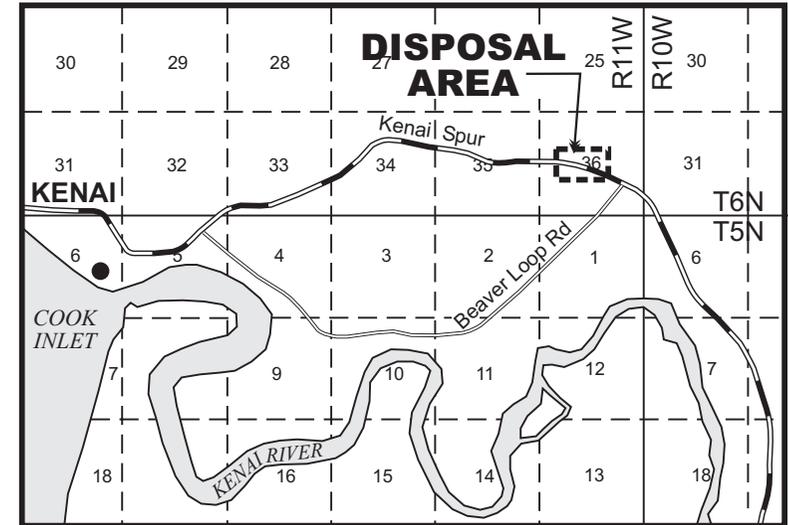


# Map 5 - Beaver Creek Alaska Subdivision EPF 3-9

Location	Beaver Creek Alaska Subdivision is located on the Kenai Peninsula within the Kenai corporate boundary, about 4 miles east of the city center. This parcel is north of the Kenai Spur Highway.
Topo Map	USGS Quad Kenai C-3 and C-4
Access	Access to the parcel is by the Kenai Spur Highway, then by platted rights-of-way, Eagle Street, Raven Street, or Beaver Loop Road onto Minchumina Street, which may not be constructed. Access to the parcel is by platted rights-of-way only.
Terrain	Parcel is level or gradually sloping and slightly below road grade.
Soils	Soils in the area consist of combinations of Longmere, Soldotna and Nikishka silt loams, shallow to moderately deep silty material over thick deposits of gravelly and coarse sand.
Vegetation	Area vegetation consists of a mixed forest of spruce and aspen.
Water Front	None
View	Unknown
Climate	Winter temperatures range from 4 to 22 degrees F; summer temperatures range from 46 to 65 degrees F. Average annual precipitation is 20 inches, including 62 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of the Alaska Department of Environmental Conservation.
Utilities	Electricity, telephone, and natural gas hookups are available to the subdivision.
Restrictions	Subject to platted easements and reservations of record, see EPF 3-9. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	Located within the taxing authority of the Kenai Peninsula Borough. Located within Kenai corporate boundary.
Homeowners Association	Unknown
Other	The City of Kenai has zoned the lots adjacent to the Kenai Spur Highway as General Commercial (CG). The remaining lots are zoned Rural Residential (RR).

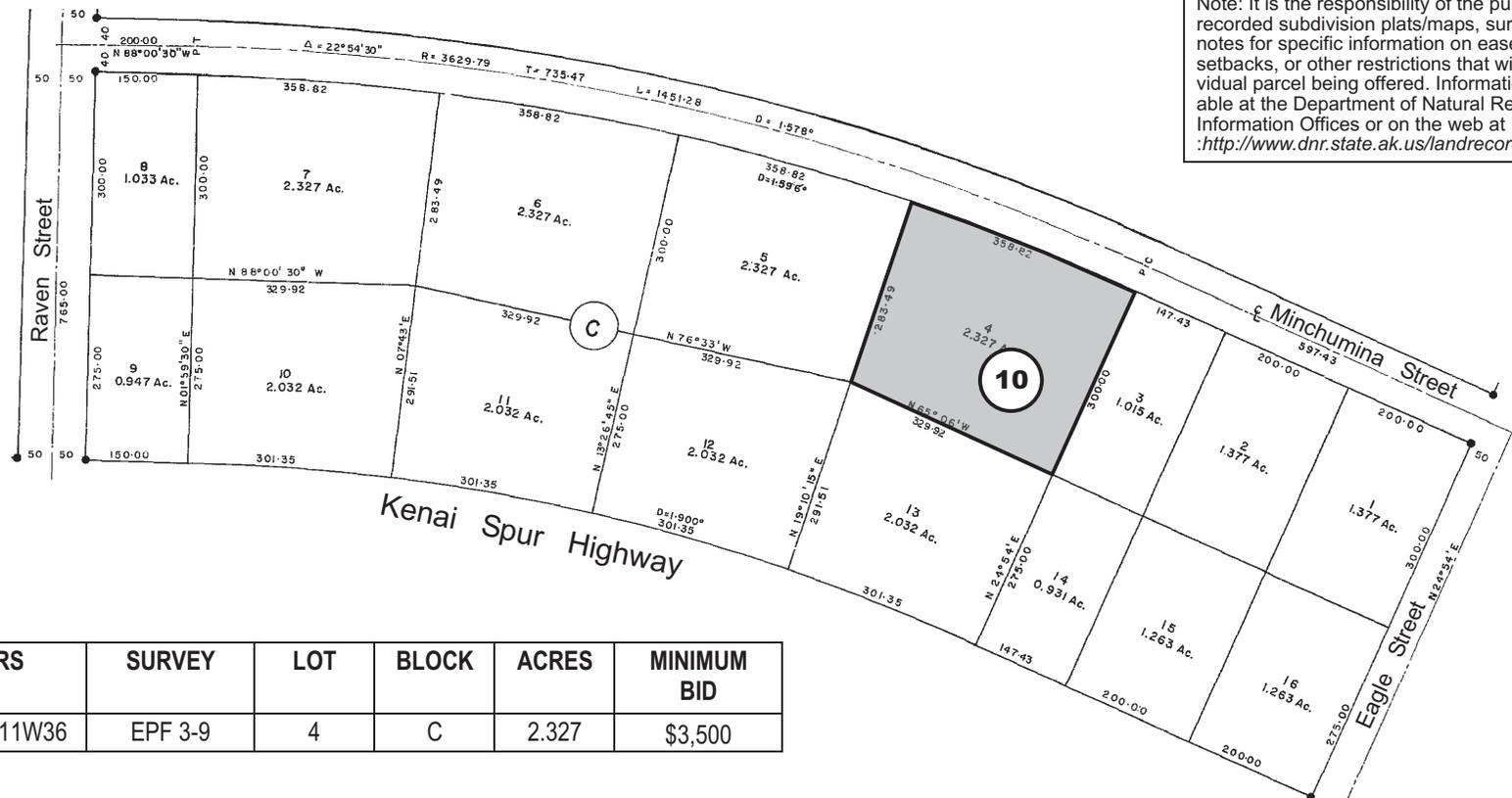


USGS Quad Kenai C-3 & C-4, Alaska

## Vicinity Map

Township 6 North, Range 11 West, Section 36  
Seward Meridian, Alaska

## Section 36



Note: 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 being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at <http://www.dnr.state.ak.us/landrecords>.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
10	201204	S006N011W36	EPF 3-9	4	C	2.327	\$3,500