



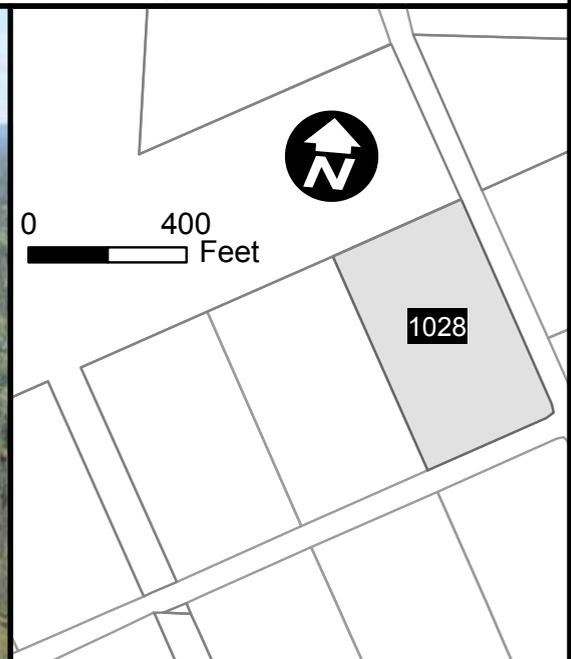
**SC
REGION**

2013 Alaska State Land Offering

Bald Mountain ASLS 80-176

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1028	216025	S025N003W17	80-176	4.82	5	21	\$8,000

Aerial view of Bald Mountain Subdivision



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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://plats.landrecords.info/>

LOCATION
Located 8 miles southeast of Talkeetna, between Answer Creek and North Fork Montana Creek.
ACCESS
From Mastodon Road parking area, 4x4 access is possible along a section-line easement (a.k.a. Lorien's Trail) between Sections 12 and 13 to Answer Creek. Access then becomes limited to ATV or snowmachine to the northwest corner of Section 17 and continues easterly along a platted right-of-way (Norsk Drive). ATV or snowmachine access is also possible by a 100-foot, section-line easement from Mastodon Road between Sections 13 and 14, which leads to the platted right-of-way (Chillanko Drive).
UTILITIES
None.
There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water 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 platted easements and reservations, see ASLS 80-176. Parcels may contain wetlands and may require U.S. Army Corps of Engineers permits prior to placement of fill material.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough and are subject to applicable local ordinances and property assessments.
NOTES
Purchasers automatically become members of the Bald Mountain Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 82, Page 510, Talkeetna Recording district records.

