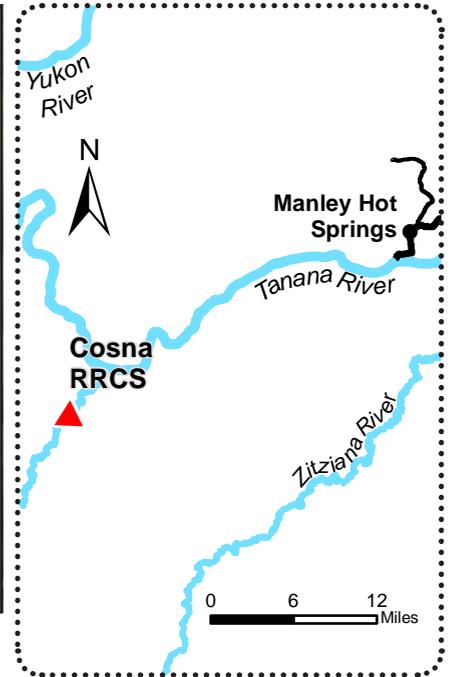




Cosna RRCS

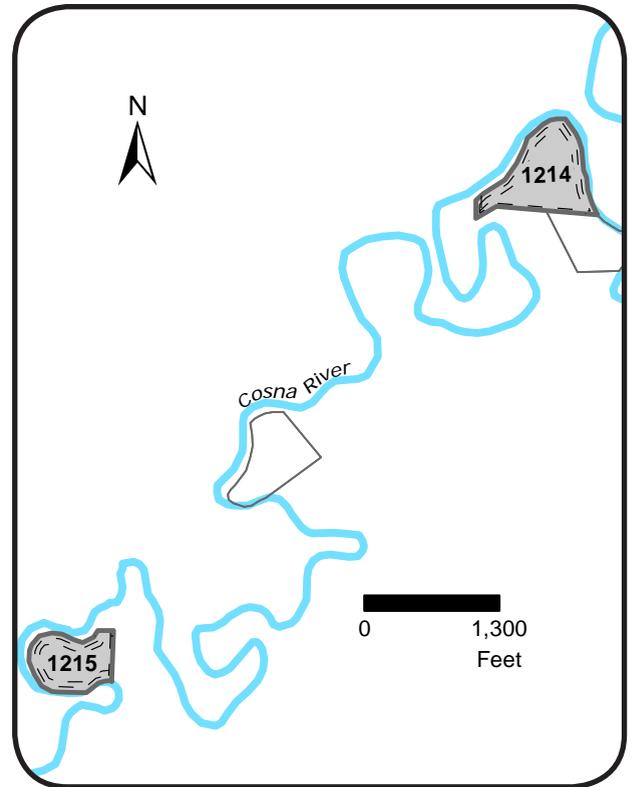


Parcel 1214 (ADL 417567) in Cosna RRCS.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1214	417567	14.41	A	\$12,700
1215	418248	9.02	E	\$9,700

LOCATION
Cosna parcels are located along the Cosna River, about 5 river miles upstream of the Tanana River. The confluence of the Cosna and Tanana Rivers is approximately 35 miles downstream from Manley Hot Springs and 40 miles upstream from Tanana.
ACCESS
Access is by boat via the Tanana River from Manley Hot Springs or via the Cosna River from Tanana. Access by snowmachine is also possible via trails from the Tanana River.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Cosna RRCS is survey ASLS 2006-20, located in F001S019W19,F001S020W25. The survey has been filed as plat 2008-3 in the Manley Hot Springs Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Parcels are subject to a 100 foot building setback from the Cosna River. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.
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.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Interior Remote