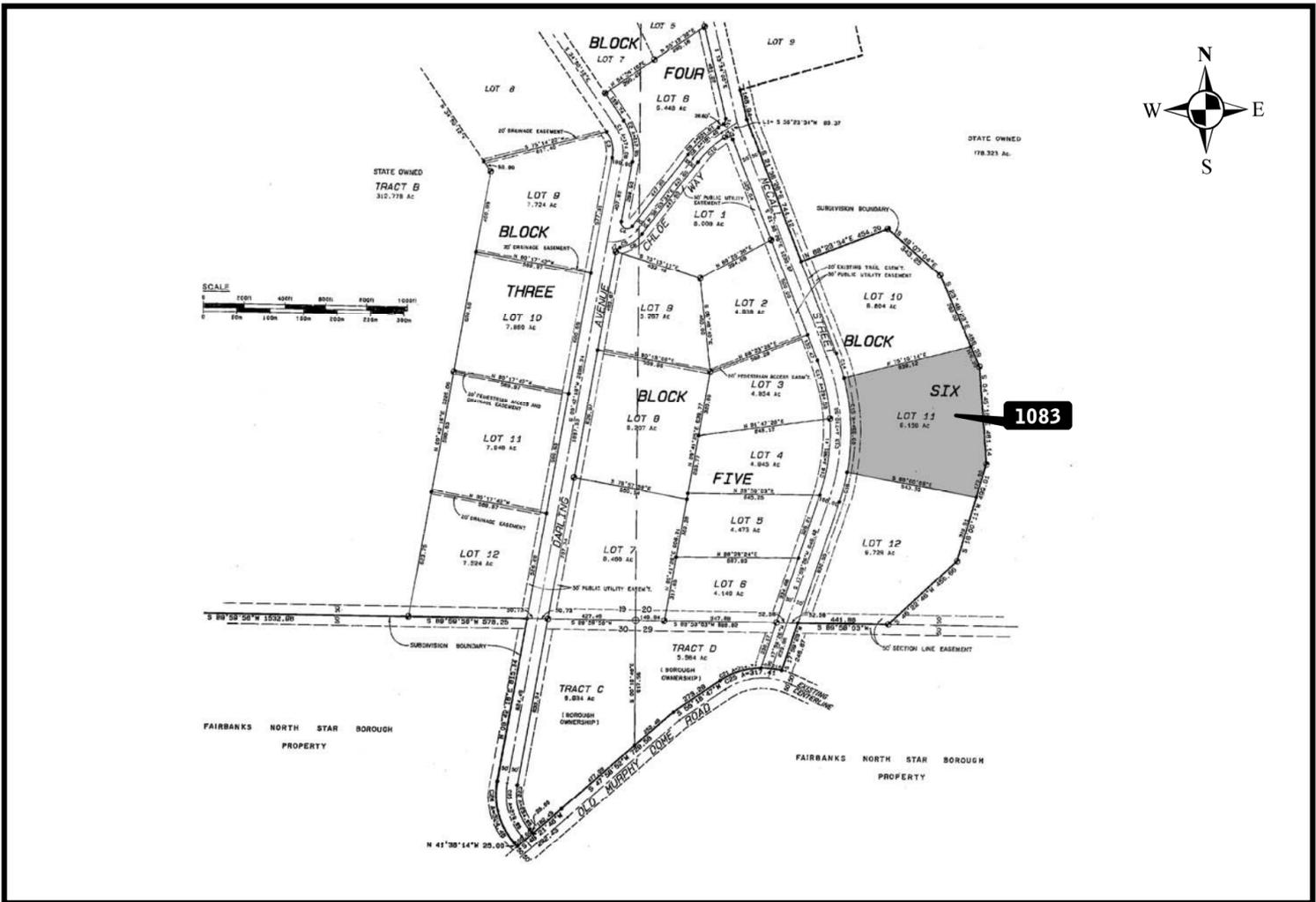


Spring 2005 Alaska State Land Offering -- Auction #435

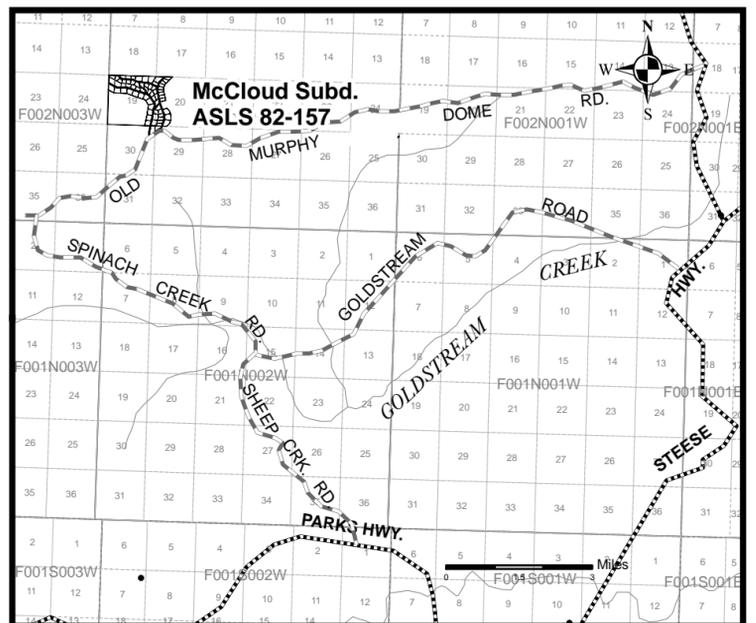
Map 25 - McCloud Subdivision, ASLS 82-157

Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1083	409972	F002N002W20	ASLS 82-157	11	6	9.150	\$15,400

Location	This subdivision is located approximately 12 miles northwest of Fairbanks, approximately 9 miles east of Murphy Dome.
Topo Map	USGS Quad Fairbanks D-2 and D-3
Access	Access can best be obtained by taking New Murphy Dome Road to Spinach Creek Road, then following Spinach Creek Road until it dead ends at Old Murphy Dome Road. Follow Old Murphy Dome Road east approximately 3 miles to the subdivision. Turn left onto McCall Street into the subdivision. The parcel is along this platted road right-of-way, which has been constructed. Access along Old Murphy Dome Road can at times require four-wheel drive vehicles.
Terrain	The terrain in this area is variable, with moderate to steep slopes and an elevation ranging from 1,000 to 1,650 feet above sea level.
Soils	Soils primarily contain Fairbanks silt loam with some sand and gravel. Permafrost is likely present.
Vegetation	Vegetation in the area is mostly black spruce and a thick ground cover of mosses, lichen, and willows. The drainages are brushy with willows, alders, and small spruce. Some slopes support small stands of aspen. This parcel is forested with dense black spruce.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -66 to 50 degrees F; average summer temperatures range from 30 to 99 degrees F. Average annual precipitation is 11 inches, including 68 inches of snow.
Water Source	The Division of Geological and Geophysical Surveys has cautioned that groundwater may contain arsenic. Wells are expected to be deep.
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). ADEC has approved this subdivision for on-lot sewage disposal systems.
Utilities	Unknown
Restrictions	Subject to all platted easements and reservations of record, see ASLS 82-157. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
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	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
Other	A burned trailer and debris are on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser. Placer mining operations are currently active along Our Creek, to the east of the subdivision area. The parcel is in 'Full' 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 2 North, Range 2 West, Section 20
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>.