

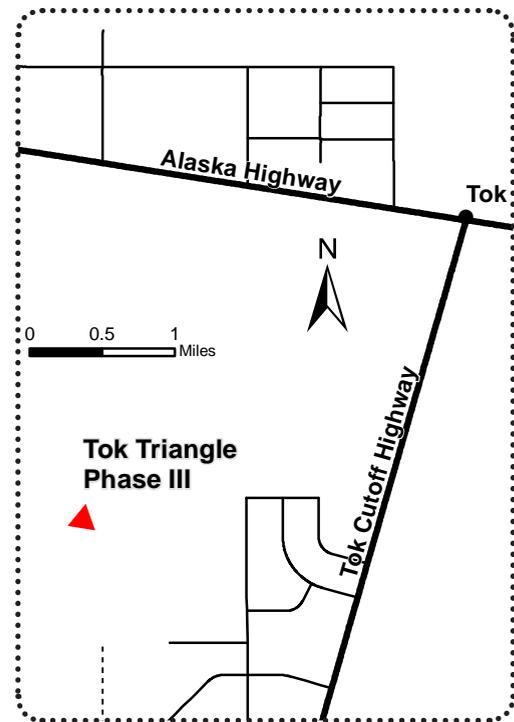


Tok Triangle Phase III



Looking south along Scoby Way (a brushed trail). Parcels 1200 and 1201 (ADLs 419053 and 419054) are on the right.

LOCATION
Tok Triangle Phase III is located 4 miles southwest of Tok.
ACCESS
Access is from the Alaska Highway via Scoby Way, west of milepost 1316. Scoby Way is a gravel road for the first mile south of the highway, then becomes a widely brushed trail for the last mile to the subdivision. The section line easements along the northern and eastern edges of the subdivision are cleared 5-10 feet wide.
RIGHT-OF-WAY STATUS
The section lines along the northern and eastern edges of the subdivision are brushed trails and were driveable in June of 2015. The interior rights-of-way have been brushed but were too narrow to drive a vehicle.
SURVEY & MTRS
Tok Triangle Phase III is survey ASLS 2008-41, located in C018N012E34. The survey has been filed as plat 2010-59 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Parcels 1200 and 1201 (ADLs 419053 and 419054) are subject to a 100 foot building setback from the eastern lot line. 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 does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical 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. There are no utilities (electric, phone, internet, etc.) currently in this area.



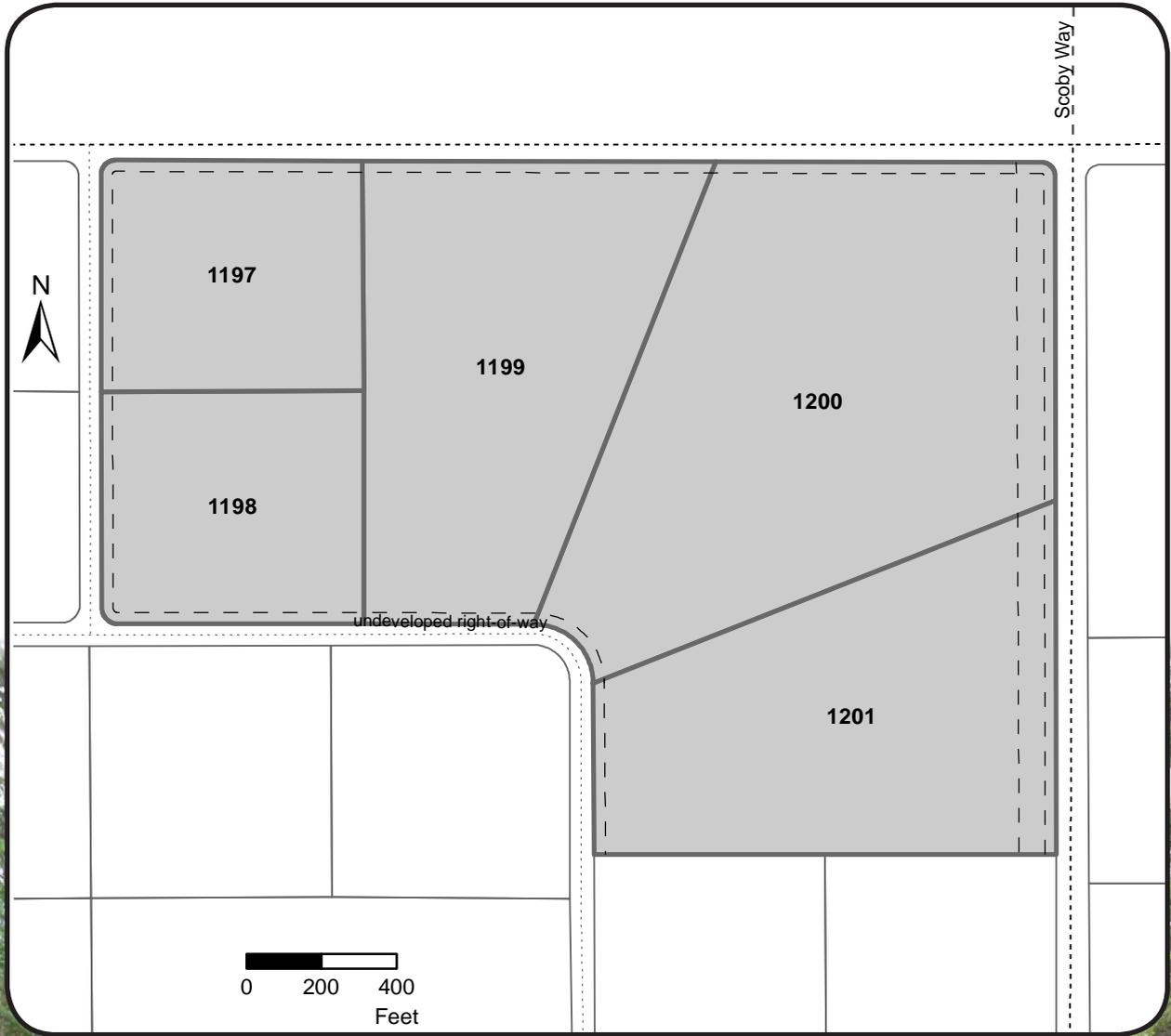
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Richardson,
AK Highways



Tok Triangle Phase III

- Southwest AK
- Richardson, AK Highways
- Interior Remote
- General Information
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kodiak
- Mat-Su Road
- Southeast AK



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1197	419050	10	1	1	\$13,000
1198	419051	10	2	1	\$12,400
1199	419052	20.01	3	1	\$19,500
1200	419053	30.58	4	1	\$25,800
1201	419054	20.01	5	1	\$19,500

Parcel 1200 (ADL 419053)