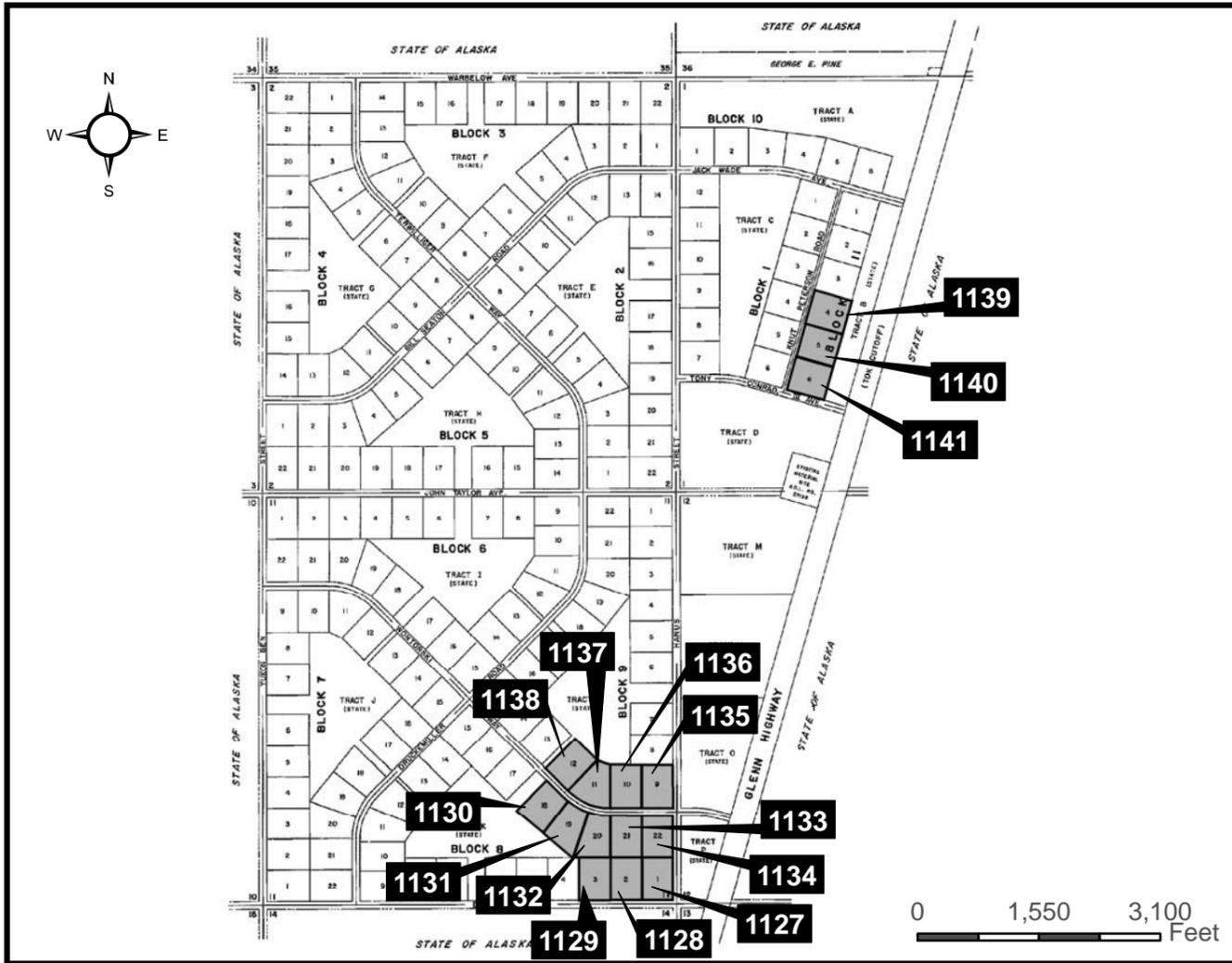


# Map 29 - Glenn Subdivision

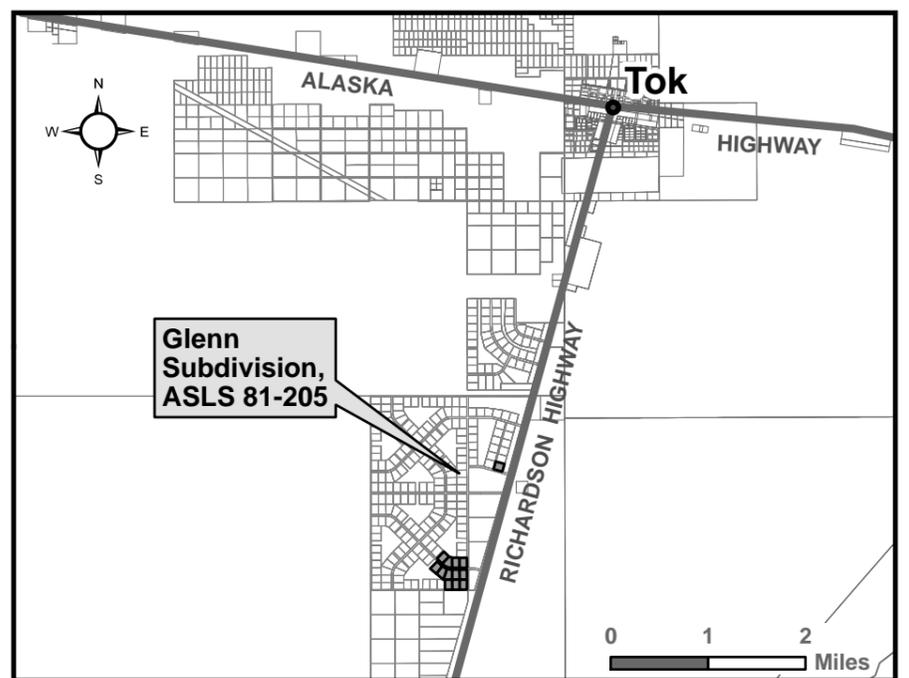
## ASLS 81-205

Northern Region



<b>Location</b>	This subdivision is located adjacent to the west side of the Glenn Highway, just over four miles south of the junction of the Alaska Highway and the Glenn Highway.
<b>Topo Map</b>	USGS Tanacross B-5
<b>Access</b>	From the Glenn Highway, access is by platted rights-of-way to the individual subdivision parcels. Currently, Tony Conrad III Avenue, Jack Wade Avenue, Knut Peterson Road, and Butch Kuth Avenue are constructed, which provide access to all lots in Block 11 and Lots 1, 2, and 3 in Block 8. Wontorski Way has not been constructed.
<b>Terrain</b>	This area is flat, with an elevation of 1,675 feet above sea level.
<b>Soils</b>	Soils are well drained, thin silt loam layer over alluvial gravel and sand. There are occasional areas of permafrost.
<b>Vegetation</b>	Stands of mixed spruce and hardwoods are most common in this area.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -32 to 25 degrees F; average summer temperatures range from 33 to 72 degrees F. Average annual precipitation is 11 inches, including 34 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for water-borne septic systems.
<b>Utilities</b>	Electricity is available along the Knut Peterson Road, and portions of Jack Wade Avenue and Butch Kuth Avenue. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 80-205. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 295 on Page 447.
<b>Fire Management</b>	This subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1127	417758	C017N012E11	ASLS 81-205	1	8	4.99	\$11,000
1128	417759	C017N012E11	ASLS 81-205	2	8	5.00	\$10,500
1129	417760	C017N012E11	ASLS 81-205	3	8	5.00	\$10,500
1130	417764	C017N012E11	ASLS 81-205	18	8	5.00	\$7,500
1131	417765	C017N012E11	ASLS 81-205	19	8	5.00	\$7,500
1132	417766	C017N012E11	ASLS 81-205	20	8	5.00	\$8,000
1133	417767	C017N012E11	ASLS 81-205	21	8	4.99	\$8,000
1134	417768	C017N012E11	ASLS 81-205	22	8	4.99	\$8,500
1135	417769	C017N012E11	ASLS 81-205	9	9	5.00	\$8,500
1136	417770	C017N012E11	ASLS 81-205	10	9	5.00	\$8,500
1137	417771	C017N012E11	ASLS 81-205	11	9	5.00	\$7,500
1138	417772	C017N012E11	ASLS 81-205	12	9	5.00	\$7,500
1139	417778	C017N012E01	ASLS 81-205	4	11	5.00	\$11,500
1140	417779	C017N012E01	ASLS 81-205	5	11	5.00	\$11,500
1141	417780	C017N012E01	ASLS 81-205	6	11	5.00	\$12,000



Township 17 North, Range 12 East, Sections 1 & 11  
Copper River Meridian, Alaska

Note: 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 being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.

