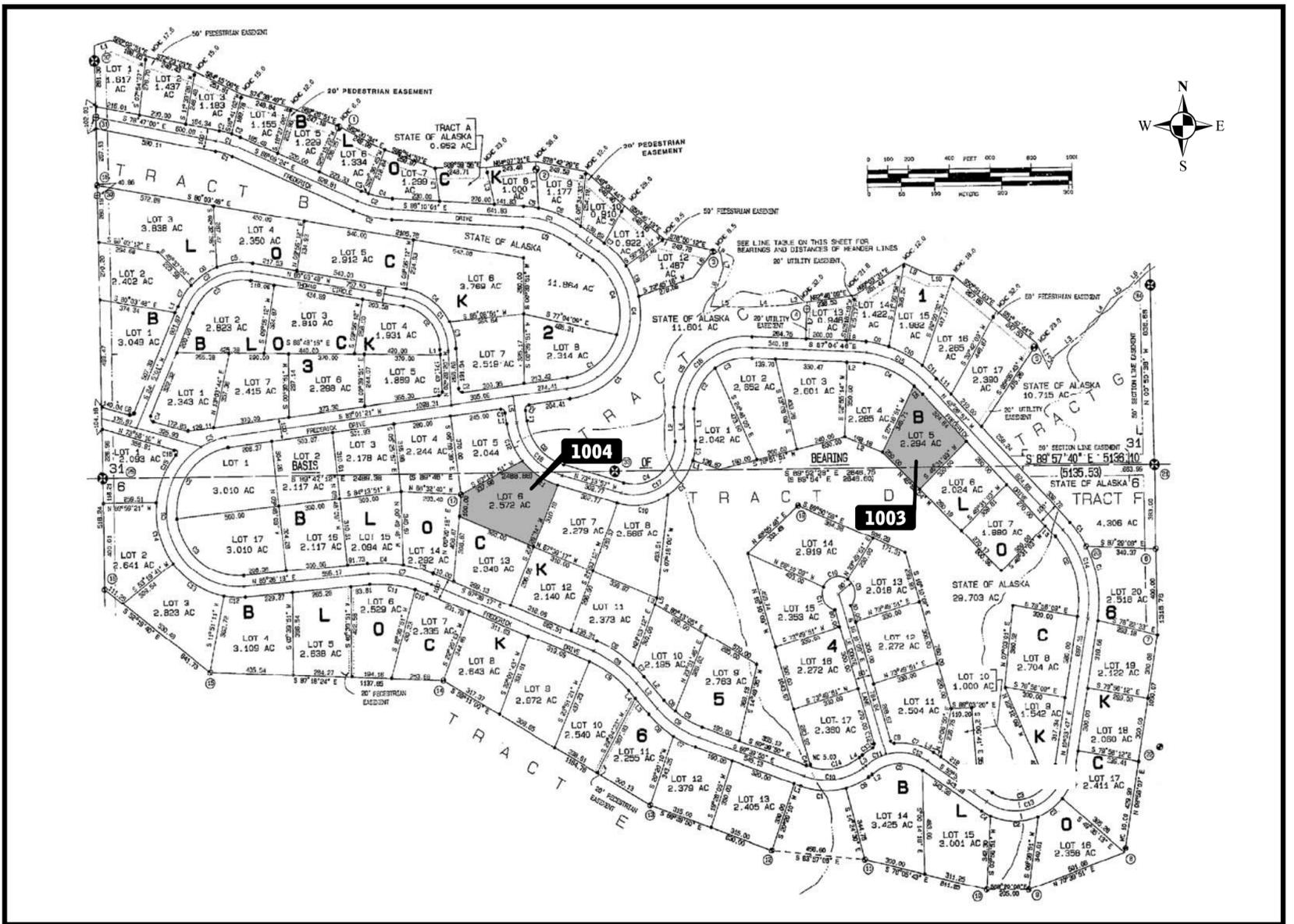


Spring 2005 Alaska State Land Offering -- Auction #435

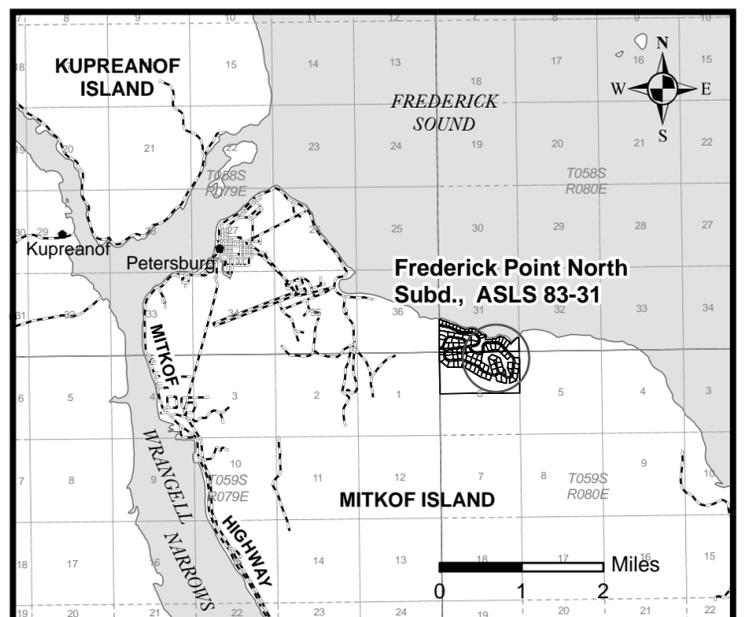
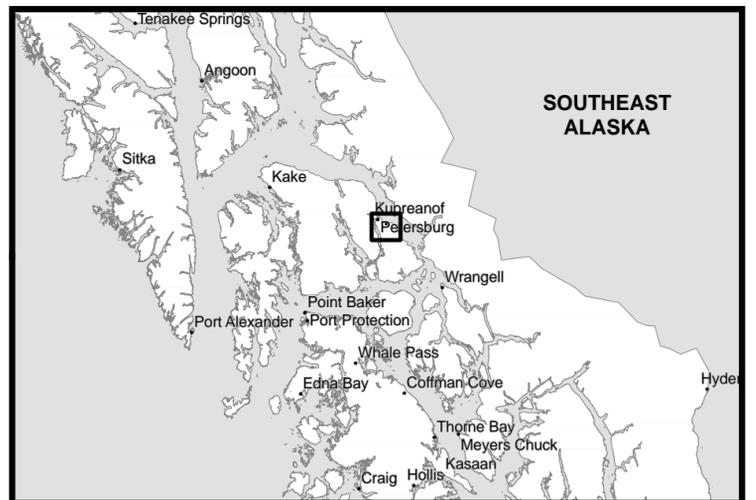
Map 3 - Frederick Point North Subdivision, ASLS 83-31

Southeast Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1003	104207	C058S080E31 C059S080E06	ASLS 83-31	5	4	2.294	CHECK ERRATA*
1004	104225	C058S080E31 C059S080E06	ASLS 83-31	6	5	2.572	CHECK ERRATA*

Location	This subdivision lies on the north end of Mitkof Island, about 3.5 miles southeast of the central business district of Petersburg.
Topo Map	USGS Quad Petersburg D-3
Access	Petersburg has regularly scheduled jet and floatplane service and is part of the Alaska Marine Highway System. The North Mitkof Highway provides access from Petersburg to a portion of the subdivision. These parcels are along a platted road right-of-way, Frederick Drive, which has been constructed as a one lane gravel road 30 feet wide.
Terrain	Parcel X is level, with a moderate north facing slope. Parcel Y is generally level, with an embankment along the road that rises from road level at the northwest corner to about 8 feet in the middle of the road front lot line.
Soils	The subject soils are unknown, but both lots appear to contain large amounts of wetlands.
Vegetation	On the eastern portion of Parcel X, there is a small drainage with hemlock, cedar, and pine trees. Parcel Y contains several stands of trees. A seasonal creek drains the southeast corner of Parcel Y.
Water Front	None
View	Parcel X has a view of Frederick Sound. The view from Parcel Y is unknown.
Climate	The area is dominated by a cool maritime climate. Average winter temperatures range from 22 to 37 degrees F; average summer temperatures range from 45 to 64 degrees F. Average annual precipitation is 106 inches, including 97 inches of snow.
Water Source	A public water system has been developed along Frederick Drive.
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-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 83-31. This subdivision is zoned 'Rural Residential' by the City of Petersburg. This zoning allows for single-family residences with a minimum lot size of one acre. 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	These parcels are located within the boundary of the City of Petersburg, a home rule city, and are subject to applicable local ordinances and property assessments. Contact the City of Petersburg by mail at PO Box 329, Petersburg, Alaska, 99833, or by phone at (907) 772-4519.
Homeowners Association	None



Vicinity Map
Township 58 South, Range 80 East, Section 31
Township 59 South, Range 80 East, Section 6
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>.