

Talachulitna West - ASLS 2006 - 24



Looking south at parcel 1105 and the two unnamed lakes to the west

LOCATION

The Talachulitna West staking area is approximately one half mile west of the Talachulitna River, 4 miles south of its confluence with the Skwentna River, and 13 miles southwest of Skwentna.

ACCESS

Access to the area is by float plan onto one of several small lakes within the area. Winter access may be by ski plane. Conditions of landing areas are unknown. Snowmachine travel may be along the river system. Overland access is by ATV or snowmachine along existing public trails and easements or across unreserved State lands. Condition of existing overland access is not known. Only non-motorized access is allowed on the Talachulitna River from the confluence with Thursday Creek (River Mile 9) to Hell's Gate (River Mile 18) from June 15 through August 20.

Access to Parcel 1106 is provided from an unnamed lake to the southwest via easement ADL 230247.

UTILITIES

Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Parcel 1104 is subject to a 50' section line easement. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 2006-24.

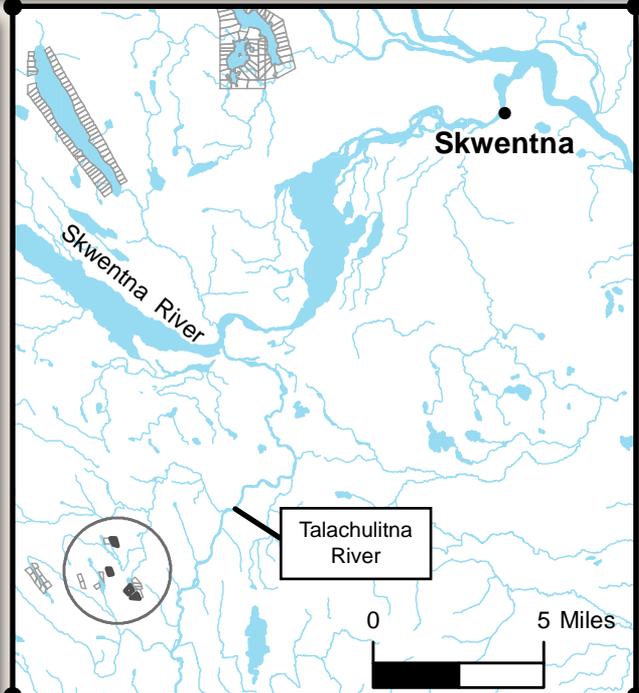
The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

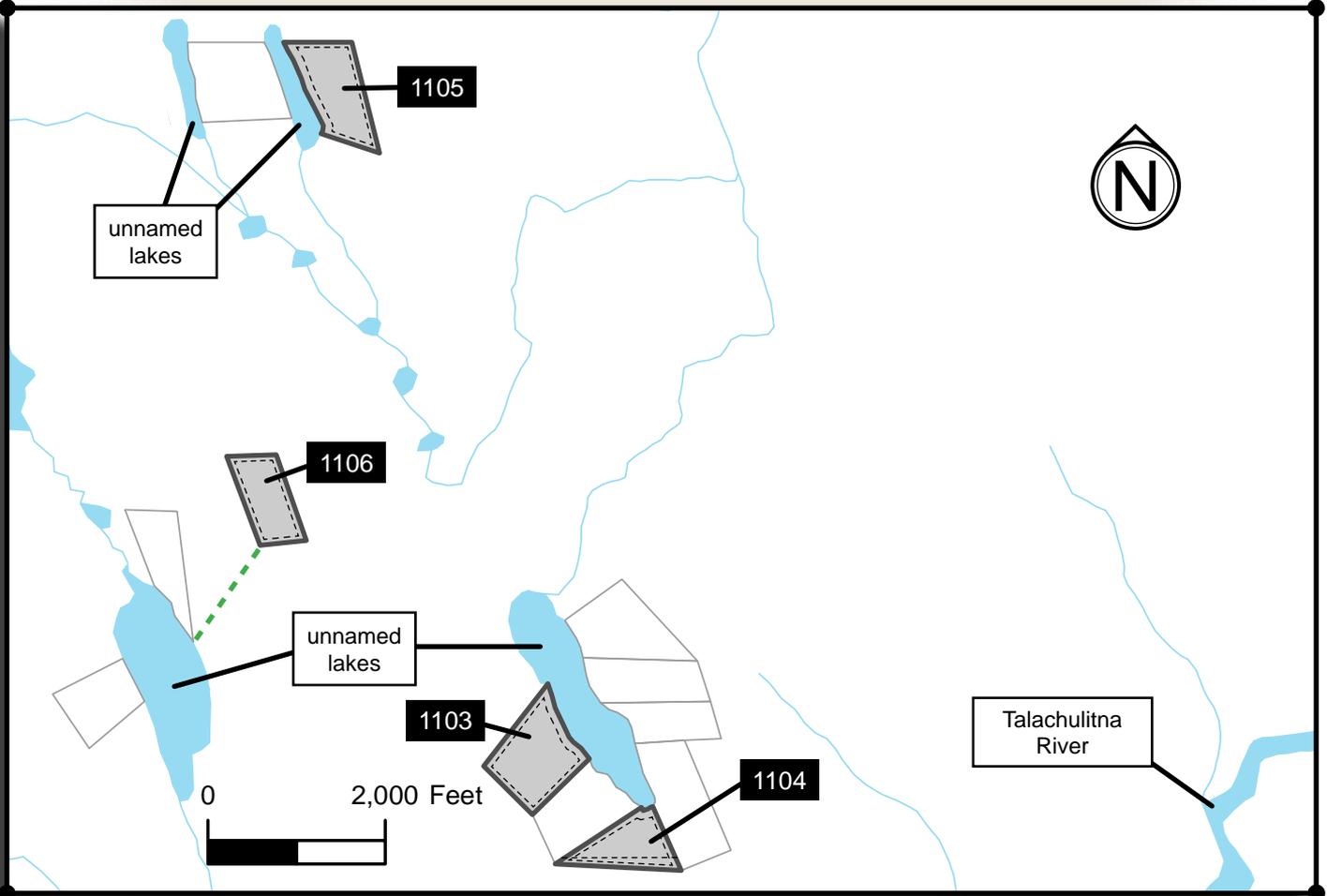
NOTES

Fire Management Option – Modified Protection - see page 11 for more information.
Flood Hazard areas are noted around several of the unnamed lakes in the staking area.



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Talachulitna West - ASLS 2006 - 24



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1103	229564	S019N012W5	ASLS 2006-24	19.09	P	\$21,900
1104	230385	S019N012W5	ASLS 2006-24	12.19	V	\$17,100
1105	229754	S020N012W31	ASLS 2006-24	17.34	O	\$21,100
1106	229758	S019N012W6	ASLS 2006-24	12.73	M	\$11,000



Looking north at unnamed lake to the southwest of parcel 1106