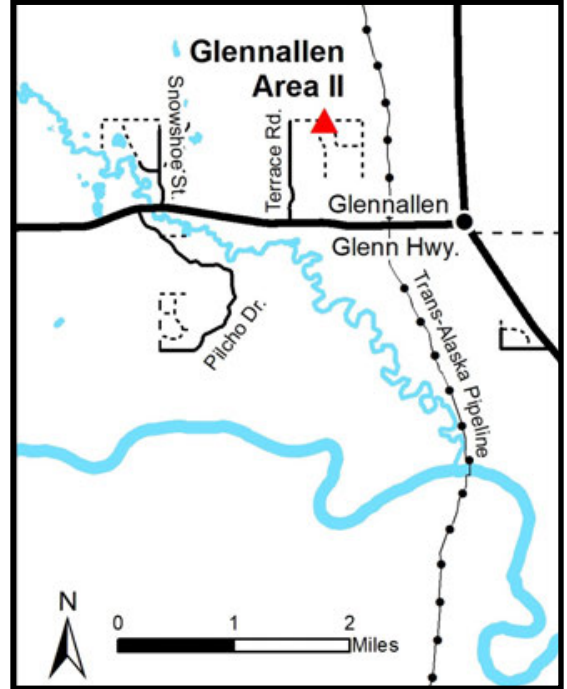
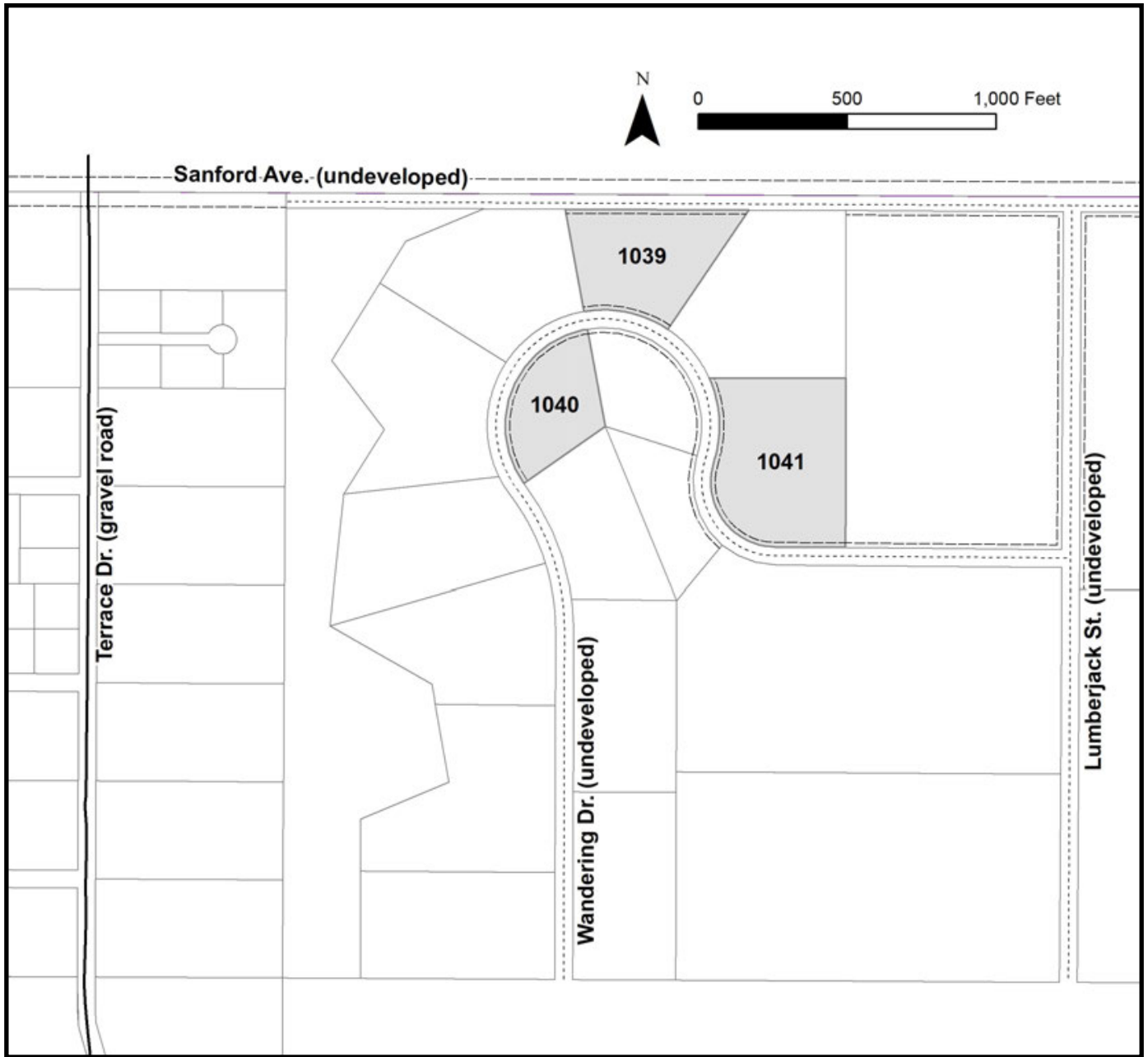


# GLENNALLEN AREA II



<b>Location</b>	Glennallen Area II is located from approximately 1.25 miles northwest of the Glenn Hwy and Richardson Hwy interchange.
<b>Access</b>	Access to these parcels is undeveloped. The area is accessed from Glenn Hwy to the north end of Terrace Dr, then along undeveloped rights-of-way within the subdivision. Current access is limited to walk-in. ATV or snowmachine access may be possible.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	<b>The Trans-Alaska Pipeline runs parallel to the east border of the subdivision. Access to the parcels along the Trans-Alaska Pipeline right-of-way is prohibited without permission from Alyeska Pipeline Service Company.</b> These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	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 recorded separately. The parcels have a 15ft utility easement along the property lines fronting platted rights-of-way.
<b>Survey and MTRS</b>	Glennallen Area II is ASLS 79-249, located in Section 24, Township 4 North, Range 2 West, Copper River Meridian. The survey has been filed as Plat 80-9 in the Chitina Recording District.
<b>Rights-of-Way</b>	Sanford Ave, Lumberjack St, and Wandering Dr are undeveloped. <b>The parcels are legally accessed from Terrace Dr to Sanford Ave. The Trans-Alaska Pipeline right-of-way is not legal access.</b>



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1039	204764	5	3.81	\$7,200
1040	204774	15	2.53	\$5,800
1041	204762	3	5.46	\$9,200

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.