

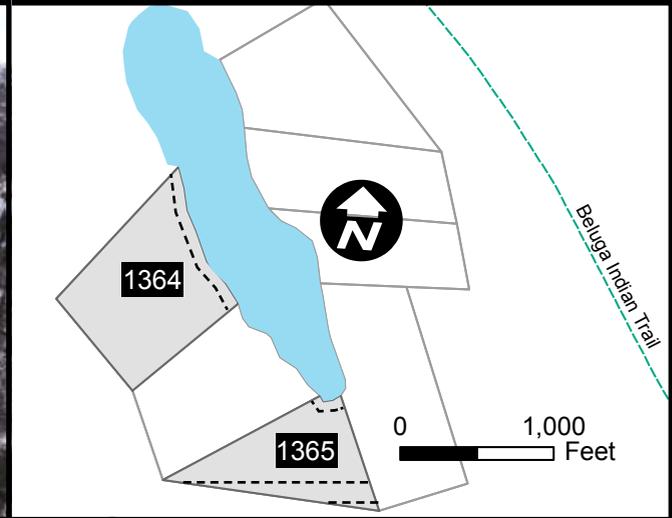


**SC  
REGION**

**2013 Alaska State Land Offering**

**Talachulitna West ASLS 2006-24**

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1364	229564	S019N012W5	2006-24	19.09	P	\$23,300
1365	230385	S019N012W5	2006-24	12.19	V	\$18,200



**LOCATION**

The Talachulitna West Subdivision is approximately one half mile west of the Talachulitna River, 4 miles south of its confluence with the Skwentna River, and 13 miles southwest of Skwentna.

**ACCESS**

Access to the area is by float plane onto one of several small lakes within the area. Winter access may be by ski plane. Conditions of landing areas are unknown. Snowmachine travel may be along the river system. Overland access is by ATV or snowmachine along existing public trails and easements or across unreserved State-owned lands. Condition of existing overland access is not known. Only non-motorized access is allowed on the Talachulitna River from the confluence with Thursday Creek (River Mile 9) to Hell's Gate (River Mile 18) from June 15 through August 20.

**UTILITIES**

Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcels are subject to a 30-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water mark of all water bodies. Parcel 1365 is subject to a 100' section-line easement. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 2006-24.

The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

Fire Management Option – Modified Protection - see "Fire and Burning Activities" section of this brochure for more information.

Flood Hazard areas are noted around several of the unnamed lakes in the staking area.

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 specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

