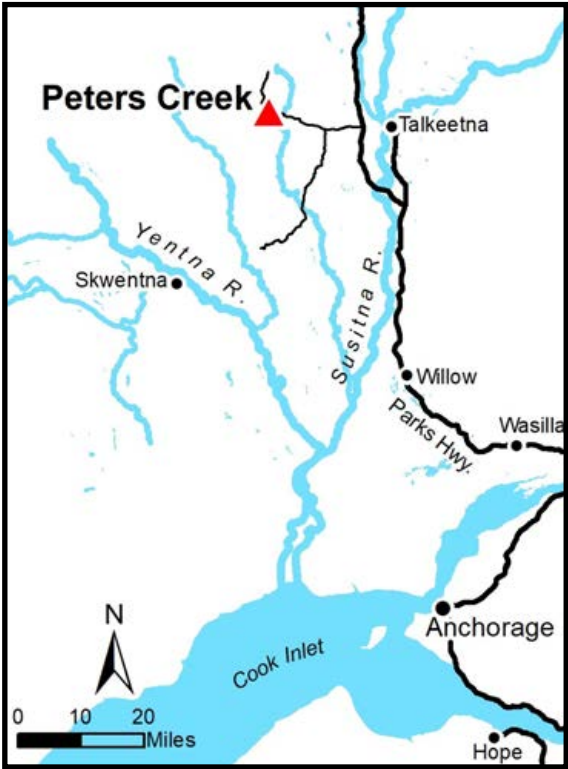


PETERS CREEK



Location	Peters Creek Subdivision is 2 miles south of Petersville Rd, approximately 16 miles west of the Parks Hwy, near Trapper Creek.
Access	<p>Access is from Shulin Lake Trail, a gravel road. From the Parks Hwy travel approximately 16.5 miles on Petersville Rd, then turn south on Shulin Lake Trail. The parcel is approximately 2 miles south of the intersection on the east side of Shulin Lake Trail.</p> <p>Petersville Rd is not maintained beyond mile 14 in winter. In winter the final 5 miles to the parcel is accessed by snowmachine from the parking area near Kroto Creek.</p>
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 boundaries 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 restrictions. 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.

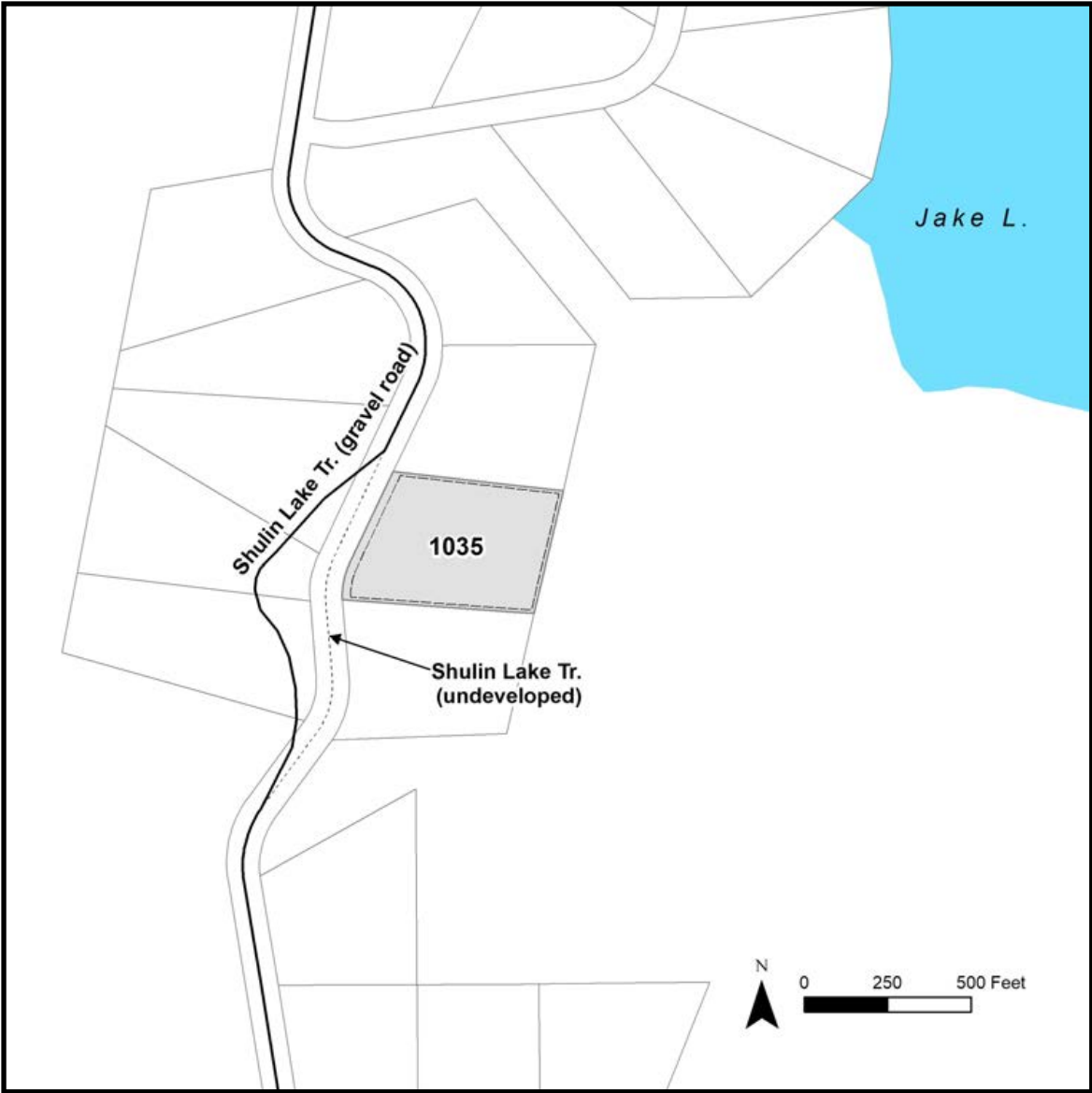


Notes	<p>This parcel is being sold as-is and contains an old cabin foundation, two vehicles, and a generator. It is possible that the vehicles and generator contain gasoline and fluids typically found in vehicles. Please see the appraisal report or contact DNR Land Sales for more information. DNR field inspections found no evidence of contamination on the property, however DNR MAKES NO WARRANTIES AS TO THE “NONEXISTENCE” OF CONTAMINATION NOT NOW IDENTIFIED. STATE RECORDS ARE NOT A WARRANTY AS TO ALL POTENTIAL CONTAMINATION.</p> <p>This subdivision was surveyed in 1980. The plat depicts two trails crossing the lot. Plat Note 35 states that the trails have a 20ft access easement “that will automatically be vacated when alternate physical access is provided.” Shulin Lake Trail now provides alternate access and the trails depicted on the plat no longer exist.</p> <p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>
Restrictions	<p>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.</p> <p>There is a 10ft utility easement along the north and south lot lines, and a 20ft utility easement along Shulin Lake Trail. There is a 25ft building setback from Shulin Lake Trail and a 10ft building setback from any side lot lines.</p>
Survey and MTRS	<p>Peters Creek Subdivision is ASLS 80-144, located in Sections 11, 14, 23 & 24, Township 26 North, Range 8 West, Seward Meridian. The survey has been filed as Plat 81-61 in the Talkeetna Recording District.</p>
Rights-of-Way	<p>Shulin Lake Trail is a developed gravel road but is not maintained in winter.</p>
Homeowner's Association	<p>The declaration of covenants, conditions, and restrictions for this association was recorded on 4-21-1981, in the Talkeetna Recording District in Book 79, page 367, as document # 1981-000905-0. The DCCED Corporations Database has listed the association as Involuntarily Dissolved since 1993.</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.

PETERS CREEK, CONTINUED



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1035	210757	3	11	4.96	\$23,600



Remnants of an old cabin foundation

This property is being sold As-Is with an old cabin foundation, two vehicles, and a generator on the property.



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