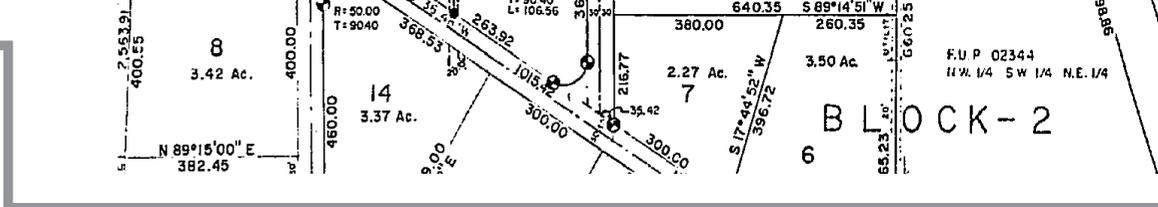


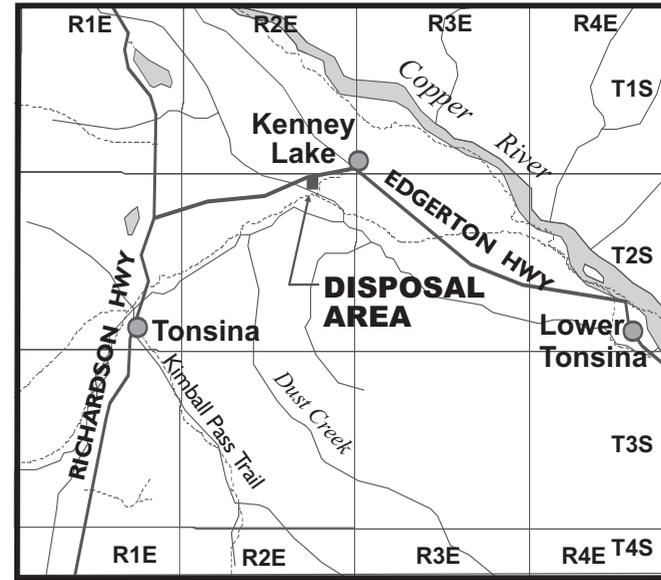
Map 16 - Kenney Lake Subdivision ASLS 81-193



Kenney Lake Subdivision

Vicinity Map

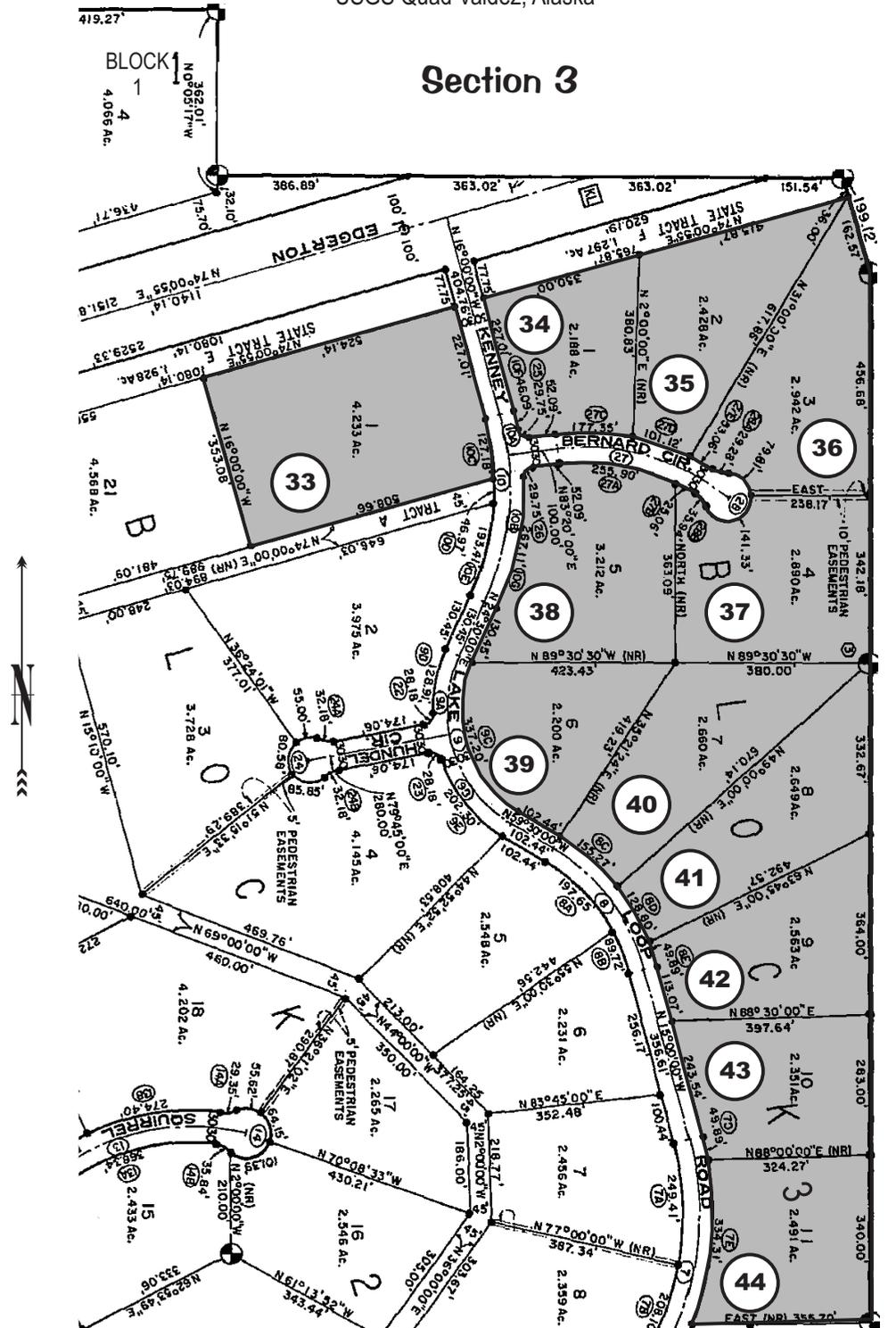
Township 2 South,
Range 2 East,
Section 3
Copper River Meridian,
Alaska



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>.

USGS Quad Valdez, Alaska

Location	Situated on the south side of the Edgerton Highway about 4.5 miles east of the junction with the Richardson Highway.
Topo Map	USGS Quad Valdez C-3
Access	Most of the parcels are accessible utilizing the platted right-of-way, Kenney Lake Loop Road, a dirt/gravel road. Lots 2, 3 and 4 in Block 3 can be accessed from Kenney Lake Loop Road, and then from Bernard Circle, and an unimproved right of way.
Terrain	The subdivision has gently sloping terrain that "stair steps" downward towards the Tonsina River which lies outside the subdivision.
Soils	Soils investigation indicated the eastern portion of the subdivision to be mostly well drained, sandy gravel. The western portion has some areas of poorly drained, fine grained soils. This area also has the potential for discontinuous permafrost lenses occurring.
Vegetation	Tree cover varies from black spruce in the northwest and north central portion of the subdivision to a cover of white spruce, aspen, and birch over the well drained areas.
Water Front	None
View	Potential view of Chugach Mountains to the south and the Wrangell Mountains to the northeast.
Climate	Average winter temperatures range from -10 to 40 degrees F; average summer temperatures range from 60 to 80 degrees F.
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 Alaska Department of Environmental Conservation.
Utilities	Electricity and telephone hookups are available to the subdivision.
Restrictions	Subject to platted easements and reservations of record, see ASLS 81-193. These parcels 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	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Kenney Lake Subdivision Homeowner's Association, Inc. created to govern said subdivision, if active. Covenants are recorded in the Chitna Recording District in Book 13, Page 463.



PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
33	228468	C002S002E3	ASLS 81-193	1	2	4.233	\$11,600
34	228470	C002S002E3	ASLS 81-193	1	3	2.188	\$10,300
35	228471	C002S002E3	ASLS 81-193	2	3	2.428	\$10,300
36	228472	C002S002E3	ASLS 81-193	3	3	2.942	\$12,000
37	228473	C002S002E3	ASLS 81-193	4	3	2.890	\$11,900
38	228474	C002S002E3	ASLS 81-193	5	3	3.212	\$14,000
39	228475	C002S002E3	ASLS 81-193	6	3	2.200	\$11,500
40	228476	C002S002E3	ASLS 81-193	7	3	2.660	\$12,600
41	228477	C002S002E3	ASLS 81-193	8	3	2.649	\$12,600
42	228478	C002S002E3	ASLS 81-193	9	3	2.563	\$12,300
43	228479	C002S002E3	ASLS 81-193	10	3	2.351	\$11,800
44	228480	C002S002E3	ASLS 81-193	11	3	2.491	\$12,200