

Cascaden - ASLS 86 - 98



Looking west along Bedrock Drive

**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 to individual parcels via platted right-of-ways.

**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 State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure 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 and incorporated.

Parcels 1345, 1346, 1350, 1351, 1352, and 1353 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.

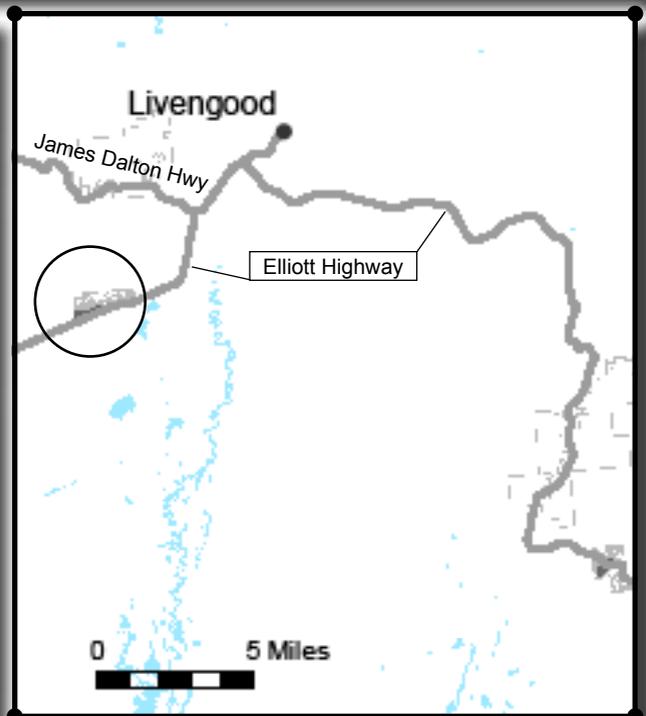
These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

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

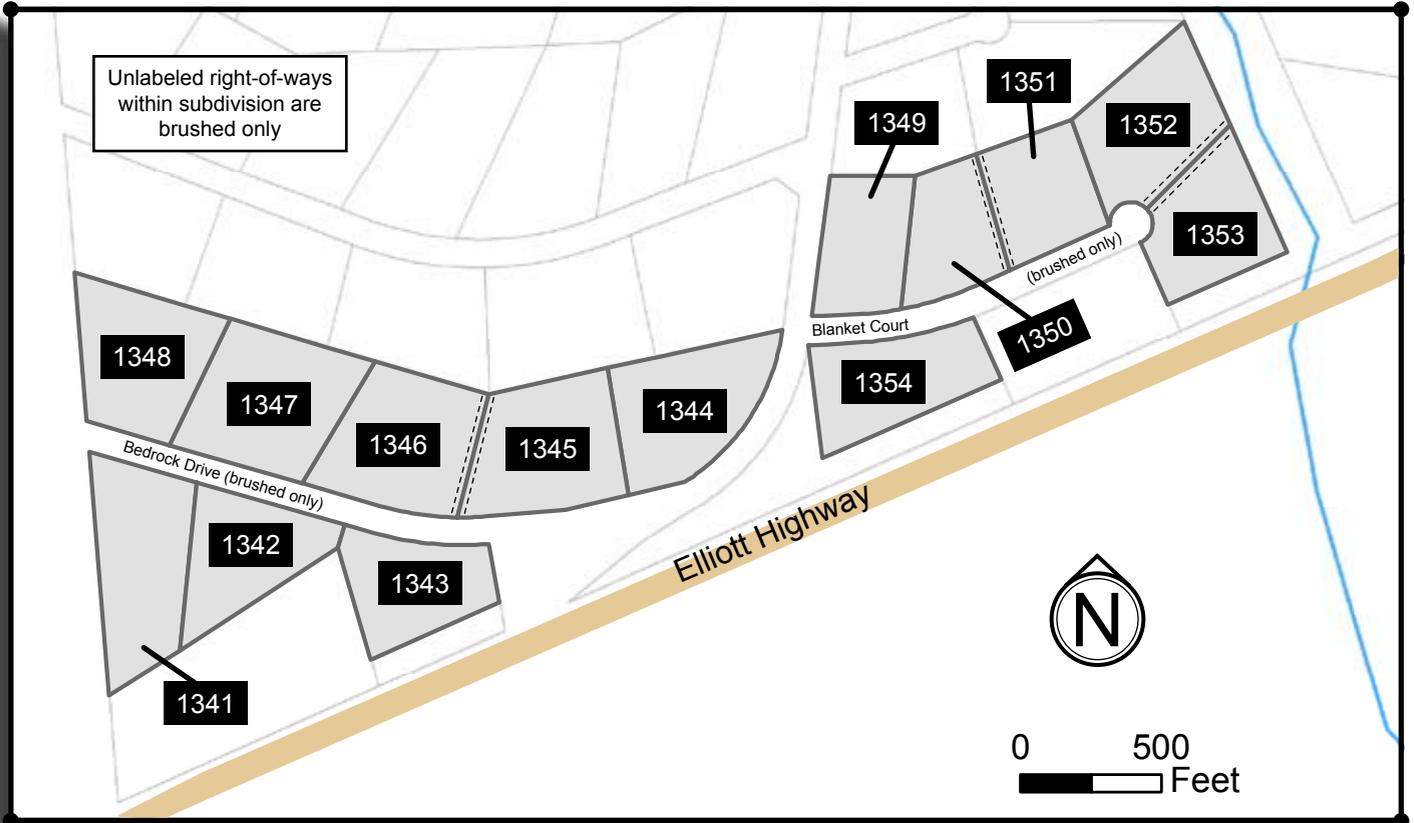
**NOTES**

Fire Management Option - Full Protection - see page 12 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. Information is made available at the Department of Natural Resources Public information centers 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
1341	419364	F007N006W9	ASLS 86-98	5.40	1	1	\$10,100
1342	419365	F007N006W9	ASLS 86-98	4.126	2	1	\$8,400
1343	419366	F007N006W9	ASLS 86-98	3.92	3	1	\$8,000
1344	419367	F007N006W9	ASLS 86-98	5.08	6	2	\$9,700
1345	419368	F007N006W9	ASLS 86-98	5.36	7	2	\$10,000
1346	419369	F007N006W9	ASLS 86-98	5.41	8	2	\$10,100
1347	419370	F007N006W9	ASLS 86-98	5.79	9	2	\$10,600
1348	419371	F007N006W9	ASLS 86-98	5.09	10	2	\$9,700
1349	419372	F007N006W9,10	ASLS 86-98	3.47	6	5	\$7,500
1350	419373	F007N006W10	ASLS 86-98	3.23	7	5	\$7,200
1351	419374	F007N006W10	ASLS 86-98	3.54	8	5	\$7,700
1352	419375	F007N006W10	ASLS 86-98	4.89	9	5	\$9,400
1353	419376	F007N006W10	ASLS 86-98	4.21	10	5	\$8,500
1354	419377	F007N006W9,10	ASLS 86-98	4.43	11	5	\$8,800

