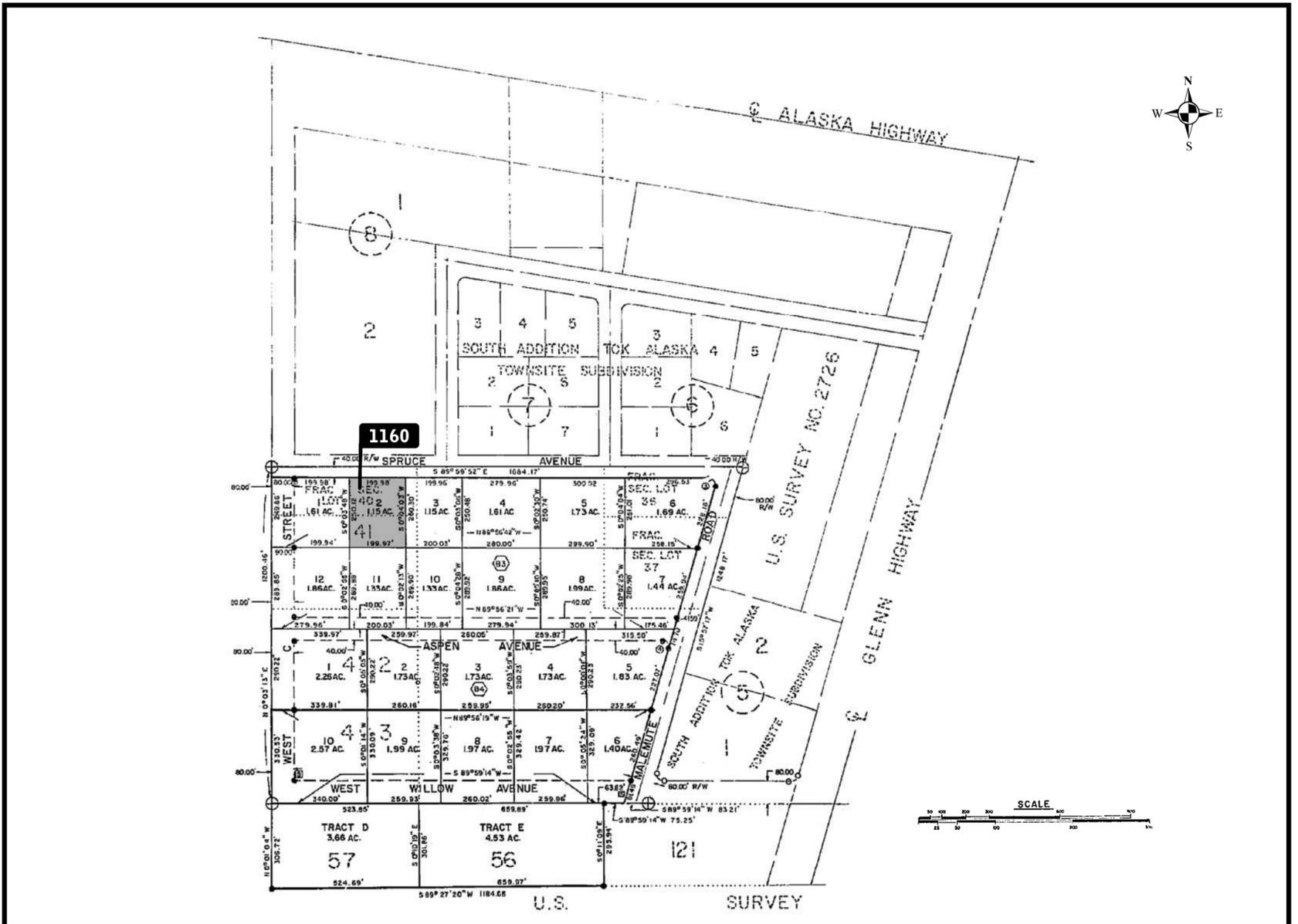


Spring 2005 Alaska State Land Offering -- Auction #435

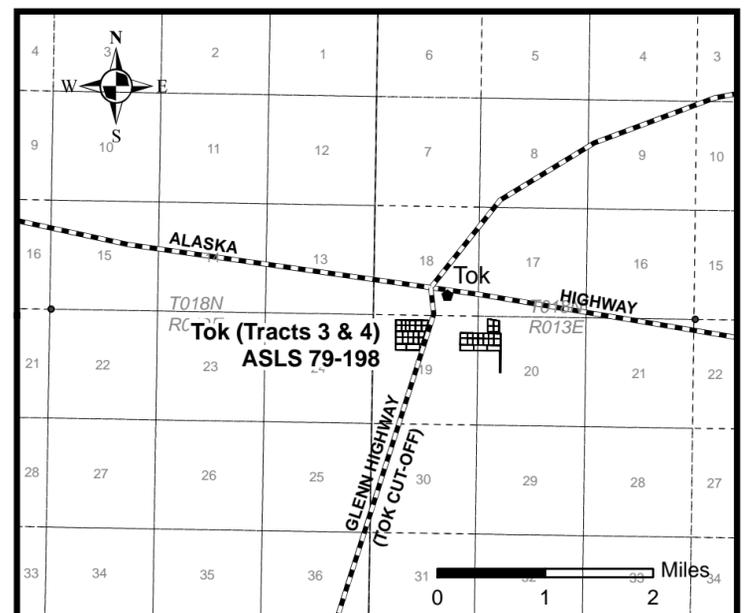
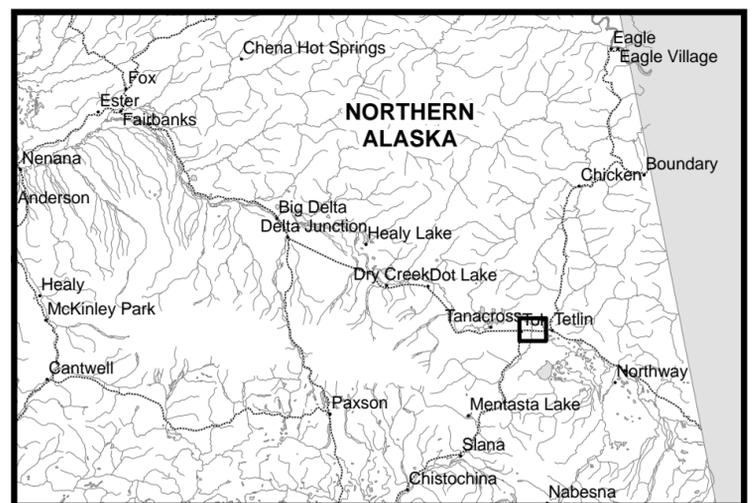
Map 32 - Tok (Tracts 3 and 4), ASLS 79-198

Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1160	406526	C018N013E19	ASLS 79-198	2	3	1.150	\$5,200

Location	This subdivision is located approximately 1 mile southwest of Tok, 1/2 mile west of the Glenn Highway.
Topo Map	USGS Quad Tanacross B-4
Access	From the Alaska Highway, 1/2 mile west of the junction with the Glenn Highway, turn south on West C Street. Go 1/4 mile, then turn left on Spruce Avenue. The parcel is the second lot on the right.
Terrain	Generally flat, with an elevation of about 1,650 feet above sea level.
Soils	Unknown
Vegetation	The vegetation in the area mainly consists of spruce, aspen, willow, and alder.
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	Unknown
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 Glenn Highway, but may need to be extended to this particular parcel.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-198. 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, 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 'Full' 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 13 East, Section 19
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>.