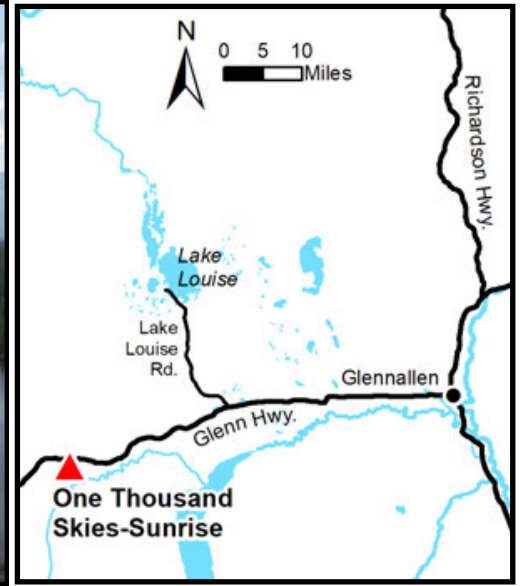
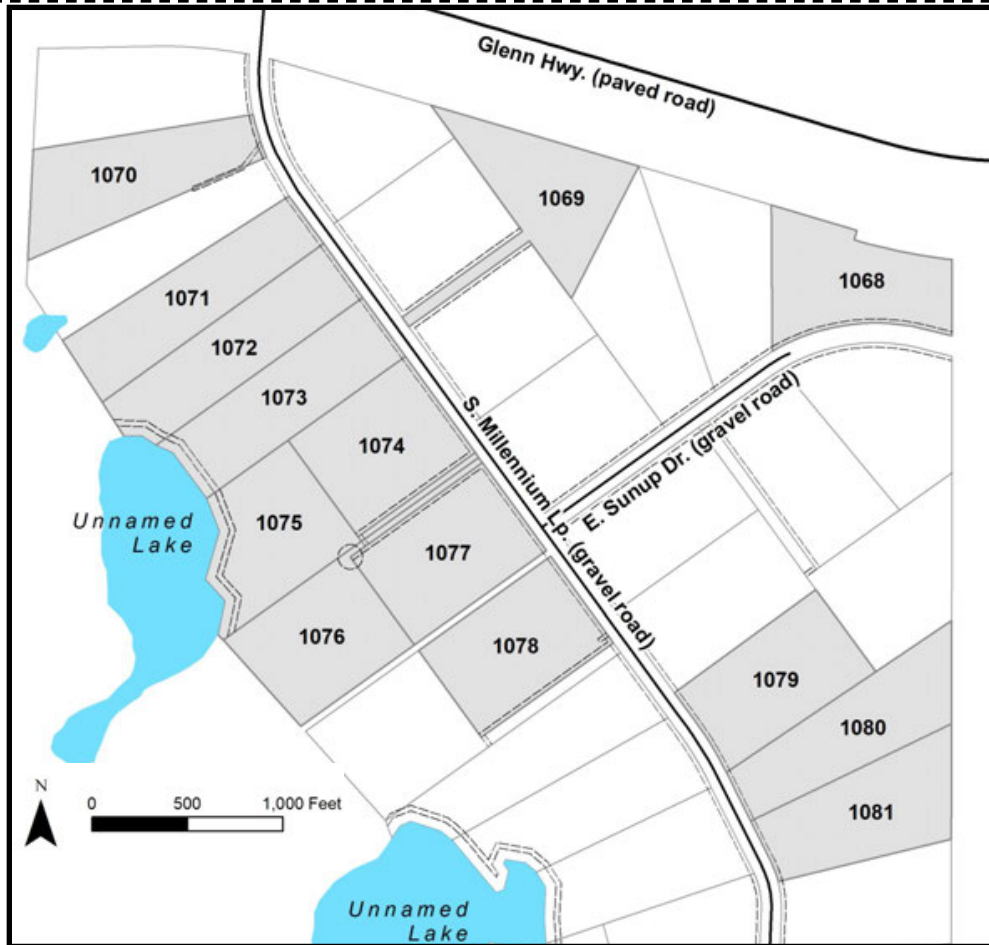


# ONE THOUSAND SKIES-SUNRISE



<b>Location</b>	One Thousand Skies-Sunrise is located between milepost 136 and milepost 137 of the Glenn Hwy, approximately 48 miles west of Glennallen.
<b>Access</b>	Access is from the Glenn Hwy to S Millennium Loop, a gravel road which runs south through the subdivision. Parcel 1068 is accessed from E Sunup Dr, a gravel road. Parcels 1075 & 1076 are accessed via an undeveloped public access easement.
<b>Utilities</b>	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.
<b>Local Government</b>	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.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. Floatplane access is not a viable option to the unnamed lakes, as they either are too small or too shallow. Lot 1 of Block 2 is temporarily reserved as parking until subdivision roads are upgraded and accepted for maintenance.
<b>Restrictions</b>	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 recorded separately. There is a 75ft building setback from all bodies of water and apparent wetlands, and a 50ft public access easement along water bodies. Legal access to all lots is via interior rights-of-way. No direct access to Glenn Hwy is allowed. Parcel 1070 has a 20ft drainage easement.
<b>Survey and MTRS</b>	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.
<b>Rights-of-Way</b>	S Millennium Loop is a gravel road. E Sunup Dr is a partially constructed gravel road. Other rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1068	233667	8	1	9.65	\$62,700
1069	233662	3	1	9.95	\$64,700
1070	233669	2	2	10.07	\$65,500
1071	233671	4	2	10.09	\$65,600
1072	233672	5	2	10.11	\$72,300
1073	233673	6	2	10.14	\$72,500
1074	233674	7	2	9.70	\$63,100
1075	233675	8	2	10.01	\$71,600
1076	233677	10	2	10.01	\$65,100
1077	233676	9	2	10.00	\$65,000
1078	233688	1	4	9.81	\$63,800
1079	233683	6	3	9.80	\$63,700
1080	233684	7	3	10.02	\$65,100
1081	233685	8	3	9.83	\$63,900

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.