

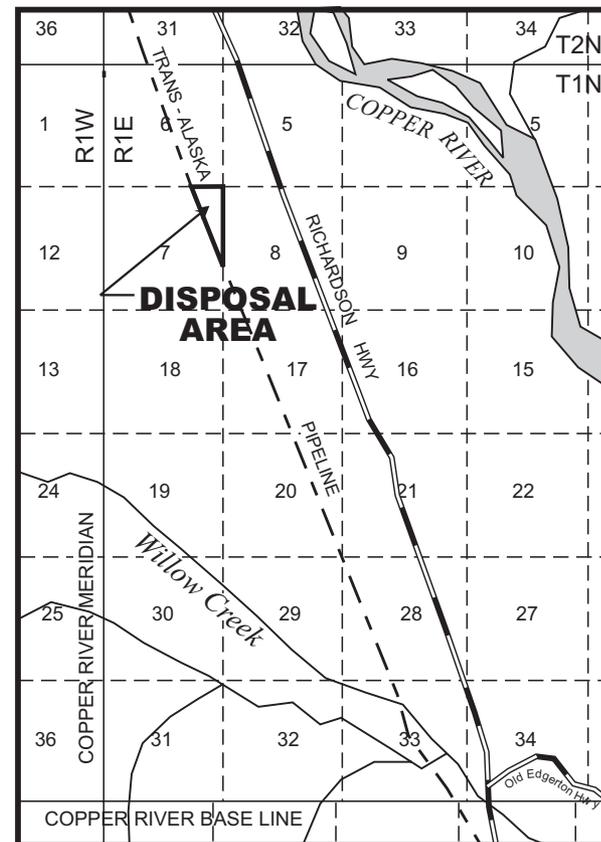
Map 7 - Copper Heights Subdivision ASLS 80-9

Location	The Copper Heights Subdivision is located within the Copper River Valley west of the Richardson Highway and east of the Trans-Alaska Pipeline, about 4.5 miles south of Copper Center.
Topo Map	USGS Quad Valdez D-4
Access	To access the subdivision, turn west from the Richardson Highway onto the platted right-of-way Azurite Avenue or any section line easement. Conditions of platted rights-of-way or easements are unknown and may not be constructed. Access may be limited to ATV, snow machine, or by foot.
Terrain	General area terrain is low-lying and flat with elevations between 1,400 and 1,450 feet above sea level.
Soils	Much of the vegetated soils are of sand or gravelly silt material with low moisture content. Soils are poor and underlain by shallow permafrost.
Vegetation	Vegetation consists of low-lying forest with stands of aspen and willow, broken by limited muskeg formation.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -14 to 9 degrees F; average summer temperatures range from 40 to 68 degrees F. Average annual precipitation is 11 inches, including 52 inches of snow.
Water Source	Water availability may be affected by low yields and permafrost and may contain mineralized "hard" water, with sporadic areas of saline waters. Water may have to be hauled.
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 Alaska Department of Environmental Conservation.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations of record, see ASLS 80-9. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision, if active.
Other	Parcel may be subject to a 1,000 pipeline right-of-way, ADL 413342 (conditional lease issued).

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
13	204463	C001N001E07	ASLS 80-9	1, 2, 3	1	14.262	\$7,100

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>.

Vicinity Map
Township 1 North,
Range 1 East,
Section 7
Copper River Meridian,
Alaska



USGS Quad Valdez D-4, Alaska

