

White Mountain - ASLS 2002 - 11



Looking east at parcels 1205 and 1206

LOCATION

The White Mountain staking area is located approximately 45 miles northeast of Fairbanks, north of the Steese Highway.

ACCESS

Access is between 43-48 miles on the Steese Highway and then along existing trails and platted rights-of-way.

UTILITIES

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

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 (ADEC). ADEC has approved these parcels for non-water carried sewage disposal systems.

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

RESTRICTIONS

Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Landowners may not obstruct or block access within these easements. These parcels are also subject to a 50-foot public access easement and 100-foot building setback along the ordinary high water line of all water bodies. In addition, parcels 1205 and 1206 are subject to a 50-foot section line easement.

Subject to all platted easements and reservations of record, see ASLS 2002-11.

The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

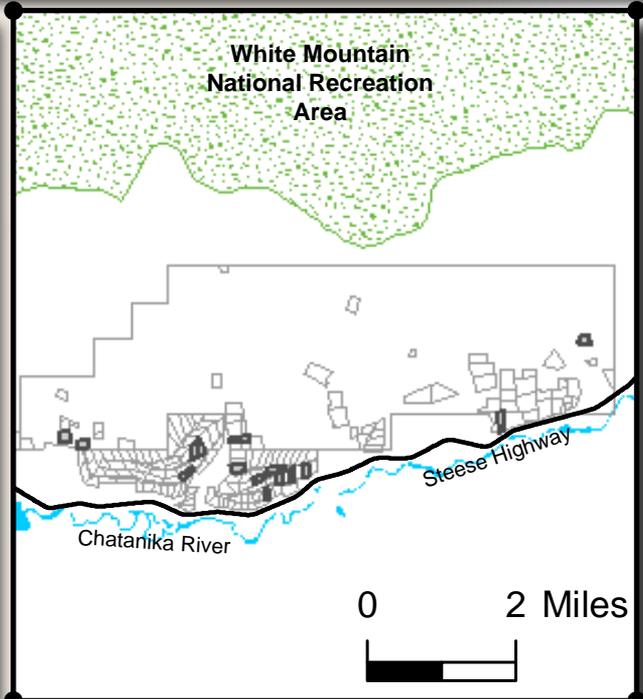
MUNICIPAL AUTHORITY

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

NOTES

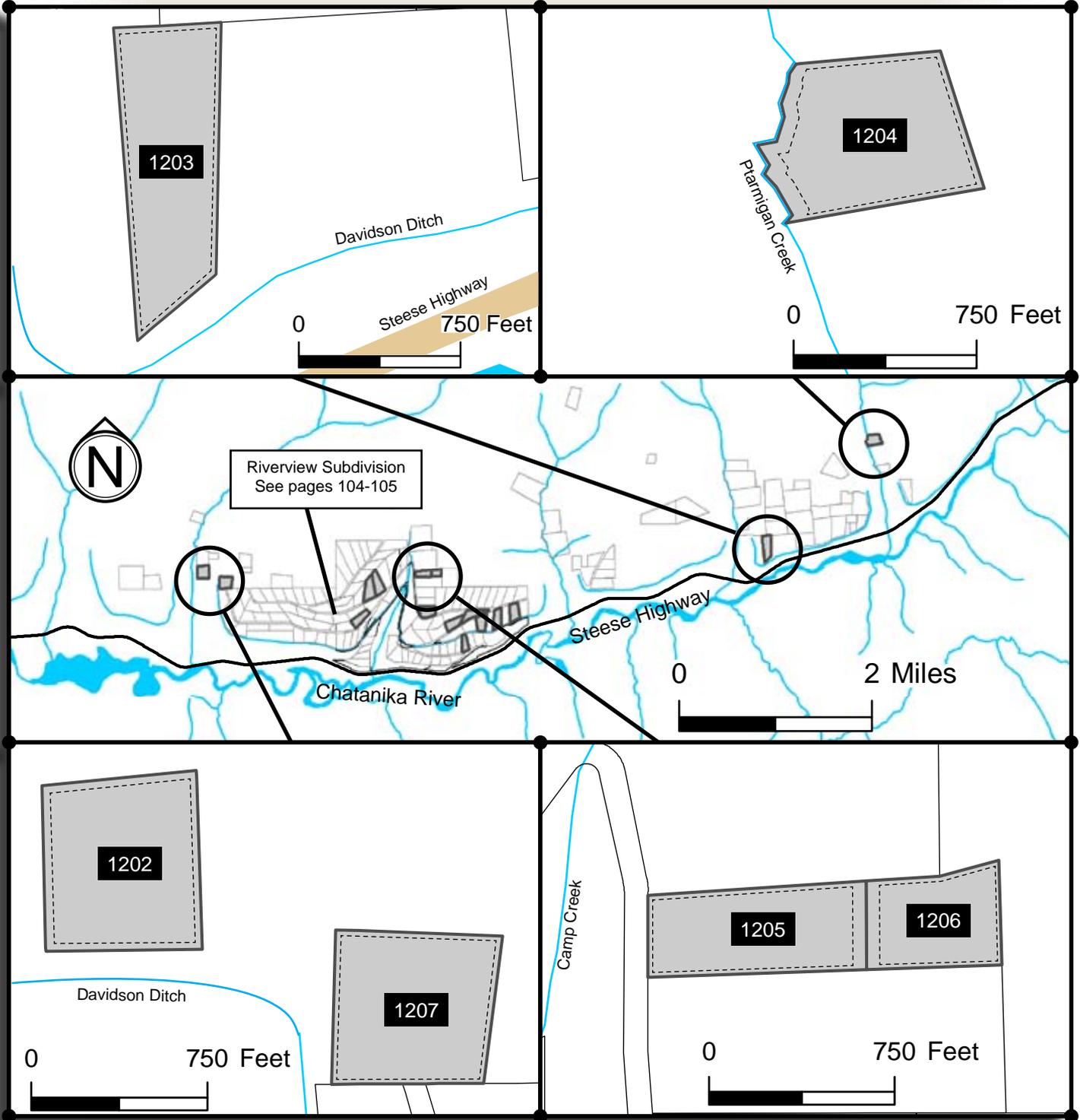
Fire Management Option – for most parcels, Full Protection - see page 11 for more information.
Tract G – Modified Protection

The Davidson Ditch is south of the White Mountain 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://dnr.alaska.gov/Landrecords/>

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1202	416738	F005N003E26	ASLS 2002-11	10.76	B	\$10,300
1203	416718	F005N004E23,26	ASLS 2002-11	13.19	I	\$10,600
1204	416652	F005N004E13, 24	ASLS 2002-11	10.74	G	\$8,600
1205	417048	F005N004E30	ASLS 2002-11	6.94	M	\$6,600
1206	417049	F005N004E29	ASLS 2002-11	4.78	N	\$4,500
1207	416660	F005N003E26	ASLS 2002-11	10.60	C	\$10,600