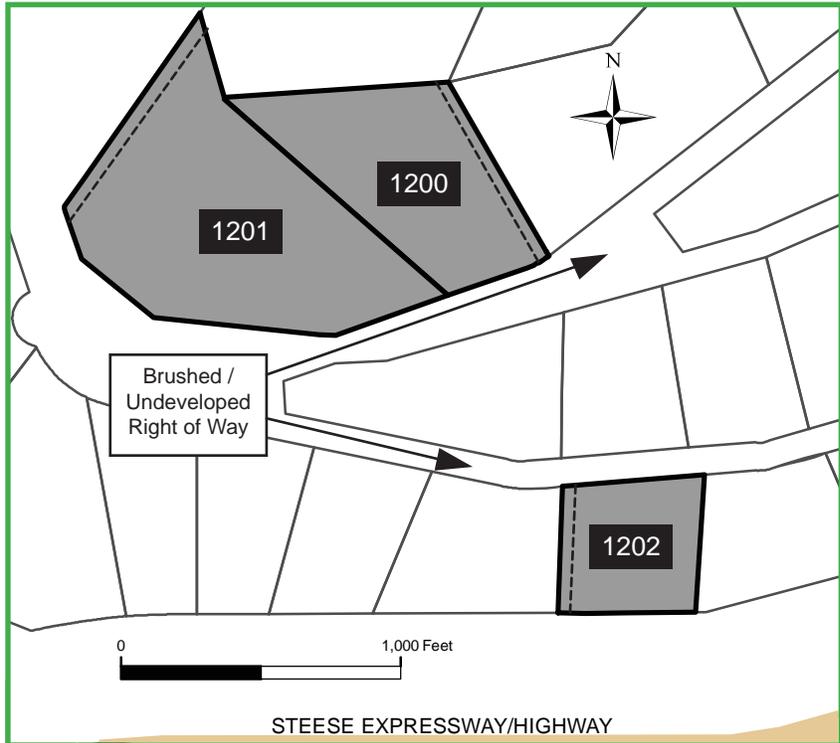
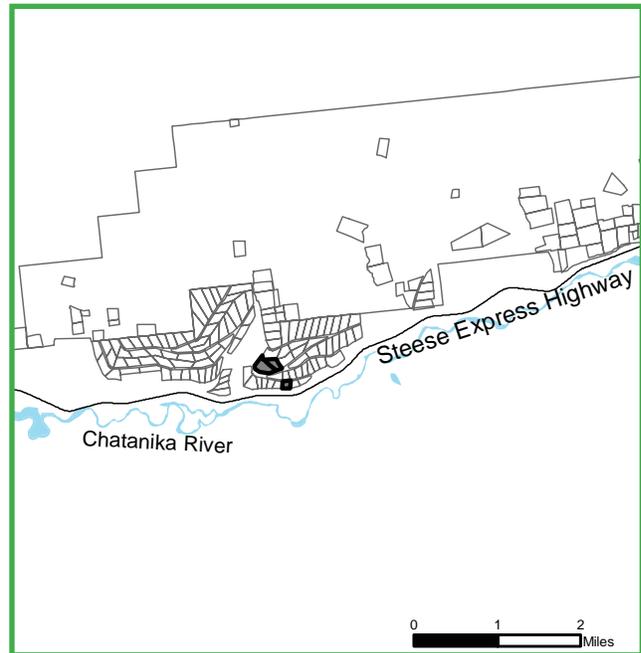


Riverview - ASLS 83-128

PARCEL #	1200	1201	1202
AK DIVISION OF LANDS (ADL) #	411194	411195	411223
MERIDIAN TOWNSHIP RANGE SECTION	F 005N 004E 30, 31	F 005N 004E 30, 31	F 005N 004E 31, 32
SURVEY	ASLS 83-128	ASLS 83-128	ASLS 83-128
ACRES	10.141	17.433	5.418
LOT	7	8	7
BLOCK	8	8	11
MINIMUM BID	\$12,200	\$16,900	\$9,900



LOCATION	Riverview Subdivision is located approximately 48 miles north-east of Fairbanks.
ACCESS	Access is between 43-48 miles on the Steese Highway, then turn north on platted rights-of-way. The rights-of-way have been cleared, but are unimproved.
UTILITIES	<p>Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
RESTRICTIONS	<p>Subject to all platted easements and reservations of record, see ASLS 83-128.</p> <p>Direct access to the Steese Highway from any lot is prohibited.</p>
MUNICIPAL AUTHORITY	These parcels are located within the Fairbanks North Star Borough, and are subject to local ordinances and property assessments.
NOTES	<p>Parcels may have burned during the 2004 fire season. This subdivision is in "Full" fire management option. See page 11 for more information.</p> <p>The Davidson Ditch bisects Riverview Subdivision. Built in the 1920's to provide water to mining operations, it is under the jurisdiction of DNR. Access across the Davidson Ditch property is an allowed use; any disturbance will require a permit from DNR.</p> <p>There are active mining claims in the vicinity of this subdivision.</p> <p>Potential views of the Chatanika River Valley and surrounding Steese-White Mountain Conservation Area.</p>



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: plats.landrecords.info/.