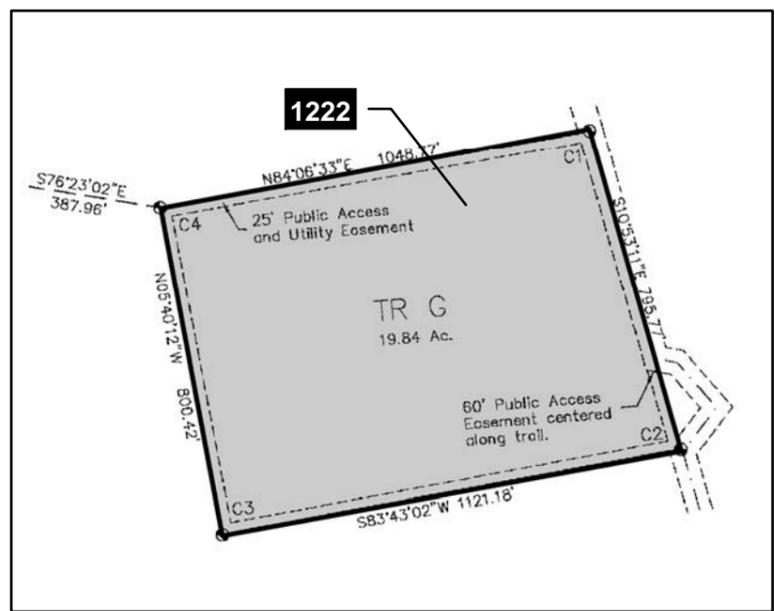
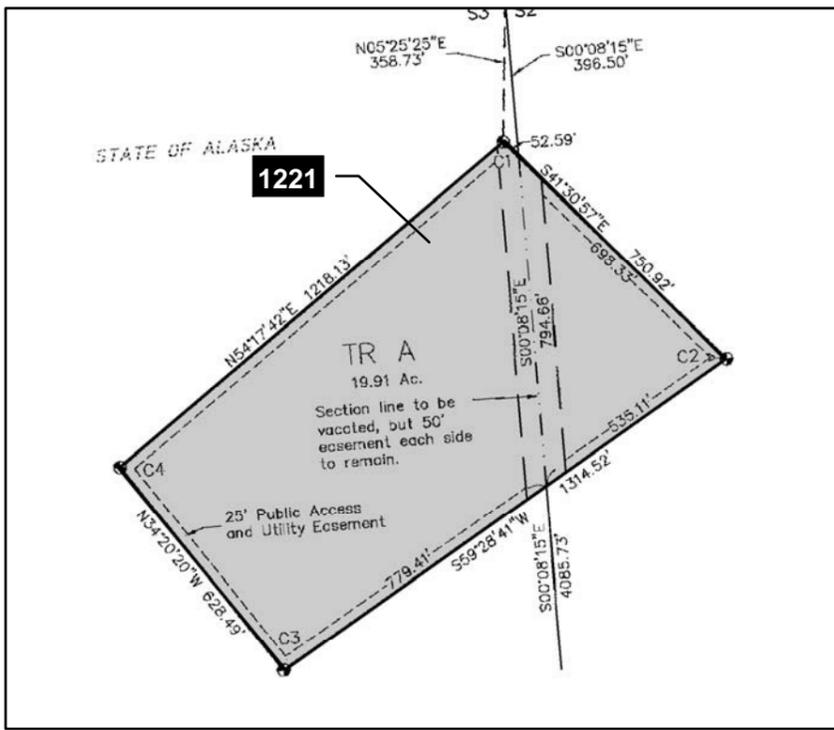
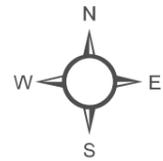


Map 31 ~ Windy Creek Remote Parcels - ASLS 2002-4



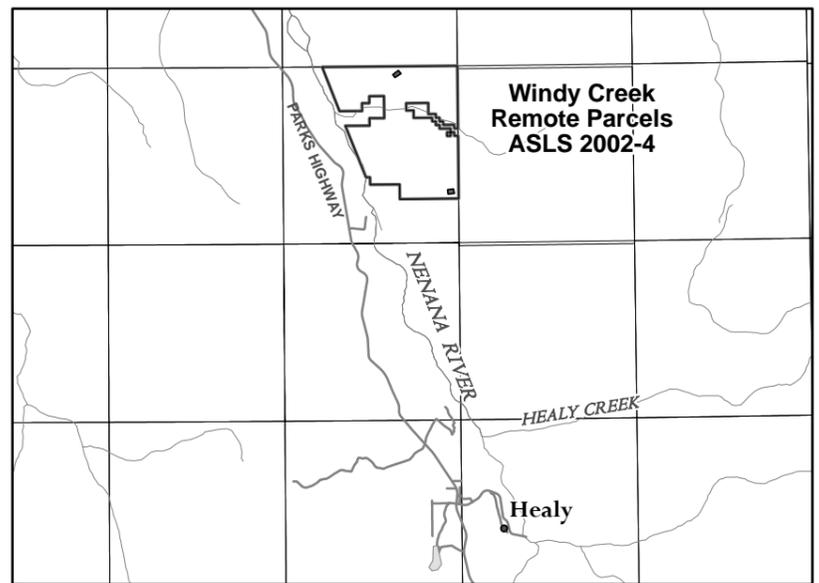
0 500 1,000 Feet

Approximate scale for each parcel map.

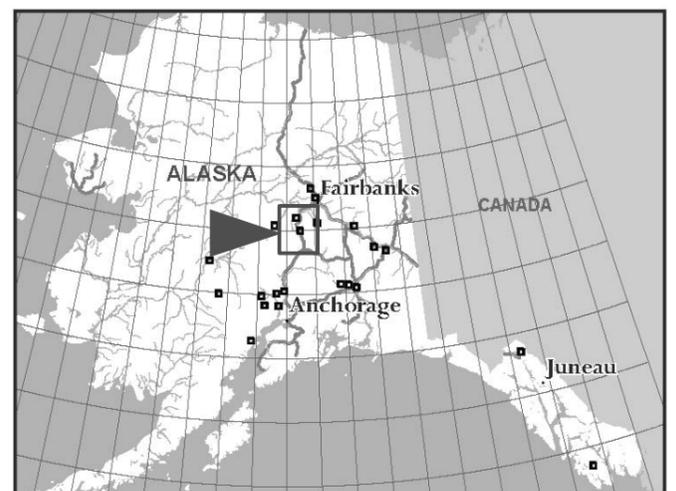
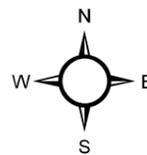


Location	The Windy Creek staking area is approximately 12 road miles north of Healy on the east side of the Nenana River.
Topo map	USGS Quad Fairbanks A-5.
Terrain	Gently rolling high plains to steep bluffs above the Nenana River.
Access	By road from approximately Parks Highway mile 260, then by off road vehicle (ORV) trails east of the Nenana River. There is an ORV crossing along the Alaska Railroad (ARR) bridge. Any other use of the ARR right-of-way is not permitted.
Roads/Trails	Trails run northerly from the old site of Ferry.
View	Nenana River valley and surrounding hills.
Climate	Temperatures could range from 80°F in summer to -60°F in winter. Annual precipitation averages 12 inches, including 52 inches of snow.
Soils	Somewhat poorly drained to excessively drained silts over gravelly coarse sand.
Vegetation	Mixed spruce and hardwood forest in well drained areas; shrubs, mosses, black spruce and bushes in poorly drained areas.
Fire Management Option	Full Protection - suppression action provided on a wildland fire that threatens uninhabited private property, high-valued natural resource areas, and other high-valued areas such as identified cultural and historical sites. The suppression objective is to control the fire at the smallest acreage reasonably possible. The allocation of suppression resources to fires receiving the full protection option is second in priority only to fires threatening a critical protection area. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Municipal authority	The staking area is within the Denali Borough. Parcels are subject to any local property taxes.
Public access and utility easements	All parcels are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Landowners may not obstruct or block access within these easements.
Setbacks and other restrictions	Parcels are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1221	416717	F010S008W02,03	ASLS 2002-4	19.91	A	\$13,400
1222	416667	F010S008W25	ASLS 2002-4	19.84	G	\$15,900



0 3 6 Miles



Township 10 South, Range 8 West, Section 2, 3 and 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>.