

THE LAKES — SUSITNA LAKE



Location	All parcels are located on the northern half of Susitna Lake. Parcel 1054 is on the northeastern shore of Susitna Lake. All other parcels are on the northwestern shore. Access to the lake is from the Lake Louise boat launch.
Access	All parcels are shore front 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, approximately 16 miles north of the Glenn Hwy. Susitna Lake is adjoined to Lake Louise by a narrow and shallow channel. The parcels are approximately 12-15 miles north of the Lake Louise boat launch.
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. 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 Susitna Lake. Parcels have 15ft utility easements around various lot lines. Parcels 1051 & 1054 have a 20ft utility easement and 50ft public access easement along the south lot lines. Parcel 1058 has a 20ft utility easement and 50ft public access easement along the north lot line, as well as a 100ft public access easement that extends along approximately 60% of west lot line. Please see the easement vacation plats for details.

Survey and MTRS

The Susitna Lake parcels are located in Sections 10, 13, 14, 22, 27, & 34, Township 8 North, Range 8 West, Copper River Meridian. The parcels are depicted on the following US Surveys and associated DNR Easement Vacation Plats:

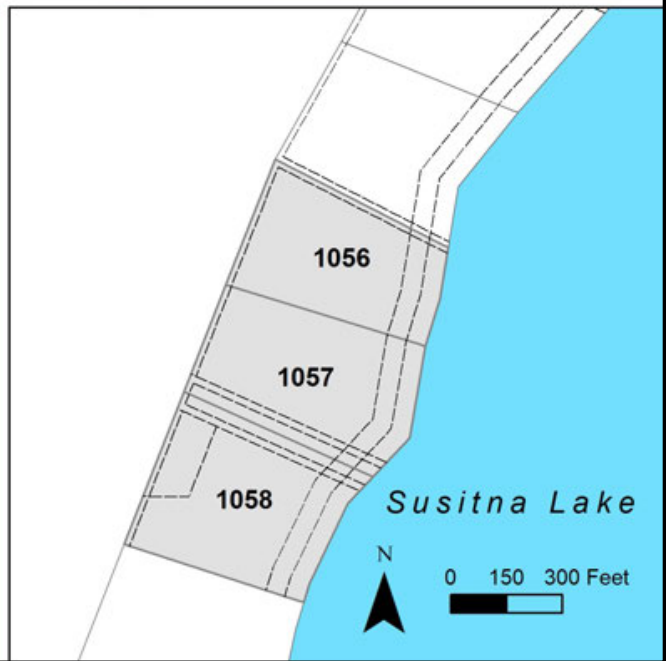
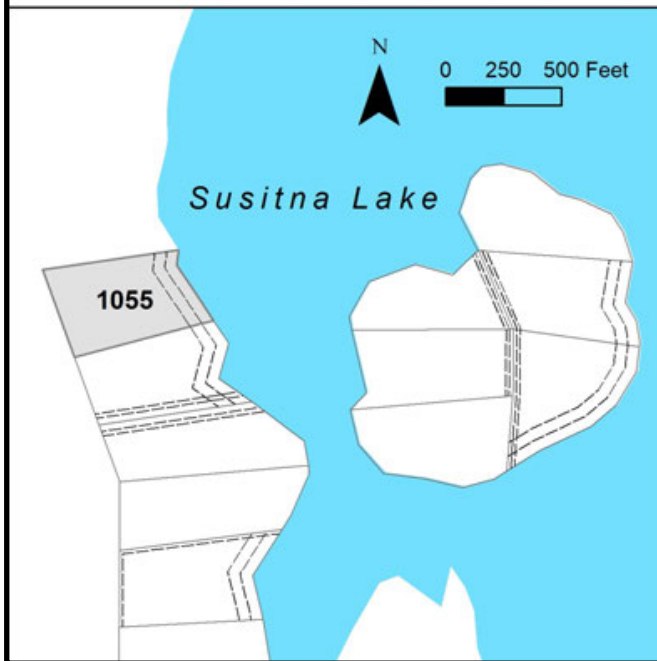
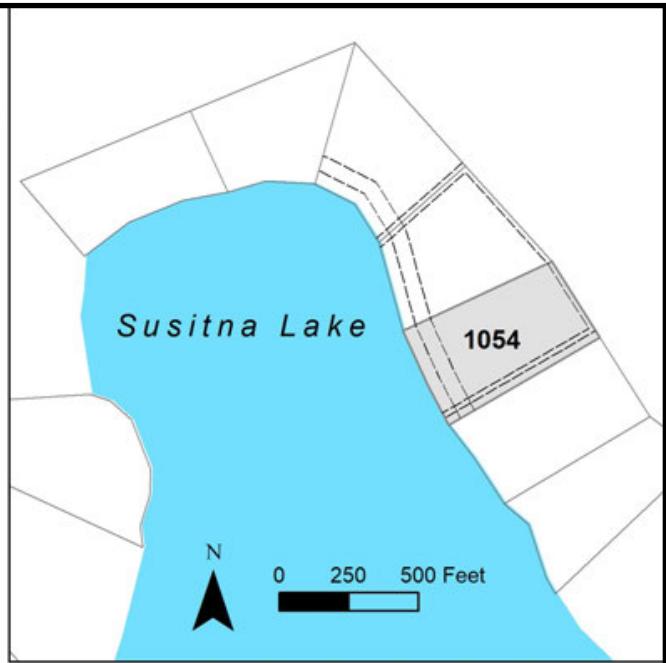
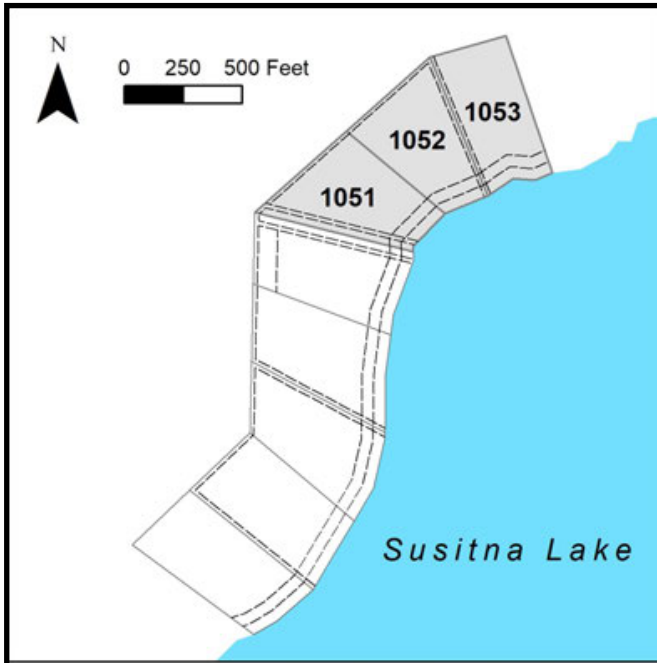
Parcel #	ADL	US Survey	Easement Vacation Plat	Recorded as Plat #	Recording District
1051	232114	USS 4594	EV-3-270	2018-4	Talkeetna
1052	232115	USS 4594	EV-3-270	2018-4	Talkeetna
1053	232116	USS 4594	EV-3-270	2018-4	Talkeetna
1054	232107	USS 4591	EV-3-267	2018-10	Talkeetna
1055	232102	USS 4590	EV-3-269	2018-9	Talkeetna
1056	232091	USS 4587	EV-3-259	2017-10	Talkeetna
1057	232090	USS 4587	EV-3-259	2017-10	Talkeetna
1058	232089	USS 4587	EV-3-259	2017-10	Talkeetna

Looking towards the shoreline of Parcels 1051 & 1052

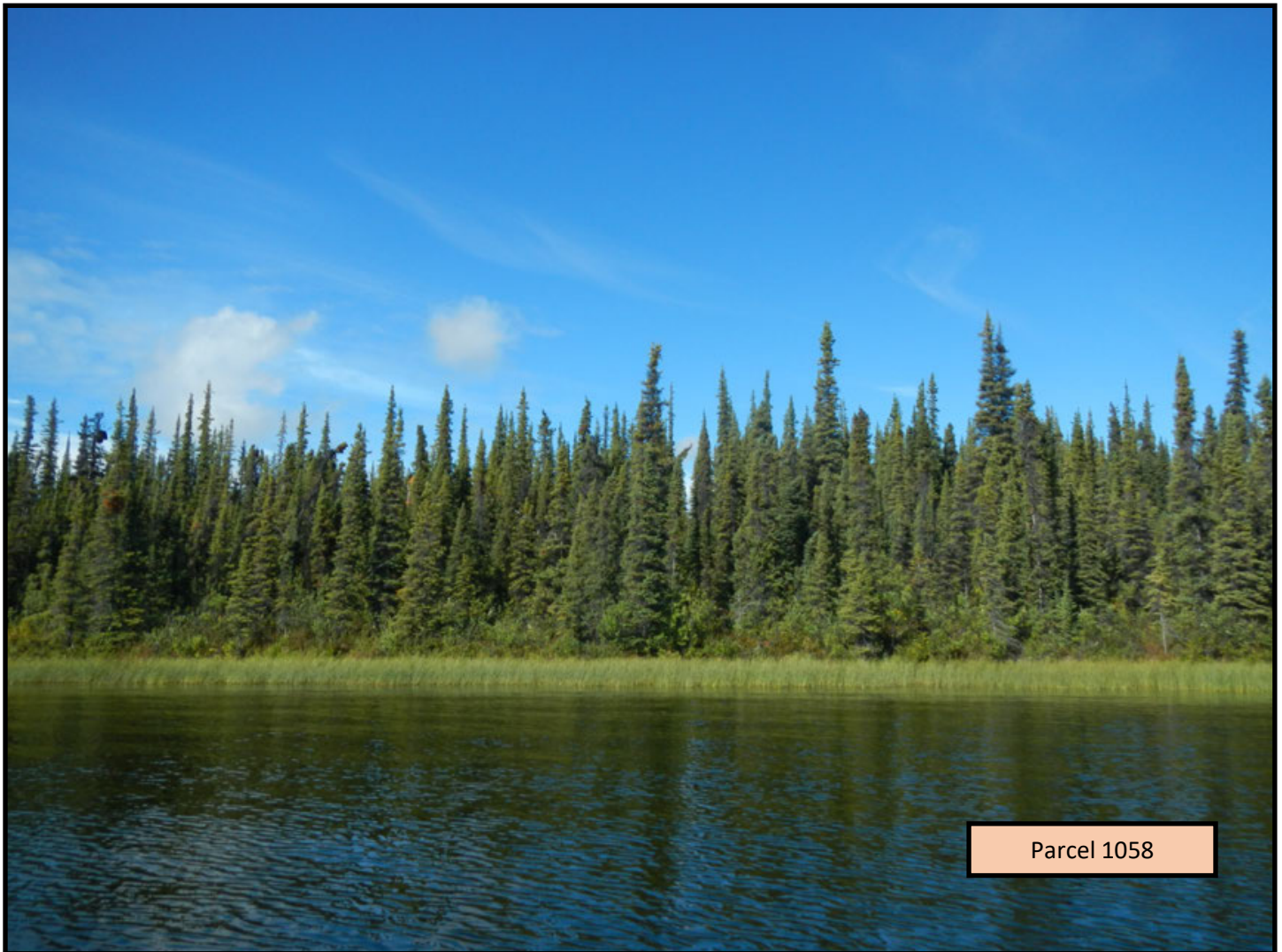


Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

THE LAKES — SUSITNA LAKE, CONTINUED



PARCEL #	AK DIV. OF LANDS (ADL) #	LOT	SURVEY	ACRES	MINIMUM BID
1051	232114	7	USS 4594	4.71	\$40,000
1052	232115	8	USS 4594	4.36	\$37,100
1053	232116	9	USS 4594	4.43	\$37,700
1054	232107	7	USS 4591	4.89	\$41,600
1055	232102	21	USS 4590	4.93	\$41,900
1056	232091	11	USS 4587	3.94	\$33,500
1057	232090	10	USS 4587	4.60	\$39,100
1058	232089	9	USS 4587	4.88	\$38,100



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