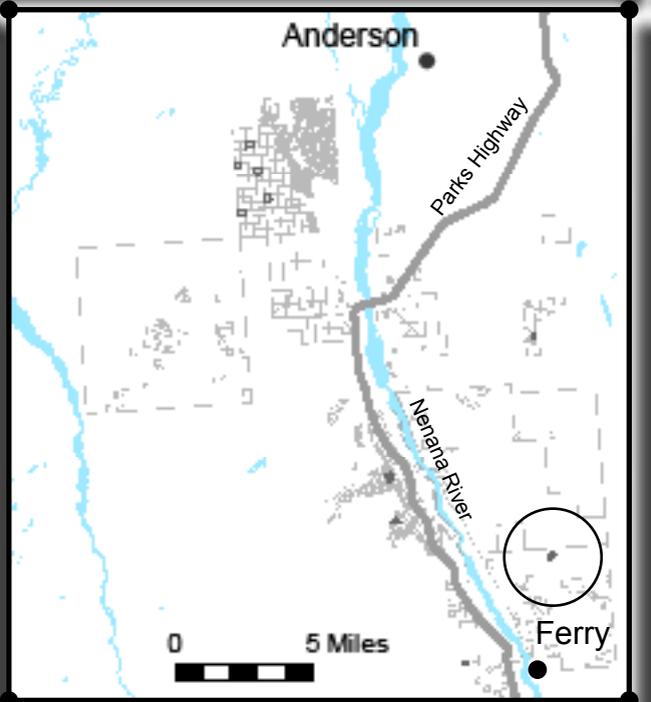
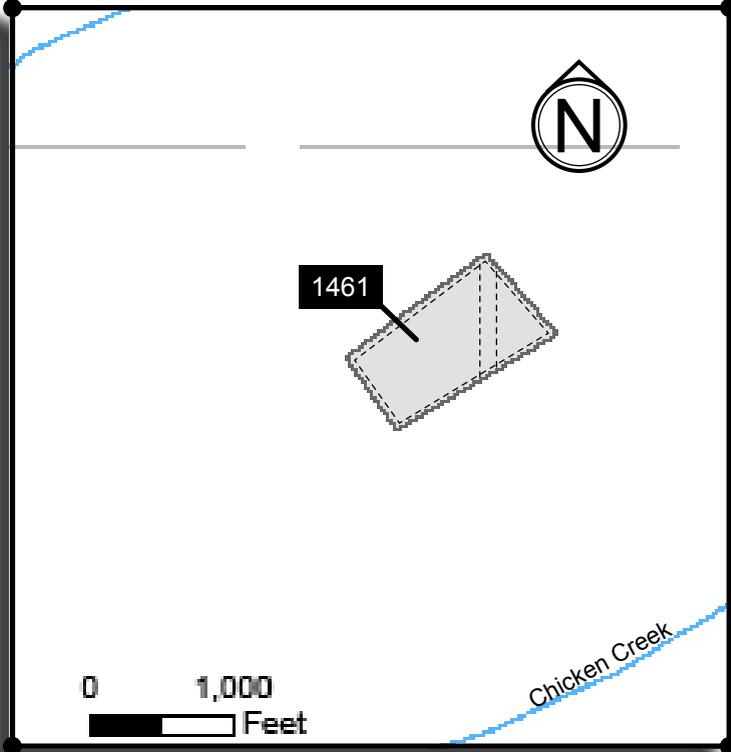


Windy Creek - ASLS 2002 - 4

| | |
|---------------------------------|---------------|
| PARCEL # | 1461 |
| AK DIVISION OF LANDS (ADL) # | 416717 |
| MERIDIAN TOWNSHIP RANGE SECTION | F010S008W2,3 |
| SURVEY | ASLS 2002 - 4 |
| ACRES | 19.91 |
| TRACT | A |
| MINIMUM BID | \$13,800 |



| |
|--|
| LOCATION |
| Approximately 12 road miles north of Healy on the east side of the Nenana River. |
| ACCESS |
| By road from approximately Parks Highway mile 260, then by off road vehicle (ORV) trails east of the Nenana River. There is an ORV crossing along the Alaska Railroad (ARR) bridge. Any other use of the ARR right-of-way is not permitted. |
| 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). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.). |
| 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 2002 - 4. |
| Parcel is subject to a 100' wide section line easement and a 25' public access and utility easement along interior parcel boundary lines |
| 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 located within the Denali Borough, and are subject to applicable local ordinances and property assessments. |
| NOTES |
| Gently rolling high plain to steep bluffs above the Nenana River. |

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/>.