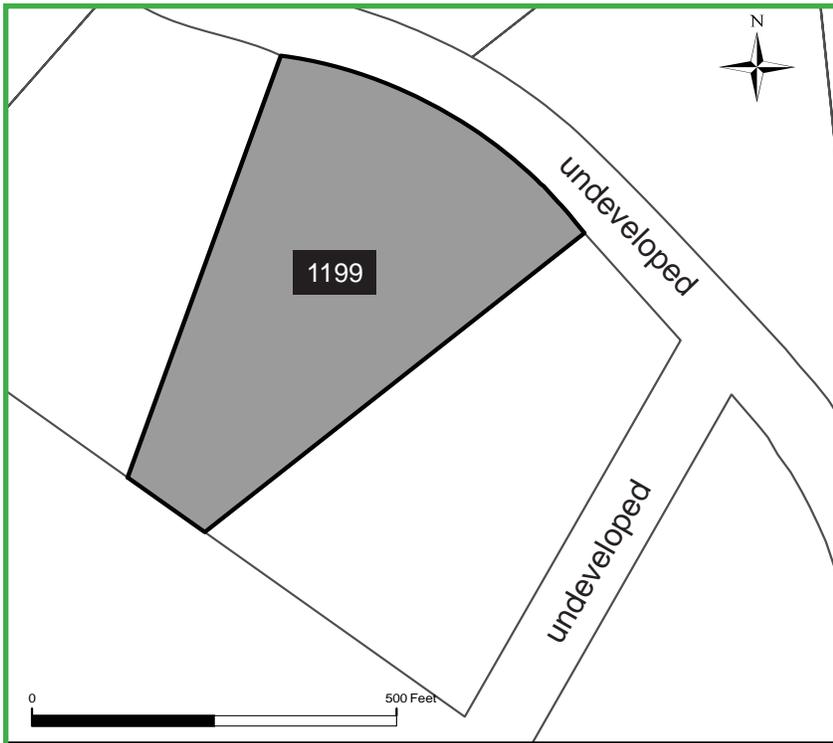
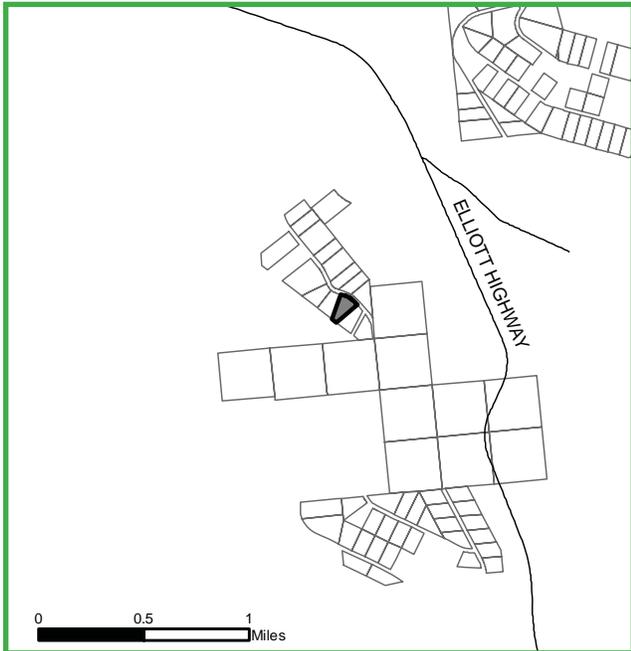


## Olnes West - ASLS 81-38



<b>PARCEL #</b>	1199
<b>AK DIVISION OF LANDS (ADL) #</b>	408246
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	F003N001W26
<b>SURVEY</b>	ASLS 81-38
<b>ACRES</b>	4.985
<b>LOT</b>	2
<b>BLOCK</b>	2
<b>MINIMUM BID</b>	\$7,300



<b>LOCATION</b>	Olnes West Subdivision is located approximately 20 miles north of Fairbanks.
<b>ACCESS</b>	Access is north from Fairbanks via the Elliot Highway for 5.8 miles, then west and north on section line easements to the undeveloped platted right of way that passes the parcels northern lot line.
<b>UTILITIES</b>	Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.  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 (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 81-38.
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	This subdivision is in "Full" fire management option. See page 11 for more information.  There are active mining claims in the vicinity of this subdivision.  There is a dilapidated framed cabin on the parcel along the northwestern boundary line. Any improvement, clean up or removal of this structure will become the responsibility of the purchaser.

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: [plats.landrecords.info/](http://plats.landrecords.info/).