



**NORTHERN
REGION**

2013 Alaska State Land Offering

Tok Triangle, Phase II ASLS 2007-15

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1470	418628	C018N012E34	2007-15	19.56	3	3	\$17,800



Parcel 1470



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

LOCATION
The Tok Triangle Phase II Subdivision is located 2.5 miles southwest of the junction of the Alaska Highway and the Tok Cut-off of the Glenn Highway.
ACCESS
From the Tok Cut-off of the Glenn Highway, access to the subdivision is by constructed roads Sled Dog Way and Musers Way to Mukluk Avenue to Midnight Sun Drive/Trapper Street and then to Warbelow Avenue. The platted rights-of-way for Polaris Street and Scooby Way were cleared, but the roads have not been constructed.
UTILITIES
Electricity is available along Midnight Sun Drive and Borealis Avenue. Purchasers will be responsible for extending the existing power lines at their own expense.
There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections in this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2007-15.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
NOTES
This parcel is located in a "Critical" Protection fire management option area. See "Fire and Burning Activities" section in this brochure for more information.

