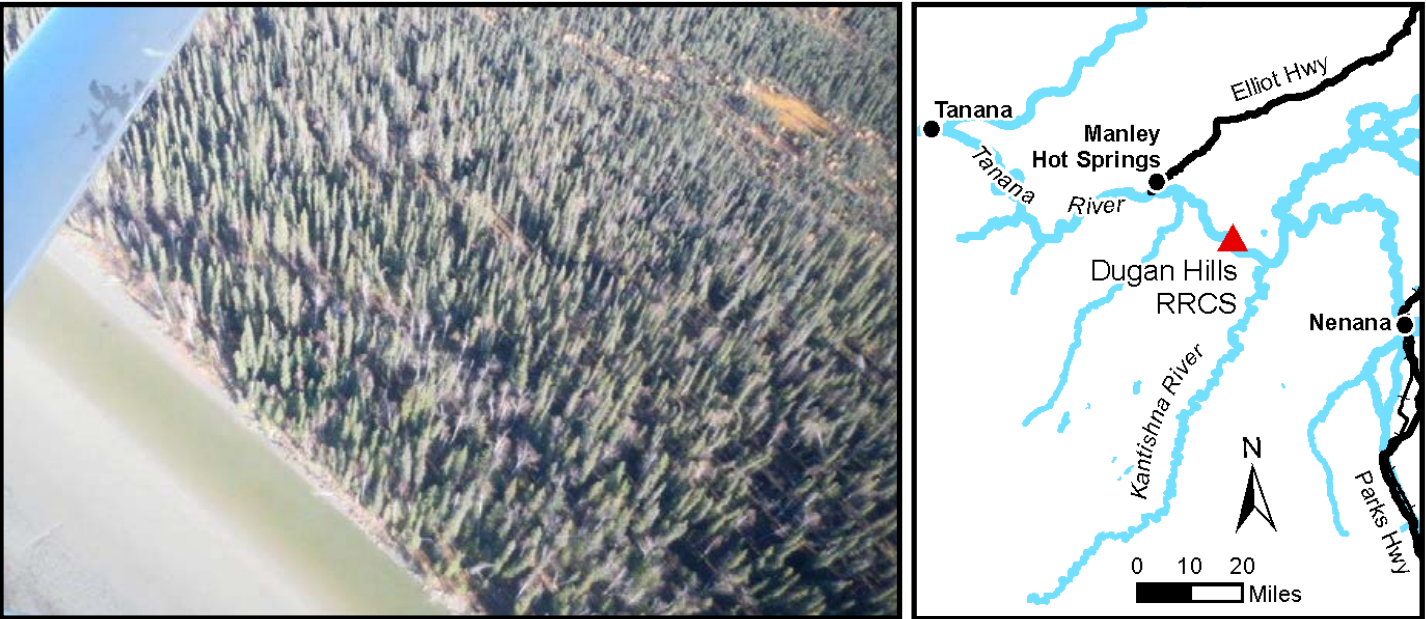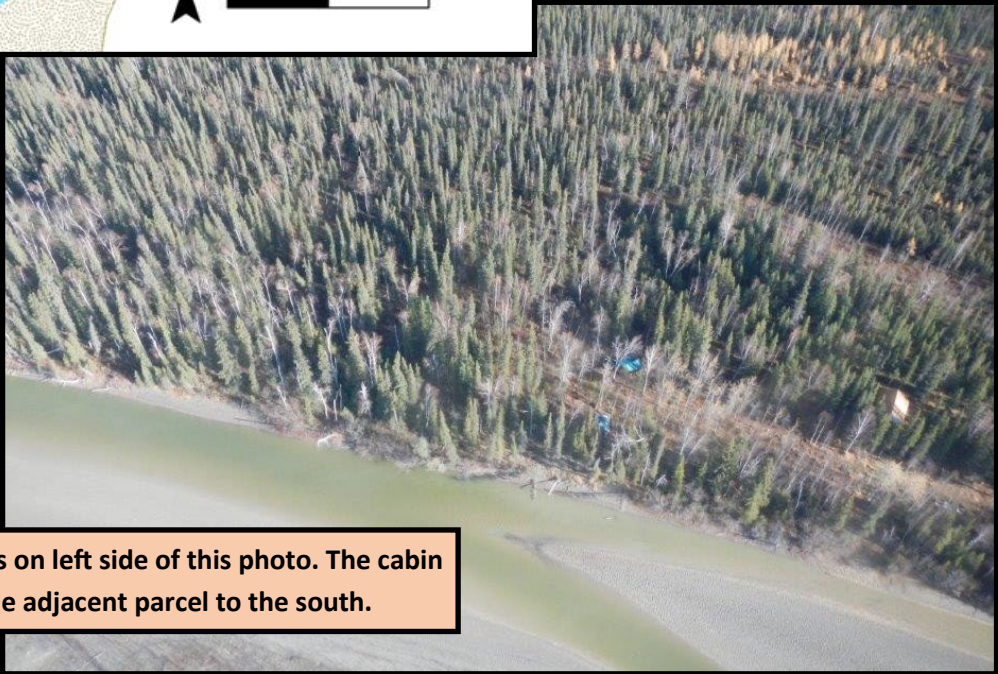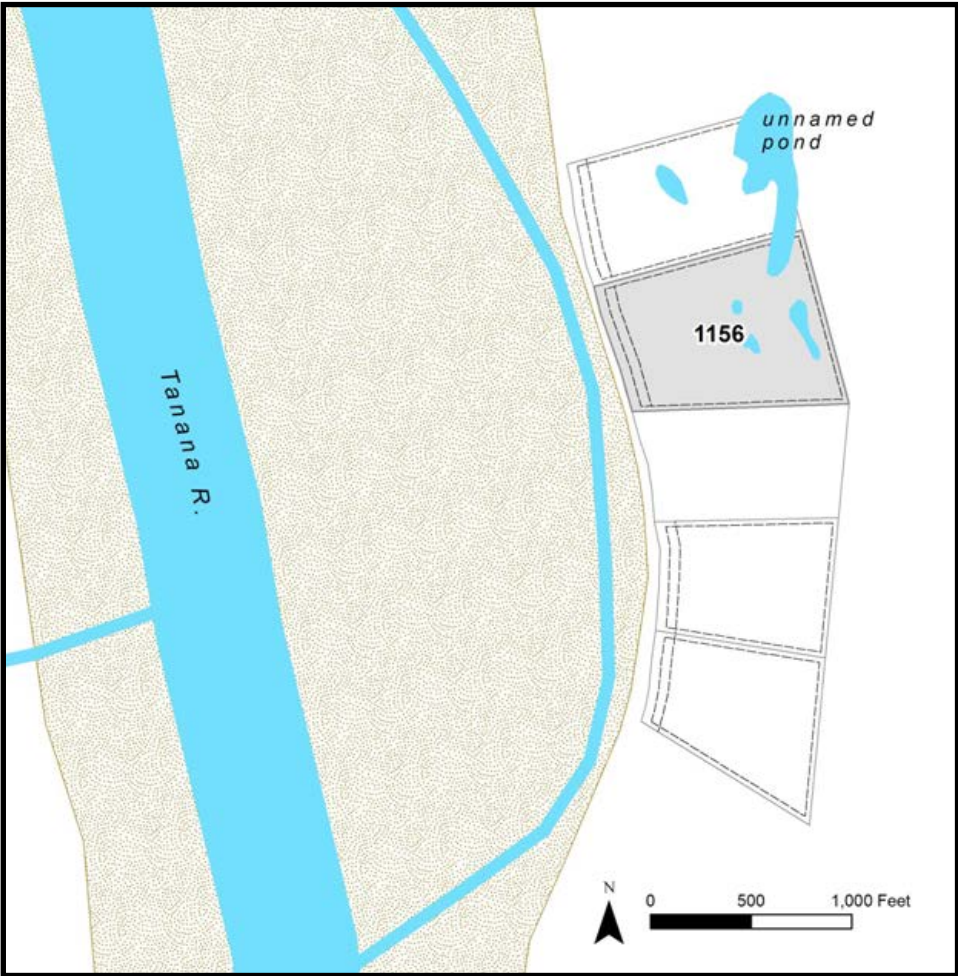# DUGAN HILLS RRCS

Location	Dugan Hills is located along the Tanana River, 18 miles southeast of Manley Hot Springs.
Access	Access is by boat, float plane, or snowmachine from the Tanana River.
Utilities	There is no municipal water supply or sewer system. Please see the 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	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 a Full Fire Management Option. See the *Wildland Fires and Burn Permits* 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 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 a 100ft building setback and screening easement from the Tanana River. There is a 25ft public access and utility easement along north, east, and south lot lines. See plat notes for details.
Survey and MTRS	Dugan Hills RRCS is survey ASLS 2005-26 located in Section(s) 15 and 22, Township 1 South, Range 13 West, within the Fairbanks Meridian. The survey has been recorded as plat 2008-33 in the Fairbanks Recording District, and as plat 2008-1 in the Manley Hot Springs Recording District.
Rights-of-way	None.

unnamed
pond

Tanana R.

1156

N

0   500   1,000 Feet

**Parcel 1156 is on left side of this photo. The cabin
is on the adjacent parcel to the south.**

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1156	417621	I	18.86	$33,900

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.