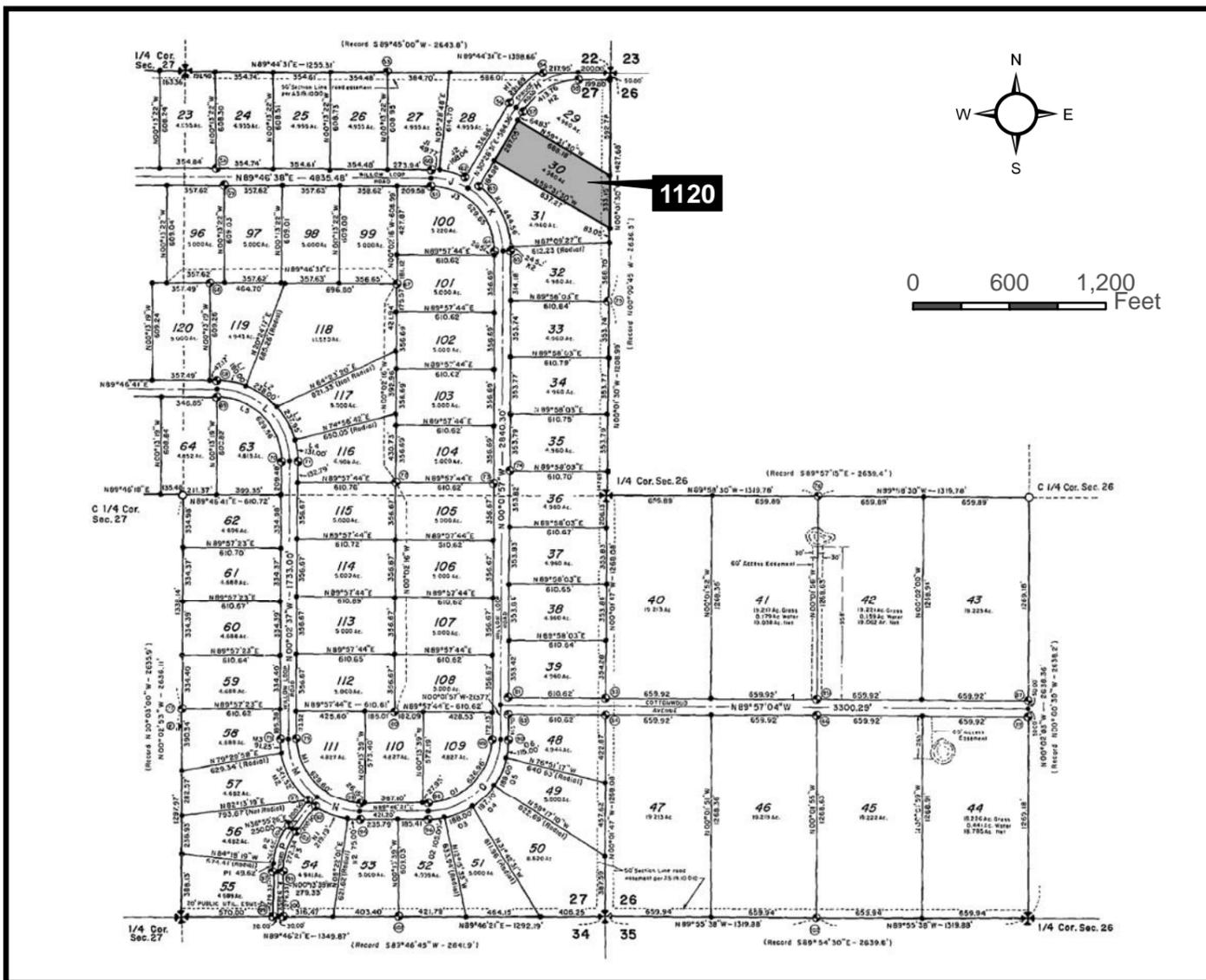


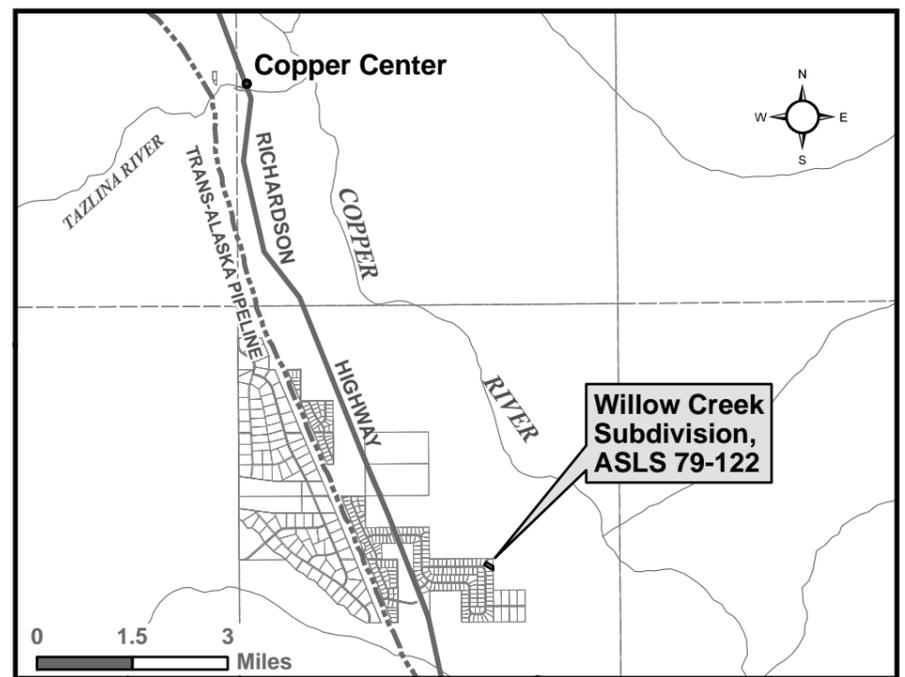
Map 24 - Willow Creek Subdivision ASLS 79-122

Southcentral Region



Location	This subdivision is located within the Copper River Valley east of the Richardson Highway, approximately eight miles south of Copper Center.
Topo Map	USGS Quad Valdez D-4
Access	Access to the subdivision is provided from the Richardson Highway, which fronts the western side of the subdivision, on Willow Loop Road and Birch Road. Willow Loop Road is improved as a two-lane, gravel road to approximately Lot 13 (not up for bid), after which it becomes a dirt four-wheeler trail for a portion of the south section of Willow Loop Road. Birch Road is a single-lane, gravel road. This parcel is along a platted road right-of-way, which may not have been constructed.
Terrain	The terrain is generally flat, with an elevation of about 1,450 feet above sea level.
Soils	Sandy gravel and sandy, silty material dominate the area. Permafrost is prevalent in some areas of the subdivision.
Vegetation	Vegetation consists of a thick, spruce forest.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -22 to 27 degrees F; average summer temperatures range from 39 to 68 degrees F. Average annual precipitation is 10 inches, including 39 inches of snow.
Water Source	Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters. Water for domestic use may be obtained by rainwater roof catchment systems.
Water/Sewage Disposal	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 Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity and telephone service extends along the beginning portion of Willow Loop Road from the Richardson Highway. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-122.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
Other	Trails going through private property within the subdivision are not to be used without the express permission of the current landowners.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1120	203352	C001N001E27	ASLS 79-122	30	4.960	\$10,000



Township 1 North, Range 1 East, Section 27
Copper River Meridian, Alaska

Note: 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 being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.

