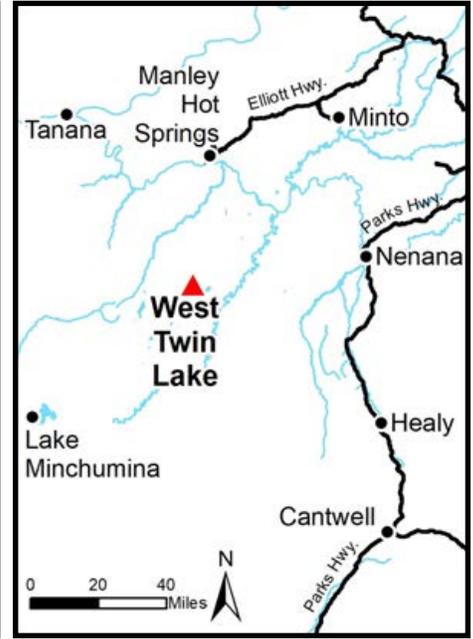
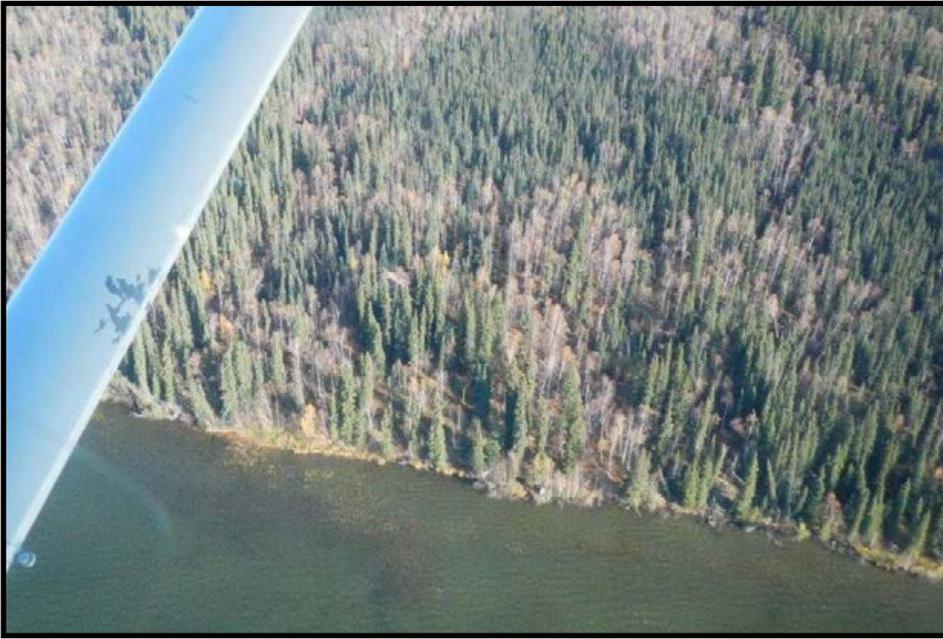
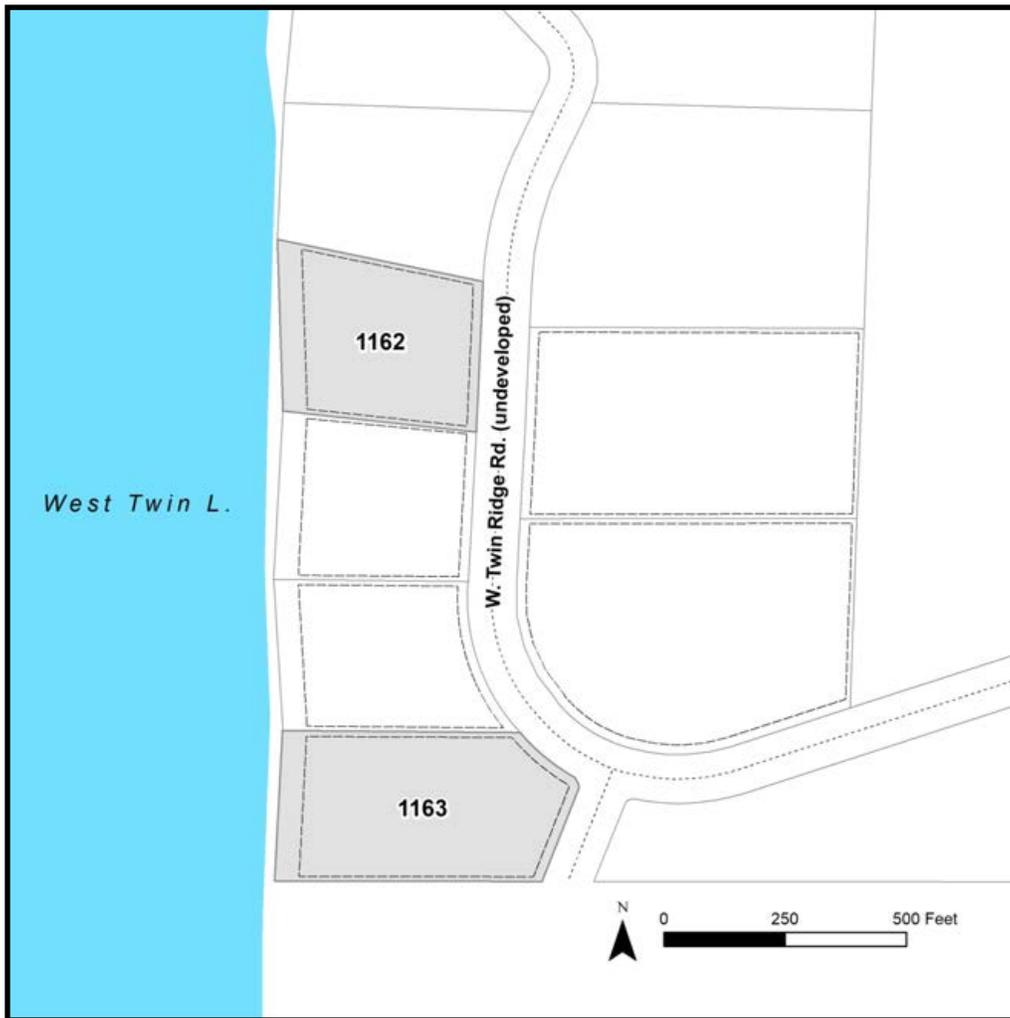


WEST TWIN LAKE



Location	West Twin Lake is located approximately 40 miles south of Manley Hot Springs and 95 miles southwest of Fairbanks.
Access	Access to subdivision is by float/ski plane to West Twin Lake. Both parcels are accessed directly from the lake.
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 Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>In 2017 an eagle’s nest was observed approximately 400ft south of Parcel 1163. In 2024 DNR Appraisers visited the property and did not observe any eagle’s nests on the property. Other nests have been documented in the area since the early 80s. Federal Law prohibits any disturbance of bald eagles or their nests. The US Fish and Wildlife service recommends no clearing of vegetation within 330ft of any nest, and no construction or disturbing activity within 660ft of any nest between June 1 and August 31. As with all parcels, DNR encourages prospective bidders to visit the properties and personally inspect them before placing a bid. Please see the <i>Fish & Wildlife</i> section of this brochure for more information.</p>
Restrictions	<p>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.</p> <p>There is a 10ft utility easement along all shared lot lines and a 20ft utility easement along lot lines adjacent to rights-of-way.</p>

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.
Rights-of-way	Rights-of-way within the subdivision are undeveloped.
Homeowner's Association	<p>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.</p> <p>Per Article V, Section 3, the covenants were binding through 2012. No amendments or extensions have been recorded, and the HOA was never incorporated. DNR Land Sales assumes this HOA to be dissolved.</p>



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1162	420631	4	1	3.12	\$14,400
1163	420628	1	1	4.08	\$14,400

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.