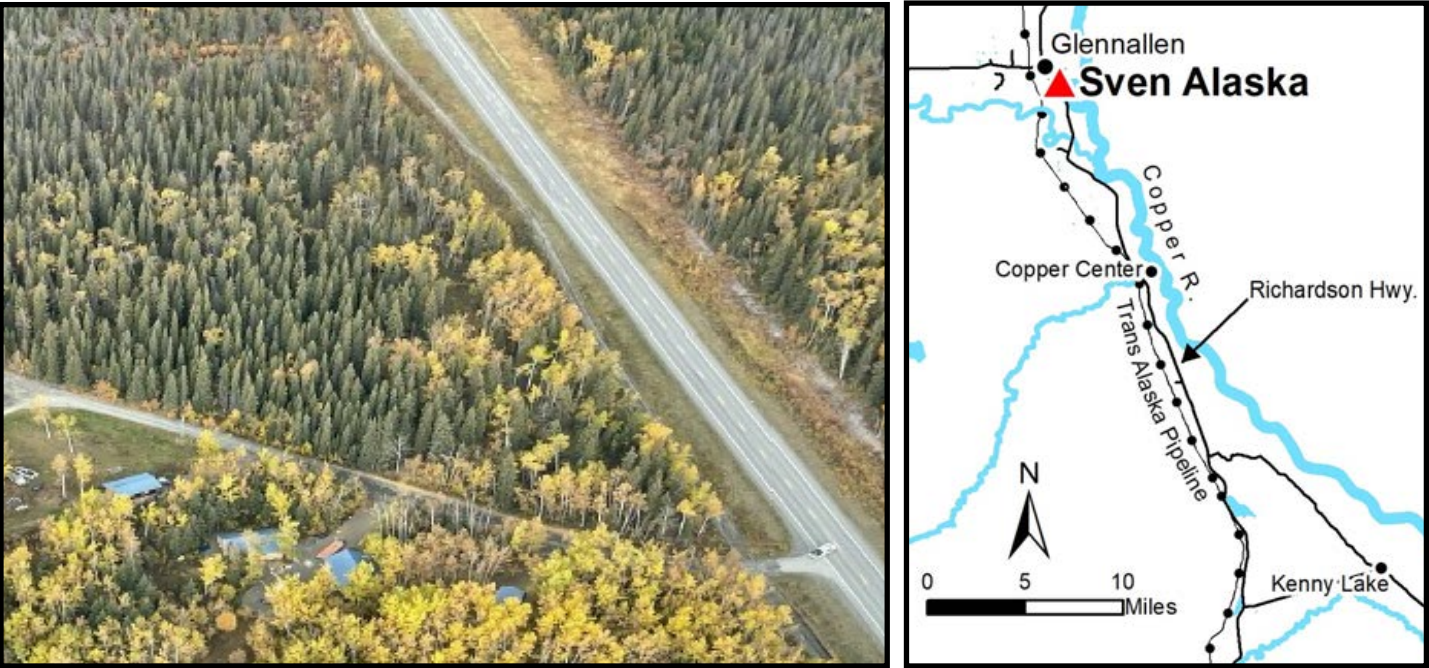
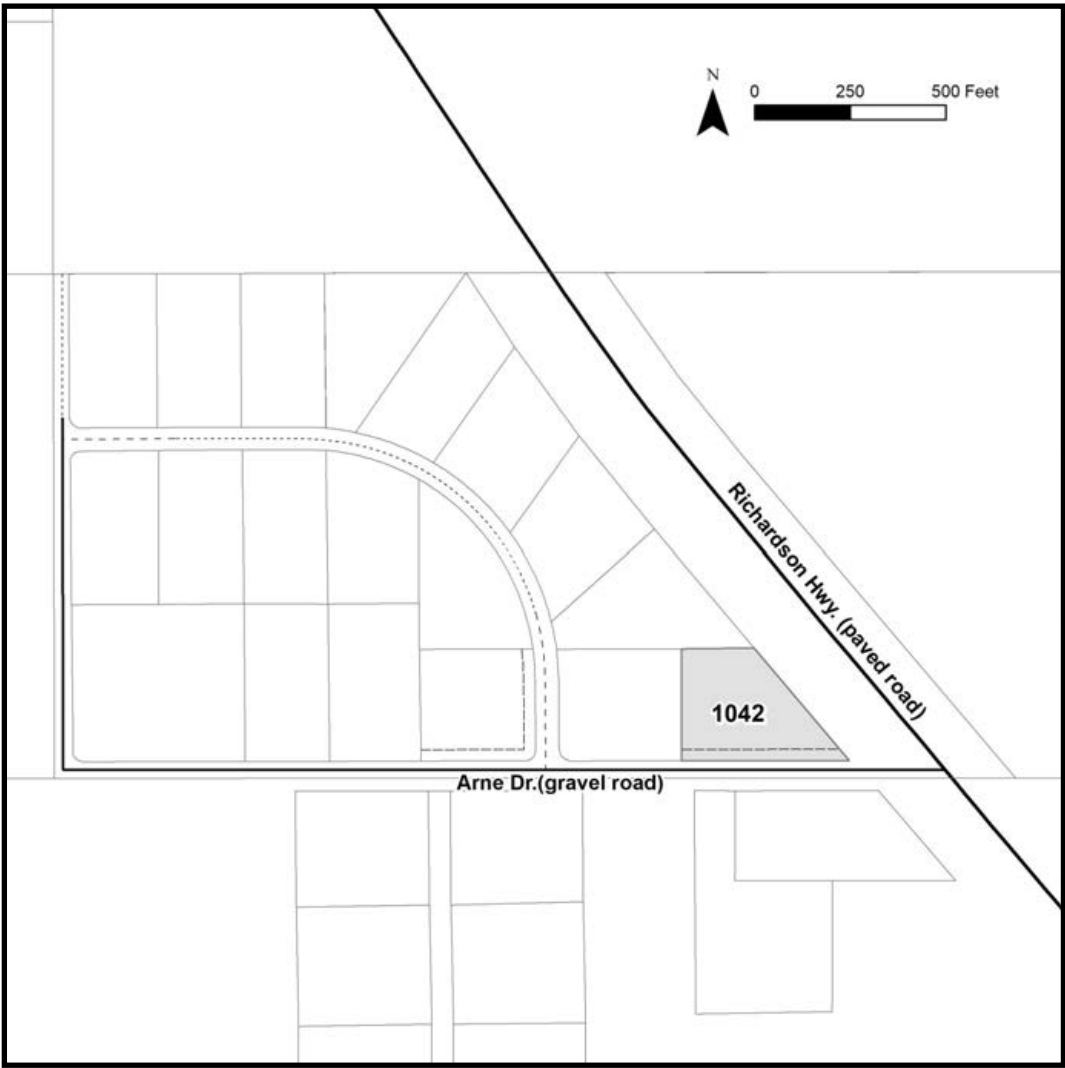


SVEN ALASKA



Location	Sven Subdivision is located near Glennallen, approximately 1.25 miles south of the Glenn and Richardson Hwy junction.
Access	The parcel has gravel road access from the Richardson Hwy to Arne Dr.
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. Electricity is available along Arne Dr. Purchaser will be responsible for extending the existing lines at their own expense.
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.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Direct access to this parcel from the Richardson Hwy is prohibited.</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 be recorded separately.</p> <p>There is a 30ft utility easement along the south lot line (fronting Arne Dr).</p>
Survey and MTRS	Sven Alaska Subdivision survey is ASLS 2004-43 located in Section 29, Township 4 North, Range 1 West, Copper River Meridian. The survey has been recorded as plat 2007-4 in the Chitina Recording District.
Rights-of-Way	The right-of-way to this parcel is Arne Dr, a developed gravel road.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1042	230134	10	1	2.12	\$19,100

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.