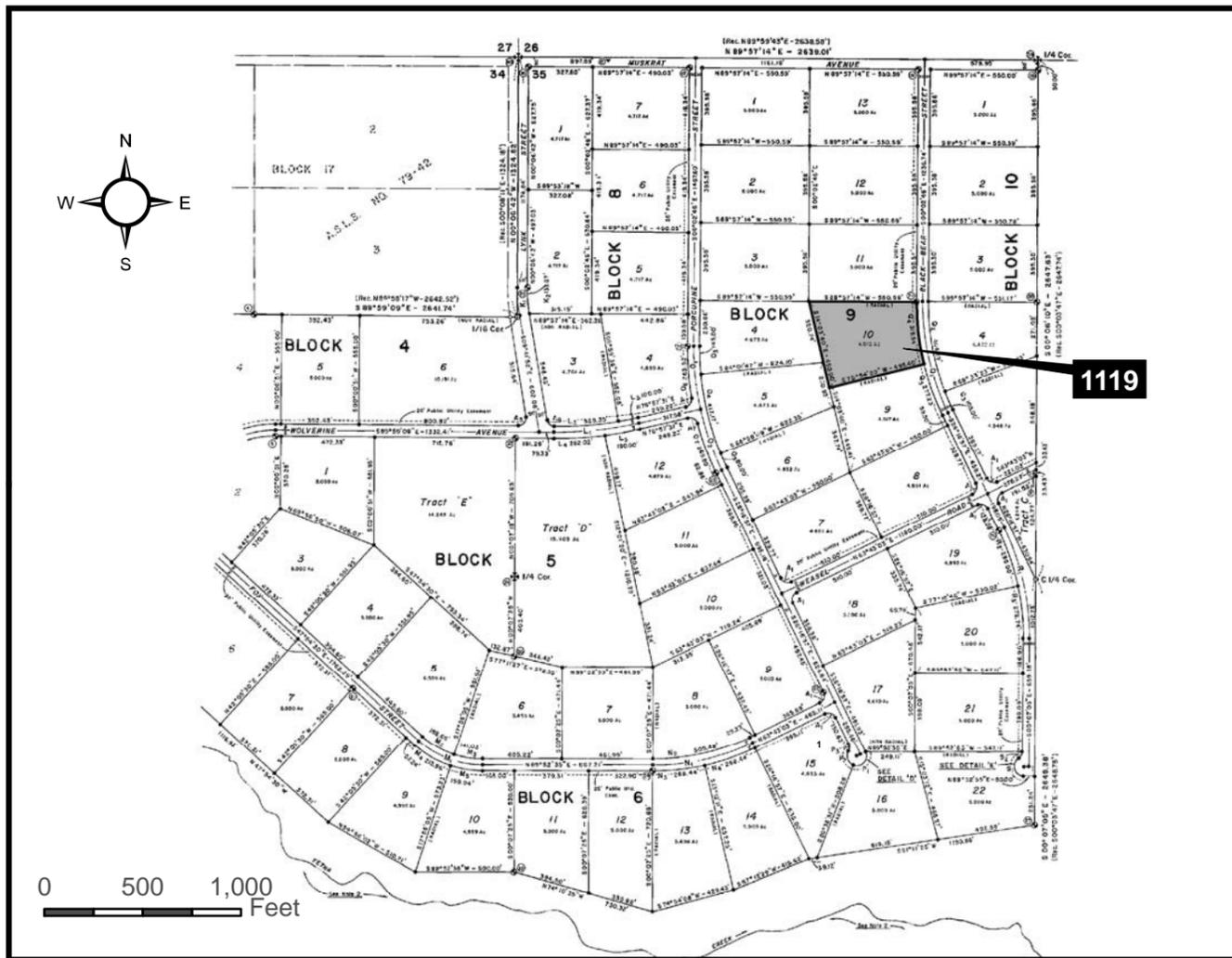


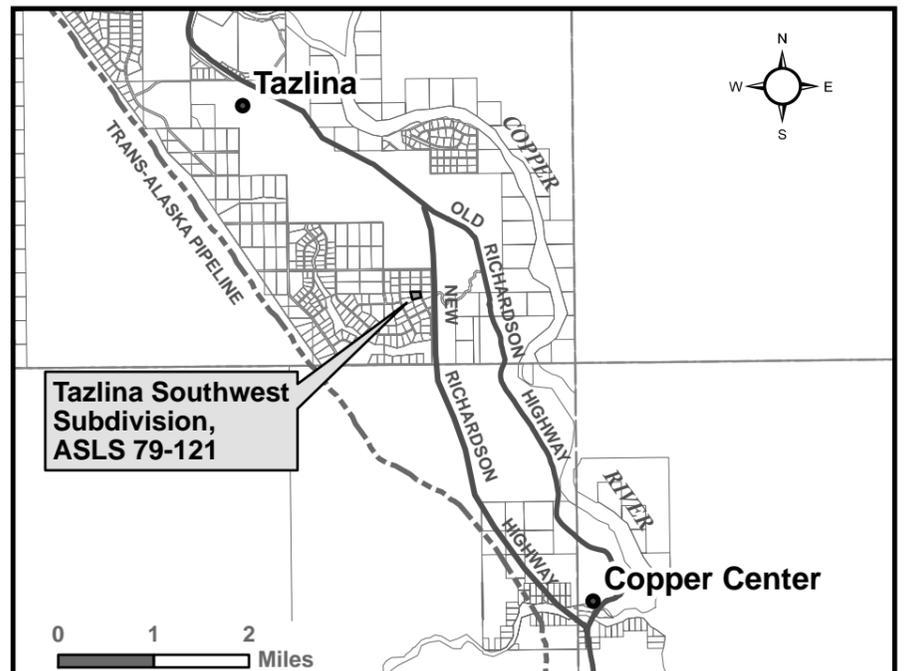
Map 23 - Tazlina Southwest Subdivision ASLS 79-121

Southcentral Region



Location	This subdivision is located in the Copper River Valley approximately four miles north of Copper Center, west of the Richardson Highway.
Topo Map	USGS Quads Gulkana A-3, Valdez D-4
Access	Access is from the Richardson Highway west along platted rights-of-way Weasel Road and Black Bear Street. Weasel Road appears minimally constructed, while Black Bear Street appears brushed only.
Terrain	The subdivision consists of low rolling hills and creek valleys, with an elevation of approximately 1,200 feet above sea level.
Soils	Sandy gravel and sandy silty material dominate the area. The soils include extensive formations of permafrost.
Vegetation	Well drained areas of the subdivision are predominately covered by white spruce, birch, and willow. Low-lying, poorly drained areas consist of black spruce and muskeg formations with scattered kettle lakes and ponds.
Water Frontage	None
View	Unknown
Climate	This area is dominated by a continental climate zone, with long, cold winters and relatively warm summers. Average winter temperatures range from -16 to 35 degrees F; average summer temperatures range from 42 to 68 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.
Water Source	Permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.
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	Unknown
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-121.
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.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1119	206085	C003N001W35	ASLS 79-121	10	9	4.510	\$11,520



Township 3 North, Range 1 West, Section 35
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>.

