



**SC  
REGION**

**2013 Alaska State Land Offering**

**Ridgeview Addition I ASLS 2005-16**

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1294	229946	C004N006W22	2005-16	10.11	2	1	\$10,900
1295	229948	C004N006W22	2005-16	9.05	4	1	\$10,500
1296	229950	C004N006W27	2005-16	9.34	6	1	\$11,200
1297	229952	C004N006W27	2005-16	10.87	1	2	\$13,000
1298	229962	C004N006W27	2005-16	9.04	4	3	\$8,700
1299	229964	C004N006W27	2005-16	9.13	6	3	\$9,900
1300	229970	C004N006W27	2005-16	10.16	5	4	\$10,400
1301	229997	C004N006W27	2005-16	10.38	12	7	\$10,600
1302	229999	C004N006W27	2005-16	10.64	14	7	\$10,900

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 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://plats.landrecords.info/>

**LOCATION**  
The Ridgeview Subdivision, Addition 1 is located 20 miles west of Glennallen, on the north side of approximately mile 163 of the Glenn Highway, east of the Lake Louise Road junction and west of Atlasta Creek.

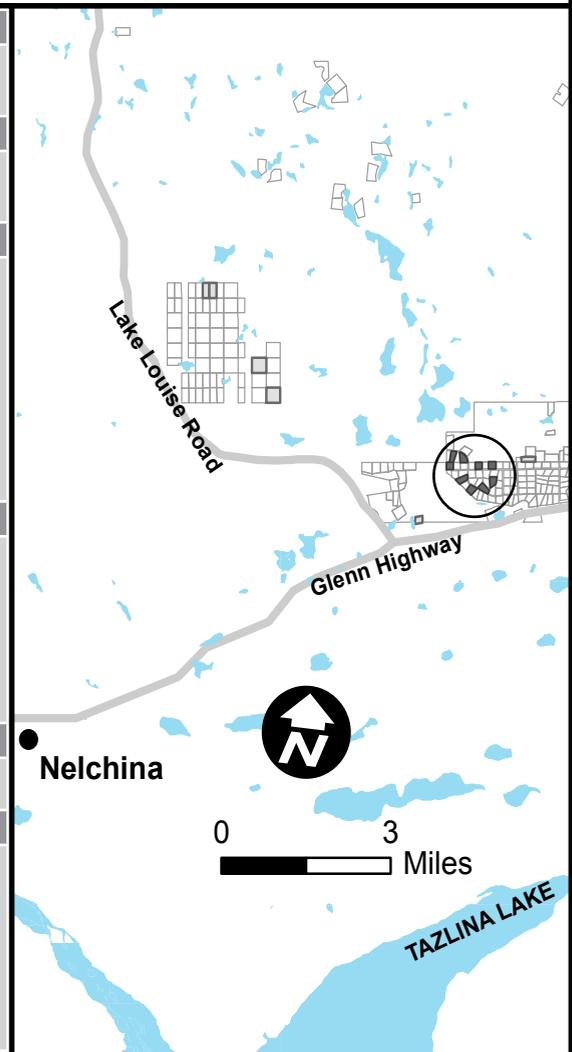
**ACCESS**  
From the Glenn Highway, turn north onto the platted rights-of-way Meteor Lake Road to access this subdivision. Parking on the Glenn Highway or within the work area of the nearby material sites is not allowed. Rights-of-way within the subdivision are brushed.

**UTILITIES**  
Electricity is available along the Glenn Highway. Purchasers will be responsible for extending the existing power lines at their own expense. Contact the Copper Valley Electric Association Inc. for more information.  
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. Local wells have reported depths of 260 to 510 feet. Hauling in potable water may be necessary.  
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of 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 2005 -16.  
No lot within this subdivision shall have direct access to the Glenn Highway. This area has several drainages that require protection. These have been identified with a 100' building setback on ASLS 2005-16. Parcels 1294, 1295, 1296, 1298, and 1299 are subject to 50-foot section-line easements.  
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 Chitina Recording District as Document Number 2006-114.

**MUNICIPAL AUTHORITY**  
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority. For community information, contact the Tolsona Community Corporation.

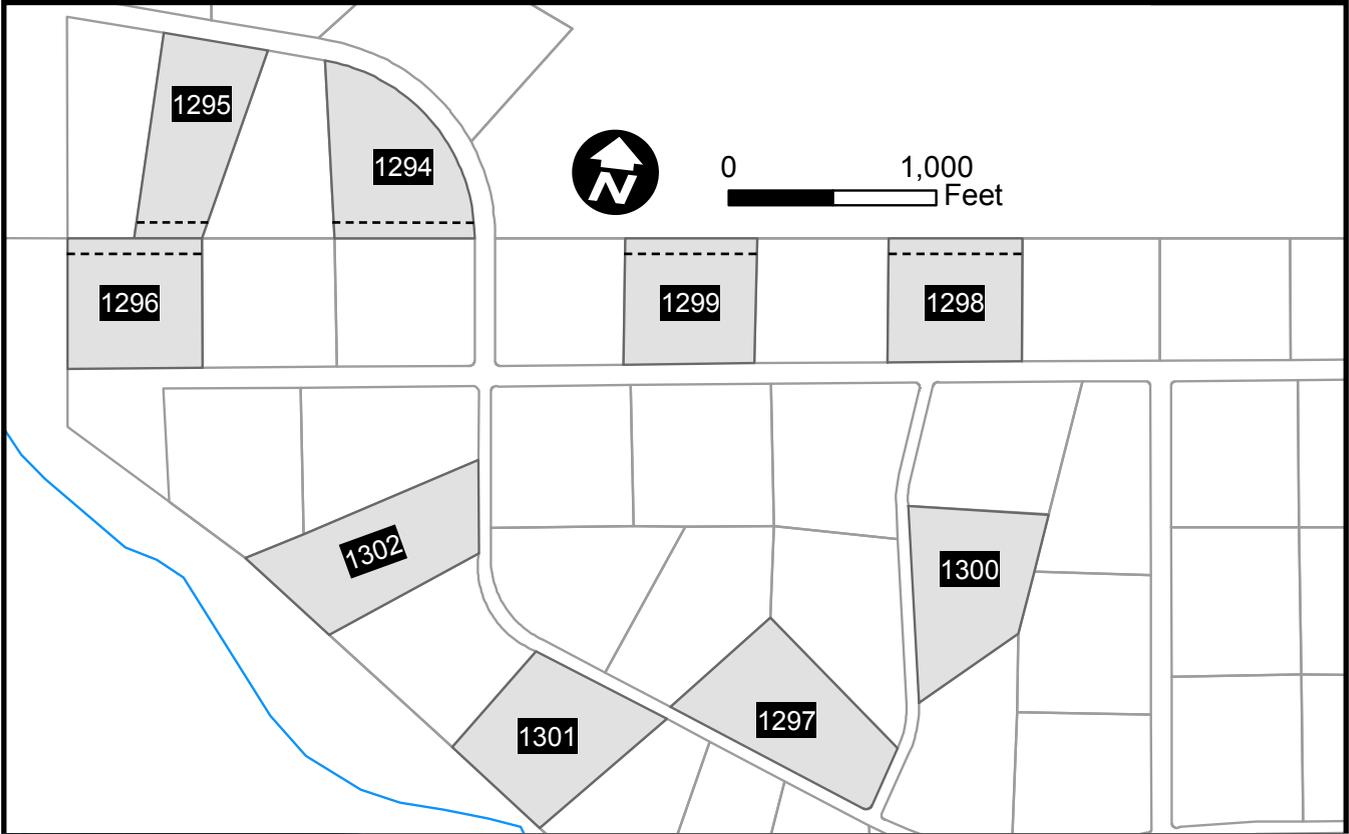
**NOTES**  
This parcel is subject to an oil and gas exploration license (ADL 389724). DNR has received a permit (POA-2006-923-4, Tazlina River) from the US Army Corps of Engineers (USACE) allowing the construction of two road aprons and a one-acre parking area in Ridgeview Subdivision. DNR has constructed the two road aprons but will not be constructing the parking area. The conditions of the permit require DNR to notify purchasers that USACE permits may be required prior to constructing roads and placing fill material on individual lots in the subdivision. DNR also is required to provide the USCAE with a complete list of the names and addresses of purchasers of lots in the Ridgeview Subdivision within 30 days of the sale of each property.  
Tentatively Approved Land. See page 6 of this brochure for more information.





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Looking east towards Ridgeview Addition I