

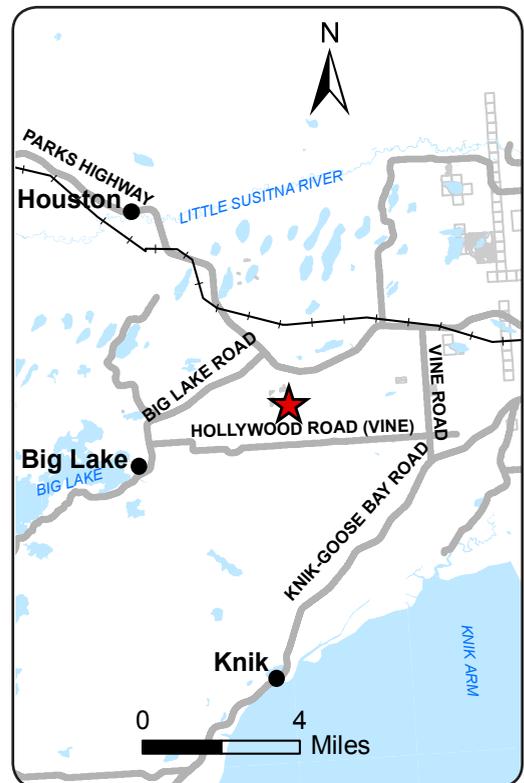


# Mystery / Mystery Phase II

Mat-Su  
Road



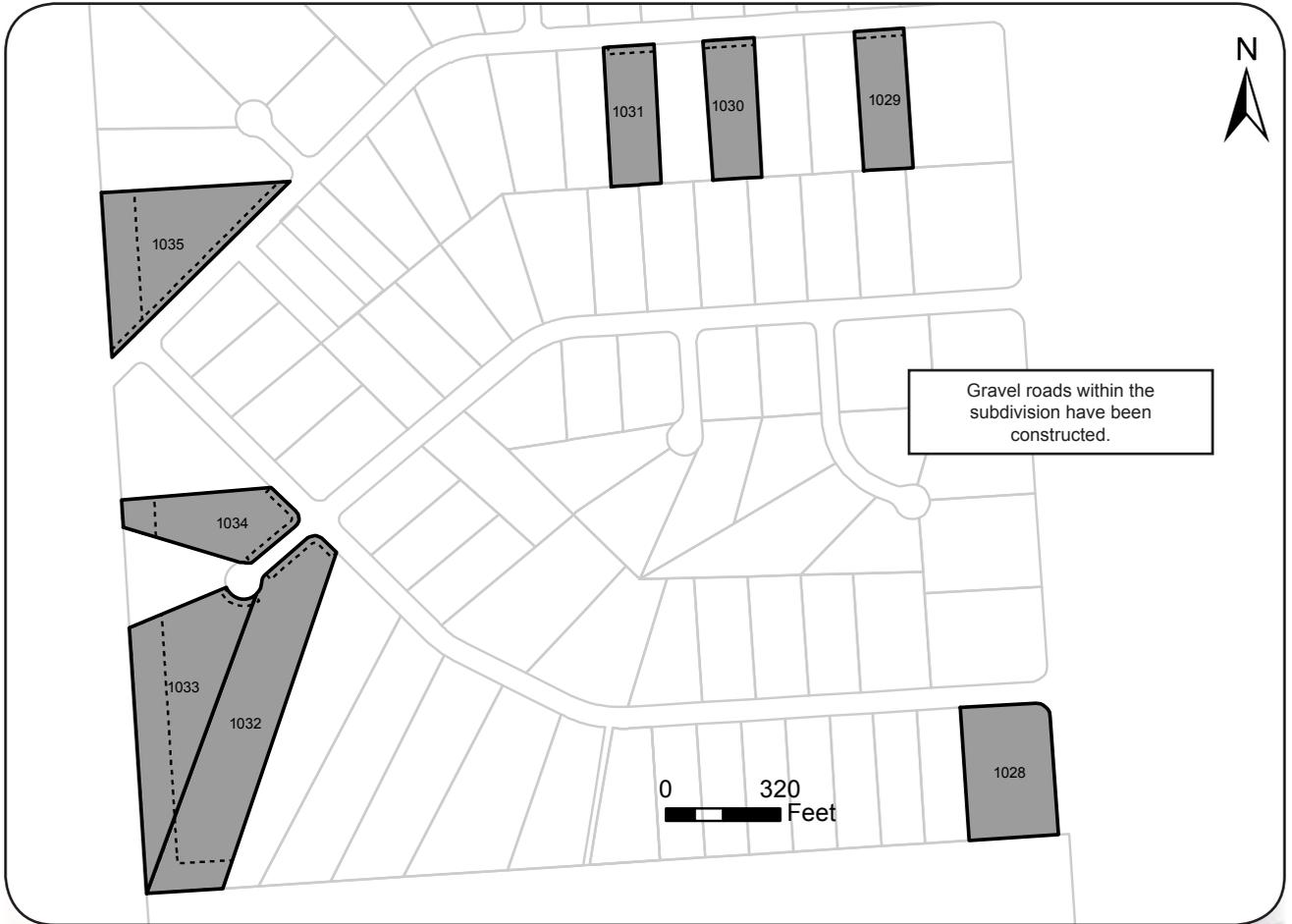
<b>WHY BUY?</b>
Mystery Subdivision features residential lots close to the Parks Highway and Wasilla. Many of the parcels are on high ground and have good views of the surrounding mountains and valleys.
<b>LOCATION</b>
Mystery Subdivision is located approximately 10 miles west of Wasilla.
<b>ACCESS</b>
Access to Mystery parcels is from Johnson's Road which is about 9 miles west of Wasilla along the Parks Highway. To drive to the parcels, turn south on Johnson's Road from the highway, then head west into the subdivision on W. Garten Dr, Pinckney Dr, or Backus Dr.
<b>SURVEY &amp; MTRS</b>
Mystery is survey ASLS 2002-28, located in S017N002W18. The survey has been filed as plat 2004-58 in the Palmer Recording District. Mystery Phase II is survey ASLS 2004-32, located in S017N002W18. The survey has been filed as plat 2006-24 in the Palmer Recording District.
<b>RESTRICTIONS</b>
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
<b>UTILITIES</b>
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 the Sewer and Water section of this brochure for details.
Electricity is available along the roads. Purchasers may need to extend the lines to the parcels at their own expense.
<b>MUNICIPAL AUTHORITY</b>
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
<b>NOTES</b>
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details. Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Apr 9, 2004 in the Palmer Recording District.



**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/>.



# Mystery / Mystery Phase II



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	SURVEY (ASLS)	MINIMUM BID
1028	228539	2.14	1	4	2002-28	\$33,600
1029	229629	1.28	2	2	2004-32	\$28,000
1030	229632	1.27	5	2	2004-32	\$28,000
1031	229634	1.27	7	2	2004-32	\$28,000
1032	229665	4.19	6	5	2004-32	\$33,300
1033	229666	3.17	7	5	2004-32	\$33,800
1034	229668	1.63	9	5	2004-32	\$28,000
1035	229677	2.8	8	6	2004-32	\$34,500



Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information