HAYES CREEK SUBDIVISION

LOCATION	Parcels 231 through 234 are located north of Fairbanks approximately 13.8 miles along the Elliott Highway and approximately 7 miles west on Himilaya Road and associated trails.

TOPO MAP	USGS Quad Livengood A-3
ACCESS	At 4.1 mile Himilaya Road, turn north along the pipeline ROW approximately ½ mile, turn left/west on trail/road that runs along the ridgeline. Proceed approximately 3½ miles to Hayes Creek Subdivision. Parcels 231 and 232 are on the north side of Himilaya Loop and parcels 233 and 234 are located on the south side of the road. Access by ATV or snow machine from the pipeline corridor and west.
TOPOGRAPHY/TERRAIN	Gentle southeastern slope with elevation at approximately 1500′ above mean sea level.
SOILS	Unknown
VEGETATION	Vegetation consists of spruce, birch, willow, and alder.
WATER FRONT	No
VIEW	Unknown
CLIMATE	Average January temperature ranges from -22° to -2° F; July temperatures range from 50° to 72° F. Temperatures have been recorded as low as –78 in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
WATER SOURCE	Unknown
WATER/SEWAGE DISPOSAL	Unknown
UTILITIES	Utilities are not available.
RESTRICTIONS	None
MUNICIPAL AUTHORITY	All parcels fall within the Fairbanks North Star Borough.
HOMEOWNER'S ASSOC.	Unknown
OTHER	ASLS 81-20. No road signs exist after the Elliott Highway.

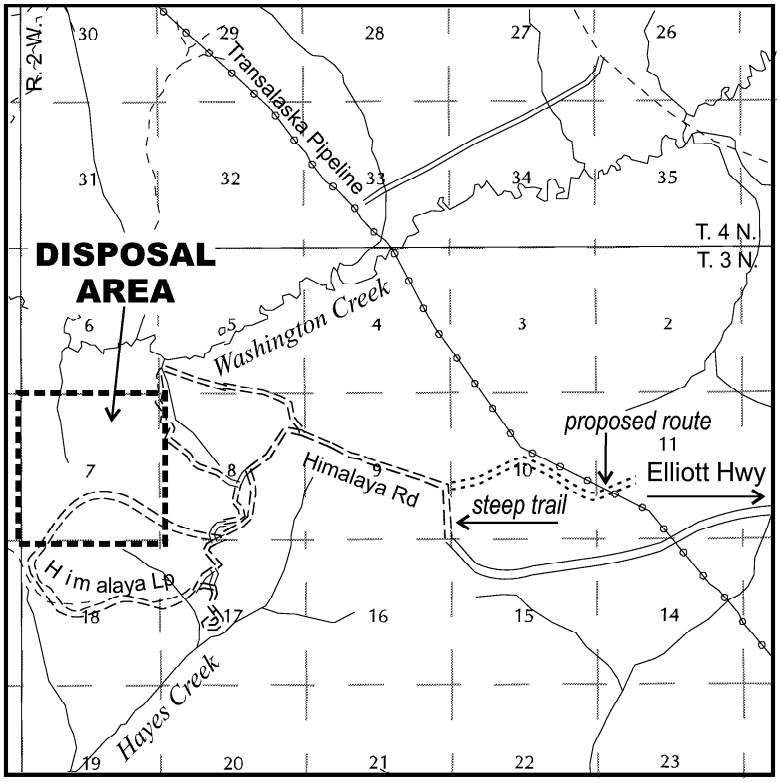
PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
231	409278	F003N002W7	29	1	ASLS 81-20	5	E, W	$6,500.00	
232	409279	F003N002W7	30	1	ASLS 81-20	5	C, E, W	$6,500.00	
233	409311	F003N002W7	18	3	ASLS 81-20	3.5	E, W, OO	$4,900.00	
234	409313	F003N002W7	20	3	ASLS 81-20	5	C, E, W, OO	$6,500.00	

NOTE: Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

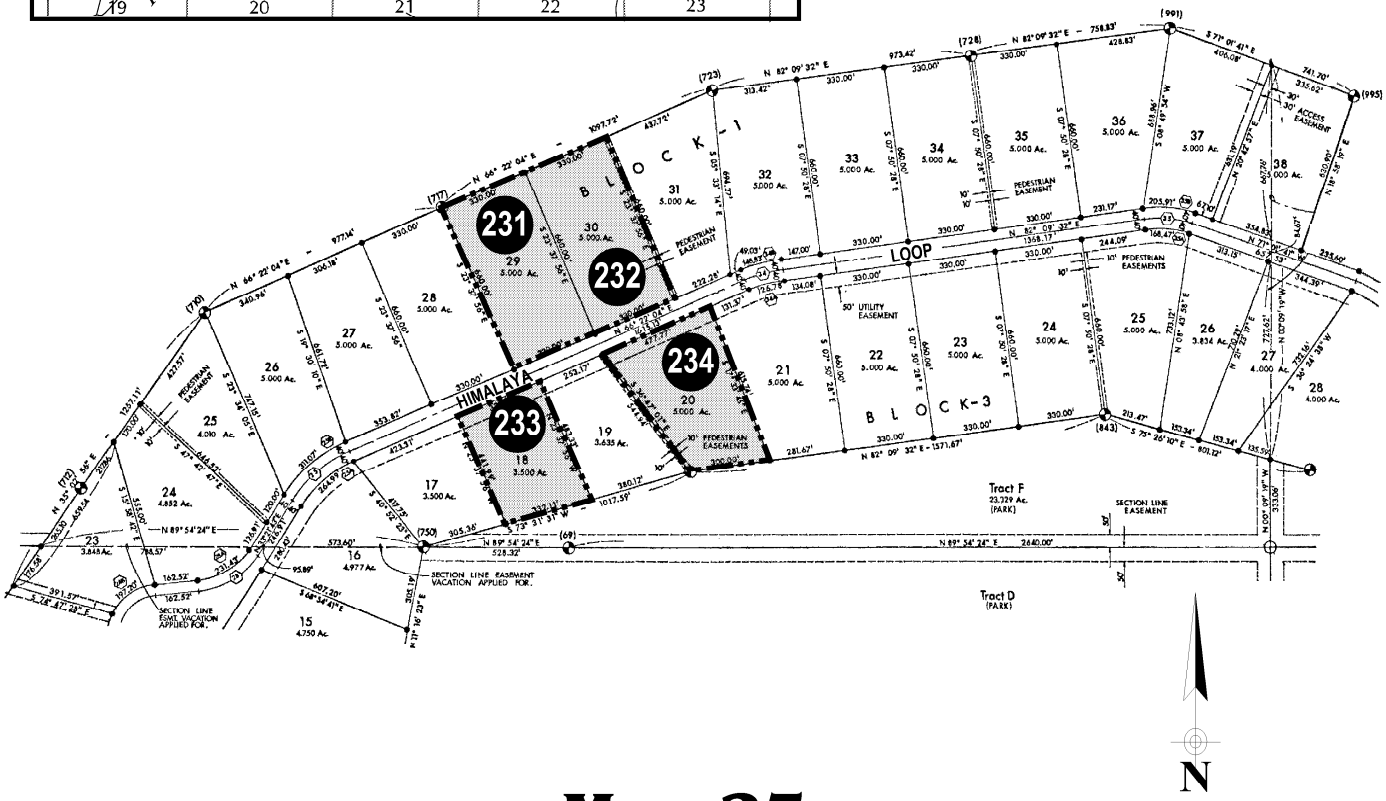
Hayes Creek

ASLS 81-20

Please Note:
Not all of the lots on this map are for sale. Only the parcels listed as available on the OTC web page are currently for sale. Find the Parcel Number on this map that matches the parcel no. and auction no. from the OTC web page.



VICINITY MAP
USGS QUAD Livengood A-2, A-3
T. 3 N., R. 2 W. FM, Sec. 7



Map 27

NORTHERN REGION

7/24/00

RESERVATION CODES LIST

The following is a list of some of the restrictions and easements recorded on the survey plat or reserved by the state through the department decisions. This list is not all-inclusive. **The subdivision plat may impose additional restrictions not listed in the brochure.** For more detailed information, applicants should review the subdivision plat at any of the three DNR Information Offices listed on pages 4-5.

A. Subject to a 10-foot-wide public utility easement.

B. Subject to a 10-foot-wide pedestrian and utility easement.

C. Subject to a 10-foot-wide pedestrian easement.

D. There is a 10-foot-wide utility easement each side of common interior lot and tract lines.

E. Subject to a 15-foot-wide public utility easement.

F. Subject to a 10-foot by 15-foot-wide anchor easement and a 15-foot-wide utility easement.

G. Subject to a 15-foot-wide utility easement adjacent to the rights-of-way.

H. Subject to a 15-foot-wide non-motorized trail easement.

I. Subject to a 20-foot-wide public utility easement.

J. Subject to a 20-foot-wide existing trail easement.

K. Subject to a 20-foot-wide pedestrian and utility easement

L. Subject to a 20-foot-wide utility easement inside of lot or tract lines not common to other lots or tracts.

M. Subject to a 20-foot-wide utility easement located adjacent to right-of-way lines within all lots and tracts.

N. Subject to a 20-foot-wide access easement along the northwest lot line.

O. Subject to a 20-foot-wide public utility easement running adjacent to and parallel with the 30-foot-wide common tract line easement.

P. Subject to a 20-foot-wide pedestrian easement.

Q. Subject to a 25-foot-wide public access easement.

R. Subject to a 25-foot-wide public access and utility easement along the interior of all lot lines other than those defined by the meander of the ordinary high water line of Lake Louise.

S. Subject to a 25-foot-wide public access and utility easement along the interior of all lot lines other than those defined by the meander of the ordinary high water line of Lake Louise and excluding lot lines common to lots combined into one parcel for this sale.

T. Subject to application ADL 415250 for a 25-foot-wide trail easement.

U. Subject to a 25-foot-wide communication line easement.

V. Subject to 25-foot-wide public access and public utility easement.

W. Subject to a 30-foot-wide utility easement.

X. Subject to a 30-foot-wide public utility easement within all lots and tracts adjacent to the right-of-way.

Y. Subject to a 30-foot-wide utility easement on lot lines not common with other lots.

Z. There is an easement of 30-foot radius at each pole location for guys or anchors.

AA. Subject to a 30-foot-wide public access easement along each side of common tract lines.

BB. Subject to a 30-foot-wide public access and utility easement.

CC. Subject to a 30-foot-wide trail easement.

DD. Subject to 30-foot-wide easement for future roadway.

EE. Subject to a 40-foot-wide roadway easement.

FF. Subject to a 50-foot-wide section line easement on either side of the section line. This is reserved under AS 19.10.010 to the State of Alaska for public highways.

GG. Subject to a 50-foot-wide public access easement up from the ordinary or mean high water mark, pursuant to AS 38.04.055 and AS 38.05.127.

HH. Subject to a 50-foot-wide public access and utility easement.

II. Subject to a 50-foot radius temporary turnaround, to be automatically vacated when the road is extended.

JJ. Subject to a 50-foot-wide pedestrian access easement along the lot line common to Tracts D and G.

KK. Subject to right-of-way ADL 59079 for a public access road and utility easement 50-foot-wide on the east boundary and 50-foot-wide on the south boundary.

LL. Subject to a 50-foot-wide access easement.

MM. Subject to a 50-foot-wide public road easement (ADL 411636).

NN. Subject to a 50-foot-wide right-of-way for Haines–Fairbanks Pipeline (ADL 100833) as depicted on ASLS 79-200.

OO. Subject to a 50-foot-wide utility easement.

PP. Subject to 50-foot building setback easement.

QQ. Subject to a 60-foot-wide public access easement 30 feet each side of the centerline of the surveyed trail.

RR. Subject to a 60-foot-wide trail easement.

SS. Subject to ADL 50145 for a utility and road easement 60-foot-wide on the east boundary and 30-foot-wide on the north boundary as depicted on ASLS 79-200.

TT. Subject to a 60-foot-wide public access and utility easement.

UU. Subject to a 100-foot greening access easement, centered 50 feet on either side of the lot line. Greening easements shall be preserved in their natural state and no clearing nor construction shall be allowed except where crossed or overlaid by utility or right-of-way easements.

VV. Subject to a 100-foot building setback along the back lot line.

WW. Water supply and 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 of the Alaska Department of Environmental Conservation.

XX. Section Line Easement Vacation Plat EV 2-094 has been recorded as Plat No. 80-11, Date 6-30-80, Nenana Recording District.

YY. Easements are as shown on the plat. There shall be additional easements, as required, at each utility pole location for guys or anchors. The right shall be reserved for the involved utility companies to cut any trees, within or without the easement, which reasonably present a danger to the utility. Utility construction is permitted within all right of ways with Ketchikan Gateway Borough approval. There is reserved, adjacent to the right of ways shown thereon,

slope easements sufficient to contain cut and fill slopes to conform to minimum borough standards in force at the time of construction of the roads to borough standards.

ZZ. There is reserved, adjacent to the rights-of-way, slope easements sufficient to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

AAA. There shall be reserved adjacent to the right-of-way a reservation sufficient to contain cut and fill slopes of 2 feet horizontal for each foot vertical of cut or fill for the purpose of providing and maintaining lateral support of the constructed street. There is also reserved to the grantors, their heirs, successors and assigns the right to remove said slopes at any time upon providing and maintaining other adequate lateral support as approved by the Borough or City.

BBB. A minimum residential lot shall accommodate only one detached single family residence, plus buildings accessory to the single family use, except as provided in Section 16.44.020 of the subdivision regulations.

CCC. There shall be easements as required at each pole location for guys or anchors.

DDD. The right shall be reserved for the involved utility companies to cut any trees, within or without the easement, which reasonably present a danger to the utility.

EEE. There shall be reserved adjacent to the dedicated streets shown, a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal to each 1 foot vertical of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets.

FFF. Subject to a weather station reservation as platted on the survey plat filed in the Fairbanks Recording District on July 15, 1983, as plat no. 83-115.

GGG. Subject to a right-of-way easement (ADL 413342) for a natural gas pipeline.

HHH. Subject to right-of-way application ADL 415868 for a public access road.

III. Subject to a public access and utility easement along the north 50 feet of Lot 14B.

JJJ. The Natural Drainage on this plat for Hopper Creek shall be maintained by the owners thereof as a viable natural drainage facility, and they shall do nothing to block, interrupt, or divert said drainage which would adversely affect neighboring lands. No structure may be constructed within 50 feet either side of Hopper Creek.

Veterans' Land Discount

Note: By law, the veterans' land discount does not apply to parcels 2-72 acquired with a veterans' preference.

Eligible veterans may receive a 25 percent discount on the purchase of State land (AS 38.05.940). The veterans' land discount may only be used **once** in an applicant's lifetime. To be eligible, an individual must submit proof, acceptable to the department, that the purchaser:

- is 18 years of age or older on the date of sale;
- **has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement on page 6);
- has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD FORM 214); and
- has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in State National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD FORM 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. **Interested veterans are encouraged to request their Form DD FORM 214 well in advance of the auction.**

The veterans' land discount may be applied only to acquisition of surface rights to the land. **It may not be applied to survey and platting costs, or other costs reimbursable to the state.** These costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on pages 18-19.

Successful bidders who qualify for the veterans' land discount must apply for the discount at the time of purchase. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

Below is an example of how a veteran's land discount would be calculated for a 1.44-acre parcel with reimbursable costs of $698.00 per acre, and a bid price of $17,000.00:

Veteran's Discount Calculation

Per Acre Non-Allowable Cost	$	698.00		
"X" Parcel Size (Acres)		1.44		
Total Non-Allowable Cost	$	1,005.12		
Bid Price	$	17,000.00	$	17,000.00
Less Non-Allowable Cost	$	1,005.12		
Amt. Available for Discount	$	15,994.88		
Veteran's Discount Rate (25%)		0.25		
Veteran's Discount	$	**3,998.72**	$	3,998.72
Discounted Purchase Price (Bid Price less Discount)			$	**13,001.28**
Less 5% down payment of **full bid** (do not submit a down payment based upon the discounted purchase price)			$	850.00
Balance Due			$	**12,151.28**

REIMBURSABLE COSTS FOR CALCULATING VETERANS' DISCOUNT

Subdivision	Survey	Reimbursable Costs
Bald Mountain	ASLS 80-176	$238.00/Acre
Big Delta	ASCS Sec. 17, 9S, 10E, FM	N/A
Bruce Lake	ASLS 79-155	$492.00/Acre
Canyon Lake	ASLS 80-139	$274.00/Acre
Caribou Creek	ASLS 85-41	N/A
Caribou Creek	ASLS 85-110	N/A
Clover Passage	USS 2817	N/A
Craig Lake	ASCS Sec. 5, 14S, 16E, FM	$122.00/Acre
Deadman Lake	ASLS 81-40	$268.00/Acre
Delta Agricultural Homesites	ASLS 78-93	$41.00/Acre
Delta Homesites (A)	ASLS 77-162	$142.00/Acre
Delta Homesites (B)	ASLS 77-163	$142.00/Acre
Donnelly	ASLS 80-95	$311.00/Acre
Dune Lake	ASLS 81-56	$292.00/Acre
Fairbanks Odd Lots	ASLS 95-72	$11.50/Acre
Geskamina Lake	ASLS 81-55	$277.00/Acre
Glennallen	ASLS 79-251	$122.00/Acre
Glennallen Odd Lot	ASCS Sec. 29, 4N, 2W, CRM	N/A
Glennallen OTE	ASLS 79-37	$122.00/Acre
Harding Lake	EPF 54-3	$197.00/Acre
Hayes Creek	ASLS 81-20	$302.00/Acre
Haystack	ASLS 80-117	$274.00/Acre
Haystack Extension	ASLS 80-163	$274.00/Acre
Herring Bay	USS 2403	N/A
Holstein Heights	ASLS 80-135	$565.00/Acre
Jack	ASLS 79-165	$61.00/Acre
Jack II	ASLS 82-140	$241.00/Acre
June Creek	ASLS 79-166	$88.00/Acre
Kentucky Creek	ASLS 98-3	$58.00/Acre
Kentucky Creek	ASCS Sec. 32, 4N, 13W, FM	$58.00/Acre
Lake Loiuse Small Lots	Various USS on Lake Louise	N/A
Left Fork II	ASLS 86-183	N/A
Lincoln Creek	ASLS 82-158	$642.00/Acre
McCloud	ASLS 82-157	$609.00/Acre
McPherson	ASLS 99-26	$555.00/Acre
O'Connor Creek	ASLS 83-23	$271.00/Acre
Olnes West	ASLS 81-38	$335.00/Acre
Pinnacle Mountain	ASLS 84-12	$1,121.00/Acre
Robertson River	ASLS 83-150	N/A
Safari Lake	ASLS 80-188	$275.00/Acre
Slate Creek	ASLS 83-168	N/A
Small Lakes Aliquots Parts	ASCS Secs.11-14, 4N, 7W, CRM	$85.00/Acre
Summit Lake Heights	ASLS 84-101	$735.00/Acre
Tenderfoot	ASLS 81-213	$400.00/Acre
Three Mile	ASLS 82-10	$405.00/Acre

Tok	ASLS 79-198	$288.00/Acre
Tok Odd Lot	ASLS 79-200	$288.00/Acre
Tungsten	ASLS 80-99	$211.00/Acre
Vallenar Bay	ASLS 85-86	$783.00/Acre