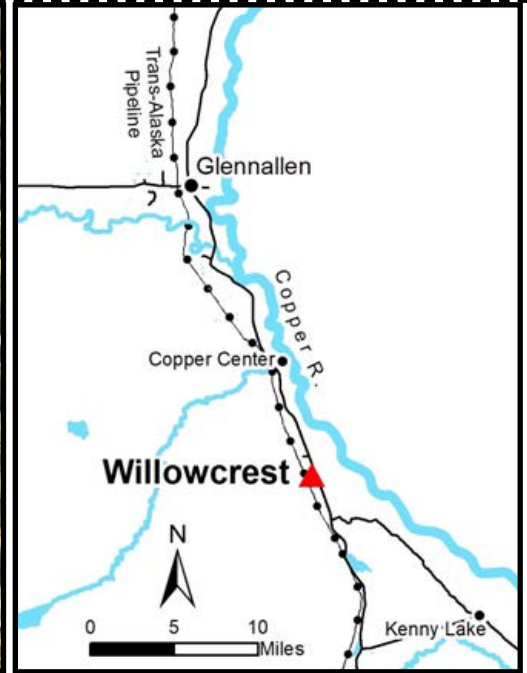
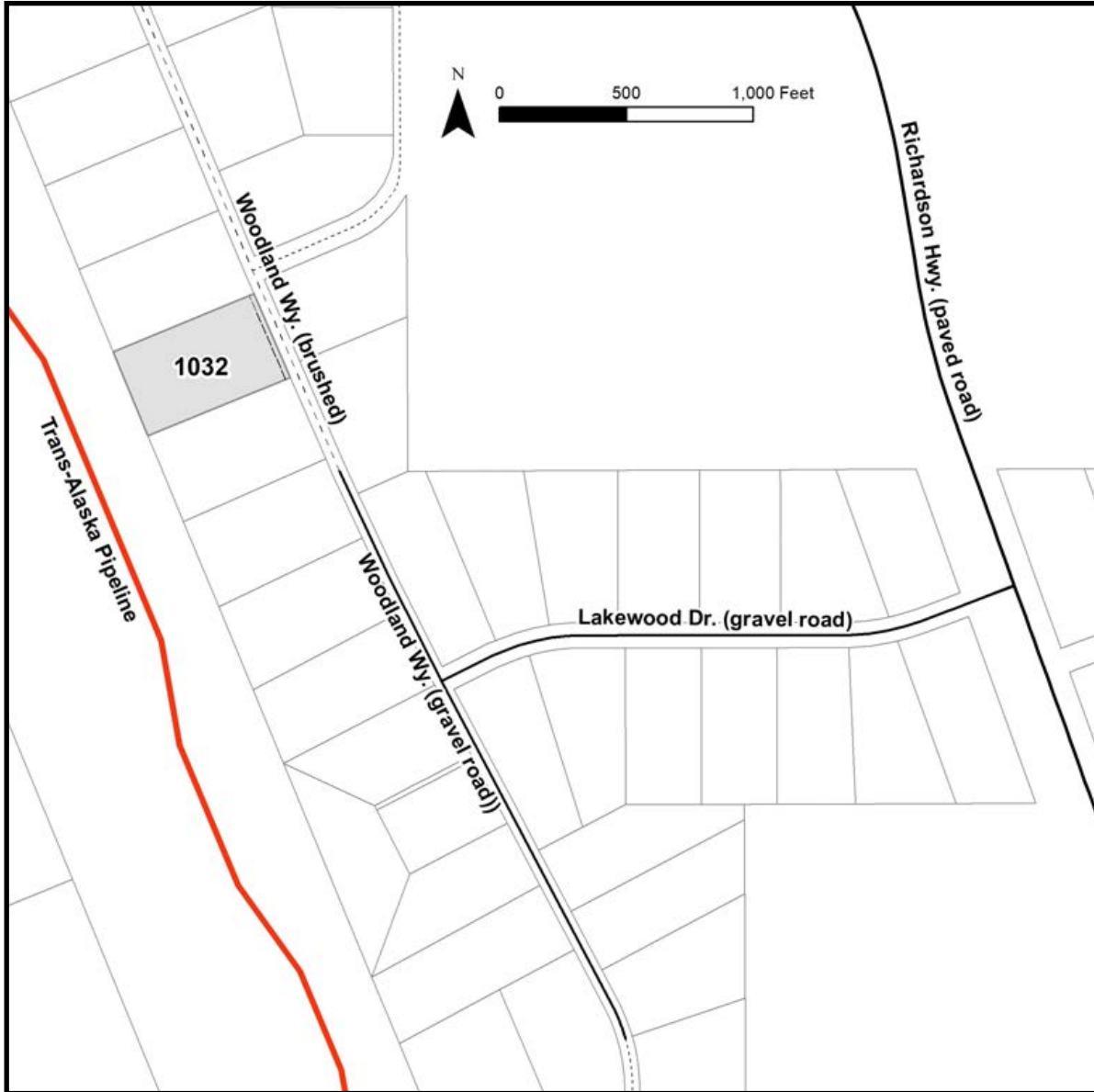


WILLOWCREST



Location	Willowcrest is located approximately 19 miles south of Glennallen, 7 miles south of Copper Center, 0.5 miles west of the Richardson Hwy.
Access	Access to the parcel is from the Richardson Hwy. Near milepost 93 Richardson Hwy, turn west onto Lakewood Dr, and then north Woodland Way until the gravel ends. The last 500ft of Woodland Way deteriorates into a marginal trail, which crosses through a section of wetlands. Access is limited to walk-in only at this time.
Utilities	Overhead electrical service is located along Lakewood Drive but does not extend to the parcel. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>While relatively close to road access, this parcel can be difficult to access. Extending Woodland Way to the parcel would involve developing approximately 500ft of gravel road through sections of wetland.</p> <p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>The Trans-Alaska Pipeline (ADL 63574) is adjacent to the west lot line of the parcel. Access from the Trans-Alaska Pipeline right-of-way is prohibited without permission from Alyeska Pipeline Service Company.</p>
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 20ft wide utility easement on each side of the Woodland Way right-of-way.

Survey and MTRS	Willowcrest Subdivision is ASLS 80-8, located in Section 20, Township 1 North, Range 1 East, Copper River Meridian. The survey has been filed as Plat 80-27 in the Chitina Recording District.
Rights-of-Way	Lakewood Dr is a gravel road. Woodland Way is partially developed.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1032	204397	7	1	4.96	\$8,600

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.