

**FAIRBANKS NORTH STAR BOROUGH  
DIVISION OF LAND MANAGEMENT**

**Land Offering in the Fairbanks North Star Borough  
DAVIS SUBDIVISION LOT 1 BLOCK 23**

**AREA DATA SUMMARY TABLE**

<b>Property Information</b>	
<b>Parcel</b>	PAN 0111775, aka Lot 1 Block 23 Davis Subdivision as shown in Plat 72-46 recorded November 1, 1972.
<b>Parcel Size</b>	Approximately 0.73 acres in size.
<b>Situs Address</b>	601 Snowman Lane, North Pole AK 99705
<b>Proposed Related Actions</b>	None.
<b>Property Area</b>	
<b>Location</b>	Approximately 0.60 miles south of the Richardson Highway and 0.68 miles west of the Richardson Highway, with the Alaska Rail Road running along the west property boundary.
<b>USGS Topography Map</b>	USGS Quad Fairbanks C-1 NW and D-1 SW
<b>Legal Description</b>	Lot 1 Block 23, Davis Subdivision (FRD 72-46) within Section 9, Township 2 South, Range 2 East, Fairbanks Meridian.
<b>Title</b>	<p>The project area is patented via U.S. Patent 1125198 to Bon Valjean Davis dated April 4, 1949</p> <p>The land was transferred multiple times before the City of North Pole transferred the property to the Fairbanks North Star Borough via Quit Claim Deed recorded on December 13, 1973.</p>
<b>Comprehensive Plan and Classification</b>	Fairbanks North Star Borough Comprehensive Plan: Mixed Commercial/Residential/Office - NP (100%)
<b>Mineral Orders</b>	<p>Subsurface rights held by the State of Alaska. Mineral Closing Order 67 dated September 26, 1977 to all mining activities. Mineral Opening Order 907 dated April 19, 1981 subsequently reversed much of MCO 67, but the Closing Order was reinstated on this property through Mineral Closing Order 510 dated November 20, 1986.</p> <p>No current state or federal claims on record.</p>
<b>Physical Characteristics</b>	
<b>Access</b>	Access is via the north property line at 6 <sup>th</sup> Avenue or the east property line onto Snowman Lane.

<b>Terrain and Major Features</b>	<p>The property contains level lands with sparse coverage of mature spruce, lilac and perineal trees and shrubs.</p> <p>Elevations are approximately 495' on the east side of the project area and approximately 495' on the west side, both represented S-N elevations.</p> <p>There is approximately a 0% northerly slope on the east boundary and an approximate 0% slope on the west side.</p>
<b>View</b>	<p>This property has a view of the residential and commercial areas surrounding.</p>
<b>Climate</b>	<p>Fairbanks' climate is classified as subarctic with long, very cold winters, and short, warm summers. Winters last from late September/early October until late April/early May.</p> <p>The average winter low temperatures range from -15°F to -25°F, with extremes to 60°F below zero. Summer temperatures can range from the mid 50's to the 80's °F, sometimes higher. The average annual rainfall is 10.83 inches, while the average snowfall is 65 inches.</p> <p>Known as the "Land of the Midnight Sun," Fairbanks sees approximately 21 hours of daylight in June. The daylight changes daily, several minutes a day, leaving Fairbanksans with about 4 hours of daylight in December.</p>
<b>Soils</b>	<p>According to the USDA Web Soil Survey – Custom Soil Resource Report, the majority of the project area consists of Urban Soil (100%).</p> <p>Soil concerns may influence the project's design and feasibility and such features will be described in the project materials where relevant.</p>
<b>Vegetation</b>	<p>Areas of landscaping include mature spruce, aspen, lilac and other perineal trees and shrubs. No wetlands located on this property.</p>
<b>Anadromous Waters</b>	<p>None.</p>
<b>Water Source</b>	<p>Common source of water for residents in this area is by personal well or municipal water; water quality is unknown.</p> <p>Well log information indicates that wells in the area are approximately 21-70 feet deep, with static water levels at approximately 7.5-12 feet. Records are limited to neighboring Section 10. No records available in Section 9.</p> <p>DEC requirements must be followed.</p>

<b>Local Management Information</b>	
<b>Fire Management Option</b>	<p>Critical Fire Management Option - Suppression action provided on a wildland fire that threatens human life, inhabited property, designated physical developments and structural resources such as those designated as National Historic Landmarks. The suppression objective is to provide complete protection to identified sites and control the fire at the smallest acreage reasonably possible. The allocation of suppression resources to fires threatening critical sites is given the highest priority.</p> <p>The project area is within the City of North Pole Fire Service Area.</p>
<b>Game Management Unit</b>	ADF&G Game Management Unit 20B.
<b>Local Authority</b>	The Fairbanks North Star Borough exercises authority for planning, platting, zoning and taxation. The City of North Pole has additional requirements that may govern use or modification of this property and its structures.
<b>Flood Zone</b>	<p>The entire project area is within Flood Zone X. Flood Zone X is defined as the area determined to be outside the 500-year flood and protected by levee from the 100-year flood.</p> <p>The relevant Federal Emergency Management Agency Flood Insurance Rate Maps are Community Panel Number 02090C4465J and 02090C5405J effective 03/17/2014.</p>
<b>Utilities</b>	The area is currently served by Golden Valley Electric Association. Contact the utility provider for information about utility service and costs.
<b>Waste Disposal</b>	<p>This property is currently served by the City of North Pole municipal waste water system.</p> <p>All on-site waste water disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. There is no on-site system on the property.</p> <p>Lots smaller than 4.59 acres or 200,000 sf will be subject to soil testing as required by the Alaska Department of Environmental Conservation.</p>
<b>Setbacks, Reserved Areas, Easements, and Conditions</b>	
<b>Parcel Zoning</b>	Zoned General Commercial (100%)
<b>Improvements</b>	Prior to construction of any structure, driveway, or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.
<b>Building Setbacks</b>	<p>Parcels may be subject to:</p> <ul style="list-style-type: none"> <li>• Building setbacks appropriate to current zoning;</li> <li>• a 100-foot building setback from the OHW of any other public or navigable water body; and</li> <li>• a building setback from wetland areas as appropriate.</li> </ul> <p>Area plan guidelines and DMLW riparian protection guidelines will be consulted during the platting process to determine additional setbacks and other restrictions.</p>

<b>Public Access and Utility Easements</b>	<p>Parcel may be subject to the following:</p> <ul style="list-style-type: none"> <li>• A 10' easement to Golden Valley Electric Association per plat 72-46. Also a 15-foot-wide strip and secondary aerial crossings as determined necessary by the utility companies, and a 35-foot-radius key at each pole location as necessary.</li> <li>• Any additional reservations and/or restrictions required through the local platting authority or state statute.</li> <li>• A 0.059 acre public bicycle path easement to the State of Alaska Department of Transportation and Public Facilities.</li> <li>• Any others that may be identified in an exhaustive title search.</li> </ul>
<b>Public or Navigable Water Bodies</b>	<p>None.</p> <p>If additional water bodies are deemed public or navigable, FNSB LM will comply with statutory requirements to provide access to and along said water bodies.</p>
<b>Additional Information</b>	
<b>School Attendance Zones</b>	<p>North Pole Elementary School (Full Day K-5<sup>th</sup>; limited Pre-K)  North Pole Middle School (6<sup>th</sup>-8<sup>th</sup>)  North Pole High School (9<sup>th</sup>-12<sup>th</sup>)</p> <p>Out-of-attendance area schools may be requested, if room is available, but is not guaranteed year to year.</p>
<b>Millage Rate</b>	Millage rate is 14.8130, or \$0.14813 per \$1000 of assessed property value.
<b>Native Regional Corporations</b>	Doyon, Ltd. Native Regional Corporation.
<b>Oil and Gas Activity</b>	None.
<b>Mining Activity</b>	None. See Mineral Closing Orders 67 & 510, and Mineral Opening Order 907.
<b>Service Areas</b>	<p>The project area is within the City of North Pole Fire Service Area.</p> <p>It is within the City of North Pole Road Service Area.</p>
<b>Disclaimer</b>	
All information is subject to change and is based on information from numerous organizations and governmental bodies. Buyer should independently verify all data.	