

## Vita - ASLS 2008 - 23

New Subdivision



Looking NE from the end of E. Horton's Hollow at Vita Subdivision's block 2 parcels

**LOCATION**

The Vita Alaska Subdivision is located approximately 9 miles south of Talkeetna.

**ACCESS**

From the Talkeetna Spur, turn north onto Noel Wien Avenue. Continue for about one half mile, to the intersection of Noel Wien Avenue and Moose Hollow Avenue. Noel Wien Avenue continues to the north as South River Bottom Road. Continue less than a tenth of a mile to the north and then turn left on East Horton's Hollow Road.

**UTILITIES**

Electricity and telephone service adjacent to parcel 1321. Purchasers will be responsible for extending the existing lines.

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 2008 - 23.

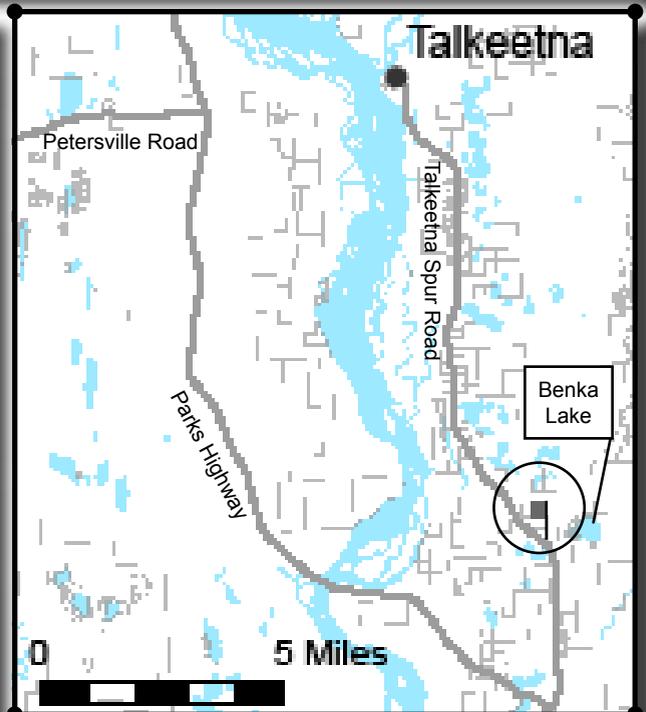
**MUNICIPAL AUTHORITY**

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**

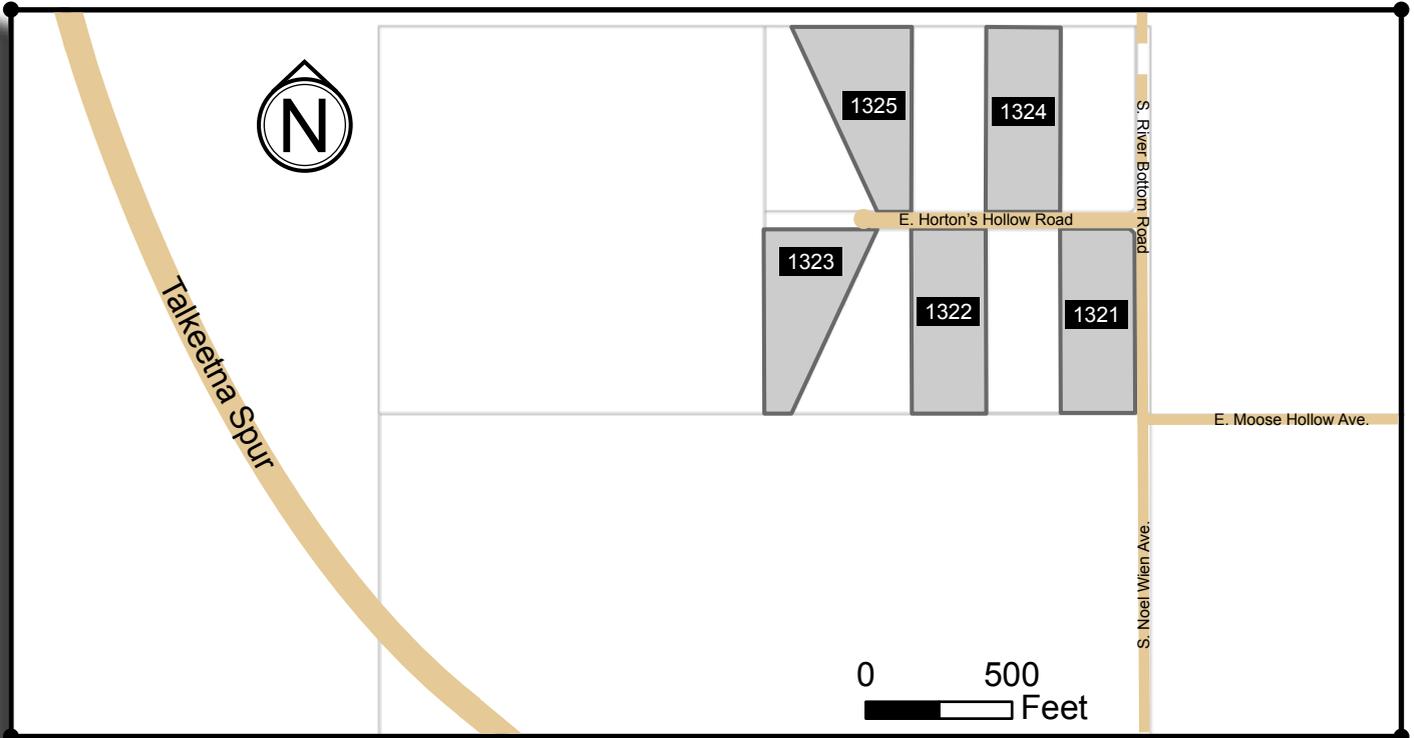
All right-of-ways within this subdivision have been constructed.

COE Wetlands Jurisdictional Determination POA-2009-272.

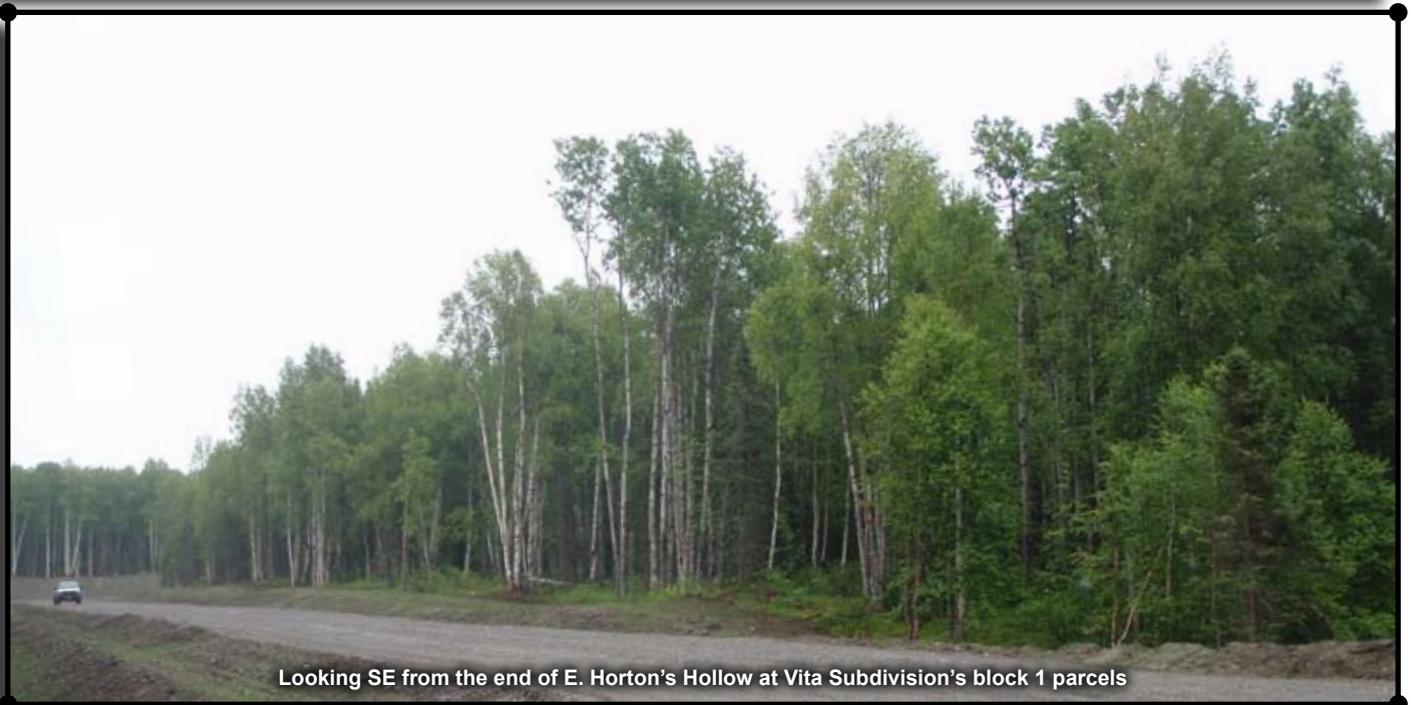


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources 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
1321	231086	S024N004W5	ASLS 2008-23	3.68	1	1	\$29,000
1322	231088	S024N004W5	ASLS 2008-23	3.69	3	1	\$26,100
1323	231090	S024N004W5	ASLS 2008-23	3.48	5	1	\$25,500
1324	231092	S024N004W5	ASLS 2008-23	3.69	2	2	\$25,800
1325	231094	S024N004W5	ASLS 2008-23	3.82	4	2	\$25,200



Looking SE from the end of E. Horton's Hollow at Vita Subdivision's block 1 parcels