

Map 36 - Three Mile Subdivision ASLS 82-10

Location	Three Mile Subdivision is located two miles south of Tok, along the Glenn Highway.
Topo Map	USGS Quad Tanacross B-5
Access	Access is via the Alaska Highway and then south on the Glenn Highway. Parcels are located along local roads, Musher's Way and Sled Dog Way.
Terrain	The terrain consists of relatively level ground with elevations between 1,600 and 1,650 feet.
Soils	Soils are well drained, thin silt over gravel or sand. There are occasional areas of permafrost.
Vegetation	Stands of mixed spruce and hardwoods are most common, along with black spruce in drainages.
Water Front	None
View	View of surrounding forest.
Climate	Average winter temperatures range from -32 to 25 degrees F; average summer temperatures range from 33 to 72 degrees F. Average annual precipitation is 11 inches, including 34 inches of snow.
Water Source	Depth to ground water is estimated to be at approximately 125 feet.
Water/Sewage Disposal	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 Alaska Department of Environmental Conservation. Non-water carried type disposal systems have been approved.
Utilities	Utilities are available in Tok.
Restrictions	Subjected to platted easements and reservations of record, see ASLS 82-10. This parcel 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	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision, if active. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 295, Page 450.
Other	Currently, the subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
106	409644	C018N012E36	ASLS 82-10	3	2	5.000	\$13,000
107	409651	C018N012E36	ASLS 82-10	2	4	5.000	\$14,000

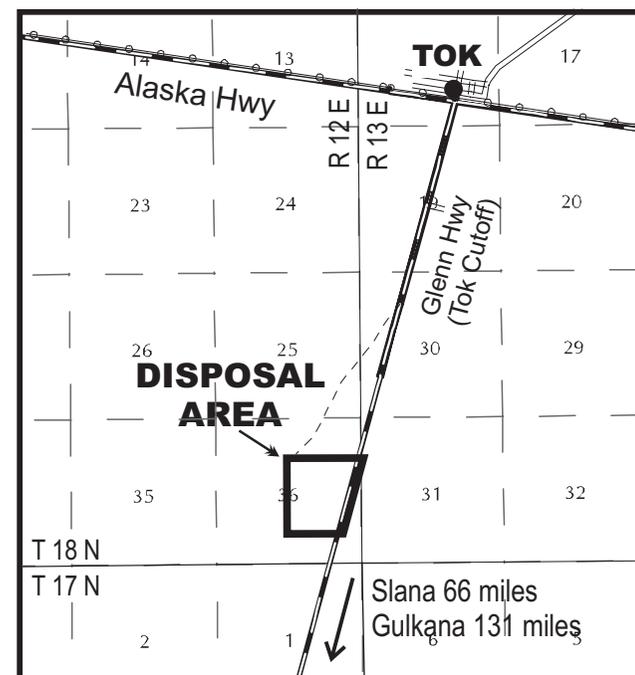


Three Mile Subdivision

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://www.dnr.state.ak.us/landrecords>.

Vicinity Map

Township 18 North,
Range 12 East,
Section 36
Copper River
Meridian,
Alaska



USGS Quad Tanacross B-5, Alaska

Section 36

