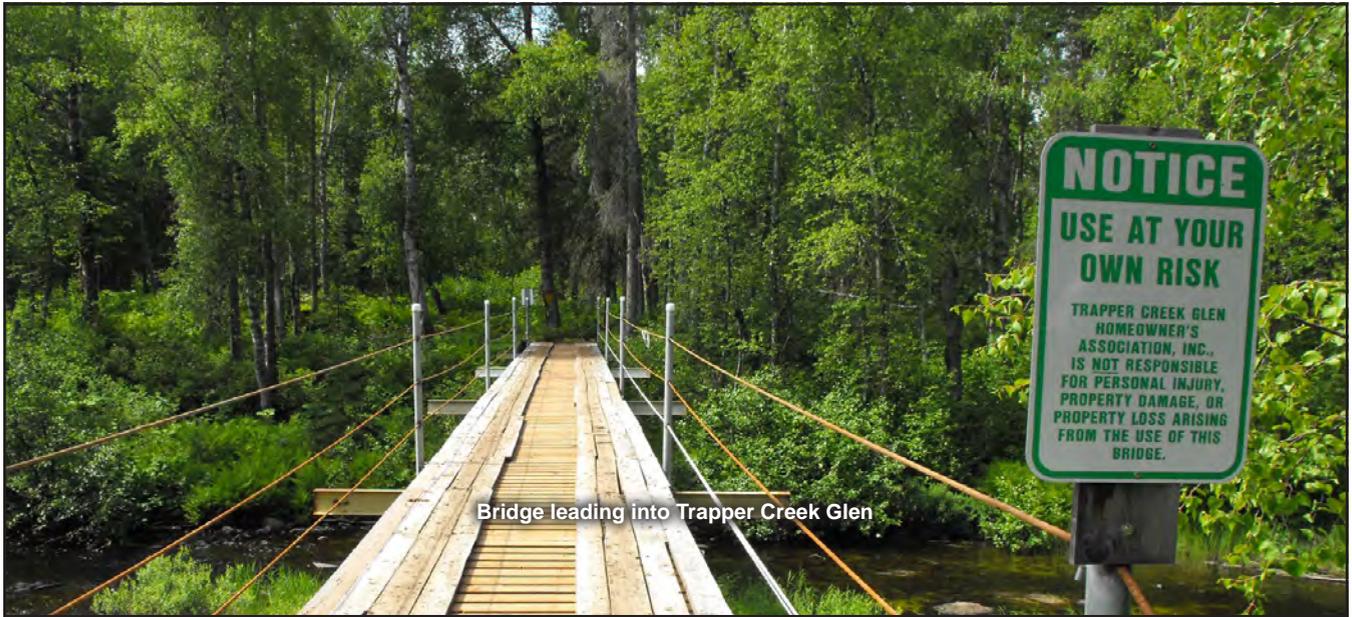




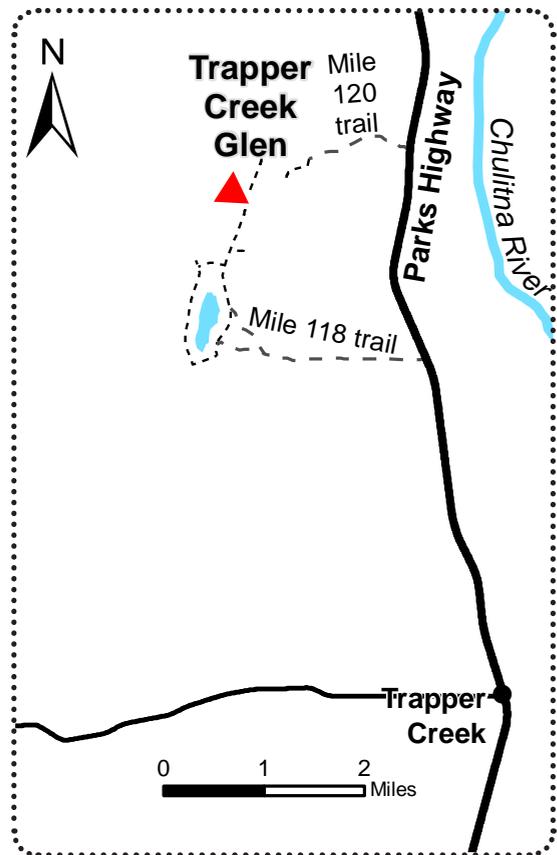
Trapper Creek Glen



Bridge leading into Trapper Creek Glen

Susitna Valley Remote

LOCATION
This subdivision is located approximately 82 miles northwest of Anchorage, five miles northwest of Trapper Creek, and one mile west of the Parks Hwy.
ACCESS
Access to the subdivision is via developed trails from mile 118 and 120 of the Parks Highway. The developed trails do not extend to these parcels.
RIGHT-OF-WAY STATUS
Some of the rights-of-way within the subdivision are established trails. Others are undeveloped.
SURVEY & MTRS
Trapper Creek Glen is survey ASLS 79-242, located in S027N006W26,35,36. The survey has been filed as plat 80-119 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
The Trapper Creek Glen Homeowner's Association is active, see their website at http://tcghoa.org . 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. Electricity is available along the Parks Hwy.
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 29, 1980 in the Talkeetna Recording District.

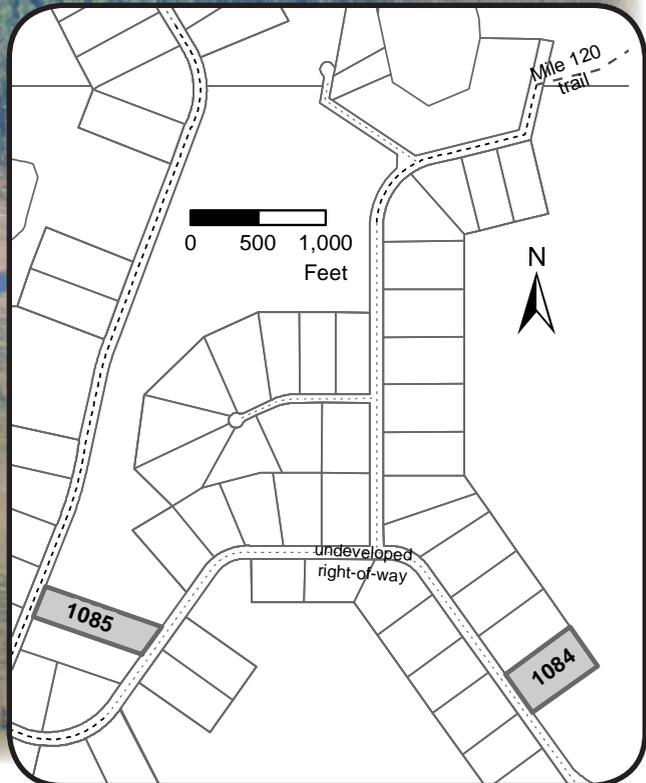
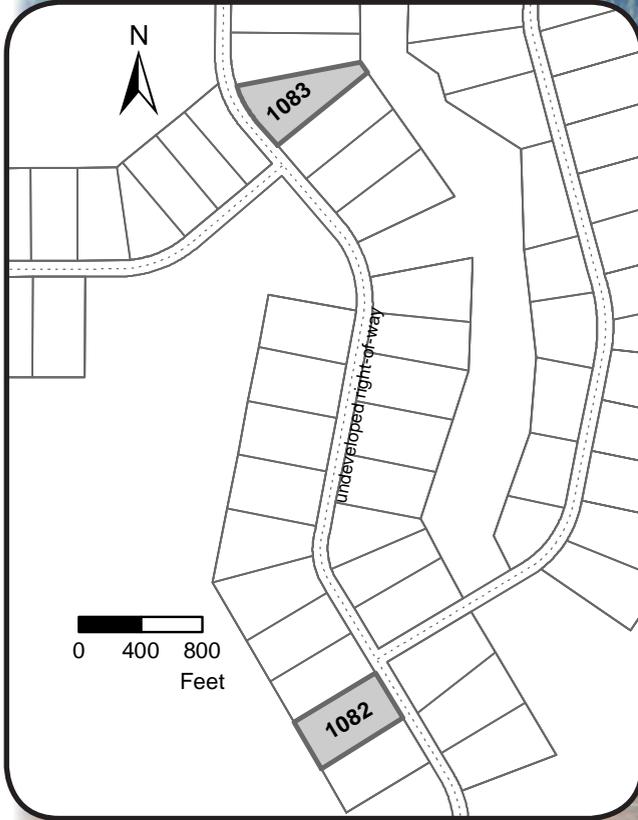


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



Trapper Creek Glen

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1082	205717	4.99	2	24	\$8,500
1083	205782	4.983	4	30	\$8,500
1084	206037	4.821	1	22	\$7,800
1085	206263	4.993	4	18	\$9,300



Aerial view of Trapper Creek Glen near milepost 120

Southeast
AK

Mat-Su
Road

Kodiak

Copper River
Valley

**Susitna Valley
Remote**

Southwest
AK

Fairbanks,
Elliott Hwy.

N. Parks
Highway

Steele
Highway

Richardson,
AK Highways

Interior
Remote

General
Information