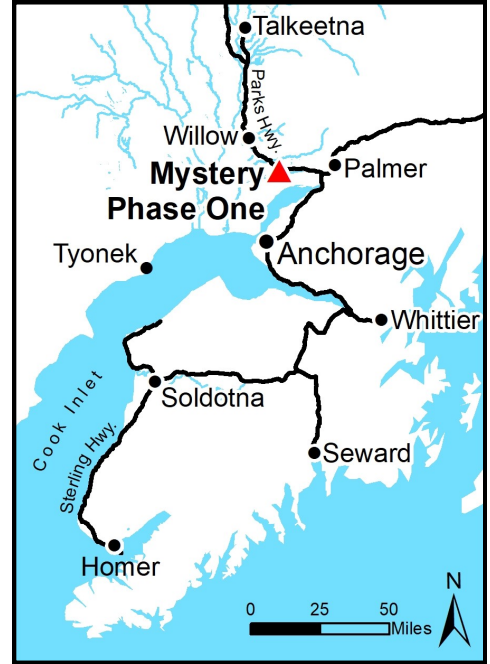
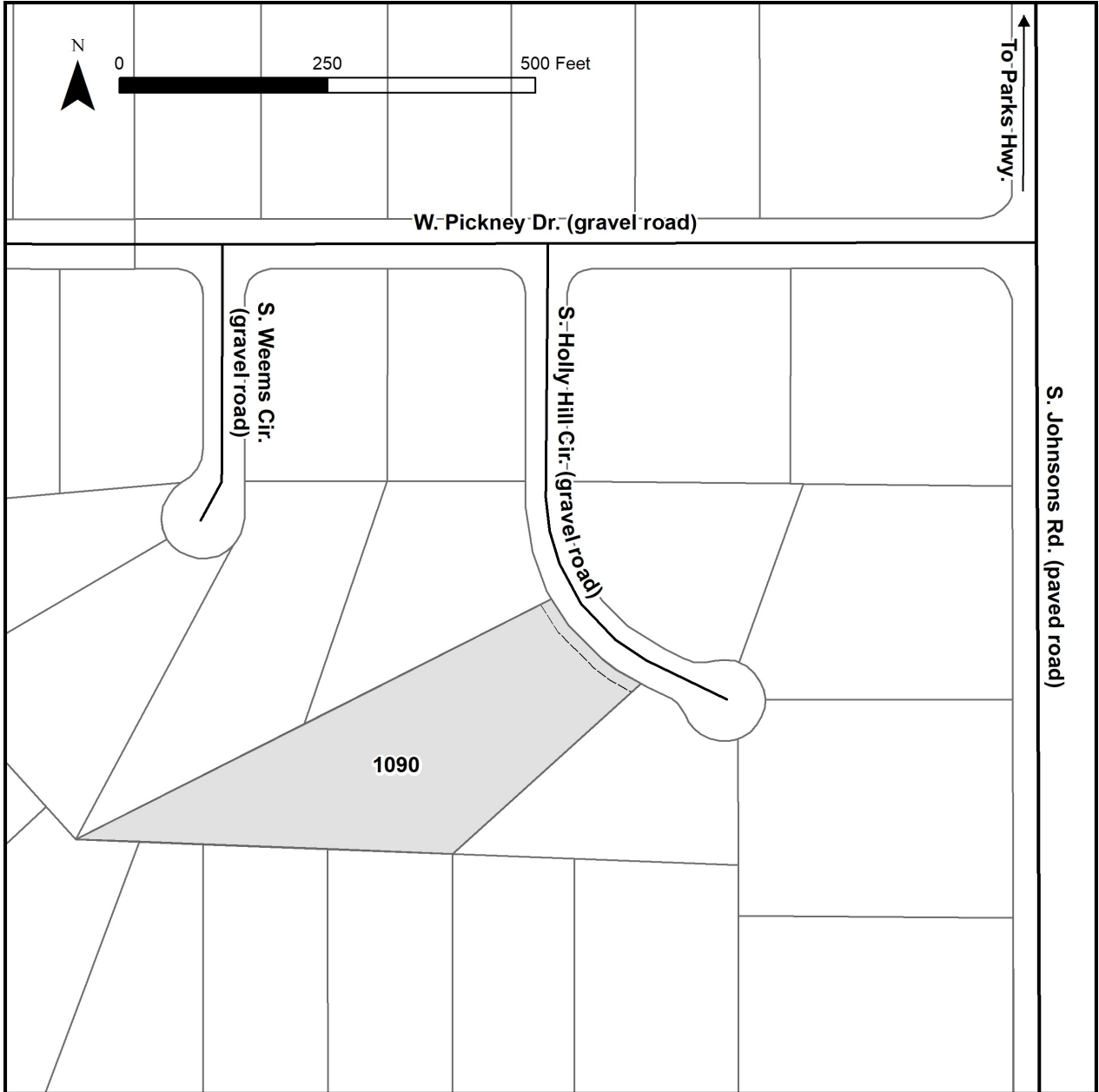


# MYSTERY PHASE ONE



Location	Mystery Phase I is located approximately 10 miles northwest of downtown Wasilla, 0.5 miles south of the Parks Hwy., off of Johnson Rd.
Access	Road access from Parks Hwy., south on Johnsons Rd., west on W. Pinckney Dr., and south on S. Holly Hill Cir.
Utilities	Natural gas and electrical service run along W. Pinckney Dr. but do not extend down S. Holly Hill Circle to the parcel. Prospective purchasers may need to extend lines at their own expense. There is no municipal water supply or sewer system. Please see plat notes and the “Sewer and Water” section of this brochure for details.
Local Government	This area is within the boundaries 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.” Please check with the Borough for more details. This parcel is outside of the Wasilla city limits. There is currently no zoning for the subdivision.
Homeowner’s Association	Any subsequent owner of parcels within this subdivision automatically becomes a member of the homeowner’s association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded on April 9, 2004 in the Palmer Recording District.
Fire	This area is in the Critical Fire Management Option. See the “Wildland Fires and Burn Permits” 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	Mystery Alaska Subdivision Phase 1 is ASLS 2002-28, located in Section 18, Township 17 North, Range 2 West, Seward Meridian. The survey has been recorded as Plat 2004-58 in the Palmer Recording District.
Rights-of-Way	The rights-of-way within the subdivision are gravel roads.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1090	228525	7	3	2.10	\$30,000

*Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see "Land Records, Photos, Plats, and Maps" for details.*