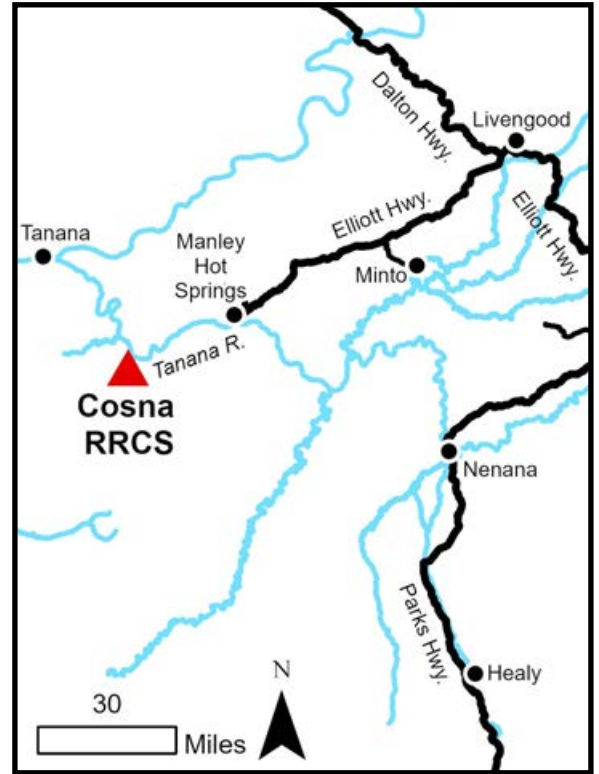
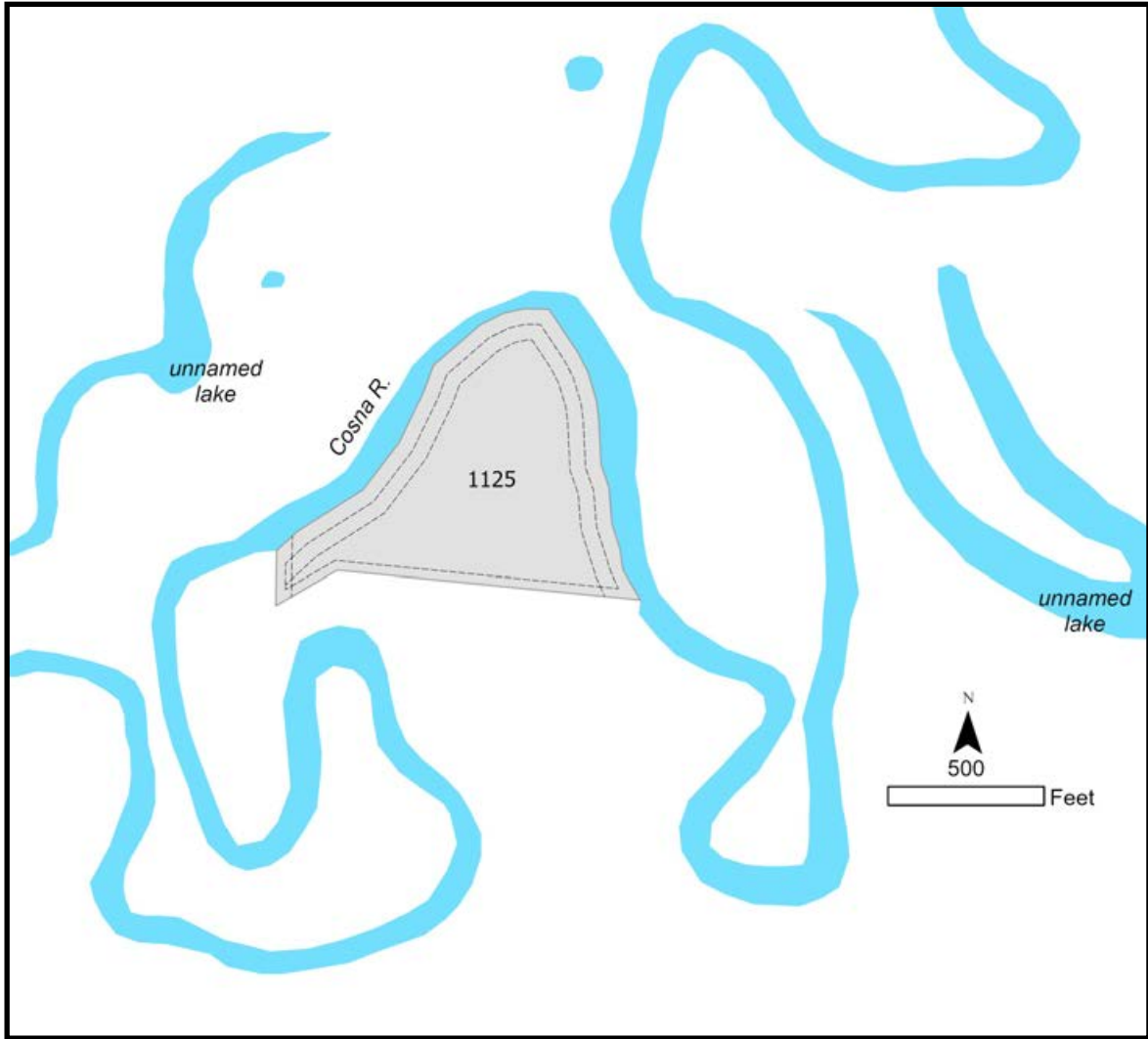


COSNA RRCS



Location	Cosna RRCS is located on the Cosna River approximately 110 miles west of Fairbanks and 25 miles southwest of Manley Hot Springs.
Access	Access is to the parcel is by boat or snowmachine from the Tanana River to the Cosna River. The parcel has river frontage along the Cosna River.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, 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 Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. The ordinary high water line of the Cosna River forms the true bounds of the river front lot lines.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements 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. The western most lot line has a 50ft section line easement. There is a 100ft building setback from the ordinary high water line of the Cosna River. There is a 50ft public access easement along the riverfront lot line and a 30ft public access and utility easement along all other lot lines. Please see plat for details.
Survey and MTRS	Cosna RRCS is survey ASLS 2006-20, located in Section 19, Township 1 South, Range 19 West, Fairbanks Meridian. The survey has been recorded as Plat 2008-3 in the Manley Hot Springs Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1125	417567	A	14.41	\$24,600

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.