

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 1092-1097.</p> <p>Two trails provide access to a majority of the parcels within Block 1. Parcel 1091 is approximately 300ft from the southern trail. Parcel 1090 is approximately 1,300ft from either trail. A third trail reserves legal access to Parcels 1090 & 1091, 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> <p>An ATV trail near mile 7 of Lake Louise Rd provides access to Parcel 1089. This ATV trail is also the route used to access Parcels 1098-1107 in Block 5. To access Block 5 head east for approximately 2.2 miles then turn south along a seismic trail for approximately 0.75 miles.</p> <p>There are multiple privately owned properties in this area. Legal access to these parcels is along surveyed trails (shown on the plat) that are within public access easements.</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.
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>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Lake Louise Rd is maintained in the winter, but Old Lake Louise Rd is not. Tract S2, along Old Lake Louise Rd, is reserved as a parking/ staging area.</p>

Restrictions	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. Most parcels have 30ft public access easements and/or 50ft section lines easements along various lot lines. Please see the plat for details.
Survey and MTRS	Small Lakes Subdivision is ASLS 2021-02, located in Section(s) 11, 13, & 14, Township 4 North, Range 7 West, Copper River Meridian. The survey has been filed as Plat 2023-4 in the Chitina Recording District.
Rights-of-Way	Old Lake Louise Rd is a gravel road. The other rights-of-way within the subdivision range from developed ATV trails to undeveloped public access easements.

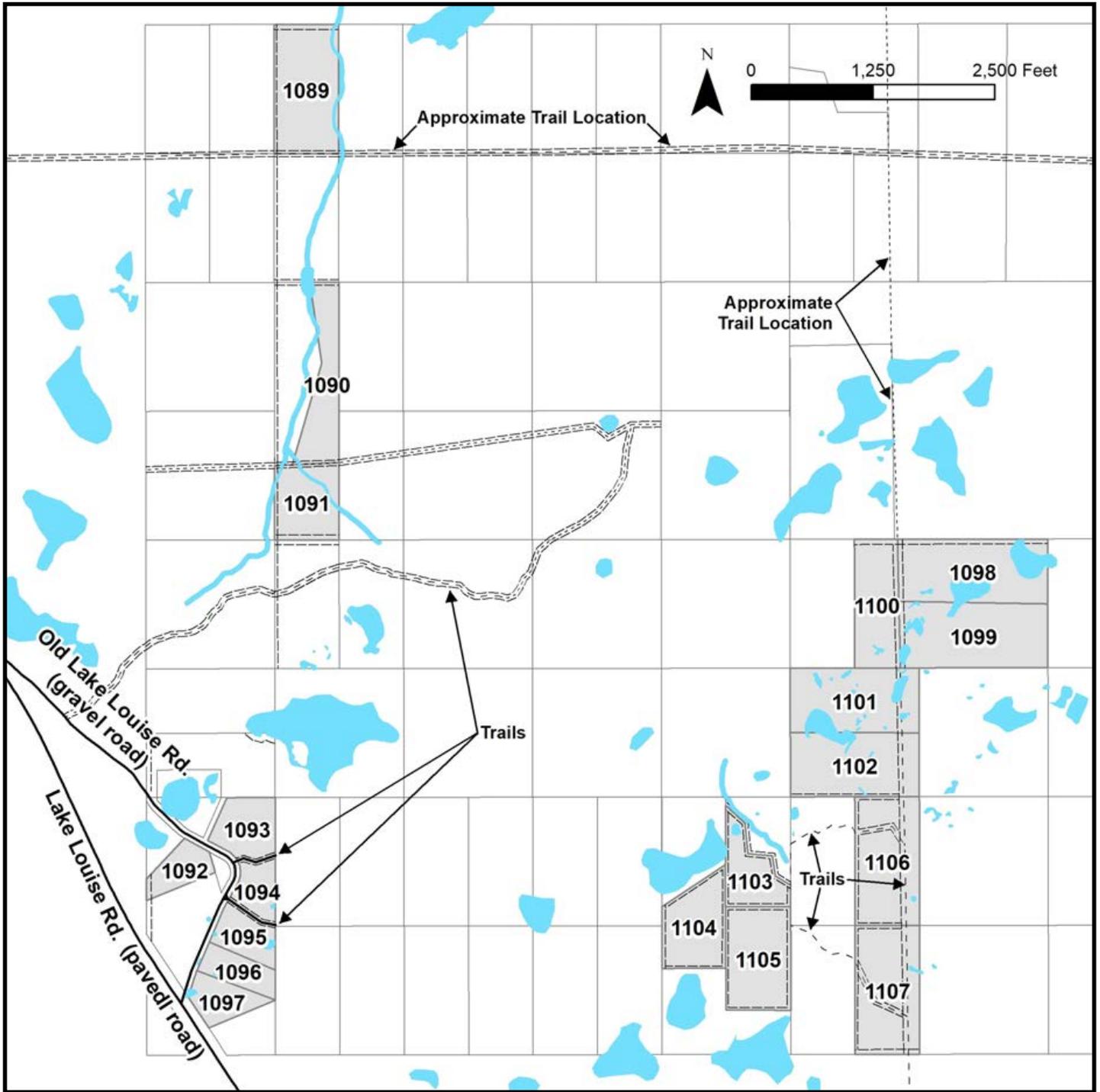


Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

SMALL LAKES, CONTINUED

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1089	234368	1	1	20.09	\$24,100
1090	234371	4	1	12.02	\$13,700
1091	234372	5	1	14.87	\$18,600
1092	234383	1	3	5.37	\$35,400
1093	234377	3	2	8.34	\$42,500
1094	234378	4	2	5.40	\$32,400
1095	234379	5	2	6.39	\$36,400
1096	234380	6	2	5.60	\$33,600
1097	234381	7	2	6.02	\$36,100
1098	234505	1	5	22.84	\$26,000
1099	234506	2	5	23.34	\$29,600
1100	234507	3	5	13.82	\$19,900
1101	234508	4	5	20.00	\$20,800
1102	234509	5	5	20.01	\$22,600
1103	234510	6	5	17.03	\$23,500
1104	234511	7	5	12.92	\$16,000
1105	234512	8	5	16.08	\$21,800
1106	234514	10	5	20.00	\$19,200
1107	234513	9	5	20.02	\$17,600





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