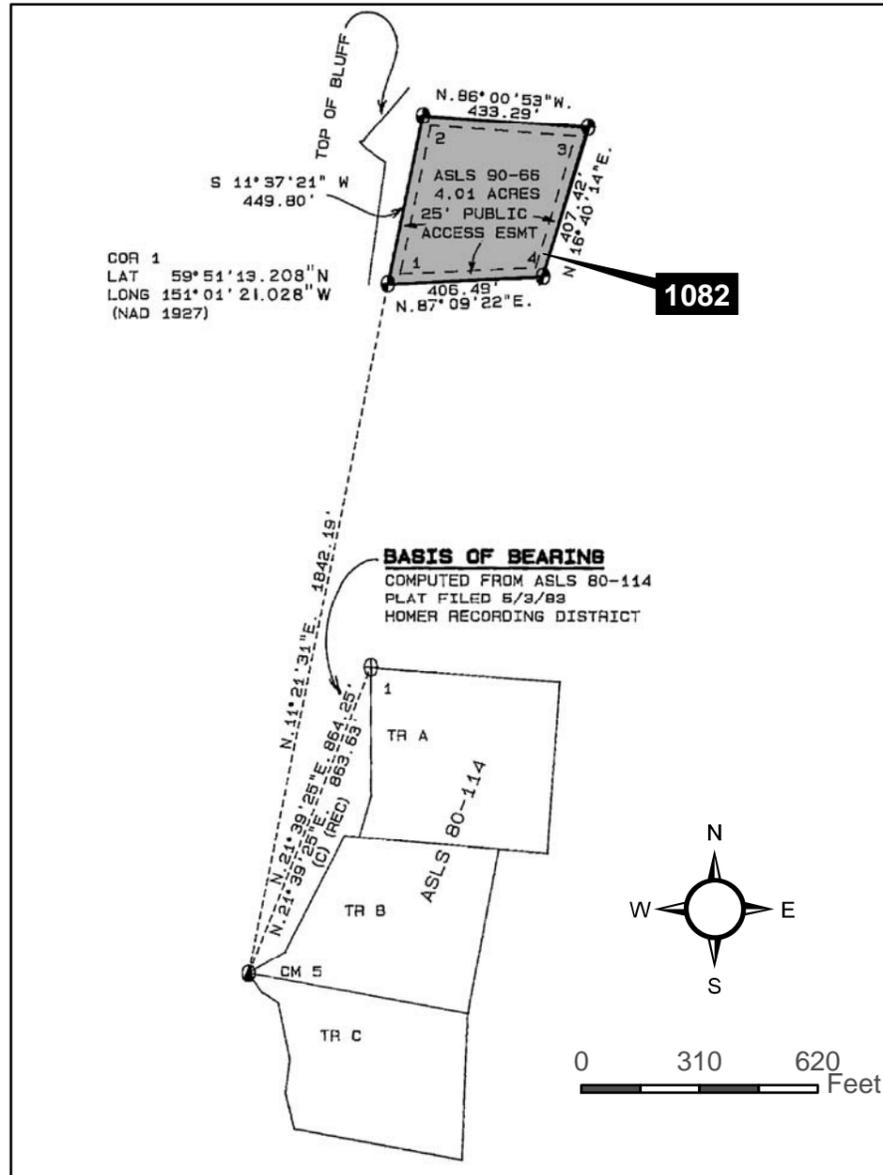


# Map 10 - Homer Odd Lot

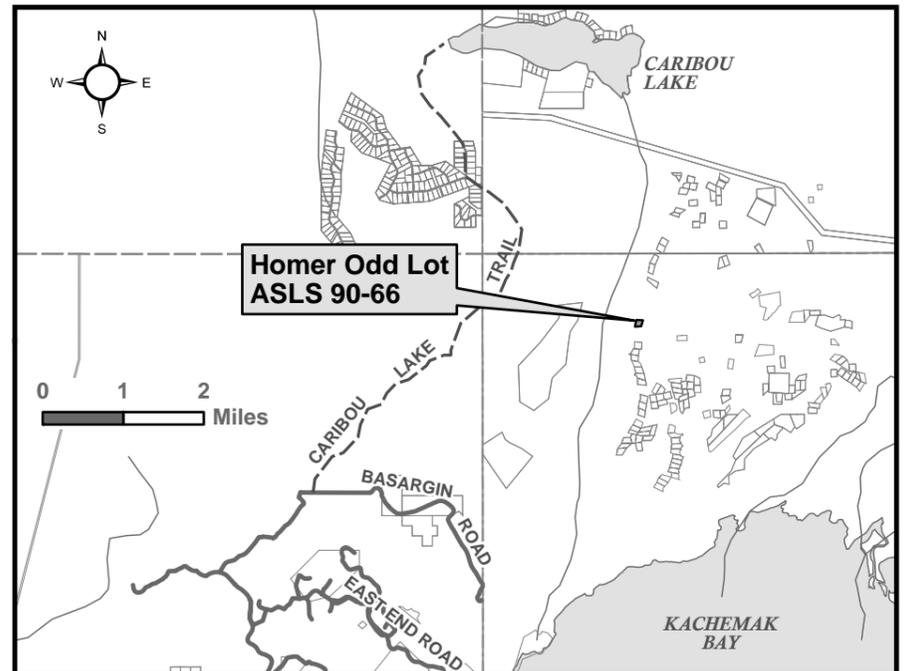
## ASLS 90-66

Southcentral Region



<b>Location</b>	This parcel is located approximately 25 miles northeast of Homer and about 4 miles north of Kachemak Bay, along the east bluff of Fox Creek.
<b>Topo Map</b>	USGS Quad Seldovia D-3
<b>Access</b>	Overland access may be by East End Road and Basargin Road to the Caribou Lake Trail, which goes within a couple miles of the parcel. Access routes to the parcel may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. Fly-in access may also be possible two and a half miles to the north on Caribou Lake, and then overland access to the parcel.
<b>Terrain</b>	The area is characterized by a high upland plateau separated by the steep canyons of Fox River and Fox Creek, with an elevation of approximately 1,100 feet above sea level.
<b>Soils</b>	Soils are composed of shallow to moderately deep silt loams.
<b>Vegetation</b>	Local vegetation is predominately black spruce.
<b>Water Frontage</b>	None
<b>View</b>	Potentially excellent views of the Fox Creek canyon.
<b>Climate</b>	Average winter temperatures range from 17 to 42 degrees F; average summer temperatures range from 42 to 59 degrees F. Average annual precipitation is 28 inches, including 28 inches of snow.
<b>Water Source</b>	Unknown
<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).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 90-66.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Kenai Peninsula Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1082	204113	S004S010W04,05	ASLS 90-66	4.01	\$5,400



Township 4 South, Range 10 West, Sections 4 & 5  
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>.

