

SKYRIDGE DRIVE



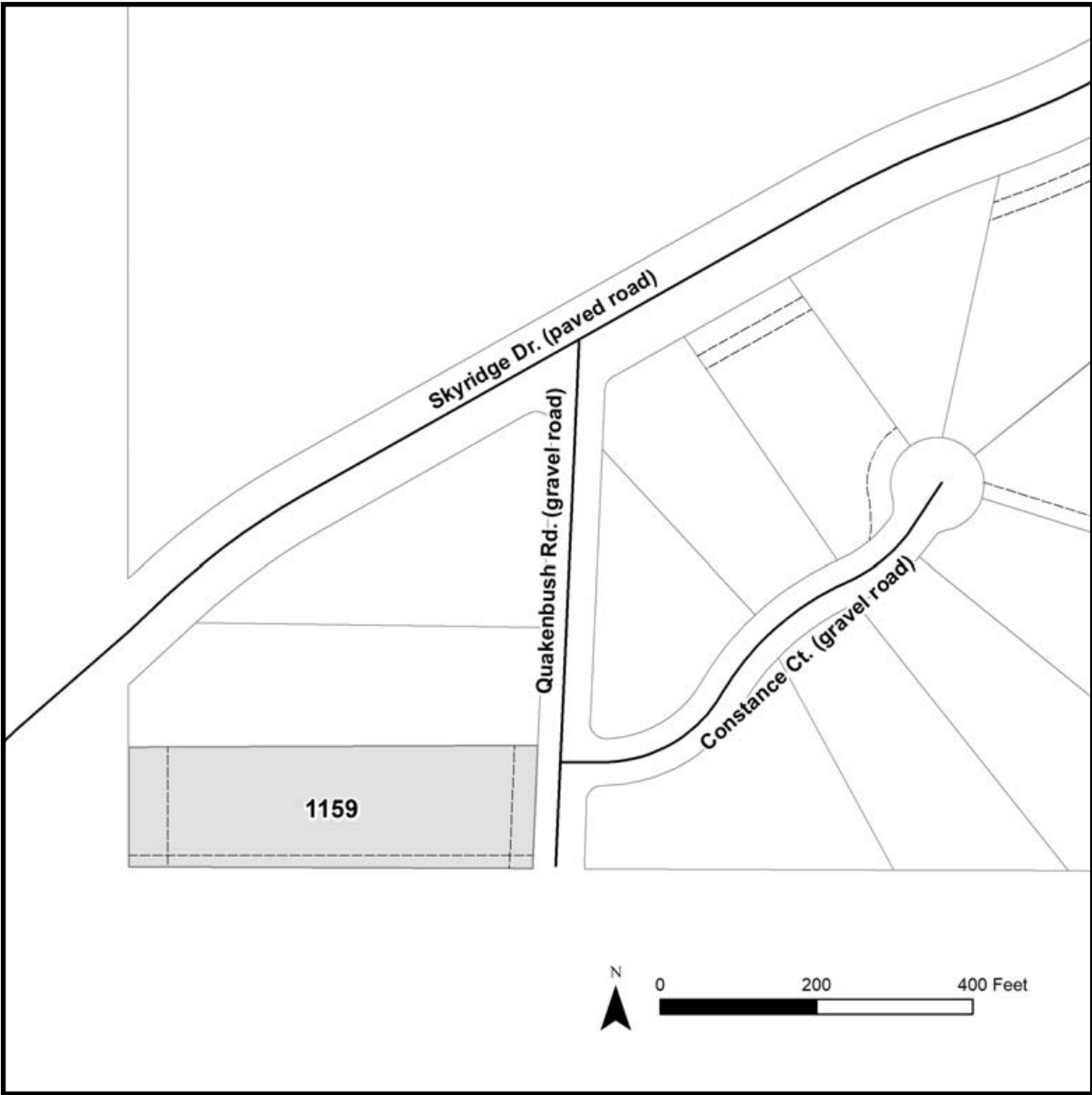
Location	The parcel is located approximately 6 miles north of Fairbanks between Farmers Loop and the Steese Hwy along Skyridge Dr.
Access	The parcel has road access from Skyridge Dr to Quakenbush Rd. Quakenbush is a gravel road.
Utilities	There are overhead electric service lines adjacent to the parcel. 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.
Local Government	This area is within the boundaries 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 restrictions. Please check with the borough for more details. This parcel is outside of the Fairbanks city limits.
Zoning	The Parcel is zoned Rural Residential. Please contact the borough for details.
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.
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>Veteran's Discount Only:</p> <p>The reimbursable cost for this parcel is \$12,007. This will affect the final discount amount if applying a Veteran's Discount to this property. Please see the Reimbursable Cost section of this brochure or contact the Land Sales Office for details.</p>
Survey and MTRS	Skyridge Drive is ASLS 2007-13, located in Section 12, Township 1 North, Range 1 West, Fairbanks Meridian. The survey has been filed as Plat 2012-104 in the Fairbanks Recording District.
Rights-of-way	Quakenbush Rd is a gravel road. Direct access from the lot to Skyridge Dr is not permitted.

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 50ft public access easement along the west lot line. There is a 30ft utility easement along the east lot line, and a 15ft utility easement along the south lot line.

There is also a 15ft wide service easement to provide utility and maintain service onto the parcel which is not depicted on the plat. See plat note 15 for details.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1159	418603	3	2	1.83	\$37,500

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.