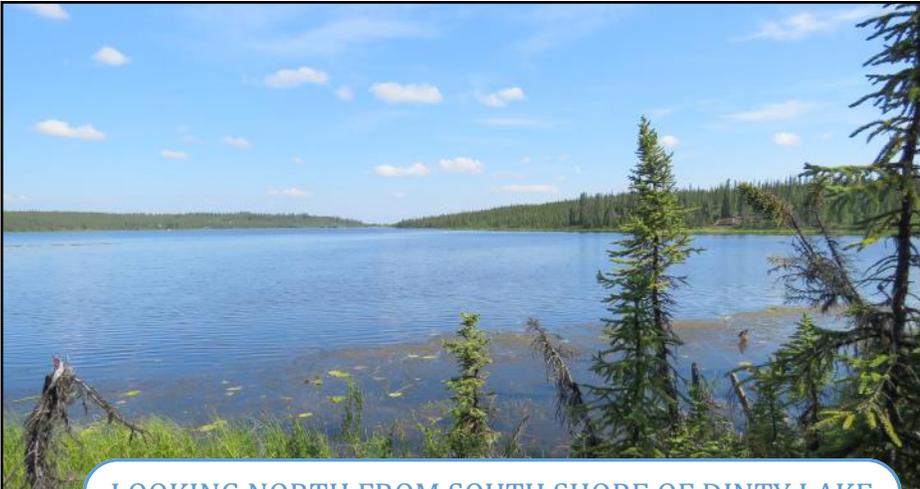
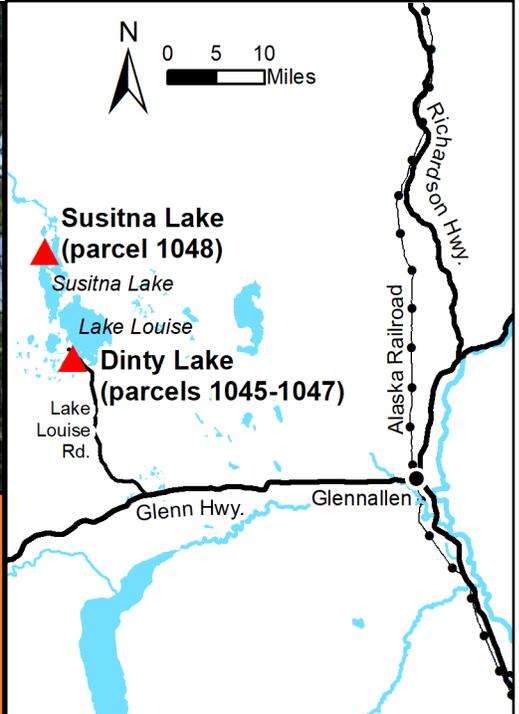


THE LAKES

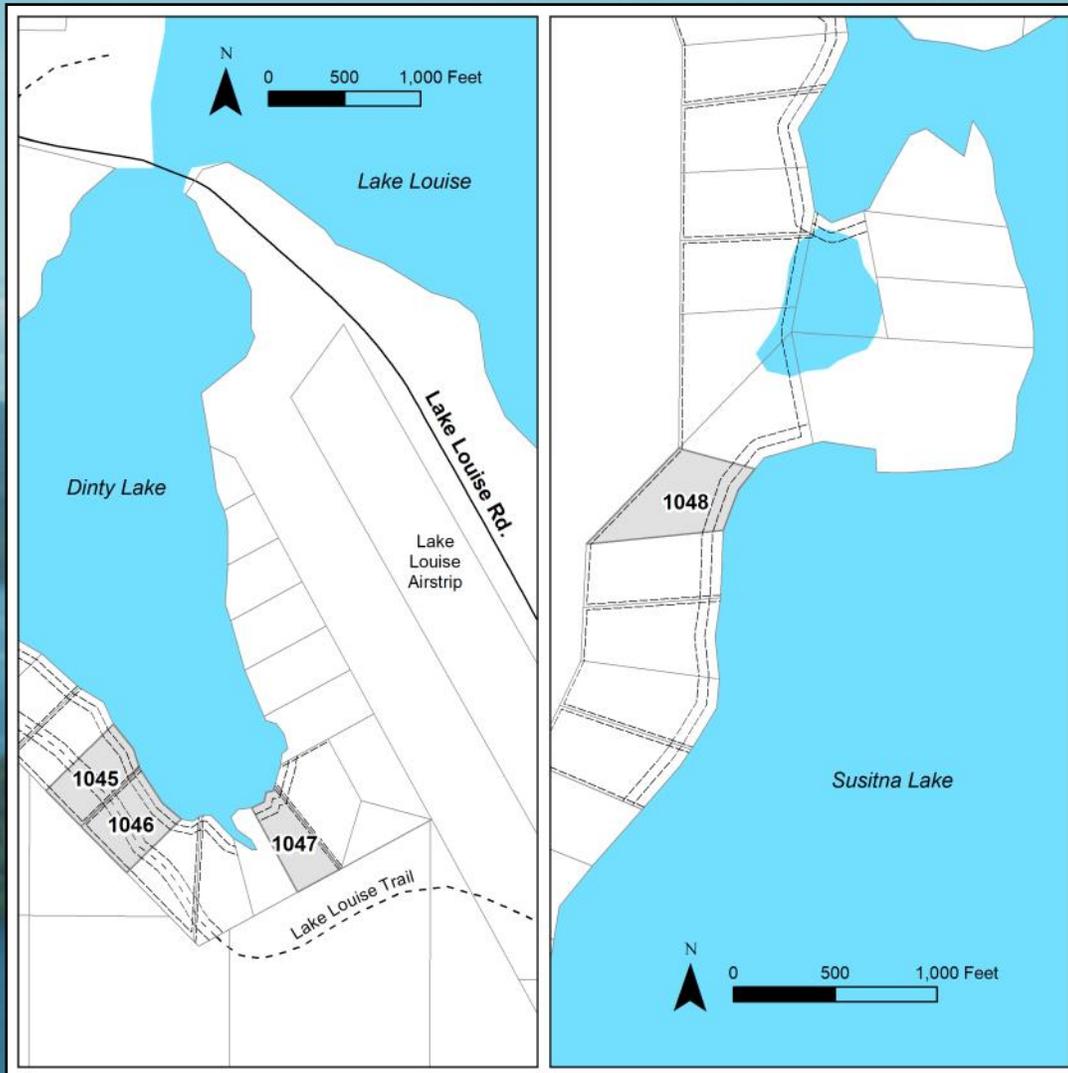


LOOKING NORTH FROM SOUTH SHORE OF DINTY LAKE

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



Location	Parcels 1045-1047 are located on the southern shore of Dinty Lake. Parcel 1048 is located along the western shore of Susitna Lake.
Access	Access is by boat, float plane, or snowmachine from Lake Louise Rd.
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	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 Full Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for details.
Restrictions	All parcels in The Lakes will be subject to the following restrictions as a condition of sale: <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. 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.
Survey and MTRS	The Lakes include: U.S. Survey No. 3494, located within Section 19, Township 6 North, Range 7 West, Copper River Meridian, with Easement Vacation Plat EV 3-241, recorded as plat 2017-6; U.S. Survey No. 4590, located within Section 27, Township 8 North, Range 8 West, Copper River Meridian; all in the Talkeetna Recording District.
Right-of-Way	The access easements are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	EASEMENT VACATION PLAT	LOT	ACRES	MINIMUM BID
1045	232058	USS 3494	EV-3-241	14	4.53	\$38,500
1046	232057	USS 3494	EV-3-241	13	5.00	\$42,500
1047	232054	USS 3494	EV-3-241	9	4.06	\$34,500
1048	232099	USS 4590	EV-3-269	5	4.66	\$39,600

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>.