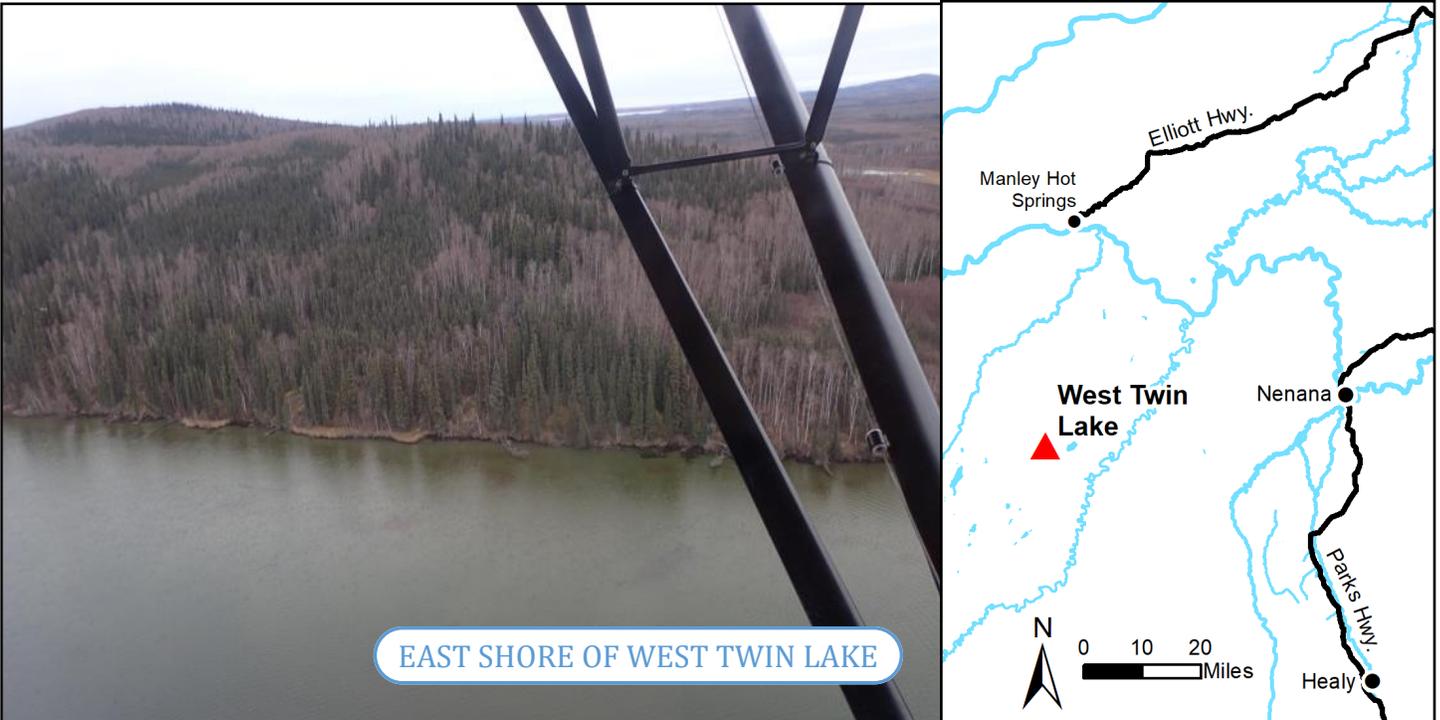
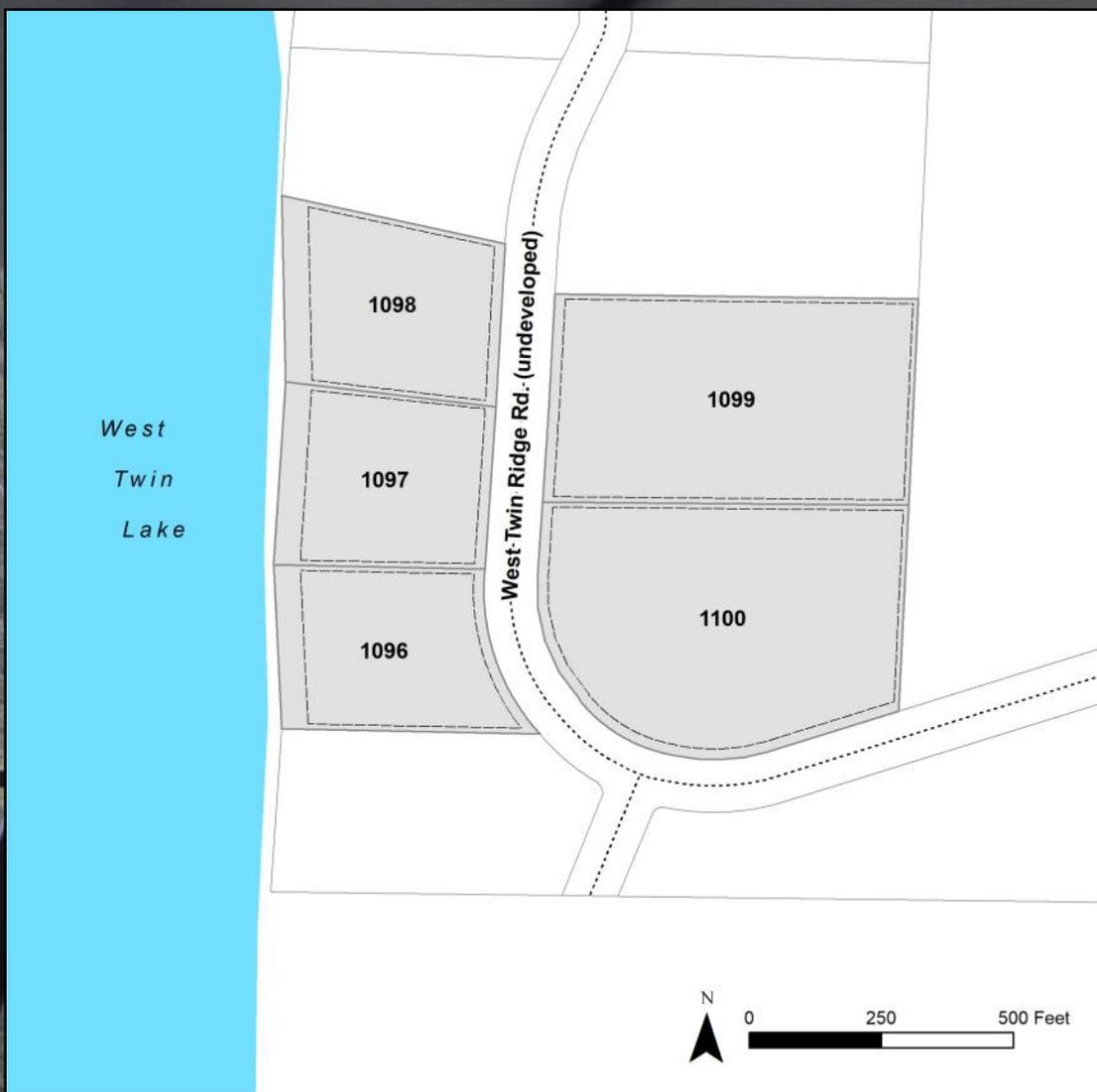


# WEST TWIN LAKE



EAST SHORE OF WEST TWIN LAKE

Location	West Twin Lake is located approximately 40 miles south of Manley Hot Springs and 95 miles west of Fairbanks.
Access	Access to parcels in Block 1 is primarily by plane, either ski or float depending on the season and local conditions. Access to parcels within Block 2 is fly-in, then overland.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in “General Information.” There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Notes	Parcels within this subdivision may contain wetlands and may require a U.S. Army Corps of Engineers permit prior to the placement of fill materials into these areas. Contact with the U.S. Army Corps of Engineers should be made prior to commencing construction.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	West Twin Lake is survey ASLS 81-219, located in Section 31, Township 5 South, Range 16 West, Fairbanks Meridian. This survey has been filed as amended plat 82-140 in the Fairbanks Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.
Homeowner’s Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the West Twin Lake Homeowner’s Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 275, Page 70, on September 22, 1982, Fairbanks Recording District, as document #1982-019183-0.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1096	420629	2	1	3.060	\$14,400
1097	420630	3	1	3.029	\$14,400
1098	420631	4	1	3.124	\$14,400
1099	420633	2	2	6.333	\$4,100
1100	420632	1	2	6.879	\$4,400

*Note: Maps and photos included in this brochure are for graphic and visual representation only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and 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/> and <http://landsales.alaska.gov>.*