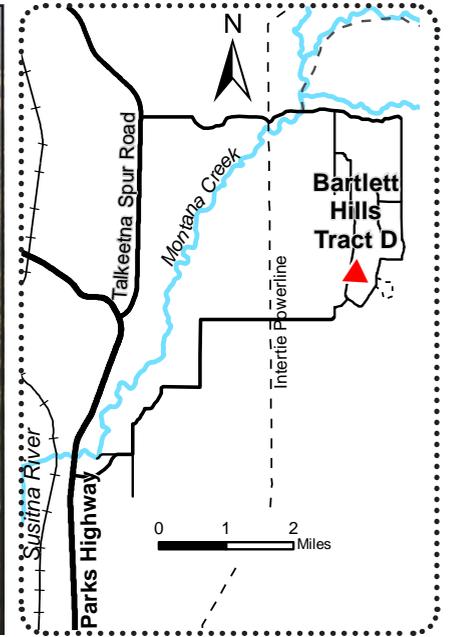




# Bartlett Hills Tract D

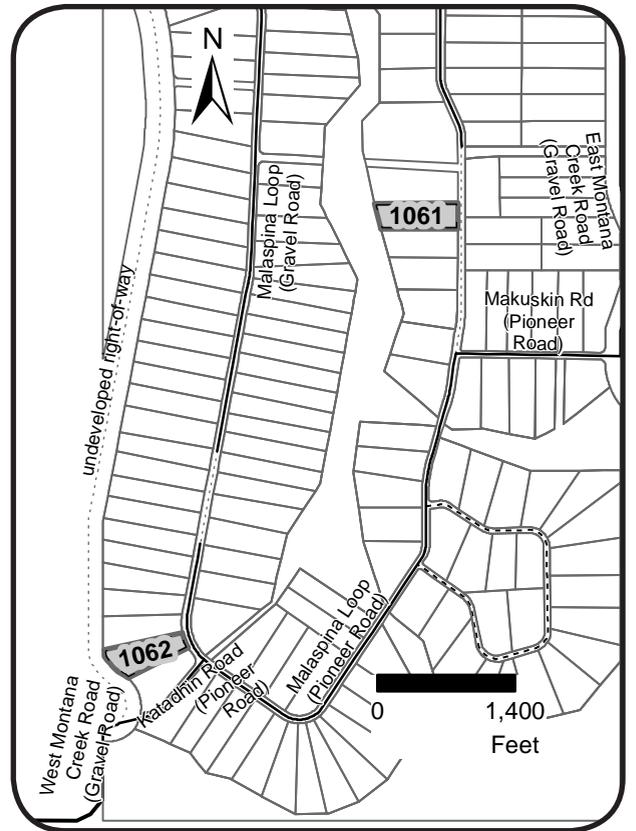


Looking south over Bartlett Hills. Parcel 1061 (ADL 205388) is on the left in the foreground, parcel 1062 (ADL 205467) is on the right in the background.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1061	205388	5	52	6	\$8,100
1062	205467	4.954	49	9	\$28,200

LOCATION
Bartlett Hills is located southwest of Talkeetna along the Talkeetna Mountains.
ACCESS
Access to Parcel 1062 (ADL 205467) is from E Montana Creek Road, which intersects the Parks Highway near mile post 96, to S Katahdin Road and Malaspina Loop. Access to Parcel 1061 (ADL 205388) is partially developed from the north by Yoder Rd. to E Montana Creek Rd. to Teklanika Rd. to Malaspina Loop. Note that Malaspina Loop is undeveloped along the last 1/2 mile to this parcel.
RIGHT-OF-WAY STATUS
The rights-of-way are a mixture of developed gravel roads, narrow gravel roads, and undeveloped.
SURVEY & MTRS
Bartlett Hills Tract D is survey ASLS 79-143, located in S024N004W24.25. The survey has been filed as plat 81-75 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 September 28, 1988 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/>.

Southwest AK  
Fairbanks, Elliott Hwy.  
N. Parks Highway  
Steeze Highway  
Richardson, AK Highways  
Interior Remote  
General Information