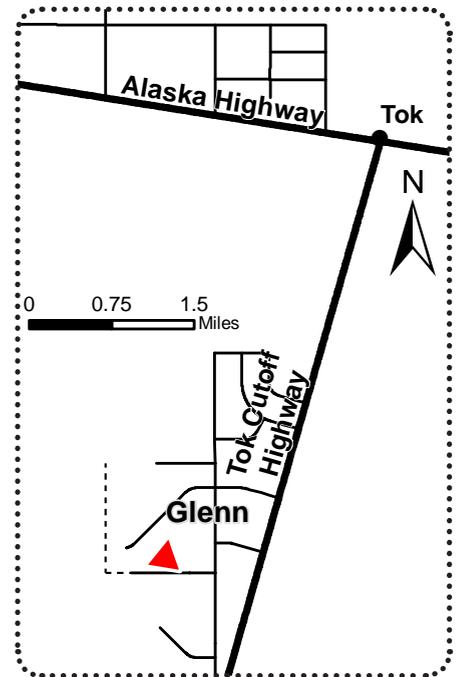
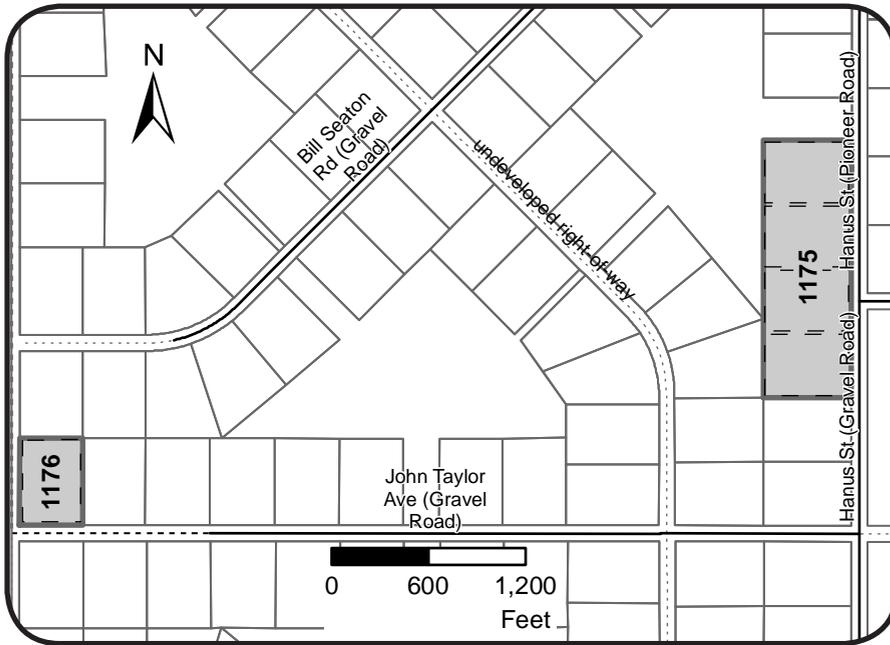


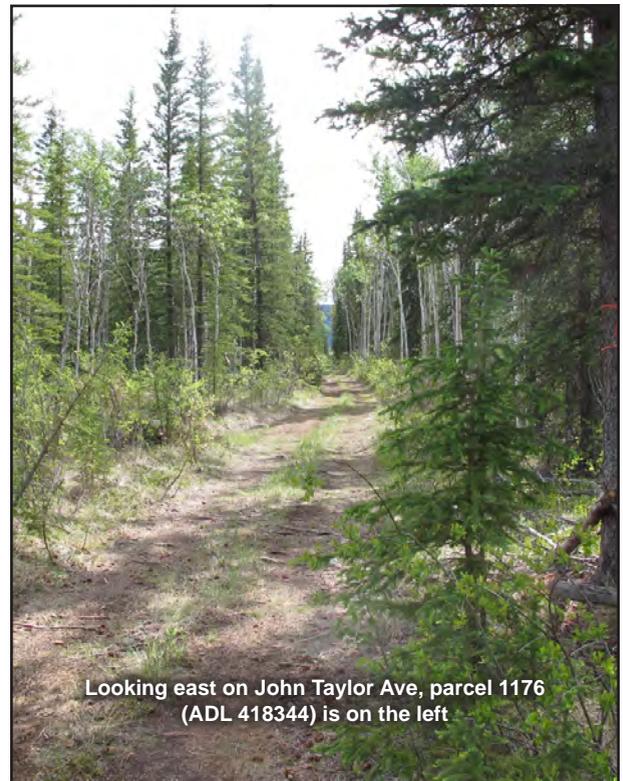


# Glenn



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1175	412756	20	17,18,19,20	2	\$20,500
1176	418344	5	22	5	\$8,600

LOCATION
The Glenn Subdivision is located approximately 4 miles south of Tok, west of the Tok Cut-Off (Glenn Highway).
ACCESS
From the Tok Cut-Off, Tony Conrad III Ave is a gravel road leading into the subdivision. Parcel 1175 (ADL 412756) is on Hanus Street, a gravel road, just south of Tony Conrad. John Taylor Avenue, which is off of Hanus Street, leads to Parcel 1176 (ADL 418344). John Taylor is a gravel road at first, the last portion of John Taylor to the parcel is a good trail which was driveable in an SUV in 2015.
RIGHT-OF-WAY STATUS
Tony Conrad III Ave. is a gravel road. Hanus Street and the eastern portion of John Taylor Avenue are gravel roads. The western portion of John Taylor Avenue is a good trail.
SURVEY & MTRS
Glenn is survey ASLS 81-205, located in C017N012E02,11. The survey has been filed as plat 86-48 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. 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
Approximately 1 acre of Parcel 1175 (ADL 412756) was cleared by a previous contract holder (see photo). This area is a fairly even gravel surface which would be a good building site. This area is in a Critical 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. Electricity is available in the subdivision. Purchasers will be responsible for extending the lines to individual parcels.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on February 23, 1983 in the Fairbanks Recording District.



Looking east on John Taylor Ave, parcel 1176 (ADL 418344) is on the left

**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/>.

Richardson, AK Highways