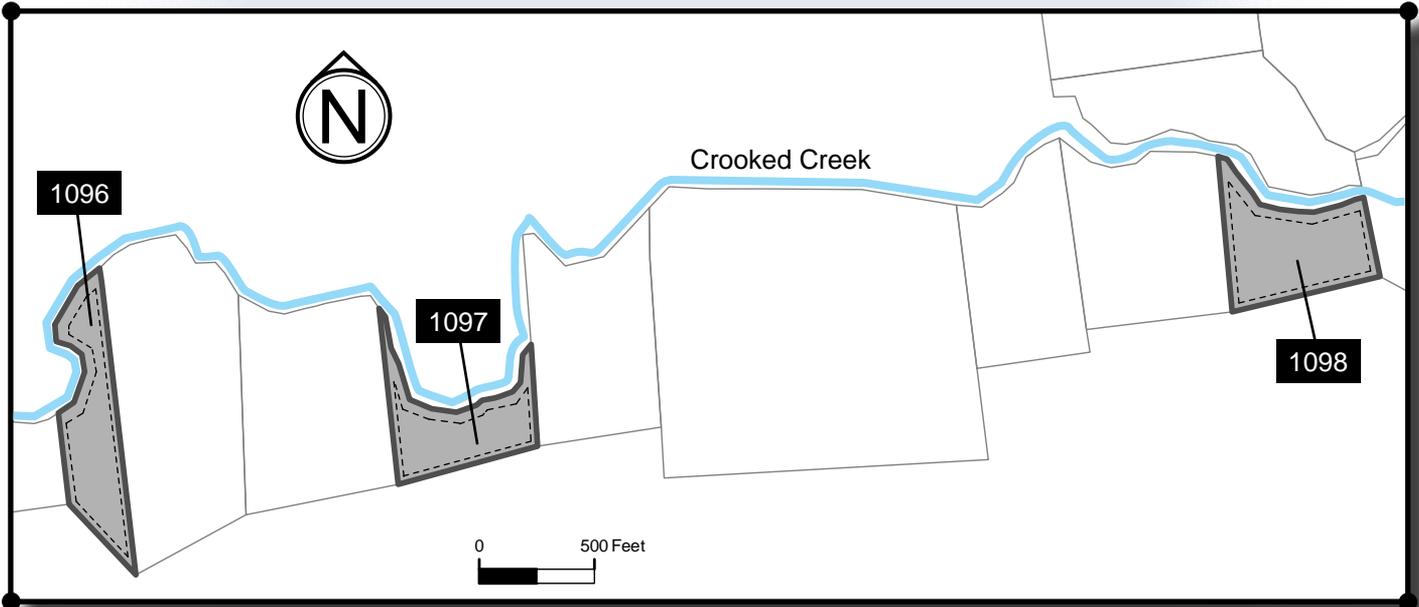


Albert Creek - ASLS 2003 - 15



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1096	416974	F009N014E35	ASLS 2003-15	5.46	B	\$8,700
1097	410834	F009N014E35	ASLS 2003-15	4.67	E	\$10,400
1098	417052	F009N014E36	ASLS 2003-15	6.23	J	\$11,800

**LOCATION**

The Albert Creek remote area is located 100 miles northeast of Fairbanks off the Steese Highway close to the community of Central.

**ACCESS**

Access will be provided via the Steese Highway, the Circle Hot Springs Road, section line easements and several trails that cross the area, including the historic Circle-Fairbanks Trail and the historic Circle-Central Pack Trail.

**UTILITIES**

None.

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.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2003 - 15 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

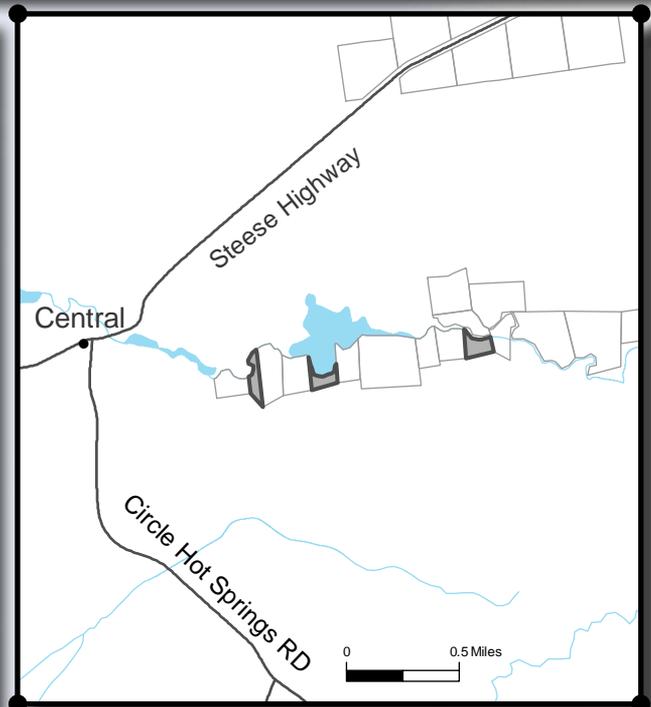
Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies and a 60-foot public access easement along all existing trails.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

**NOTES**

Central, Alaska is near the northern end of the scenic Steese Highway and is surrounded by a number federally protected wildlands; to the north, the Yukon Flats National Wildlife Refuge, to the west, the White Mountains National Recreation Area, to the south, the Steese National Conservation Area, and to the east the Yukon River.



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/](http://plats.landrecords.info/).