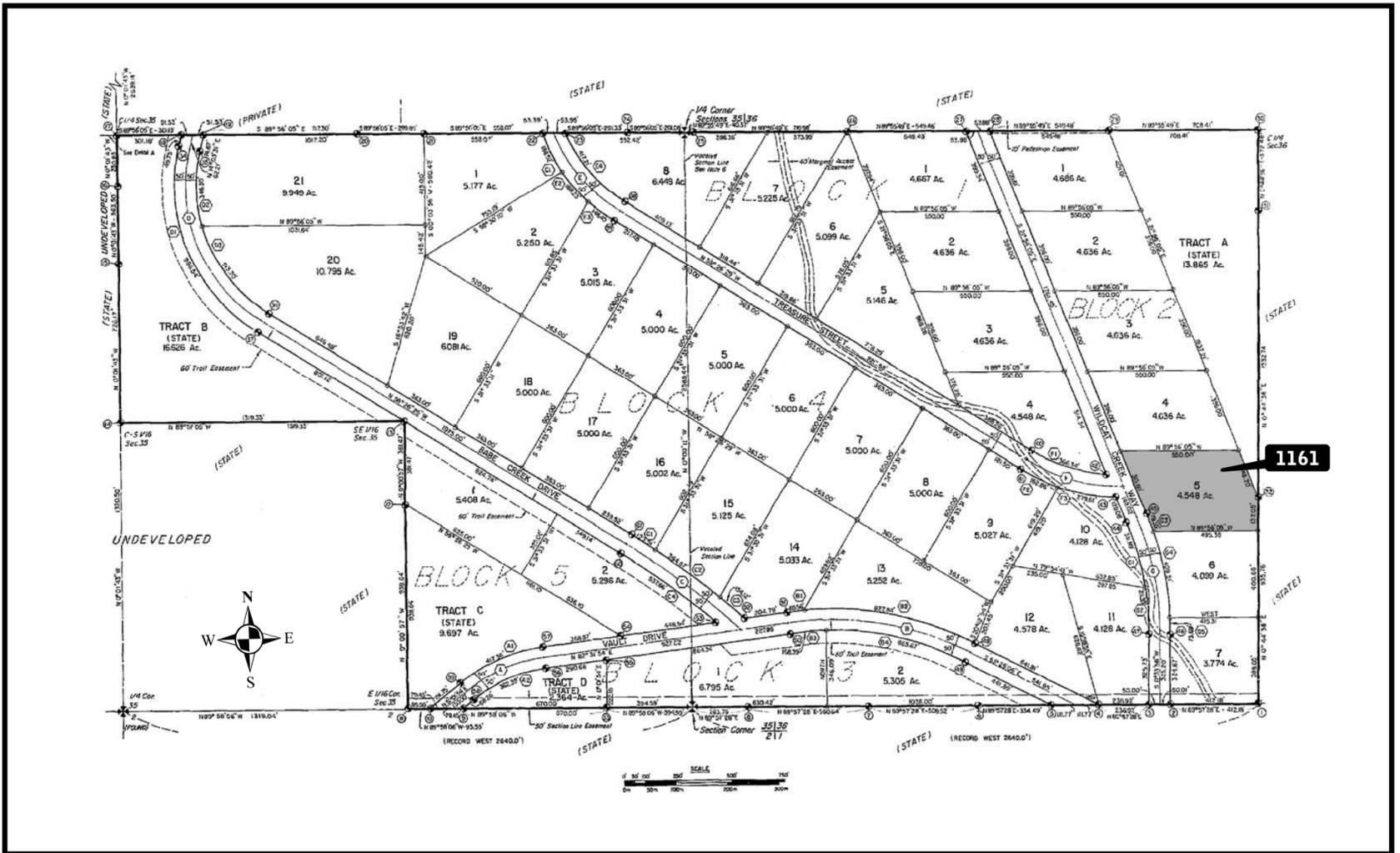


Spring 2005 Alaska State Land Offering -- Auction #435

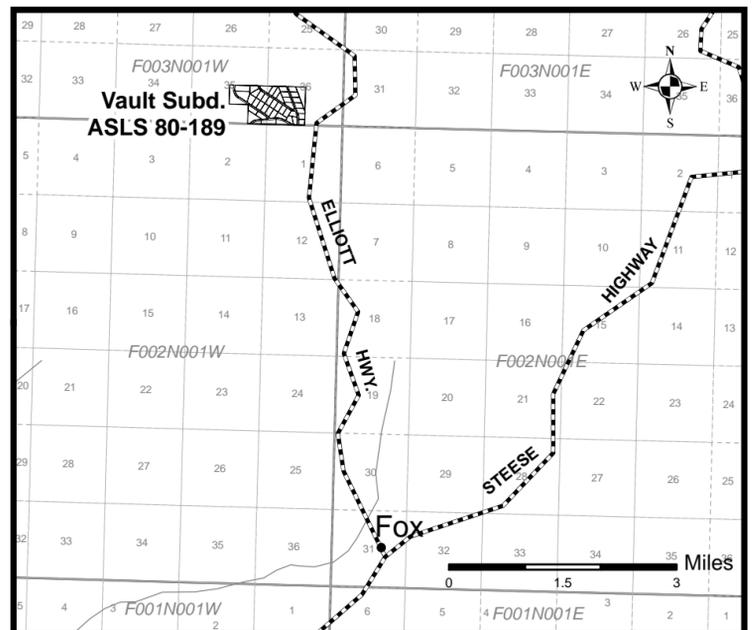
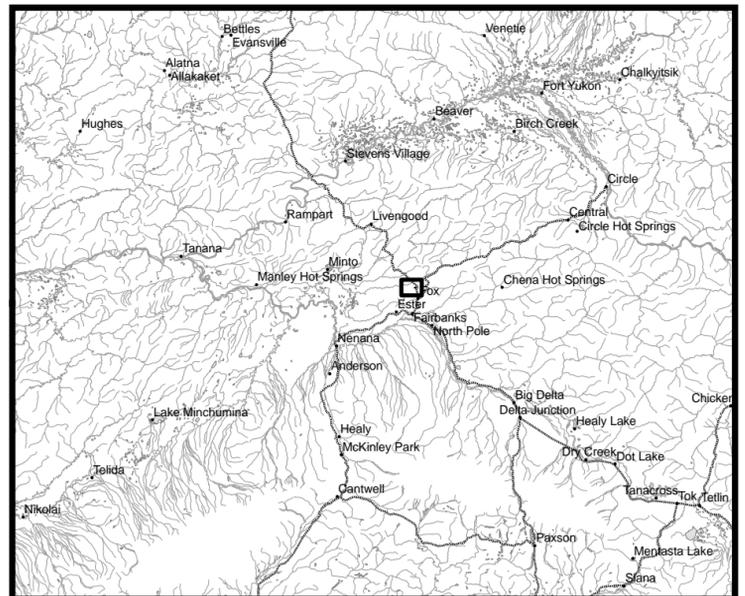
Map 33 - Vault Subdivision, ASLS 80-189

Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1161	407338	F003N001W36	ASLS 80-189	5	2	4.548	\$7,800

Location	This subdivision is located approximately 18 miles north of Fairbanks, west of the Elliott Highway.
Topo Map	USGS Quad Livengood A-2
Access	From Fairbanks, go to mile 6 of the Elliott Highway and turn left onto Vault Drive.
Terrain	Terrain within the subdivision is hilly with slopes facing the south and southwest, with elevations ranging from 950 to 1,200 feet above sea level.
Soils	Soils are reported to be good for residential development.
Vegetation	Vegetation in this area consists of birch and aspen trees.
Water Front	None
View	Unknown
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	Unknown. 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 (ADEC).
Utilities	Unknown
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-189. 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	There are active mining claims in the vicinity of this subdivision. A burned cabin and/or foundation may be present on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser. The parcel 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 36
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>.