

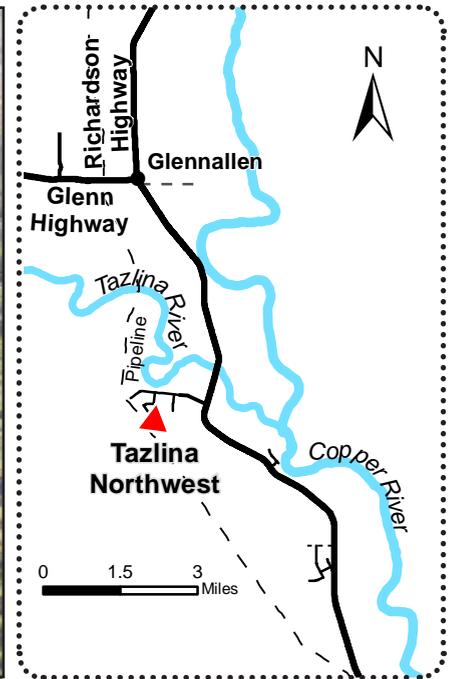


# Tazlina Northwest

Copper River Valley

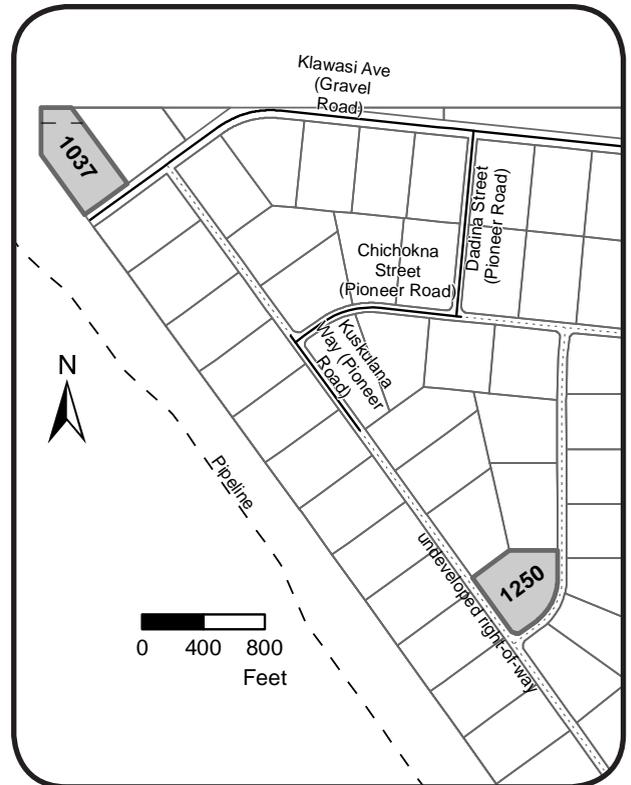


Tazlina Northwest with Trans-Alaska Pipeline in background



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1037	204640	5	1	1	\$21,500
1250	204667	4.782	7	4	\$7,800

LOCATION
Tazlina Northwest is located west of the Richardson highway, approximately 5 miles south of Glennallen near the Tazlina River.
ACCESS
Access to parcel 1037 (ADL 204640) is from the Richardson Highway via a pipeline access road. Access to parcel 1250 (ADL 204667) is from a pioneer road and undeveloped rights-of-way heading south from the pipeline access road.
RIGHT-OF-WAY STATUS
Klawasi Ave is a gravel road. Dadina Street and parts of Chichokna Ave and Kuskulana Way are pioneer roads. The other rights-of-way are undeveloped.
SURVEY & MTRS
Tazlina Northwest is survey ASLS 79-226, located in C003N001W18. The survey has been filed as plat in the Recording District.
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 be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Access to the parcels along the Trans-Alaska Pipeline is prohibited without permission from Alyeska Pipeline Service Company. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.