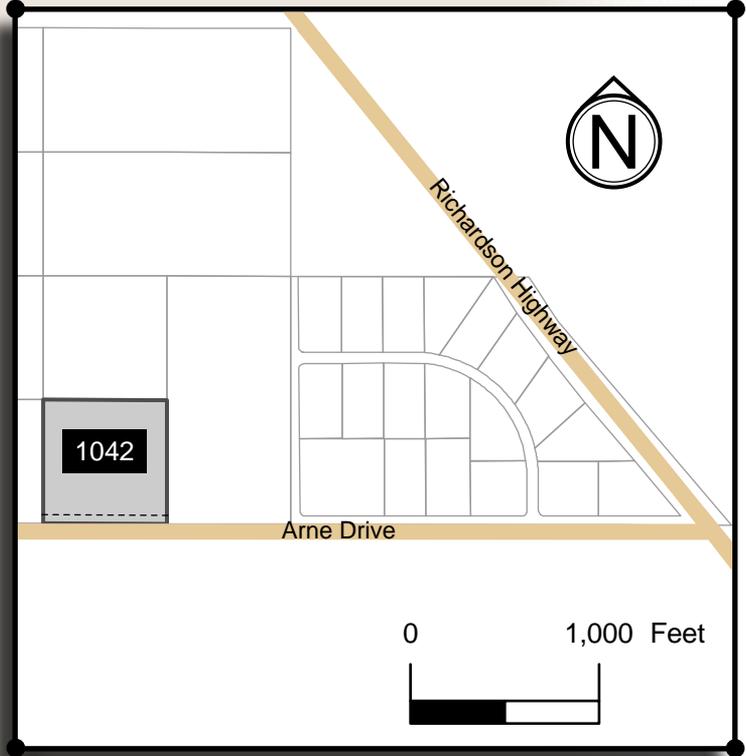
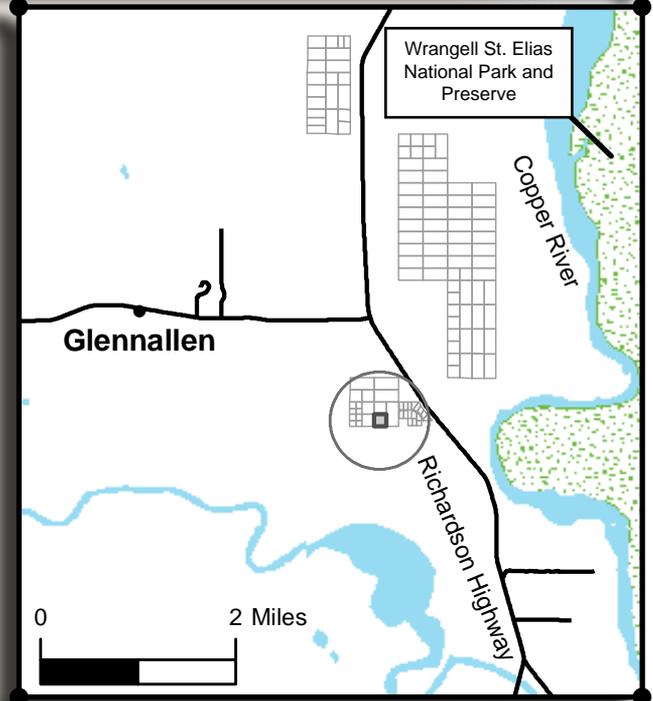


Glennallen Area I - ASLS 79 - 144

PARCEL #	1042
AK DIVISION OF LANDS (ADL) #	203247
MERIDIAN TOWNSHIP RANGE SECTION	C004N001W30
SURVEY	ASLS 79-144
ACRES	9.99
LOT	101
MINIMUM BID	\$32,500



LOCATION
Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. The parcel is situated about three miles east of Glennallen, one mile south of the intersection of the Glenn Highway and the Richardson Highway, and about one and a half miles west of the Copper River.
ACCESS
Access is from the Richardson Highway and on to Arne Drive which is a platted, improved right-of-way.
UTILITIES
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.
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). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active.
The parcel is subject to a 66-foot public access and utility easement along the southern parcel boundary. Landowners may not obstruct or block access within these easements.
Subject to all platted easements and reservations of record, see ASLS 79-144.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
NOTES



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://dnr.alaska.gov/Landrecords/>