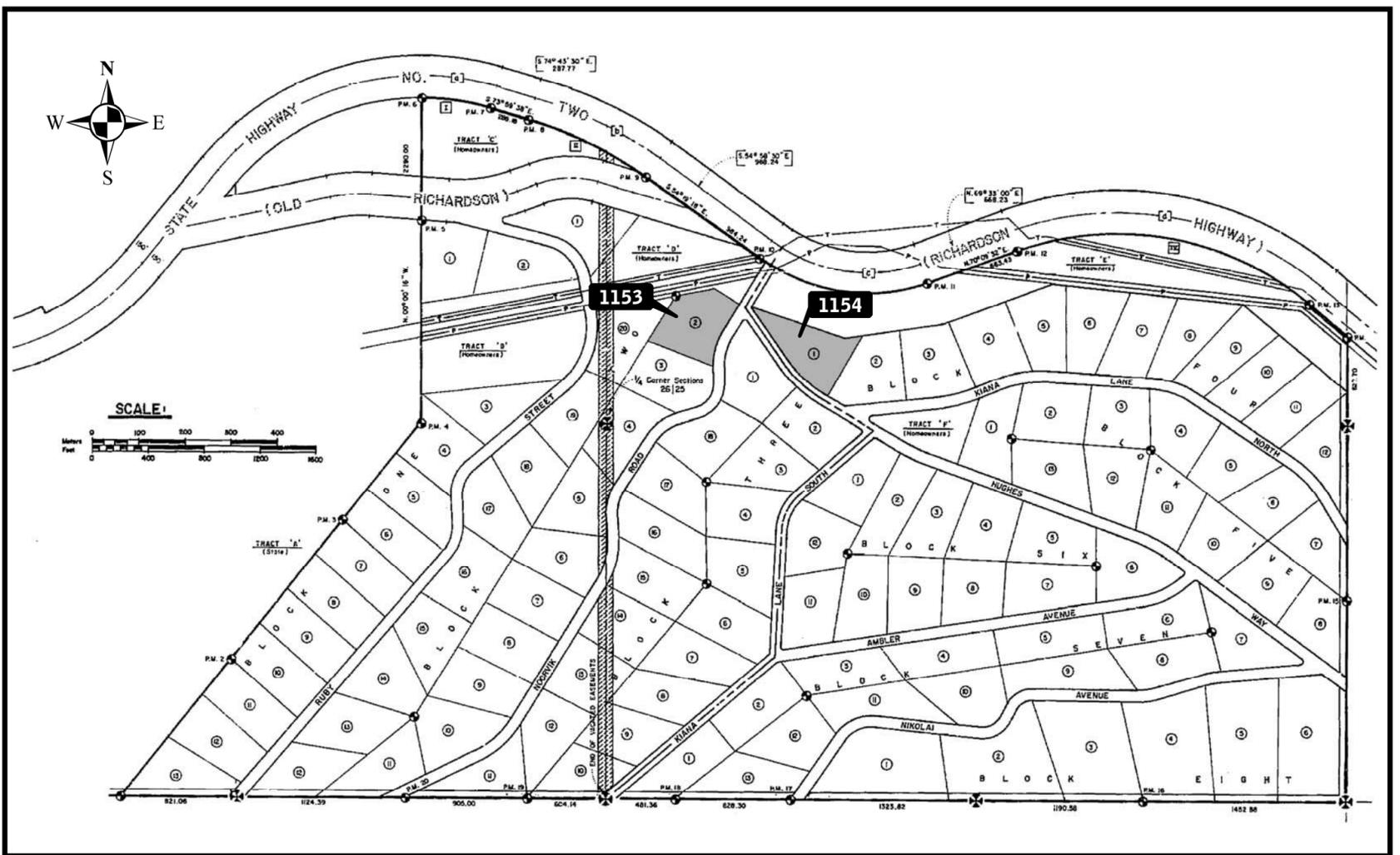


Spring 2005 Alaska State Land Offering -- Auction #435

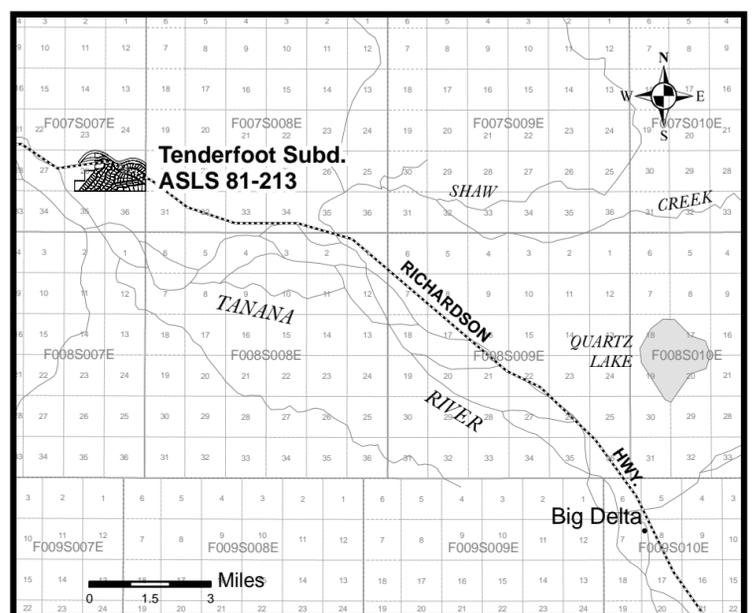
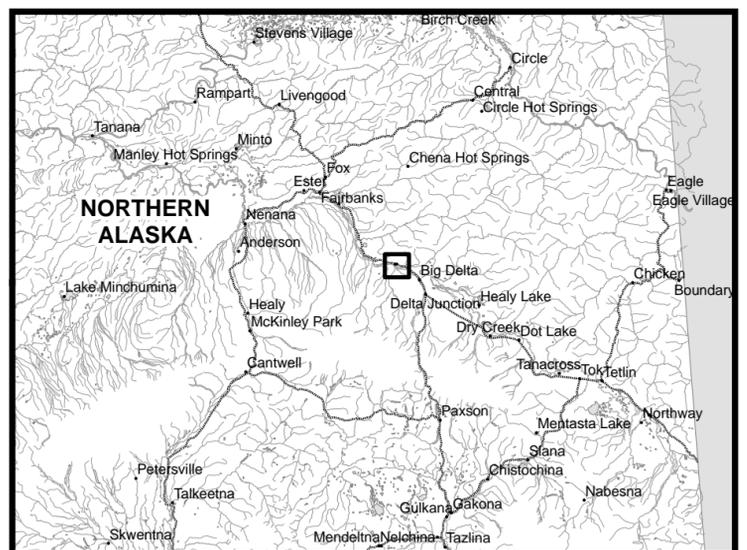
Map 29 - Tenderfoot Subdivision, ASLS 81-213

Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1153	409759	F007S007E25	ASLS 81-213	2	2	4.617	\$10,500
1154	409765	F007S007E25	ASLS 81-213	1	4	4.542	\$10,500

Location	Located south of mile 294 of the Richardson Highway, approximately 2 miles southeast of the Richardson Roadhouse.
Topo Map	USGS Quad Big Delta B-5
Access	Access to this subdivision is at approximately mile 294 of the Richardson Highway. The Old Richardson Highway enters into the subdivision. Some roads within the subdivision may be suitable for 4 wheel drive only. These parcels are along platted road rights-of-way, which may not have been constructed
Terrain	Topography within the subdivision consists of moderate to steep slopes with a southwesterly aspect and elevations ranging from 950 to 1,555 feet above sea level.
Soils	Soils are mostly well-drained gravelly silt loam with areas of discontinuous permafrost.
Vegetation	This area is primarily vegetated with white spruce, paper birch, and aspen.
Water Front	None
View	Views of surrounding forest, with views across valleys possible from some lots.
Climate	Average winter temperatures range from -15 to 28 degrees F; average summer temperatures range from 38 to 73 degrees F. Average annual precipitation is 13 inches, including 54 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). ADEC has approved this subdivision for on-lot sewage disposal systems.
Utilities	Electricity and telephone service are available along the Richardson Highway, but may need to be extended to these particular parcels.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 81-213. Parcel 1153 is also subject to a 60 foot easement for a public utility electric distribution line (ADL 1794) and a federal utility right-of-way (AKA F026132). 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	None
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active. Covenants pertaining to this subdivision are recorded in Book 275, Page 73 at the Fairbanks Recorder's Office.
Other	These parcels are within proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm . These parcels are 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 7 South, Range 7 East, Section 25
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>.