

Tok Triangle Phase III - ASLS 2008 - 41



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

LOCATION

The Tok Triangle Phase III 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.

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 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 2008-41

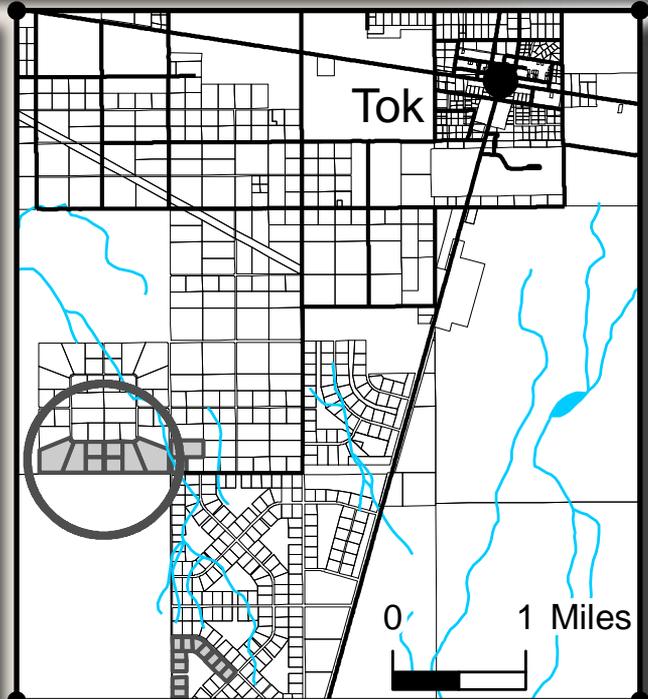
Parcel 1194 is subject to a 100-foot building setback.

MUNICIPAL AUTHORITY

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

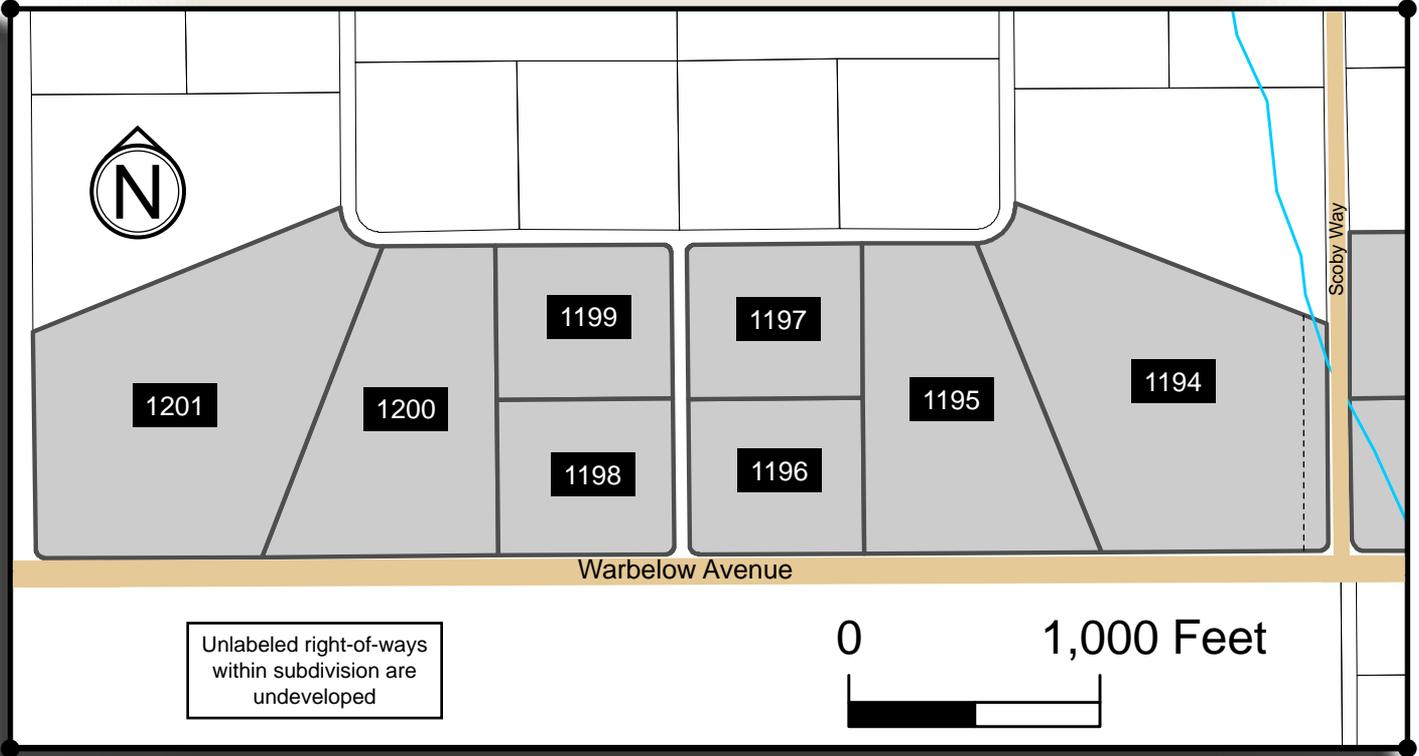
NOTES

These parcels are located in a "Critical" Protection fire management option area. 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 |
|----------|------------------------------|---------------------------------|--------------|-------|-----|-------|-------------|
| 1194 | 419058 | C018N12E34 | ASLS 2008-41 | 30.58 | 3 | 2 | \$25,000 |
| 1195 | 419059 | C018N12E34 | ASLS 2008-41 | 20 | 4 | 2 | \$18,900 |
| 1196 | 419060 | C018N12E34 | ASLS 2008-41 | 10 | 5 | 2 | \$12,600 |
| 1197 | 419061 | C018N12E34 | ASLS 2008-41 | 10 | 6 | 2 | \$12,000 |
| 1198 | 419062 | C018N12E34 | ASLS 2008-41 | 10 | 1 | 3 | \$12,600 |
| 1199 | 419063 | C018N12E34 | ASLS 2008-41 | 10 | 2 | 3 | \$12,000 |
| 1200 | 419064 | C018N12E34 | ASLS 2008-41 | 20.01 | 3 | 3 | \$18,900 |
| 1201 | 419065 | C018N12E34 | ASLS 2008-41 | 30.58 | 4 | 3 | \$25,000 |



Looking north along Scoby way, Parcel 1194 is on the left