

Glenn - ASLS 81 - 205



Looking northeast towards parcel 1412 from Butch Kuth Avenue

LOCATION

The Glenn Subdivision is located approximately 4 miles south of Tok, adjacent to the west of the Glenn Highway.

ACCESS

From the Tok Cutoff Highway, access is by platted rights-of-way to the individual parcels. Tony Conrad III Avenue, Jack Wade Avenue, Knut Peterson Road and Butch Kuth Avenue have been constructed. Other rights-of-way may not be constructed.

UTILITIES

Electricity is available in the subdivision. Purchasers will be responsible for extending the existing lines to individual lots.

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 of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 81-205.

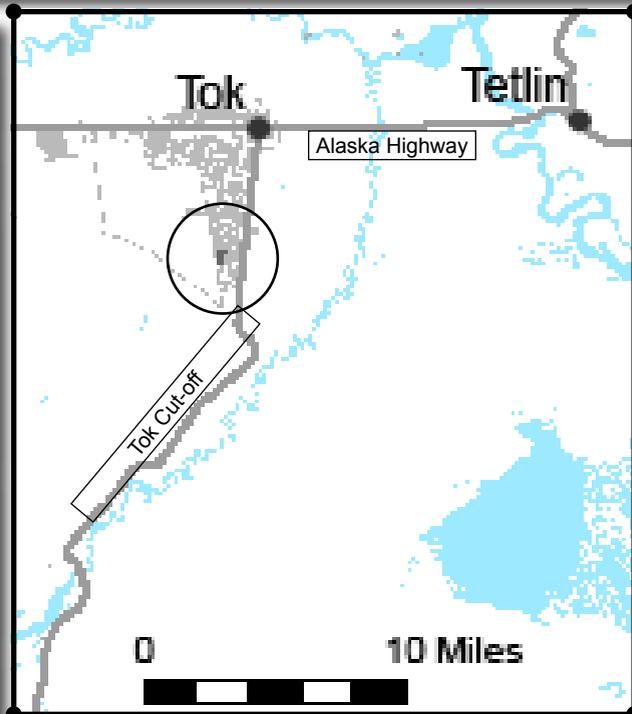
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 295 on Page 447.

MUNICIPAL AUTHORITY

This subdivision is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

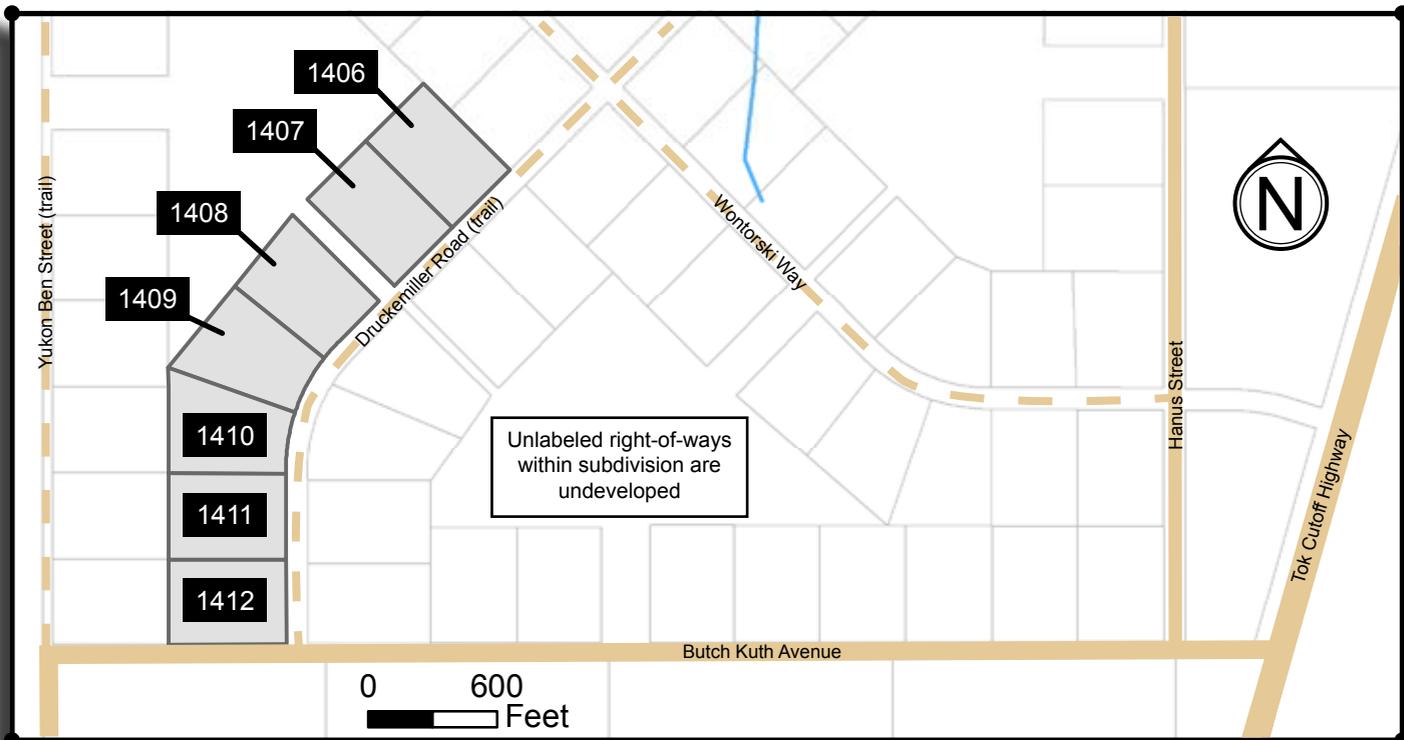
NOTES

This subdivision is in "Critical" fire management option. See page 12 for more information



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1406	418391	C017N012E11	ASLS 81-205	5	16	7	\$8,000
1407	418392	C017N012E11	ASLS 81-205	5	17	7	\$8,000
1408	418393	C017N012E11	ASLS 81-205	5	18	7	\$8,000
1409	418394	C017N012E11	ASLS 81-205	5	19	7	\$8,000
1410	418395	C017N012E11	ASLS 81-205	5	20	7	\$8,000
1411	418396	C017N012E11	ASLS 81-205	4.99	21	7	\$8,000
1412	418397	C017N012E11	ASLS 81-205	4.99	22	7	\$8,900



Looking north along Druckemiller Road from Butch Kuth Avenue