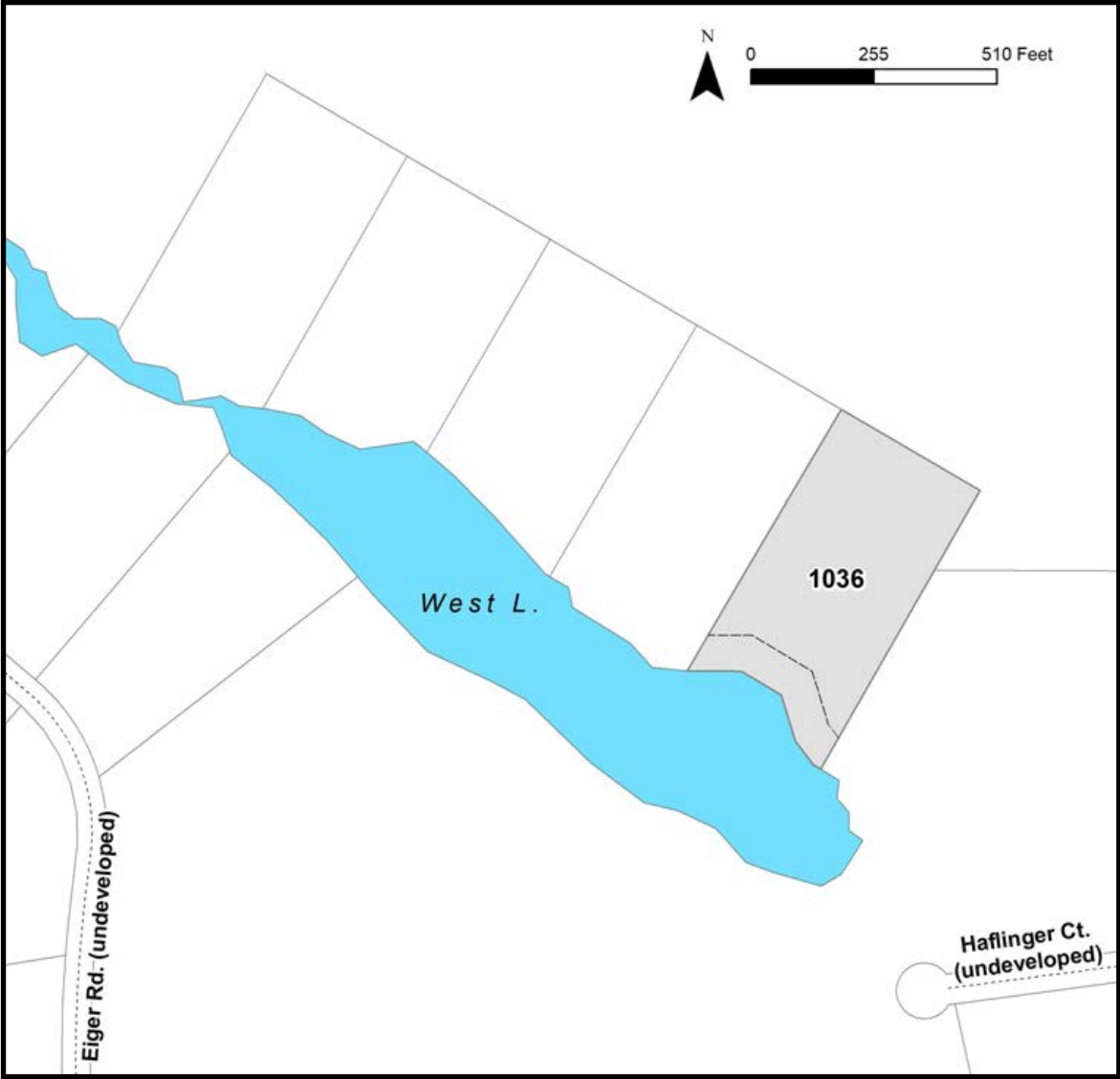


HIGH MOUNTAIN LAKES



Location	The High Mountain Lakes parcel is located approximately 63 air miles northwest of Anchorage. It is approximately 6.5 miles north of Beluga Lake, and 7.3 miles southwest of Trinity Lakes.
Access	Access to the parcel is via float or ski plane to West Lake. Winter access to the parcel may be possible by snowmobile.
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. This parcel is not subject to zoning.
Fire	This area is in the Moderate 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	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access 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 75ft building setback and a 50ft access easement form the ordinary high-water mark of any water body. There is a 10ft utility easement along west lot line, and 20ft utility easement along the north and east lot lines. See plat notes for details.</p>
Survey and MTRS	The High Mountain Lakes parcel is ASLS No. 80-154, located in Section(s) 28 & 33, Township 17 North, Range 18 West, Seward Meridian. The survey has been filed as Plat 81-67 in the Anchorage Recording District. Also see the associated Easement Vacation Plat EV-2-151, filed as plat 81-66 in the Anchorage Recording District.

Rights-of-Way	Rights-of-way within the subdivision are undeveloped.
Homeowner's Association	<p>Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded on April 21, 1981, in the Anchorage Recording District in Book 588, page 0954, as document # 81-20257.</p> <p>This HOA has never been incorporated and is assumed to be inactive.</p>



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1036	210685	5	28	4.57	\$9,800

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.