

Tok Triangle, Phase II - ASLS 2007 - 15



Looking south along Midnight Sun Drive / Trapper Street on the eastern boundary of the Tok Triangle, Phase II Subdivision

LOCATION

The Tok Triangle Phase II subdivision is located two and a half miles southwest of the junction of the Alaska Highway and the Glenn Highway.

ACCESS

From the Glenn/Tok Cutoff Highway, access to the subdivision is by constructed roads Sled Dog Way and Mushers Way to Mukluk Avenue to Midnight Sun Drive/Trapper Street and then to Warbelow Avenue. The platted rights-of-way for Polaris Street and Scoby Way have been cleared but the roads have not been constructed.

UTILITIES

Electricity is available along Midnight Sun Drive and Borealis Avenue. Purchasers will be responsible for extending the existing power lines.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

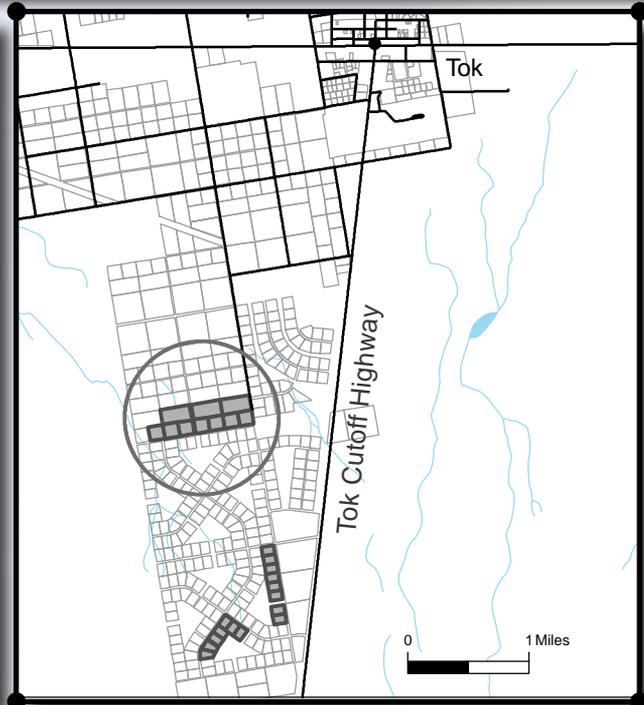
Subject to all platted easements and reservations of record, see ASLS 2007 - 15

MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

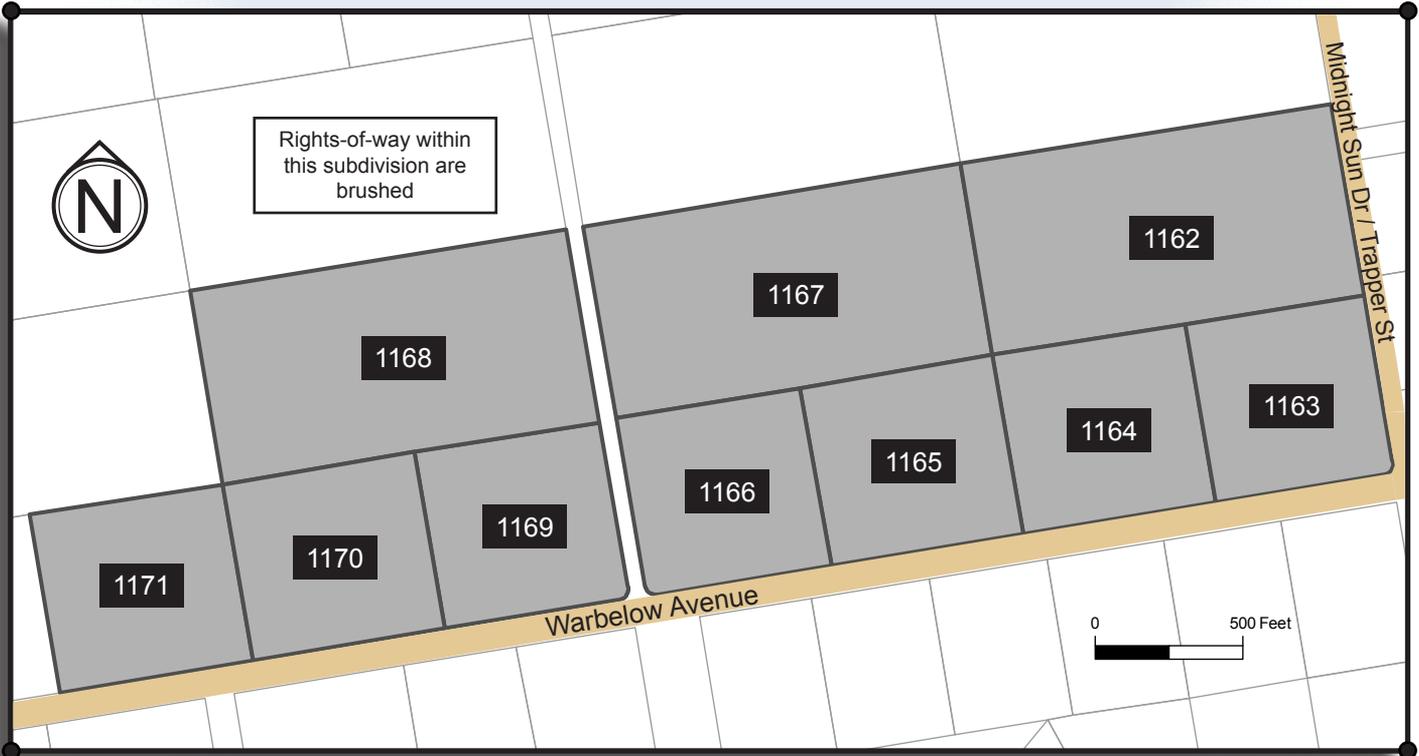
NOTES

This parcel is located in a "Critical" Protection fire management option area. See pages 10-11 for more information.

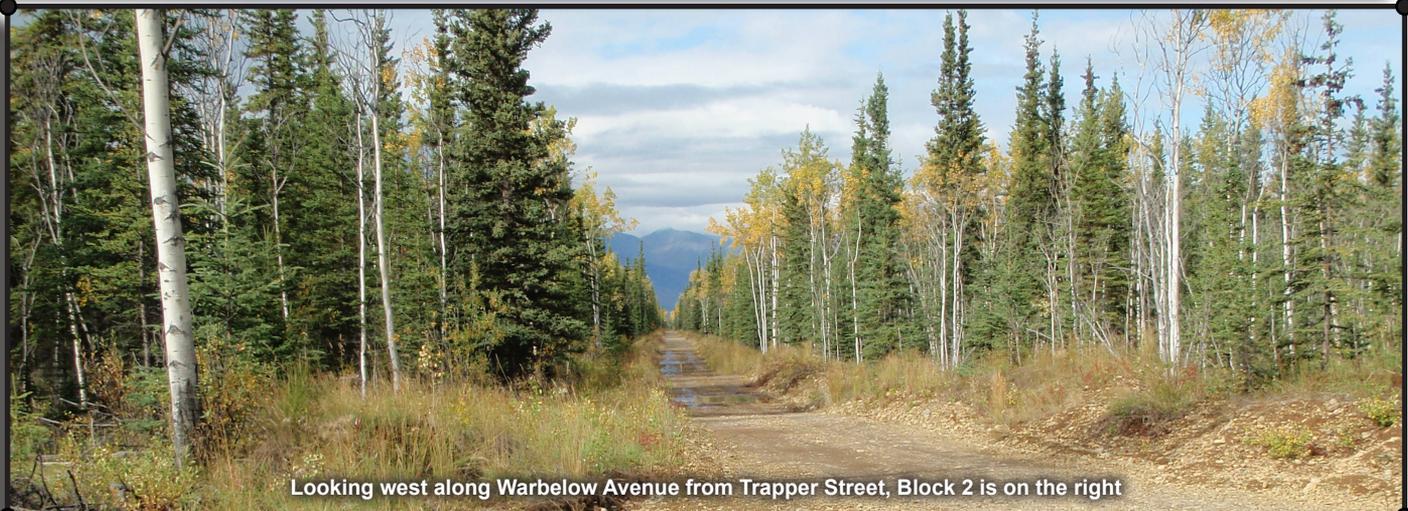


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural 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
1162	418616	C018N012E35	ASLS 2007 - 15	19.26	3	2	\$23,100
1163	418617	C018N012E35	ASLS 2007 - 15	8.54	4	2	\$13,900
1164	418618	C018N012E35	ASLS 2007 - 15	9.25	5	2	\$12,000
1165	418619	C018N012E35	ASLS 2007 - 15	9.25	6	2	\$12,000
1166	418620	C018N012E35	ASLS 2007 - 15	8.83	7	2	\$11,700
1167	418621	C018N012E35	ASLS 2007 - 15	19.57	8	2	\$17,300
1168	418628	C018N012E35	ASLS 2007 - 15	19.56	3	3	\$17,300
1169	418629	C018N012E35	ASLS 2007 - 15	8.82	4	3	\$11,700
1170	418630	C018N012E35	ASLS 2007 - 15	9.25	5	3	\$12,000
1171	418631	C018N012E35	ASLS 2007 - 15	9.24	6	3	\$12,000



Looking west along Warbelow Avenue from Trapper Street, Block 2 is on the right