

South Thorne Bay Addition - ASLS 2006 - 72



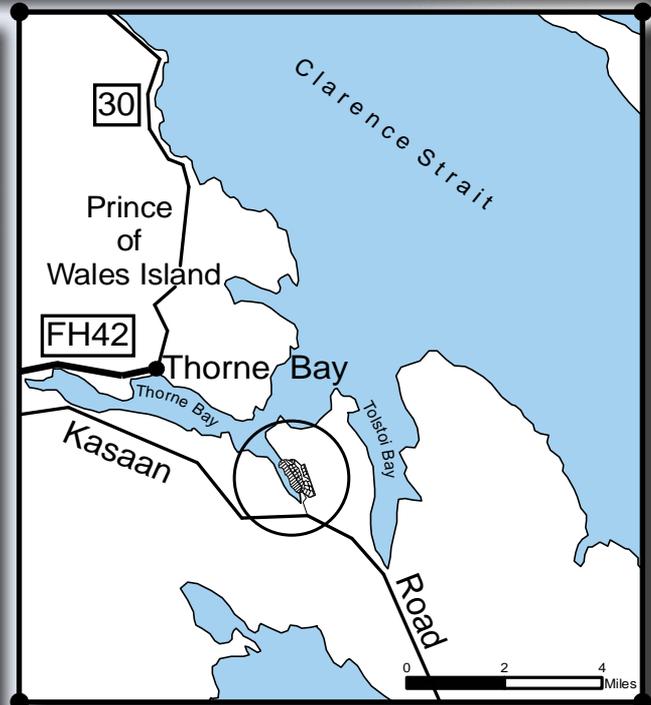
View north down Steep Road



Typical forest growth on South Thorne Bay parcel

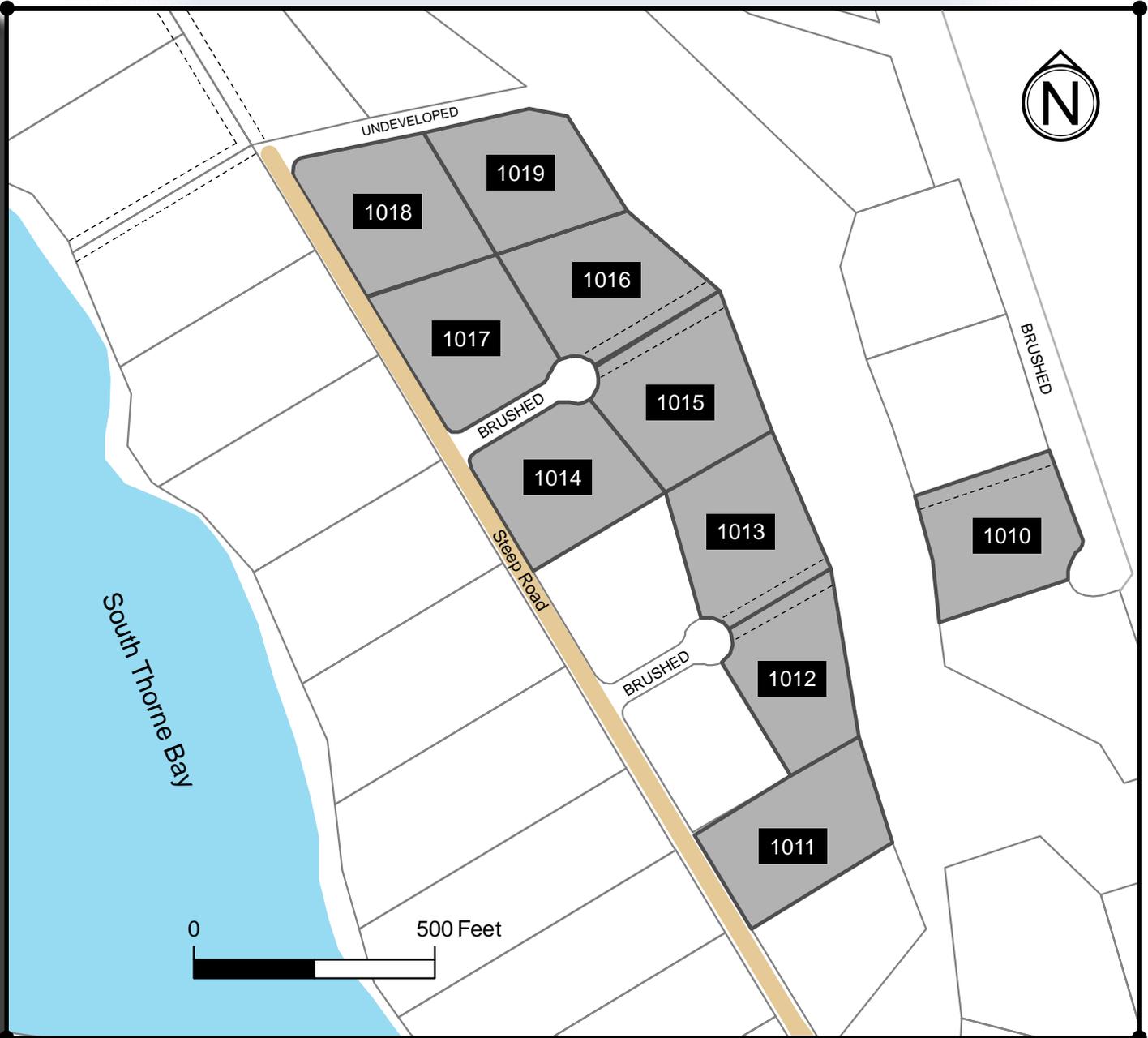


LOCATION
<p>The City of Thorne Bay is 47 air miles northwest of Ketchikan on the east coast of Prince of Wales Island. On the Prince of Wales Island road system, it lies 60 miles from Hollis and 36 miles east of the Klawock Junction.</p> <p>The South Thorne Bay Addition subdivision is located adjacent to the existing Thorne Bay State subdivision (ASLS 80-121) and is about 14 miles from the city center.</p>
ACCESS
<p>Legal access to the subdivision is provided by four rights-of-way: Steep Road, Jud Road, Stream Road, and the Truddy Spur Road. The Steep Road is a constructed gravel road that accesses saltwater and the Thorne Bay Subdivision and connects with the Prince of Wales Island road system. Stream Road, Jud Road, and Truddy Spur Road are brushed but are not constructed.</p> <p>The city of Thorne Bay will not be responsible for the construction or maintenance of roads within this subdivision.</p>
UTILITIES
<p>Electricity and telephone service are available from Alaska Power and Telephone. Purchasers will be responsible for extending the existing lines.</p> <p>There is no municipal water supply.</p> <p>See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
RESTRICTIONS
<p>Subject to all platted easements and reservations of record. See ASLS 2006-72. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.</p> <p>Contact the City of Thorne Bay by mail at, PO Box 19110, Thorne Bay, AK 99919, or by phone at 907-828-3380 for more information.</p>
MUNICIPAL AUTHORITY
<p>The parcels are located within the limits of the City of Thorne Bay which is the platting authority, and are subject to applicable local ordinances and property assessments.</p>
NOTES



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: plats.landrecords.info/.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1010	107743	C072S084E11	ASLS 2006-72	1.85	4	15	\$10,600
1011	107746	C072S084E11	ASLS 2006-72	1.91	2	18	\$20,000
1012	107748	C072S084E11	ASLS 2006-72	1.66	4	18	\$16,200
1013	107749	C072S084E11	ASLS 2006-72	1.88	5	18	\$16,200
1014	107751	C072S084E11	ASLS 2006-72	1.84	7	18	\$19,000
1015	107752	C072S084E11	ASLS 2006-72	2.01	8	18	\$15,400
1016	107753	C072S084E11	ASLS 2006-72	1.87	9	18	\$15,400
1017	107754	C072S084E11	ASLS 2006-72	1.93	10	18	\$19,000
1018	107755	C072S084E11	ASLS 2006-72	1.93	11	18	\$19,000
1019	107756	C072S084E11	ASLS 2006-72	1.78	12	18	\$15,400