**Mucha Lake II RRCS**

**WHY BUY?**
Mucha Lake II RRCS offers a truly remote getaway with great access for relaxing, snow machining, hunting, fishing, and other outdoor pursuits. Recreational opportunities abound with parcels located on Mucha, North Mucha, and Beaver Lakes.

**LOCATION**
Mucha Lake II RRCS is located approximately 130 miles southwest of Fairbanks.

**ACCESS**
Mucha Lake II RRCS is accessible via air yearlong and there is also winter access via existing trails from Nenana to Lake Minchumina.

**SURVEY & MTRS**
Mucha Lake II RRCS is survey ASLS 2003-41, located in F008S017W06, 14, 15, 16, 21, 22. The survey has been filed as plat 2006-193 in the Fairbanks Recording District.

**RESTRICTIONS**
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, public access, and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all public and navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat contained in the plat notes, or be recorded separately.

These 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.

**UTILITIES**
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.

There are no utilities (electric, phone, internet, etc.) currently in this area.

**MUNICIPAL AUTHORITY**
This area is not within the boundaries of an organized borough and is subject to State of Alaska plating authority.

**MINERAL ESTATE**
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 483. Refer to the Mineral Estate section of this brochure for details.

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/](http://dnr.alaska.gov/landrecords/).