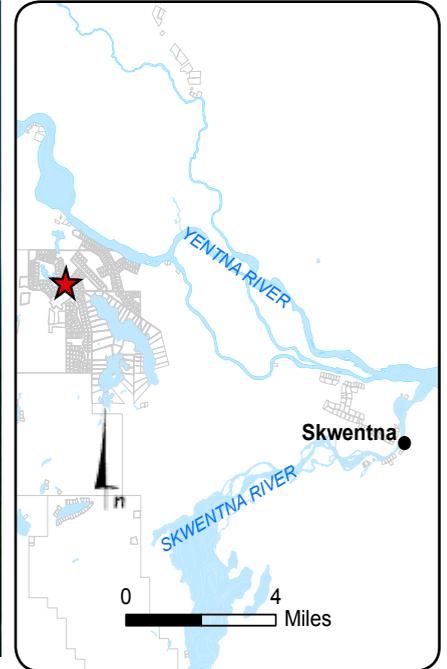


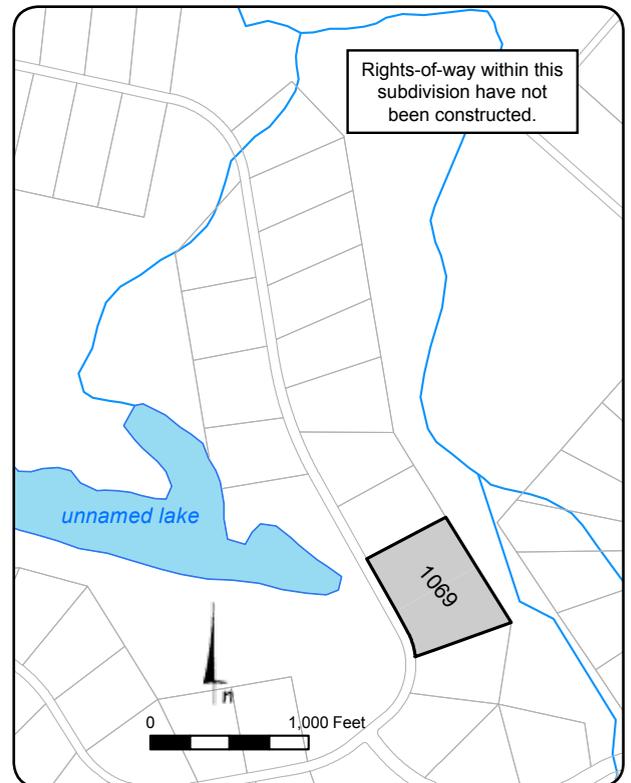


Hewitt Whiskey Lakes, Addition 2



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1069	214232	9.93	39, 40	10	\$16,000

LOCATION
This subdivision is located between the Yentna River and Hewitt Lake, approximately 60 air miles northwest of Anchorage and 8 miles northwest of Skwentna.
ACCESS
Access is by boat or snowmachine on the Yentna River, then across state land or along platted rights-of-way to the subdivision. Aircraft access to Hewitt or Whiskey Lakes is also possible.
SURVEY & MTRS
Hewitt Whiskey Lakes, Addition 2 is survey ASLS 80-134, located in S022N012W02, 03. The survey has been filed as plat 81-297 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 Hewitt Whiskey Lakes Addition 2 Subdivision Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Anchorage Recording District on 12/3/1981.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 149. Refer to the Mineral Estate section of this brochure for details.
NOTES
Tract G within the subdivision has been designated for future use as a landing strip, conditions of which are unknown.



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/>.

Susitna
Valley Remote