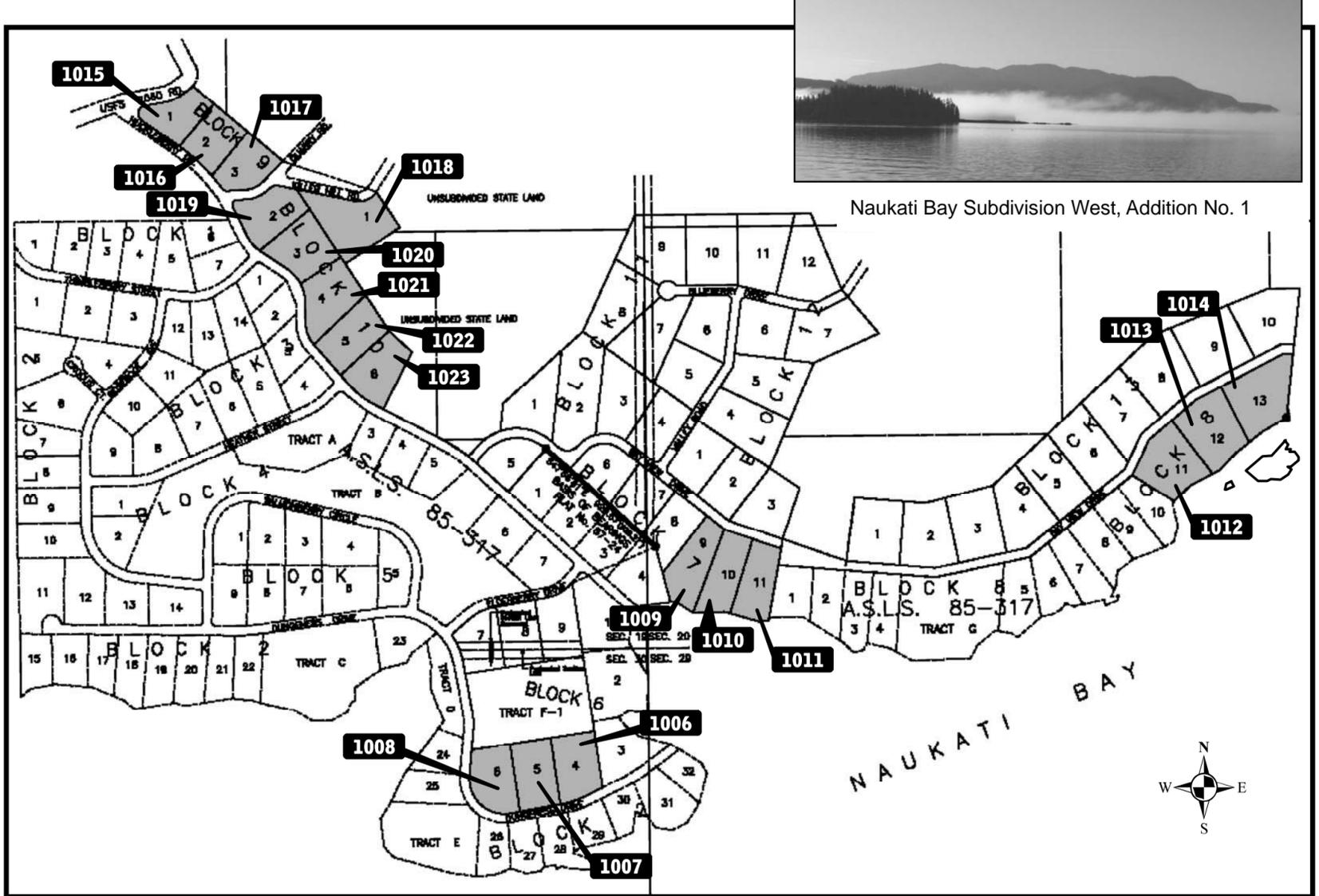


Spring 2005 Alaska State Land Offering -- Auction #435

Map 5 - Naukati Bay Subd. West, Addition No. 1, ASLS 2004-3

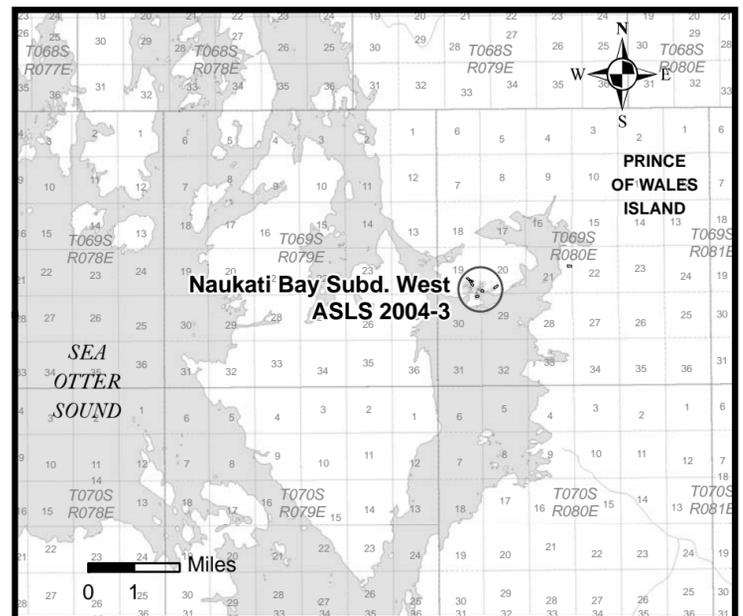
Southeast Region



PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1006	107246	C069S080E30	ASLS 2004-3	4	6	2.560	\$25,300
1007	107247	C069S080E30	ASLS 2004-3	5	6	2.540	\$25,100
1008	107248	C069S080E30	ASLS 2004-3	6	6	2.530	\$26,300
1009	107256	C069S080E20	ASLS 2004-3	9	7	2.700	\$53,200
1010	107257	C069S080E20	ASLS 2004-3	10	7	2.460	\$48,500
1011	107258	C069S080E20	ASLS 2004-3	11	7	2.430	\$47,900
1012	107259	C069S080E20	ASLS 2004-3	11	8	3.130	\$53,200
1013	107260	C069S080E20	ASLS 2004-3	12	8	3.280	\$53,000
1014	107261	C069S080E20	ASLS 2004-3	13	8	3.410	\$55,100
1015	107262	C069S080E19	ASLS 2004-3	1	9	2.090	\$21,900
1016	107263	C069S080E19	ASLS 2004-3	2	9	2.180	\$22,900
1017	107264	C069S080E19	ASLS 2004-3	3	9	2.150	\$22,600
1018	107265	C069S080E19	ASLS 2004-3	1	10	3.520	\$35,100
1019	107266	C069S080E19	ASLS 2004-3	2	10	2.600	\$27,300
1020	107267	C069S080E19	ASLS 2004-3	3	10	2.710	\$28,500
1021	107268	C069S080E19	ASLS 2004-3	4	10	2.820	\$29,600
1022	107269	C069S080E19	ASLS 2004-3	5	10	2.600	\$27,300
1023	107270	C069S080E19	ASLS 2004-3	6	10	2.600	\$27,300



Location	Naukati Bay is located on the northwest side of Prince of Wales Island about 60 miles northwest of Ketchikan and 28 miles north of Craig.
Topo Map	USGS Quad Craig D-4
Access	The road entering the Naukati area from the Prince of Wales Island road system is the Forest Development Road (FDR) 2060. Access to waterfront parcels is by water or foot trail only. Other roads that have been developed within the community access the remainder of the parcels.
Terrain	Topography within the subdivision is moderate to steep.
Soils	The subject soils are unknown, but appear to be good given the slope and quality of vegetation.
Vegetation	Many of the lots were extensively clear cut over the past 30 years and the resulting re-growth is quite dense. Tree cover consists of smaller, second growth spruce, hemlock and cedar.
Water Frontage	Parcels in Blocks 7 and 8 have water frontage consisting of a rocky shore. Parcels in Block 8 are located behind an island on a small slough that is inaccessible during low tides.
View	Potentially excellent views of Naukati Bay from some of the waterfront parcels.
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.
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). The Prince of Wales Sanitation Company picks up solid waste and takes it to the Thorne Bay landfill.
Utilities	Telephone and electricity are available from the Alaska Power and Telephone Company to Blocks 9 and 10.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-3. 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	The Naukati West, Inc. community association can be contacted by mail at P.O. Box NKI-1, Naukati, AK 99950, or by phone at (907) 629-4266.
Other	The transfer of this land to the State of Alaska from the federal government has been Tentatively Approved. For more information about Tentatively Approved lands, refer to the information in the narrative of this brochure.



Vicinity Map
Township 69 South, Range 80 East, Sections 19, 20 & 30
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>.