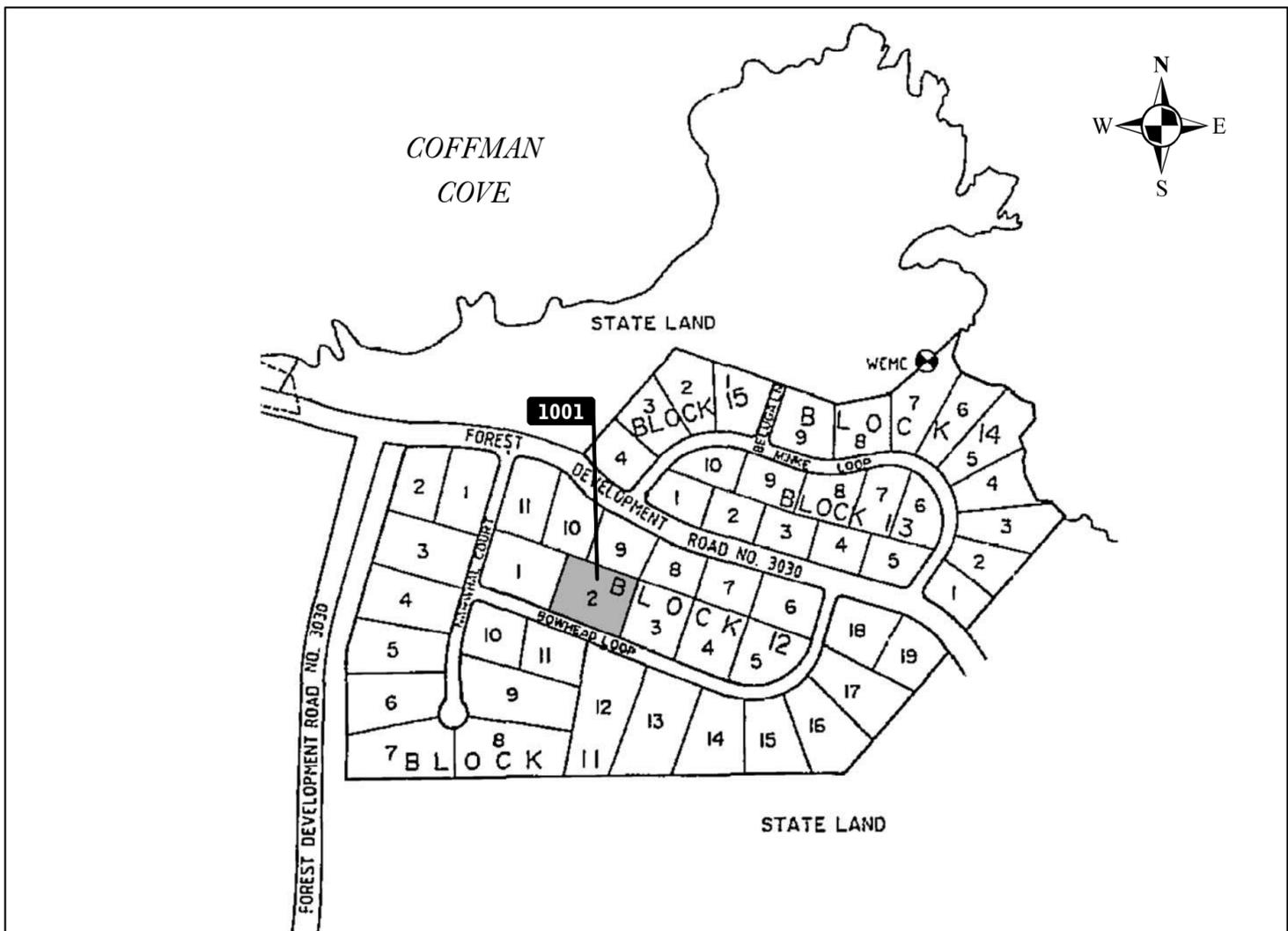


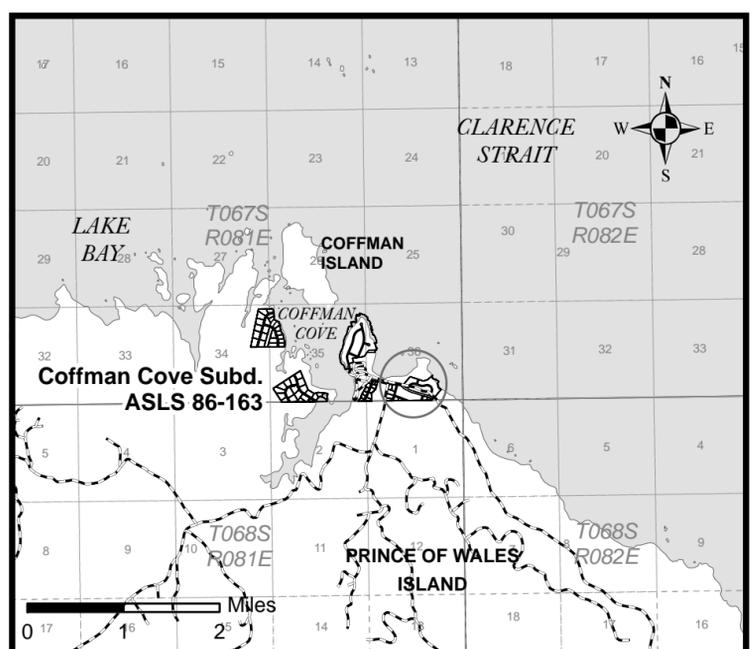
# Map 1 - Coffman Cove Subdivision, ASLS 86-163

Southeast Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1001	104969	C067S081E36	ASLS 86-163	2	12	2.000	CHECK ERRATA*

<b>Location</b>	Coffman Cove is located on the northeast coast of Prince of Wales Island about 65 miles northwest of Ketchikan and approximately 55 miles by road northeast of Craig.
<b>Topo Map</b>	USGS Quad Petersburg A-3
<b>Access</b>	The Alaska Marine Highway System provides ferry service to 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. An existing shot rock surfaced road provides access to a portion of the subdivision. The parcel is along a platted road right-of-way, which has been improved as a pioneer type road.
<b>Terrain</b>	The topography of the lot is level.
<b>Soils</b>	Bedrock can be found at average depth of 2 or 3 feet. Drainage is mostly poor, with areas of wetlands and muskeg.
<b>Vegetation</b>	Groundcover is mostly blueberry and huckleberry bushes, devil's club, and ferns. The parcel is treed with medium sized Sitka spruce, western hemlock, cedar, and lodgepole pine.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	The area is dominated by a cool maritime climate. Average winter temperatures range from 32 to 42 degrees F; average summer temperatures range from 46 to 70 degrees F. Average annual precipitation is 74 inches, including 68 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems. The City of Coffman Cove has completed a water and sewer system that serves a portion of the subdivision but does not serve this parcel.
<b>Water/Sewage Disposal</b>	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). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).
<b>Utilities</b>	Electricity is available within the subdivision, but will need to be extended to this particular parcel.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 86-163. 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.
<b>Municipal Authority</b>	This parcel is located within the boundary of the City of Coffman Cove, a second class city, and is subject to applicable local ordinances. Contact the City of Coffman Cove by mail at PO Box 18135, Coffman Cove, Alaska, 99918, or by phone at (907) 329-2233.
<b>Homeowners Association</b>	None



Vicinity Map  
Township 67 South, Range 81 East, Section 36  
Copper River Meridian, Alaska

\*Many parcels within the Southeast Region did not have approved appraisals by the publication deadline. Check the errata, or supplemental information sheets, for current information.

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>.