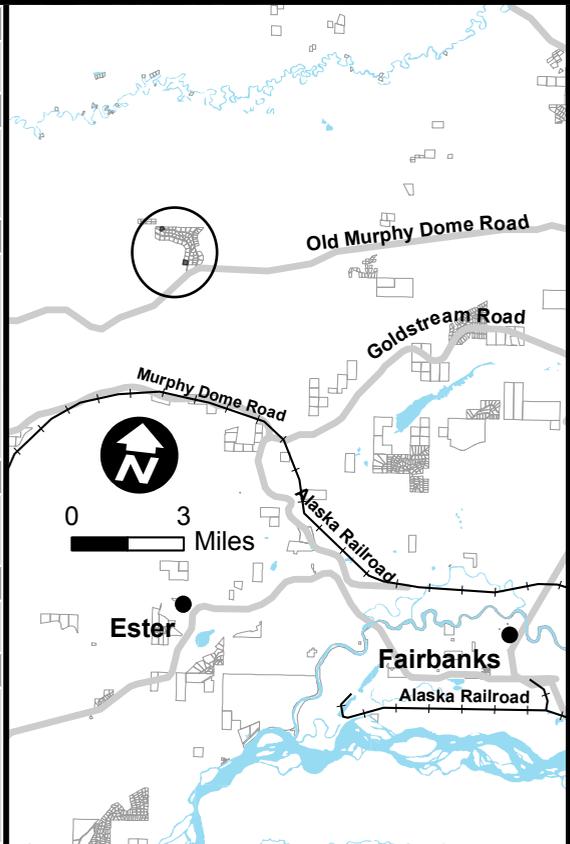


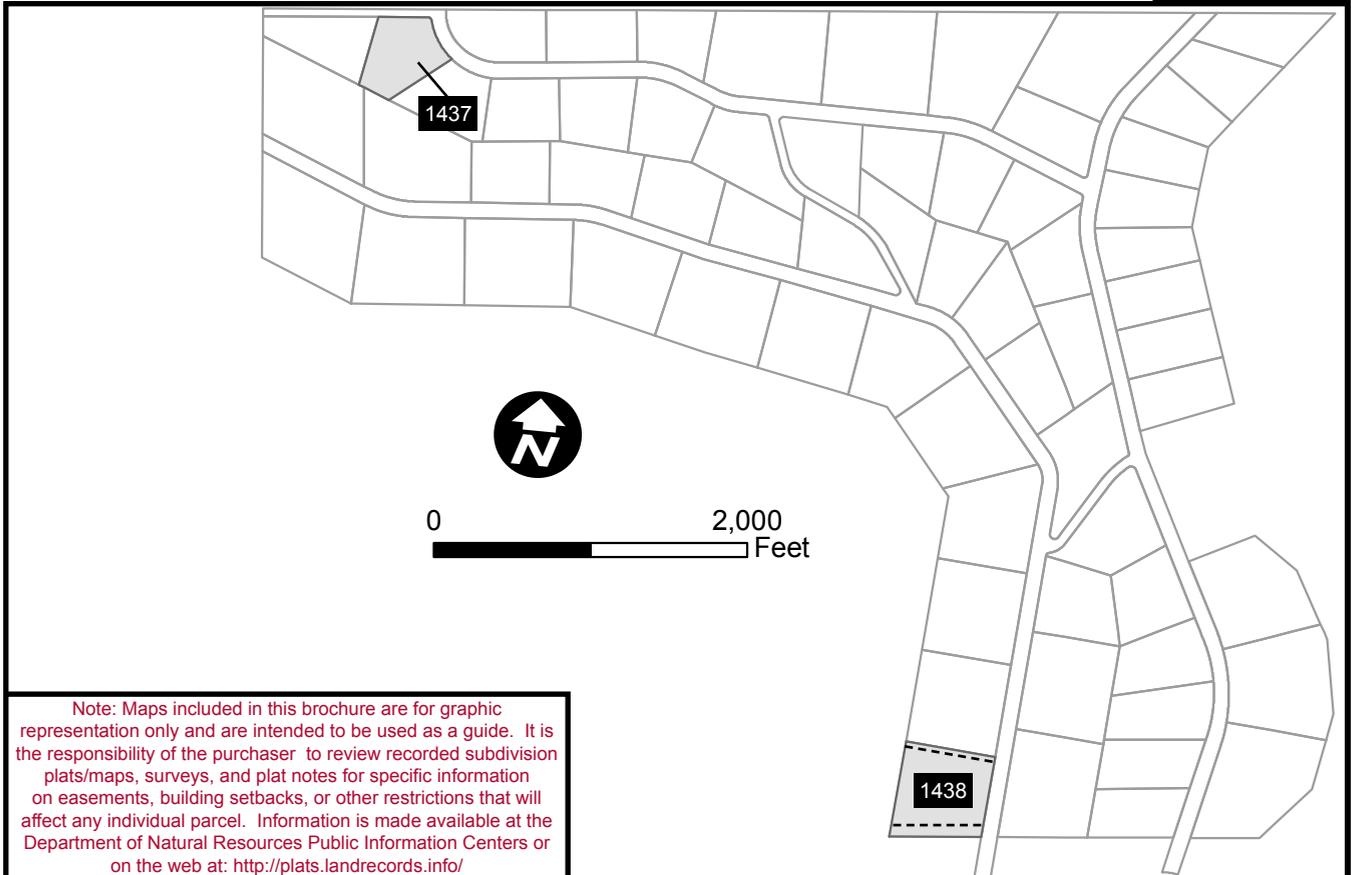


View of Parcel 1437

LOCATION
McCloud Subdivision is located northwest of Fairbanks approximately 9 miles east of Murphy Dome on the Old Murphy Dome Road.
ACCESS
Access can best be obtained by taking New Murphy Dome Road to Spinach Creek Road, then following Spinach Creek Road until it dead ends at Old Murphy Dome Road. Follow Old Murphy Dome Road east approximately 3 miles to the subdivision. Access along Old Murphy Dome Road will, at certain times of year, require 4-wheel drive vehicles.
UTILITIES
Electricity is along Murphy Dome Road, but not extended into the subdivision. There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 82-157. Parcel 1438 is subject to a 50-foot section-line easement and a 20-foot drainage easement. Parcels may contain wetlands and may require U.S. Army Corps of Engineers permits prior to placement of fill material.
MUNICIPAL AUTHORITY
These parcels are located within the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.
NOTES
Placer mining operations are currently active along Our Creek, to the east of the subdivision area. Parcels are located within a "Full" fire protection area. See "Fire and Burning Activities" section of this brochure. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wildfire, particularly where access to the parcels or a water source is not adequately constructed or maintained.



McCloud ASLS 82-157



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1437	409918	F002N002W19	82-157	4.603	2	2	\$7,100
1438	409942	F002N002W19	82-157	7.524	12	3	\$14,800



View of Parcel 1438