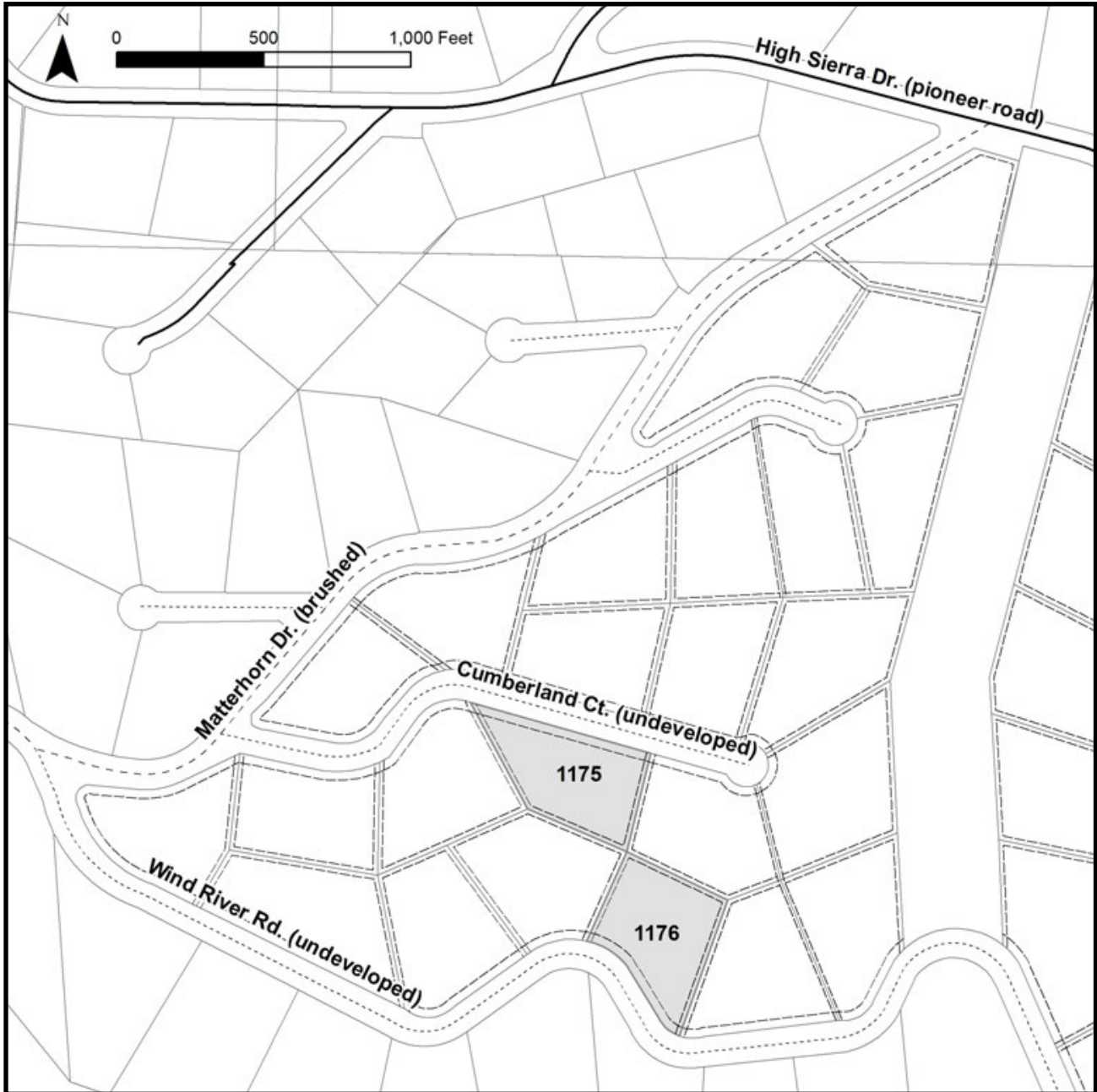


# MARTIN



<b>Location</b>	Martin Subdivision is located approximately 25 miles northwest of Fairbanks, on the south side of Old Murphy Dome Rd.
<b>Access</b>	The parcels are accessed via ATV trails. Enter the subdivision via Murphy Dome Rd at High Sierra Dr, which deteriorates into an ATV trail. Parcels are accessed through a series of undeveloped rights-of-way.
<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 area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> below. Please check with the borough for details.
<b>Zoning</b>	These parcels are zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Please contact the borough for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Fire</b>	This area is in a Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. All parcels have a 30ft utility easement along platted rights-of-way and a 15ft utility easement along common interior lot lines.
<b>Survey and MTRS</b>	Martin is survey ASLS 84-21, located in Sections 5 & 6, Township 1 North, Range 3 West, and Section 31 & 32, Township 2 North, Range 3 West, Fairbanks Meridian. The survey has been filed as plat 84-275 in the Fairbanks Recording District. Also see associated easement vacation plat EV-2- 306 filed as Plat No. 84-274.
<b>Rights-of-Way</b>	High Sierra Dr is partially developed. Other rights-of-way within the subdivision are partially developed trails, or undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1175	419102	15	7	3.68	\$11,400
1176	419109	22	7	3.68	\$11,400

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.