

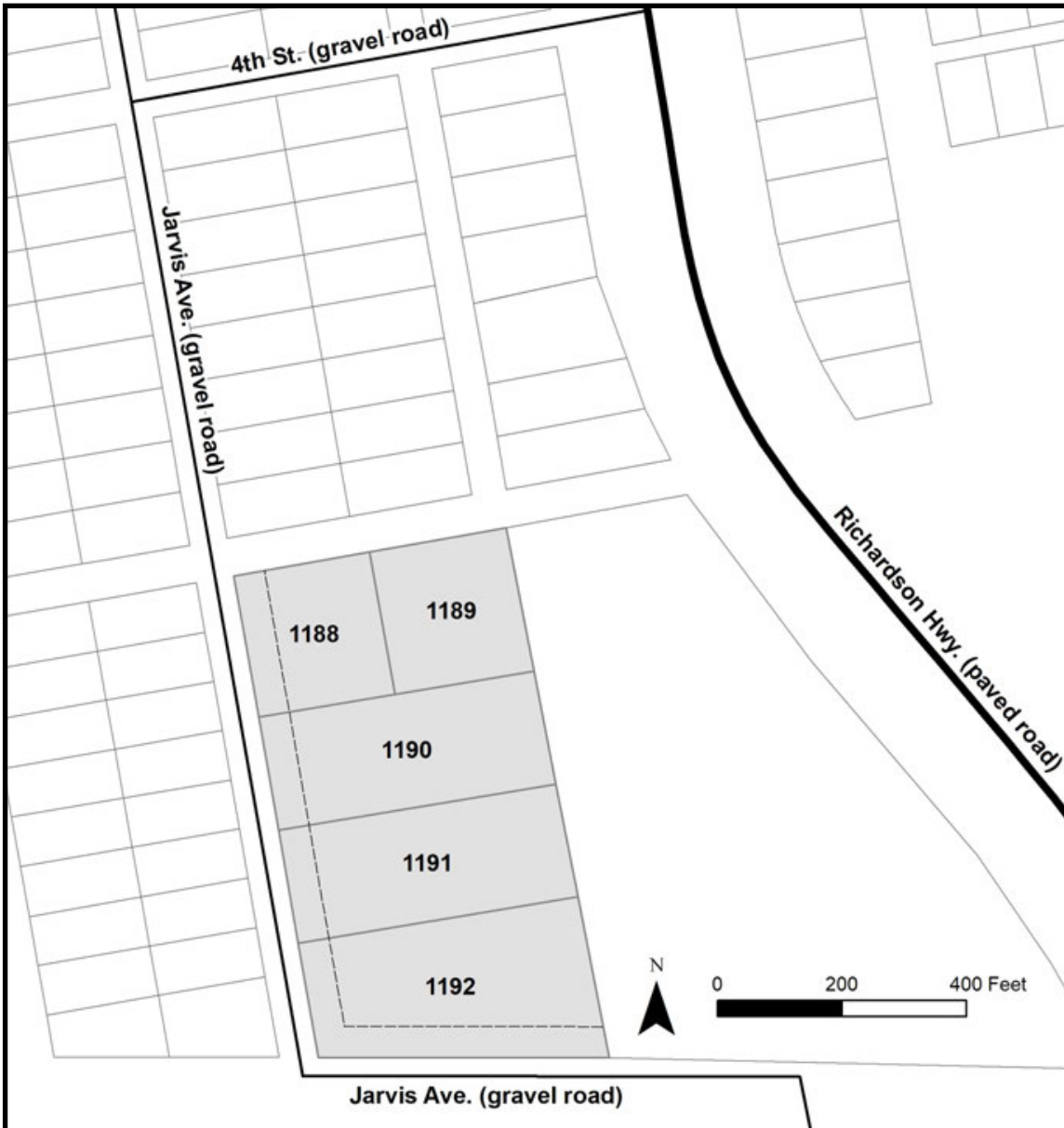
WINDY CITY



| | |
|-------------------------|---|
| Location | Windy City is within the City of Delta Junction. Delta Junction is located at the convergence of the Richardson and Alaska Highways, approximately 95 miles southeast of Fairbanks. |
| Access | Most of the lots within Windy City are accessed along Jarvis Ave, a gravel road. Parcel 1189 is accessed along West 6th St, which is gravel, but has become overgrown near Jarvis Ave. |
| Utilities | There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. All of the parcels have overhead electric service available in the area. |
| Local Government | This area is within the City of Delta Junction 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 city for details. The parcels are not subject to zoning at this time. |
| Fire | This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Delta Junction has a volunteer fire department and EMS services. |
| Notes | Parcels 1189, 1190, 1191, & 1192 are adjacent to Tract A (ADL 419669), a material site used for gravel extraction. Potential purchasers should be aware of the possibility of additional traffic from trucks and heavy machinery, noise from extraction and crushing activities, and dust from the material site. There is a steep drop from the subdivision down to the material site. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. |
| 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. Parcels 1188, 1190, 1191, & 1192 have a 50ft building setback/ no clearing zone. No building or clearing is permitted within the setback except for clearing as necessary for driveways and utilities. Parcel 1192 has a 15ft utility easement along the south lot line. |
| Survey and MTRS | Windy City is ASLS 2021-09, located in Section 23, Township 10 South, Range 10 East, Fairbanks Meridian. The survey has been filed as Plat 2023-51 in the Fairbanks Recording District. |

Rights-of-way

Jarvis Ave and West 6th St are developed gravel roads. West 6th St becomes overgrown before reaching parcel 1189.



| PARCEL # | AK DIVISION OF LANDS (ADL) # | LOT | ACRES | MINIMUM BID |
|----------|------------------------------|-----|-------|-------------|
| 1188 | 422296 | 1 | 1.18 | \$22,000 |
| 1189 | 422297 | 2 | 1.18 | \$22,000 |
| 1190 | 422298 | 3 | 1.89 | \$24,000 |
| 1191 | 422299 | 4 | 1.89 | \$24,000 |
| 1192 | 422300 | 5 | 2.29 | \$25,100 |

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.