

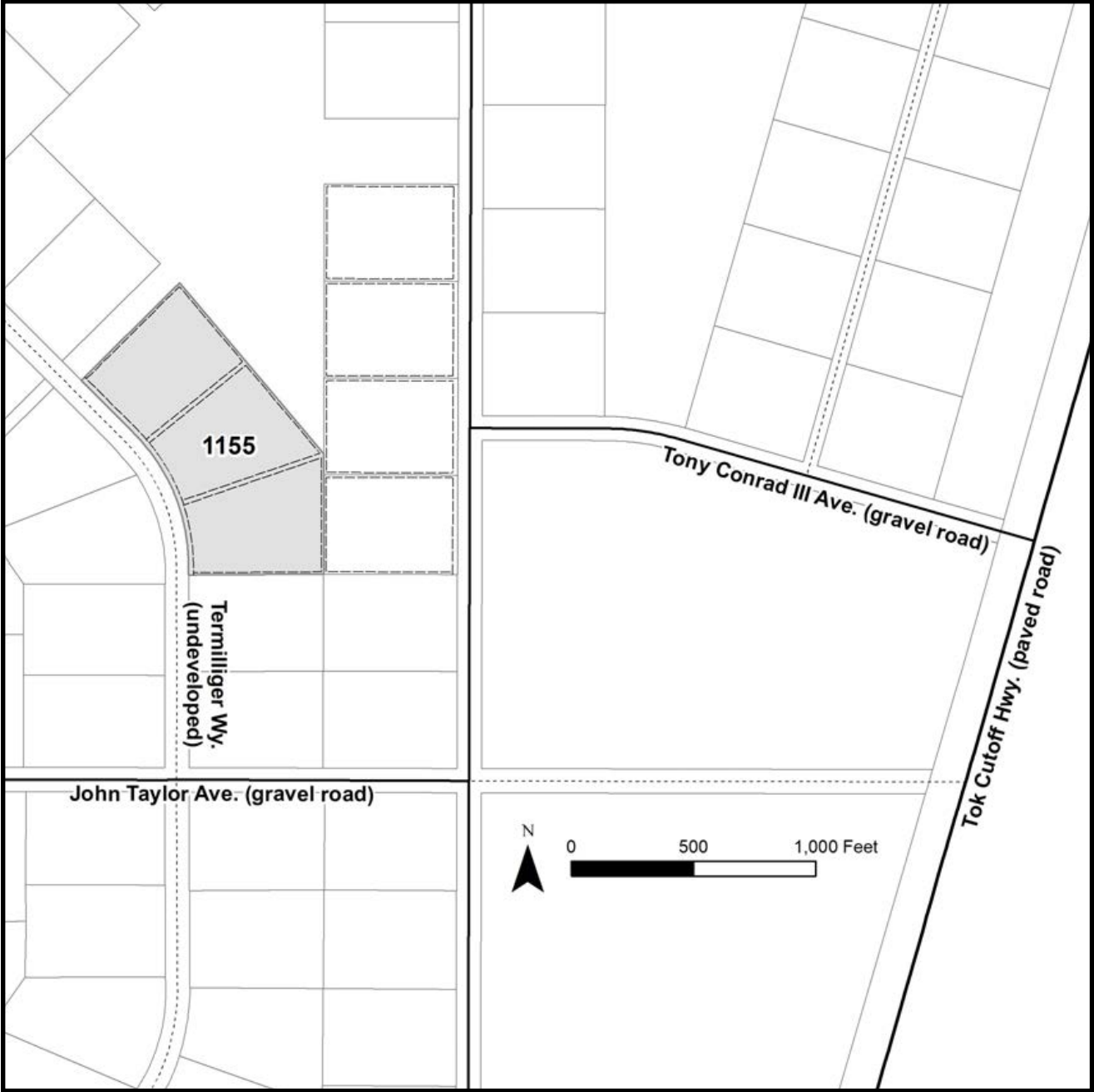
GLENN



Location	Glenn Subdivision is located in Tok, approximately 4 miles south of the Alaska Hwy/ Tok Cutoff intersection.
Access	Access to the parcel by ATV. Between milepost 120 & 121 on the Tok Cutoff Hwy, travel west on Jack Wade Ave, which becomes Bill Seaton Rd as it curves south. From Bill Seaton Rd turn left (southeast) onto Terwilliger Way, an ATV trail. The parcel is approximately 0.25 miles south of the Bill Seaton Rd/ Terwilliger Way intersection, on the left (east) side of the trail.
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 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.
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. Parcel 1155 is a comprise of three lots- Lots 3, 4, & 5 in Block 2.
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 10ft utility easement along common interior lot lines and a 20ft utility easement adjacent to rights-of-way. See plat note 11 for details.
Survey and MTRS	Glenn Subdivision is ASLS 81-205, located in Sections 1, 2, 11 & 12, Township 17 North, Range 12 East, Copper River Meridian. The survey has been filed as amended Plat 86-48 in the Fairbanks Recording District.
Rights-of-way	Rights-of-way within this subdivision range from gravel roads, to ATV trails, to undeveloped. Jack Wade Ave and Bill Seaton Rd are gravel roads. Terwilliger Way is an ATV trail.

**Homeowner's
Association**

None. The declaration of covenants, conditions, and restrictions for this association was revoked in 1986.
The revocation was recorded in Fairbanks Recording District in Book 476, page 0365, as document # 1986-008767-0.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOTS	BLOCK	ACRES	MINIMUM BID
1155	412751	3, 4, & 5	2	15.00	\$22,700

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.