



Fairbanks North Star Borough Department of Land Management



2009 Land Auction October 17, 2009

Table of Contents



2009 Highlights 3
 Important Dates 3

Auction Instructions

Participant Eligibility 4
 Bidder Registration 4
 If you can't attend 4
 Outcry Auction 4
 Successful Bidders 5
 Terms 5
 Over-the-Counter Land Sales 6
 Development Incentives 6
 Development Restrictions 6

Buyer's Checklist 7

Required Reading

Site Inspection 8
 Finding the Parcel 8
 Conveyances & Taxes 8
 Zoning 8
 Building Codes 8
 Platting 8
 Storm Water 8
 Mineral Resources 9

Required Reading (continued)

Utilities 9
 Sewer & Water 9
 Driveways, Roads & Drainages 9
 Trails & Easements 9

Land Auction Overview Map 10

Property List 11

Maps and Property Information

Salchaket Heights Subdivision 12
 Silver Lake First Addition Subdivision ... 15

Disclaimer 18

Addendums

Addendum A - Sample Power of Attorney
 Addendum B - Sample Purchase Agreement
 Addendum C - Sample Warranty Deed
 Addendum D - Sample Warranty Deed
 Addendum E - Salchaket Heights Plat
 Addendum F - Silver Lake First Add. Plat

Contact Us

Fairbanks North Star Borough

Department of Land Management

Mailing: PO Box 71267, Fairbanks, AK 99707-1267

Physical: 809 Pioneer Road, Fairbanks

Phone: (907)459-1241, **Fax:** (907)459-1122

Email: property@co.fairbanks.ak.us

Web: www.co.fairbanks.ak.us



Land Auction

HIGHLIGHTS for 2009

It is the intent and goal of the Fairbanks North Star Borough (Borough) to offer for sale to the general public patented, unretained, general grant lands.

The Department of Land Management is authorized by Ordinance No. 2008-20-21, adopted by the Assembly on June 11, 2009, to sell certain Borough-owned lands, set the date for the 2009 Public Land Auction and specify the terms and conditions of the sale. 27 Borough-owned lots are available for sale at this auction:

Salchaket Heights Subdivision

20 Lots located approximately 50 miles southeast of Fairbanks near Harding Lake

Silver Lake Subdivision First Addition

7 Lots located approximately 60 miles southeast of Fairbanks near Milepost 314 of the Richardson Highway



New This Year

A 10% refund of purchase price will be made to new purchasers meeting the development criteria specified in Ordinance No. 2008-20-21. See page 6.

Important Dates And Locations

All events will be held at the Borough Administrative Center (BAC) located at 809 Pioneer Road, Fairbanks.

October 5th through 16th, 8:00 am to 5:00 pm - Bidder cards available for purchase, Department of Land Management, 2nd floor.

October 17th, 8:30 to 9:30 am - Bidder cards available for purchase prior to auction, first floor Lobby.

October 17th, 10:00 am - Outcry Auction, Assembly Chambers. The auction starts promptly at 10:00 a.m.!

Auction Instructions



Participant Eligibility

Participants in the auction must be at least eighteen (18) years of age. The following persons may not participate in this auction either in their own name or in the name of their spouse, dependent child, or solely-owned or family-owned business: Borough Mayor, Borough Chief of Staff, and all employees of the Borough Land Management Department. No person who is delinquent in property tax or other financial obligation to the Borough may participate in the auction.

Bidder Registration

Thoroughly research the parcels you are interested in! There is no substitute for a personal inspection of the property. Once you have found a parcel you like, you can register as an outcry bidder, October 5th through October 16th, 2009 (8:00 a.m. – 5:00 p.m.) in the Borough Department of Land Management, 2nd floor of the BAC, or prior to the auction from 8:30 a.m. to 9:30 a.m. in the first floor lobby. When you register, you will pay a \$250 registration fee and receive a bidder's card and information packet. The registration fee must be in the form of cash, cashier's check or money order. In the case of a winning bid, the registration fee is applied to the purchase of a parcel. Your registration fee may be refunded on the day of the auction if you are not a winning bidder. Successful bidders on more than one parcel must pay an additional \$250 deposit for each parcel they wish to purchase.

If you can't attend

Mail in registration will not be accepted. If you cannot attend the auction, you can give a power-of-attorney to someone to act on your behalf. A sample Special Power-of-Attorney form is included in Addendum A of this brochure. The person with power-of-attorney must have the executed form in his/her possession at the time of bidder registration and at the auction. Be sure the person to whom you have given power-of-attorney knows that he/she must be present at the auction. If that person is not at the auction, you lose the opportunity to buy parcels.

Outcry Auction

The outcry (oral) auction will be held Saturday, October 17th, starting promptly at 10:00 a.m. in the Borough Assembly Chambers, 1st floor of the BAC, 809 Pioneer Road, Fairbanks, Alaska. The minimum bid for each parcel is 95% of Fair Market Value (FMV) as determined by the Borough Assessor. The minimum bid for each parcel is shown on Page 11 in the "Property List" section of the brochure.

The auctioneer will begin bidding at the minimum bid. Parcels will be auctioned in alphanumeric order by subdivision.



Instructions

(continued)

Outcry Auction (cont.)

Use your bidder's card to signal your bid(s) to the auctioneer during the auction. You may bid on more than one parcel.

If you are the high bidder on a parcel at the auction, you will proceed to the winning bidder's table*. Borough financing is available but is subject to credit approval and acceptance. If you plan to finance through the Borough, you will need to complete a credit check form and pay a non-refundable credit check fee at the time you sign the Real Estate Purchase Agreement. If you are purchasing the property jointly with another person, each person is subject to credit approval and the credit check fee (currently **\$15** per individual, or **\$26** per married couple). If you fail to receive credit approval, the Borough will refund your \$250 bidder registration fee.

Successful Bidders

As a successful bidder, you will be asked to complete and sign a Real Estate Purchase Agreement with the Borough*. **All closings must be completed by 5 pm on December 18, 2009.** At closing, you will be required to pay the full winning bid amount or finance this amount through the Borough. Borough financing requires a minimum of 10% of your winning bid as down payment. Conveyance of the parcel will be by warranty deed.

Terms

Closing costs average \$200. You will be notified of the exact amount of these fees at the auction. Acceptable forms of payment for the down payment and closing fees are cash, cashier's checks and certified checks. Personal and business checks will not be accepted. In addition, you will be required to submit a check for \$130.00 payable to the financial institution handling the Borough's escrow accounts for annual escrow fee and set-up fee at time of closing. The balance will be paid in equal monthly installments according to an amortization schedule currently based on 6.5% interest per year for a period of ten years. Payments of unpaid balances may be accelerated at the option of the purchaser. There is no penalty for prepayment.

*No later than immediately after the last parcel in the Auction is sold.

If you fail to complete the purchase for which you are the winning bidder or fail to close by December 18th, you will forfeit the \$250 bid registration fee and the right to purchase the same parcel in the Over The Counter Sale Program.



Instructions

(continued)



Over-the-Counter Land Sale

Parcels not sold at the outcry auction will be reoffered over-the-counter beginning 10 am, Tuesday, October 20th, 2009 in the Borough Department of Land Management, 2nd floor of the BAC.

Development Incentives

Any auction or over-the-counter purchaser of property authorized for sale, who, within five years of the date of the completion of the Golden Valley Electric Association (GVEA) electric system to the subdivision, constructs a permanent residence and connects to the electrical system will be entitled to a 10% refund of the purchase price paid to the Borough. The refund will be issued once the owner provides written verification that electrical service has been connected to a permanent residence on the lot which meets GVEA criteria. GVEA's criteria determines whether a dwelling qualifies as a permanent residence. Refunds shall be either credited to the principal balance due the Borough or in the case of a cash sale, paid directly to the purchaser. There will be only one refund issued per lot per hookup. As of this printing the power lines are still under construction. We will announce the beginning dates of the development incentive.

Note: In order to qualify for the development incentive, you must be current on your payments (lots with Borough financing). Development incentives in Title 25.15.030(E) do not apply to this sale.

Development Restrictions



The lots in Salchaket Heights Subdivision are subject to erosion control easements. These easements limit use within the easement and are intended to prevent off-site erosion. The easements are essentially filter strips which restrict disturbance of natural surface vegetation except where it is necessary to pierce through for driveway construction. Trees may be removed within filter strips to improve views or create fire breaks, but must be hand cleared as surface vegetation shall not be disturbed in a manner which exposes mineral soil. **Driveway Permits** using Best Management Practices are required and may include erosion control measures such as silt fencing, re-seeding, mulching, rip rap rock, etc. Contact Bill Gryder, P.E. Borough Road Service Engineer at 459-1223 for more information.

Additional erosion controls include a deed restriction which limits cleared area to a maximum of 12,000 square feet per lot. Areas excavated during construction may be reseeded and will not count towards the 12,000 sq. ft. limit. The bidders packet contains specific wording of the deed restriction.



Buyer's Checklist

- Inspection** Have you personally inspected the property? You are strongly encouraged to review all information and personally inspect the parcel you intend to bid on.
- Easements And Trails** Are there any easements or encumbrances on the parcel which you intend to bid on? This information is available at the Borough Department of Land Management office.
- Zoning** Does the zoning of the parcel allow the use you anticipate for it? The Borough Department of Community Planning can answer questions you may have regarding specific uses. Call them at (907) 459-1260 for more information.
- Access** Does the parcel have adequate access year round for your needs? What provisions will be necessary for a driveway? Both subdivisions have constructed road access. In Salchaket Heights, have you talked to the Borough Road Service Engineer at 459-1223?
- Use** Is the parcel suitable for your anticipated use? Is there a good building site on the parcel considering: soils and vegetation, wetlands, easements, trails, slope and aspect, zoning, setbacks and flood zones?
- Soils** Are the soils on the parcel satisfactory for your intended use? What is the potential for permafrost and/or thermokarst pitting? Contact the USDA Natural Resources Conservation Service (NRCS) for specific information about soil types at (907) 479-2657.
- Slope** Is the slope satisfactory? Is the slope too great for your intended type of construction?
- Water** If you desire a well, how deep is the water table? Is the available water of good enough quality to fit your needs?
- Adjacent Properties** Always check what is happening on land adjacent to the parcel. What is the potential for further development in the area, and will further development be of concern to you?
- Restrictions** Are there use restrictions for the parcel in which you are interested? The Borough Department of Land Management can provide a copy of restrictions on parcels.

Required Reading



Site Inspection All participants are encouraged to personally examine parcels prior to bidding. The Borough does not guarantee that the parcels are suited for any particular use whatsoever.

Finding the Parcel



The parcels in this auction have been posted. The corners of all parcels are monumented in the field and some of the property lines are brushed. If you need help finding the corners of a parcel, please contact the Borough Department of Land Management at (907) 459-1241. A sample sign is shown at left.

Conveyances & Taxes

Conveyance of title to parcels sold in this auction will be by warranty deed. There are no known intervening owners or claimants, except where noted in this brochure. In addition to the erosion control easement and clearing restriction previously mentioned, the title will be subject to known easements and reservations of record.

Property sold in this auction is also subject to property taxes and assessments. Presently there is no property tax due. You will be responsible for property taxes beginning with the 2010 tax year.

Zoning

All parcels offered in this auction are zoned in accordance with FNSB Code or Ordinances, Title 18 and shall be used in accordance with zoning. Zoning Permits are required prior to construction in Salchaket Heights Subdivision and encouraged in Silver Lake First Addition. Call the Department of Community Planning at 459-1260 for information.

Building Codes

The State of Alaska Division of Fire and Life Safety is the State Building Official. Residential housing that is three-plex or smaller is exempt from the Plan Review requirements. Call the Life Safety Inspection Bureau Fairbanks Office at 451-5200 for more information.

Platting

Plats of the Subdivisions are included as Addendum E and F.

Storm Water

Construction and other activities that disturb one acre or more are regulated under the National Pollutant Discharge Elimination System and required to develop and implement storm water pollution prevention plans and are subject to US Environment Protection Agency regulations. Contact: William Ashton, ADEC Storm Water/Wetlands (907) 269-6283 Website: <http://cfpub.epa.gov/npdes/stormwater/cgp.cfm>



Required Reading

(continued)

Mineral Resources

The State retains ownership of all oil, gas, ore, minerals, fissionable materials, geothermal resources and fossil fuels which may be in or upon land conveyed to the Borough. The State has reserved the right to enter the land to explore for and develop these materials and may allow mining claims to be staked. However, State law also provides that the surface owner be compensated for damages resulting from mineral exploration and development. The State Department of Natural Resources (DNR) may close to mineral entry those areas where the potential subsurface use, ie. mining activity, would be incompatible with the proposed surface use, ie. residential subdivision. Call the DNR Division of Mining, Land and Water at (907) 451-2788 for more information.

Utilities

Electric service will be available to both subdivisions. Telephone service is available to some of the auction lots. To determine the availability of telephone service, contact Alaska Communications System, Inc. (ACS) at 811 or at 1-800-478-7121 or GCI at 1-800-800-4800.

Sewer & Water

Purchasers are responsible for their own water supply and sewage disposal systems. The Borough does not provide installations, test borings, percolation tests, wells, or other improvements. Water and sewer related improvements are subject to applicable State regulations enforced by the State of Alaska, Department of Environmental Conservation (ADEC). Call (907) 451-2109 for more information. To obtain water rights, the purchaser must apply to DNR, Division of Mining, Land and Water, at (907) 451-2788.

Driveways, Roads & Drainages

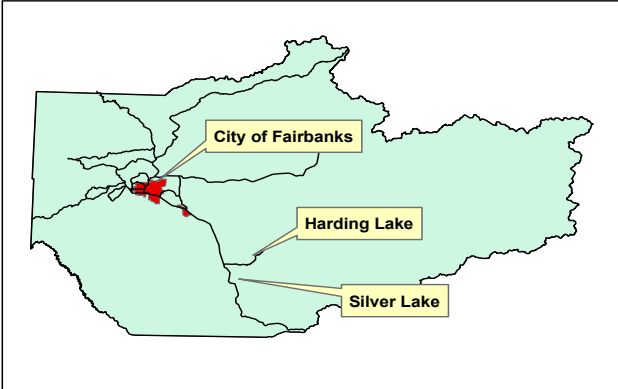
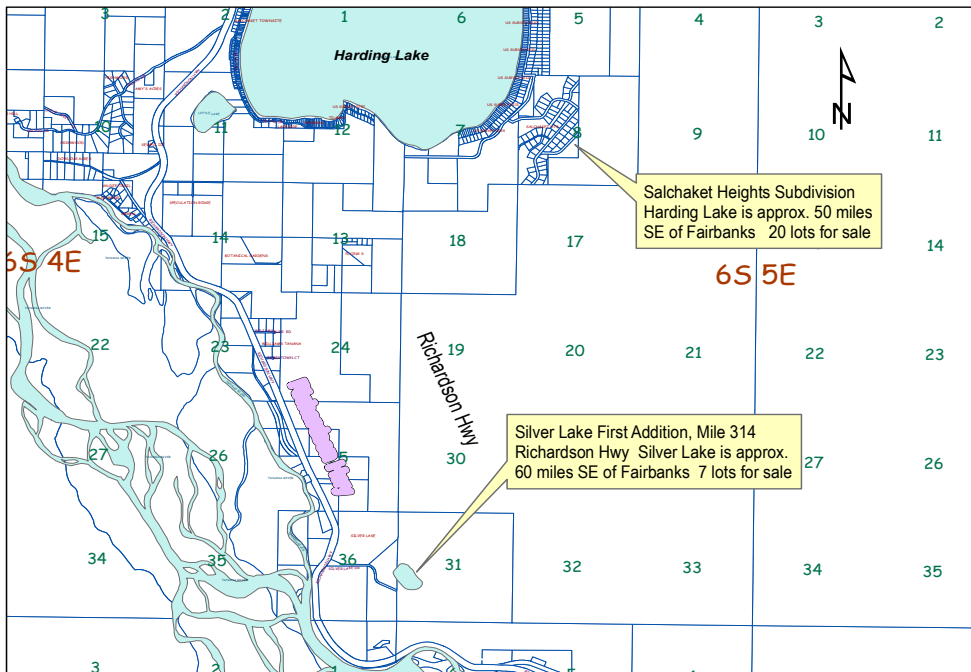


Trails & Easements

Silver Lake First Addition is not within a road service area, however Solita Street is maintained by the State of Alaska. Salchaket Heights is in a road service area, thus road maintenance is performed by the Service Area. Driveway permits are required from the Borough Division of Rural Services. Contact (907) 459-1223. No obstructions shall be placed in drainage ditches adjoining subdivision lots. Culverts of not less than 12 inches in diameter by 30 feet in length shall be placed on grade under driveways leading from public roads onto any lot to avoid obstruction of any drainage ditch.

Trails and easements are delineated on the subdivision plats, see Addendum E & F. Lots within Salchaket Heights are subject to Filter Strips described on Pages 6 and 14.

Overview Map





Property List

Subdivision Name	Block / Lot	Acres	Appraised Value	Minimum Bid
Salchaket Heights	Block 1 Lot 1	2.463	\$16,500	\$15,675
	Block 1 Lot 2	2.497	\$16,000	\$15,200
	Block 1 Lot 3	2.556	\$16,000	\$15,200
	Block 1 Lot 4	2.456	\$16,500	\$15,675
	Block 1 Lot 5	1.850	\$15,500	\$14,725
	Block 1 Lot 6	1.905	\$15,000	\$14,250
	Block 1 Lot 7	2.013	\$14,000	\$13,300
	Block 1 Lot 8	2.000	\$12,500	\$11,875
	Block 1 Lot 9	2.487	\$12,000	\$11,400
	Block 3 Lot 1	1.840	\$18,500	\$17,575
	Block 3 Lot 2	1.837	\$18,500	\$17,575
	Block 3 Lot 3	1.837	\$17,000	\$16,150
	Block 3 Lot 4	1.859	\$12,500	\$11,875
	Block 3 Lot 5	1.863	\$12,500	\$11,875
	Block 3 Lot 15	1.841	\$16,500	\$15,675
	Block 3 Lot 16	1.858	\$15,000	\$14,250
	Block 3 Lot 17	1.910	\$16,500	\$15,675
	Block 3 Lot 18	1.884	\$16,500	\$15,675
	Block 3 Lot 19	1.837	\$17,000	\$16,150
	Block 3 Lot 20	1.870	\$17,500	\$16,625
Silver Lake First Add.	Lot 4	5.284	\$12,000	\$11,400
	Lot 5	4.358	\$10,000	\$9,500
	Lot 6	3.201	\$ 7,500	\$7,125
	Lot 7	3.908	\$ 7,000	\$6,650
	Lot 8	2.536	\$ 6,000	\$5,700
	Lot 9	2.514	\$ 6,000	\$5,700
	Lot 10	2.838	\$ 6,000	\$5,700

Aerial Photograph
Salchaket Heights



Harding Lake

Salchaket Heights Rd.

Salcha Drive

T6S, R5E, within Section 8



This property is located on Salchaket Heights Road off Salcha Drive, within the Harding Lake Recreational Area. There are 20 lots for sale. They range from 1.8 to 2.4 acres in size. Topography is varied from moderately sloping to moderately steep. Many lots have view potential of the lake. Electric service is available.



Property Information

Salchaket Heights

Development Incentive Per FNSB Ordinance No. 2008-20-21, a Development Incentive is available to qualifying construction. (See page 6)

History The Borough selected this land as part of the State of Alaska's Municipal Entitlement Program (AS 29.65.010.a.5). DNR approved the selection and transferred title to the Borough by patent.

Plat Salchaket Heights Plat #84-164, is Addendum E of this brochure.

Location The property is located approximately 50 miles southeast of Fairbanks, off the Richardson Hwy on Salchaket Heights Road, in the Harding Lake area.

Access Access is from Salcha Drive, a State-maintained road, which borders the lake.

Mineral Estate The State of Alaska owns mineral rights.

Soils The USDA Soil Survey map identifies soils within Salchaket Heights Subdivision as belonging to the Minto-Steese Series. A copy of the soils map and descriptions of soil types are available from the USDA Natural Resource Conservation Service. (USDA Soil Survey, Salcha-Big Delta Area, 1973).

Slope There is a 185 foot rise in elevation from the shoreline to the intersection of Salcha Drive and Salchaket Heights Road. The land rises another 230' feet from the intersection to the highest point on the hill. Sale Lots are moderately sloping to moderately steep.

Wetlands Management of wetlands is administered by the US Army Corps of Engineers. For questions relating to wetland determinations visit: www.poa.usace.army.mil/reg contact the Fairbanks Office at 474-2166.

Vegetation Mixed spruce, both black and white, birch and aspen. Shrubs include willow and alder.



Property Information (continued)
Salchaket Heights



Zoning Rural Estate-2 (RE 2).

Fire & Ambulance There is no fire service as it is outside a Borough fire service area, however, Salcha Rescue is a first responder for emergencies.

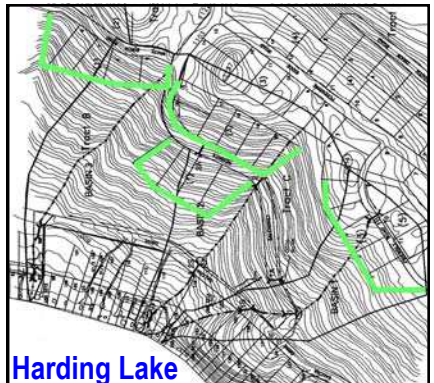
Road Service Salchaket Heights Subdivision is located within the Salchaket Heights Road Service Area. For road service area information contact the Borough Rural Services Division at 459-1223.

Utilities Electric service is available. Phone service is available to some properties. Cell phone service may be available, depending on providers.

Other Wildlife and habitat management are administered by the U.S. Fish and Wildlife Service and by the Alaska Department of Fish and Game. Harding Lake is a documented seasonal concentration area for fish and migratory waterfowl and has been the site of a fisheries enhancement program by the ADF&G.

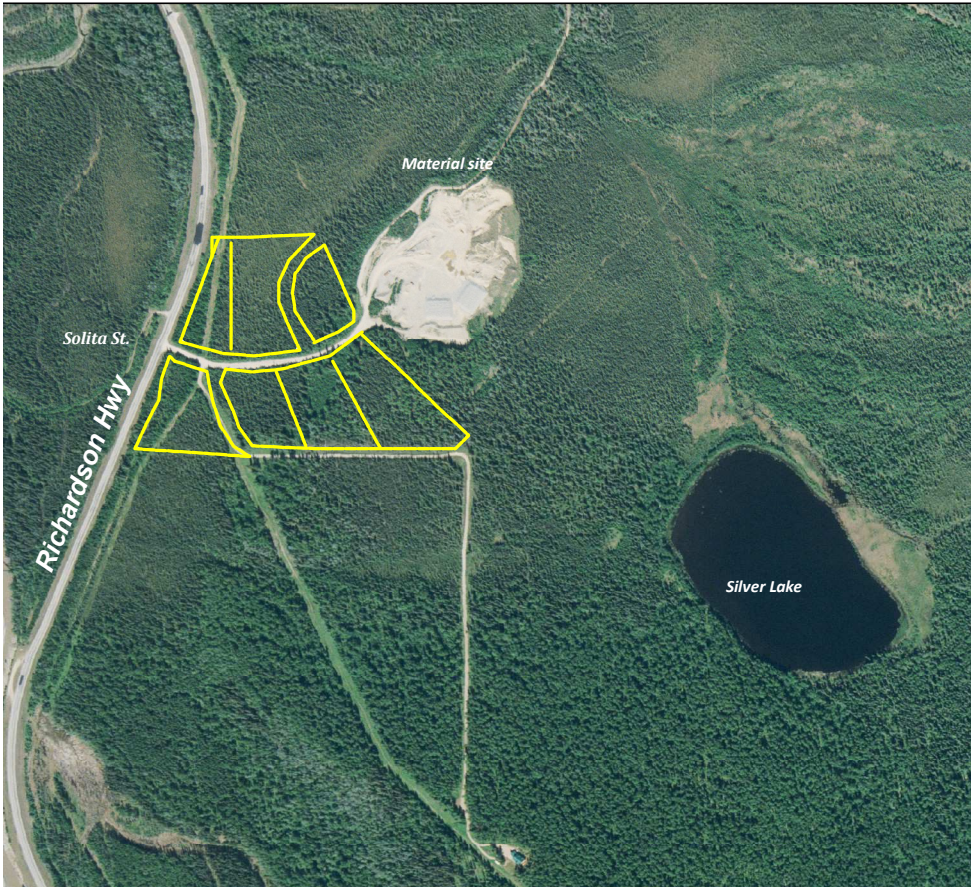
Special Restrictions

Down-slope lot boundaries in Salchaket Heights Subdivision will be subject to erosion control easements 40 feet in width to reduce soil loss and prevent offsite sediment transport. Areas subject to filter strips are shown at right. Salchaket Heights sale lots will also be subject to clearing restrictions limiting the area allowed to be cleared to 12,000 square feet per lot. See Development Restrictions on Page 6.



Sediment Detention Basin

To reduce storm water drainage velocities and control sediment delivery, a detention basin will be built in the first material site on the right hand side as you ascend Salchaket Heights Road. Construction of the Basin is anticipated to take two weeks to complete. The project will be managed by the Borough Public Works Department. For more information contact Public Works at 459-1345.



T6S, R4E, within Section 36



This property is located at approximately Milepost 314 Richardson Hwy., off Solita Street. There are 7 lots for sale. They range from 2.5 to 5.2 acres in size. Topography varies from flat to gently sloping. There is trail access to Silver Lake.

Electric service is available.

Property Information

Silver Lake First Addition



- Development Incentive** Per FNSB Ordinance No. 2008-20-21 a Development Incentive is available to qualifying construction. (See page 6)
- History** The Borough selected this land as part of the State of Alaska's Municipal Entitlement Program. DNR approved the selection and transferred title to the Borough by patent.
- Plat** A copy of the Silver Lake Subdivision First Addition, Plat #2009-92 is Addendum F of this brochure.
- Location** The property is located approximately 60 miles southeast of Fairbanks, at milepost 314 on the Richardson Hwy.
- Access** Solita Street is the access point from the Richardson Hwy.
- Trails** A multi-use public trail to Silver Lake is very close to the subdivision. The lake is approx. 1/2 mile from Silver Lake Drive.
- Mineral Estate** The State of Alaska owns the mineral rights.
- Slope** Topography varies from flat to gently sloping.
- Vegetation** Mixed spruce, both white and black, birch and aspen. Shrubs include willow and alder.
- Soils** The USDA Soil Survey map identifies soils within the floodplain portion of the subdivision as Tanana Silt Loam soils. Soils within the slope transition units of the subdivision are included with the Minto Silt Loam soils (subclassifications MnB and MnC). A copy of the soils map and descriptions of soil types are available from the USDA Natural Resource Conservation Service. (USDA Soil Survey, Salcha-Big Delta Area, 1973).



Property Information (continued)
Silver Lake First Addition

Wetlands Management of wetlands is administered by the US Army Corps of Engineers. For questions relating to wetland determinations visit : www.poa.usace.army.mil/reg or contact the Fairbanks Office at 474-2166.

Zoning: General Use -1 (GU-1)

Fire & Ambulance Service There is no fire service as the Subdivision is outside a Borough fire service area, however, Salcha Rescue is a first responder for emergencies.

Road Service This Subdivision is not within a Borough Road Service Area however, the State Department of Transportation and Public Facilities maintains Solita Street.

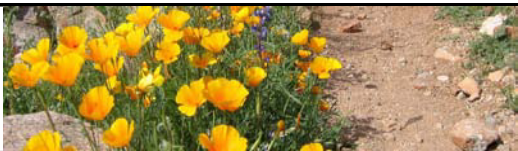
Utilities Electric and phone are available. Cell phone service may be available depending on your provider.

Other Silver Lake is a site of a fisheries enhancement program by the Alaska Department of Fish and Game (ADF&G) to improve recreational fishing demands. The



lake was stocked late spring 2009 with 800 rainbow trout. There are also opportunities to hunt bear and moose by permit from ADF&G in this area.

Disclaimer



Land brochures are for informational purposes only, and do not constitute an offer to sell. It is possible that, after the publication of the brochure, modifications may become necessary. Anyone wishing information concerning modifications may write to the Borough Department of Land Management at P.O. Box 71267, Fairbanks, Alaska 99707-1267 or call (907) 459-1241. Any such changes will be announced and will be available as soon as possible. However, it is your responsibility to keep yourself informed of any changes or corrections.

Although the Borough has researched the land that is for sale, the Borough makes no representation, either expressed or implied, with respect to the land that is for sale, including its quality, merchantability, or fitness for a particular purpose. This land is sold “as is” and you, the buyer, are assuming the entire risk as to its quality and suitability for your intended use.

Note: the Borough shall not be liable for direct, indirect, special, incidental, or consequential damages arising out of the use or the inability to use the land that is for sale, even if advised of the possibility of such damages.



During the sale period, or prior to, one or more parcels may be modified or withdrawn. The right is reserved to adjourn, postpone, or cancel this sale, in whole or in part, at any time prior to or during the offering, where such action is deemed necessary by the Borough Administration to protect the interest of the Borough.



Thank **Y**ou for your interest
in the 2009 Land Auction!



Sample*

Power Of Attorney

FAIRBANKS NORTH STAR BOROUGH LAND AUCTION SPECIAL POWER OF ATTORNEY*

The following special power of attorney form must be submitted if you cannot be present at the outcry auction on October 17, 2009. Your agent must attend the land auction, and must present a copy of the notarized special power of attorney and have at least one piece of photo identification, at the time your bid is announced as the winning bid.

I _____ of _____ being a United States Citizen, or resident alien, and being 18 years of age, hereby appoint

_____ as my attorney in fact, to endorse my signature at the Fairbanks North Star Borough Land Auction to be held on October 17, 2009 and to execute any documents necessary on my behalf to enter into a contract to purchase property at said outcry auction.

I hereby certify that I have reviewed the Fairbanks North Star Borough 2009 Land Auction Brochure/website and am familiar with its contents.

Signature

ACKNOWLEDGMENT

STATE OF ALASKA)
) ss
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2009, by _____

Notary Public in and for the State of Alaska
My commission expires: _____

*** Note: This is a sample only and is Subject to change without notice pending legal review.**

Sample* Purchase Agreement



Draft FNSB REAL ESTATE PURCHASE AGREEMENT*

Parcel No. _____
Bidder No. _____

THIS AGREEMENT is made this _____ day of _____, 2009 between the FAIRBANKS NORTH STAR BOROUGH, an Alaska municipal corporation, of P.O. Box 71267, Fairbanks, Alaska 99707-1267, ("Seller") and _____ ("Buyer(s)").

WITNESSETH.

- Agreement for Purchase and Sale. Seller agrees to sell to Buyer(s) and Buyer(s) agree to buy from Seller the following real property:
- Purchase Price. The total purchase price for such property shall be: _____ DOLLARS \$ _____.
- Terms of Sale:
 - Downpayment. Buyer(s) shall pay \$ _____ as a downpayment, on the date and time of closing as shown on the Closing Schedule Form, hereby made a part of this Agreement.
 - Balance Due. Buyer(s) shall pay the balance due, including interest thereon, by executing a Deed of Trust and Promissory Note in favor of the Seller, on such terms as the Seller shall indicate, no later than _____ (closing date).
- Costs of Sale. Buyer(s) shall pay all costs of sale of every kind.
- Credit Report. By executing this document, the Buyer agrees to allow the Seller to obtain a credit report. If the Buyer's credit is not satisfactory, this sale shall be canceled and the Buyer's bid registration fee/deposit will be refunded. The fee for the credit report will not be refunded.
- Title. The Seller states that he has good and sufficient title to said property. The Buyer may obtain a title report at his/her option and cost. If title is defective, the down payment shall be refunded and all rights of the Buyer hereby terminated, except that the Buyer may, at his option, waive defects and elect to purchase. If title is good and Buyer refuses or neglects to complete the purchase of the above described property under the terms and conditions set forth herein, within the time allowed herein, the Buyer shall forfeit the bid registration fee/deposit as liquidated damages. Rights reserved in State patents, Federal patents or Territorial deeds, building or use restrictions general to the district, and building or zoning regulations and provisions shall not be deemed as encumbrances.
- Warranties of Fitness. The Buyer hereby accepts the above-described property in its existing condition, having inspected it. The Seller makes no representations or warranties of any kind with regard to the property.
- Integration. This and the attached Closing Schedule Form document constitutes the entire agreement between the parties, superseding all previous oral or written representations, discussions and agreements between the parties.
- Authorization. If the Buyer is acting on behalf of a corporation or partnership or under a power of attorney, the authorizing documents are attached and incorporated herein. Failure to include those documents may result in a delay in closing and/or cancellation of the sale.
- Sale Brochure. The Buyer has read the Seller's 2009 Sale Brochure and is familiar with its contents.
- Salchaket Heights Subdivision — "Easement for Erosion Control". The Buyer is aware the lot is subject to an Easement for Erosion control which restricts use of the property encumbered by the Easement and agrees to abide by the terms of the Easement.
- Salchaket Heights Subdivision—Construction Clearing Restriction. The Buyer is aware the lot is subject to a Construction Clearing Restriction that limits the amount of land which may be cleared to mineral soil and agrees to abide by its terms.
- Salchaket Heights Subdivision—Driveway Permit. The Buyer acknowledges that the lot is within the Salchaket heights Road Service Area and therefore a driveway permit is required from the Borough Rural Services Division. The permit is subject to conditions set by the Rural Services Division Engineer. The Buyer agrees to apply for and abide by the terms of the permit prior to constructing access.
- Effective Date. This instrument shall not be effective as a Contract until duly signed by all parties. After all the signatures, the effective date of agreement shall be the date set forth above.

Please print all names, as they should appear on the warranty deed, deed of trust and deed of trust note.

Please indicate below if marital status should appear on the title:

- Do not indicate marital status.
 A single person(s).
 A married person.
 Husband and wife.

If Buyer is more than one person, please specify one of the following:

- As tenants by the entirety (husband and wife only)
 As tenants in common.
 Other (trust, corporation, partnership, etc.)

Each of the parties hereto acknowledges receipt of a copy of this Agreement.

Signature _____ SSN _____ Date _____

FNSB Signature _____ Date _____

*** Note: This is a sample only and is subject to change without notice pending legal review.**



Sample* Salchaket Heights Warranty Deed

DRAFT WARRANTY DEED (For Lots on the uphill side of Salchaket Heights Road)*

The Grantor, **FAIRBANKS NORTH STAR BOROUGH**, a municipal corporation of the State of Alaska, P.O. Box 71267, Fairbanks, Alaska 99707-1267 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **SANTA M. AND MARY CLAUS**, husband and wife, as tenants by the entirety with right of survivorship, of P.O. Box 122509, Reindeer, Alaska 99799, the following described real property located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

EXAMPLE: Lot 20, Block 3, Salchaket Heights Subdivision filed as Plat No. 84-164 on July 30, 1984, in the Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Subject to:

1. All reservations, easements, exceptions, restrictions, covenants, plat notes and conditions of record, if any.
2. The following encumbrances shall run with the land for the benefit of the Grantor and shall be administered by the Grantor, its heirs or assigns:

A. A perpetual Easement for Erosion Control 40' (forty feet) in width parallel and adjacent to the southern and western boundaries of Lot 20 as depicted on the attached map. Said easement shall be for the benefit of the Grantor, its heirs and assigns, and successors in interest and shall run with the land. The purpose of the Easement is to prevent off site erosion which might be caused by development activities on the lot. Any activity within this easement, other than that specified in this paragraph, which would remove the vegetative cover to mineral soil is not allowed. Vegetation within the easement, such as brush and trees may be cut down to create fire breaks or improve views, but such activity may not disturb the surface vegetation in a manner which exposes the mineral soil below. If the Grantee, their heirs and assignees, wishes to remove any down vegetation from the easement it must be removed by hand and not by mechanized means. The Grantee, their heirs or assignees, are allowed however, to construct a driveway from Salchaket Heights Road to Lot 20 through this easement subject to the proviso that the construction and maintenance be authorized and accomplished according to the terms and conditions of a duly authorized Driveway Permit issued by the road service engineer, Salchaket Heights Road Service Area.

B. Construction Clearing Restriction: The clearing of natural vegetation to mineral soil for driveway and building construction is hereby limited to a total area of 12,000 square feet. Areas proposed to be cleared shall be shown on the FNSB zoning permit. Subsequent requests to clear shall be submitted to the Grantor and may be approved upon re-vegetation of previously cleared areas with grasses, shrubs or similar vegetation having been established for a minimum of two complete growing seasons.

DATED this _____ day of _____, 2009.

Fairbanks North Star Borough

By: Jim Whitaker, Mayor, Fairbanks North Star Borough

ATTEST:

Borough Clerk

REVIEWED:

Assistant Borough Attorney

ACKNOWLEDGMENT

STATE OF ALASKA)
) SS
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2009 by Jim Whitaker, the Mayor of the Fairbanks North Star Borough, a municipal corporation of the State of Alaska, on behalf of the corporation.

Notary Public in and for Alaska

My commission expires: _____

FAIRBANKS RECORDING DISTRICT

Return to: Santa M. and Mary Claus
P.O. Box 122509
Reindeer, Alaska 99799

*** Note: This is a sample only and is subject to change without notice pending legal review.**

Sample* Salchaket Heights Warranty Deed



DRAFT WARRANTY DEED (For Lots on the downhill side of Salchaket Heights Road)*

The Grantor, **FAIRBANKS NORTH STAR BOROUGH**, a municipal corporation of the State of Alaska, P.O. Box 71267, Fairbanks, Alaska 99707-1267 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **SANTA M. AND MARY CLAUS**, husband and wife, as tenants by the entirety with right of survivorship, of P.O. Box 122509, Reindeer, Alaska 99799, the following described real property located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

EXAMPLE: Lot 5, Block 1, Salchaket Heights Subdivision filed as Plat No. 84-164 on July 30, 1984, in the Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Subject to:

1. All reservations, easements, exceptions, restrictions, covenants, plat notes and conditions of record, if any.
2. The following encumbrances shall run with the land for the benefit of the Grantor and shall be administered by the Grantor, its heirs or assigns:

A. A perpetual Easement for Erosion Control 40' (forty feet) in width parallel and adjacent to the southern and western boundaries of Lot 20 as depicted on the attached map. Said easement shall be for the benefit of the Grantor, its heirs and assigns, and successors in interest and shall run with the land. The purpose of the Easement is to prevent off site erosion which might be caused by development activities on the lot. Any activity within this easement, other than that specified in this paragraph, which would remove the vegetative cover to mineral soil is not allowed. Vegetation within the easement, such as brush and trees may be cut down to create fire breaks or improve views, but such activity may not disturb the surface vegetation in a manner which exposes the mineral soil below. If the Grantee, their heirs and assignees, wishes to remove any down vegetation from the easement it must be removed by hand and not by mechanized means.

B. Construction Clearing Restriction: The clearing of natural vegetation to mineral soil for driveway and building construction is hereby limited to a total area of 12,000 square feet. Areas proposed to be cleared shall be shown on the FNSB zoning permit. Subsequent requests to clear shall be submitted to the Grantor and may be approved upon re-vegetation of previously cleared areas with grasses, shrubs or similar vegetation having been established for a minimum of two complete growing seasons.

DATED this _____ day of _____, 2009.

Fairbanks North Star Borough

By: Jim Whitaker, Mayor, Fairbanks North Star Borough

ATTEST:

REVIEWED:

Borough Clerk

Assistant Borough Attorney

ACKNOWLEDGMENT

STATE OF ALASKA)

FOURTH JUDICIAL DISTRICT) SS

The foregoing instrument was acknowledged before me on this _____ day of _____, 2009 by Jim Whitaker, the Mayor of the Fairbanks North Star Borough, a municipal corporation of the State of Alaska, on behalf of the corporation.

Notary Public in and for Alaska

My commission expires: _____

FAIRBANKS RECORDING DISTRICT
Return to: Santa M. and Mary Claus
P.O. Box 122509
Reindeer, Alaska 99799

*** Note: This is a sample only and is subject to change without notice pending legal review.**

CURVE DATA

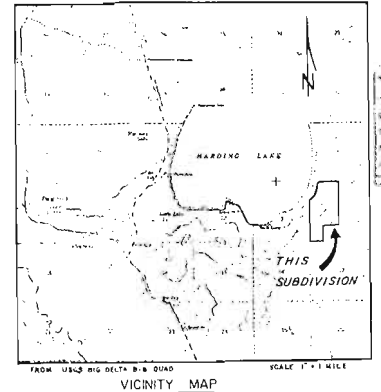
DELTA	RADIUS	ARC	TANG	CHORD BEARING	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING
A	51931.30"	418.41	372.67	200.00	E	90.00"	123.91	195.71	125.00	N	60.00"	345.41	262.78	200.00
A1	51931.30"	368.41	352.71	175.87	F	90.00"	73.91	116.75	78.56	S	30.00"	195.41	139.87	100.00
A2	10832.49"	368.41	85.49	42.82	G	249.13"	463.29	199.29	100.00	J	219.64"	396.41	313.53	57.67
A3	25928.26"	468.41	204.49	104.99	H	249.13"	413.29	175.72	89.21	K	330.43"	396.41	243.84	129.91
A4	15930.15"	468.41	125.67	63.22	I	401.38"	513.29	40.56	20.29	L	184.43"	396.41	62.74	30.00
B	52913.56"	407.96	371.91	200.00	J	401.38"	513.29	33.90	17.00	M	67.00"	396.41	41.96	21.00
B1	29021.11"	457.96	232.09	116.59	K	290.00"	385.39	105.09	100.00	N	240.00"	433.52	181.40	92.15
B2	29021.11"	457.96	185.40	93.59	L	290.00"	385.39	105.09	100.00	O	240.00"	433.52	181.40	92.15
B3	52913.56"	357.96	326.13	175.49	M	290.00"	385.39	105.09	100.00	P	240.00"	433.52	181.40	92.15
C	69495.00"	418.55	526.22	300.00	N	67.00"	385.39	221.07	112.78	Q	240.00"	433.52	181.40	92.15
C1	15931.26"	463.55	128.56	64.70	O	67.00"	385.39	221.07	112.78	R	240.00"	433.52	181.40	92.15
C2	20739.10"	463.55	167.09	84.46	P	67.00"	385.39	221.07	112.78	S	240.00"	433.52	181.40	92.15
C3	15931.26"	463.55	99.32	69.85	Q	67.00"	385.39	221.07	112.78	T	240.00"	433.52	181.40	92.15
C4	19755.49"	463.55	161.25	81.45	R	67.00"	385.39	221.07	112.78	U	240.00"	433.52	181.40	92.15
C5	38914.64"	418.55	276.05	141.39	S	207.00"	340.47	121.14	61.89	V	50.00"	378.00	335.65	116.69
C6	18299.72"	418.55	90.15	45.25	T	50.00"	378.00	335.65	116.69	W	50.00"	378.00	335.65	116.69
C7	18900.54"	418.55	130.03	65.56	U	50.00"	378.00	335.65	116.69	X	50.00"	378.00	335.65	116.69
D	58712.47"	319.33	319.36	175.40	V	519.20"	440.34	40.92	20.47	Y	128.00"	440.34	353.08	77.78
D1	10204.55"	339.33	213.69	110.52	W	128.00"	440.34	353.08	77.78	Z	128.00"	440.34	353.08	77.78
D2	58712.47"	289.33	293.36	161.08	X	128.00"	440.34	353.08	77.78	AA	128.00"	440.34	353.08	77.78
					Y	75.00"	195.71	140.34	446.03	AB	84.50"	385.39	37.05	22.48

PUBLIC UTILITY EASEMENT NOTES

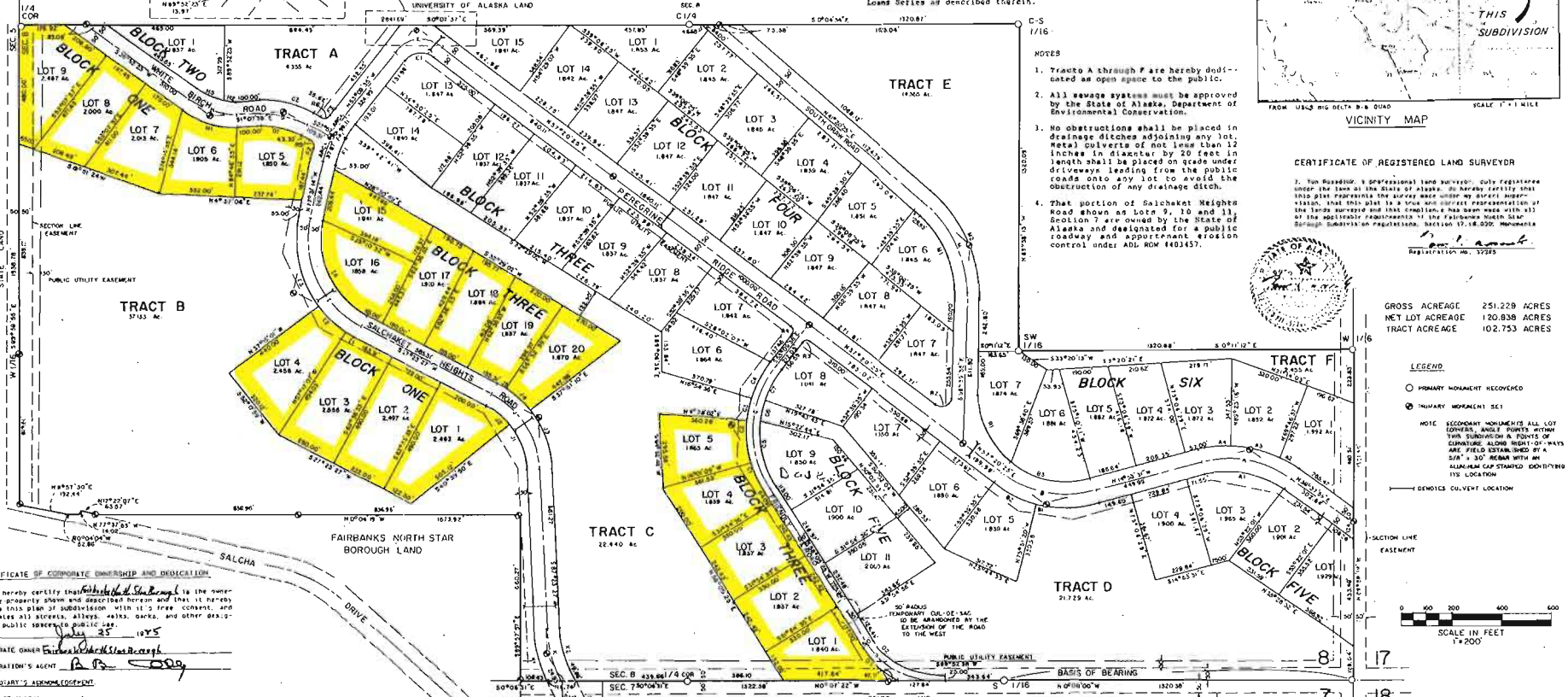
1. A 10' wide public utilities easement is hereby dedicated in each common interior lot line and tract line.
2. A 30' wide public utilities easement is hereby dedicated around the subdivision boundary perimeter and as shown.
3. A 30' radius key at each pole location is hereby indicated as necessary for supportive device.
4. The utility companies shall have the right to remove any dead, weak, overhanging or otherwise dangerous trees adjacent to or in the vicinity of the easement. Such trees shall be identified by the utility company.
5. A 15' wide strip of land on each lot as determined necessary by the utility companies for the installation, maintenance, repair or removal of yard poles, is hereby reserved.

SOILS DATA

Positions of this parcel are overlain by Minto Mill Loan Series per USDA Soil Survey. The maximum piling may be widespread in these soils resulting in subsidence and subsurface tunneling. Care should be taken in locating improvements in these areas. Soils within the majority of the lots in this subdivision resemble the Fairbanks Soil Loam Series as described therein.



94-164
 RECORDED FILE NO. 10
 FEB 1984
 7:30 PM
 7:59 PM
 FNSB



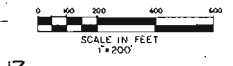
GROSS ACRES 251.229 ACRES
 NET LOT ACRES 120.838 ACRES
 TRACT ACRES 102.753 ACRES

LEGEND

- PRIMARY MONUMENT RECOVERED
- MONUMENT IMPROVED SET

NOTE: SECONDARY MONUMENTS ALL LOT CORNERS AND POINTS WITHIN THE SUBDIVISION A PORTION OF THE SALCHAKET HEIGHTS SUBDIVISION. CAPTURED ALONG RIGHT-OF-WAY ARE FIELD STAKES AND A 3/4" x 3/4" REBAR WITH AN ALUMINUM CAP STAMPED CONTAINING THE LOCATION.

○ DEMOTES CONVEYER LOCATION



CERTIFICATE OF CORPORATE OWNERSHIP AND DESIGNATION

I, the undersigned, do hereby certify that the above named corporation is the owner of the property shown and described herein and that it hereby adopts this plan of subdivision with its free consent, and designates all streets, alleys, walks, parks, and other designated public interests public use.

DATE: July 25, 1984

CORPORATE OWNER: Fairbanks North Star Borough
 CORPORATION'S AGENT: [Signature]
 THE AGENT'S ADDRESS: [Address]

STATE OF ALASKA
 NORTH JUDICIAL DISTRICT 1 DS

This is to certify that on this 25th day of July, 1984 before me, a Notary Public for the State of Alaska, the within and above described property was lawfully owned.

The individual named and who presided over the meeting and the acknowledged to me here, signed the same freely and voluntarily for the use and purposes herein specified in this certificate, or said corporate owner and at the time the same were signed, the same contained within the same and authority to sign this certificate on behalf of said corporation, and that the same was signed and acknowledged by the said individual named and who presided over the meeting and the acknowledged to me here, signed the same freely and voluntarily for the use and purposes herein specified in this certificate.

NOTARY PUBLIC in and for the State of Alaska
 My commission expires 12/31/85

7-25-84

ADL NO. 403457

This subdivision has been reviewed by me on 18 AUG 27 1984 and approved by the Department of Environmental Conservation, Fairbanks, Alaska.

CERTIFICATE OF PAYMENT OF TAXES

I, the undersigned, being duly appointed and qualified tax collector for the Fairbanks North Star Borough, do hereby certify that according to the records of the Fairbanks North Star Borough, the following description of taxes is carried on the tax records in the name of Fairbanks North Star Borough and that according to the records in my possession, all taxes assessed and due against said land in favor of the Fairbanks North Star Borough and paid in full:

Dated this 23rd day of July, 1984 at Fairbanks, Alaska.

[Signature]
 Tax Collector
 Fairbanks North Star Borough

CERTIFICATE OF APPROVAL BY THE PLATING BOARD

I hereby certify that the subdivision plat shown herein has been found to comply with the regulations of Title 17, Code of Regulations of the Fairbanks North Star Borough, Code of Ordinances, and that said plat has been approved by the Board on July 25, 1984, and that the other data shown herein has been approved.

Dated this 23rd day of July, 1984 at Fairbanks, Alaska.

[Signature]
 Borough Platting Board

SALCHAKET HEIGHTS SUBDIVISION

LEGAL DESCRIPTION
 PORTION OF THE W 1/2 SEC 8, T 6 S, R 5 E, FM, ALASKA

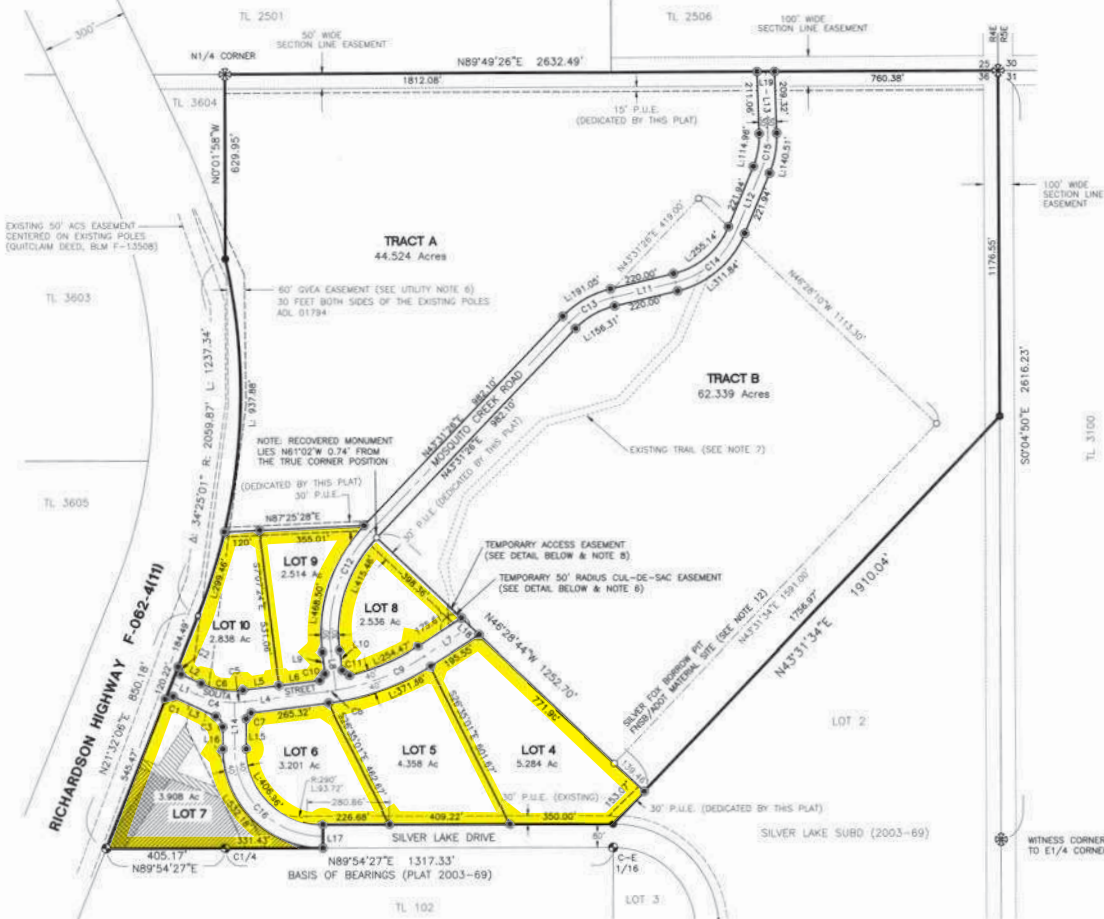
OWNER-SUBDIVIDER
 FAIRBANKS NORTH STAR BOROUGH

ROEN DESIGN ASSOCIATES
 ENGINEERS - SURVEYORS
 FAIRBANKS, ALASKA 99701

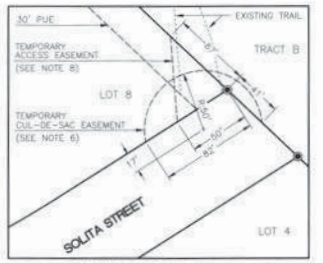
PROJECT: SALCHAKET HEIGHTS SUBDIVISION
 PORTION OF THE W 1/2 SEC 8, T 6 S, R 5 E, FM, ALASKA

OWN. BY: C.A.S. M.F.
 CHECKED: RCH MF
 SCALE: 1" = 200'
 DATE: 8-26-81
 SHEET NUMBER: 1

OF 1 SHEETS
 PROJ. NO.: 81-072



- LEGEND**
- FOUND CLO OR BLM MONUMENT
 - ⊕ FOUND CONCRETE RIGHT OF WAY MONUMENT
 - FOUND 5/8" REBAR WITH ALUMINUM CAP, STAMPED 6484-5
 - FOUND 3/4" PRIMARY MONUMENT, STAMPED 6484-5
 - FOUND REBAR WITH 2" ALLUM. CAP, STAMPED MS 624-098-2
 - 5/8"x30" REBAR WITH 2" ALUMINUM CAP, SET THIS SURVEY.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - ▨ EXISTING SILVER LAKE DRIVE RIGHT-OF-WAY VACATED BY THIS PLAT
 - ▨ EXISTING UTILITY EASEMENTS VACATED BY THIS PLAT. SEE UTILITY NOTES 5 & 6.



TEMPORARY CUL-DE-SAC & ACCESS EASEMENT DETAIL

CURVE DATA TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	TANGENT LENGTH
C1	20.00	32.62	93°26'30"	21.24'
C2	20.00	30.21	86°33'30"	18.83'
C3	40.00	45.11	64°36'42"	25.29'
C4	300.00	132.93	25°23'18"	67.58'
C5	300.00	35.14	6°42'42"	17.59'
C6	280.00	145.67	32°06'00"	74.80'
C7	20.00	29.07	83°17'18"	17.78'
C8	800.00	29.67	2°07'29"	14.84'
C9	800.00	324.48	23°14'22"	164.50'
C10	20.00	31.42	90°00'00"	20.00'
C11	20.00	33.57	96°10'47"	22.28'
C12	500.00	441.98	50°38'50"	236.60'
C13	300.00	173.68	33°10'16"	89.35'
C14	300.00	283.49	54°08'32"	153.33'
C15	300.00	127.74	24°23'45"	64.85'
C16	300.00	469.57	89°40'51"	298.33'

LINE DATA TABLE

LINE #	LENGTH	BEARING
L1	91.96	S65°01'24"E
L2	75.53	S65°01'24"E
L3	160.10	S65°01'24"E
L4	283.37	N82°52'36"E
L5	123.07	N82°52'36"E
L6	139.96	N82°52'36"E
L7	185.58	N57°30'45"E
L8	132.53	N7°07'24"W
L9	73.08	N7°07'24"W
L10	68.78	N7°07'24"W
L11	220.00	N76°41'42"E
L12	221.94	N22°33'09"E
L13	211.06	N1°50'36"W
L14	158.52	S0°24'42"E
L15	103.10	S0°24'42"E
L16	75.87	S0°24'42"E
L17	80.00	N0°05'33"W
L18	82.45	N46°28'44"W
L19	60.03	N89°49'26"E

ACREAGE SUMMARY

TOTAL TRACTS A&B AREA: 106.863 Ac.
 TOTAL LOT 4-10 AREA (INCLUDING 2.677 ACRES OF RIGHT-OF-WAY VACATED BY THIS PLAT): 24.639 Ac.
 TOTAL RIGHT-OF-WAY DEDICATED: 6.892 Ac.
 TOTAL: 138.394 Ac.



GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO REPLAT LOT ONE OF SILVER LAKE SUBDIVISION INTO SEVEN LOTS & TWO TRACTS, RELOCATE THE SILVER LAKE DRIVE RIGHT-OF-WAY TO A SINGLE INTERSECTION WITH THE RICHARDSON HIGHWAY AND DEDICATE RIGHT-OF-WAY FOR MOSQUITO CREEK ROAD AND SOLITA STREET.
- THE SURFICIAL SOILS FOR THIS AREA, ACCORDING TO THE USDA SOIL CONSERVATION SOIL SURVEY MAP, SALCHA-BIG DELTA AREA, INCLUDES THE FOLLOWING: OIA GOLDSTREAM SILT LOAM (NEARLY LEVEL), J3 JARVIS VERY FINE SANDY LOAM (MODERATELY DEEP), M8B MINTO SILT LOAM (GENTLY SLOPING), M4C MINTO SILT LOAM (MODERATELY SLOPING), AND T6 TANANA SILT LOAM (GENTLY SLOPING).
- THIS PROPERTY IS WITHIN FLOOD HAZARD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD, ACCORDING TO THE FNSB FLOOD INSURANCE RATE MAP PANEL No. 025009 0350E (REVISED JAN. 2, 1992).
- MOSQUITO CREEK ROAD, SOLITA STREET AND THE SILVER LAKE DRIVE RIGHT-OF-WAYS ARE DESIGNED TO MEET MINOR COLLECTOR STANDARDS. MOSQUITO CREEK ROAD AND SILVER LAKE DRIVE WERE NOT CONSTRUCTED.
- DIRECT DRIVEWAY ACCESS ONTO THE RICHARDSON HIGHWAY IS NOT ALLOWED WITHOUT A STATE OF ALASKA DOT&P DRIVEWAY PERMIT.
- THE TEMPORARY 50' RADIUS PUBLIC EASEMENT FOR THE CUL-DE-SAC WILL BE AUTOMATICALLY VACATED IF THE SOLITA STREET RIGHT-OF-WAY IS EXTENDED.
- THE EXISTING TRAIL WHICH EXTENDS THROUGH LOT 8 AND TRACT B IS A "CASUAL USE" (FNSB TITLE 25.10.070) PUBLIC ACCESS TRAIL USED FOR HARVESTING TIMBER ALONG THE REMOVED CREEK-BANNER CREEK TRAIL SYSTEM.
- THE TEMPORARY PUBLIC ACCESS EASEMENT ACROSS LOT 8 WILL BE AUTOMATICALLY VACATED WHEN THE CASUAL-USE TRAIL IS MOVED.
- ALL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST COMPLY WITH THE REGULATORY REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- SHALLOW PERMAFROST SOILS ARE EXPECTED TO BE DISCONTINUOUSLY PRESENT WITHIN THIS SUBDIVISION, MOST LIKELY WITHIN LOTS 5-10. STATE REGULATIONS REQUIRE THAT AT LEAST SIX FEET OF VERTICAL SEPARATION BE MAINTAINED BETWEEN THE LOWEST PART OF THE SOIL ABSORPTION SYSTEM AND AN UNDERLYING IMPERMEABLE STRATUM SUCH AS PERMAFROST. REGULATIONS REQUIRE AT LEAST FOUR FEET OF VERTICAL SEPARATION BETWEEN THE LOWEST PART OF THE SOIL ABSORPTION SYSTEM AND THE HIGHEST SEASONAL GROUND WATER.
- A MINIMUM OF FOUR-FOOT DEPTH OF GROUND COVER IS REQUIRED OVER THE WASTEWATER DISPOSAL SYSTEM AN APPROVED THICKNESS OF INSULATION BE SUBSTITUTED FOR UP TO TWO FEET OF THE GROUND COVER. CONTACT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR INFORMATION.
- THE FNSB/ADOT MATERIALS TEMPORARY USE LICENSE UTA 1988-035, AS SHOWN ON THE SILVER LAKE SUBDIVISION PLAT (2003-69) HAS EXPIRED.

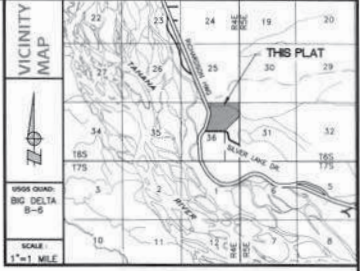
UTILITY EASEMENT NOTES:

- A 15 FOOT WIDE STRIP OF LAND IS HEREBY GRANTED WITHIN AND ACROSS EACH LOT AS DETERMINED NECESSARY BY THE UTILITY COMPANIES FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
- A 35 FOOT RADIUS EASEMENT AT EACH POLE LOCATION FOR SUPPORTIVE DEVICES IS HEREBY GRANTED.
- THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT. SUCH TREES SHALL BE IDENTIFIED BY THE UTILITY COMPANIES.
- AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.
- THE 30 FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN LOT 7 THAT WAS DEDICATED BY THE PLAT OF SILVER LAKE SUBDIVISION (PLAT 2003-69) IS VACATED BY THIS PLAT.
- ADMINISTRATION OF THE OVEA RIGHT-OF-WAY PERMIT (ADL 01794) WAS CONVEYED TO THE FNSB BY THE STATE OF ALASKA (SEE LETTER TO GOLDEN VALLEY ELECTRIC ASSOCIATION, DATED JUNE 10, 1992, ON FILE AT OVEA AND FNSB PLANNING OFFICES). WITHIN THIS SUBDIVISION THE OVEA EASEMENT IS 50 FEET ON BOTH SIDES OF THE EXISTING POLE LINE. THE PORTION OF ADL 01794 THAT IS NO LONGER IN USE ON LOT 7 IS VACATED BY THIS PLAT.

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, DENNIS BOOREN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, ACCORDING TO THE STANDARDS OF PRACTICE FOR LOTS 17 SUBDIVISIONS, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.

Dennis Booren
 REGISTRATION NO. 8484-5
 8 September 2007



CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION AND COMPLIANCE

I HEREBY CERTIFY THAT THE FAIRBANKS NORTH STAR BOROUGH IS THE OWNER OF THE SPECIFIED PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT IT HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND DEDICATES ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER DESIGNATED PUBLIC SPACES TO PUBLIC USE. I FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS FAIRBANKS NORTH STAR BOROUGH CODE.

DATED 9/10/2009
 BY: *Paul Costello*
 PAUL COSTELLO, DIRECTOR
 DEPARTMENT OF LAND MANAGEMENT
 FAIRBANKS NORTH STAR BOROUGH

THE NOTARY'S ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA
 STATE OF ALASKA
 FOURTH JUDICIAL DISTRICT

NOTARIAL PUBLIC:
Kristin Madach
 MY COMMISSION EXPIRES: *11/11/11*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF September 2009 BY PAUL COSTELLO, DIRECTOR OF THE DEPARTMENT OF LAND MANAGEMENT FOR THE FAIRBANKS NORTH STAR BOROUGH, A MUNICIPAL CORPORATION OF THE STATE OF ALASKA, ON BEHALF OF THE CORPORATION.

CERTIFICATE OF PAYMENT OF TAXES

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED TAX COLLECTOR FOR THE FAIRBANKS NORTH STAR BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE FAIRBANKS NORTH STAR BOROUGH THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: *FAIRBANKS NORTH STAR BOROUGH*

DESCRIPTION: *LOT 1, SILVER LAKE SUBDIVISION*

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES LEVIED AGAINST SAID LAND AND IN FAVOR OF THE FAIRBANKS NORTH STAR BOROUGH ARE NOT DELINQUENT.

DATED THIS 10th DAY OF September 2009, AT FAIRBANKS, ALASKA.
Christina A. Wilton
 TAX COLLECTOR
 FAIRBANKS NORTH STAR BOROUGH

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.60, ARTICLE 2 FNSB/C. FINAL PLATS OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

FNSB: SD 028-08/RP 028-08/VA 004-08

PDC INC.
 1028 Aurora Drive
 Fairbanks, Alaska 99709-5529

SILVER LAKE SUBDIVISION FIRST ADDITION
 A REPLAT OF LOT 1, SILVER LAKE SUBDIVISION AND THE VACATION OF A PORTION OF SILVER LAKE DRIVE AND UTILITY EASEMENTS (PLAT #2003-69)

Within N1/2, SECTION 36, T6S, R4E, FM

OWNER:
 FAIRBANKS NORTH STAR BOROUGH
 PO Box 71267
 Fairbanks, Alaska 99707-1267

SCALE: 1" = 300'

SURVEYOR: VLD
 CHECKED: CHD
 DATE: AUGUST 2007

PROJECT NO.: F02033.01
 SHEET NUMBER: 1 OF 1



CELEBRATING
STATEHOOD
1959 · 2009

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50