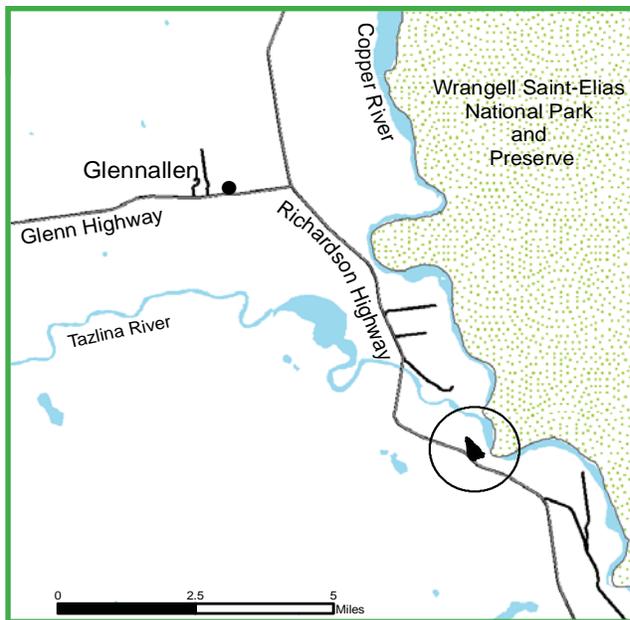


Copper Bluff - ASLS 2006-61



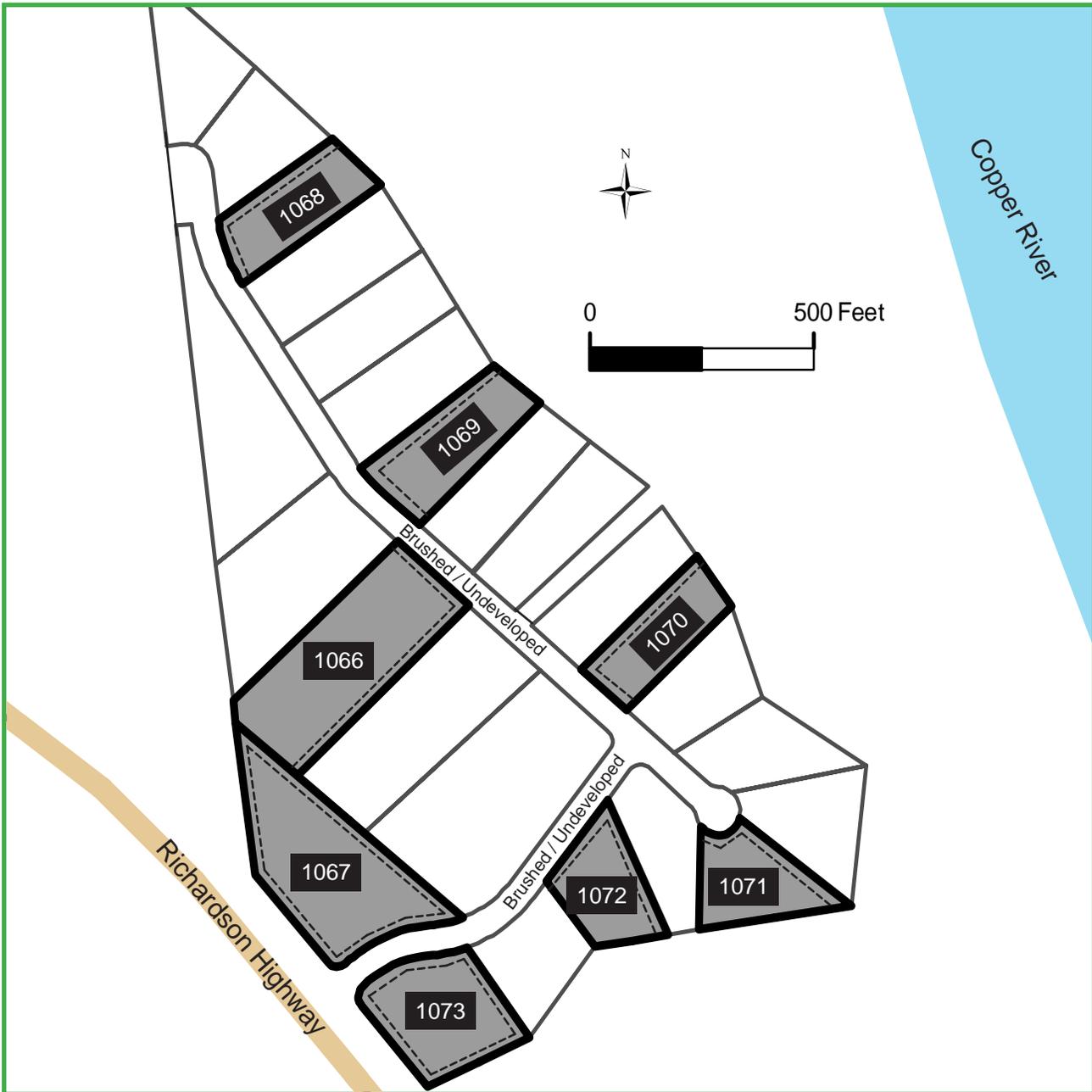
View of Copper River from Copper Bluff Subdivision

LOCATION	The Copper Bluff Subdivision is located between Glennallen and Copper Center on the east side of the Richardson Highway 6 miles south of the Glenn and Richardson Highway junction at approximately milepost 108.
ACCESS	Access into the subdivision will be from the Richardson Highway onto a brushed/undeveloped platted right of way (called Ravine Road). The approach off the Richardson Highway will be constructed in the summer of 2009 and will be paid for by the State. The State will not be constructing or improving the right of ways in the subdivision. Construction or improvement of right of ways within the subdivision will be the responsibility of future land owners.
UTILITIES	<p>None</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
RESTRICTIONS	Lots 18-19 are subject to an access easement along their common lot lines. Also there is a 50 foot building setback off the bluff for any lots along the bluff. Subject to all platted easements and reservations of record. Please see ASLS and current status plat for up to date restrictions.
MUNICIPAL AUTHORITY	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
NOTES	It should be noted that construction of the approach is the only right of way that will be constructed within the subdivision. It will be the responsibility of the future lot owners to pay for and construct right of ways within the Copper Bluff Subdivision.



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: plats.landrecords.info/.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1066	230578	C003S001W22	ASLS 2006-61	2.48	3	1	\$9,200
1067	230581	C003S001W22	ASLS 2006-61	2.43	6	1	\$11,200
1068	230584	C003S001W22	ASLS 2006-61	1.11	3	2	\$5,800
1069	230588	C003S001W22	ASLS 2006-61	1.28	7	2	\$6,500
1070	230592	C003S001W22	ASLS 2006-61	1.01	11	2	\$5,500
1071	230596	C003S001W22	ASLS 2006-61	1.03	15	2	\$5,300
1072	230598	C003S001W22	ASLS 2006-61	1.01	17	2	\$5,200
1073	230600	C003S001W22	ASLS 2006-61	1.49	19	2	\$8,300