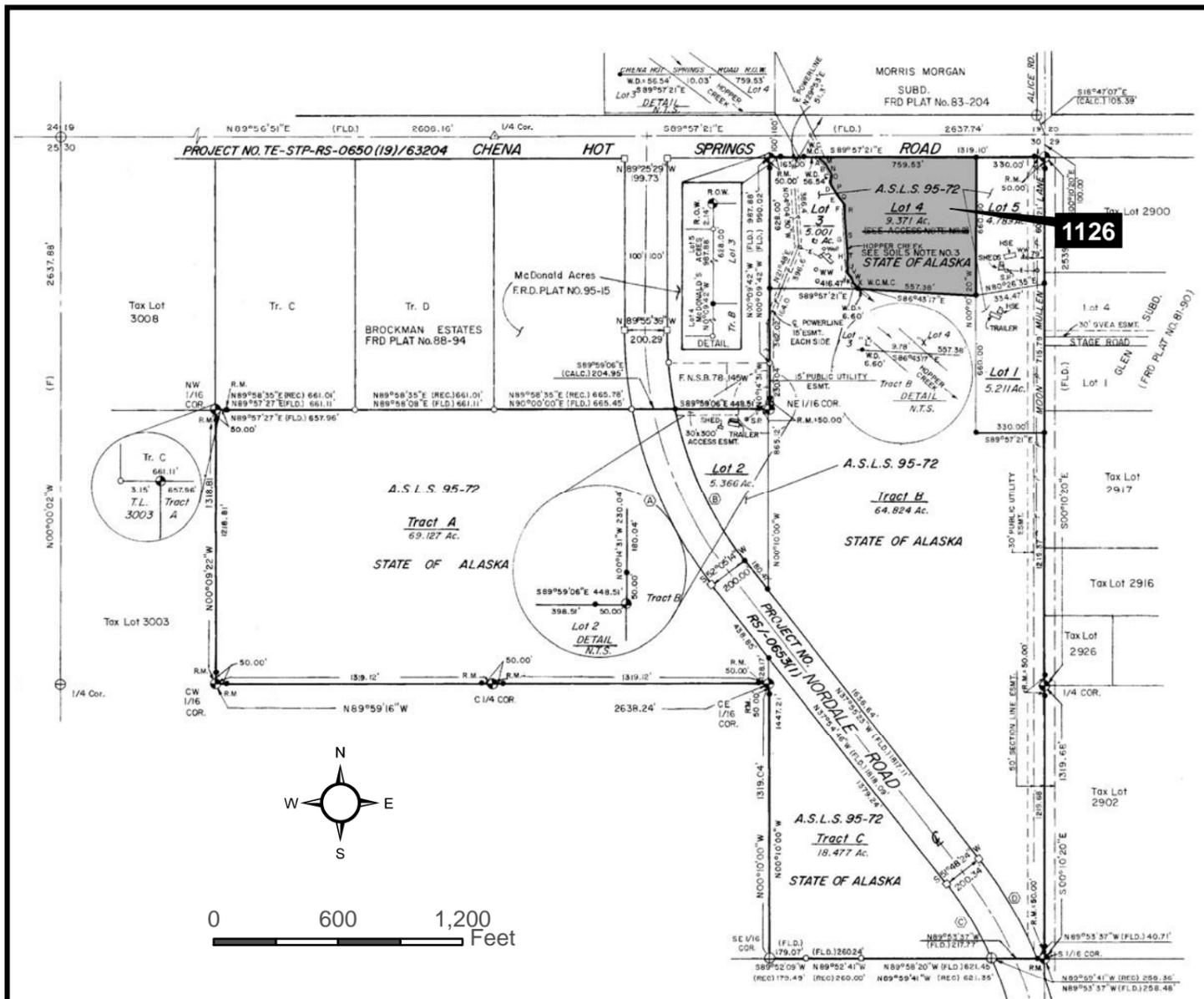


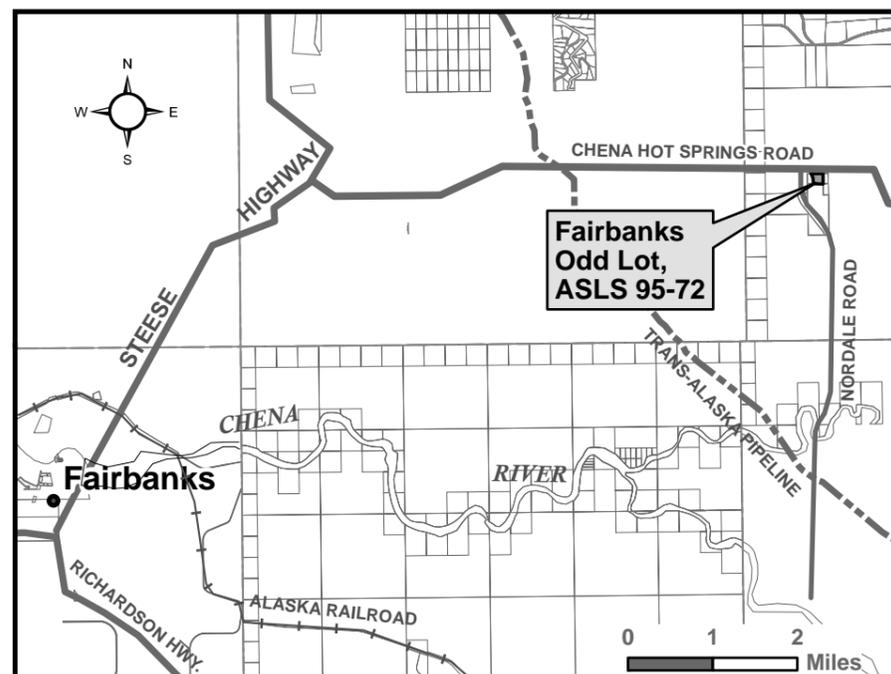
Map 28 - Fairbanks Odd Lot ASLS 95-72

Northern Region



Location	This parcel is located approximately 10 miles northeast of Fairbanks and 10 miles north of North Pole.
Topo Map	USGS Quad Fairbanks D-1
Access	From Fairbanks, take the Steese Highway north out of town to Chena Hot Springs Road. Continue on Chena Hot Springs Road past Nordale Road. The northwest corner of this parcel is located on the south side of Chena Hot Springs Road, approximately 500 feet east of the intersection with Nordale Road. The parcel may also be accessed from North Pole via Nordale Road, then Chena Hot Springs Road.
Terrain	This parcel is generally level, with elevation of 600 feet above sea level.
Soils	This area is overlain with Minto silt loam.
Vegetation	Vegetation is primarily spruce.
Water Frontage	The parcel has frontage on Hopper Creek. The natural meanders of the line of ordinary high water forms the true western boundary of this parcel. The approximate line of ordinary high water, as shown on the survey plat, is for area computations only, with the true lot corners being on the extension of the tract sidelines and their intersection with the natural meanders.
View	Unknown
Climate	Average winter temperatures range from -19 to -2 degrees F; average summer temperatures range from 49 to 71 degrees F. Average annual precipitation is 12 inches, including 68 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity and telephone service is available along Chena Hot Springs Road. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 95-72.
Municipal Authority	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Unknown
Fire Management	The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.
Other	This area lies predominately within Flood Zone "X", except for that land immediately adjacent to Hopper Creek which is classified as Flood Zone "A". Flood Zone "A" is a flood hazard area identified by the Federal Emergency Management Agency. A determination had been made by the [Fairbanks North Star Borough] Planning Director that in accordance with F.N.S.B. 15.04.030B the land encompassed by ASLS 95-72 are not accurately depicted on flood insurance maps 0089 and 0100 and the base flood elevation per 17.80.040.D.18 is hereby waived.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1126	416420	F001N002E30	ASLS 95-72	4	9.371	\$37,500



Township 1 North, Range 2 East, Section 30
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.

