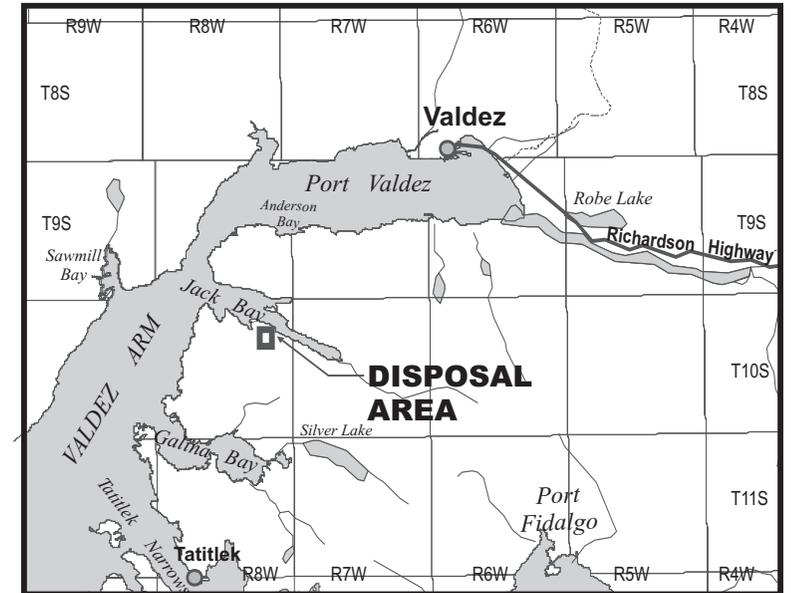


Map 14 - Jack Bay Odd Lot ASLS 91-143

Location	Located approximately 10 miles by air and 15 miles by water southwest of Valdez, on the south side of Jack Bay.
Topo Map	USGS Quad Valdez A-7
Access	Access to the area is by boat or floatplane via Port Valdez and Jack Bay.
Terrain	Parcel topography moderately slopes down to the waterfront.
Soils	Consists almost entirely of a thin layer of organic material overlying bedrock.
Vegetation	The area has scattered hemlock and spruce trees.
Water Front	This parcel is adjacent to Jack Bay.
View	Jack Bay has high scenic values and currently receives significant use by pleasure boaters from Valdez.
Climate	Average winter temperatures range from 18 to 28 degrees F; average summer temperatures range from 46 to 62 degrees F. Average annual precipitation is 66 inches, including 300 inches of snow.
Water Source	The water table is expected to be quite deep.
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. Due to the shallow depth of the bedrock it is very doubtful if very much of the area would be approved by the Department of Environmental Conservation for septic systems.
Utilities	None
Restrictions	Subject to platted easements and reservations or record, see ASLS 91-143.
Municipal Authority	None
Homeowners Association	None
Other	Eagles are known to use the surrounding areas for nesting. Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. USFWS recommends no construction or disturbance within 330 feet of any eagle nest in March or April, or within 330 feet of any active eagle nest between May and August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree. Nest trees should not be disturbed at all.



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>.



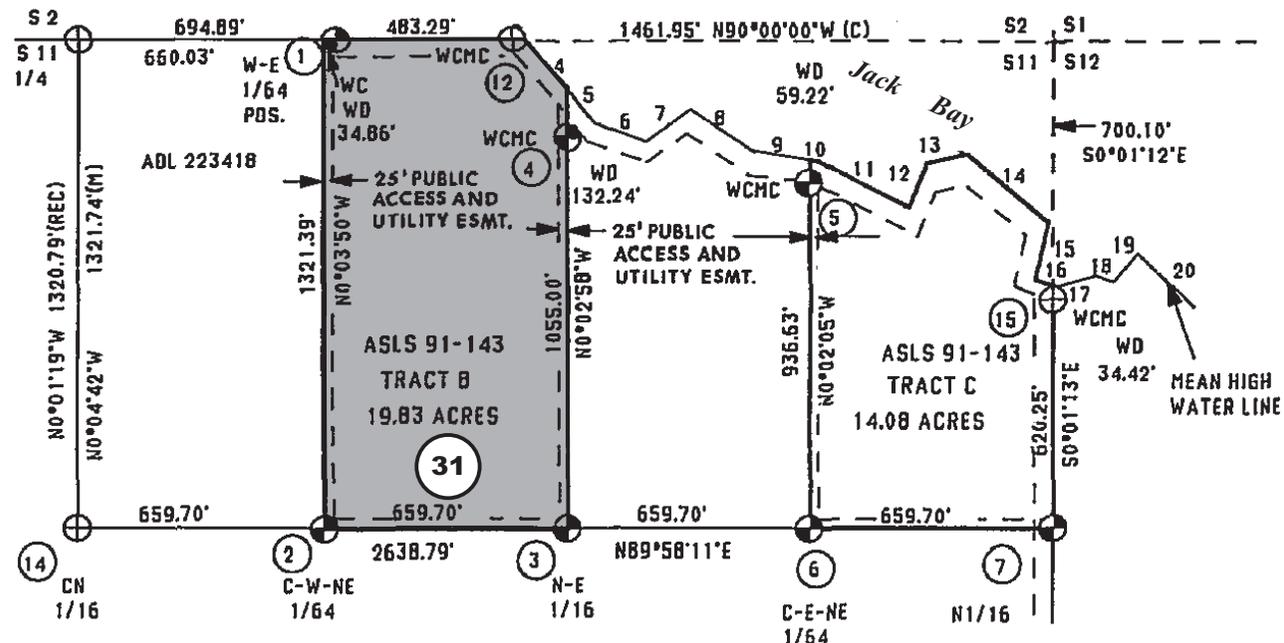
USGS Quad Valdez, Alaska

Vicinity Map

Township 10 South, Range 8 West, Section 11
Copper River Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
31	223421	C010S008W11	ASLS 91-143	B	19.830	\$100,000

Section 11



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