

Riverview - ASLS 83 - 128



Aerial view of Riverview subdivision from the northwest, Camp Creek's gully can be seen at lower left

LOCATION

The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Highway.

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

Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.

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).

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.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 83-128

Direct access to the Steese Highway from any lot is prohibited.

MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Fairbanks North Star Borough and are subject to applicable local ordinances and property assessments.

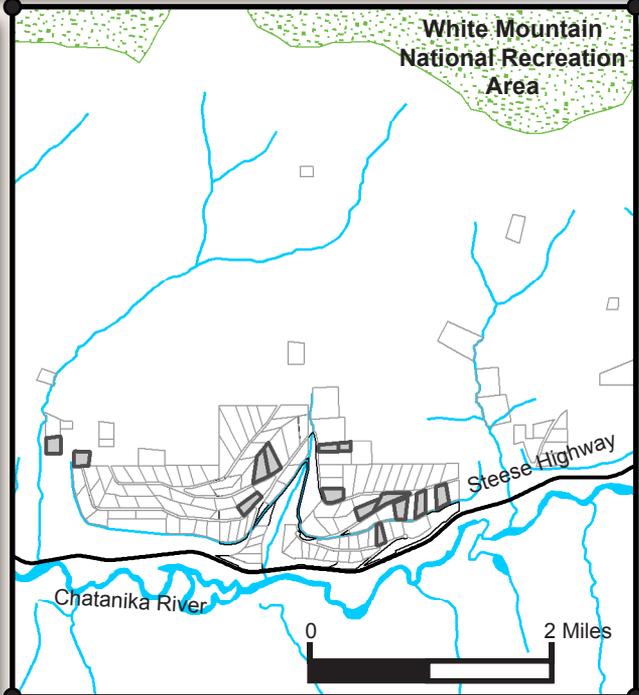
NOTES

Parcels may have burned during the 2004 fire season. This subdivision is in "Full" fire management option. See page 11 for more information

The Davidson Ditch bisects Riverview Subdivision. Built in the 1920's to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property is allowed; any disturbance will require a permit from DNR.

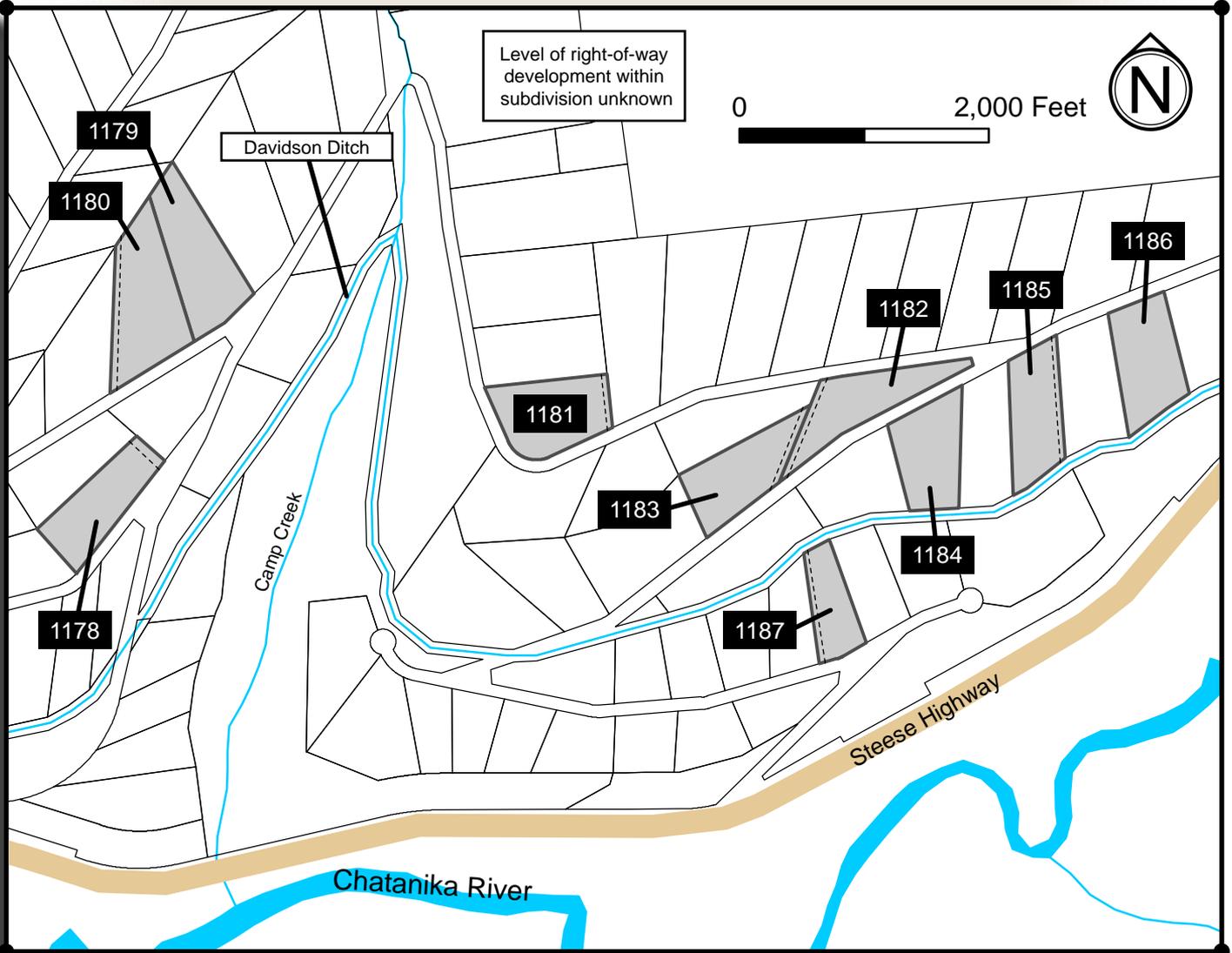
There are active mining claims in the vicinity of this subdivision.

Excellent views of the Chatanika River Valley and surrounding Steese-White Mountain Conservation Area.



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://plats.landrecords.info/>

Riverview - ASLS 83 - 128



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1178	411135	F005N004E30	ASLS 83-128	10.072	10	2	\$13,100
1179	411168	F005N004E30	ASLS 83-128	12.48	11	4	\$16,200
1180	411169	F005N004E30	ASLS 83-128	13.816	12	4	\$18,000
1181	411177	F005N004E30	ASLS 83-128	11.547	3	7	\$9,800
1182	411191	F005N004E29	ASLS 83-128	10.45	4	8	\$8,900
1183	411192	F005N004E29	ASLS 83-128	10.453	5	8	\$8,900
1184	411198	F005N004E29	ASLS 83-128	10.054	3	9	\$8,500
1185	411200	F005N004E29	ASLS 83-128	10.233	5	9	\$8,700
1186	411202	F005N004E29	ASLS 83-128	11.035	7	9	\$9,400
1187	411213	F005N004E29,32	ASLS 83-128	6.568	6	10	\$9,200

