



2013 Alaska State Land Offering

SC REGION

Peter's Creek ASLS 80-144

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1288	210329	S026N008W11	80-144	5	2	17	\$15,500
1289	210334	S026N008W11	80-144	4.929	7	17	\$15,500
1290	210690	S026N008W23	80-144	5	3	2	\$15,500
1291	210720	S026N008W23,24	80-144	5	6	4	\$15,500
1292	210727	S026N008W23	80-144	5	6	5	\$15,500
1293	210728	S026N008W23	80-144	5	7	5	\$15,500



Approximate location of Parcel 1289 is on the right side of the photo

LOCATION

This subdivision is located south of Petersville Road approximately 15 miles west of Trapper Creek.

ACCESS

Access to this subdivision is by Petersville Road, then south onto Shulin Lake Trail. Petersville Road is only maintained to Kroto Creek in the winter. Care should be taken to properly locate platted rights-of-ways or easements to gain access to the parcel and avoid trespassing. The parcel is along platted road rights-of-way, which may not yet be constructed.

UTILITIES

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 DEC. See pages 12-13 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 25-foot building setback from the right-of-way line of any public right-of-way, and a 10-foot building setback from any side lot line. Subject to all platted easements and reservations of record, see ASLS 80-144.

The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. See page 13 of this brochure for more information.

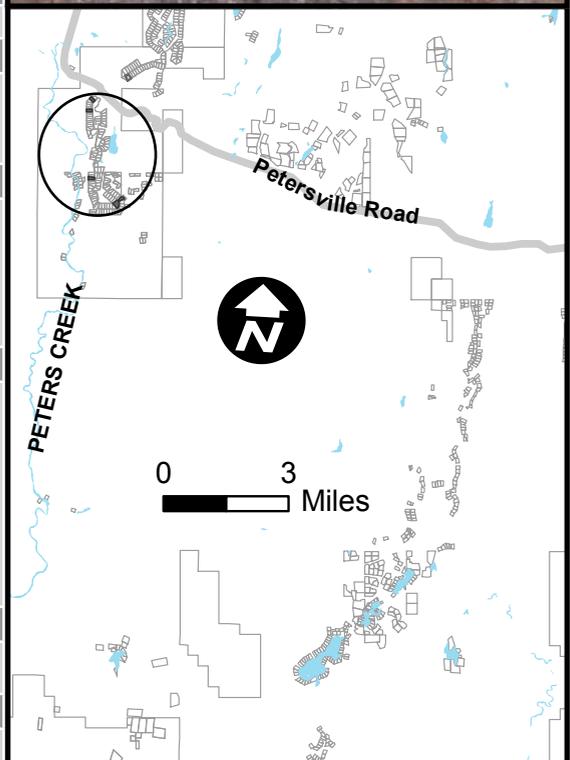
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 367.

MUNICIPAL AUTHORITY

Parcels are located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

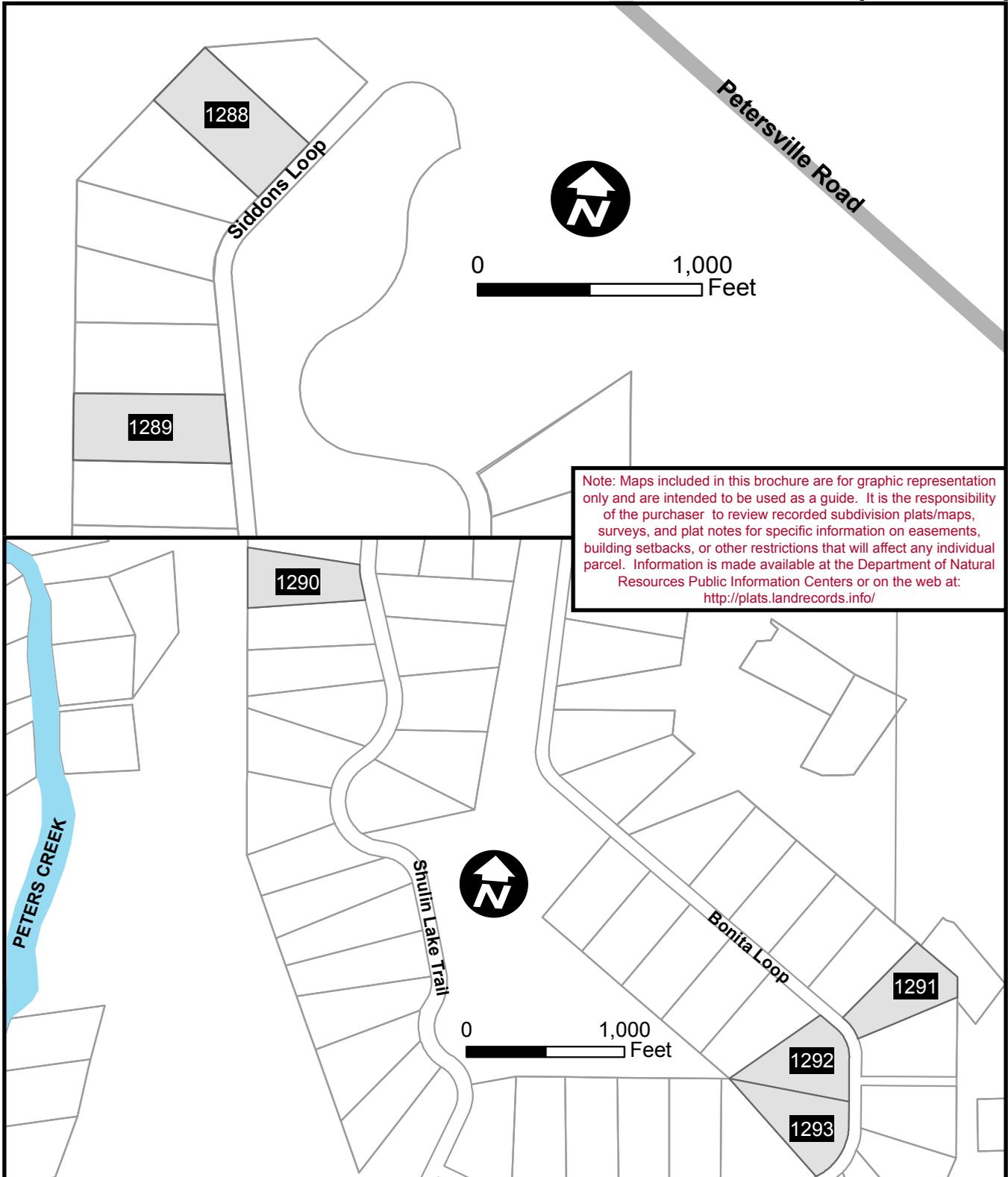
NOTES

None.





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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/>