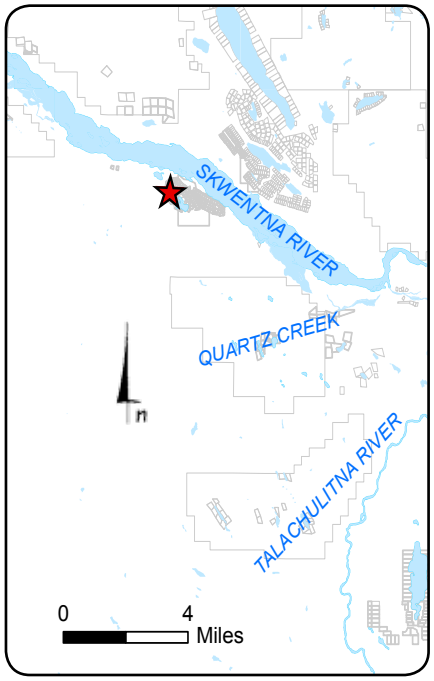
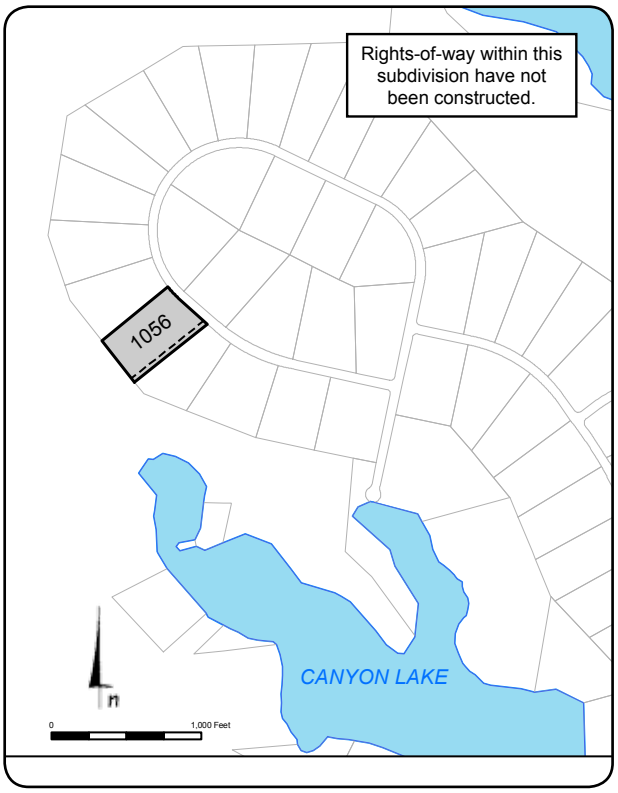
Canyon Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1056	213714	4.8	5	2	$4,500



LOCATION

Canyon Lake subdivision is located 75 air miles northwest of Anchorage and 15 miles southwest of Skwentna, on the south bank of the Skwentna River.

ACCESS

Access is by float plane to Canyon Lake or by boat or snowmachine via the Skwentna River.

SURVEY & MTRS

Canyon Lake is survey ASLS 80-139, located in S021N013W15, 22. The survey has been filed as plat 82-63 in the Anchorage 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 Canyon Lake Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Anchorage Recording District on 12/1/1981 in book 674, page 927.

MINERAL ESTATE

This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 102. Refer to the Mineral Estate section of this brochure for details.

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/**.