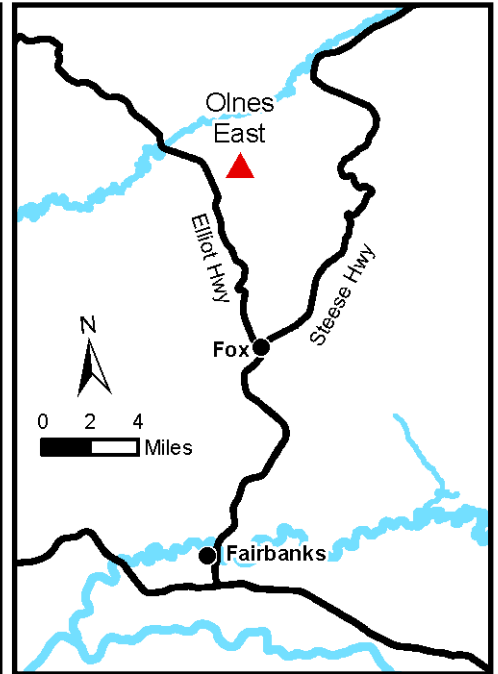
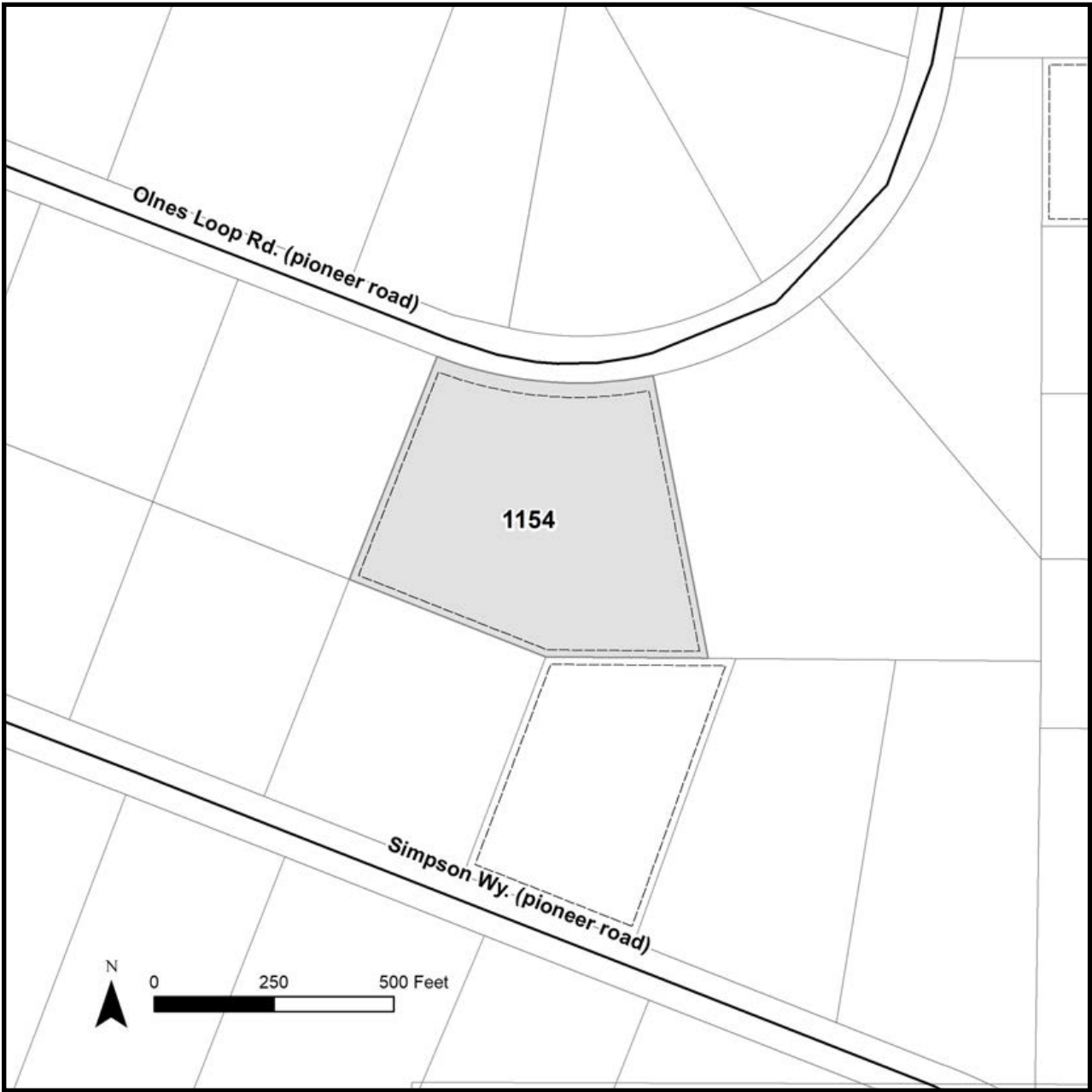


OLNES EAST



Location	Olnes East Subdivision is approximately 20 miles north of Fairbanks, off of the Elliot Hwy.
Access	This parcel is accessible with a 4x4 vehicle via a pioneer road. From the Elliot Hwy (near milepost 9) head east along At Your Own Risk Rd, north onto Lundeberg Rd, and then right (south) along Olnes Loop Rd. The parcel is on the south side of Olnes Loop Rd after approximately 0.75 to 1 mile. The road diminishes to a trail just beyond this parcel.
Utilities	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.
Local Government	This area is within the boundaries 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 restrictions. Please check with the borough for more details.
Zoning	This parcel is zoned RE-4 by the Fairbanks North Star Borough. Contact the borough for details.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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 recorded separately. There is a 15ft utility easement along common interior lot lines and a 30ft utility easement along rights-of-way. There is a 30ft radius easement around power poles, though this is not applicable at this time. See plat note 15 for details.
Survey and MTRS	Olnes East Subdivision is ASLS 80-178, located in Section 19, Township 3 North, Range 1 East, Fairbanks Meridian. The survey has been filed as Plat 81-143 in the Fairbanks Recording District.
Rights-of-way	Rights-of-way within the subdivision are pioneer roads, trails, or are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1154	407254	35	3	7.81	\$20,000

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.