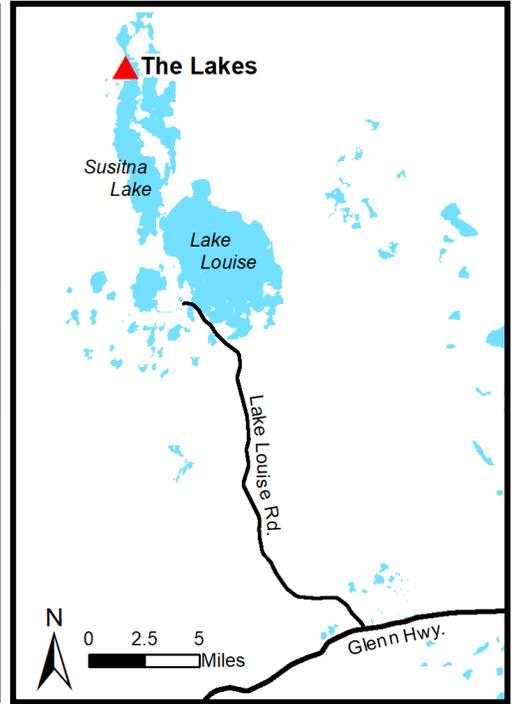
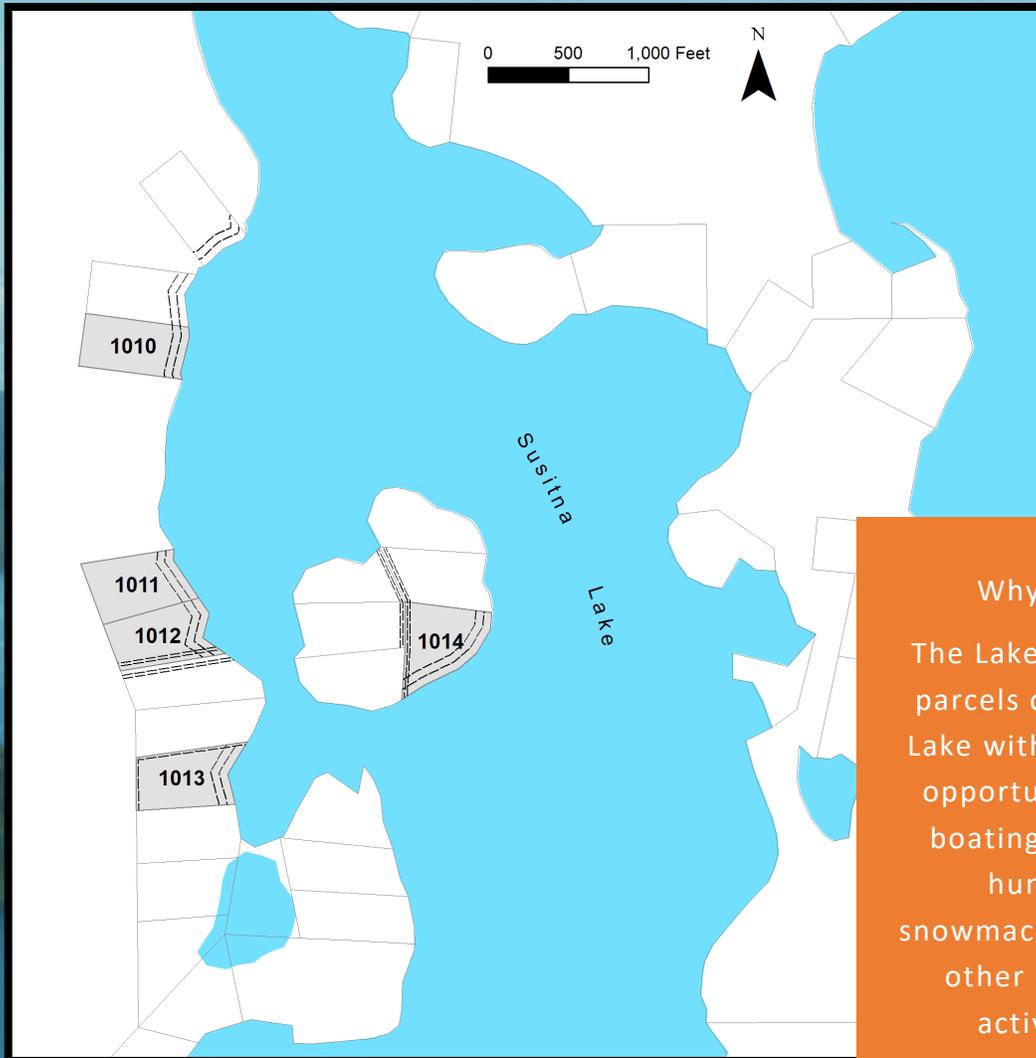


THE LAKES



Location	These parcels are along the western shore of Susitna Lake, approximately 11 miles north of the end of Lake Louise Rd.
Access	Access is by boat, float plane, or snowmachine from Lake Louise Rd. The Lake Louise State Recreation Area offers boat launching and parking.
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 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 area is within the boundary of the Mat-Su 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 Restrictions above. Please check with the borough for details of current ordinances.
Fire	This area is in a Full Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for details.
Restrictions	<p>All parcels in The Lakes will be subject to the following restrictions as a condition of sale:</p> <ul style="list-style-type: none"> *50 foot public access easement upland from ordinary high water *100 foot building setback upland from ordinary high water *50 foot public access easements along certain upland lot lines, and 30 foot utility easements along certain upland lot lines. <p>For detailed depictions of these easements, please contact DNR Land Sales at landsales@alaska.gov or 907-269-8594. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.</p>
Survey and MTRS	The Lakes include: U.S. Survey No. 4590, located within Sections 22 and 27, Township 8 North, Range 8 West, Copper River Meridian, with Easement Vacation Plat EV-3-269, recorded as plat 2018-9; U.S. Survey No. 5655, located within Section 22, Township 8 North, Range 8 West, Copper River Meridian; all in the Talkeetna Recording District.
Right-of-Way	The access easements are undeveloped.



Why Buy?
 The Lakes features parcels on Susitna Lake with excellent opportunities for boating, fishing, hunting, snowmachining, and other outdoor activities.

PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	EASEMENT VACATION PLAT	LOT	ACRES	MINIMUM BID
1010	232119	USS 5655	-	1	4.93	\$41,900
1011	232102	USS 4590	EV-3-269	21	4.93	\$41,900
1012	232101	USS 4590	EV-3-269	20	4.82	\$45,100
1013	232100	USS 4590	EV-3-269	17	5.00	\$42,500
1014	232103	USS 4590	EV-3-269	25	4.98	\$42,300

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/>.