

Cascaden - ASLS 86 - 98



View to the southeast from the Cascaden Subdivision

**LOCATION**

Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between mile 77 and mile 82 of the Elliott Highway.

**ACCESS**

Access to the subdivision is via the Elliott Highway and then via Last Chance Road, which intersects the Elliott Highway at approximately Milepost 78.2, or Monitor Way, which intersects the Elliott Highway at approximately Milepost 77. Last Chance Road has been partially constructed through Block 6 and Monitor Way has been partially constructed to the intersection with Virginia City Way; be careful to avoid trespassing on driveways leading from Last Chance Road or Monitor Way to privately owned lots. Where not yet constructed, the centerlines of Last Chance Road and Monitor Way have been cleared of vegetation to better locate the rights-of-way.

**UTILITIES**

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 (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 86-98. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active.

Parcels 1134, 1135, 1137, 1138, 1140, and 1143 are subject to a 20' public non-motorized trail easement along some parcel boundaries; see easements on ASLS 86-98.

No lots will have direct access to the Elliott Highway. Driveways must be established from dedicated rights-of-way within the subdivision.

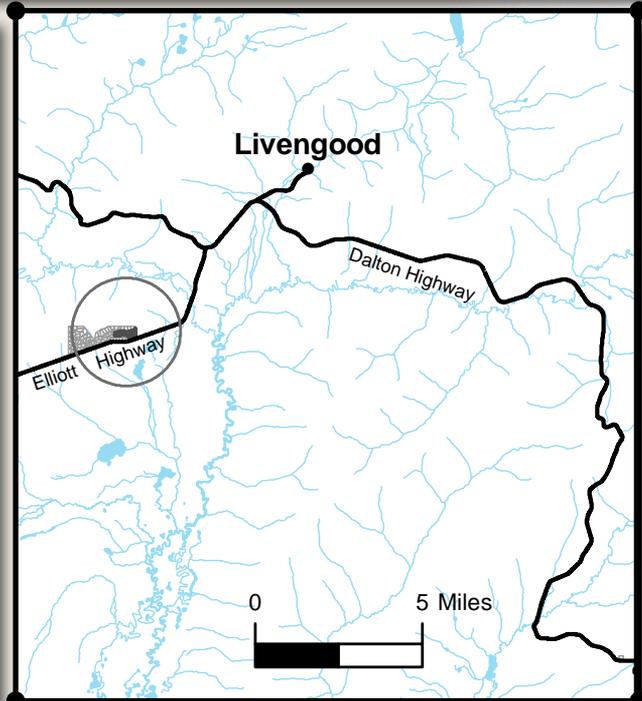
These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

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

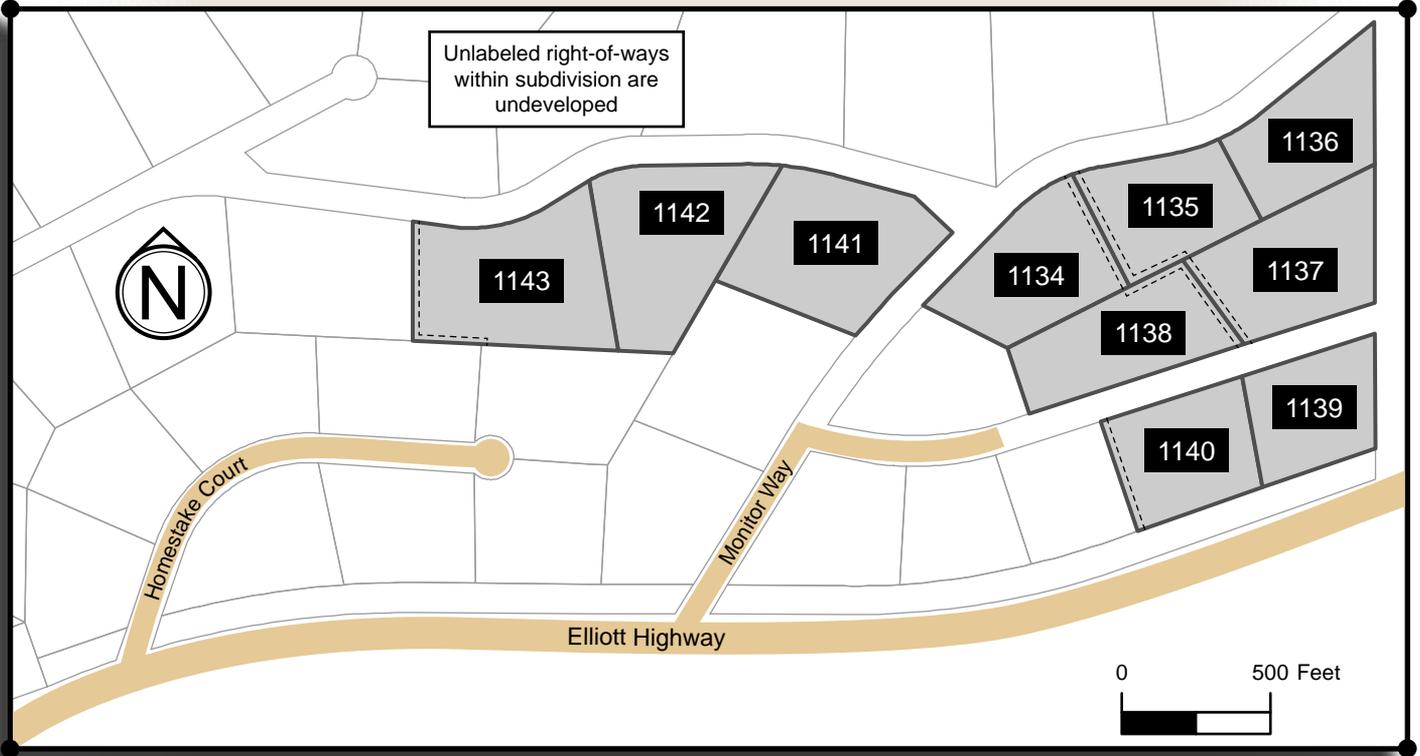
**NOTES**

Fire Management Option - Full Protection - see page 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: <http://dnr.alaska.gov/Landrecords/>

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1134	413683	F007N006W11	ASLS 86-98	4.833	2	9	\$8,500.00
1135	413684	F007N006W11	ASLS 86-98	4.174	3	9	\$7,900.00
1136	413685	F007N006W11	ASLS 86-98	4.284	4	9	\$7,100.00
1137	413702	F007N006W11	ASLS 86-98	5.274	5	9	\$9,300.00
1138	413703	F007N006W11	ASLS 86-98	4.684	6	9	\$8,200.00
1139	413700	F007N006W11	ASLS 86-98	3.736	5	8	\$7,500.00
1140	413699	F007N006W11	ASLS 86-98	4.189	4	8	\$8,000.00
1141	413679	F007N006W11	ASLS 86-98	6.26	6	7	\$11,400.00
1142	413680	F007N006W11	ASLS 86-98	6.077	7	7	\$10,200.00
1143	413681	F007N006W10,11	ASLS 86-98	6.591	8	7	\$10,400.00

