

Kutna Creek - ASLS 80 - 157



Looking to the east over the unnamed lake at the center of Kutna Creek Subdivision

LOCATION

Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

ACCESS

Access is by float plane to an unnamed lake in the center of the subdivision and then to individual parcels along platted rights-of-way; landing conditions are unknown. There is potential access by snowmachine access from the Big Lake or Willow areas, up the Yentna River, and then across state-owned land to the subdivision. Another potential access is by boat up the Yentna River and then by foot or ATV across state-owned land. For details of access across state-owned land, please see the Access section on page 6 of this brochure or contact one of DNR's Public Information Centers listed on page 4.

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 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 80-157, recorded as plat 81-127 in the Anchorage Recording District on June 30, 1981. Easements depicted on the plat include, but are not limited to, section line easements, pedestrian access easements, green belt easements, etc.

In addition to easements depicted on the plat, there are plat notes including, but not limited to, setbacks for structures, restrictions on sewage systems, utility easements, etc. For example, building setbacks noted on the plat include 25' from rights-of way, 10' from other lot lines, and 75' from normal high water of watercourse or shoreline. Please refer to page 6 of the recorded plat for detailed notes on restrictions, setbacks, reservations, and easements.

Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kutna Creek Homeowners Association, if active. The declaration of covenants, conditions and restrictions for this association was recorded on Anchorage Recording District on June 30, 1981 in book 614, page 360-364.

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill materials in wetlands.

MUNICIPAL AUTHORITY

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

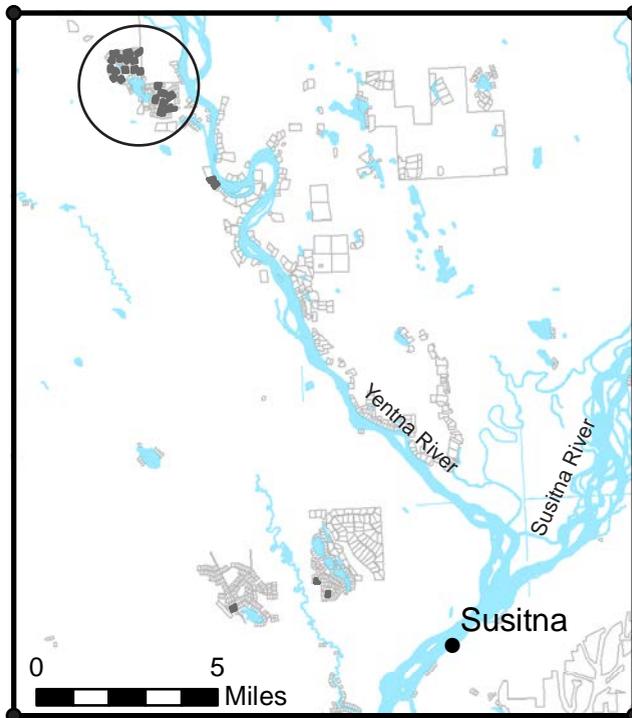
NOTES

Vegetation consists of large birch intermixed with stands of spruce.

Temperatures range from 37 to 63 degrees F in summer and -7 to 34 degrees F in winter. Extremes of -50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.

Kutna Creek Subdivision was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 162 on April 27, 1981.

These parcels are subject to oil and gas leases (ADLs 392511 and 392514). For more information, please refer to the Mineral Estate section on page 9 of this brochure or contact the DNR Division of Oil and Gas.



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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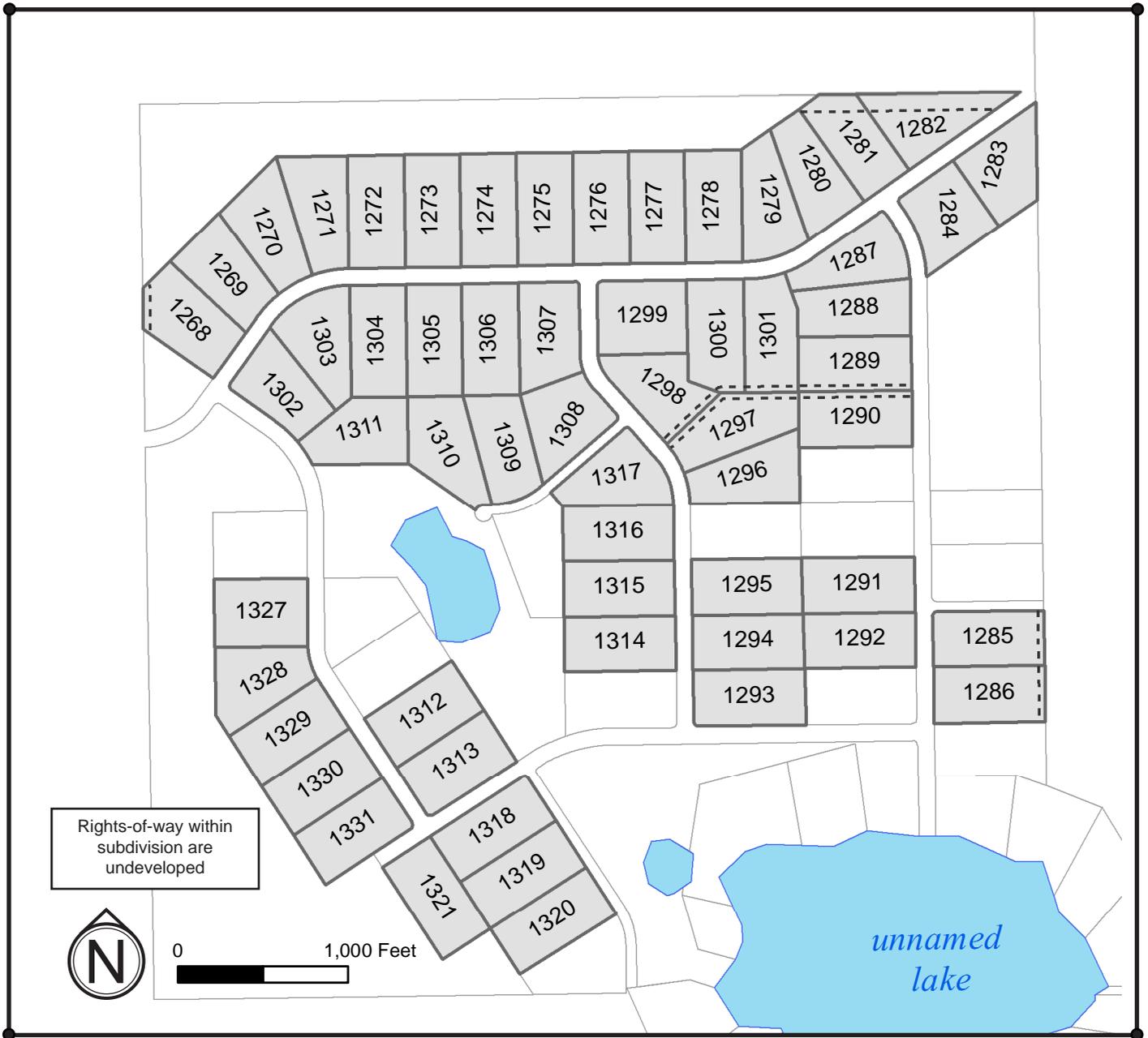


0 1,600 Feet



Rights-of-way within subdivision are undeveloped

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Kutna Creek Subdivision

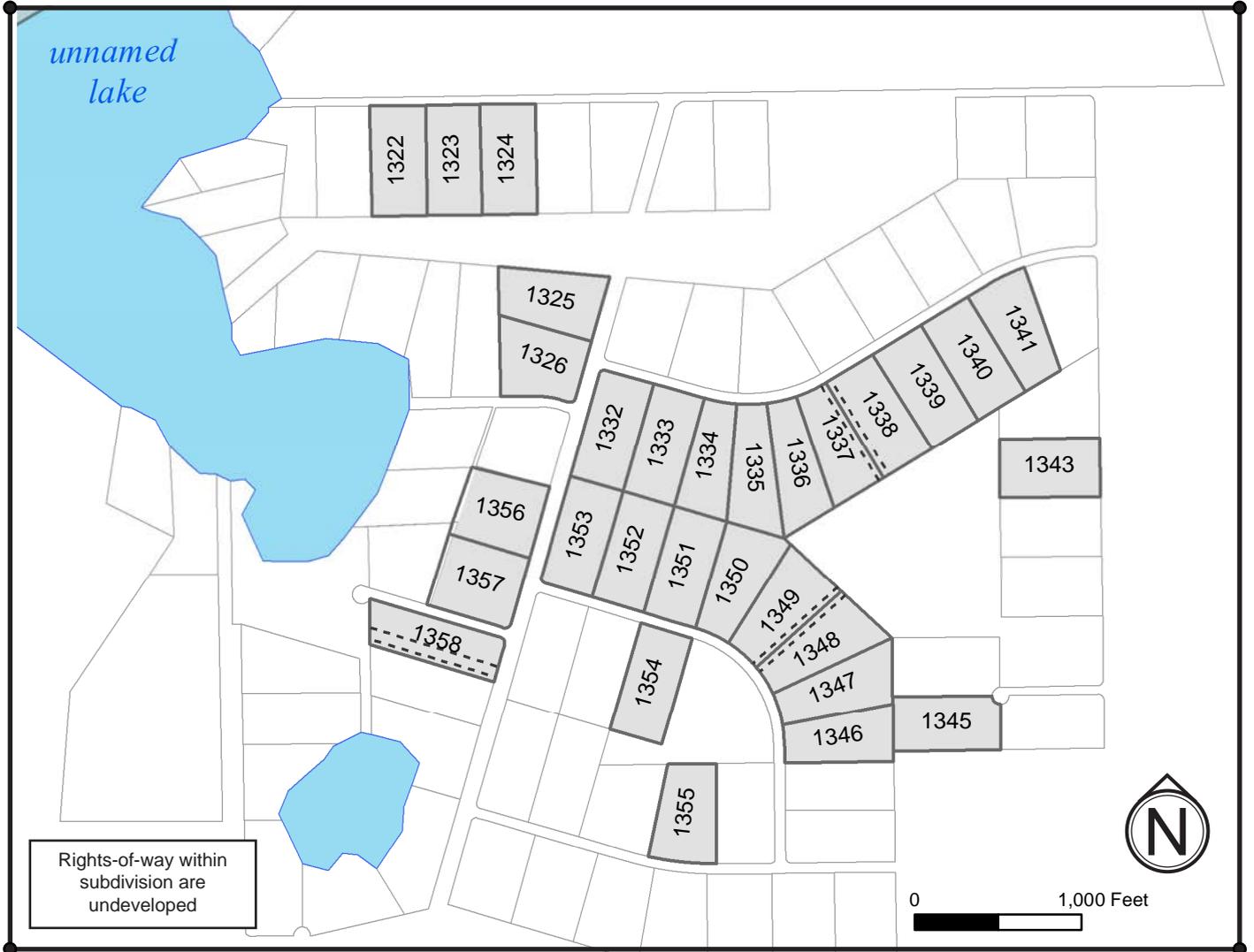
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	PURCHASE PRICE
1268	211365	4.994	1	1	\$4,800
1269	211366	4.9	2	1	\$4,800
1270	211367	4.999	3	1	\$4,800
1271	211368	4.978	4	1	\$4,100
1272	211369	5	5	1	\$3,800
1273	211370	5	6	1	\$4,800
1274	211371	5	7	1	\$4,100
1275	211372	5	8	1	\$3,800
1276	211373	5	9	1	\$3,800
1277	211374	5	10	1	\$4,300
1278	211375	5	11	1	\$4,300
1279	211376	4.9	12	1	\$4,300
1280	211377	4.599	13	1	\$4,100
1281	211378	4.758	14	1	\$3,800
1282	211379	4.964	15	1	\$3,800
1283	211380	4.659	1	2	\$4,800
1284	211381	4.762	2	2	\$4,800
1285	211382	4.996	1	3	\$4,800
1286	211383	5	2	3	\$4,800
1287	211386	4.1	1	4	\$4,800
1288	211387	4.958	2	4	\$4,800
1289	211388	4.999	3	4	\$4,800
1290	211389	4.999	4	4	\$4,800
1291	211391	5	7	4	\$4,600
1292	211392	5	8	4	\$4,800
1293	211394	4.996	10	4	\$4,800
1294	211395	5	11	4	\$4,600
1295	211396	5	12	4	\$4,800
1296	211398	4.9	14	4	\$4,800
1297	211399	4.9	15	4	\$4,800

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	PURCHASE PRICE
1298	211400	4.9	16	4	\$4,800
1299	211401	5	17	4	\$4,800
1300	211402	4.9	18	4	\$4,800
1301	211403	4.896	19	4	\$4,800
1302	211404	4.6	1	5	\$4,800
1303	211405	4.991	2	5	\$4,800
1304	211406	5	3	5	\$4,800
1305	211407	5	4	5	\$4,800
1306	211408	5	5	5	\$4,800
1307	211409	4.9	6	5	\$4,800
1308	211410	4.87	7	5	\$4,800
1309	211411	4.852	8	5	\$4,800
1310	211412	4.984	9	5	\$5,300
1311	211413	4.792	10	5	\$5,300
1312	211416	4.982	13	5	\$4,800
1313	211417	4.977	14	5	\$4,800
1314	211419	4.9	16	5	\$4,800
1315	211420	4.9	17	5	\$4,800
1316	211421	4.9	18	5	\$4,800
1317	211422	4.759	19	5	\$4,800
1318	211424	4.994	1	7	\$4,800
1319	211425	4.999	2	7	\$4,800
1320	211426	4.999	3	7	\$4,800
1321	211428	4.999	5	7	\$3,800
1327	213344	5	2	6	\$4,800
1328	213345	4.977	3	6	\$4,800
1329	213346	4.982	4	6	\$4,800
1330	213347	4.982	5	6	\$4,300
1331	213348	4.977	6	6	\$4,100

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PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	PURCHASE PRICE
1322	211431	5	3	8	\$4,800
1323	211432	5	4	8	\$4,800
1324	211433	5	5	8	\$4,800
1325	211436	4.751	8	8	\$4,800
1326	211437	4.865	9	8	\$4,800
1332	213349	4.994	1	10	\$4,800
1333	213350	4.999	2	10	\$4,800
1334	213351	3.97	3	10	\$4,800
1335	213352	4.466	4	10	\$4,800
1336	213353	4.4	5	10	\$4,800
1337	213354	4.2	6	10	\$4,800
1338	213355	5	7	10	\$4,800
1339	213356	5	8	10	\$4,800
1340	213357	5	9	10	\$4,800
1341	213358	4.786	10	10	\$4,800

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	PURCHASE PRICE
1343	213361	4.999	13	10	\$4,800
1345	213365	4.8	17	10	\$4,800
1346	213369	4.4	21	10	\$4,800
1347	213370	4.9	22	10	\$4,800
1348	213371	4.794	23	10	\$4,800
1349	213372	4.998	24	10	\$4,800
1350	213373	4.9	25	10	\$4,800
1351	213374	4.999	26	10	\$4,800
1352	213375	4.999	27	10	\$4,800
1353	213376	4.994	28	10	\$4,800
1354	213379	4.999	3	11	\$4,800
1355	213381	4.7	5	11	\$4,800
1356	213393	4.775	2	13	\$4,800
1357	213394	4.9	3	13	\$4,800
1358	213396	4.89	5	13	\$4,300

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