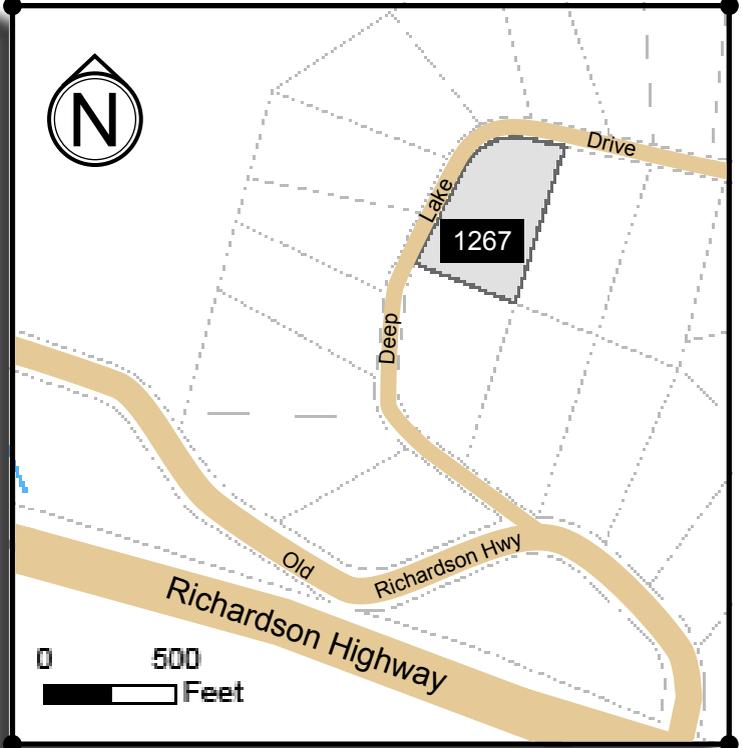
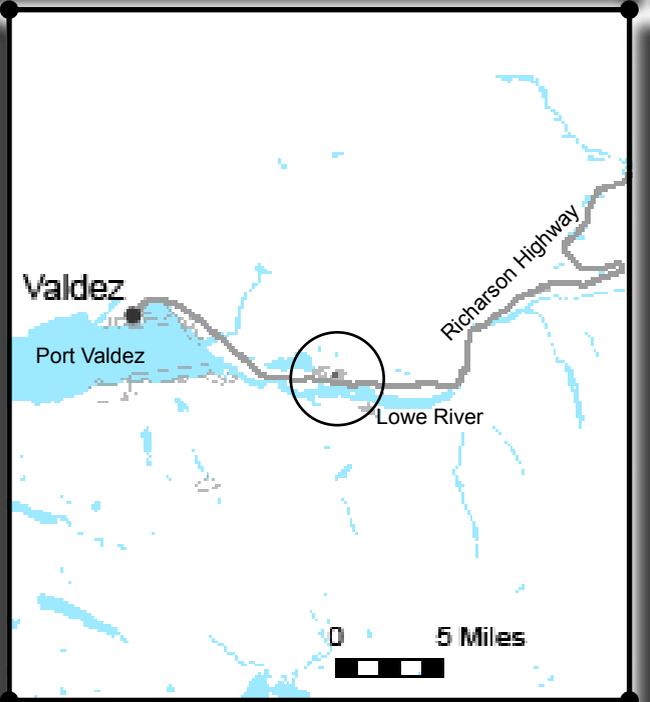


Robe Lake - ASLS 79 - 146

PARCEL #	1267
AK DIVISION OF LANDS (ADL) #	206072
MERIDIAN TOWNSHIP RANGE SECTION	C009S005W22
SURVEY	ASLS 79 - 146
ACRES	4.863
LOT	7
BLOCK	4
MINIMUM BID	\$35,000



Looking south from parcel 1267



LOCATION

The Robe Lake Subdivision is located approximately 10 miles southeast of Valdez and 1 mile south-east of Robe Lake, north of the Richardson Highway.

ACCESS

Vehicle access to the parcel is by the Richardson Highway and then by Deep Lake Drive, an unmarked dirt road. Robe Lake currently serves as a seaplane anchorage and will accommodate additional aircraft access to the area.

UTILITIES

Electricity and telephone hookups are available to the subdivision. Purchasers will be responsible for extending the existing lines.

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 unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

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

RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 79-146 and current status plat for up to date restrictions.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District as document number 82-71.

MUNICIPAL AUTHORITY

This parcel is not within the boundaries of an organized borough, but it is located within the Valdez Corporate Boundary, and is subject to applicable local ordinances and property assessments.

NOTES

Views of Mount Francis and surrounding peaks from the parcel.

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/>.