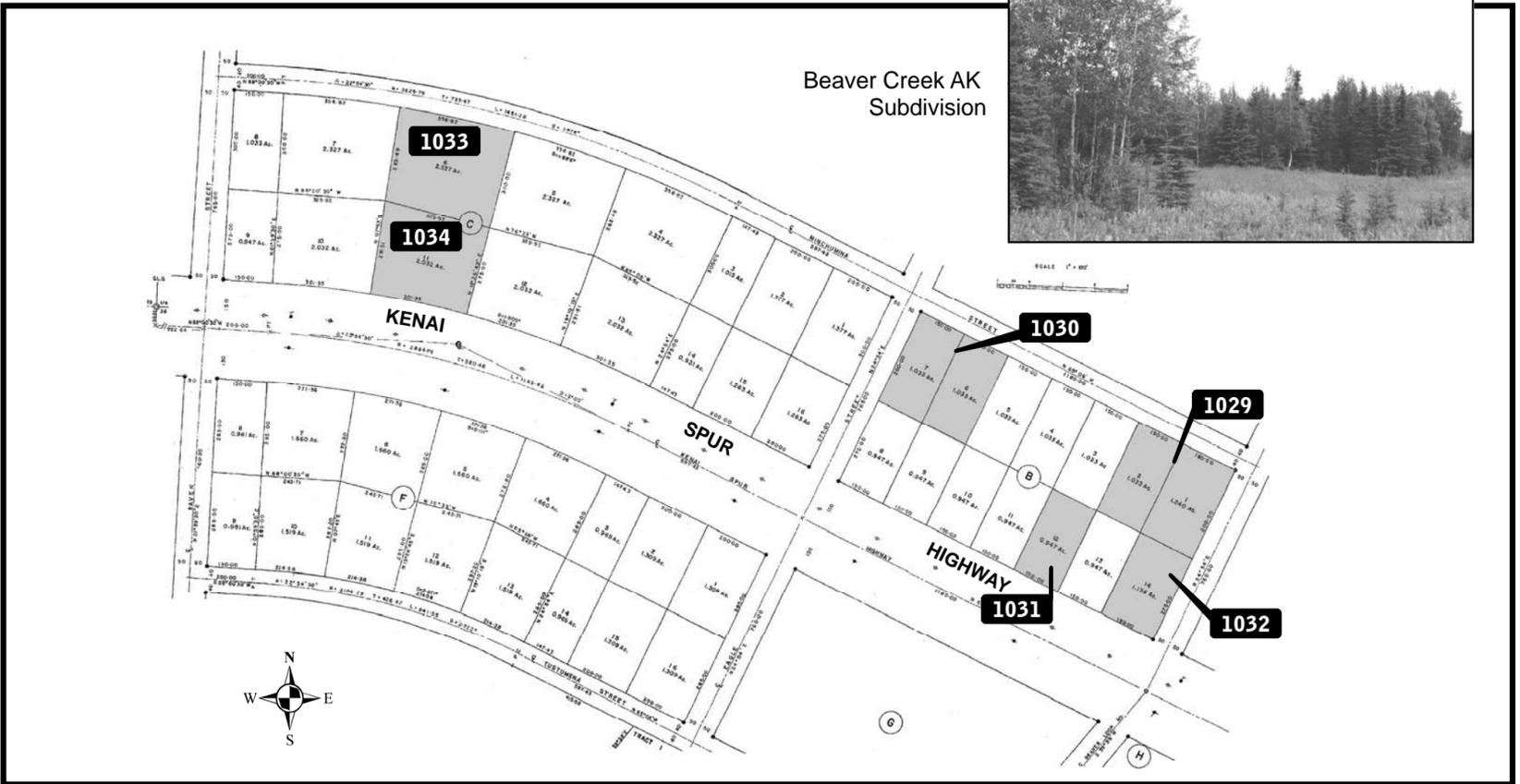


Spring 2005 Alaska State Land Offering -- Auction #435

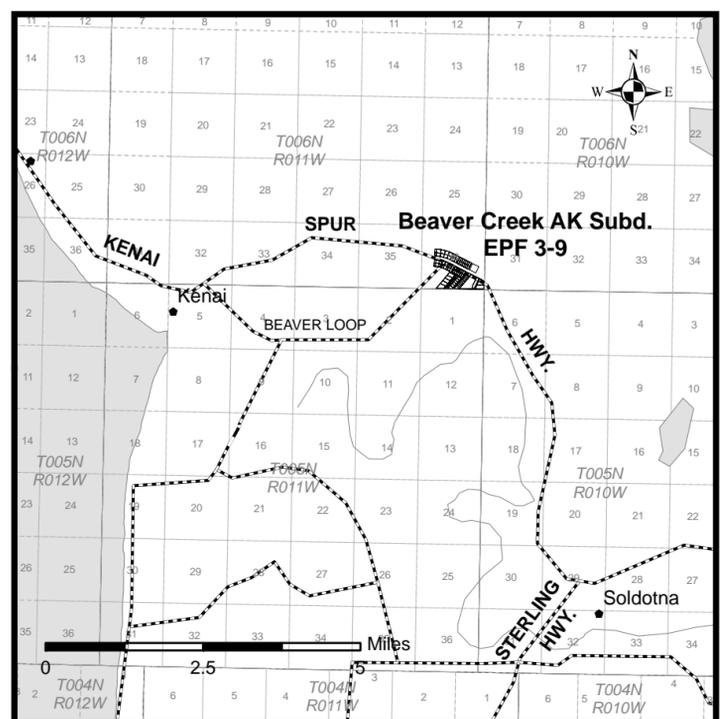
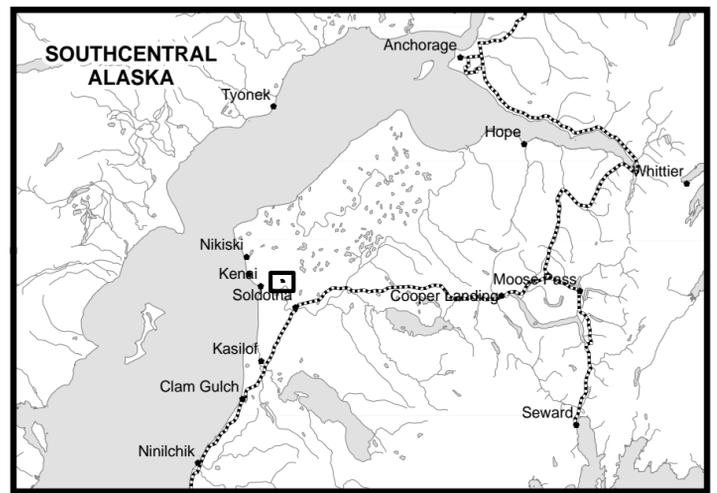
Map 10 - Beaver Creek AK Subdivision, EPF 3-9

Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1029	228870	S006N011W36	EPF 3-9	1&2	B	2.273	\$6,000
1030	228871	S006N011W36	EPF 3-9	6&7	B	2.066	\$3,500
1031	3121	S006N011W36	EPF 3-9	12	B	0.947	\$21,500
1032	228874	S006N011W36	EPF 3-9	14	B	1.136	\$21,500
1033	228875	S006N011W36	EPF 3-9	6	C	2.327	\$4,000
1034	228876	S006N011W36	EPF 3-9	11	C	2.032	\$18,600

Location	These parcels within the Beaver Creek Alaska Subdivision are located on the Kenai Peninsula on the north side of the Kenai Spur Highway, 4 miles east of the central business district of the City of Kenai.
Topo Map	USGS Quad Kenai C-3 & C-4
Access	Access to the subdivision is by the Kenai Spur Highway, then by platted rights-of-way. Currently, Minchumina Avenue has not been developed, and Eagle Street is only partially developed. Beaver Loop Road (notated as Shotgun Drive on City of Kenai maps) has been developed.
Terrain	Parcels are level or gradually sloping and are slightly below road grade.
Soils	Soils 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	Vegetation consists of mixed forest of spruce and aspen on some parcels and low bushes and grasses on others.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from 4 to 22 degrees F; average summer temperatures range from 46 to 65 degrees F. Average annual precipitation is 20 inches.
Water Source	Public water service is available to lots adjacent to the Kenai Spur Highway.
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 (ADEC).
Utilities	Electricity, telephone, and natural gas service are available to the lots adjacent to the Kenai Spur Highway and Beaver Loop Road, but may need to be extended to the other parcels.
Restrictions	Subject to all platted easements and reservations of record, see EPF 3-9. The City of Kenai has zoned the lots adjacent to the Kenai Spur Hwy as General Commercial (CG). The remaining lots are zoned Rural Residential (RR). These parcels 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	These parcels are located within the boundary of the Kenai Peninsula Borough, a second class borough and the City of Kenai, a home rule city, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
Other	Parcels 1029, 1030, and 1033 are eligible for a Veterans Preference Auction. For more information about the qualifications, procedures, and restrictions of the Veterans Preference Auction, refer to the information in the narrative of this brochure.



Vicinity Map
Township 6 North, Range 11 West, Section 36
Seward 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>.