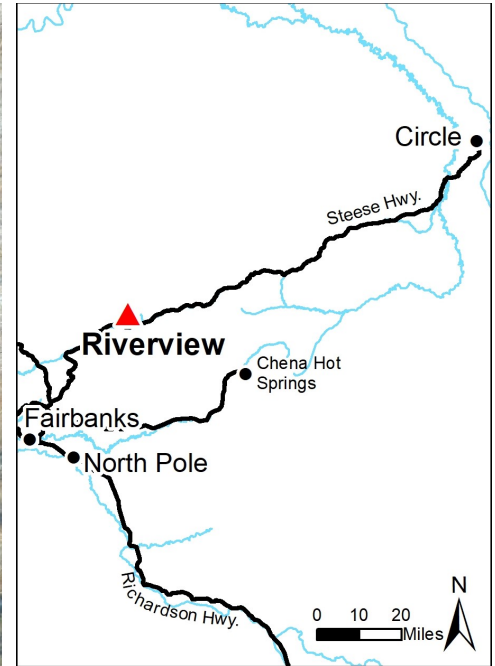
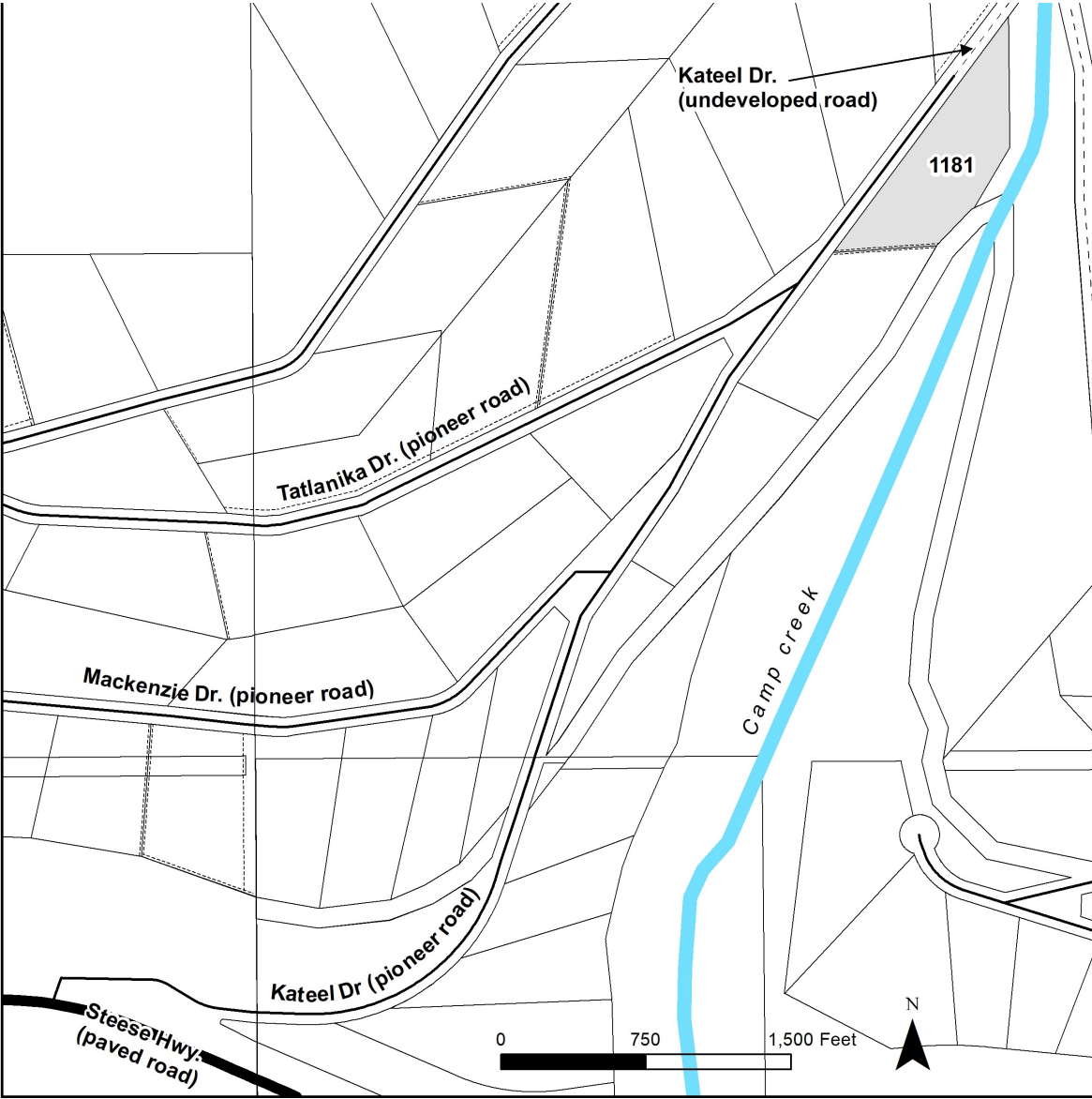


RIVERVIEW



Location	Riverview is located approximately 50 miles northeast of Fairbanks off the Steese Hwy.
Access	Access to the subdivision is from the Steese Hwy., around milepost 47. Turn onto Kateel Dr., a partially constructed pioneer road. The parcel is accessible with a 4-wheel drive vehicle.
Utilities	There is overhead electric service near the Steese Hwy. Purchasers may have to extend lines at their own expense. There is no municipal water or sewer system is available. Please see plat notes and the " <i>Sewer and Water</i> " section of this brochure for details.
Local Government	Riverview is within the boundary of 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 " <i>Restrictions</i> " below. Please check with the borough for details of current ordinances.
Zoning	Riverview is zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Use of these parcels is restricted by the zoning. Please contact the borough for details.
Notes	The historic Davidson Ditch abuts the southeast property boundary.
Fire	This area is in the Full Fire Management Option. See the " <i>Wildland Fires and Burn Permits</i> " section of this brochure for details.
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 be recorded separately. There is a 10-ft public walkway easement within the south property line.
Survey and MTRS	Riverview is survey ASLS 83-128, located in Section 30, Township 5 North, Range 4 East, Fairbanks Meridian. The survey has been filed as plat 84-93 in the Fairbanks Recording District.
Rights-of-Way	Kateel Dr. is developed as a pioneer road to parcel 1181.



PARCEL #	AK DIVISION OF LANDS	LOT	BLOCK	ACRES	MINIMUM BID
1181	411174	3	5	10.115	\$12,600

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.