

Willowcreek - ASLS 79 - 122



Willow Loop Road between parcels 1117 and 1118

LOCATION

This subdivision is located within the Copper River Valley east of the Richardson Highway, approximately eight miles south of Copper Center.

ACCESS

Access to the subdivision is provided from the Richardson Highway, which fronts the western side of the subdivision, on Willow Loop Road and Birch Road. Willow Loop Road is improved as a gravel road to approximately Lot 13 (not up for bid), where it becomes a dirt four-wheeler trail for a portion of the south section of Willow Loop Road. Birch Road is a single-lane, gravel road. The parcels are along platted road rights-of-way, which may not have been constructed.

UTILITIES

Electricity and telephone service extend along the beginning portion of Willow Loop Road from the Richardson Highway. Purchasers will be responsible for extending the existing power lines.

Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters. Water for domestic use may be obtained 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 (ADEC).

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.

Subject to all platted easements and reservations of record, see ASLS 79-122.

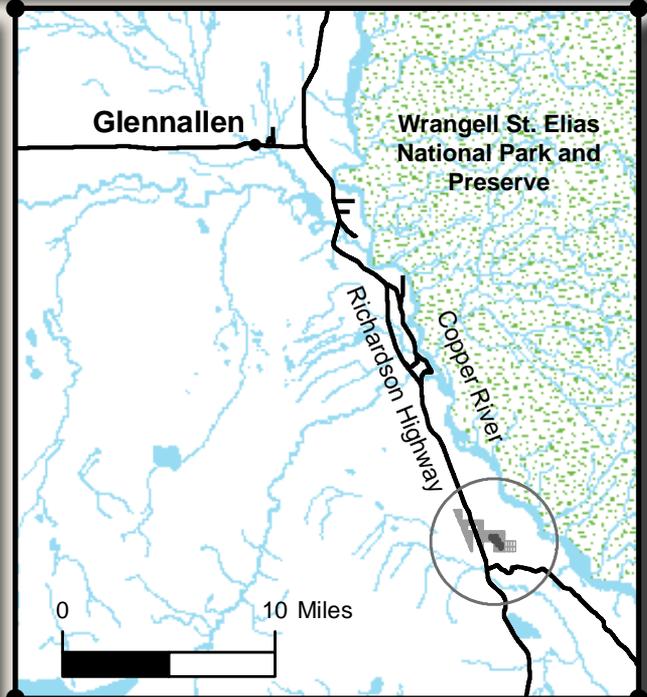
The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

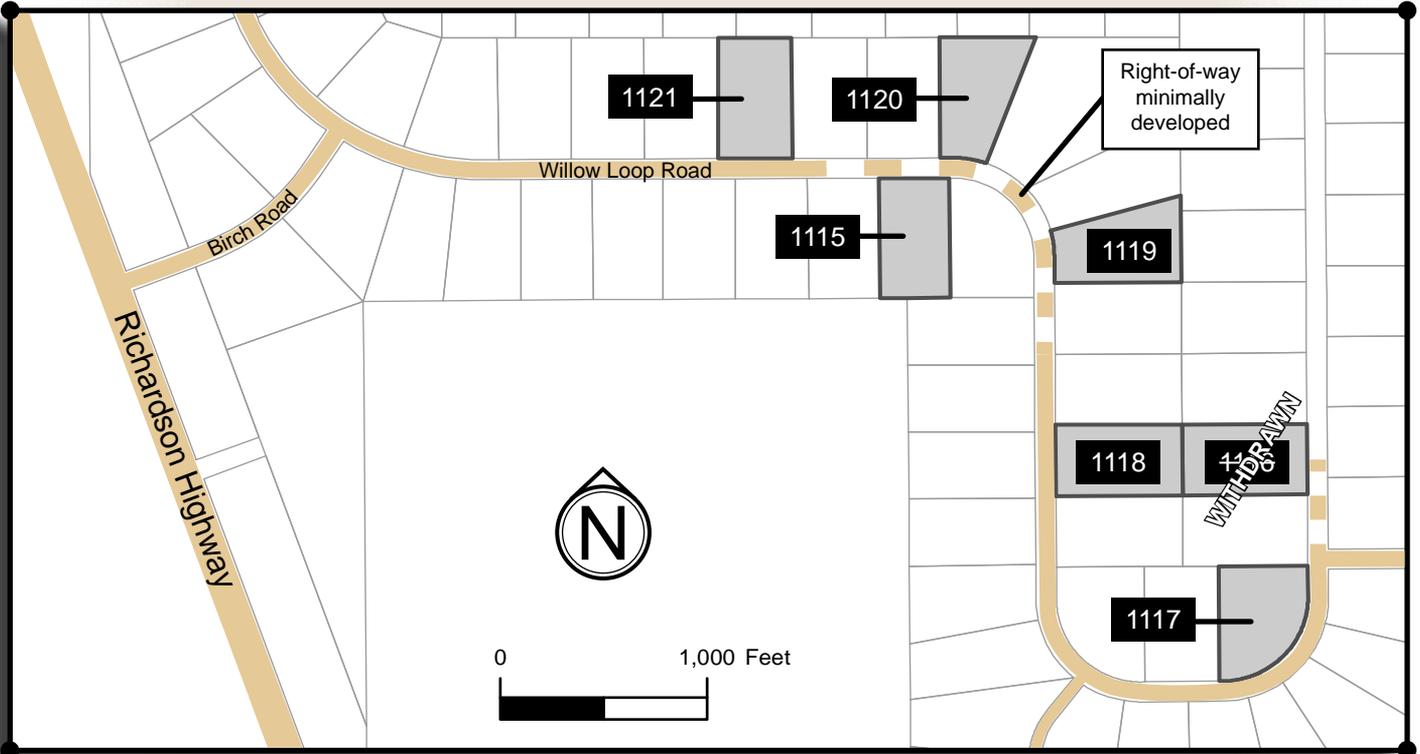
NOTES

Trails or roads going through private property within the subdivision are not to be used without the express permission of the current landowners.



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/>

Willowcreek - ASLS 79 - 122



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1115	203085	C001N001E27	ASLS 79-122	4.852	64	\$9,700
1116	203112	G001N004E27	ASLS 79-122	-5-	-107-	WITHDRAWN
1117	203114	C001N001E27	ASLS 79-122	4.827	109	\$9,700
1118	203118	C001N001E27	ASLS 79-122	5	113	\$10,000
1119	203121	C001N001E27	ASLS 79-122	4.908	116	\$9,800
1120	203124	C001N001E27	ASLS 79-122	4.943	119	\$9,900
1121	203127	C001N001E27	ASLS 79-122	5	122	\$10,000



Alaska State Land Survey sign at the Birch Road entrance of Willowcreek Subdivision



Monument and Witness Post on Parcel 1120