

## 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 "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

There is a 50 foot building setback off the bluff for any lots along the bluff for parcels 1045, 1046 and 1047 and a 25 foot rear yard building setback on parcel 1044. Subject to all platted easements and reservations of record. Please see ASLS 2006-61 and current status plat for up to date restrictions.

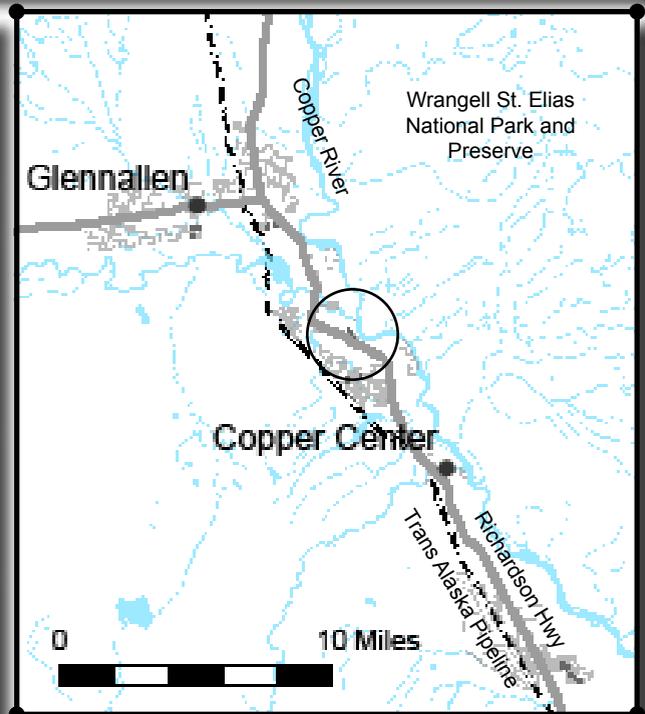
**MUNICIPAL AUTHORITY**

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

**NOTES**

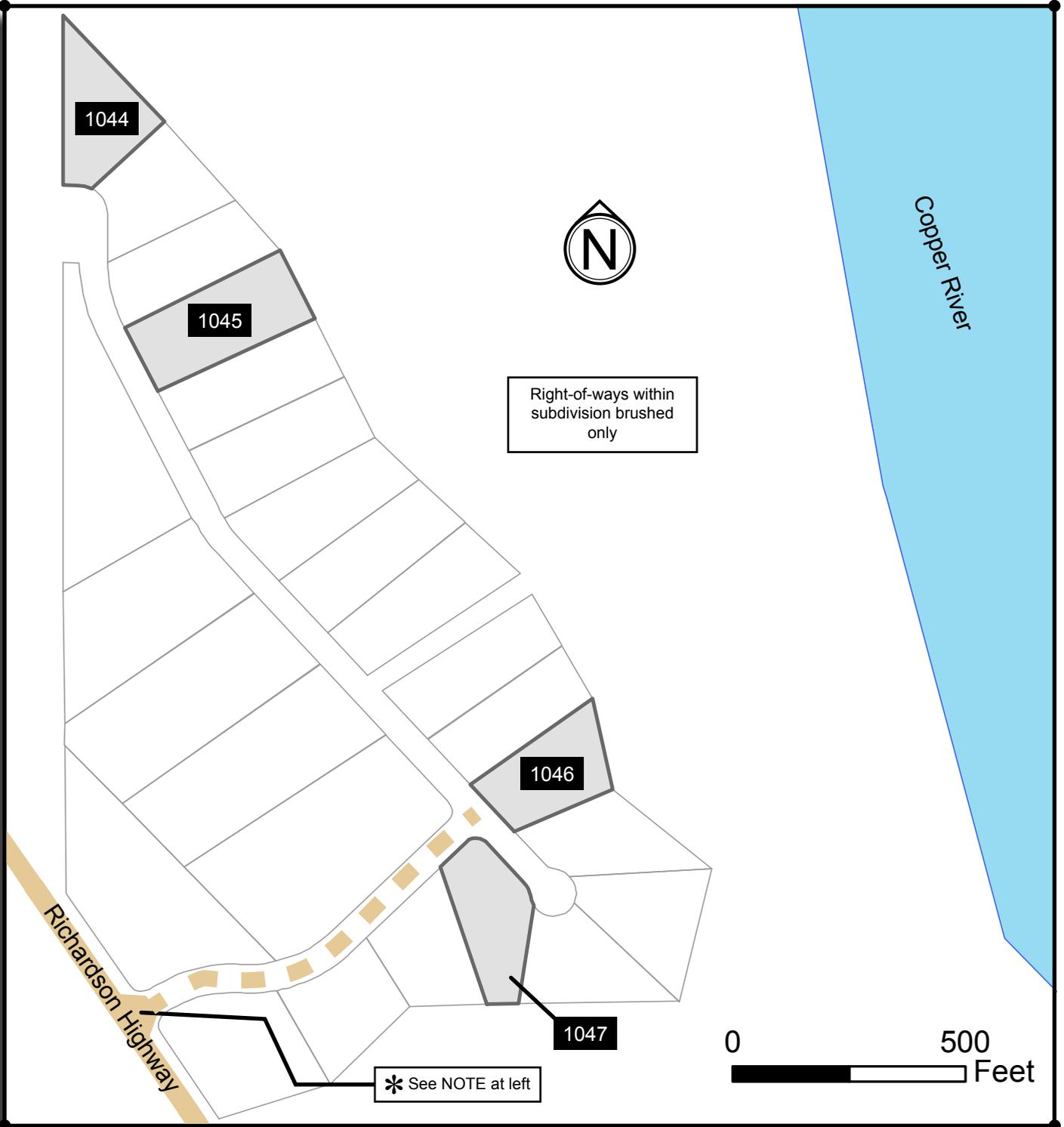
\*The State will not be constructing or improving the rights-of-way in the subdivision. Construction or improvement of the roads within the subdivision will be the responsibility of future land owners. Construction and improvement of that portion of Ravine Road falling within the Richardson Highway right-of-way requires a permit from DOT, call (907) 822-3222 for more information. Additionally, a second culvert will be required within the highway right-of-way.

The main visitor center for Wrangell Saint Elias National Park and Preserve is approximately 1 mile to the south of the subdivision on the Richardson Highway.



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. Information is made available at the Department of Natural Resources Public information centers 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	BLOCK	MINIMUM BID
1044	230582	C003N001W22	ASLS 2006-61	1.05	1	2	\$16,300
1045	230585	C003N001W22	ASLS 2006-61	1.34	4	2	\$19,600
1046	230593	C003N001W22	ASLS 2006-61	1.01	12	2	\$16,100
1047	230597	C003N001W22	ASLS 2006-61	1.02	16	2	\$5,700