3	\$4,800
1203	211383	S020N008W32	5	2	3	\$4,800
1212	211388	S020N008W32	4.999	3	4	\$4,800
1213	211389	S020N008W32	4.999	4	4	\$4,800
1204	211391	S020N008W32	5	7	4	\$4,600
1205	211392	S020N008W32	5	8	4	\$4,800
1214	211400	S020N008W32	4.949	16	4	\$4,800
1215	211401	S020N008W32	5	17	4	\$4,800

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1216	211402	S020N008W32	4.917	18	4	\$4,800
1217	211404	S020N008W32	4.607	1	5	\$4,800
1218	211405	S020N008W32	4.991	2	5	\$4,800
1219	211408	S020N008W32	5	5	5	\$4,800
1220	211409	S020N008W32	4.948	6	5	\$4,800
1221	211414	S020N008W32	4.71	11	5	\$4,500
1222	211415	S020N008W32	4.982	12	5	\$5,300
1223	211419	S020N008W32	4.924	16	5	\$4,800
1224	211420	S020N008W32	4.924	17	5	\$4,800
1227	213343	S020N008W32	5	1	6	\$4,600
1228	213344	S020N008W32	5	2	6	\$4,800
1229	213347	S020N008W32	4.982	5	6	\$4,300
1230	213348	S020N008W32	4.977	6	6	\$4,100
1206	211424	S020N008W32	4.994	1	7	\$4,800
1207	211425	S020N008W32	4.999	2	7	\$4,800

KUTNA CREEK IS ALASKA STATE LAND SURVEY 80 - 157