

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. The subdivision is on the top of a bluff overlooking the confluence of the Tazlina and Copper Rivers.

ACCESS

Access into the subdivision is from the Richardson Highway onto a brushed/undeveloped platted right-of-way called Ravine Road.

UTILITIES

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.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

There is a 50 foot building setback off the bluff for any lots along the bluff (Lots 9 and 13). Subject to all platted easements and reservations of record. Please see ASLS and current status plat for up to date restrictions.

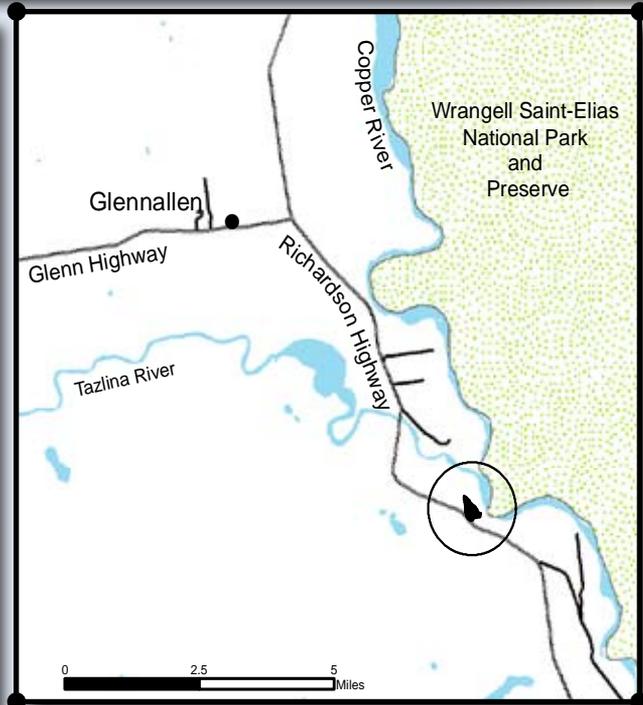
MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES

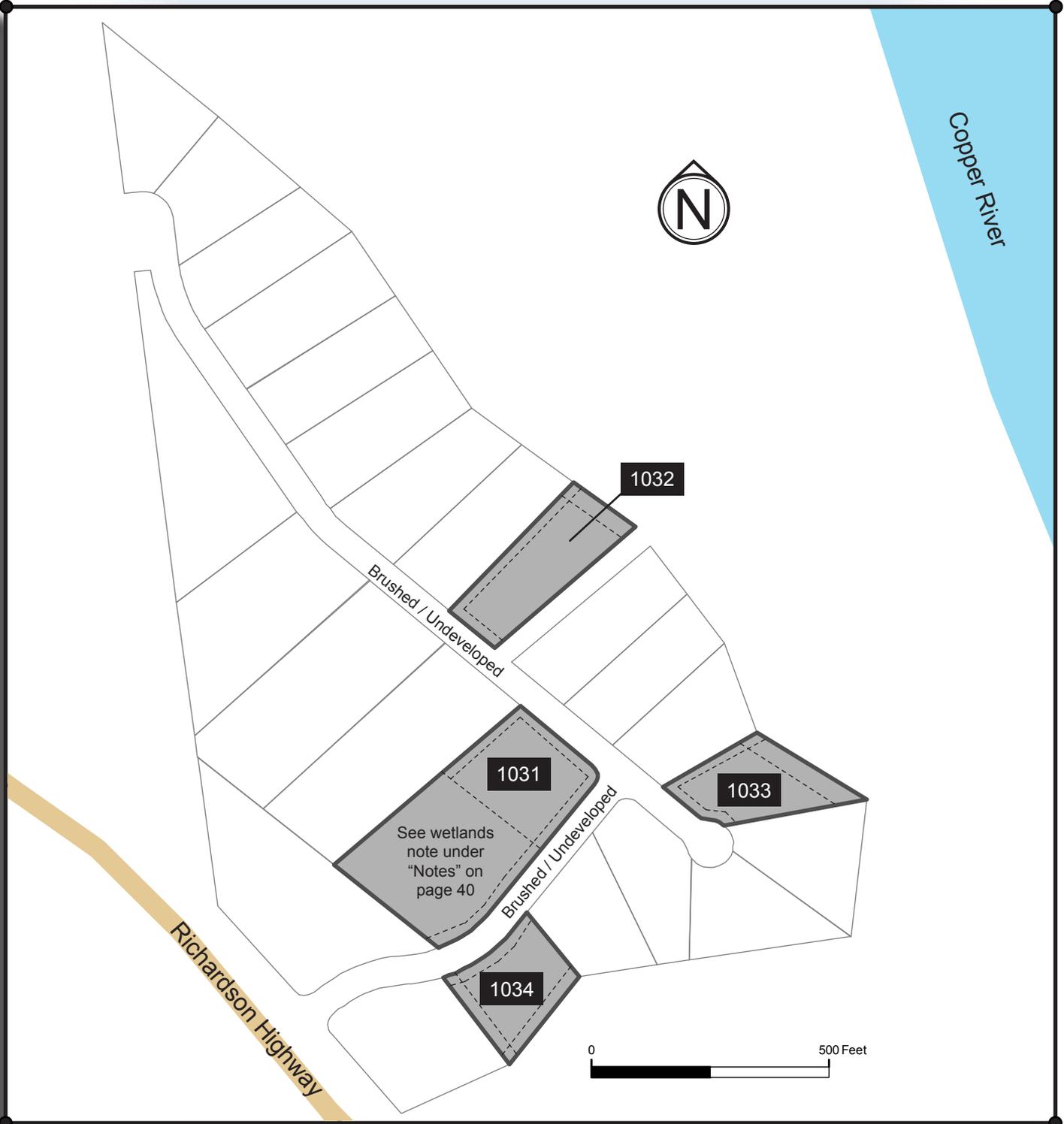
The State will not be constructing or improving the rights-of-way in the subdivision. Construction or improvement of rights-of-way within the subdivision will be the responsibility of future land owners.

Note: Lot 5, Block 1 contains wetlands. Usable area as determined by wetland area. A Corp. of Engineers wetlands permit may be required to develop any wetlands.



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/.

Copper Bluff - ASLS 2006 - 61



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1031	230580	C003N001W22	ASLS 2006-61	3.12	5	1	\$6,600
1032	230590	C003N001W22	ASLS 2006-61	1.22	9	2	\$6,300
1033	230594	C003N001W22	ASLS 2006-61	1.01	13	2	\$5,500
1034	230599	C003N001W22	ASLS 2006-61	1.01	18	2	\$5,200