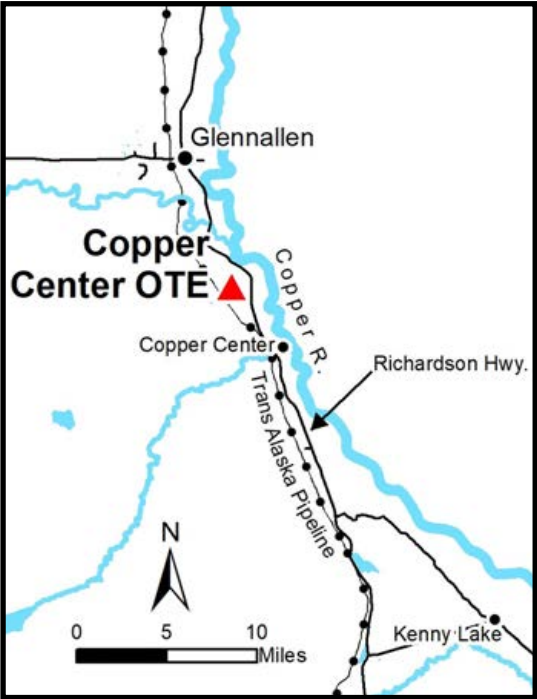
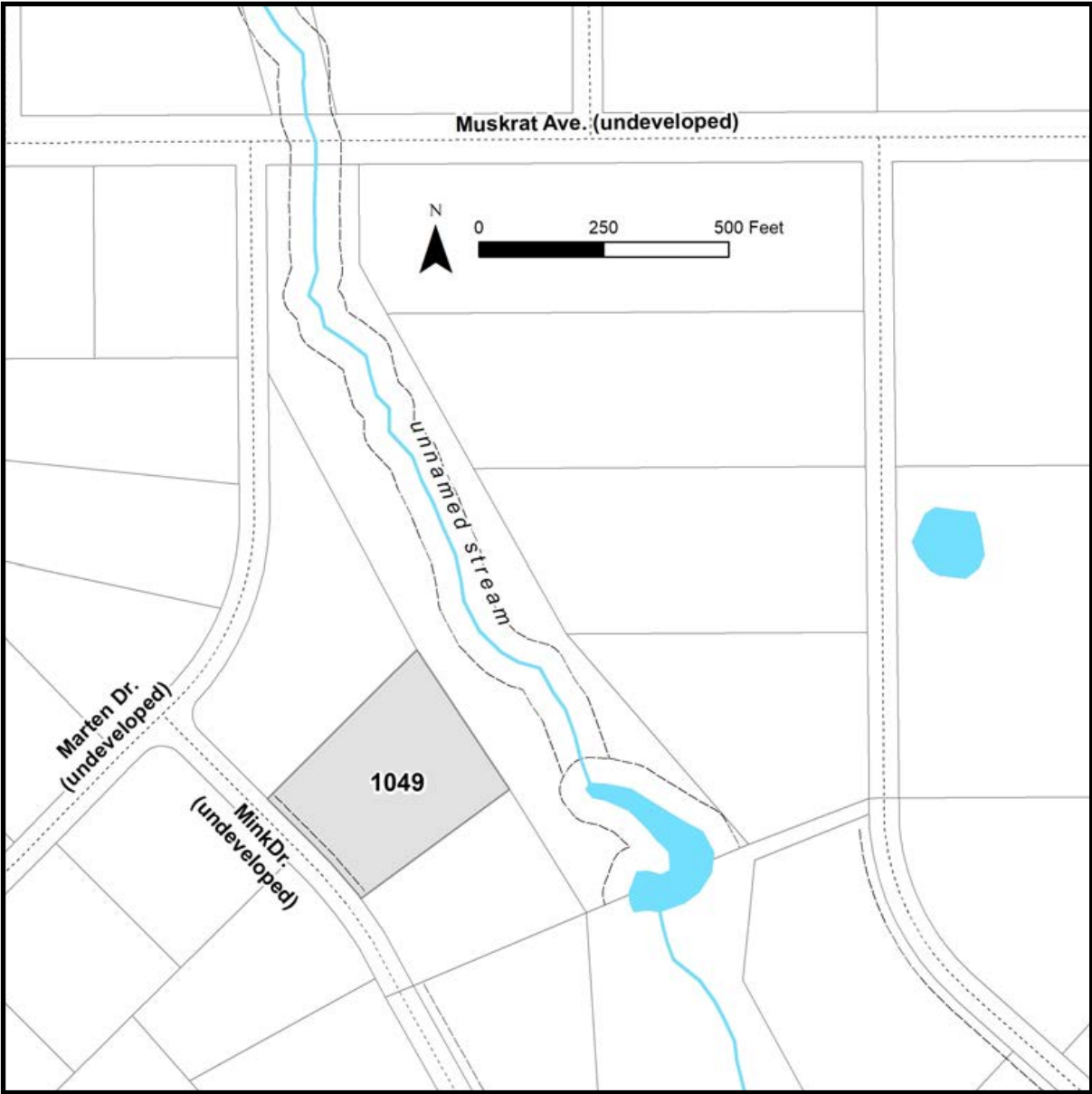


COPPER CENTER OTE



Location	The parcel is located 7.75 miles south of Glennallen and approximately 0.5 miles south of the Intersection of the Richardson Hwy and Old Richardson Hwy.
Access	Access to the parcel is from the Richardson Hwy then via the platted but undeveloped rights-of-way within the subdivision. The parcel is approximately 1.5 miles west of the Richardson Hwy.
Utilities	Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. 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 Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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 15ft public utility easement along the platted right-of-way on the southwest lot line. All public utility anchor easements are 15ft by 30ft.
Survey and MTRS	Copper Center OTE is ASLS 79-42, located in Section34, Township 3 North, Range 1 West, Copper River Meridian. The survey has been filed as Plat 79-17 in the Chitina Recording District.
Rights-of-Way	Rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1049	232488	2	14	2.71	\$5,800

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.