

Glennallen II - ASLS 79 - 251



Looking south along Marion Street right-of-way, Parcel 1050 is on the right

LOCATION

Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. These parcels are located south of the Glenn Highway, approximately two and a half miles west of the intersection of the Glenn Highway and the Richardson Highway.

ACCESS

These parcels may be accessed across unreserved state land and section line easements from the Glenn Highway. Currently access exists to the subdivision via Pilcho Drive to Marion Drive, which connects to the Glenn Highway. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.

UTILITIES

Electricity and telephone service are available in the community of Glennallen. Service to the subdivision is unknown at this time. Purchasers will be responsible for extending the existing power lines.

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 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

Parcel 1050 is subject to a 50-foot section line easement. Landowners may not obstruct or block access within these easements.

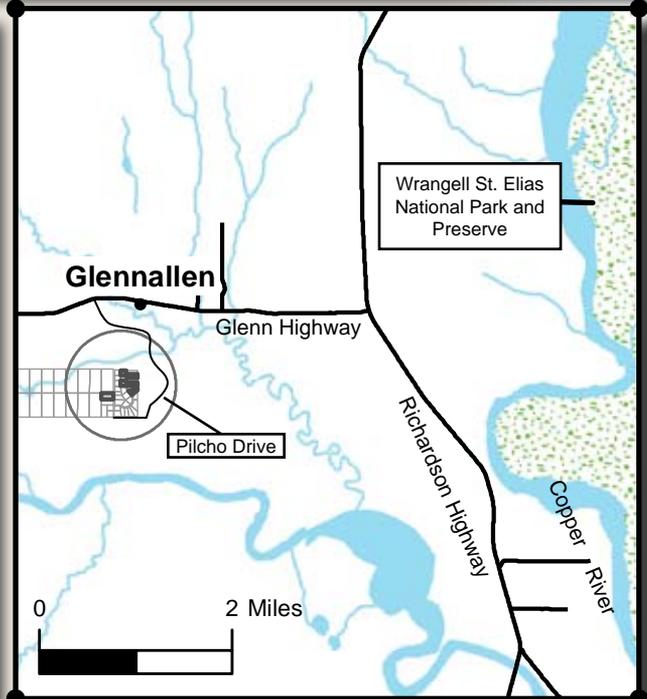
Subject to all platted easements and reservations of record, see ASLS 79-251.

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active.

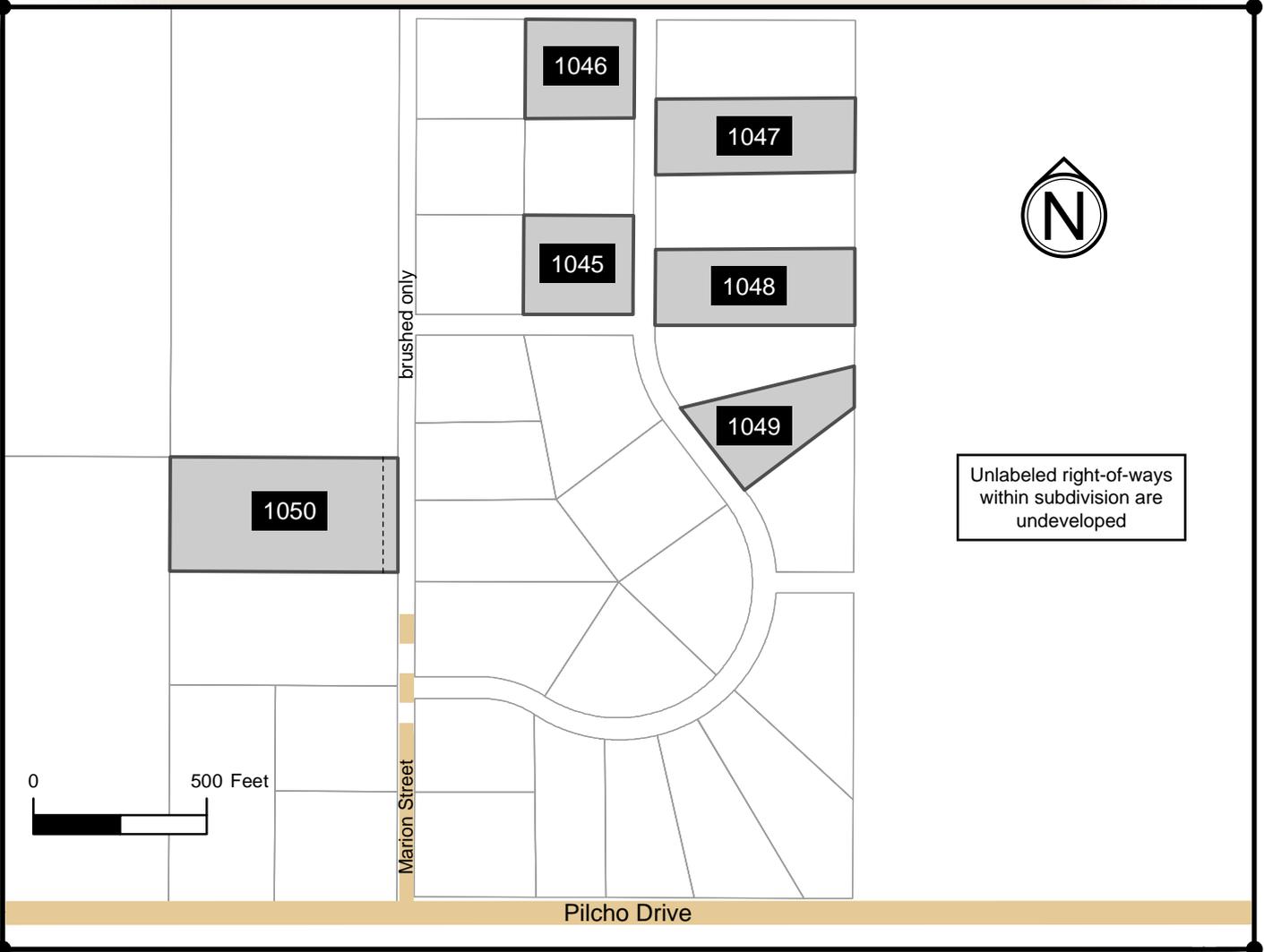
MUNICIPAL AUTHORITY

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



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/>

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1045	204806	C004N002W26	ASLS 79-251	2.06	12	\$4,100
1046	204808	C004N002W26	ASLS 79-251	2.06	14	\$4,100
1047	206095	C004N002W26	ASLS 79-251	2.86	16	\$5,700
1048	206097	C004N002W26	ASLS 79-251	2.86	18	\$5,700
1049	206099	C004N002W26	ASLS 79-251	2.02	20	\$4,000
1050	204817	C004N002W27	ASLS 79-251	5	37	\$9,700

