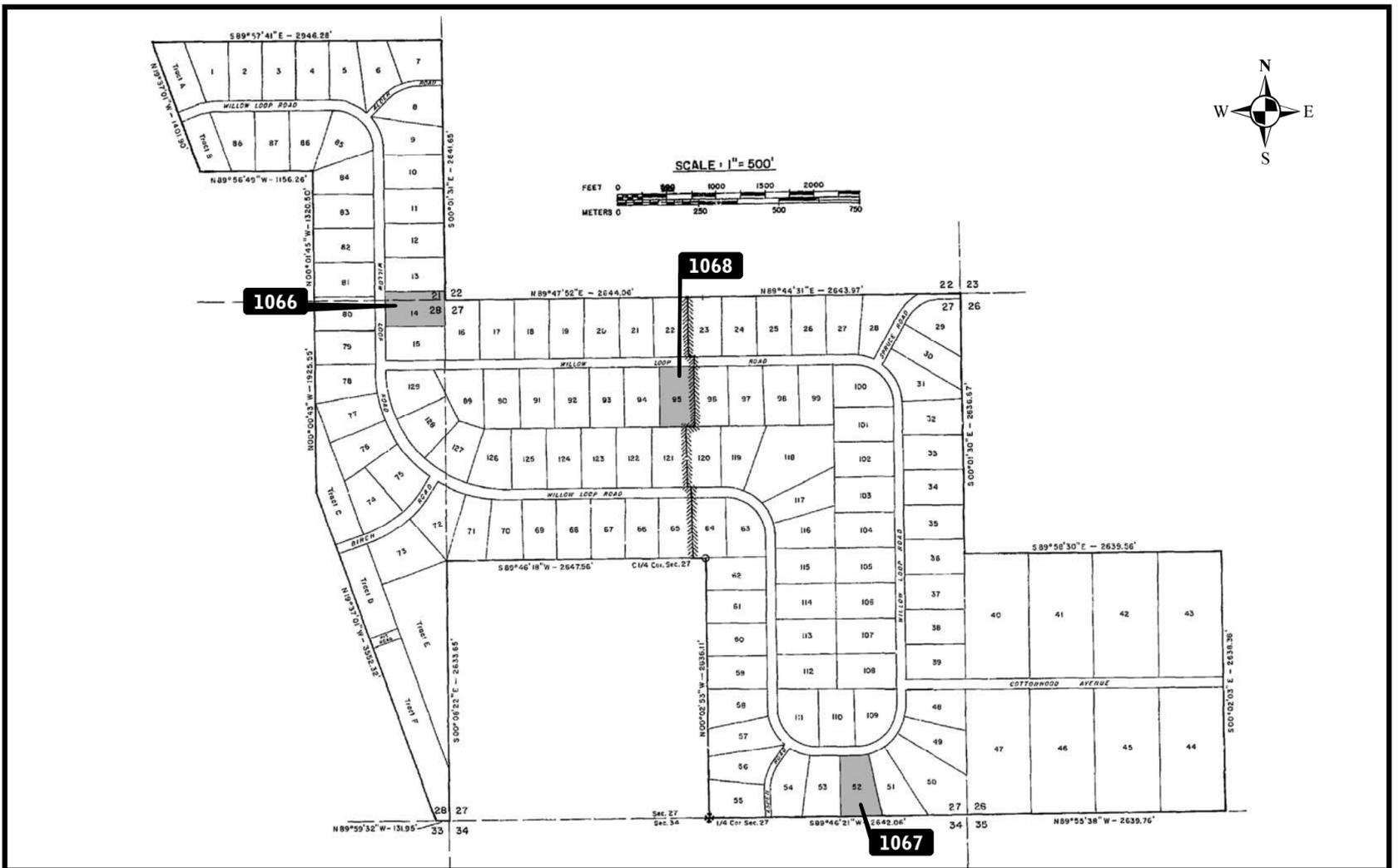


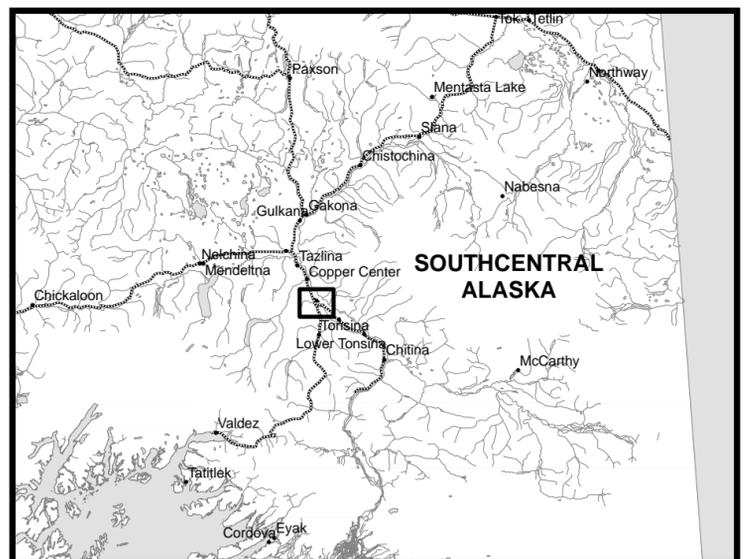
Spring 2005 Alaska State Land Offering -- Auction #435

# Map 19 - Willow Creek Subdivision, ASLS 79-122

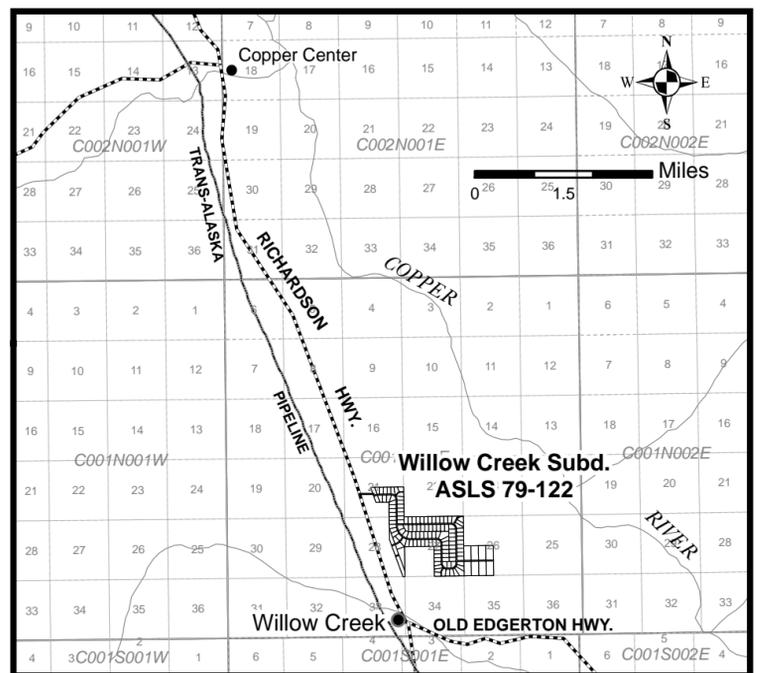
## Southcentral Region



PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1066	203309	C001N001E21,28	ASLS 79-122	14	4.847	\$9,700
1067	203073	C001N001E27	ASLS 79-122	52	4.999	\$10,000
1068	203100	C001N001E27	ASLS 79-122	95	5.000	\$9,500



<b>Location</b>	This subdivision is located within the Copper River Valley east of the Richardson Highway, approximately 8 miles south of Copper Center.
<b>Topo Map</b>	USGS Quad Valdez D-4
<b>Access</b>	Access is provided by the Richardson Highway, which fronts the western side of the subdivision. Willow Loop Road and Birch Road provide easterly access off the Richardson Highway. Willow Loop Road is improved as a two-lane, gravel road to Parcel 1066, where it becomes a dirt four-wheeler trail. Birch Road is a single-lane, gravel road. All parcels are along platted road rights-of-way, which may not have been constructed.
<b>Terrain</b>	The terrain is generally flat, with an elevation of about 1,450 feet above sea level.
<b>Soils</b>	Sandy gravel and sandy silty material dominate the area. Permafrost is prevalent in some areas of the subdivision.
<b>Vegetation</b>	Vegetation consists of spruce forest broken up with muskeg formations.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	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.
<b>Water Source</b>	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.
<b>Water/Sewage Disposal</b>	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).
<b>Utilities</b>	Electricity and telephone service extends along Willow Loop Road from the Richardson Highway to Parcel 1066 and would have to be extended to the other parcels.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-122.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	Trails going through private property within the subdivision are not to be used without the express permission of the current landowners.



Vicinity Map  
Township 1 North, Range 1 East, Sections 21, 27, 28  
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>.