



South Bald Mountain

Susitna Valley Remote



Aerial view of South Bald Mountain

LOCATION
South Bald Mountain is located in the foothills of the Talkeetna Mountains, 12 miles southeast of Talkeetna.
ACCESS
From Yoder Road or the Luthman Trail, access is along undeveloped rights-of-way or section line easements.
RIGHT-OF-WAY STATUS
The rights-of-way are undeveloped.
SURVEY & MTRS
South Bald Mountain is survey ASLS 82-1, located in S025N003W26,28,35. The survey has been filed as plat 82-59 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 August 18, 1982 in the Talkeetna Recording District.

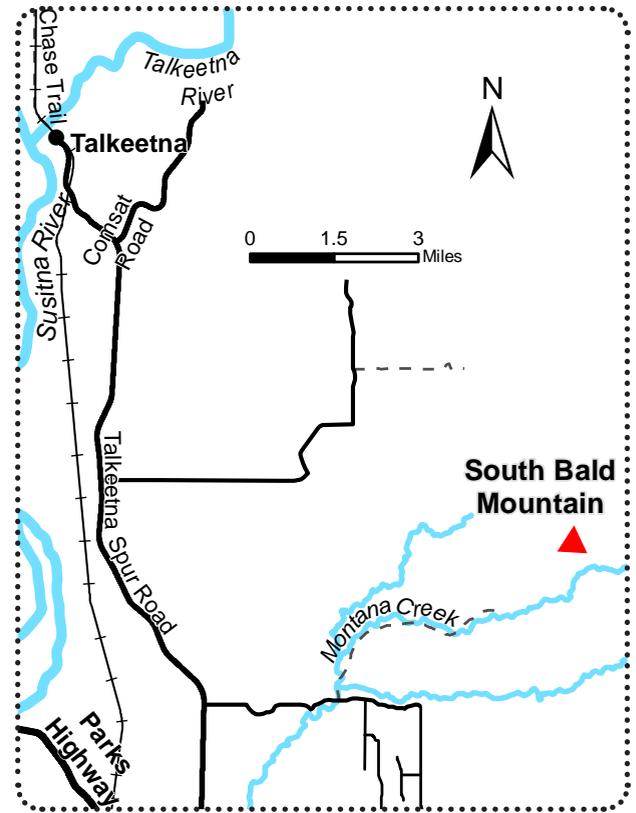
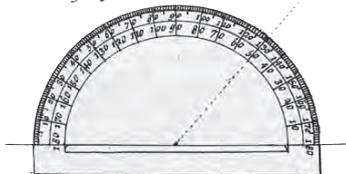


Fig. 29 Protractor



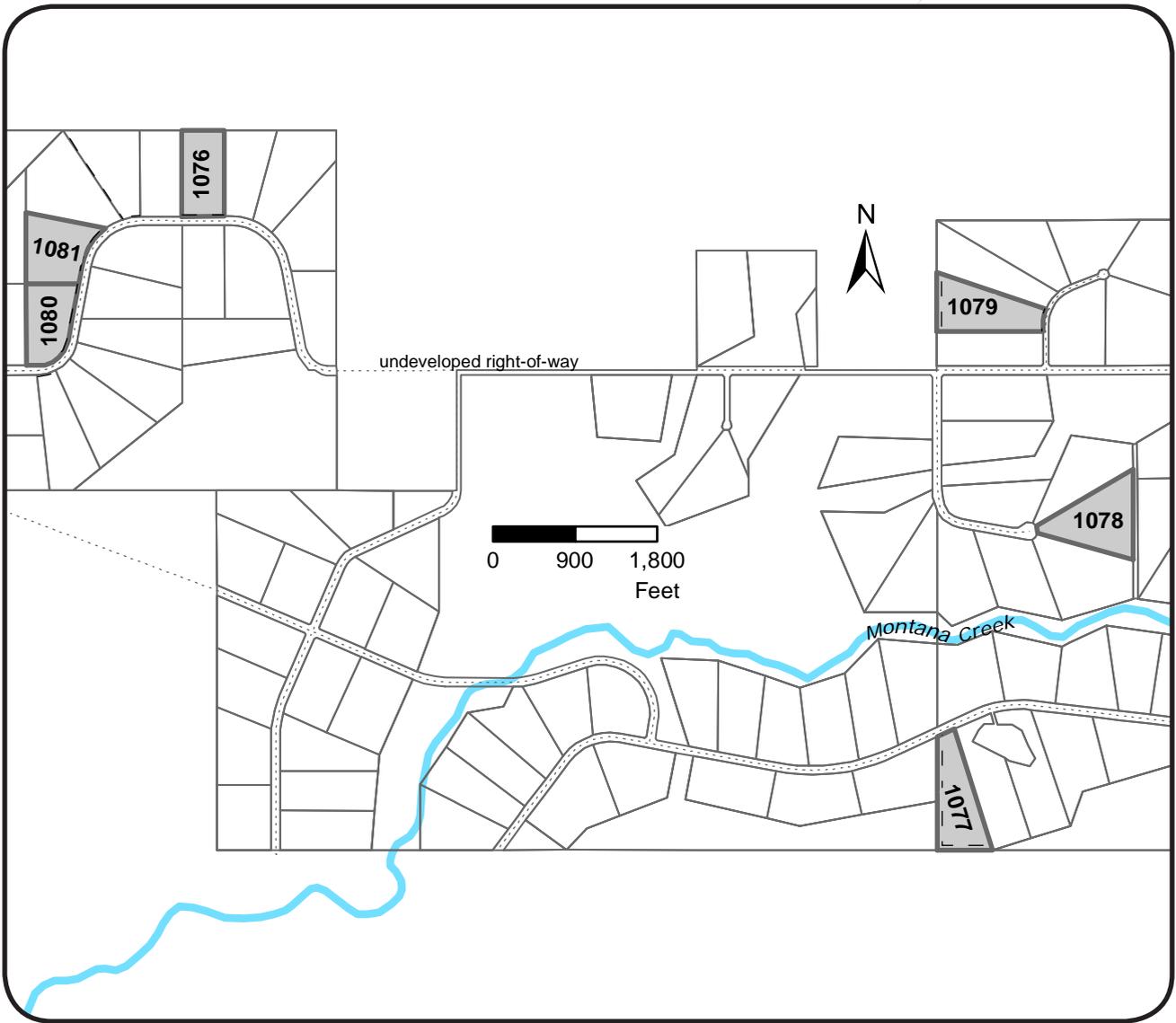
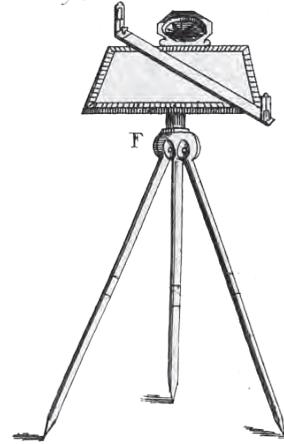
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



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PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1076	216045	10.2	8	1	\$9,700
1077	216073	11.8	6	6	\$10,600
1078	216111	12.93	7	9	\$11,400
1079	216117	12.24	2	10	\$11,000
1080	216130	10.02	3	1	\$9,500
1081	216131	11.18	4	1	\$10,500

Fig. 31 Plain Table



- SE Alaska
- Mat-Su Road
- Kodiak
- Copper River Valley
- Susitna Valley Remote**
- SW Alaska
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steele Highway
- Richardson, AK Highways
- Interior Remote
- General Information