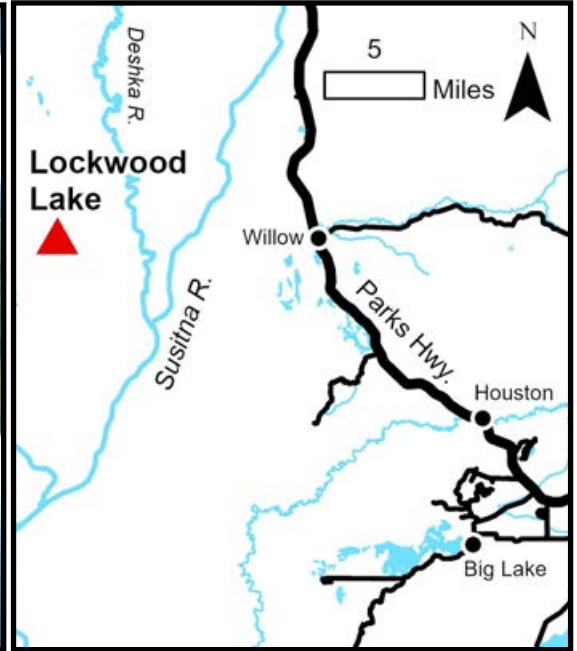
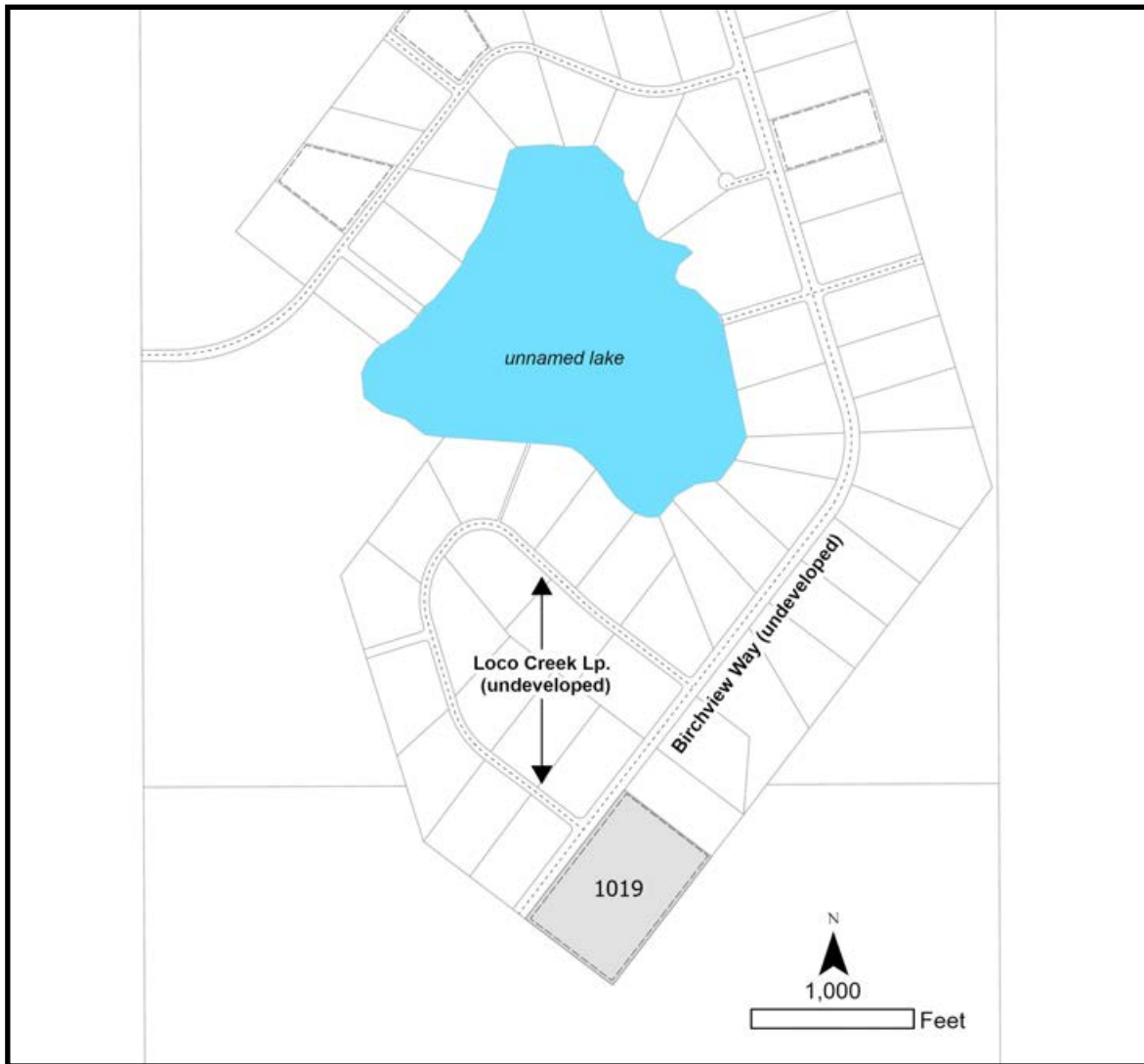


LOCKWOOD LAKE



Location	Lockwood Lake Subdivision is located approximately 14 air miles west of Willow, 6 miles east of the “Big Bend” of the Yentna River, and 3.5 miles east of Lockwood Lake.
Access	Primary access is by float plane to area lakes, then overland to the parcel. Winter access is via ski plane. It may be possible to snowmachine overland to the parcel.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundaries 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 <i>Restrictions</i> . Please check with the Borough for more details. There is currently no zoning for the subdivision.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>This parcel is comprised of three lots- Lots 3, 4, & 5 of Block 14.</p>
Restrictions	<p>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 recorded separately.</p> <p>There is a 20 ft utility easement that runs along the lot lines fronting the undeveloped Birchview Drive right-of-way (along northwest lot lines). All other lot lines have a 10ft utility easement. There is a 25ft building setback from rights-of-way and 10 ft setback from lot lines. See plat notes for details.</p>

Survey and MTRS	Lockwood Lake is survey ASLS 80-91 located in Section 12, Township 19 North, Range 7 West, in the Seward Meridian. The survey was recorded as plat 82-8 in the Talkeetna Recording District.
Rights-of-Way	Rights-of-way within the subdivision are undeveloped.
Homeowner's Association	Any subsequent owner of parcels within this subdivision automatically becomes a member of the homeowner's association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded on August 27, 1981, in the Talkeetna Recording District as document # 1981-002115-0. There is no record in the DCCED database of this homeowner's association having ever been incorporated. DNR Land Sales assumes it to be inactive.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1019	213423	3,4,5	14	15.00	\$13,500

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.