

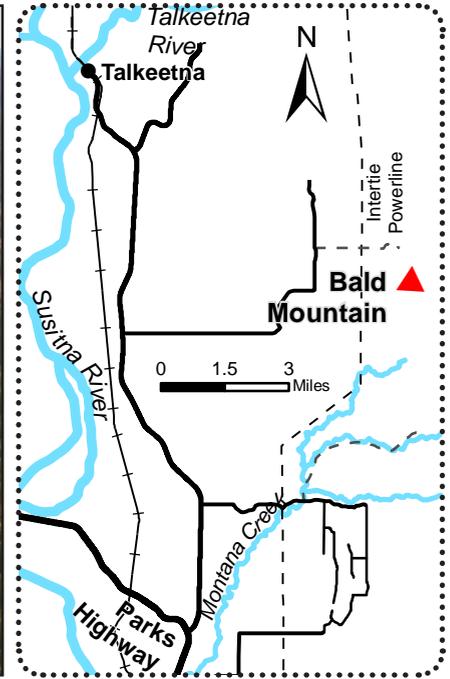


# Bald Mountain

Susitna Valley Remote

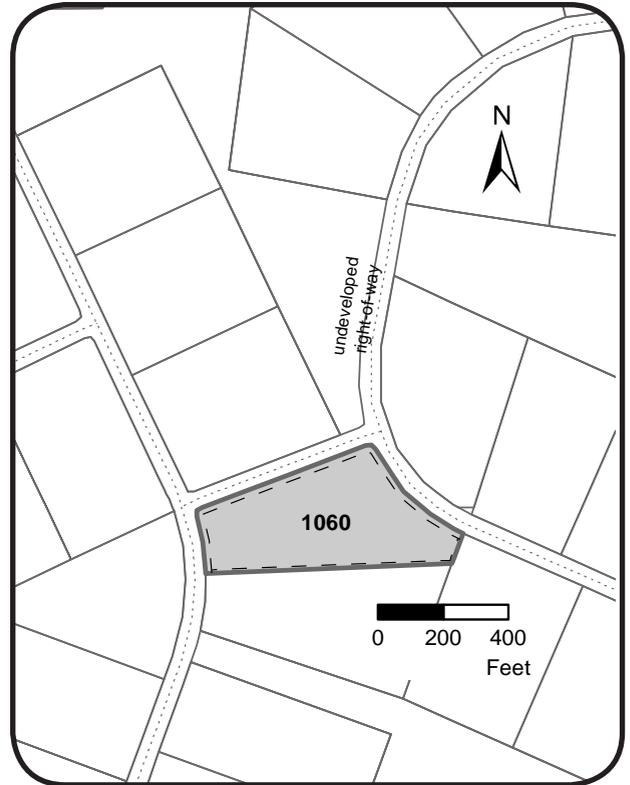


Parcel 1060 (ADL 216043) is in the lower left with Bald Mountain in the background



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1060	216043	4.94	6	29	\$8,400

LOCATION
This Bald Mountain parcel is located southeast of Talkeetna on the slopes of Bald Mountain.
ACCESS
From Mastodon Road, head east along an unmaintained logging road which leaves Mastodon Road one mile north of a 90 degree turn. This leads to the edge of the subdivision. Access within the subdivision is along undeveloped rights-of-way.
RIGHT-OF-WAY STATUS
Some of the rights-of-way are developed trails. The rights-of-way to this parcel are undeveloped.
SURVEY & MTRS
Bald Mountain is survey ASLS 80-176, located in S025N003W17. The survey has been filed as plat 81-116 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as 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 be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna 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.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
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 November 21, 1981 in the Talkeetna 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/>.