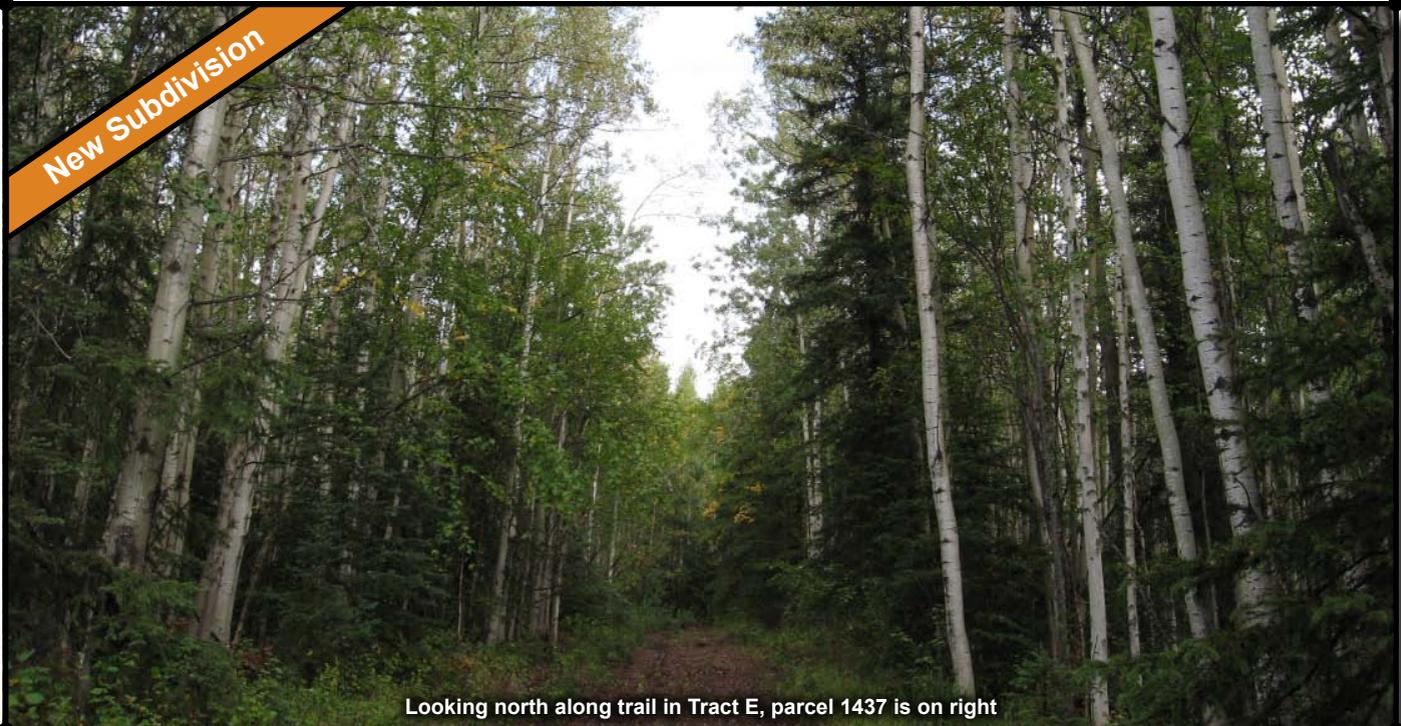
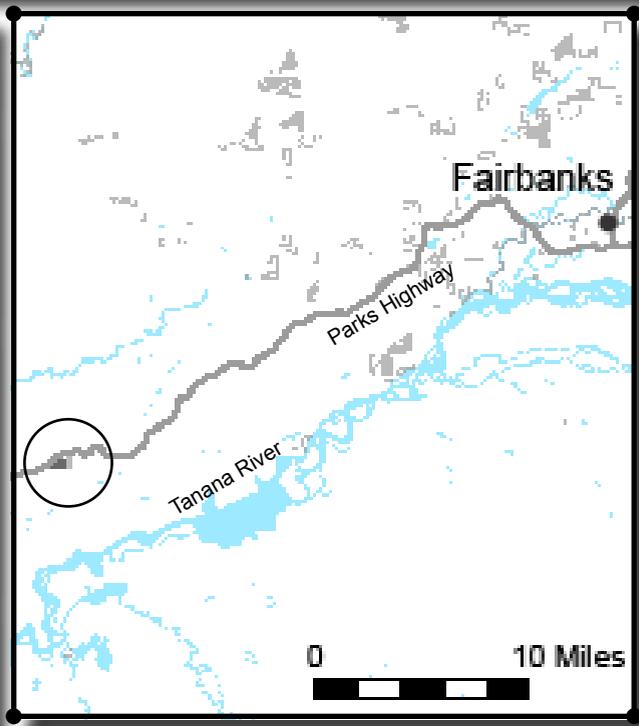


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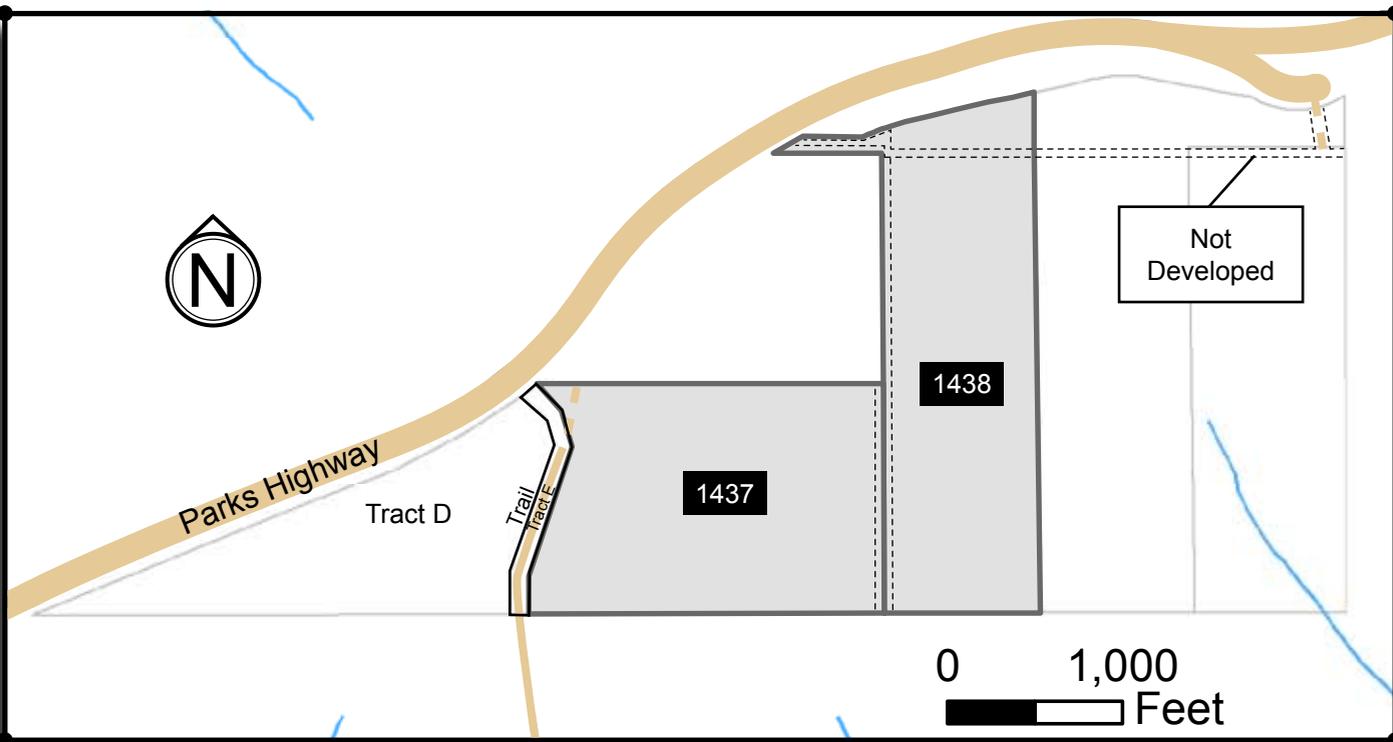


LOCATION
Nenana Ridge West Subdivision is located approximately 30 miles west of Fairbanks.
ACCESS
Access for parcel 1437 is from the Parks Highway onto Tract E. Tract E is reserved as a public use corridor and an access easement to Tract D and F in the subdivision. Tract E is only partially developed as an access route.
Parcel 1438 is accessible via public access easement from a turnout on the southside of the Parks Highway to the north of the subdivision. There is also potential for a future access directly from the Parks Highway.
All new driveways or road approaches onto an ADOT&PF maintained right-of-way will require an approved ADOT&PF driveway permit or right-of-way approach permit prior to construction.
UTILITIES
Electrical service is available along the Parks Highway. Purchasers will be responsible for extending the existing power lines. See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
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 State of Alaska, Department of Environmental Conservation (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Both parcels are subject to 50' wide section Line Easements. Parcel 1438 is also subject to a 60' wide Public Access Easement. Subject to all platted easements and reservations of record, see ASLS 2006 - 31.
MUNICIPAL AUTHORITY
These parcels are located within the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.
NOTES
COE Wetlands Jurisdictional Determination POA-2008-1404



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. Information is made available at the Department of Natural Resources Public information centers 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	LOT	MINIMUM BID
1437	419362	F002S005W30	ASLS 2006-31	57.599	F	\$28,800
1438	419363	F002S005W29	ASLS 2006-31	60.819	G	\$28,900



Looking east from utility easement into the north end of parcel 1438