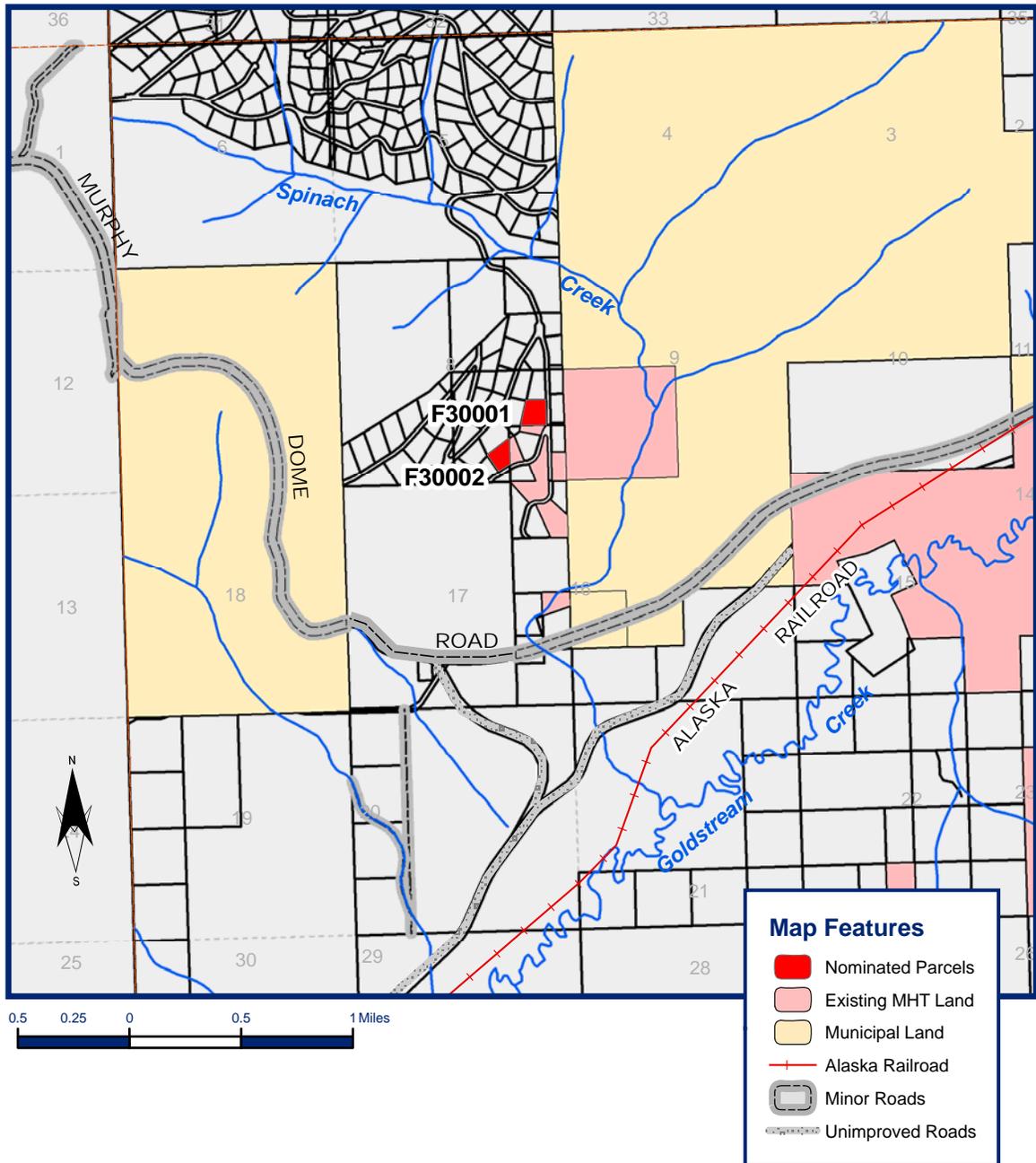


MHT NOMINATED REPLACEMENT LAND

Murphy Dome - F30001 and F30002

FM T1N R3W



Northern Region

Parcel Number: F30001

MTR: F001N003W

Acres: 7.886

Location: Murphy Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002, NC 80-031

Unit: Subregion 1, Unit 1C

Classification: Settlement

MCO: MCO 110

Acquisition Authority: GS 30

General Description:

This lot is part of the Murphy Subdivision which is in the Murphy Dome area. The southern portion of this parcel was conveyed to the Mental Health Trust in 1984. The terrain is wooded and sloping down to Spinach Creek drainage. Spinach Creek drains into Goldstream Creek a little more than a mile from this parcel. Murphy Subdivision is classified settlement in the Tanana Basin Area Plan with the intent that it be made available for private ownership. Mineral Closing Order 110 closes this parcel to Mineral Entry.

Access:

This parcel sits at the intersection of Laird Lane and Williston Way, platted subdivision streets. Williston Way connects to Murphy Dome Road about three miles to the west. Access has been secured to nearest existing road (ADL 407127 & 403605 - approximately 1/4mi. To the northwest) through the Cooperative Easement Agreement with Fairbanks North Star Borough.

Known Encumbrances:

A 50 foot non-motorized trail easement on the west property line and a 20 foot drainage and pedestrian easement on the north.

Identified Easements:

none

Comments:

Portion (1.5 acres) of this lot was part of the original Mental Health Trust conveyance (FM-0400) in this area. This un-conveyed portion was added to the Mental Health Replacement Pool in 1998.

This parcel was not in state ownership at the time of adoption of the Tanana Basin Area Plan so it is unclassified. The surrounding area is classified settlement.

Local Zoning:

Fairbanks North Star Borough classification is RE 4 (Rural Estate). The zoning intent is low density residential development where there are no sewage facilities.

Existing Use(s):

Vacant

Northern Region

Parcel Number: F30002

MTR: F001N003W

Acres: 6.054

Location: Murphy Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: Subregion 1, Unit 1C

Classification: Settlement

MCO: MCO 110

Acquisition Authority: GS 29

General Description:

This lot is part of the Murphy Subdivision which is in the Murphy Dome area. The eastern portion of this lot was conveyed to the Mental Health Trust in 1984. The terrain is wooded and sloping down to Spinach Creek drainage. Spinach Creek drains into Goldstream Creek a little more than a mile from this parcel. There are numerous established trails in the area, and the general area is used for recreation by the public. Murphy Subdivision is classified settlement in the Tanana Basin Area Plan with the intent that it be made available for private ownership. Mineral Closing Order 110 closes this parcel to Mineral Entry.

Access:

This parcel is bordered by Laird Lane to the south, a platted subdivision street. Laird Lane connects to Williston Way and thence to Murphy Dome Road about three miles to the west. Access has been secured to nearest existing road (ADL 407127 & 403605 - approximately 1/4mi. To the northwest) through the Cooperative Easement Agreement with Fairbanks Northstar Borough.

Known Encumbrances:

A 50 foot non-motorized trail easement on the north property line and a 20 foot drainage and pedestrian easement on the both the west and east property lines.

Identified Easements:

none

Comments:

Portion (2.59 acres) of this lot was part of the original Mental Health Trust conveyance (FM-0402) in this area. This unconveyed portion was added to the Mental Health Replacement Pool in 1998.

This parcel was not in state ownership at the time of adoption of the Tanana Basin Area Plan so it is unclassified. The surrounding area is classified settlement.

Local Zoning:

Fairbanks North Star Borough classification is RE 4 (Rural Estate). The zoning intent is low density residential development where there are no sewage facilities.

Existing Use(s):