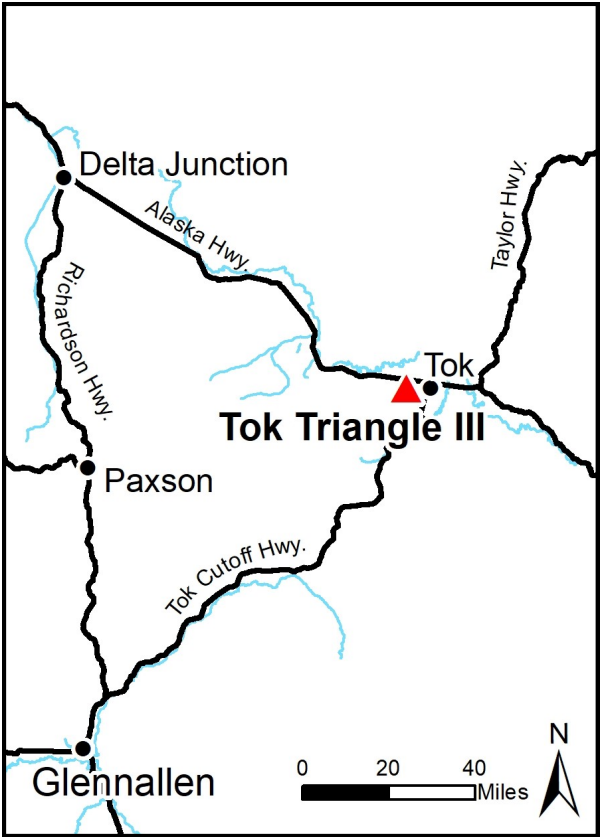
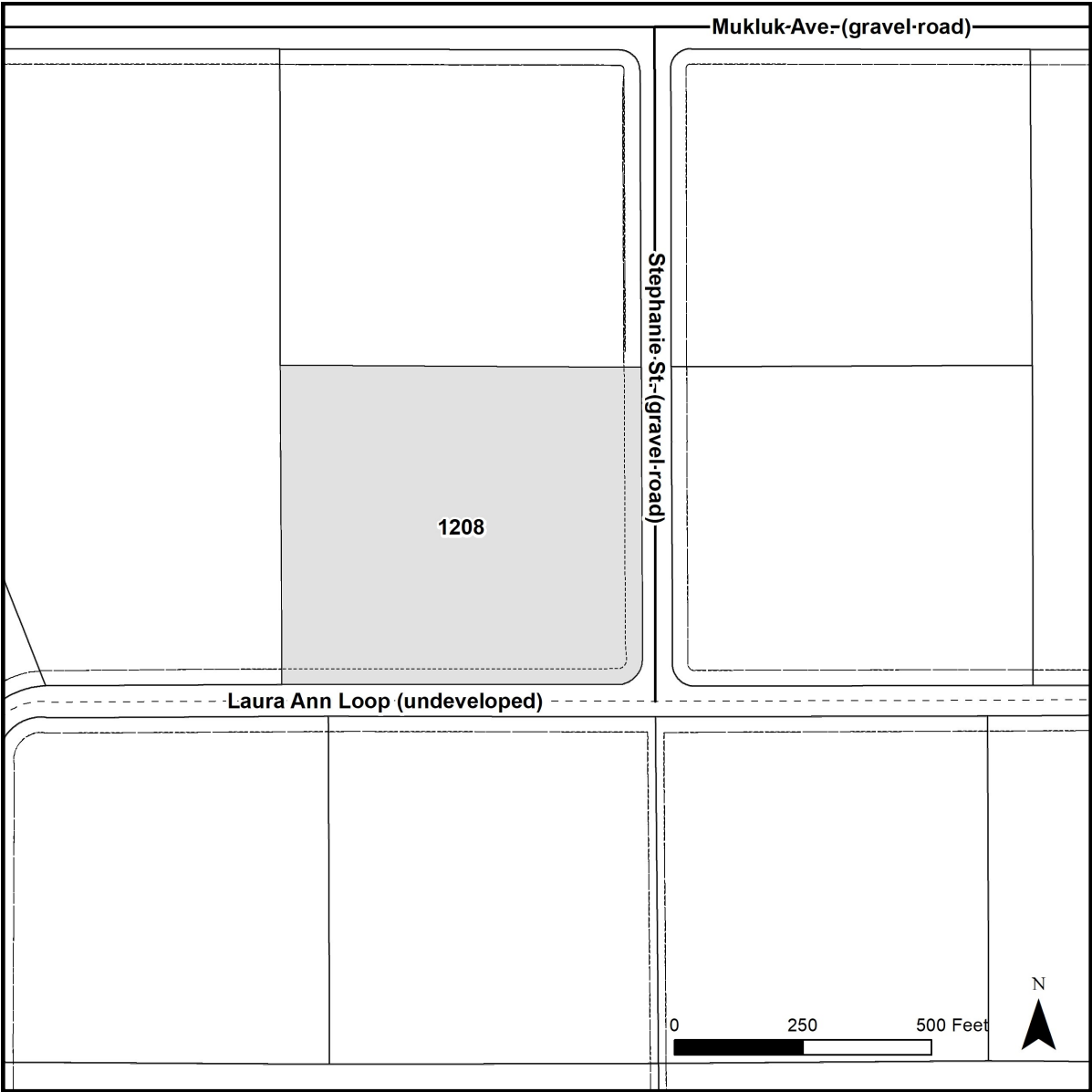


# TOK TRIANGLE PHASE III



Location	Tok Triangle Phase III is located approximately 5 miles south of the Alaska Hwy. and three miles west of the Tok Cutoff Hwy.
Access	Road access from the Alaska Hwy., near mile 1315.5, south onto Scoby Way, west onto Mukluk Ave., and south onto Stephanie St.
Utilities	There is no municipal water supply or sewer system. Please see 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.
Local Government	Tok Triangle III is located within the Unorganized Borough and subject to the State of Alaska platting authority.
Fire	This area is in the Critical Fire Management Option. See the “Wildland Fires and Burn Permits” section of this brochure for details.
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. This parcel has a 30-ft public utility easement along the east and south lots lines.
Survey and MTRS	Tok Triangle III is survey ASLS 2008-41, located in Section 34, Township 18 North, Range 12 East, Copper River Meridian. The survey has been recorded as plat 2010-59 in the Fairbanks Recording District.
Rights-of-Way	Stephanie St. is developed to parcel 1208. Other rights-of-way are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1208	419075	7	4	10.00	\$18,600

*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.*