

COFFMAN COVE SUBDIVISION

Coffman Cove is located on the northeast coast of Prince of Wales Island approximately 55 miles by road northeast of Craig. The subdivision lies within the corporate boundaries of the City of Coffman Cove and all lots are subject to applicable local ordinances and property assessments. Coffman Cove is on the Prince of Wales Island road system. Alaska Marine Highway ferry service is available from the Clark Bay Ferry Terminal at Hollis, about a 3-hour drive south of Coffman Cove. Coffman Cove also has regularly scheduled seaplane service and a state-owned/city-operated small boat harbor.

Parcels 3, 4 and 5 are not currently accessible by road; the remaining parcels are located on existing, shot rock surfaced roads. Power and telephone are available to all lots with road access. Water for domestic use may be collected from rain-catchment systems or small streams may be tapped to provide a limited supply of water. This subdivision is approved for non-water carried type sewage disposal systems (closed systems) such as sealed-vault privies (i.e., no discharge of wastewater to lands of the state - this includes grey water discharge from sinks, showers, etc.). Lots with access to marine waters can possibly be approved for treatment systems with marine water outfalls, provided plans for such systems are submitted and approved by ADEC prior to construction. The City of Coffman Cove has received funding and construction is underway for a water and sewer system which will serve the subdivision.

Coffman Cove has a K-12 school, post office, emergency medical service and volunteer fire department as well as stores and other services.

Coffman Cove Subdivision is vegetated with a forest of hemlock, spruce, pine and cedar with dense undergrowth and scattered areas of poorly-drained muskeg. The topography is level to moderately hilly with elevations to 150 feet. Bedrock can be found at average depth of two or three feet, with thin overlaying organic soils. The area is dominated by a cool maritime climate. Average summer temperatures range from 46°F to 70°F; average winter temperatures range from 32°F to 42°F. The average annual precipitation is 74 inches of rainfall and about 68 inches of snowfall.

Please Note:

The subdivision is located on lands for which the State of Alaska and Trust Authority have only received **tentative approval**. Please refer to Tentatively Approved Lands in the Condition of Purchase section of this brochure.

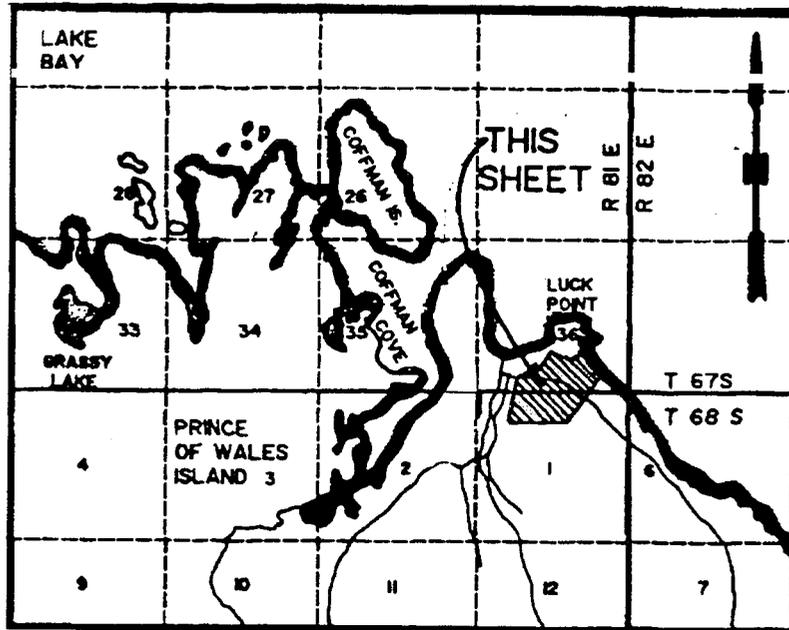
COFFMAN COVE AUCTION SALE - STATE PARCELS

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENT
1	104966	C067S081E36, C068S081E01	Block 11, Lot 18	ASLS 86-163	1.43		\$14,900	
2	104968	C067S081E36	Block 12, Lot 1	ASLS 86-163	1.9		\$20,000	
3	104969	C067S081E36	Block 12, Lot 2	ASLS 86-163	2		\$15,100	
4	104970	C067S081E36, C068S081E01	Block 12, Lot 3	ASLS 86-163	1.58	P	\$12,200	
5	104971	C067S081E36, C068S081E01	Block 12, Lot 4	ASLS 86-163	1.61	P	\$12,400	
6	104975	C067081E36	Block 12, Lot 8	ASLS 86-163	1.08	P	\$12,000	14,200
7	104982	C067S081E36	Block 13, Lot 4	ASLS 86-163	1.04		\$5,600	withdrawn
8	104985	C067S081E36	Block 13, Lot 7	ASLS 86-163	1.2		\$13,100	
9	104990	C067S081E36	Block 14, Lot 2	ASLS 86-163	1.17		\$12,800	13,676
10	104994	C067S081E36	Block 14, Lot 6	ASLS 86-163	1.47	C, P	\$35,000	43,821.61
11	104997	C067S081E36	Block 14, Lot 9	ASLS 86-163	1.52		\$15,800	
12	104988	C067S081E36	Block 13, Lot 10	ASLS 86-163	0.93		\$10,900	abandoned house trailer 13,000

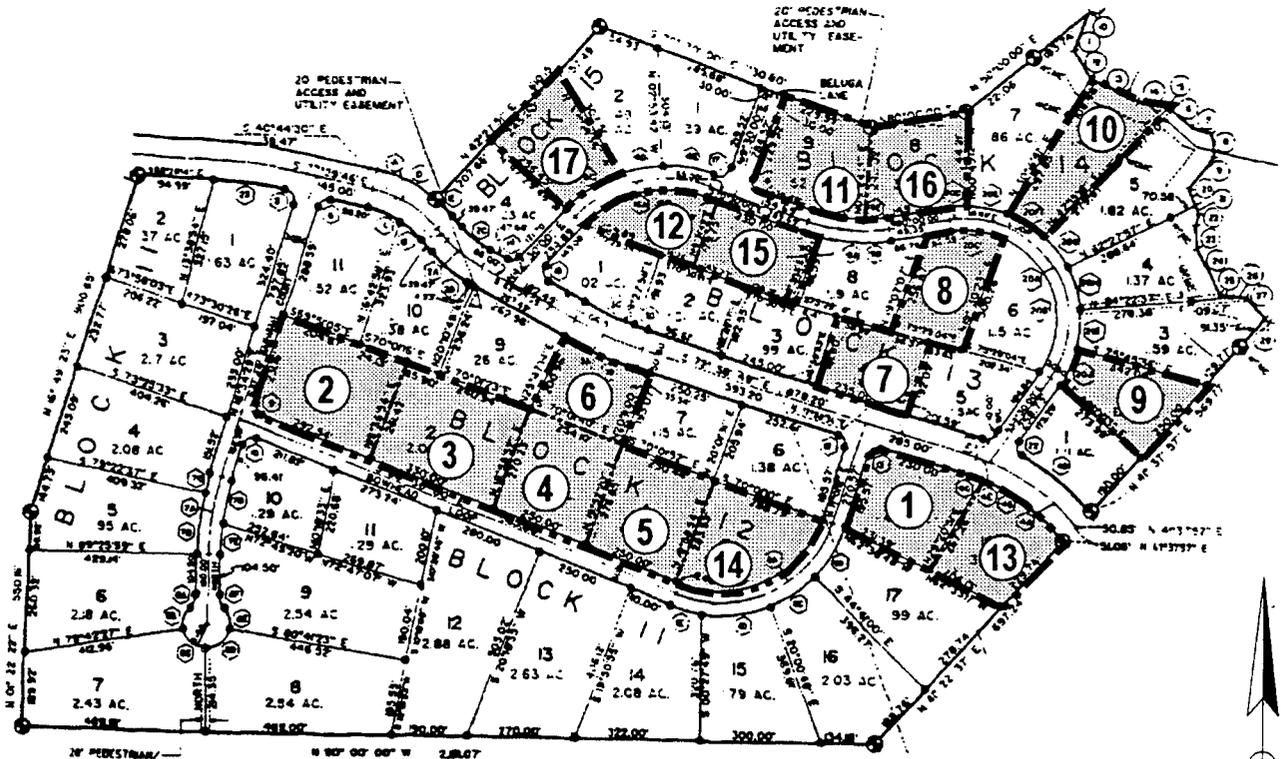
COFFMAN COVE AUCTION SALE - MENTAL HEALTH TRUST PARCELS

PARCEL	MHT	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENT
13	9100088	C068S081E01	Block 11, Lot 19	ASLS 86-163	1.38		\$15,700	
14	9100089	C068S081E01	Block 12, Lot 5	ASLS 86-163	1.53		\$15,900	
15	9100090	C067S081E36	Block 13, Lot 9	ASLS 86-163	1.11	P	\$10,000	
16	9100091	C067S081E36	Block 14, Lot 8	ASLS 86-163	1.34		\$10,600	27,500
17	9100092	C067S081E36	Block 15, Lot 3	ASLS 86-163	1.29		\$13,600	15,400

Coffman Cove



VICINITY MAP



Map 1

RESERVATION CODES LIST

The following is a list of some of the restrictions and easements recorded on the plat of survey or reserved by the state through the department decisions. This list is not all inclusive and only serves to inform the applicant of reservations immediately important to make a more informed decision. **THE SUBDIVISION PLAT MAY IMPOSE ADDITIONAL RESTRICTIONS NOT LISTED IN THE BROCHURE.** For more detailed information, applicants may review the subdivision plat at any of the three DNR Information Offices listed on pages 4-5.

- A. Subject to a 10-foot wide public utility easement.
- B. Subject to a 50-foot wide public access and utility easement on both side of section line.
- C. Subject to a 50-foot wide public access easement and building setback along mean or ordinary high water mark.
- D. Subject to a 30-foot wide utility easement.
- E. Subject to a 20-foot wide public utility easement adjacent to the dedicated road right-of-way.
- F. Subject to a 15-foot wide public utility easement.
- G. Subject to a 20-foot wide public utility easement.
- H. Subject to a 30-foot wide public utility easement within all lots and tracts adjacent to the R/W.
- I. Subject to a 15-foot wide utility easement on common interior lot lines.
- J. Subject to a 30-foot wide utility easement on lot lines not common with other lots.
- K. Subject to a 50-foot wide section line easement on either side of the section line. This is reserved under AS 19.10.010 to the State of Alaska for public highways.
- L. Subject to a 50-foot wide public access easement up from the ordinary or mean high water mark, pursuant to AS 30.04.055 and AS 38.05.127.
- M. A 30-foot wide public access easement along either side of the centerline of all traditional, existing roads and trails that have been and are in use at the time of the staking.

- N. Subject to a 30-foot wide public access easement.
- O. Subject to a 30-foot wide public access and utility easement.
- P. Subject to a 20-foot wide pedestrian and utility easement.
- Q. All lands encompassed by this survey are subject to a 50-foot wide access easement along the mean high water or ordinary high water line of any water frontage of any sort.
- R. Before an on-site sewage disposal system can be installed on a lot within this subdivision, approval must be obtained from the Alaska Department of Environmental Conservation.
- S. Water supply and sewage disposal: 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 of the Alaska Department of Environmental Conservation.
- T. Subject to a 50-foot wide easement on boundary line adjacent to Tract B for access, utility, drainage, and conservation use.
- U. Subject to a 20-foot pedestrian access and drainage easement.
- V. Subject to a 40-foot road easement.
- W. Subject to a 60-foot public and utility easement.
- X. Subject to a 25-foot public access easement along all upland boundaries.
- Y. Subject to a 25-foot road easement.
- Z. Subject to a 50-foot easement on boundary line adjacent to Tract C for access, utility, drainage, and conservation use.
- AA. There is an easement of 30-foot radius at each pole location for guys or anchors.
- BB. There is a 20-foot access easement along trails defined by the Matanuska-Susitna Borough Platting Department. This easement will automatically be vacated when alternate physical access is provided.
- CC. Subject to a 35-foot wide public access and utility easement along all interior lot lines that are in common with other lots.
- DD. Subject to a 50-foot wide easement for a snow storage area.

EE. Subject to a 10-foot wide utility easement on common interior lot lines.

FF. Subject to a 20-foot wide utility easement on lot lines not common with other lots.

GG. Subject to a 15-foot wide easement for a non-motorized vehicular trail. This trail does not supersede any line access easement.

Veterans' Land Discount

Eligible veterans may receive a 25 percent (25%) discount on the purchase of State land (AS 38.05.940). **Veterans' discounts are not applicable to AMHT parcels.** The veterans' discount may only be used **once** in an applicant's lifetime. To be eligible, an individual must submit proof, acceptable to the department, that the purchaser:

- is 18 years of age or older at the date of sale;
- **has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement on page 7);
- has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
- has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in State National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. **Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.**

The veterans' discount may be applied only to acquisition of surface rights to the land. **It may not be applied to survey and platting costs, or other reimbursable costs to the state.** These costs will be subtracted from the purchase price before the discount is calculated. These costs for each subdivision are listed in the table on page 16.

Successful bidders who qualify for the veterans' discount must apply for the discount at the time of purchase. The amount of the discount will be deducted from the principal sum of the sales contract, or from the purchase price if the purchase price is paid in full.

Here is how a veterans' discount calculated for a 3.349 acre parcel with reimbursable costs of \$959 per acre, and a bid price of \$14,000.00:

\$14,000.00	bid price
<u>- 3,211.69</u>	reimbursable costs (\$959 per acre x 3.349 acres)
\$10,788.31	price eligible for discount
- 2,697.08	25% veteran's discount
\$14,000.00	bid price
- 2,697.08	discount amount
\$11,302.92	discounted purchase price
<u>- 700.00</u>	5% down payment of the full purchase price (do not submit a down payment based upon the discounted purchase price)
\$10,602.92	balance due

REIMBURSABLE COSTS FOR CALCULATING VETERANS DISCOUNT

Subdivision	Survey	Reimbursable Costs
Bear's Den	ASLS 82-125	\$431.00/Acre
Caribou Creek	ASLS 85-41 (RP Plat)	None
Chase (Paper Plat)	ASLS 93-123	None
Chena Hot Springs II	ASLS 80-138	\$260.00/Acre
Coffman Cove	ASLS 86-163	\$884.00/Acre
Delta (Ag Tracts)	ASLS 78-93	\$41.00/Acre
Eagle	ASLS 81-33	\$261.00/Acre
Heiden View	ASLS 85-89	Not Applicable
Lowe River	ASLS 79-193	Not Applicable
McCloud	ASLS 82-157	\$609.00/Acre
Naukati Bay East	ASLS 85-335	\$919.00/Acre
Naukati Bay West	ASLS 85-317	\$919.00/Acre
Paper Plat (Tok/Tetlin)	ASLS 79-135	None
Peters Creek	ASLS 80-144	\$302.00/Acre
Robe Lake	ASLS 79-146	\$363.00/Acre
Tenderfoot	ASLS 81-213	\$400.00/Acre
Thorne Bay	ASLS 80-121	\$465.00/Acre
Tok (Paper Plat)	ASLS 77-164	\$91.00/Acre
Tok/Tetlin (Paper Plat)	ASLS 80-48	\$4.00/Acre
Whale Passage	ASLS 81-217	\$678.00/Acre