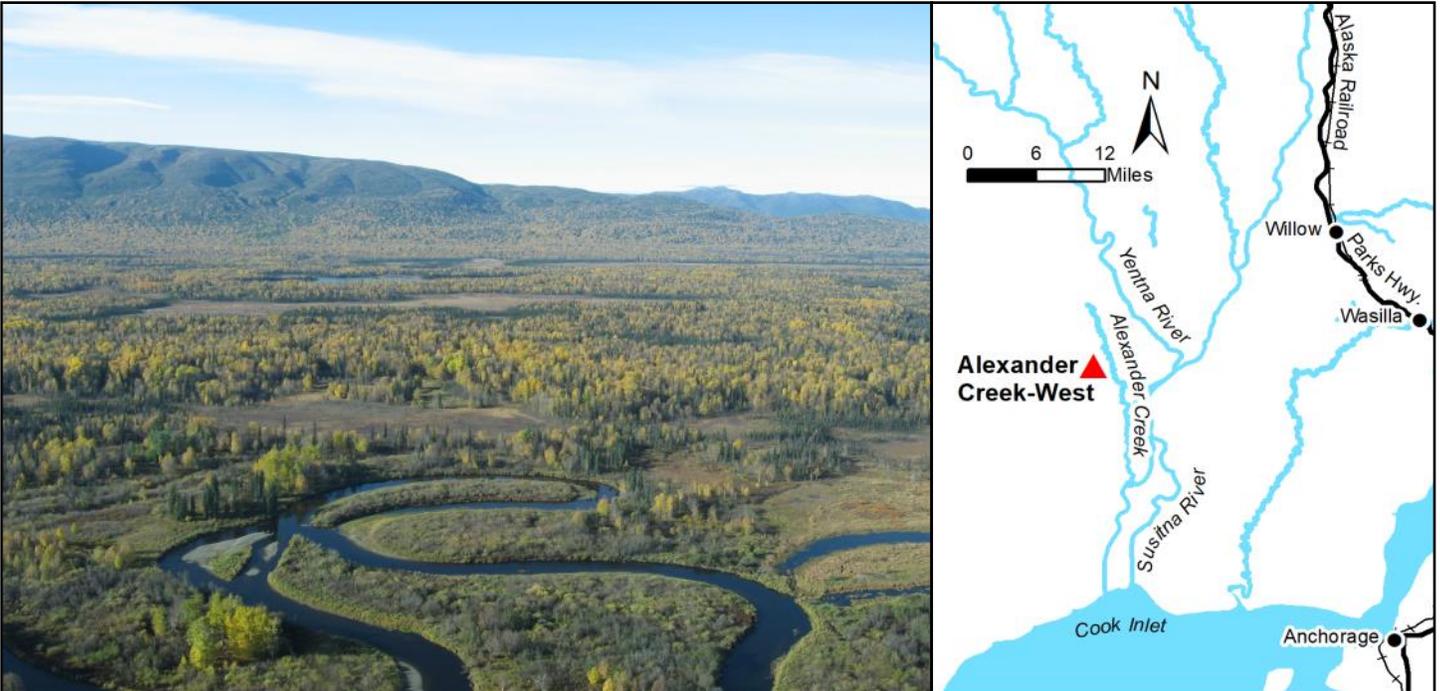
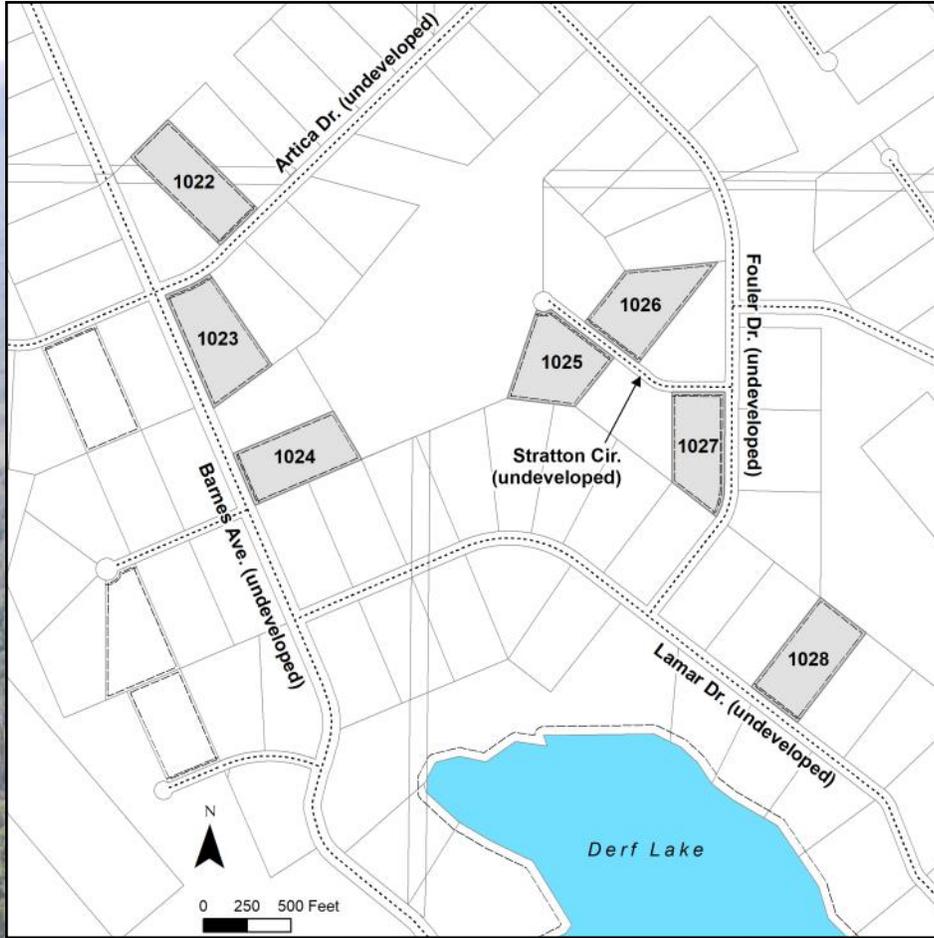


ALEXANDER CREEK-WEST



Location	Alexander Creek is located approximately 35 air miles northwest of Anchorage and 6 miles west of the confluence of the Yentna and Susitna Rivers.
Access	Access is by plane to one of the lakes in the subdivision, via snowmachine or ATV along trails, or across general state land from the Susitna River.
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 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 Restrictions below. Please check with the borough for details of current ordinances.
Notes	Some lots may be within the 100-year flood plain of Alexander Creek or its tributaries.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Limited Fire Management Option. See the <i>“Fire and Burning Activities”</i> section of this brochure for more details.
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 be recorded separately.
Survey and MTRS	Alexander Creek-West is survey ASLS 79-209, located in Sections 10, 14, and 15, Township 17 North, Range 8 West, Seward Meridian. The survey has been filed as plat 80-133 in the Anchorage Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.
Homeowner’s Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Alexander Creek West Homeowner’s Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 529, Page 964, on September 29, 1980, Anchorage Recording District, as document #1980-042775-0.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1022	204900	12	3	4.99	\$5,400
1023	204908	7	4	5.00	\$5,400
1024	204910	9	4	5.00	\$5,400
1025	204921	20	4	4.65	\$5,100
1026	204923	22	4	4.91	\$5,300
1027	204919	18	4	4.60	\$5,100
1028	204967	10	6	4.99	\$5,400

Note: Maps and photos included in this brochure are for graphic and visual representation only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and 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/> and <http://landsales.alaska.gov>.