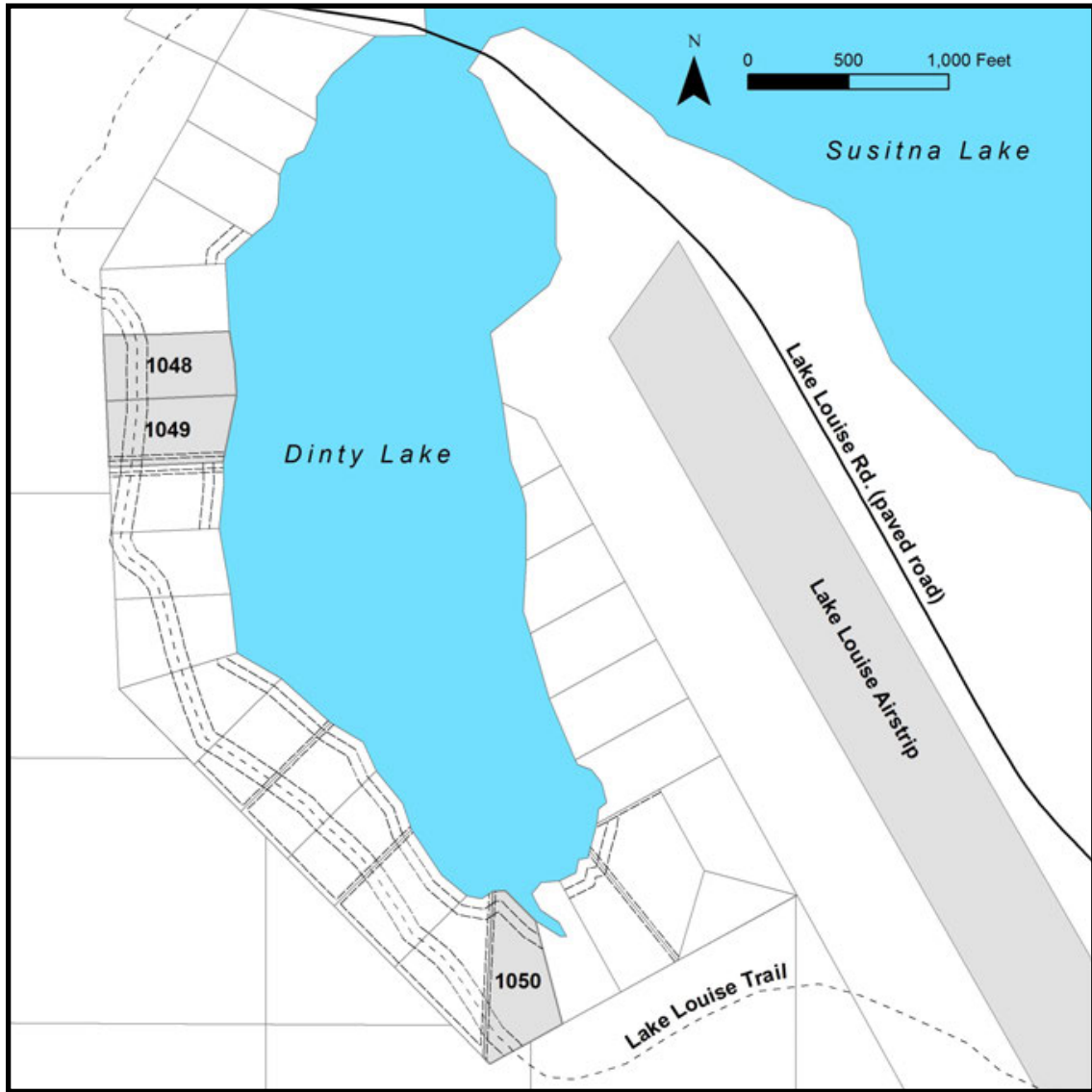


THE LAKES — DINTY LAKE



Location	Dinty Lake is approximately 45 road miles northwest of Glennallen. Access to the lake is from the Lake Louise or Dinty Lake boat launches. Parcel 1050 is located on the south shore of Dinty Lake. Parcels 1049 & 1048 are located on the west shore.
Access	The parcels are shorefront and are accessible by boat, floatplane, or snowmachine from the boat launch on the south side of Lake Louise. The boat launch is accessible from Lake Louise Rd (paved), approximately 16 miles north of the Glenn Hwy. However, the channel between Lake Louise and Dinty Lake is very shallow and may not be passible at times. There is an additional boat launch directly into Dinty Lake. This boat launch has a very long shallow runout to deeper water. Alternatively, the Lake Louise Trail runs through the parcels and may provide ATV, snowmachine, or walk-in access. The Lake Louise Trail is not accessible by highway vehicles.
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 more details. There is currently no zoning for the subdivision.
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.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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 50ft public access easement and a 100ft building setback upland from ordinary high water of Dinty Lake. All parcels have a 100ft public access easement for the Lake Louise Trail (RST 1522). Parcel 1049 has a 30ft utility easement on the west lot line and a 50ft public access easement along the south lot line. Parcel 1050 has a 15ft utility easement along the west lot line. Please see the easement vacation plat for details (EV-3-241).

Survey and MTRS	The Dinty Lake parcels are US Survey 3494, and are located in Sections 18 and 19, Township 6 North, Range 7 West, Copper River Meridian. The parcels are in the Talkeetna 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-3-241, filed as plat 2017-6 in the Talkeetna Recording District.
Rights-of-Way	Legal access to the parcels is from Dinty Lake. The Lake Louise Trail (RST 1522) provides seasonal overland access.



PARCEL #	AK DIV. OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1048	232065	22A,22B	4.85	\$41,200
1049	232064	21A,21B	4.60	\$34,510
1050	232055	11	5.00	\$42,500

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.