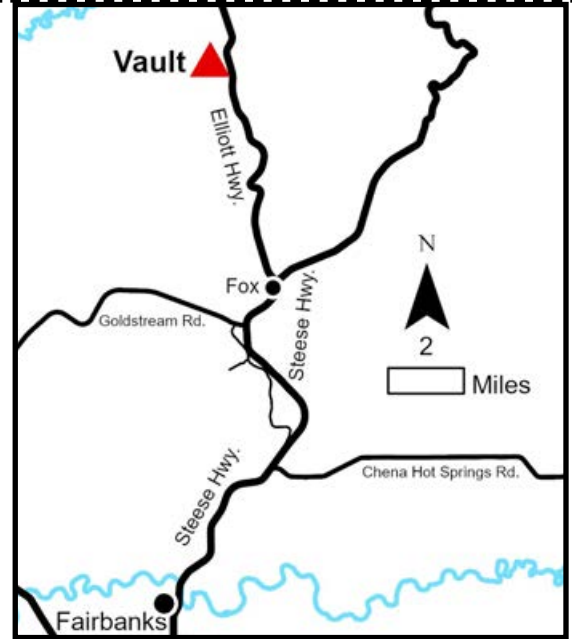
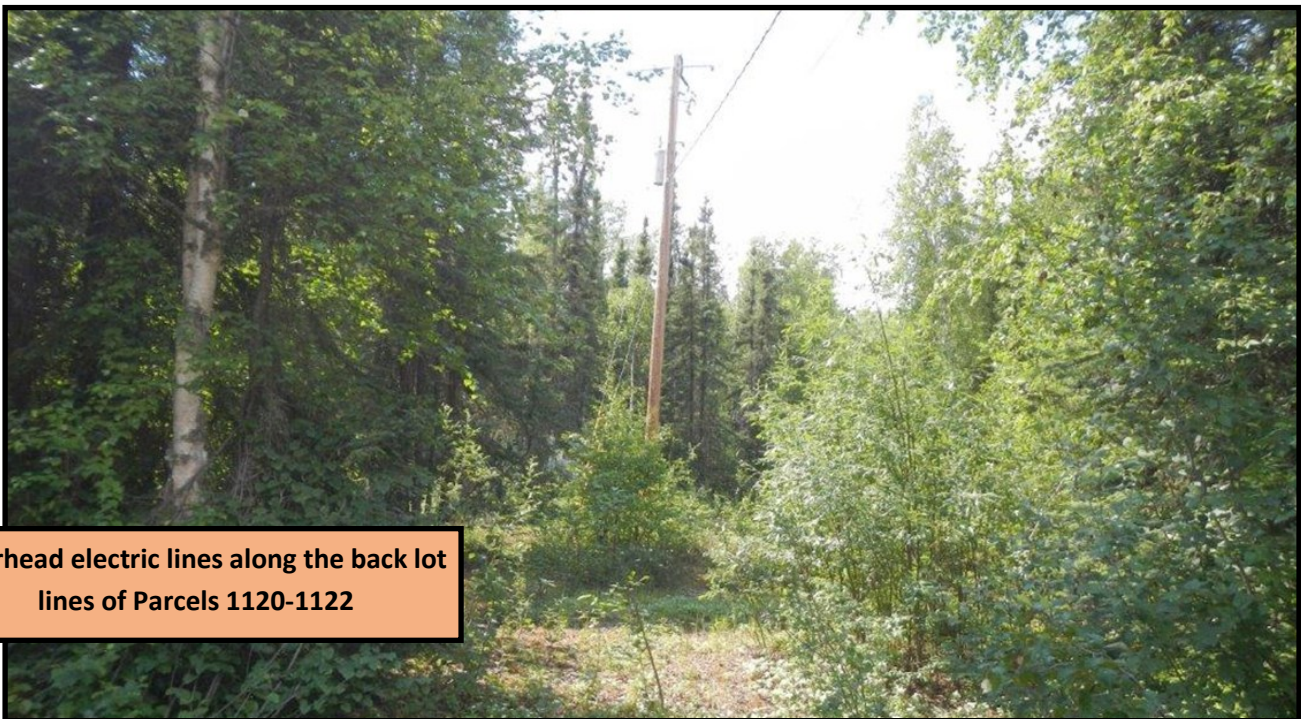


VAULT



Location	Vault subdivision is located approximately 18 miles north of Fairbanks, west of the Elliott Hwy.
Access	Access to the subdivision is from the Elliott Hwy. Near milepost 6, turn west on Vault Dr. All parcels front developed gravel roads. Parcels 1118 & 1119 are along Vault Dr. Parcel 1123 is along Wildcat Creek Way. Parcels 1120 - 1122 are along Treasure St.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. Overhead electric lines run along the south lot lines of Parcels 1120-1123. Parcels 1118 & 1119 do not have electric service lines on site. Both parcels would require the installation of two additional electric poles. The extension could serve both sites. Prospective purchasers may need to extend lines at their own expense.
Local Government	Vault subdivision is within the Fairbanks-North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details.
Zoning	These parcels are zoned RE-4, Rural Estate. Please contact the borough for details.
Fire	This area is in both the Critical and Full Fire Management Options. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Parcels 1118 & 1119 are in the Full option.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>A right-of-way for the defunct rail bed of the historic Tanana Valley Railroad (TVRR) bisects the subdivision. The right-of-way crosses through portions of Parcels 1121 & 1122. Please see Record of Survey, Plat 2025-12 for details. Lots 11-15 of Block 4 (just south of Parcels 1120- 1122) will remain in State ownership.</p> <p>An RS 2477 easement (RST 224, Vault Creek-Treasure Creek Trail), crosses through the subdivision, overlapping Vault Dr. The RST 224 is a historic trail which served as a connecting route from Vault City to Treasure Creek. While the RST 224 trail easement and the Vault Dr right-of-way are overlapping, they are separate interests. If Vault Dr was ever relocated, RST 224 would remain in its current location.</p>

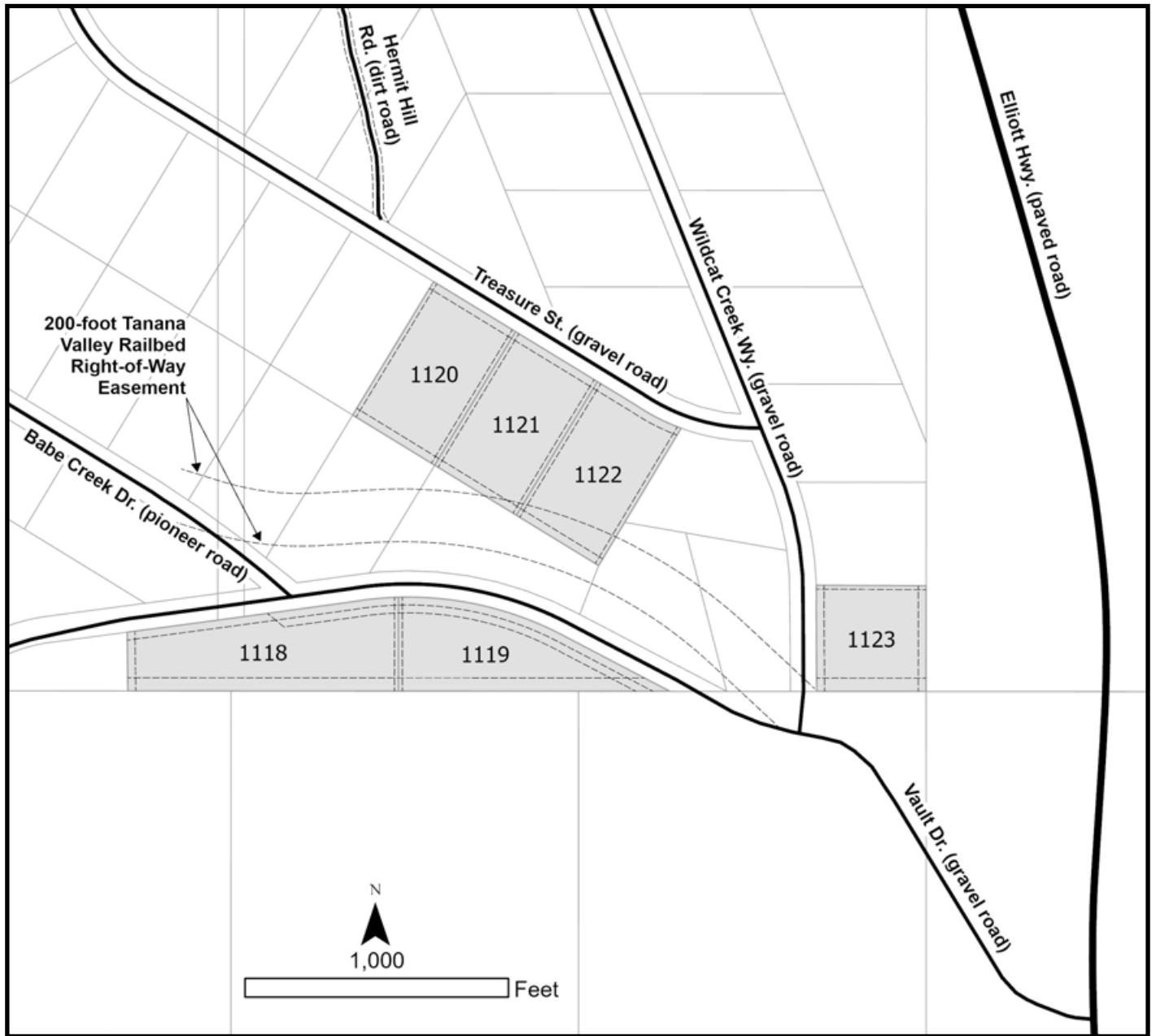
Notes, Continued	There is a “marginal access easement” depicted on Plat 81-142 which runs through Parcels 1122 & 1123. Plat note 16 states that this easement would be vacated once Treasure St was completed. Treasure St is constructed within this area, and the easement appears to be inactive within these parcels (though it is still in use further north in the subdivision).
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 15ft utility easement along common interior lot lines. There is a 30ft utility easement along lot lines not common to other lots and a 30ft utility easement along all lots located adjacent to rights-of-way. Please see plat note 9 for details (Plat 81-142). There is a 50ft section line easement along the south lot lines of Parcels 1118, 1119, & 1123. Parcels 1118 & 1119 have a 60ft trail easement along a portion of Vault Dr. See plat for details (Plat 81-142). The north/south section line easement bisecting Parcel 1118 was vacated by Section Line Easement Vacation Plat EV-2-195, Plat 82-16.
Survey and MTRS	Vault Subdivision is survey ASLS 80-189, located in Section 36, Township 3 North, Range 1 West, Fairbanks Meridian. The survey has been recorded as Plat 81-142 in the Fairbanks Recording District. Also see the associated Easement Vacation Plat, EV-2-195, recorded as Plat 82-16 in the Fairbanks Recording District. Also see the Record of Survey for the Historical Tanana Valley Railroad Right-of-Way, recorded as Plat 2025-12 in the Fairbanks Recording District.
Rights-of-way	Vault Dr, Treasure St, and Wildcat Creek Way are gravel roads. Other rights-of-way within the subdivision are undeveloped.



Overhead electric lines along the back lot lines of Parcels 1120-1122

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

VAULT, CONTINUED



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1118	422327	1	3	6.79	\$33,300
1119	422326	2	3	5.30	\$26,900
1120	422322	7	4	5.00	\$37,500
1121	422323	8	4	5.00	\$37,500
1122	422324	9	4	5.02	\$37,700
1123	422325	7	2	3.77	\$28,600



Gravel road access along Wildcat Creek Way



Parcel 1118

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