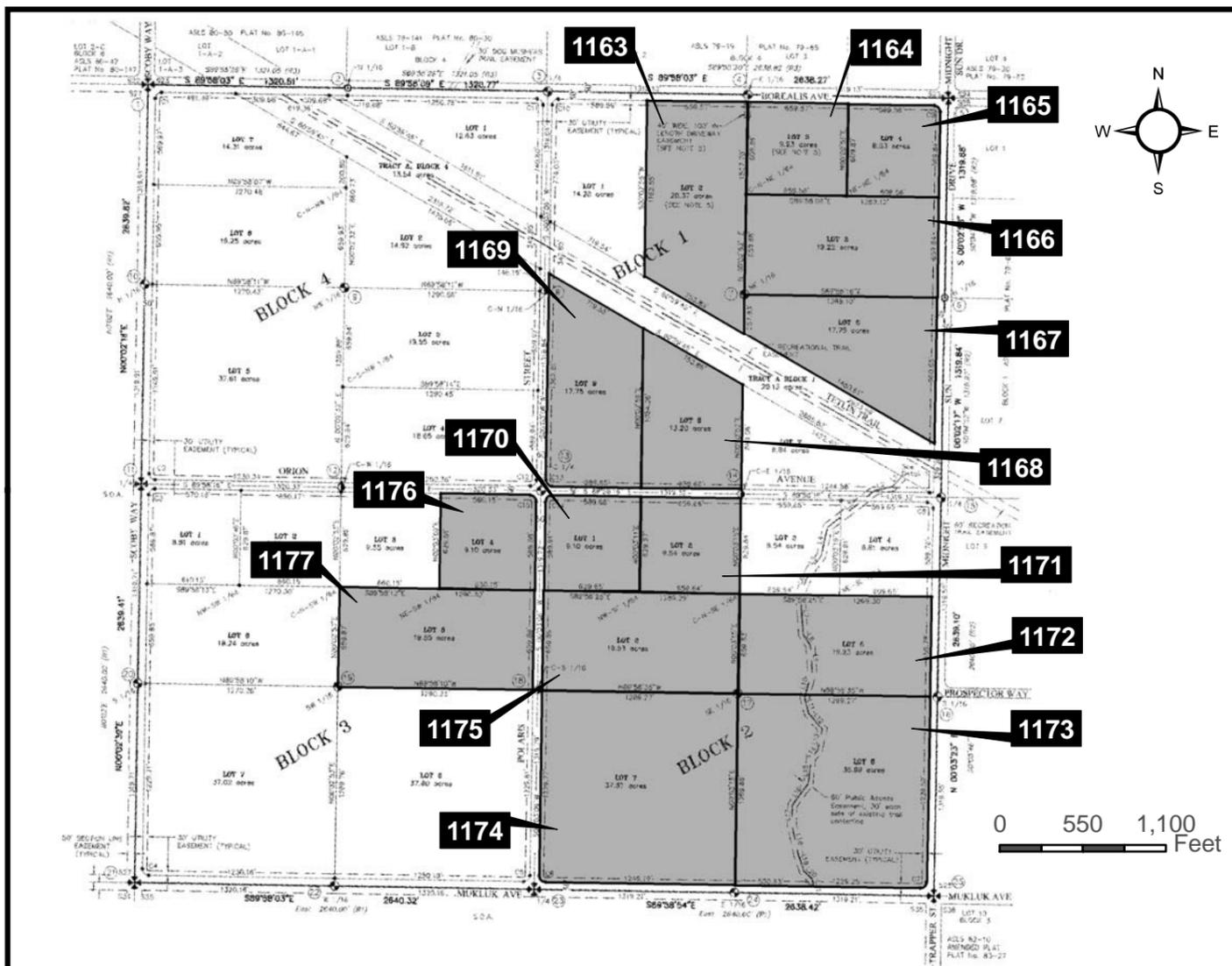


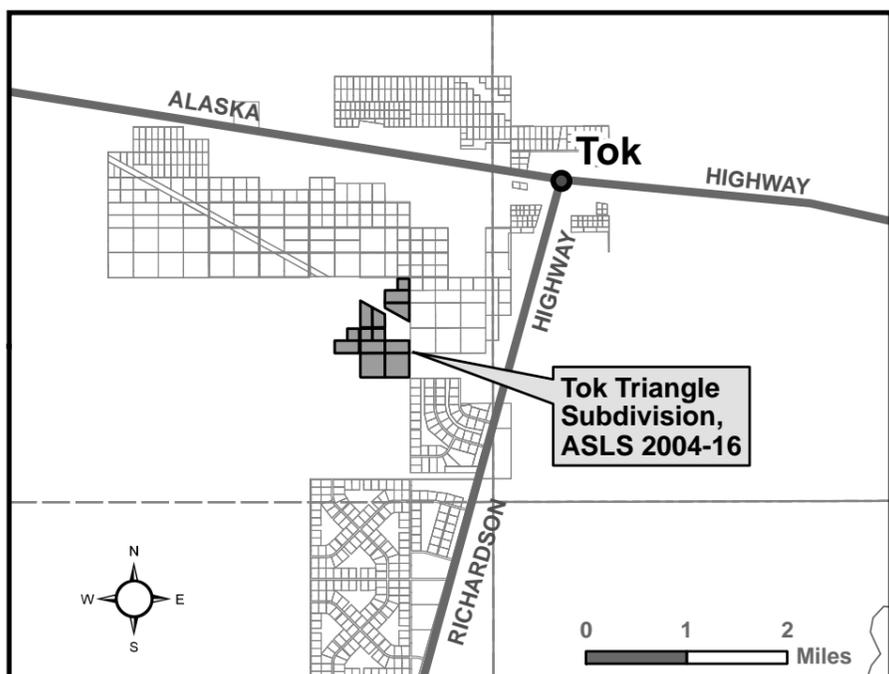
Map 35 - Tok Triangle Subdivision, Phase I ASLS 2004-16

Northern Region



Location	This subdivision is located two and a half miles southwest of the junction of the Alaska Highway and the Glenn Highway.
Topo Map	USGS Tanacross B-5
Access	From the Glenn Highway or from the Alaska Highway, access to the subdivision is by constructed roads such as Soby Way, Midnight Sun Drive Borealis Avenue, Prospector Way and Mukluk Avenue. Orion Avenue and Polaris Street have not been constructed and Tetlin Trail is only minimally constructed.
Terrain	This area is flat, with an elevation of 1,675 feet above sea level.
Soils	Soils are well drained, thin silt loam layer over alluvial gravel and sand. There are occasional areas of permafrost.
Vegetation	Stands of mixed spruce and hardwoods are most common in this area. Some continuous stands of black spruce are present.
Water Frontage	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 is available along Midnight Sun Drive and Borealis Avenue. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-16.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
Fire Management	This subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1163	417783	C018N012E26	ASLS 2004-16	2	1	20.37	\$26,500
1164	417784	C018N012E26	ASLS 2004-16	3	1	9.23	\$16,600
1165	417785	C018N012E26	ASLS 2004-16	4	1	8.53	\$16,200
1166	417786	C018N012E26	ASLS 2004-16	5	1	19.22	\$24,000
1167	417787	C018N012E26	ASLS 2004-16	6	1	17.75	\$22,200
1168	417789	C018N012E26	ASLS 2004-16	8	1	13.20	\$15,800
1169	417790	C018N012E26	ASLS 2004-16	9	1	17.75	\$18,600
1170	417791	C018N012E26	ASLS 2004-16	1	2	9.10	\$11,800
1171	417792	C018N012E26	ASLS 2004-16	2	2	9.54	\$12,400
1172	417795	C018N012E26	ASLS 2004-16	5	2	19.23	\$22,100
1173	417796	C018N012E26	ASLS 2004-16	6	2	36.99	\$31,400
1174	417797	C018N012E26	ASLS 2004-16	7	2	37.57	\$31,900
1175	417798	C018N012E26	ASLS 2004-16	8	2	19.53	\$18,600
1176	417802	C018N012E26	ASLS 2004-16	4	3	9.10	\$11,800
1177	417803	C018N012E26	ASLS 2004-16	5	3	19.55	\$18,600



Township 18 North, Range 12 East, Section 26
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>.

