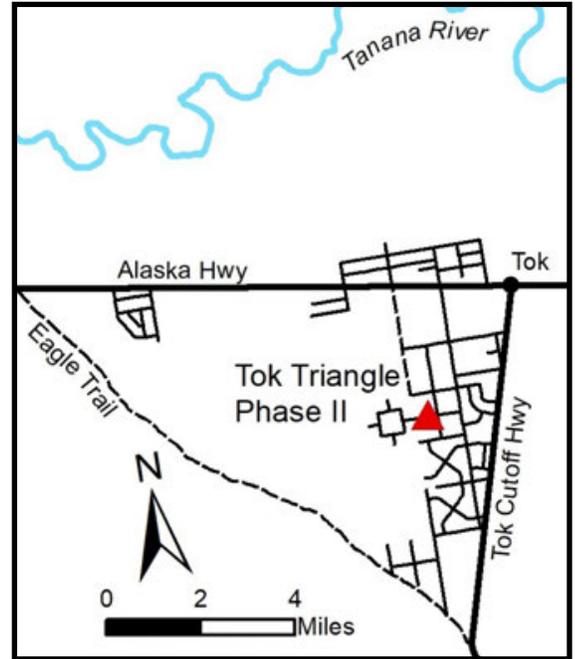


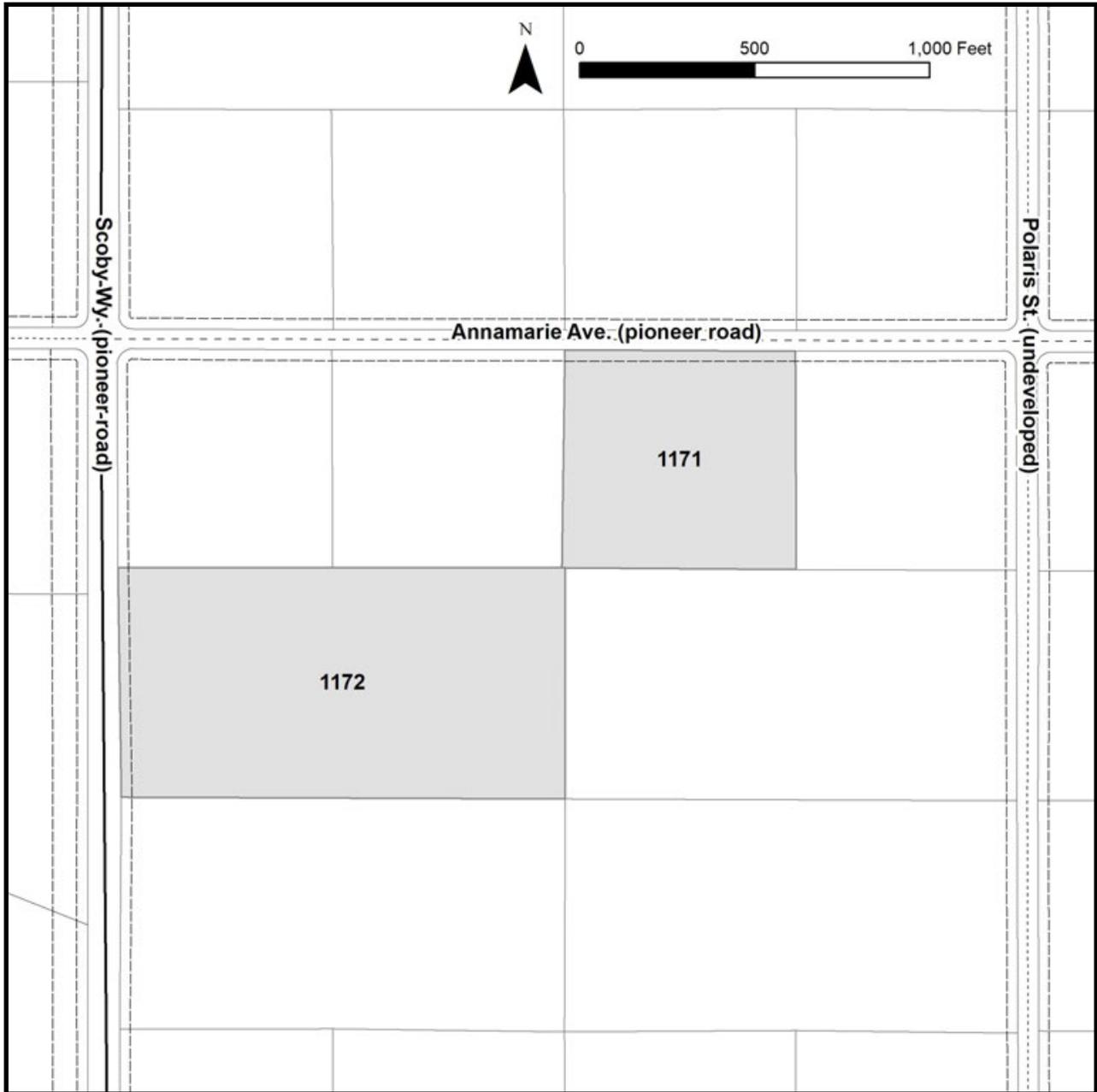
TOK TRIANGLE PHASE II



Road accessible parcels near Tok



Location	Tok Triangle Phase II parcels are located approximately 3 miles south of the Alaska Hwy and 3 miles west of the Tok Cutoff.
Access	Access to the parcels is through a series of dirt and gravel roads from the west side of the Tok Cutoff or the south of the Alaska Hwy. From the Alaska Hwy travel south on Midnight Sun Dr or Scoby Way, which are gravel roads. Scoby Way becomes a pioneer road north of the parcels. Parcel 1171 is accessed along Scoby Way. Parcel 1172 is accessed from Annamarie Ave, also a pioneer road.
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 Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	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, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Both parcels have 30ft utility easements along rights-of-ways.
Survey and MTRS	Tok Triangle Subdivision is ASLS 2007-15, located in Section 35, Township 18 North, Range 12 East, Copper River Meridian. The survey has been filed as Plat 2009-62 in the Fairbanks Recording District.
Rights-of-way	Rights-of-way within the subdivision are a mix of gravel, dirt, pioneer roads. Scoby Way and Annamarie Ave are pioneer roads.



PARCEL #	AK DIVISION OF LANDS	LOT	BLOCK	ACRES	MINIMUM BID
1171	418637	12	3	9.55	\$20,100
1172	418634	9	3	19.25	\$29,100

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.