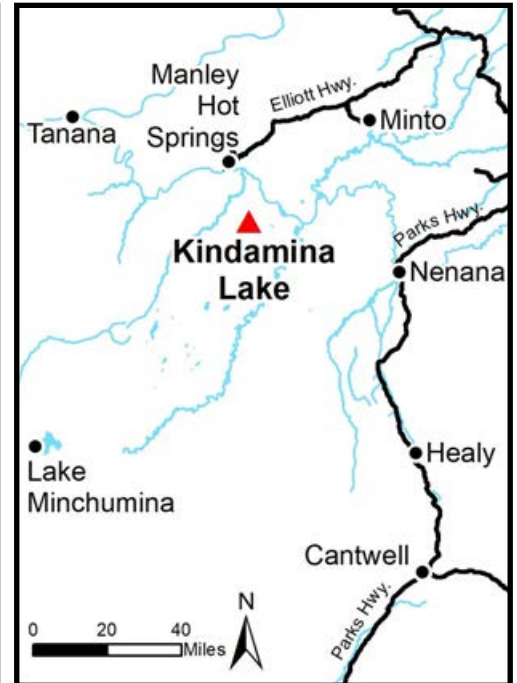
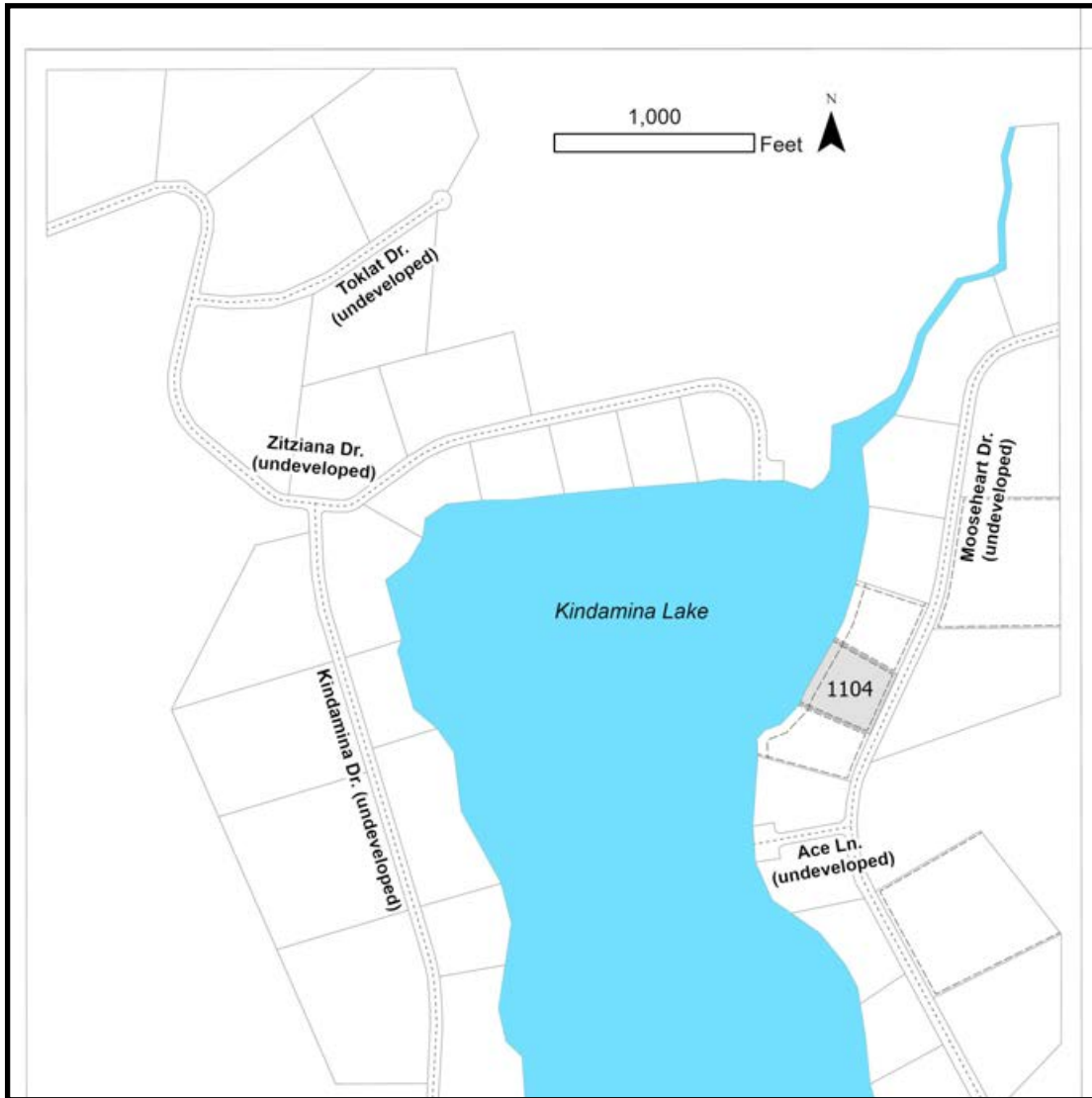


KINDAMINA LAKE



Location	Kindamina Lake is located approximately 80 air miles west of Fairbanks and 17 air miles southeast of Manley Hot Springs
Access	Primary access to the area is by float or ski plane. The parcel is accessed directly from Kindamina Lake. Snowmachine access from Manley Hot Springs may be possible in the winter. Summer ATV access is not feasible.
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 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 <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. The ordinary high water line of Kindamina Lake forms the true bounds of the western lot line.
Restrictions	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. There is a 50ft public access easement along the ordinary high water line of Kindamina Lake. The parcel has 10ft utility easements along common interior lot lines and a 20ft utility easement along the Mooseheart Dr right-of-way. Please see plat notes 5 & 13 for details.
Survey and MTRS	Kindamina Lake Subdivision is survey ASLS 81-218, located in Sections 1 & 12, Township 2 South, Range 15 West, Fairbanks Meridian. The survey has been recorded as amended plat 82-5 in the Manley Hot Springs Recording District.

Rights-of-way	Rights-of-way within the subdivision are undeveloped.
Homeowner's Association	<p>The declaration of covenants, conditions, and restrictions for this association was recorded on September 22, 1982, in the Manley Hot Springs Recording District in Book 12, page 681, as document # 1982-000178-0.</p> <p>Per Article V, Section 3, the duration of the HOA covenants ran for 30 years, expiring in 2012. No extension has been recorded. The DCCED Corporations Database has listed the HOA as Involuntarily Dissolved since 2011.</p>



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOTS	BLOCK	ACRES	MINIMUM BID
1104	409209	6	5	3.01	\$14,400

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.