

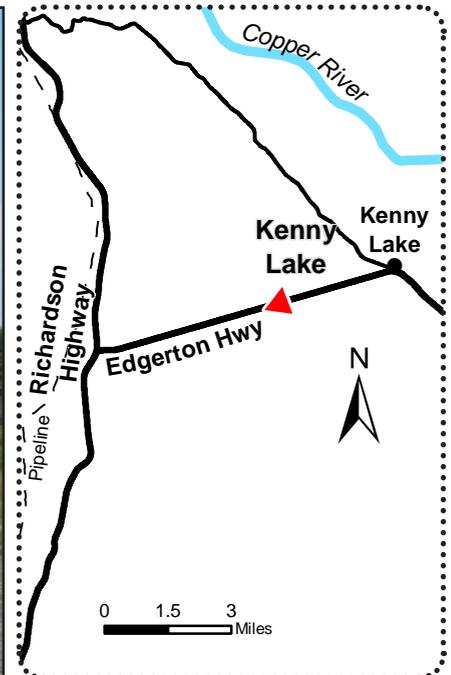


Kenny Lake Subdivision

Copper River Valley

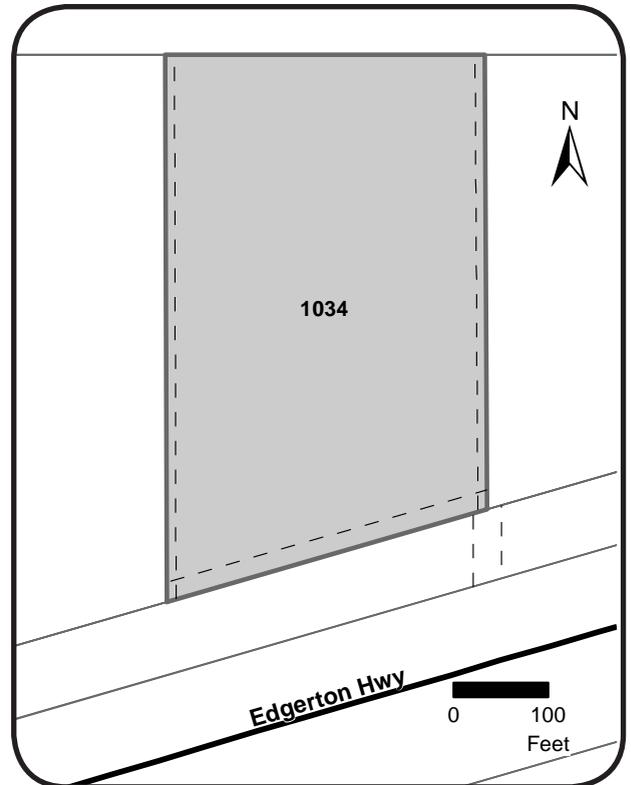


Parcel 1034 (ADL 228466) along the Edgerton Highway in Kenny Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1034	228466	4.181	3	1	\$17,600

LOCATION
Near the community of Kenny Lake along the Edgerton Highway.
ACCESS
Access is from the Edgerton Highway.
RIGHT-OF-WAY STATUS
The Edgerton Highway is a DOT maintained highway.
SURVEY & MTRS
Kenny Lake Subdivision is survey ASLS 81-193, located in C002S002E03. The survey has been filed as plat 82-2 in the Chitina Recording District.
RESTRICTIONS
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.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
To construct a driveway will require permission from DOT&PF to connect to the highway and the driveway will need to be located within the driveway easement shared with the adjacent parcel. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the Edgerton Highway.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on February 23, 1982 in the Chitina Recording District.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.