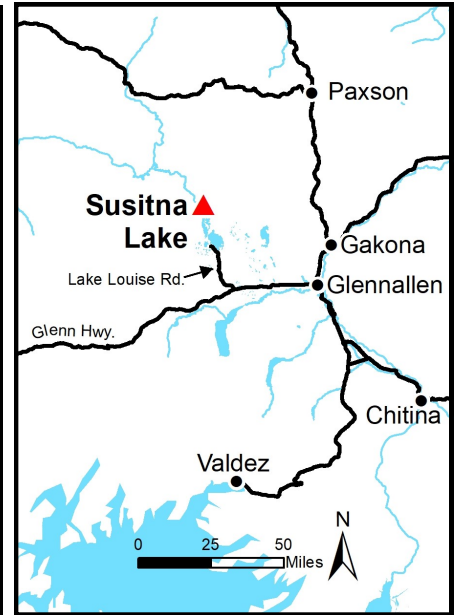
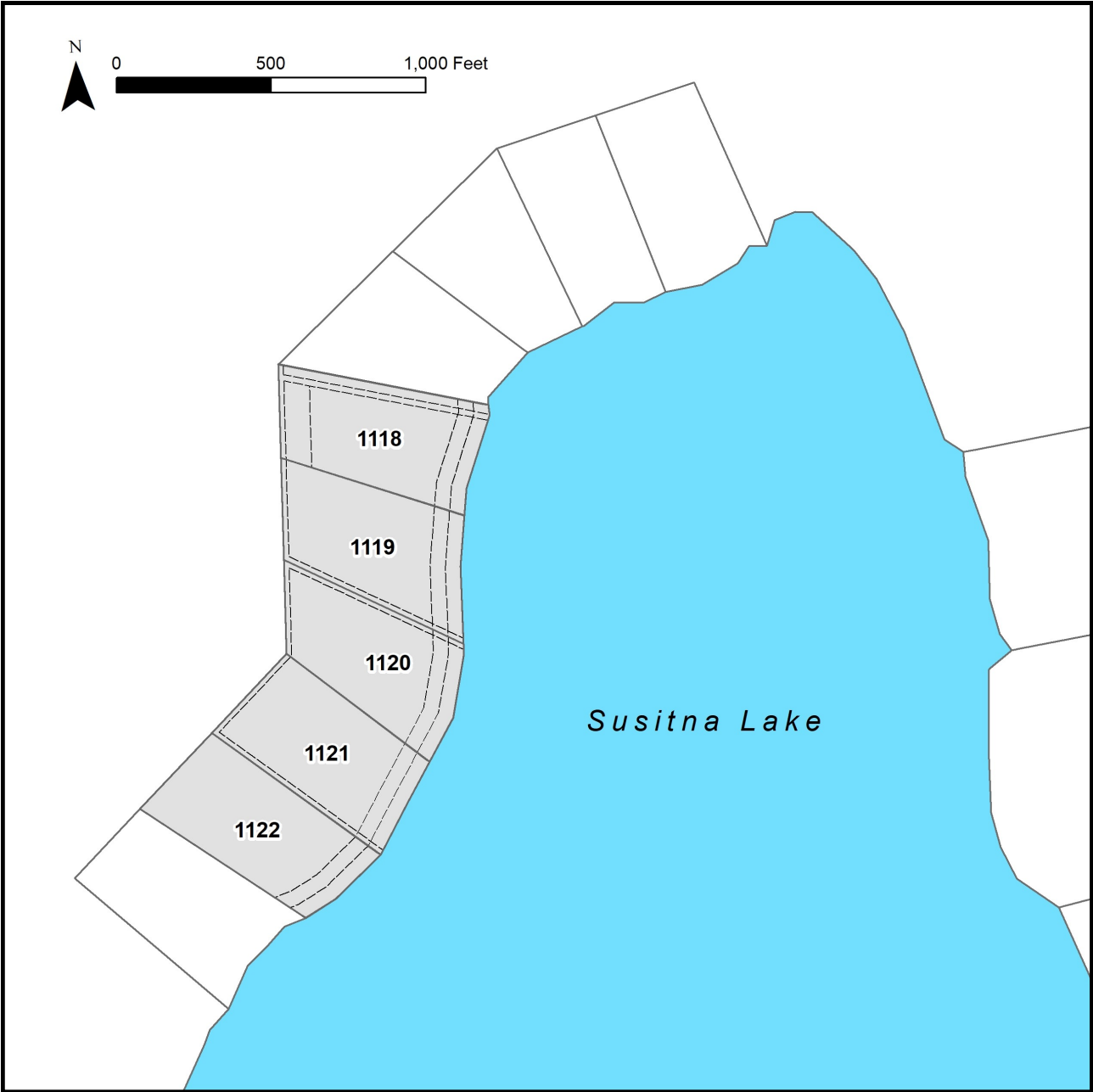


## THE LAKES — SUSITNA LAKE



Location	Parcels 1118-1122 are located on the northwest shore of Susitna Lake. Access to the lake is from the Lake Louise boat launch.
Access	All parcels are shore front and are accessible by boat, float plane, or snow machine from the boat launch on the south side of Lake Louise. The boat launch is accessible from Lake Louise Rd., approximately 16 miles north of the Glenn Hwy. Susitna Lake is adjoined to Lake Louise by a narrow and shallow channel.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the “ <i>Sewer and Water</i> ” 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 “ <i>Restrictions</i> ” below. Please check with the borough for details of current ordinances.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Fire	This area is in the Full Fire Management Option. See the “ <i>Wildland Fires and Burn Permits</i> ” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and 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 50-foot public access easement and a 100-foot building setback upland from ordinary high water of Susitna Lake. Parcels have 15-foot utility easements around various lot lines. Parcel 1118 has a 50-foot public access easement, 20-foot utility easement, and additional 100-foot public access easement. Please see EV-3-270 for details.
Survey and MTRS	The Susitna Lakes parcels are US Survey 4594, and are located in Sections 10 & 15, Township 8 North, Range 8 West, Copper River Meridian. The parcels are in the Chitina Recording District. The survey has been filed with the US Dept of Interior and is available from the BLM. Also see the associated Easement Vacation Plat EV-3-270, filed as plat 2018-4 in the Talkeetna Recording District.



PARCEL #	AK DIV. OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1118	232113	6	4.94	\$42,000
1119	232112	5	4.96	\$42,200
1120	232111	4	4.63	\$39,400
1121	232110	3	4.95	\$42,100
1122	232109	2	4.90	\$41,700

*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.*