



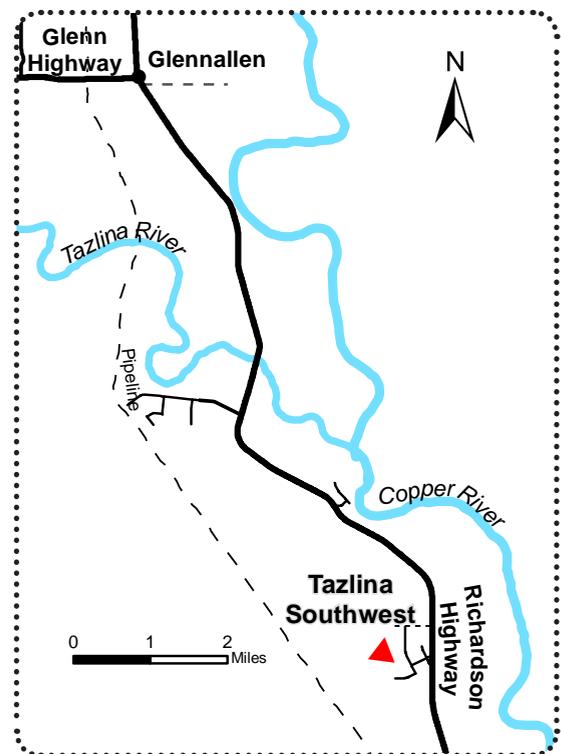
Tazlina Southwest

Copper River Valley



Tazlina Southwest with Chugach Mountains and Trans-Alaska Pipeline in the background

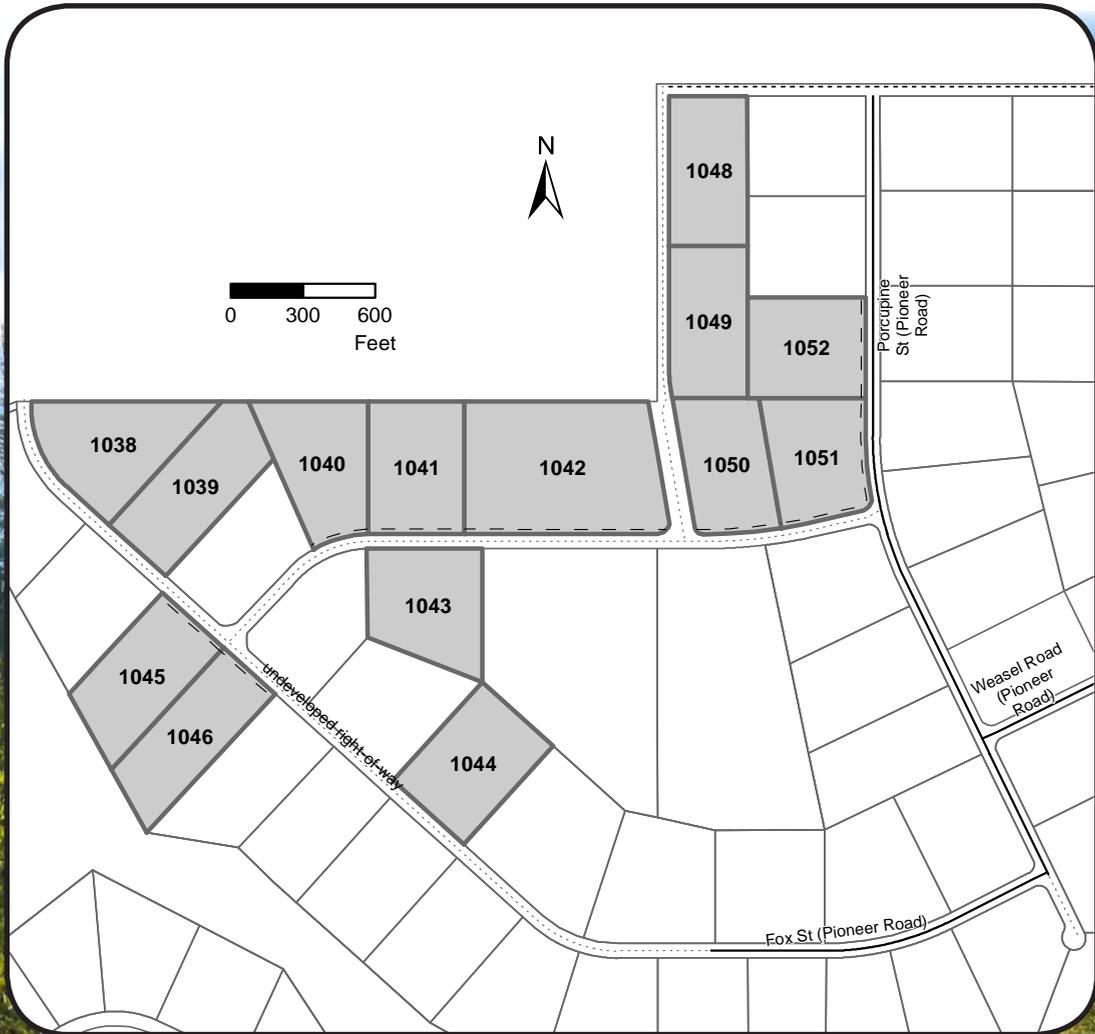
LOCATION
Tazlina Southwest is located 10 miles south of Glennallen and approximately 4 miles northwest of Copper Center, west of the Richardson Highway.
ACCESS
Access is from the Richardson Highway by a combination of gravel roads, established trails, and undeveloped rights-of-way.
RIGHT-OF-WAY STATUS
Some of the rights-of-way within the subdivision are gravel roads. Others are undeveloped.
SURVEY & MTRS
Tazlina Southwest is survey ASLS 79-121, located in C003N001W34, 35. The survey has been filed as plat 80-3 in the Chitina 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
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.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on November 25, 1991 in the Chitina Recording District.



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/>.



Tazlina Southwest



Parcel 1051 (ADL 204582) in Tazlina Southwest

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1038	204536	5	1	4	\$8,000
1039	204537	5	2	4	\$8,000
1040	204539	5	4	4	\$8,000
1041	204540	5	5	4	\$8,000
1042	204541	10.191	6	4	\$12,200
1043	204542	5	1	5	\$8,000
1044	204545	5	4	5	\$8,000
1045	204556	5	3	6	\$8,400
1046	204557	5	4	6	\$8,000
1048	204579	4.717	1	8	\$7,700
1049	204580	4.717	2	8	\$7,700
1050	204581	4.701	3	8	\$7,700
1051	204582	4.699	4	8	\$20,600
1052	204583	4.717	5	8	\$20,700

Southeast
AK

Mat-Su
Road

Kodiak

Copper River
Valley

Susitna Valley
Remote

Southwest
AK

Fairbanks,
Elliott Hwy.

N. Parks
Highway

Steele
Highway

Richardson,
AK Highways

Interior
Remote

General
Information