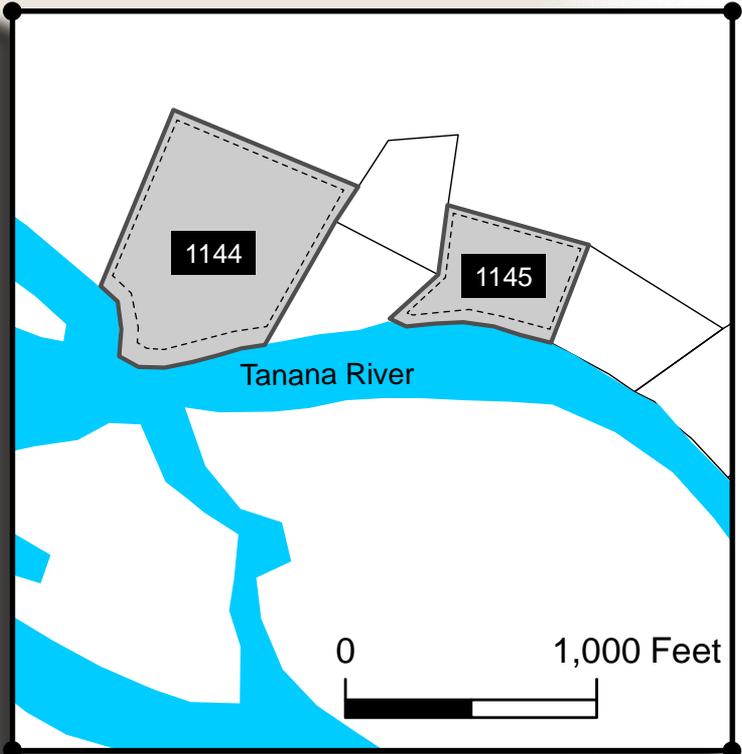
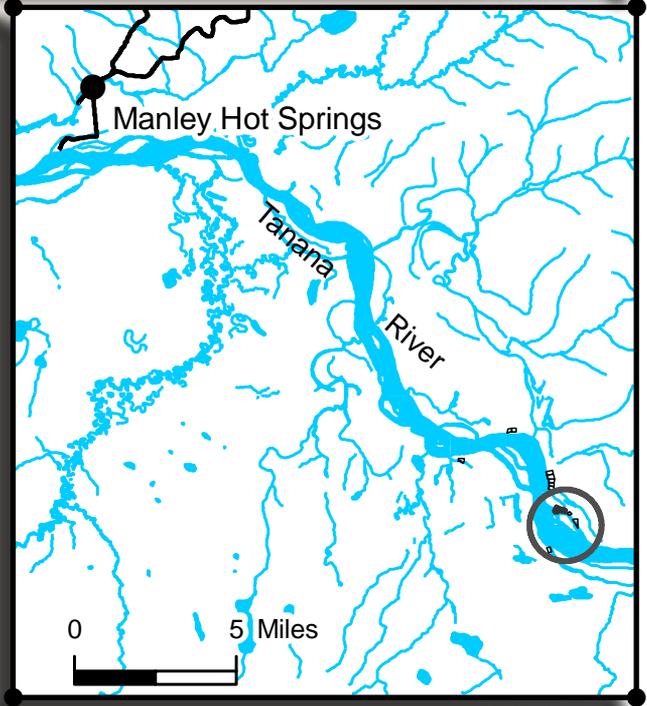


Dugan Hills - ASLS 2005 - 26

PARCEL #	1144	1145
AK DIVISION OF LANDS (ADL) #	417241	417385
MERIDIAN TOWNSHIP RANGE SECTION	F001S013W22	F001S013W22
SURVEY	ASLS 2005-26	ASLS 2005-26
ACRES	14.91	5
TRACT	B	C
MINIMUM BID	\$29,100	\$15,000



LOCATION
The Dugan Hills remote area is located adjacent to the Tanana River, approximately 13 miles south-east of Manley Hot Springs and west of the Kantishna River.
ACCESS
Access is by boat along the Tanana River during the summer and by snowmachine, dogteam and ski-plane during the winter months.
UTILITIES
None.
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 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
These parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. In addition, the Tanana River has 50-foot public access easement within a 100-foot scenic easement. Both are inland from the ordinary high water mark.
Subject to all platted easements and reservations of record. Please see ASLS 2005 - 26 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
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 area is surrounded by the Tanana Valley State Forest.
The Tanana River is a tributary of the Yukon River.



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/>