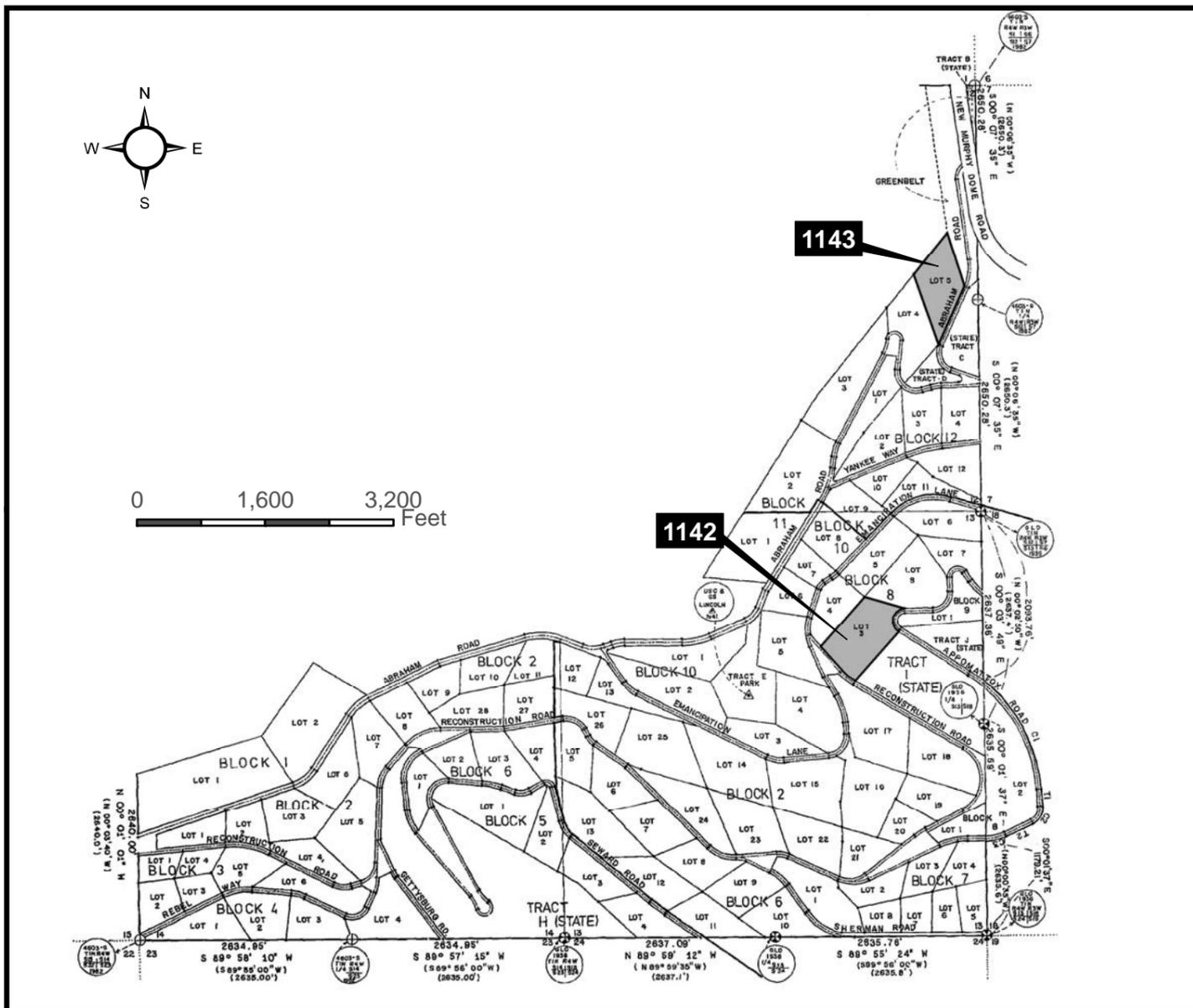


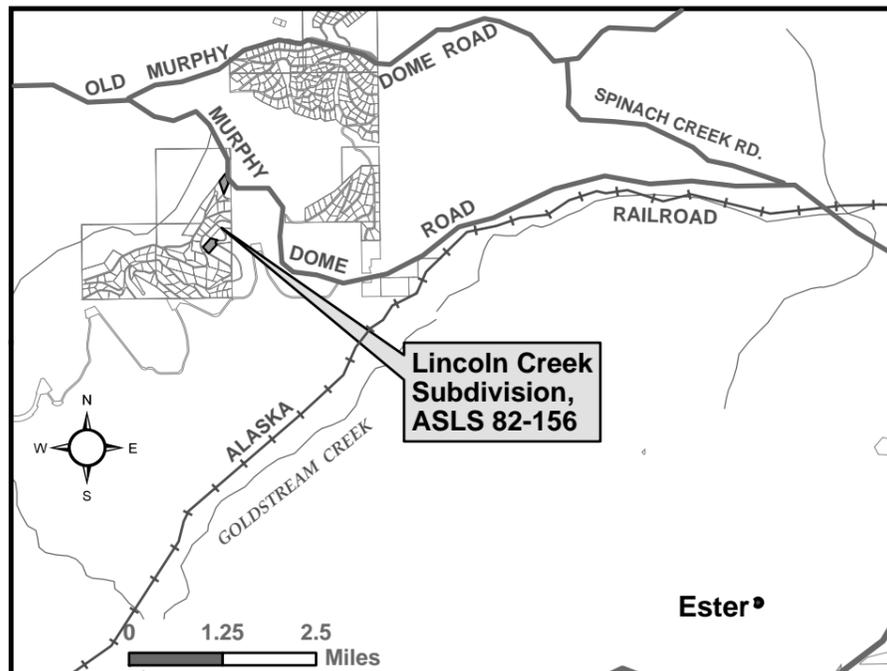
Map 30 - Lincoln Creek Subdivision ASLS 82-158

Northern Region



Location	This subdivision is located approximately 20 miles northwest of Fairbanks, along Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-3
Access	From Fairbanks, take Goldstream Road northwest to the intersection with Murphy Dome Road. Turn onto Murphy Dome Road and drive north 12.5 miles to Abraham Road (second left past Spinach Creek Bridge). Turn left on Abraham Road into the subdivision. Parcel 1143 is the first lot on the right directly accessible by Abraham Road, and has a constructed driveway onto the parcel. Parcel 1142 may be accessed by continuing on Abraham Road to Emancipation Lane and Reconstruction Road, right after the hairpin turn. Abraham Road, Emancipation Lane and Reconstruction Road are all constructed, maintained roads. There is <u>not</u> a constructed driveway onto Parcel 1142. Access to Parcel 1142 is currently limited to Reconstruction Road, which is over 15 feet above the parcel grade. Potential purchasers are strongly recommended to personally inspect the parcel and to take the costs of constructing a driveway into account before placing a bid. For more information, please contact AJ Wait at (907) 451-3011.
Terrain	The area is moderately sloping, with an elevation range of 1,450 to 1,800 feet above sea level.
Soils	Shallow soils in the area are composed of rocky and fine-grained particles and are well suited for residential development.
Vegetation	Vegetation primarily consists of black spruce, birch and aspen.
Water Frontage	None
View	Potential views of the Keystone Creek Valley and the Goldstream Creek Valley.
Climate	Average winter temperatures range from -19 to -2 degrees F; average summer temperatures range from 53 to 72 degrees F. Average annual precipitation is 12 inches, including 68 inches of snow.
Water Source	No wells are known to exist. The water table is estimated to be at least 400 feet 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 septic tanks and leach fields.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 82-158.
Municipal Authority	These parcels are located within the boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments. This subdivision is within the Keystone Road Service Area.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
Fire Management	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.
Other	A shed, 16x25 foot cabin, trailer and debris are on Parcel 1143. Any clean up or removal of these items will become the responsibility of the purchaser.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1142	409870	F001N004W13	ASLS 82-158	3	8	12.887	\$18,000
1143	409904	F001N004W12	ASLS 82-158	5	11	10.290	\$22,600



Township 1 North, Range 4 West, Sections 12 & 13
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>.

