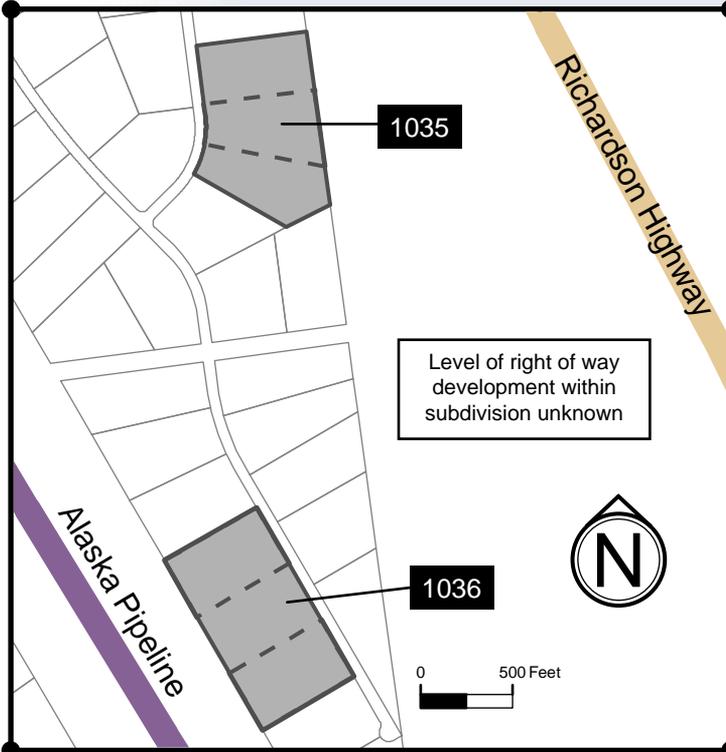
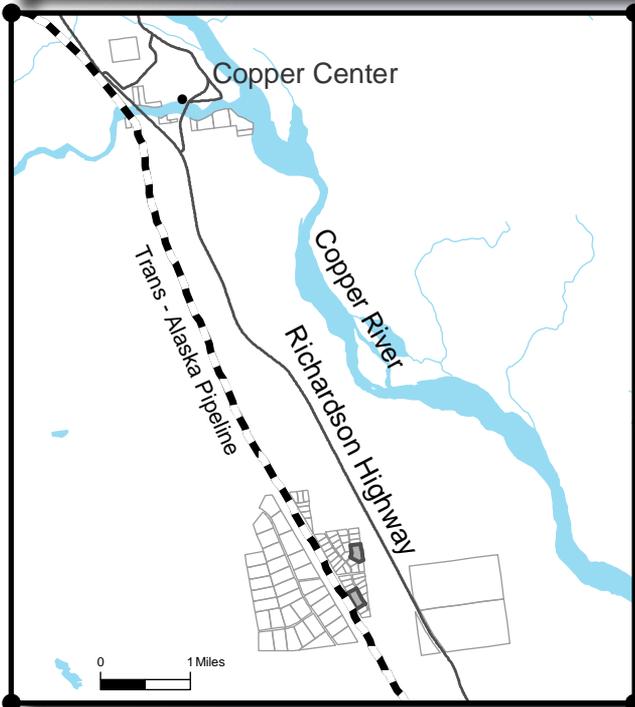


Copper Heights - ASLS 80 - 9



PARCEL #	1035	1036
AK DIVISION OF LANDS (ADL) #	204490	204504
MERIDIAN TOWNSHIP RANGE SECTION	C001N001E8	C001N001E17
SURVEY	ASLS 80 - 9	ASLS 80 - 9
ACRES	13.427	14.181
LOT	4,5 and 6	4,5 and 6
BLOCK	4	6
MINIMUM BID	\$6,700	\$7,800



LOCATION
The Copper Heights Subdivision is located within the Copper River Valley west of the Richardson Highway and east of the Trans-Alaska pipeline about 10 miles south of Copper Center.
ACCESS
To access the subdivision, turn west from the Richardson Highway onto Azurite Avenue or any section line easement. Conditions of platted rights-of-ways or easements are unknown and access may be limited to ATV, snowmachine, or by foot.
UTILITIES
None.
Water availability may be affected by low yields and permafrost and may contain mineralized "hard" water, with sporadic areas of saline waters. Water may have to be hauled from another location/ source.
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
Subject to all platted easements and reservations of record, see ASLS 80 - 9. Please see ASLS and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
NOTES
Lots located within Blocks 1, 2 & 6 (parcel 1036) may be subject to a 1,000 pipeline right-of-way, ADL 413342.

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/.