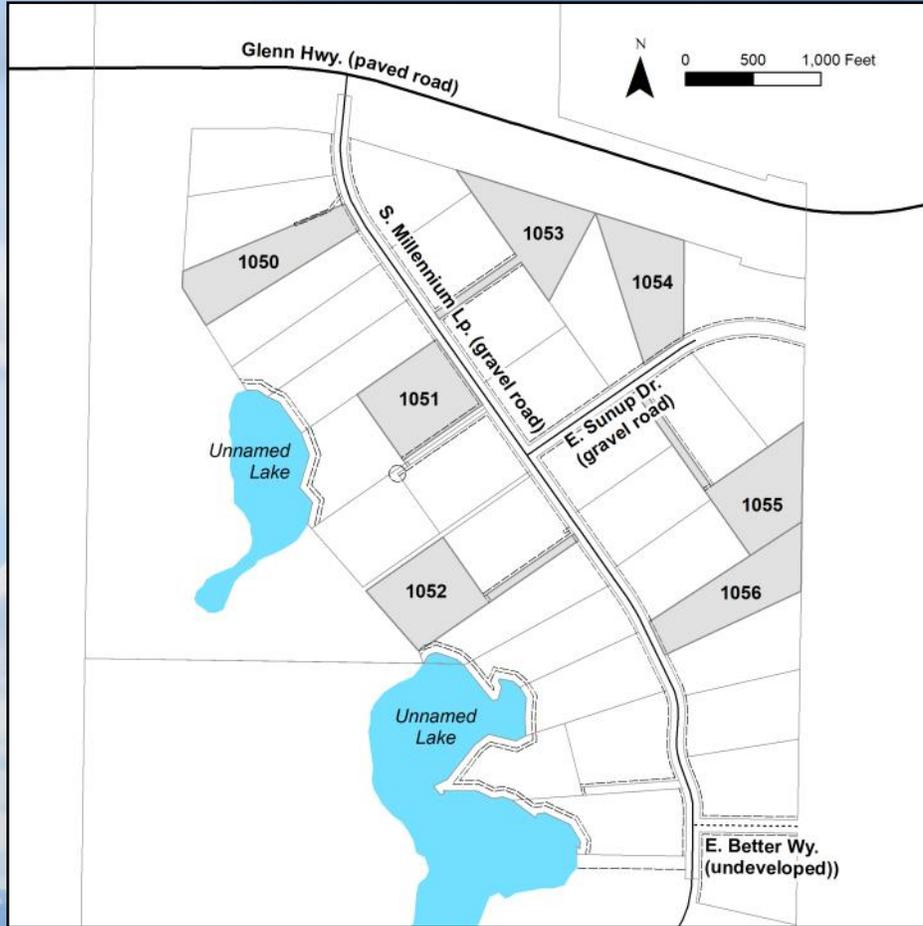


ONE THOUSAND SKIES-SUNRISE



Location	One Thousand Skies-Sunrise is located between milepost 136 and milepost 137 of the Glenn Hwy., approximately 48 miles west of Glennallen.
Access	Access is from the Glenn Hwy. via a pioneer standard road, S. Millennium Lp., which runs south through the subdivision. Some individual lots are accessible via unimproved platted internal easements. Access to all lots is via the interior rights-of-way depicted on the plat and no direct access to the Glenn Hwy. is allowed.
Utilities	In this subdivision, there is no municipal water supply or sewer system (public or private) available. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in “General Information.” 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.
Notes	<ul style="list-style-type: none"> • Parcels within this subdivision may contain wetlands/ponds and a U.S. Army Corps of Engineers Wetland Permit may be required to develop any wetland areas. • There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat.
Fire	This area is in a Full 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, section line, drainage, public access, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. There is a 75-foot building setback from all bodies of water and apparent wetlands, and a 50-foot public access easement along water bodies.
Survey and MTRS	One Thousand Skies-Sunrise is survey ASLS 2018-11, located in Sections 1 and 12, Township 2 North, Range 10 West, Copper River Meridian. The survey has been recorded as plat 2020-7 in the Chitina Recording District.
Right-of-Way	S. Millennium Lp. is a constructed pioneer standard road. E Sunup Dr. is a partially constructed pioneer road. Other rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1050	233670	3	2	10.09	\$65,600
1051	233674	7	2	9.70	\$63,100
1052	233689	2	4	10.04	\$65,300
1053	233662	3	1	9.95	\$64,700
1054	233666	7	1	9.98	\$64,900
1055	233680	3	3	10.39	\$67,500
1056	233684	7	3	10.02	\$65,700

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>.