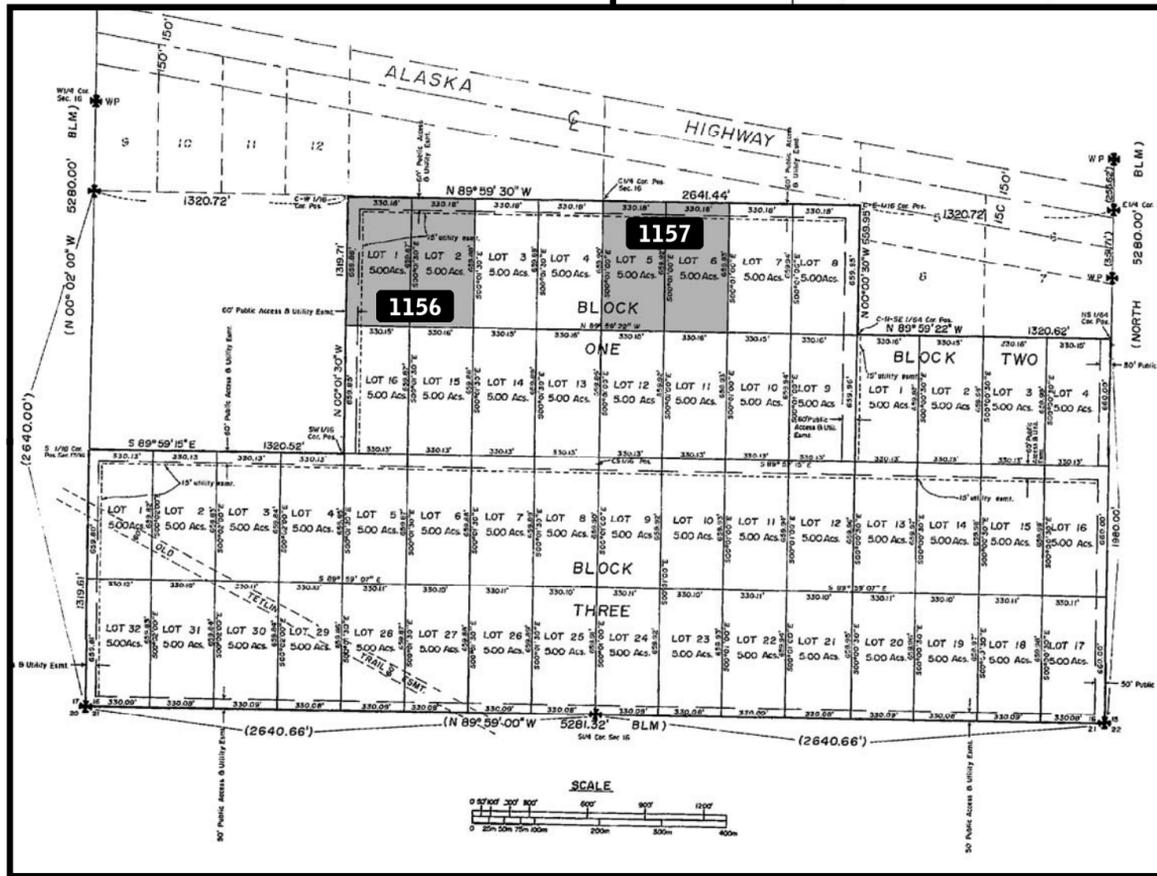
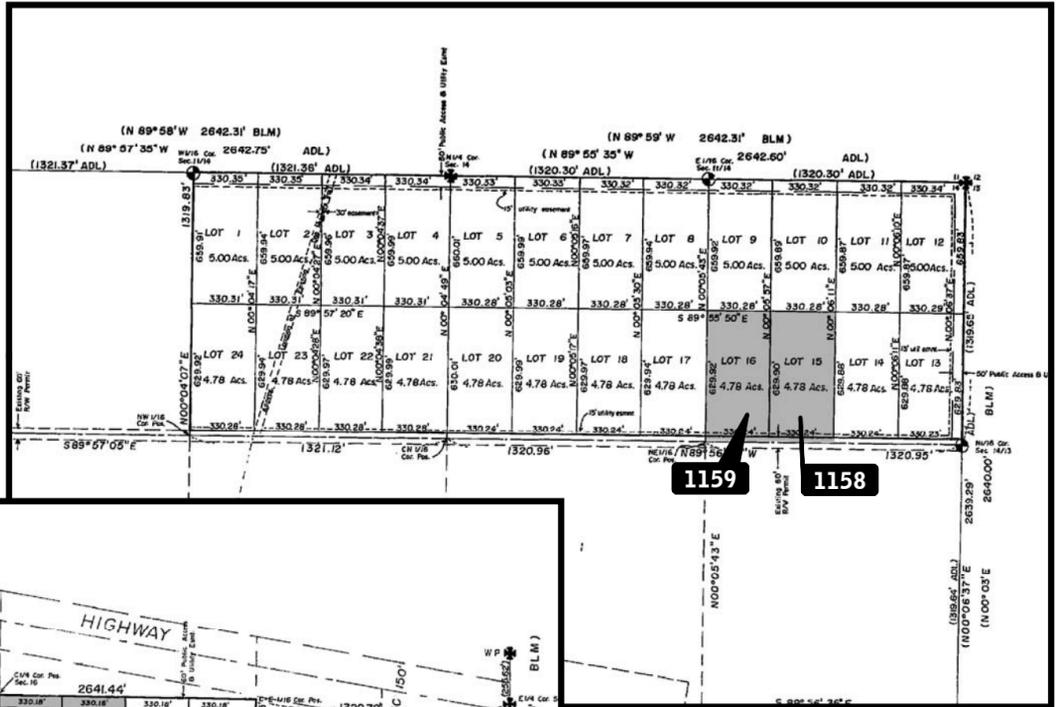


Spring 2005 Alaska State Land Offering -- Auction #435

Map 31 - Tok (Tetlin Trail) Subd., ASLS 79-134 and 79-136

Northern Region

Tok (Tetlin Trail) Subd. ASLS 79-136

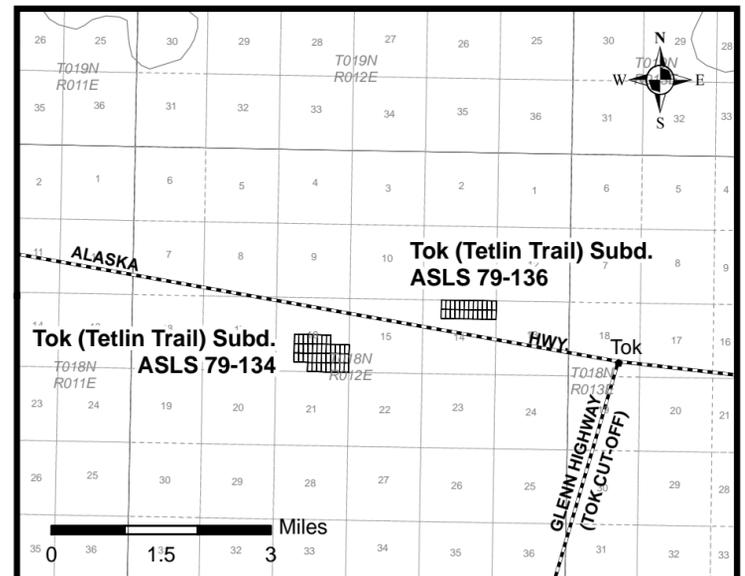
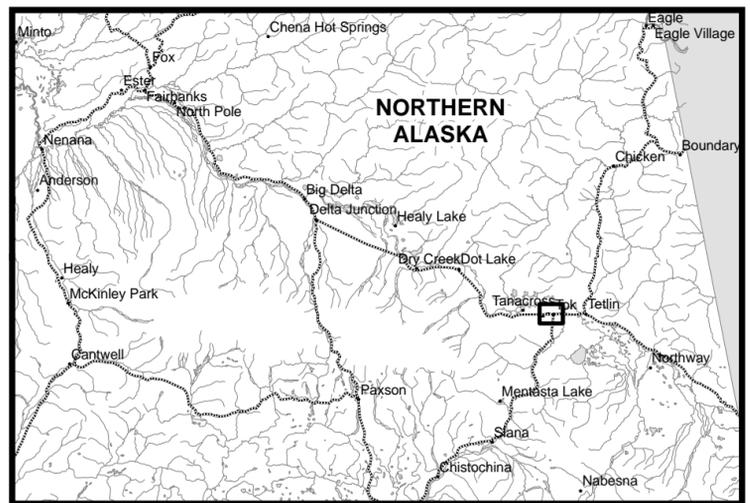


Tok (Tetlin Trail) Subd. ASLS 79-134



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1156	405831	C018N012E16	ASLS 79-134	1&2	1	10.000	\$14,000
1157	405835	C018N012E16	ASLS 79-134	5&6	1	10.000	\$14,000
1158	405910	C018N012E14	ASLS 79-136	15	n/a	4.780	\$10,500
1159	405911	C018N012E14	ASLS 79-136	16	n/a	4.780	\$10,500

Location	These subdivisions are located between 2 and 4 miles from Tok, on the south and north sides of the Alaska Highway.
Topo Map	USGS Tanacross B-5
Access	Access to the parcels within ASLS 79-134 is gained via the Alaska Highway and local roads, including MacKenzie Trail and Schiovuilli Street. Parcels within ASLS 79-136 are accessed via the Alaska Highway and local roads, including Midnight Sun Drive and Sourdough Lane.
Terrain	This area is generally flat, with elevations of about 1,650 feet above sea level.
Soils	Soils are well drained, thin silt over gravel or sand. There are occasional areas of permafrost in this area.
Vegetation	Stands of mixed spruce and hardwoods are most common in this area, with black spruce in drainages.
Water Front	None
View	Unknown
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	High quality groundwater is recorded at a depth of 80 to 90 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity and telephone service are available in Tok and along the Alaska Highway, but may need to be extended to these particular parcels.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-134 and ASLS 79-136.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
Other	This parcel is within proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm . The parcel 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.



Vicinity Map
Township 18 North, Range 12 East, Sections 14 & 16
Copper River Meridian, Alaska

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>.