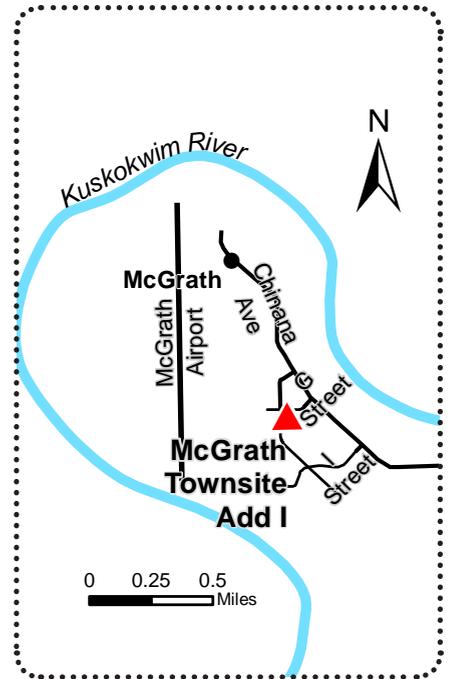
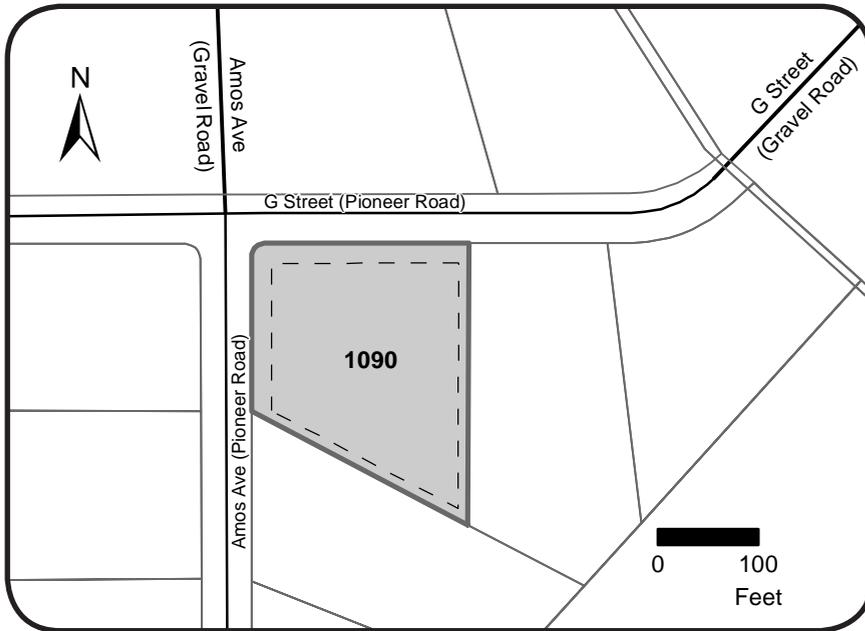




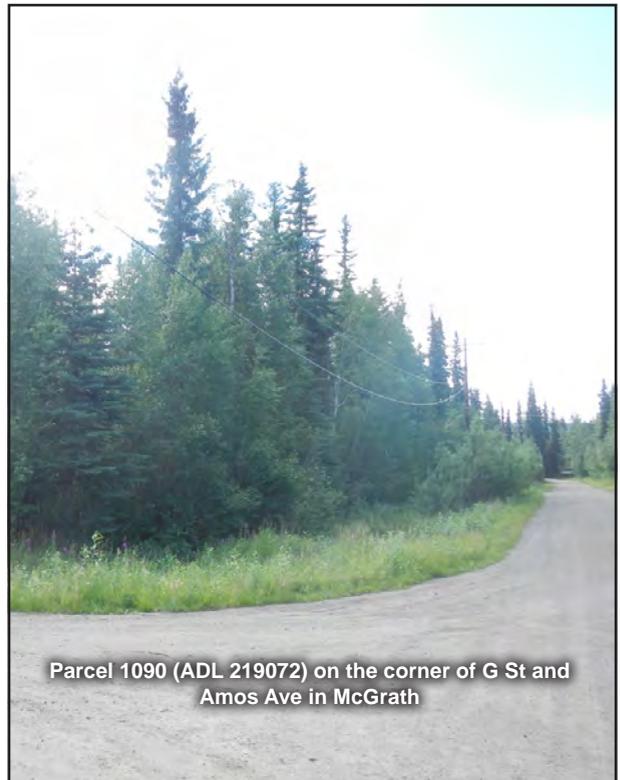
McGrath Townsite Add I



Southwest
AK

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1090	219072	1.12	3	2	\$14,000

LOCATION
This parcel is located in McGrath.
ACCESS
Access is by gravel roads within McGrath.
RIGHT-OF-WAY STATUS
The rights-of-way are established gravel roads.
SURVEY & MTRS
McGrath Townsite Add I is survey ASLS 83-199, located in S033N033W17. The survey has been filed as plat 84-1 in the Mt McKinley Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the City of McGrath and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the city for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the roads. Purchaser may need to extend the lines at their own expense.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on May 25, 1984 in the Mt McKinley Recording District.



Parcel 1090 (ADL 219072) on the corner of G St and Amos Ave in McGrath

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.