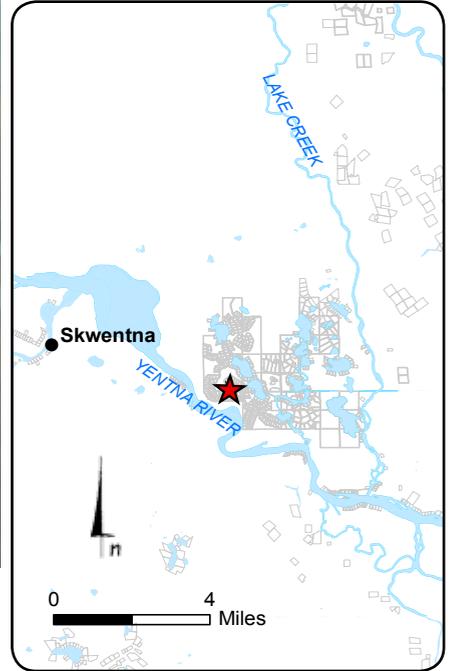




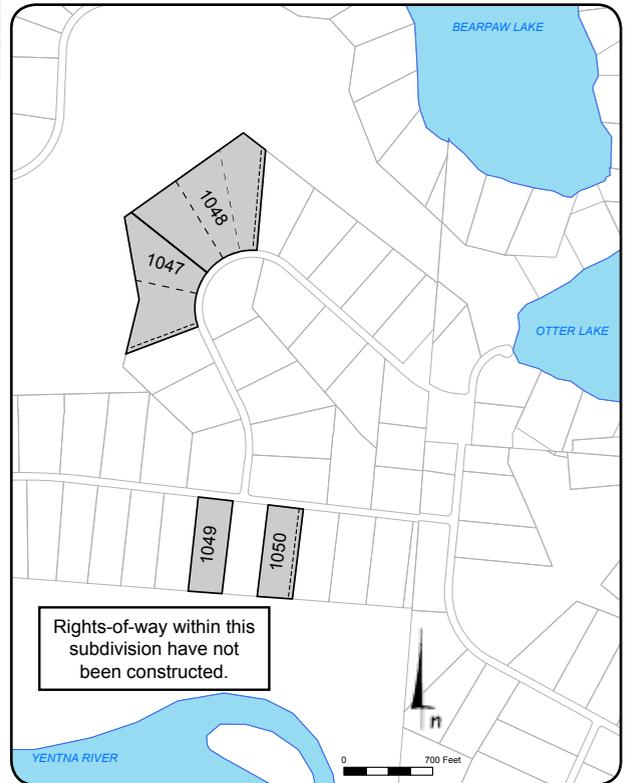
# Alder View



Susitna  
Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1047	214107	9.5	17,18	17	\$16,300
1048	214108	14.8	19,20,21	17	\$20,700
1049	214140	4.8	17	16	\$5,100
1050	214142	4.8	19	16	\$5,000

LOCATION
Alder View is approximately 64 air miles northwest of Anchorage, 1/4-1/2 mile off the Yentna River, and approximately 7 air miles southeast of Skwentna landing strip.
ACCESS
Access is by plane to a small local landing strip, or to one of the small lakes in the area, for which landing conditions are unknown. Access is also possible from the Yentna River. Access to individual parcels is along platted rights-of-way or across general state land. See page 117 for details about access across state land.
SURVEY & MTRS
Alder View is survey ASLS 80-137, located in S021N010W01, S022N010W36. The survey has been filed as plat 82-91 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. These 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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Alder View Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Talkeetna Recording District on 12/15/1981 in book 83, page 131.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 87. Refer to the Mineral Estate section of this brochure for details. These parcels were subject to oil and gas exploration license ADL 390078 which has expired and is in the process of being converted to oil and gas leases. For more information, please refer to the Mineral Estate Section on page 119 of this brochure.



**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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.