

**Typical right-of-way within Riverview Subdivision**

**LOCATION**

The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Highway.

**ACCESS**

Access is between Miles 43-48 on the Steese Highway, then turn north on platted rights-of-way. The rights-of-way have been cleared, but are unimproved.

**UTILITIES**

Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.

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).

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.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcels 1445, 1446, and 1447 are subject to a 20' wide public walkway easement. Subject to all platted easements and reservations of record, see ASLS 83-128.

Direct access to the Steese Highway from any lot is prohibited.

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Fairbanks North Star Borough and subject to applicable local ordinances and property assessments.

**NOTES**

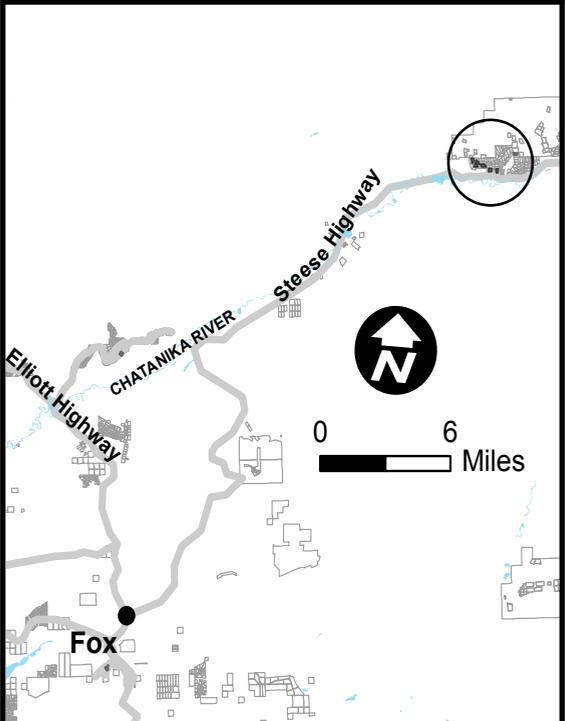
Parcels may have burned during the 2004 fire season. This subdivision is in a "Full" fire management option. See "Fire and Burning Activities" section of this brochure for more information. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wildfire, particularly where access to the parcels or a water source is not adequately constructed or maintained.

The Davidson Ditch bisects Riverview Subdivision. Built in the 1920's to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property is allowed; any disturbance will require a permit from DNR.

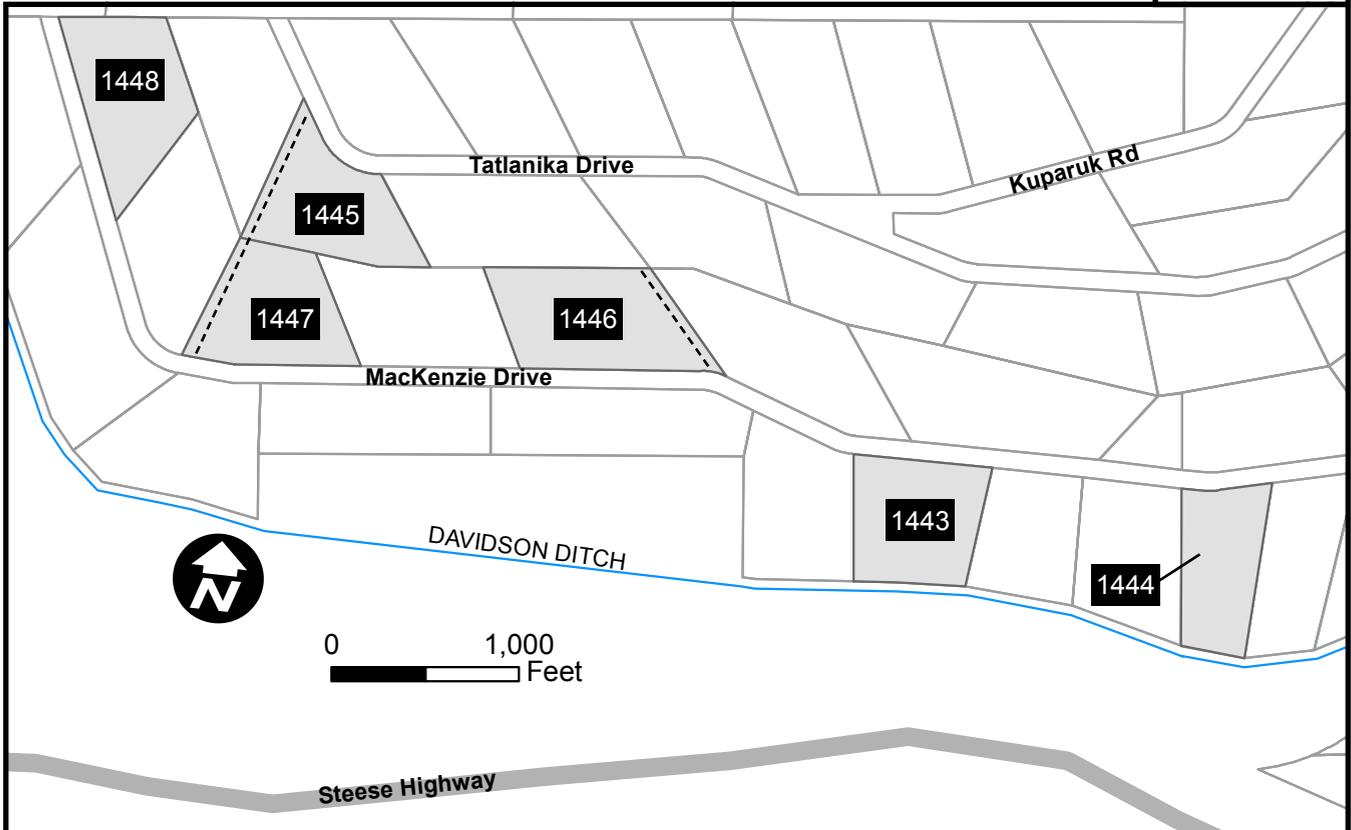
There are active mining claims in the vicinity of this subdivision.

Tentatively Approved Land. See page 6 of this brochure for more information.

**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/>



**Riverview ASLS 83-128**



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1443	411119	F005N003E25, 36	83-128	10.080	7	1	\$12,700
1444	411122	F005N004E30, 31	83-128	8.109	10	1	\$12,500
1445	411127	F005N003E25	83-128	10.014	2	2	\$9,000
1446	411139	F005N003E25	83-128	12.360	14	2	\$10,700
1447	411141	F005N003E25, 26	83-128	10.044	16	2	\$9,000
1448	411143	F005N003E25, 26	83-128	10.816	18	2	\$9,700



Approximate location of Parcel 1444,  
looking east between  
MacKenzie Dr. and the Davidson Ditch