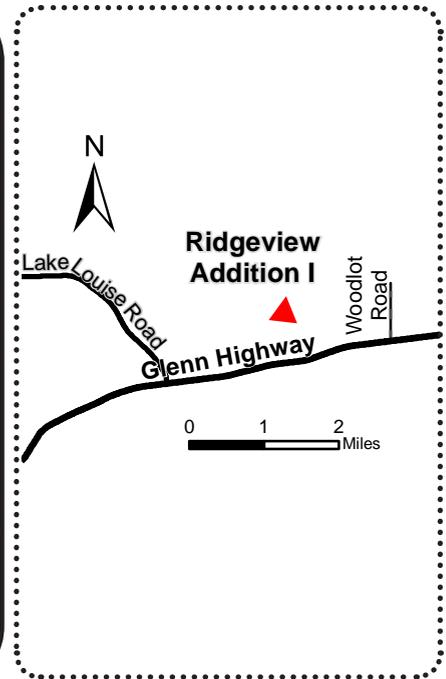
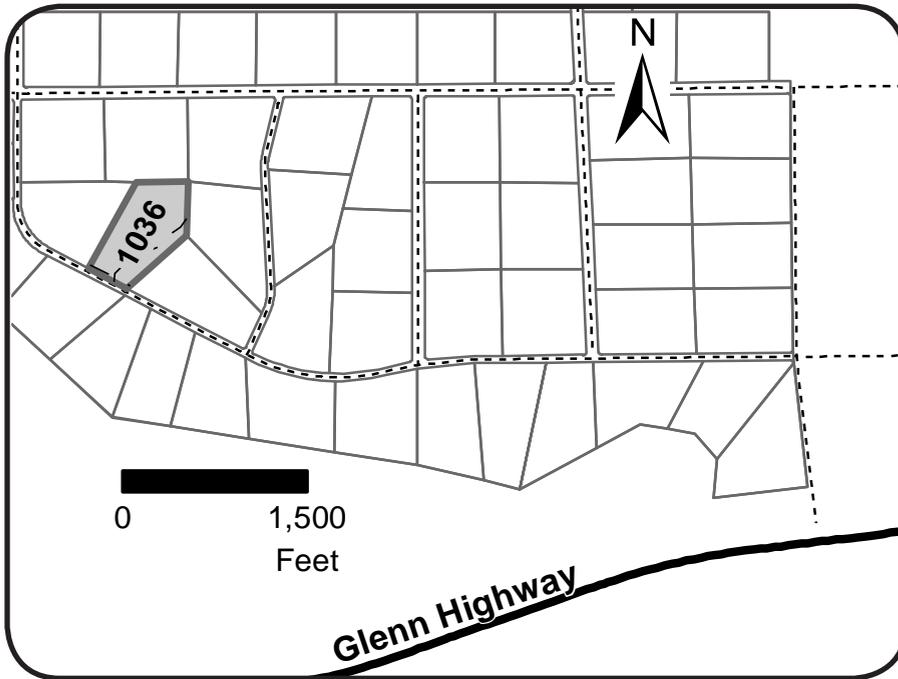




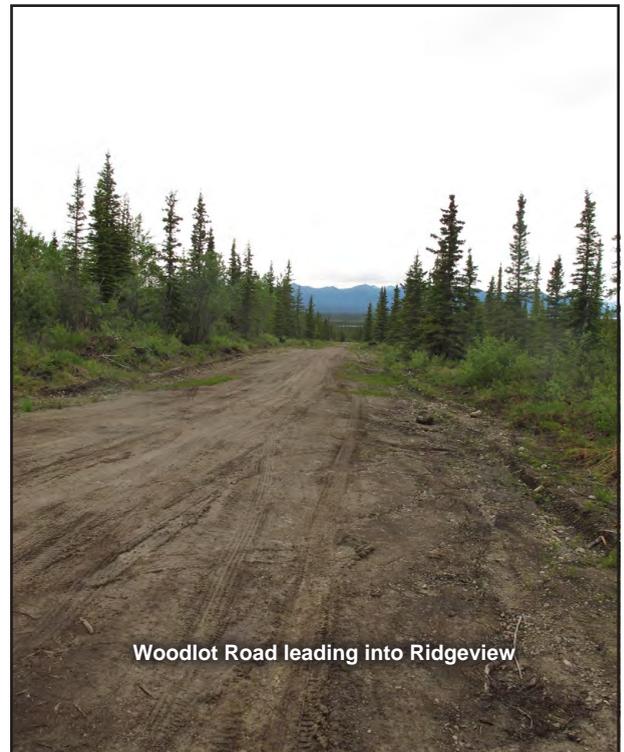
Ridgeview Addition I



Southeast AK
 Mat-Su Road
 Kodiak
Copper River Valley
 Susitna Valley Remote
 Southwest AK
 Fairbanks, Elliott Hwy.
 N. Parks Highway
 Steese Highway
 Richardson, AK Highways
 Interior Remote
 General Information

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1036	229958	10.13	7	2	\$12,300

WHY BUY?
Ridgeview is a popular recreation area for hunting, fishing, and winter sports.
LOCATION
Ridgeview is located on the north side of the Glenn Highway, near mile 163.
ACCESS
Access is from the Glenn Highway along gravel roads and platted rights-of-way.
RIGHT-OF-WAY STATUS
Meteor Lake Road and Woodlot Road are rough gravel roads. Other rights-of-way have been brushed.
SURVEY & MTRS
Ridgeview Addition I is survey ASLS 2005-16, located in C004N006W27. The survey has been filed as plat 2006-23 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. There is a 100 foot building setback from a stream. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no local sewer or water supply. Local wells have reported depths of 260-510 feet. Electricity is available along the highway. Purchasers will be responsible for extending the lines at their own expense.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on November 29, 2006 in the Chitina Recording District.



Woodlot Road leading into Ridgeview

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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.