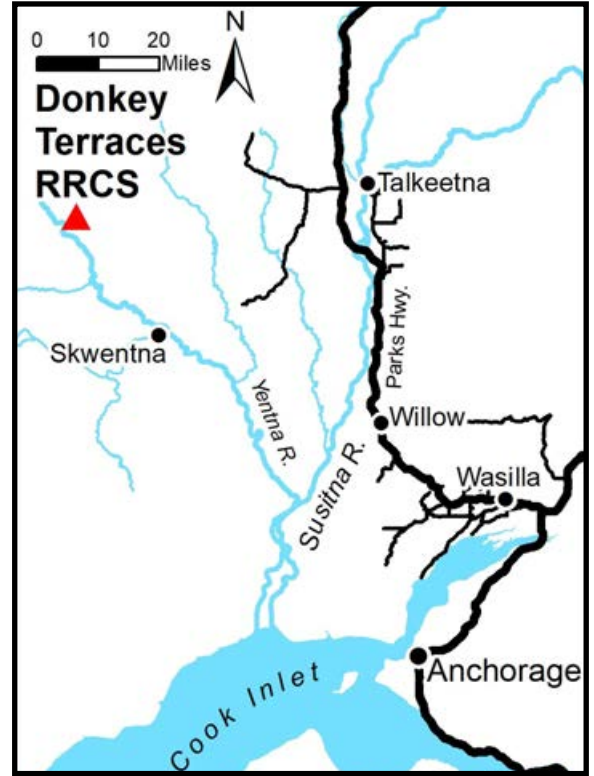


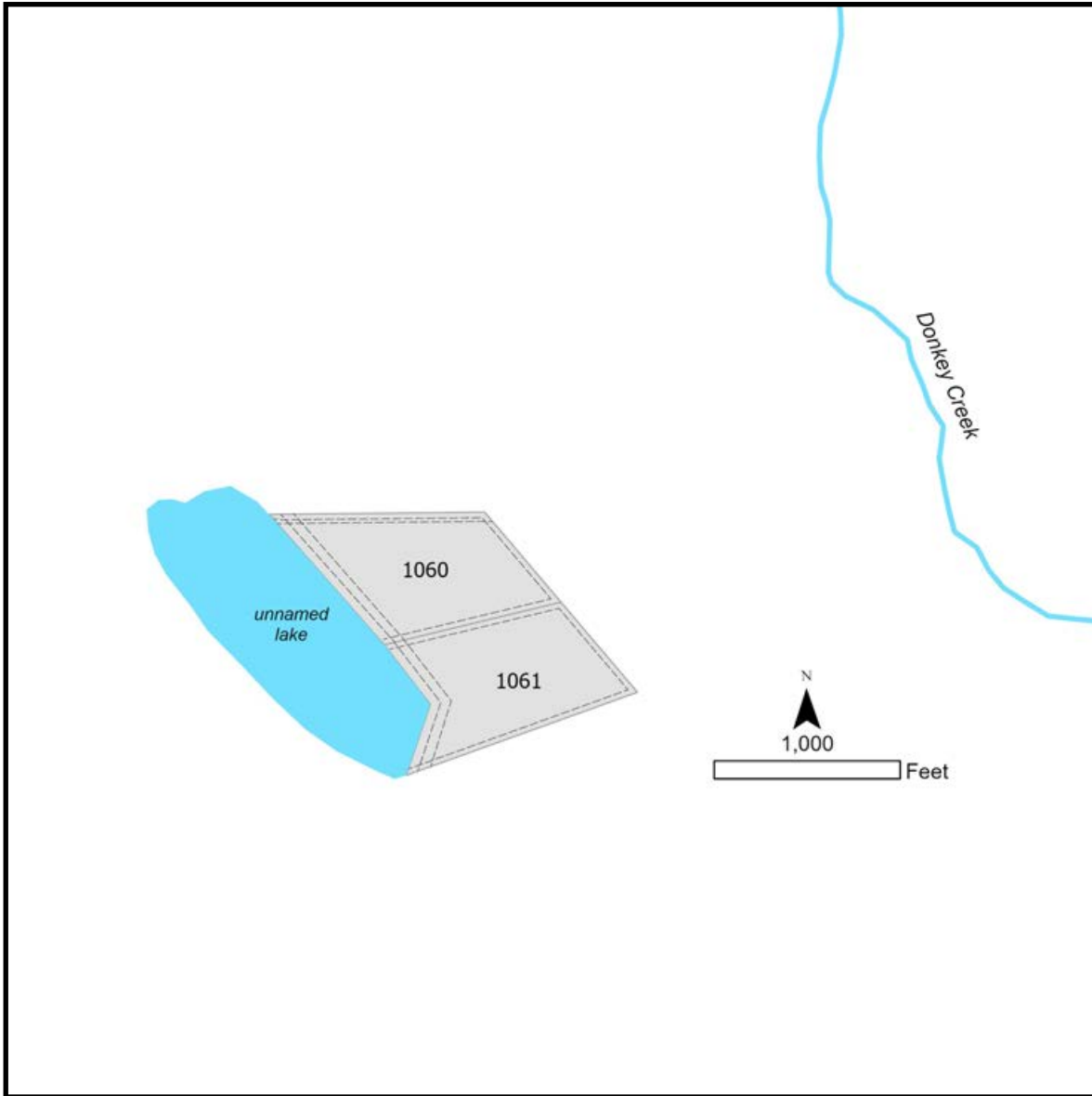
# DONKEY TERRACES RRCS



<b>Location</b>	Donkey Terraces area is approximately 92 air miles northwest of Anchorage. The parcels are located approximately 22 miles northwest of the confluence of the Yentna River and the Skwentna River and approximately 2.5 miles east of Youngstown Bend of the Yentna River.
<b>Access</b>	Primary access is by float plane to area lakes. Access by boat or snowmachine may be possible via the Yentna River and then across state land.
<b>Utilities</b>	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.
<b>Local Government</b>	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.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements & public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Both parcels have a 100ft building setback & 50ft public access easement along the west lot lines (fronting the unnamed lake). All other lot lines have 30ft public access easements. Parcel 1060 has a 50ft section line easement along the north lot line. Please see plat for details.
<b>Survey and MTRS</b>	Donkey Terraces RRCS is survey ASLS 2007-20, located in Sections 25 & 30, Township 25 North, Ranges 12 & 13 West, Seward Meridian. The survey has been recorded as Plat 2011-11 in the Talkeetna Recording District.

**Rights-of-Way**

None. Legal access is from the waters of the unnamed lake, or overland across state land.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1060	230685	I	15.44	\$24,700
1061	230686	J	15.43	\$24,700

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.