

Lake Louise East - ASLS 2007 - 23



View to the southeast of small unnamed lake from parcel 1253

LOCATION

Located approximately 120 miles northeast of Anchorage, 1½ miles east of Lake Louise and 6 miles west of Crosswind Lake. The area lies 30 miles northwest of the town of Glennallen.

ACCESS

Access is via snowmachine, dog sled, or cross country skis during the winter and all-terrain vehicle and foot in the summer along the numerous trails within the area. Floatplane or ski-plane access is possible to one of the many lakes within the area.

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

Subject to all platted easements and reservations of record, see ASLS 2007-23.

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Parcels are subject to a 100-foot building setback from all streams and other public or navigable water bodies.

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.

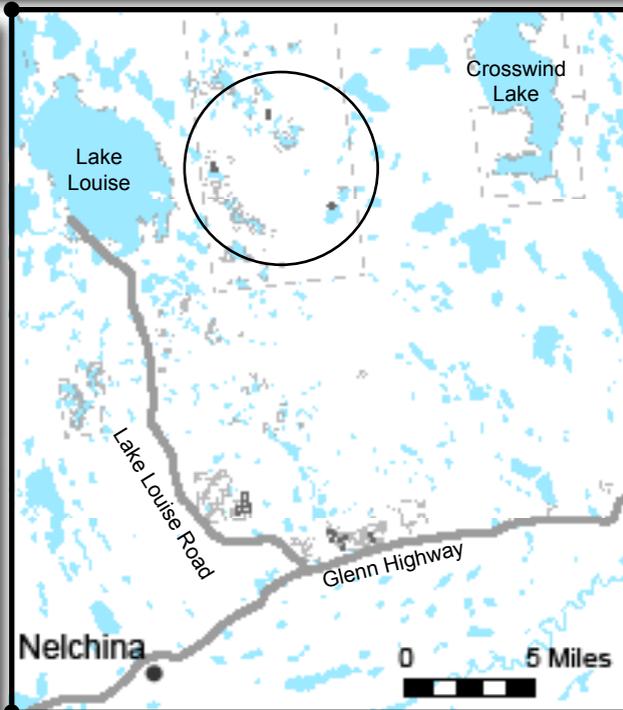
MUNICIPAL AUTHORITY

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

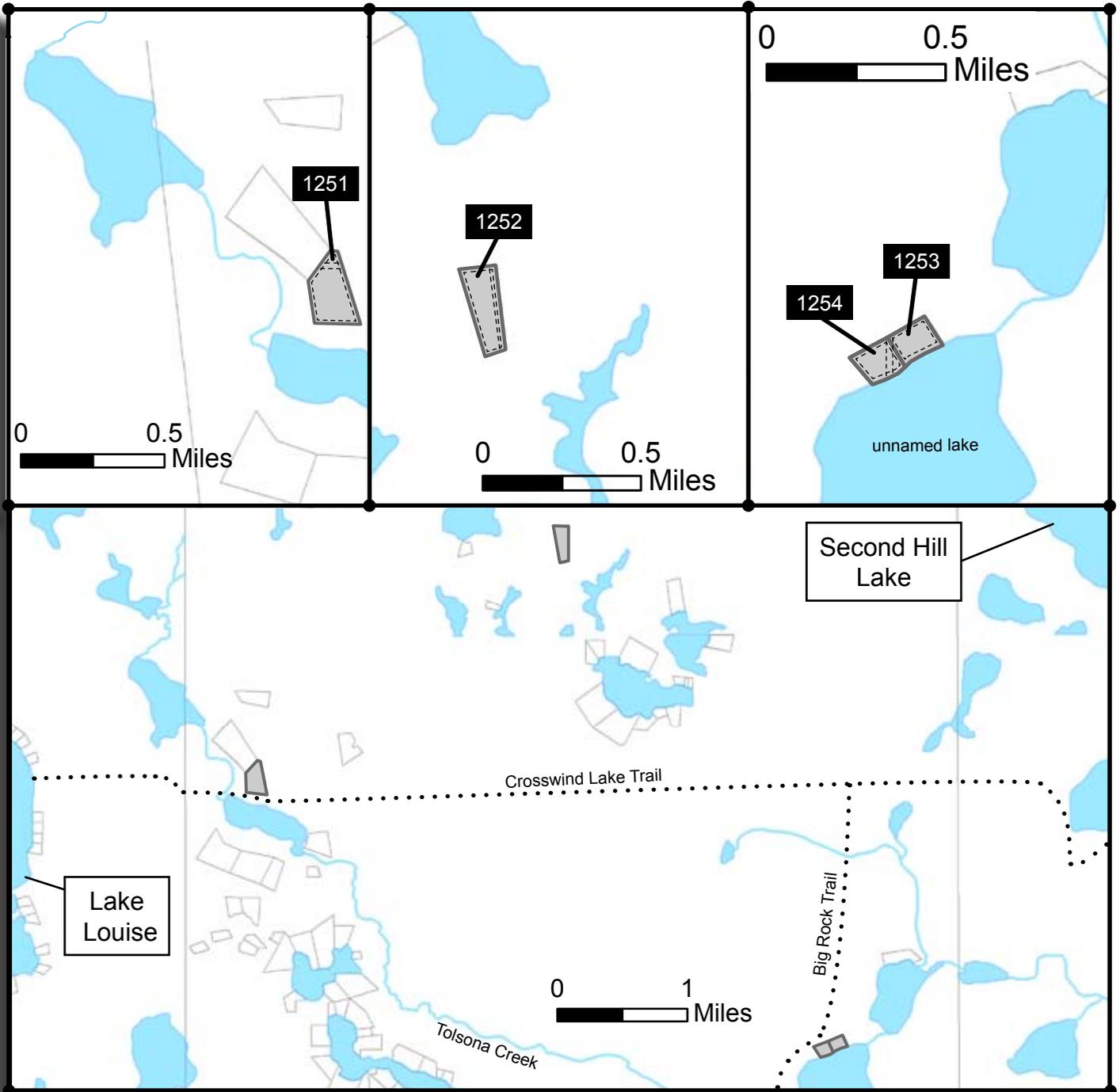
Rolling hills interspersed with many lakes and ponds. Elevation ranges from 2,250 to 2,800 feet. Vegetation in the better drained areas consists of white and black spruce with scattered thickets of willow and alder, grasses, and low shrubs. Marsh covers most of the remaining ground.

Modified Fire Protection - suppression action provided on a wildland fire in areas where values to be protected do not justify the expense of full protection.



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	TRACT	MINIMUM BID
1251	230167	C006N006W7	20.00	19	\$10,200
1252	230231	C007N006W33	16.71	14	\$11,500
1253	230310	C006N006W24	7.41	22	\$17,000
1254	230312	C006N006W23,24	6.95	23	\$16,500

LAKE LOUISE EAST IS ALASKA STATE LAND SURVEY 80 - 157

