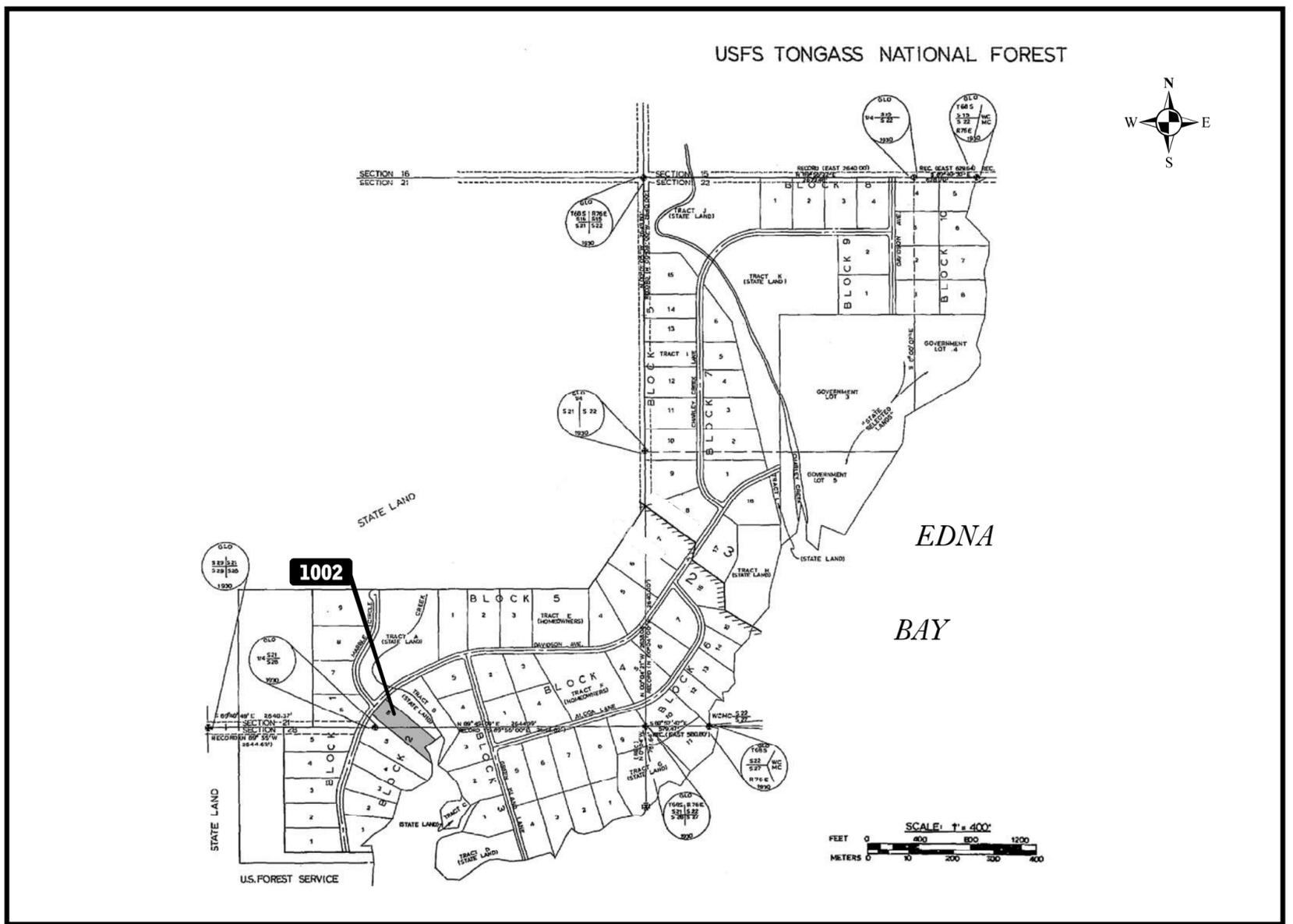


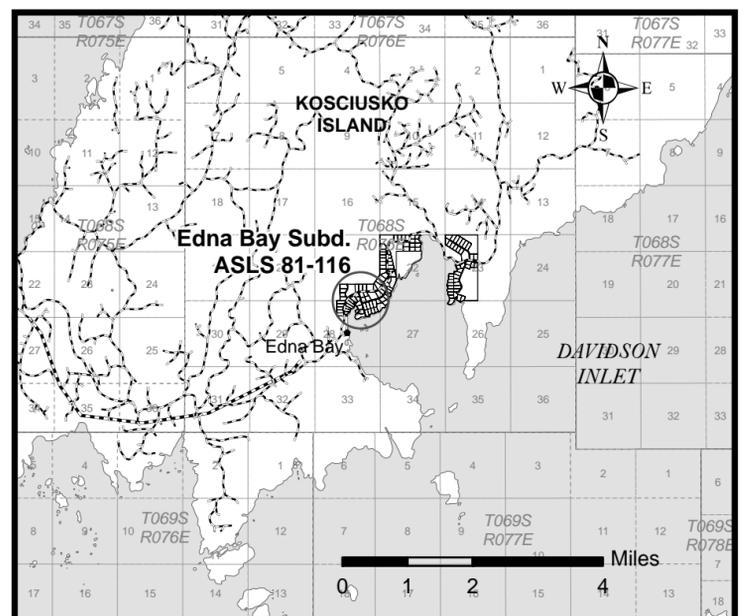
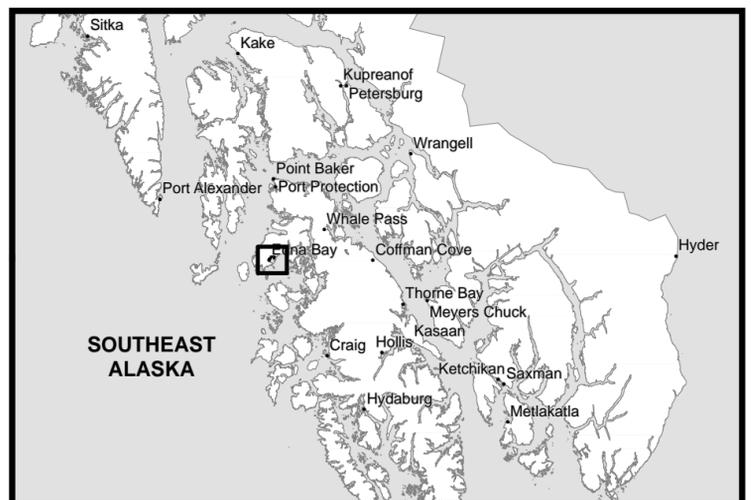
Map 2 - Edna Bay Subdivision, ASLS 81-116

Southeast Region



PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1002	103112	C068S076E21,28	ASLS 81-116	6	2	2.959	CHECK ERRATA*

Location	The community of Edna Bay is located on the southeast coast of Kosciusko Island, west of Prince of Wales Island. It is 40 miles northwest of Craig and 65 miles southwest of Petersburg. The parcel is located in a cove at the west end of Edna Bay Subdivision.
Topo Map	USGS Quad Craig D-5
Access	Water access by boat and floatplane is the only practical access available to Edna Bay Subdivision. The cove contains a large area of mud flats, which restrict access to the subdivision by boat except at high tides. There is a small community dock that has room for up to four vessels. The parcel is also accessible from a gravel road that connects East Edna Bay with West Edna Bay. The road does not connect to the Prince of Wales Island road system.
Terrain	The site rises to the northwest away from the water, with a total elevation gain of 75 feet. The rear of the parcel, which fronts the road, is level.
Soils	The subject soils are unknown, but appear to be good given the slope of the parcel and the quality of the vegetation. There is a small amount of organic muskeg over a few areas of rock outcroppings.
Vegetation	The parcel is heavily treed with a mix of old and second growth cedar, spruce, and hemlock.
Water Front	This parcel has water frontage on Edna Bay. The quality of the frontage is below average due to the mud flats that extend from the termination of the cove and creek estuary to the mouth of the cove. There are a large number of shoals and rocks off shore of the subdivision that make entrance with boats and floatplanes difficult at all tides.
View	The view is primarily of the extensive mud flats.
Climate	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 100 inches.
Water Source	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.
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). ADEC has approved this subdivision for non-soil absorption wastewater treatment systems.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 81-116. 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	None
Homeowners Association	The Edna Bay Community Association can be contacted by mail at PO Box EDB, Edna Bay, Alaska, 99950 or by phone at (907) 594-6301.
Other	The parcel contains a one story, wood framed, 200 square foot cabin that is in poor condition. The age and integrity of the structure are unknown. The salvage value of the cabin is equal to demolition costs. Any clean up or removal will become the responsibility of the purchaser.



Vicinity Map
Township 68 South, Range 76 East, Sections 21 & 28
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>.