

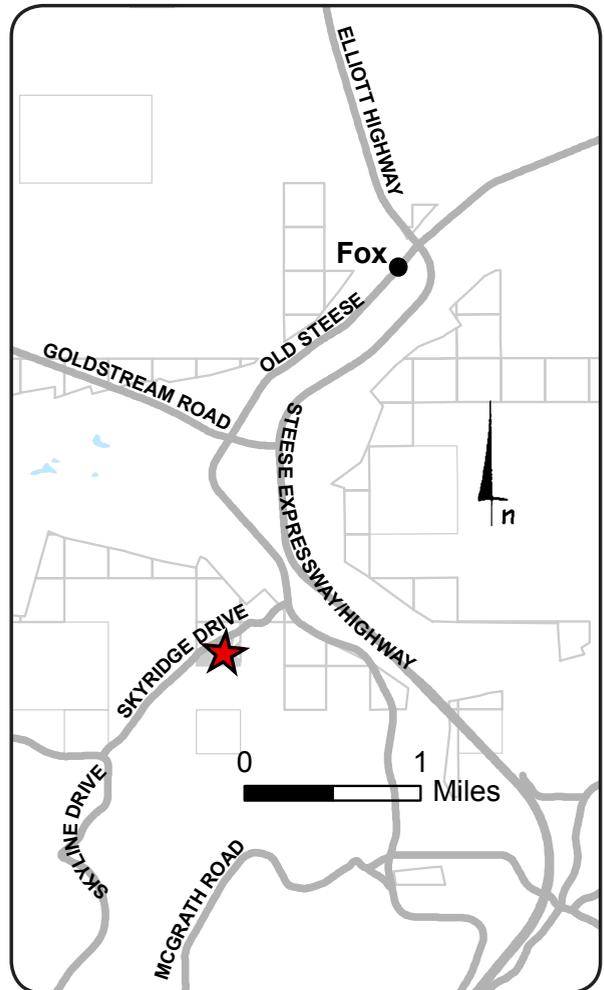


Skyridge Drive



ELIGIBLE FOR VETERAN'S PREFERENCE AUCTION

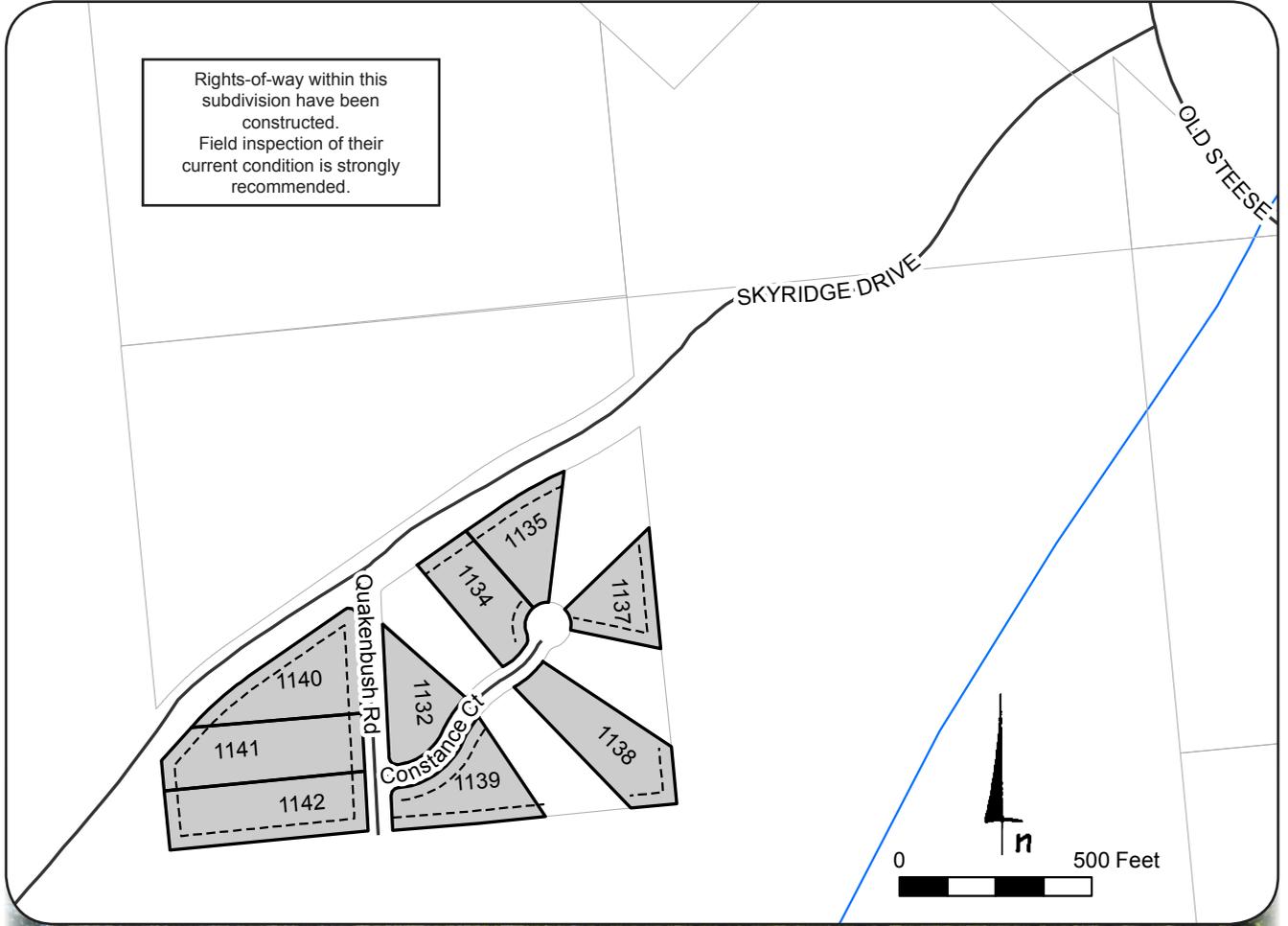
WHY BUY?
Residential parcels near Fairbanks with roads already built. Parcels in Skyridge Drive are eligible for the Veteran's Preference Auction. See page 130 for details.
LOCATION
Skyridge Drive is approximately 6 miles north of Fairbanks between Farmers Loop Rd. and the Elliott Highway along Skyridge Drive.
ACCESS
Access is by constructed gravel roads from Skyridge Drive.
SURVEY & MTRS
Skyridge Drive is survey ASLS 2007-13, located in F001N001W12. The survey has been filed as plat 2012-104 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Setbacks depicted on the plat include, but are not limited to, 50-foot setback from Skyridge Drive, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Electric service is adjacent to the subdivision. Electric lines may need to be extended at the expense of the purchaser.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments. The area is currently zoned Rural Residential by the FNSB.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1090. Refer to the Mineral Estate section of this brochure for details.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers online at <http://dnr.alaska.gov/landrecords/>.



Skyridge Drive



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1132	418591	1.004	1	1	\$28,500
1134	418593	1.57	1	3	\$28,500
1135	418594	1.104	4	1	\$28,500
1137	418596	1.019	6	1	\$31,000

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1138	418598	1.573	8	1	\$31,000
1139	418600	1.377	10	1	\$31,000
1140	418601	1.59	1	2	\$28,500
1141	418602	1.803	2	2	\$31,600
1142	418603	1.833	3	2	\$34,100

