

Moonlight Acres Subdivision - Lots

T1N, R2W, F.M., Section 8

This property is located at the intersection of Spinach Creek Road and Hardluck Drive. Topography is moderately steep. Power and Phone are available.

Moonlight Acres - Lots



Land Designation: Per FNSB Ordinance No. 2007-5, the land development incentive, Title 25.15.030E, shall apply to all of the land offered herein and financed by the Borough except Tracts E, G, and H Moonlight Acres Subdivision. Lots 1 and 2 Moonlight Acres are designated *residential parcels* for purposes of the land development incentive.

Plat: The Moonlight Acres Subdivision plat will be recorded prior to the auction. A copy is available upon request. Lots 1 and 2 are both 3.5 acres in size.

Location: The property is located at the intersection of Spinach Creek Road and Hardluck Drive.

Access: Direct access is limited to Hardluck Drive.

Trails: Trail use is permitted within the 50 ft. section line easement along the westerly boundary of Lot 1 (continues to the north and to the south). There are numerous trails in the area for running, mountain biking, snow shoeing and cross country skiing.

Mineral Estate: The Borough applied to the State of Alaska for a Mineral Closing Order on this subdivision and the public notice period ends 10-10-07. If approved, the state's mineral estate will be closed to entry for locatable minerals beginning 10-24-07. Minerals containing precious metals (gold, silver, platinum, copper, lead, zinc, etc.) are considered locatable under the mining laws.

Slope: Both lots are moderately sloping (approximately 2% slope) to the south.

Vegetation: Mixed birch and aspen with some spruce.

Lot / Tracts	Acres	Appraised Value	Minimum Bid
1	3.5	\$45,700	\$43,415
2	3.5	\$44,000	\$41,800

Soils: Soils are Fairbanks Silt Loam and Gilmore Silt Loam per USDA SCS Soil Survey of the Fairbanks Area. A soils report for Lots 1 and 2 is available upon request. Both lots are suitable for conventional onsite septic wastewater disposal systems.

Wetlands/Corps of Engineers Determination: A wetlands determination was completed in 2007 by the Corps and the property was determined to be all uplands. A copy of the wetlands map is available upon request (see File POA-2007-245-9).



Moonlight Acres - Lots

Zoning: Rural Estates-2 (RE-2)

Fire & Ambulance Service Area: Chena Goldstream Volunteer Fire Department

Road Service Area: Goldstream-Moose Creek Road Service Area (north of Murphy Dome Road)

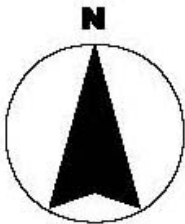
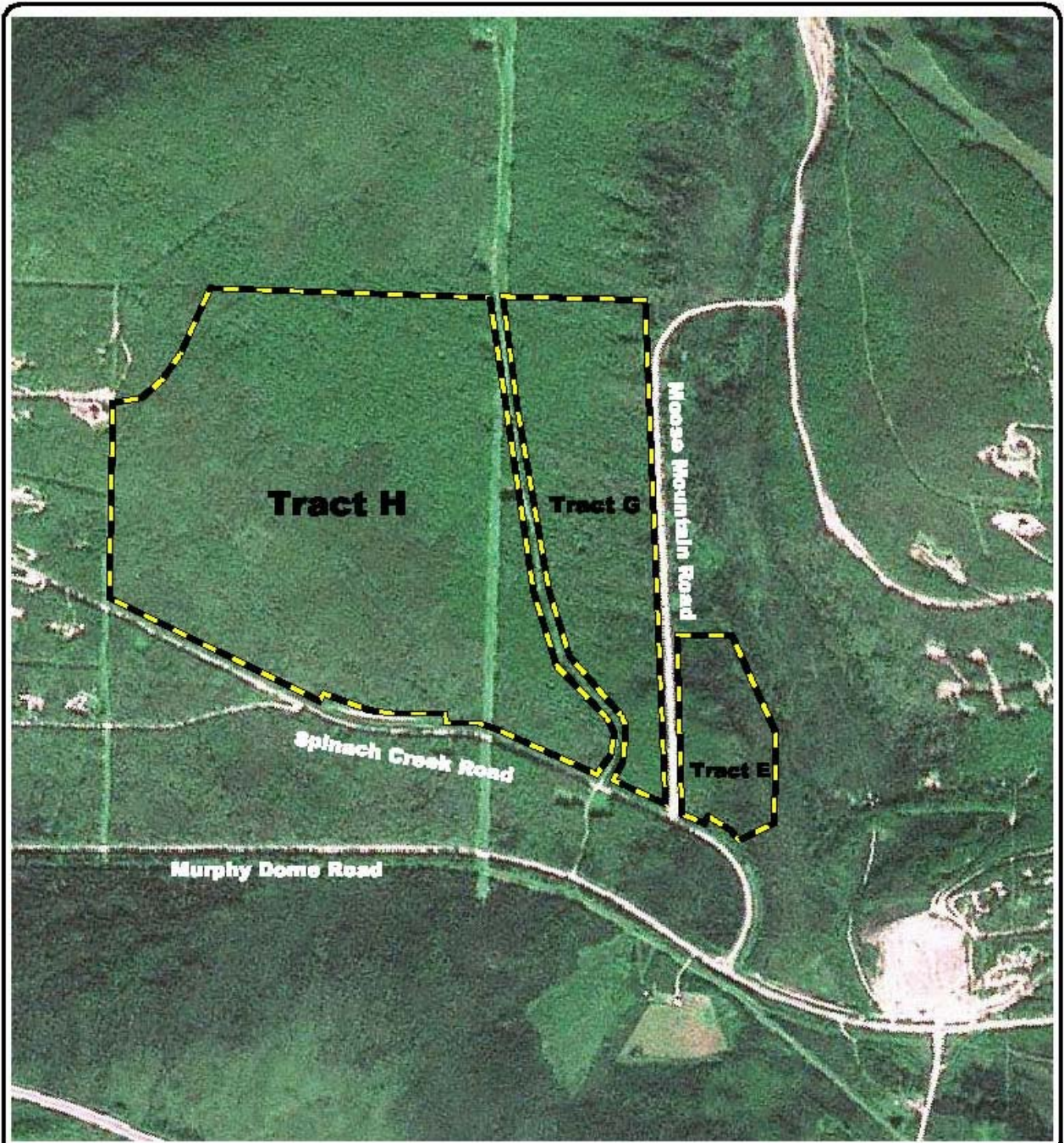
Utilities: Electric and phone are available to Lot 1 from existing lines along the westerly boundary but would need to be extended to Lot 2.

Other: Moose Mountain Ski Resort is immediately adjacent to the subdivision and offers snow boarding, alpine and cross country skiing.

History: The Borough selected this land as part of the State of Alaska's Municipal Entitlement Program. The State of Alaska, Department of Natural Resources (DNR) approved the selection and transferred title to the Borough by patent. In 1998, the property was nominated in 1998 for residential subdivision development.



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Moonlight Acres Subdivision—Large Tracts

T1N, R2W, F.M., Section 8

This property is located at the intersection of Moose Mountain Rd. and Spinach Creek Road. Tract E is 11 acres; Tract G is 39 acres and Tract H is 125 acres. Topography varies from flat to steep. The upper portion of Tract H has view potential to the east, south and west.

Power and phone are available.

Moonlight Acres - Tracts



Land Designation: Per FNSB Ordinance No. 2007-5, the land development incentive, Title 25.15.030E, shall apply to all of the land offered herein and financed by the Borough except Tracts E, G, and H Moonlight Acres Subdivision. These tracts are eligible for a development refund as stated in the specific contracts for sale.

Plat: The Moonlight Acres Subdivision plat will be recorded prior to the auction. A copy is available upon request. Tracts E, G and H are 11.1, 39.1 and 125.4 acres in size.

Lot / Tracts	Acres	Appraised Value	Minimum Bid
E	11.1	\$77,500	\$73,625
G	39.1	\$136,500	\$129,675
H	125.4	\$251,000	\$238,450

Location: The property is located on Moose Mountain Road and Spinach Creek Road.

Access: Direct access onto Spinach Creek Road will be limited to Moose Mountain Road, North Harvest Moon Drive and Hardluck Drive. Additional access onto Spinach Creek Road will require a permit from the State DOTPF. Construction approval for the North Harvest Moon/Spinach Creek Road intersection was issued in 2007 (Permit No. 18290).

Direct access onto Moose Mountain Road will require a permit from the Borough Public Works Department. Access may be restricted to not less than 200 ft. from the intersection with Spinach Creek Road and not less than 200 ft. from the point of curvature on Moose Mountain Road.

Trails: Trail use is permitted within the 50 ft. section line easements along the westerly and northerly boundaries of the subdivision and adjacent to Spinach Creek Road. Also, the purchaser of Tract G will be required to reserve a 20 ft. wide trail tract within the parcel when it is subdivided. See Easement Note #5 on the Moonlight Acres Subdivision plat. There are numerous trails in the area for running, mountain biking, snow shoeing and cross country skiing.

Mineral Estate: The Borough applied to the State of Alaska for a Mineral Closing Order and the public notice period for this ends 10-10-07. If approved, the state's mineral estate will be closed to entry for locatable minerals beginning 10-24-07. Minerals containing precious metals (gold, silver, platinum, copper, lead, zinc, etc.) are considered locatable under the mining laws.

Slope: Tract E is level. Tracts G and H are moderately to steeply sloping to the south/southeast.

Vegetation: Mixed birch and aspen with some spruce.



Moonlight Acres - Tracts

(continued)

Soils: Soils are Fairbanks Silt Loam, Gilmore Silt Loam and Goldstream Silt Loam per USDA SCS Soil Survey of the Fairbanks Area.

Wetlands/Corps of Engineers Determination: A wetlands determination was completed in 2007 by the Corps. The eastern portion of Tract E borders the Moose Creek drainage and contains some wetlands. Tracts G and H were determined to be all uplands. A copy of the wetlands map is available upon request (File POA-2007-245-9).

Zoning: Rural Estates-2 (RE-2)

Fire & Ambulance Service Area: Chena Goldstream Volunteer Fire Department

Road Service Area: Goldstream-Moose Creek Road Service Area (north of Murphy Dome Road)

Utilities: Electric and phone are available to Tract H from existing lines along the westerly boundary of the subdivision. Distribution lines would need to be extended to serve Tracts E, G and the eastern portion of Tract H. Developers of these tracts should contact GVEA and ACS regarding costs and routing.

Other: Moose Mountain Ski Resort is immediately adjacent to the subdivision and offers snow boarding, alpine and cross country skiing.

History: The Borough selected this land as part of the State of Alaska's Municipal Entitlement Program. The State of Alaska, Department of Natural Resources (ADNR) approved the selection and transferred title to the Borough by patent. In 1998, the property was nominated for residential subdivision development.

Between 1969 and the early 1980's, the State leased an area north of Spinach Creek Road to several businesses for the storage of explosives used in construction and mining operations in Fairbanks and on the North Slope. (The road built to access these storage areas, Ammo Road, is the present location of North Harvest Moon Road and South Harvest Moon Road.) When title to this property transferred to the Borough in 1980, the Borough did not renew the leases as the area was developing into a residential neighborhood. The contractors removed their buildings, equipment and explosives in the early 80's and a final cleanup was completed by the Borough in 2006.