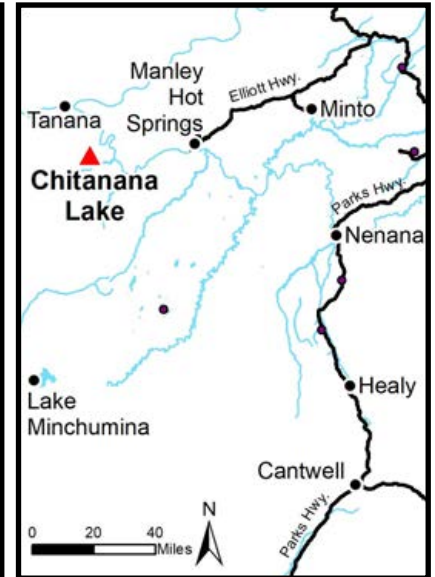
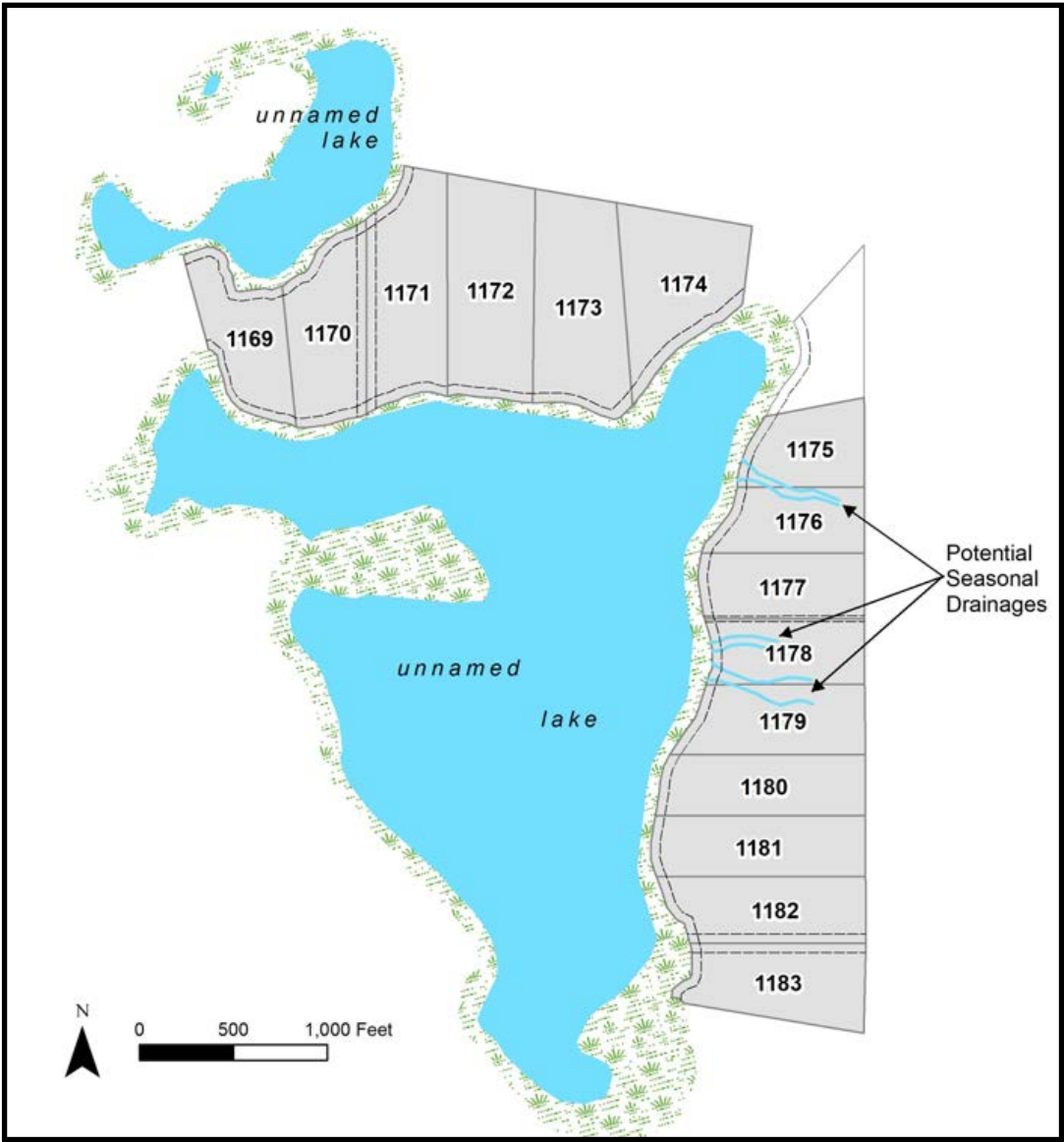


CHITANANA LAKE



Location	Chitanana Lake Subdivision is located approximately 20 miles southeast of the village of Tanana and 35 miles west of Manley Hot Springs. The subdivision is located on the northern and eastern shoreline of the lake.
Access	Primary access to the area is by float or ski plane. All parcels are accessed directly from the large unnamed lake. It may be possible to access the area via snowmachine during the winter.
Utilities	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electricity, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Fires within this area are typically suppressed early in the fire season but allowed to burn after a conversion date, usually around July 10th. Protection of improvements in the area will be conducted according to the State of Alaska Cabin Protection Policy. However, there is no guarantee of fire protection for remote parcels or improvements.
Notes	In the summer of 2018, a large wildland fire burned the area of Chitanana Lake Subdivision. All parcels in this auction were affected by the fire. Parcels 1175, 1176, 1178, & 1179 may have seasonal drainages. See plat for details. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include but are not limited to, section line and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 50ft public access easement and 50ft building setback, upland from the ordinary high water mark of both lakes. Parcels 1177 & 1178 have 30ft pedestrian easements. Parcels 1170, 1171, 1182 & 1183 have a 50ft Section Line Easement. See Plat for details.
Survey and MTRS	Chitanana Lake is ASLS 2019-20, located in Sections 10, 11 & 14, Township 1 North, Range 21 West, Fairbanks Meridian. The survey has been filed as Plat 2022-2 in the Manley Hot Springs Recording District.
Rights-of-Way	None. Legal access to all lots is from the water of the large unnamed lake.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1169	422404	1	7.35	\$16,900
1170	422405	2	8.89	\$20,400
1171	422406	3	11.24	\$22,200
1172	422407	4	12.16	\$23,500
1173	422408	5	12.50	\$23,600
1174	422409	6	10.73	\$21,500
1175	422312	8	5.98	\$15,400
1176	422313	9	6.08	\$15,700

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1177	422314	10	7.02	\$16,100
1178	422315	11	6.62	\$16,400
1179	422316	12	8.04	\$18,500
1180	422317	13	8.11	\$18,700
1181	422318	14	8.46	\$19,500
1182	422319	15	8.17	\$18,800
1183	422320	16	8.94	\$20,600

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.