

Map 20 - Robe Lake Alaska Subdivision ASLS 79-146

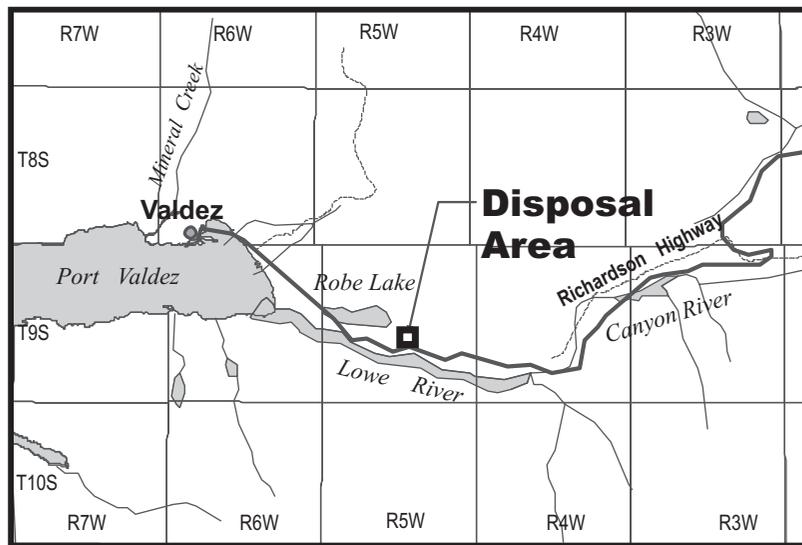
Location	Robe Lake Subdivision is located 10 miles southeast of Valdez, approximately one mile southeast of Robe Lake, north of the Richardson Highway.
Topo Map	USGS Quad Valdez A-6
Access	Vehicle access to the parcel is by the Richardson Highway and then by Deep Lake Drive, an unmarked dirt road. Robe Lake currently serves as a seaplane anchorage and will accommodate additional aircraft access to the area.
Terrain	The subdivision is situated at the base of a mountain with this parcel subject to moderate slopes. The parcel has gently rolling hills bisected by drainage patterns.
Soils	Soils in the subdivision are very shallow and cover glacial alluvium and scoured bedrock.
Vegetation	Primarily dense ground cover of alder with grass and low bushes in lower areas of the parcel.
Water Front	A seasonal stream bisects the parcel.
View	Excellent views to the south and southwest of the Chugach Mountains.
Climate	Average winter temperatures range from 19 to 29 degrees F; average summer temperatures range from 47 to 62 degrees F. Average annual precipitation is 68 inches, including 298 inches of snow.
Water Source	Water availability and quality expected to be good.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of Alaska Department of Environmental Conservation. See survey plat notes for additional water/sewage disposal restrictions.
Utilities	Electricity and telephone hookups are available to the subdivision.
Restrictions	Subject to platted easements and restrictions of record, see ASLS 79-146.
Municipal Authority	Located within the Valdez Corporate Boundary.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Robe Lake Homeowners Association created to govern said subdivision, if active.



Robe Lake Alaska Subdivision

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
50	206072	C009S005W22	ASLS 79-146	7	4	4.863	\$35,000

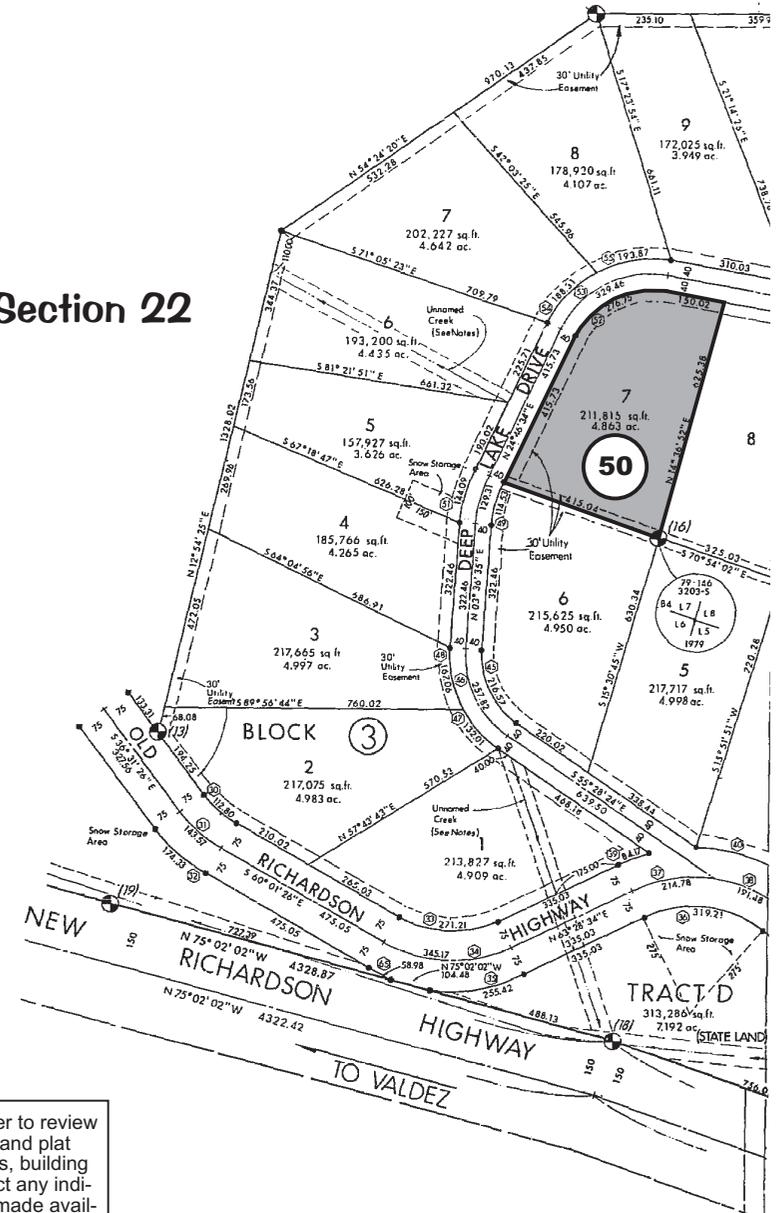
Section 22



USGS Quad Valdez, Alaska

Vicinity Map

Township 9 South, Range 5 West, Section 22
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>.