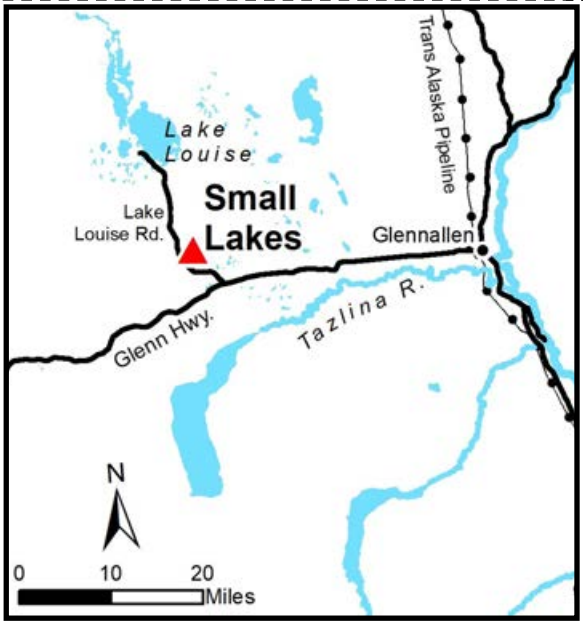
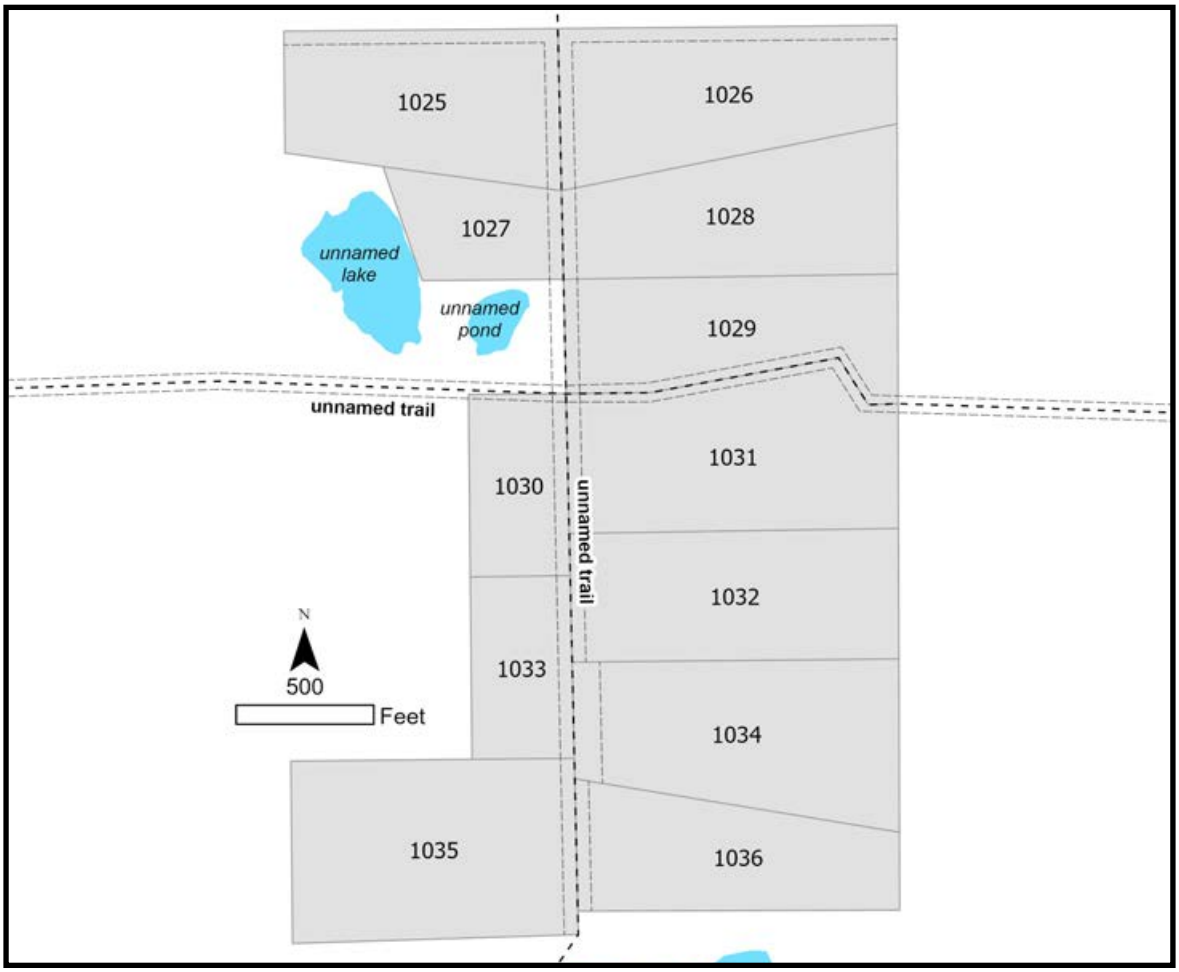
SMALL LAKES



Location	The Small Lakes Subdivision is located 32 miles west of Glennallen. All parcels are located approximately 2 miles east of Lake Louise Rd.
Access	There are several access points into the subdivision. The primary access for Block 4 is a surveyed ATV trail at approximately mile 7.1 of the Lake Louise Rd. From Lake Louise Rd head east for approximately 2.1 miles. The trail enters Block 4, along the north lot line of Lot 7 (Parcel 1030). It intersects another trail that runs north/south at the shared corner of Parcels 1029, 1030, & 1031.
Utilities	There is no municipal water supply or sewer system. Please see the *Sewer and Water* section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Full Fire Management Option. See the *Wildland Fires and Burn Permits* section of this brochure for details.
Notes	Lake Louise Rd is maintained in the winter, but Old Lake Louise Rd is not. There is a parking area on the west side of Lake Louise Rd near mile 7, across from the east/west access trail to Block 4. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and section-line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. All parcels in this auction have a 50ft public access easement along the lots line adjacent to the north/south ATV trail that bisects Block 4. There is a 60ft public access easement surrounding the east/west trail along the lot lines of Parcels 1029, 1030, & 1031. There is also a 50ft section line easement along the north lot lines of Parcels 1025 & 1026. Please see plat for details.
Survey and MTRS	Small Lakes Subdivision is survey ASLS 2021-02, located in Section(s) 11, 12, 13, & 14, Township 4 North, Range 7 West, Copper River Meridian. The survey has been recorded as Plat 2023-4 in the Chitina Recording District.
Rights-of-Way	The rights-of-way for the parcels in Block 4 are ATV trails within public access easements. Other rights-of-way within the subdivision range from developed ATV trails to undeveloped public access easements.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1025	234494	2	4	11.87	$18,200
1026	234493	1	4	13.23	$19,700
1027	234495	3	4	4.87	$11,600
1028	234496	4	4	12.03	$18,500
1029	234497	5	4	10.60	$17,000
1030	234499	7	4	5.63	$11,800
1031	234498	6	4	14.75	$21,000
1032	234501	9	4	12.67	$19,300
1033	234500	8	4	5.85	$12,200
1034	234502	10	4	14.28	$20,800
1035	234504	12	4	15.71	$21,600
1036	234503	11	4	10.29	$16,500

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.