

Map 38 - Vault Subdivision ASLS 80-189

Location	Vault Subdivision is located approximately 18 miles north of Fairbanks west of mile 6 of the Elliott Highway.
Topo Map	USGS Quad Livengood A-2
Access	Access to the subdivision is west from mile 6 of the Elliott Highway along Vault Drive to Babe Creek Drive.
Terrain	Terrain within the subdivision is hilly with slopes facing the south and southwest. Elevations range from 950 to 1,200 feet above sea level.
Soils	Soils are reported to be good for residential development. There may be intermittent ground ice found on those lots greater than 5 acres.
Vegetation	Vegetation consists of birch and aspen trees.
Water Front	None
View	Potential views across the valley southwest of the parcel.
Climate	Average winter temperatures range from -22 to 26 degrees F; average summer temperatures range from 35 to 65 degrees F. Average annual precipitation is 15 inches.
Water Source	Water availability and quality are unknown; however, there are suspected high concentrations of arsenic in the ground water supply.
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.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations of record, see ASLS 80-189.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Association	None
Other	The parcel contains abandoned vehicles, debris, a partial foundation, and driveway clearing. Removal of all items on the parcel will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid. Currently, the subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

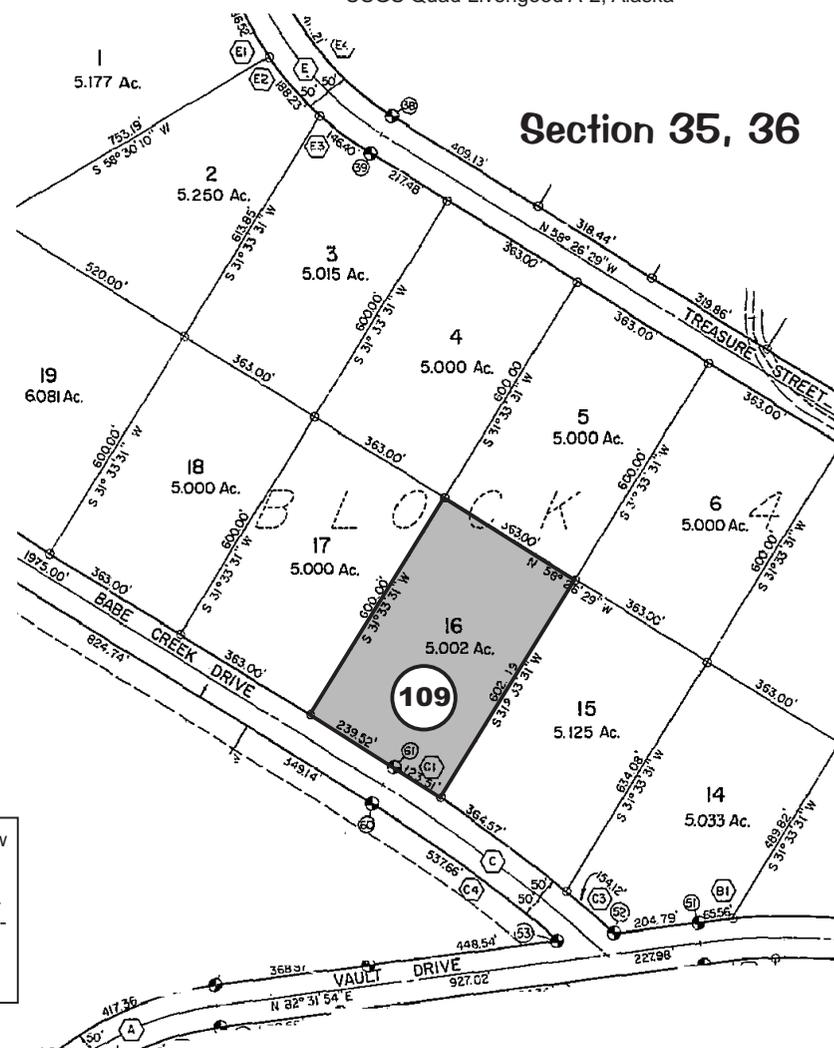
Vicinity Map

Township 3 North,
Range 1 West,
Section 35, 36
Fairbanks Meridian,
Alaska



USGS Quad Livengood A-2, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
109	407327	F003N001W35, 36	ASLS 80-189	16	4	5.002	\$1,000



View from
ADL 407327



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>.