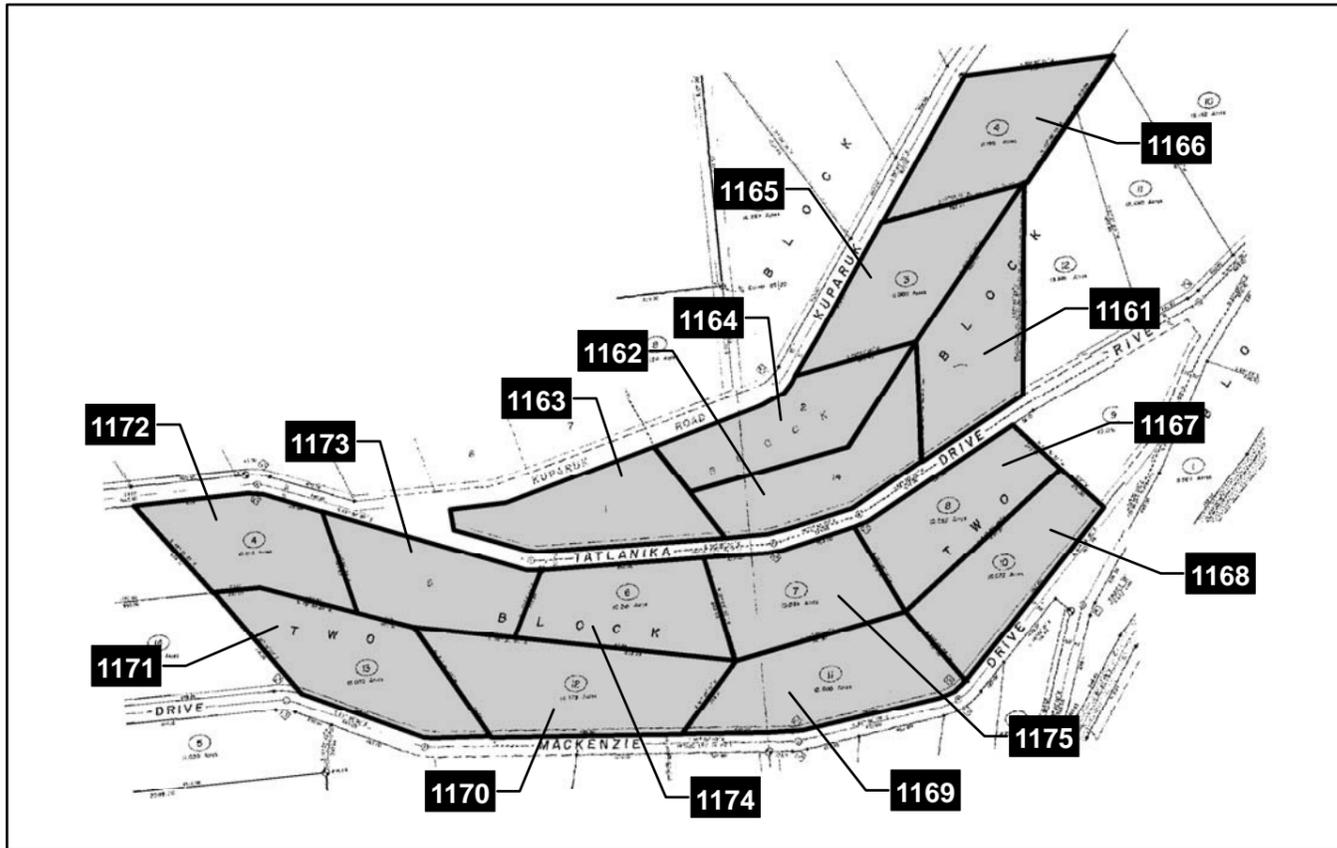


Map 24 - Riverview Subdivision ~ ASLS 83-128



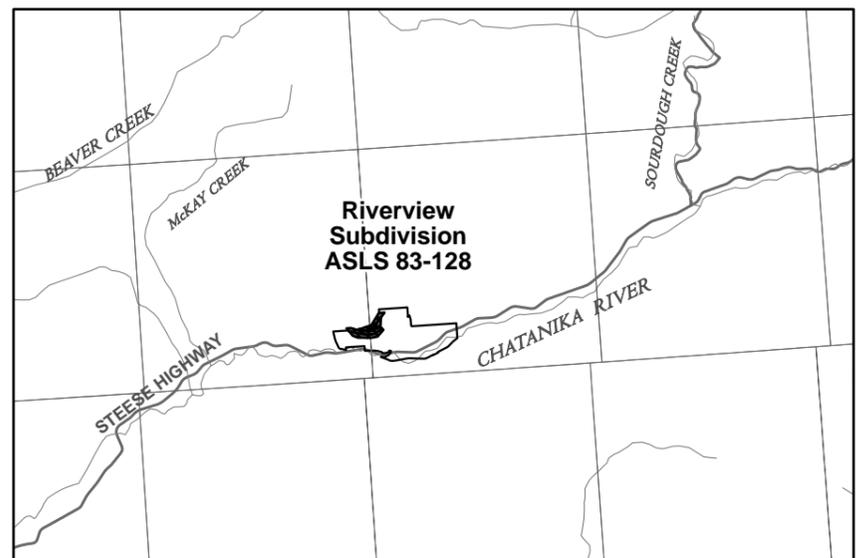
0 1,000 2,000 Feet



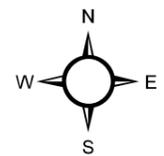
PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1161	411170	F005N004E30	ASLS 83-128	11.066	13	4	\$12,800
1162	411171	F005N003E25, F005004E30	ASLS 83-128	10.056	14	4	\$12,900
1163	411158	F005N003E25	ASLS 83-128	10.025	1	4	\$11,700
1164	411159	F005N003E25, F005004E30	ASLS 83-128	10.034	2	4	\$8,400

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1165	411160	F005N004E30	ASLS 83-128	11	3	4	\$9,200
1166	411161	F005N004E30	ASLS 83-128	11.198	4	4	\$8,400
1167	411133	F005N004E30	ASLS 83-128	10.086	8	2	\$13,000
1168	411135	F005N004E30	ASLS 83-128	10.072	10	2	\$14,800
1169	411136	F005N003E25, F005004E30	ASLS 83-128	12.6	11	2	\$16,700
1170	411137	F005N003E25	ASLS 83-128	14.773	12	2	\$11,100
1171	411138	F005N003E25	ASLS 83-128	13.07	13	2	\$9,800
1172	411129	F005N003E25	ASLS 83-128	10.016	4	2	\$8,400
1173	411130	F005N003E25	ASLS 83-128	10.005	5	2	\$11,700
1174	411131	F005N003E25	ASLS 83-128	10.241	6	2	\$12,000
1175	411132	F005N003E25, F005004E30	ASLS 83-128	10.035	7	2	\$12,900

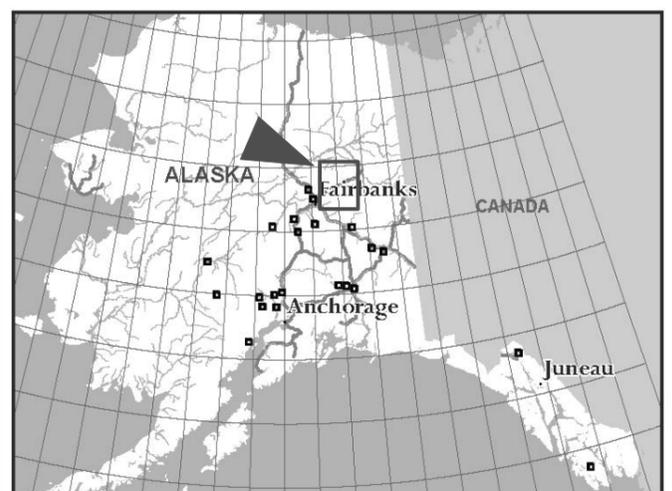
Location	The Riverview subdivision is located approximately 48 miles northeast of Fairbanks, along the Steese Highway.
Topo Map	USGS Quad Circle A-6
Access	Access to the subdivision is between 43-48 miles of the Steese Highway, then north on platted rights-of-way into the subdivision. The right-of-ways have been cleared, but are unimproved. Direct access to the Steese Highway from any lot is prohibited.
Terrain	Terrain of the subdivision consists of moderate to steep, south facing slopes, with an elevation range of 1,125 to 2,425 feet above sea level.
Soils	Soils in the area are generally a shallow layer of silt over broken schist bedrock. There may be permafrost present.
Vegetation	Vegetation primarily consists of birch, white spruce and some aspen. Parcels may have burned during the 2004 fire season.
Water Frontage	None
View	View of the Chatanika River valley.
Climate	Average winter temperatures range from -22 to 24 degrees F; average summer temperatures range from 38 to 72 degrees F. Extremes of -60 and 94 degrees F have been recorded. Average annual precipitation is 11 inches, including 53 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-site wastewater disposal systems.
Utilities	Electricity is available along the Steese Highway and within portions of this subdivision. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 83-128. This subdivision 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	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.
Homeowners Association	None
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 information regarding management options.
Other	The Davidson Ditch bisects Riverview Subdivision. Built in the 1920s to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property (hiking, use of an ATV, snow machining) is allowed; any disturbance will require a permit from DNR. In this portion of the subdivision, the trail that connects to the Davidson Ditch, RST #1968, is subject to Revised Statute 2477 of the mining law of 1866. See the brochure narrative or DNR for more information.



0 2 4 Miles



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>.



Township 5 North, Range 3 East, Section 25;
Township 5 North, Range 4 East, Section 30;
Fairbanks Meridian, Alaska