

SMALL LAKES



Road and trail access off of Old Lake Louise Rd



Location	The Small Lakes Subdivision is located 32 miles west of Glennallen. All parcels are located east of Lake Louise Rd. The southern portion of the subdivision starts at mile 5 of Lake Louise Rd.
Access	<p>There are several access points into the subdivision. Old Lake Louise Rd heads eastward into the subdivision at approximately mile 5 of the Lake Louise Rd. Old Lake Louise Rd provides gravel road access to Parcels 1135 – 1141 & 1143-1145. Parcel 1142 has direct access from Lake Louise Rd.</p> <p>Two trails provide access to the majority of the parcels within Block 1. An ATV trail near mile 7 of Lake Louise Rd. provides access to Parcels 1128 & 1129. Another ATV trail approximately 0.75 miles north of the intersection of Lake Louise Rd and Old Lake Louise Rd provides access to Parcels 1133 & 1134.</p> <p>Parcel 1132 is approximately 300ft from the southern trail. Parcels 1130 & 1131 are approximately 1,300ft from either trail. A third surveyed trail reserves legal access to Parcels 1130, 1131, & 1132, however this trail has been infrequently used and has become overgrown. This trail or nearby access easements would need to be improved to provide ATV access to these parcels.</p>
Utilities	There is no municipal water supply or sewer system. Please see 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 subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority. These parcels are not subject to zoning.
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	<p>Lake Louise Rd is maintained in the winter, but Old Lake Louise Rd is not.</p> <p>Tract S2, along Old Lake Louise Rd, is reserved as a parking/ staging area.</p>

Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and section-line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>Most parcels have 30ft public access easements and/or 50ft section lines easements along various lot lines. Please see the plat for details.</p>
Survey and MTRS	<p>Small Lakes Subdivision is ASLS 2021-02, located in Sections 10-15 & 24, Township 4 North, Range 7 West, Copper River Meridian. The survey has been filed as Plat 2023-4 in the Chitina Recording District.</p>
Rights-of-Way	<p>Lake Louise Rd is a paved road. Old Lake Louise Rd. is a developed gravel road. Developed ATV trails provide access to Parcels 1128, 1129, 1132, 1133, & 1134. An undeveloped trail and undeveloped access easements provide legal access to Parcels 1130, 1131, and provides an additional access point to Parcel 1132.</p>

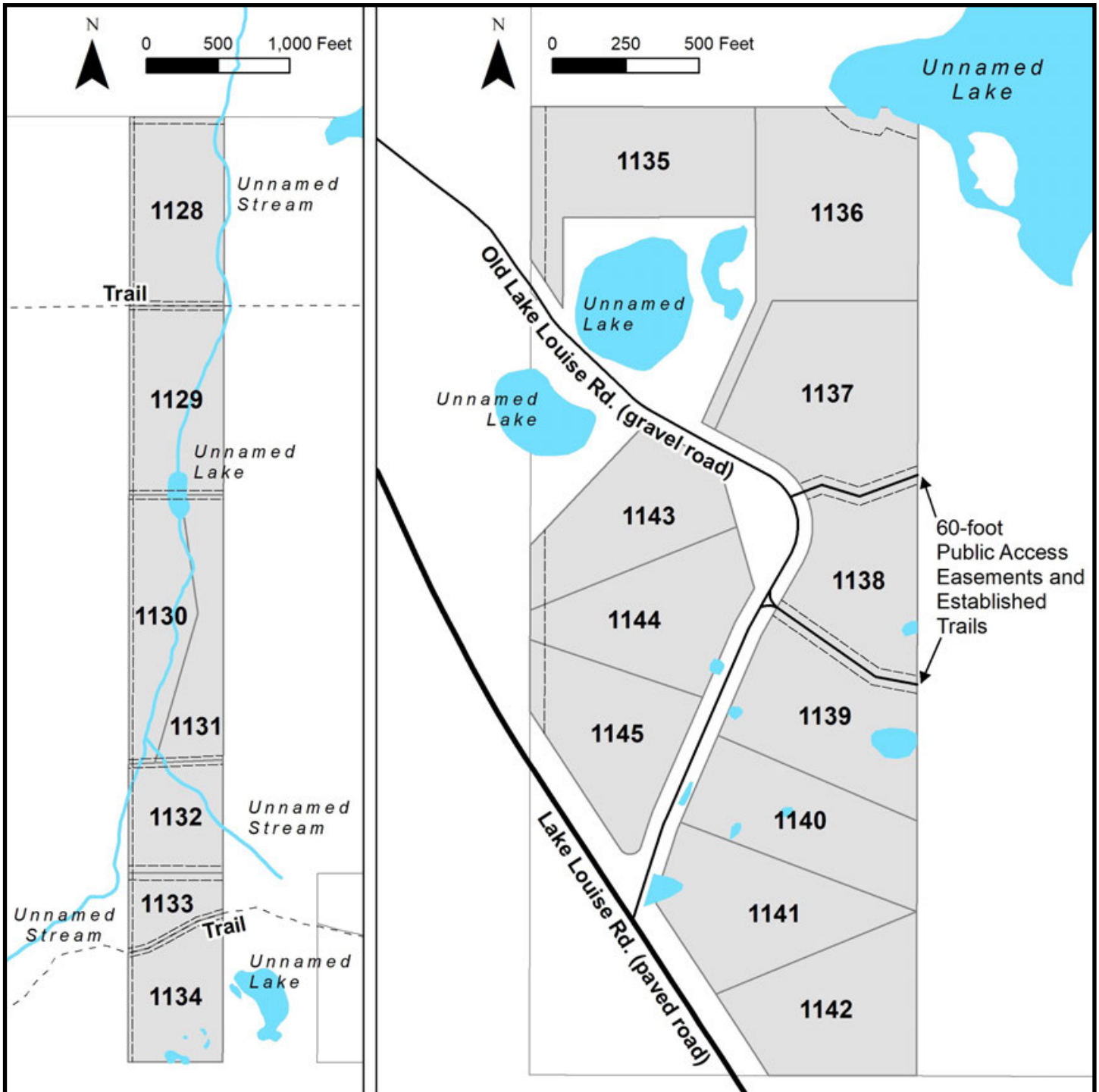


Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

SMALL LAKES, CONTINUED

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1128	234368	1	1	20.09	\$24,100
1129	234369	2	1	19.94	\$23,900
1130	234370	3	1	13.12	\$14,500
1131	234371	4	1	12.02	\$13,700
1132	234372	5	1	14.87	\$18,600
1133	234373	6	1	6.32	\$12,900
1134	234374	7	1	13.68	\$19,900
1135	234375	1	2	7.19	\$43,700
1136	234376	2	2	8.91	\$52,600
1137	234377	3	2	8.34	\$42,500
1138	234378	4	2	5.40	\$32,400
1139	234379	5	2	6.39	\$36,400
1140	234380	6	2	5.60	\$33,600
1141	234381	7	2	6.02	\$36,100
1142	234382	8	2	5.99	\$35,900
1143	234383	1	3	5.37	\$35,400
1144	234384	2	3	5.63	\$33,800
1145	234385	3	3	5.37	\$32,200





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