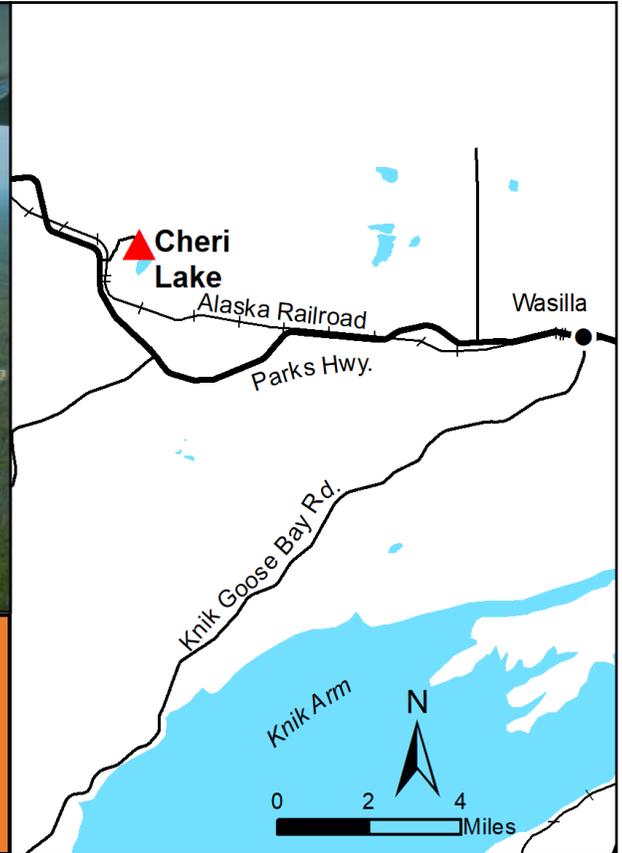


# CHERI LAKE

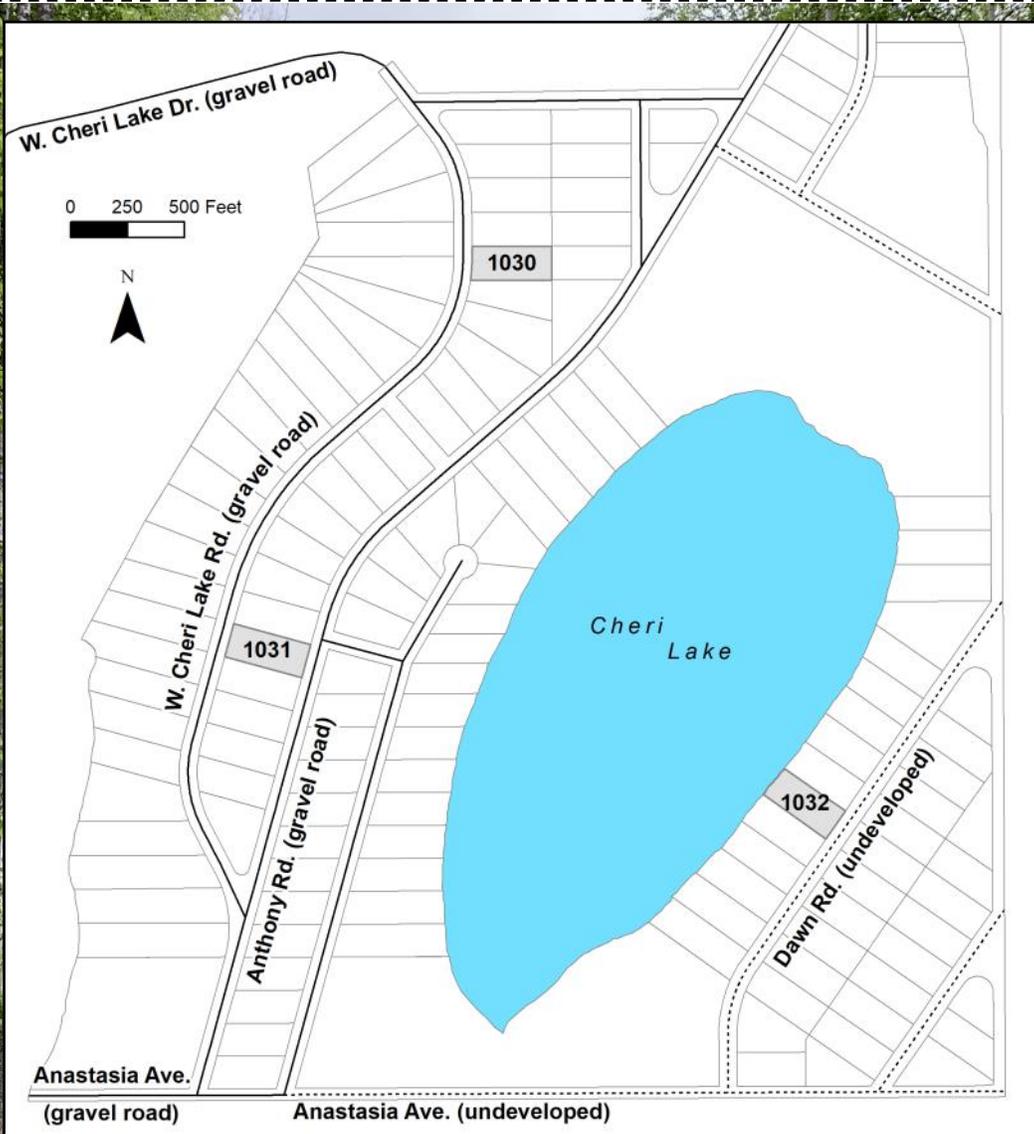


AERIAL VIEW OF CHERI LAKE

Why Buy? Cheri Lake features residential lots just outside of Wasilla with easy access to the Parks Highway.



Location	The Cheri Lake Subdivision is located approximately 10 miles northwest of Wasilla and 1 mile north of the Parks Highway.
Access	From the Parks Hwy., turn east onto Cheri Lake Dr. Continue on Cheri Lake Dr. to the subdivision.
Utilities	There is no municipal water supply or sewer system. Please see the plat notes and the “Sewer and Water” section of this brochure for details. Electricity may be available along W. Cheri Lake Rd.
Local Government	This area is within the boundary of the City of Houston and 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 of the parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if garbage or hazardous waste is present. DNR is not responsible for the disposal of any existing garbage or waste.
Notes	Parcel 1031 has assorted junk and trash on the parcel. Clean up of the parcel is the responsibility of the purchaser. Field inspection before bidding is strongly recommended.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for 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	Cheri Lake is DNR, Division of Lands File No.’s 23-15 through 23-19, located in Section 36, Township 18 North, Range 3 West, Seward Meridian. The survey has been filed as plat 63-29 in the Palmer Recording District.
Right-of-Way	Cheri Lake Dr. is a developed gravel road. Dawn Rd. is undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1030	61682	6	3	1.213	\$16,000
1031	54868	6	2	1.205	\$12,400
1032	52172	6	9	1.075	\$22,000

*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>.*