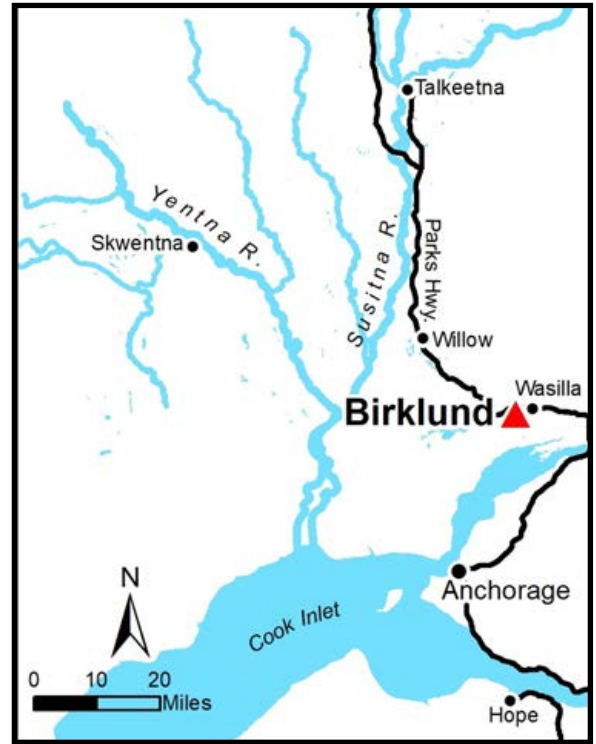


BIRKLUND ALASKA SUBDIVISION

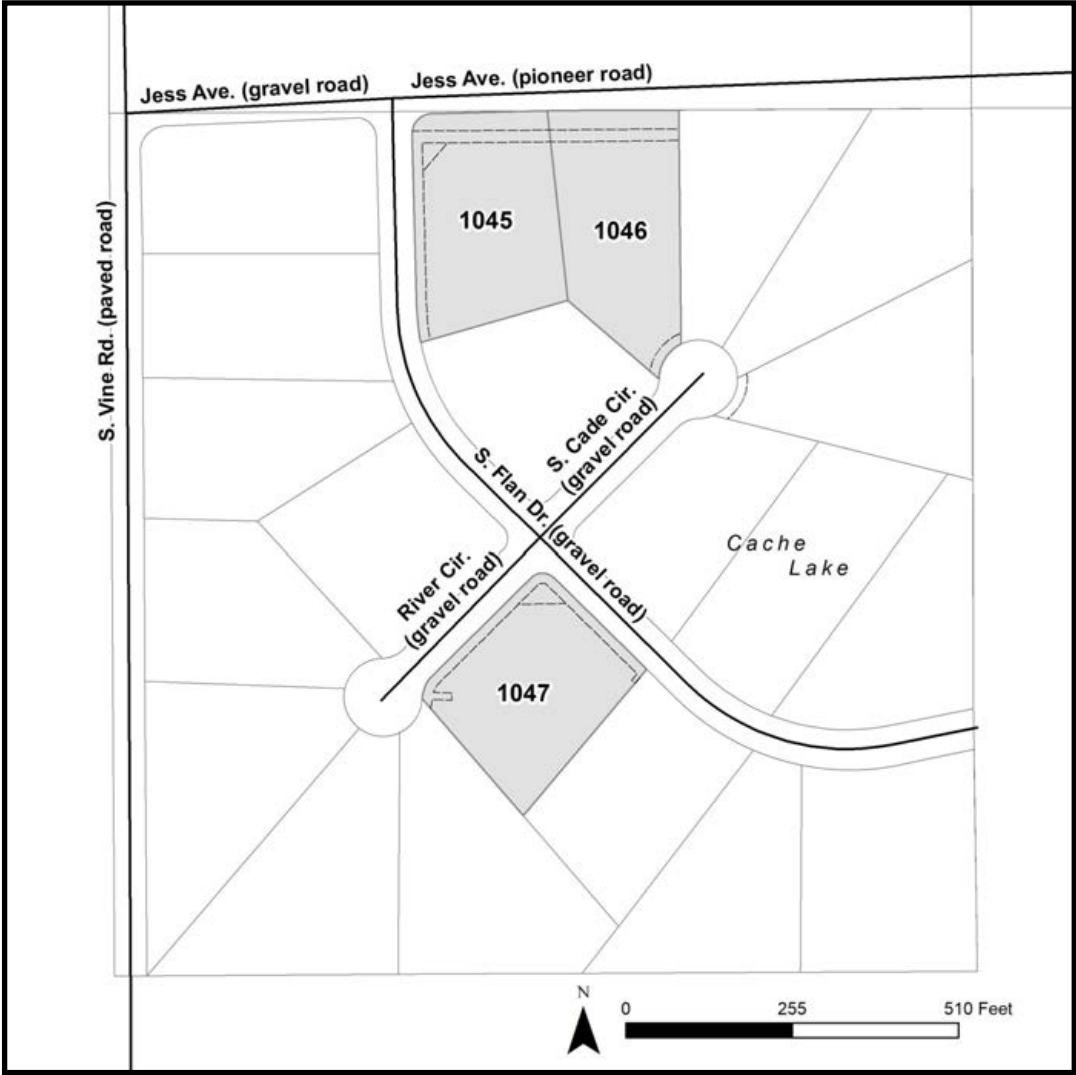


Location	Birklund is located approximately 5 miles west of downtown Wasilla, 1.5 miles south of Parks Hwy, just east of Vine Rd.
Access	Birklund has developed gravel road access. From the Parks Hwy travel south on Vine Rd for approximately 1.5 miles. Turn east onto W Jess Ave to enter the subdivision.
Utilities	Overhead electricity is located on Vine Rd. Purchasers will be responsible for extending the existing power lines at their own expense. 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.
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 outside of the Wasilla city limits. There is currently no zoning for the subdivision.
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.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public use easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. All parcels have a 15 ft utility easement along rights-of-way. Parcels 1045 and 1047 have a 70ft triangular utility easement in the corner of the lot for buried and overhead utilities (see Plat Note 6). Parcels 1045 and 1046 have a 30ft public use easement and 15ft utility easement that run along the north lot line. Please see plat for details.
Survey and MTRS	Birklund Alaska Subdivision is ASLS 2009-17, located in Section 14, Township 17 North, Range 2 West, Seward Meridian. The survey has been filed as Plat 2012-7 in the Palmer Recording District.
Rights-of-Way	All roads within the subdivision, S. Fian Dr, S. River Cir, and S. Cade Cir are developed gravel roads. Access to all parcels is from developed right of ways. No direct access from the parcels to Vine Rd or W. Jess Ave is permitted.

Notes

These parcels are being sold as-is. All parcels were previously under purchase contracts with DNR. **Parcels 1046 and 1047** underwent clean-up efforts to remove extensive trash and debris that was left on the properties. **Parcel 1046** contains at least one remaining pit from a rudimentary outhouse. **As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.**

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1045	231327	2	1	1.58	\$48,000
1046	231328	3	1	1.52	\$48,000
1047	231343	9	2	1.51	\$48,000

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.