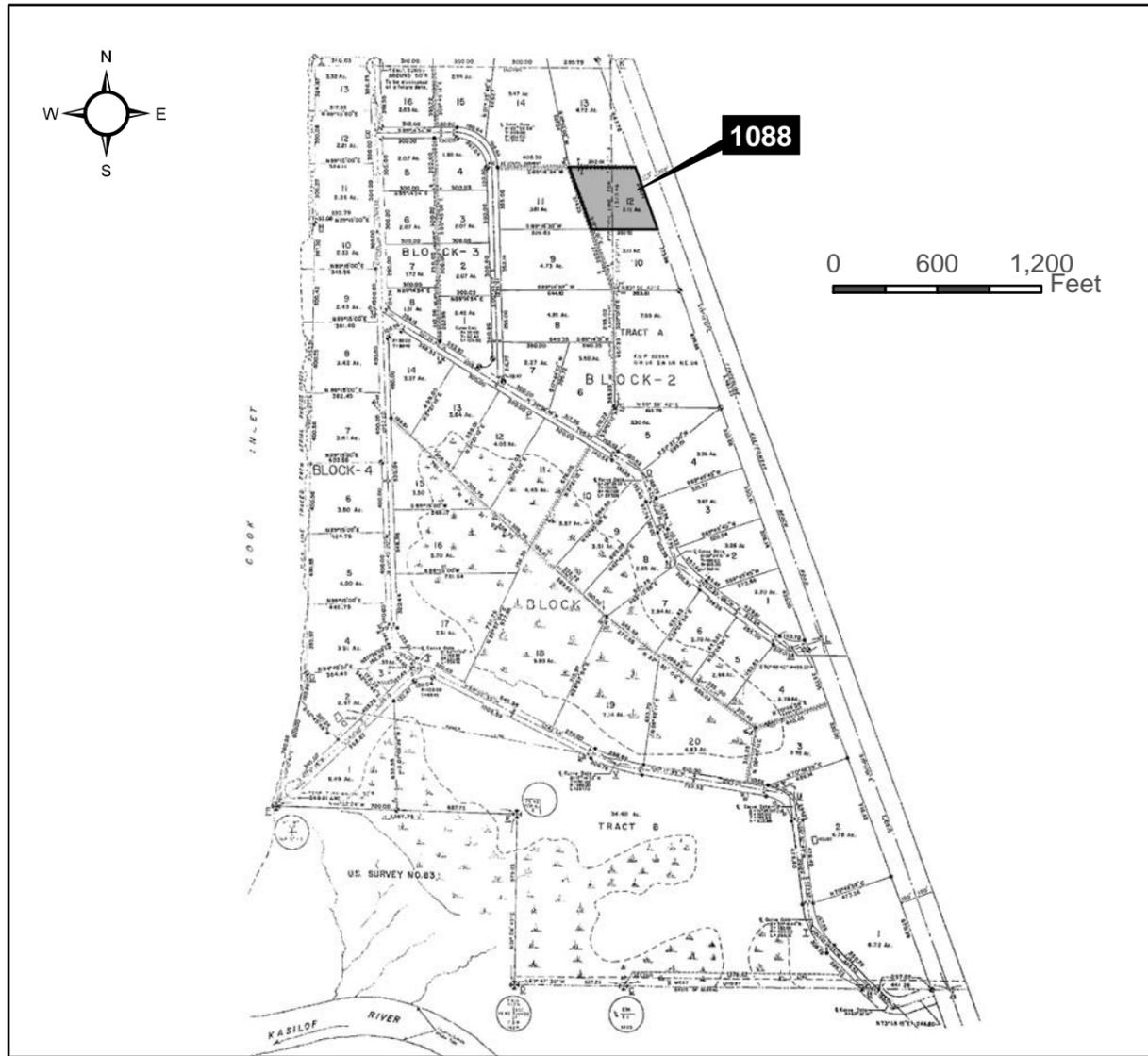


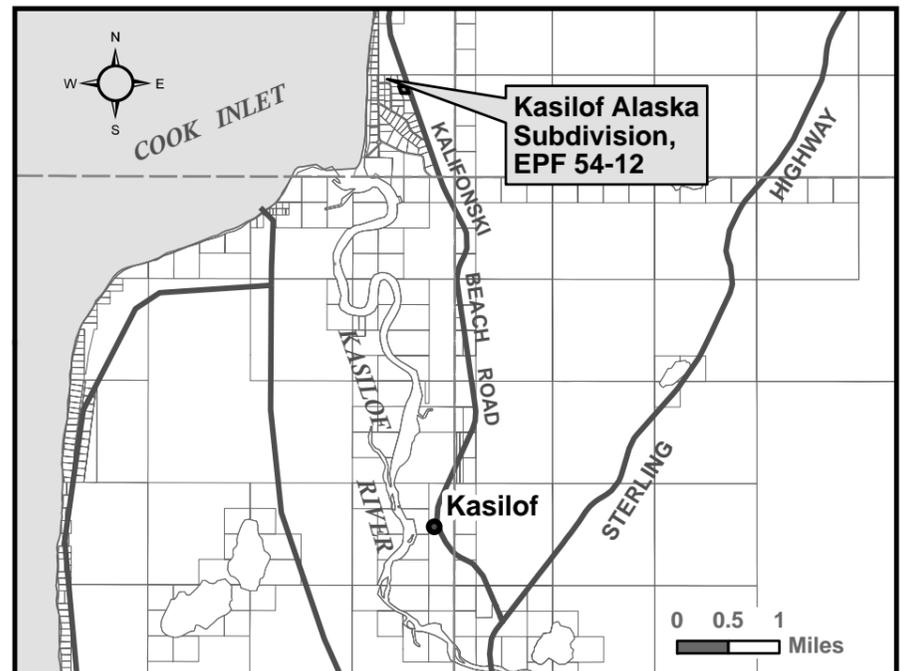
Map 13 -Kasilof Alaska Subdivision EPF 54-12

Southcentral Region



Location	This subdivision is located on the Kenai Peninsula, one mile north of the mouth of the Kasilof River and approximately five miles north of Kasilof. It is bounded by Cook Inlet to the west and Kalifonsky Beach Road to the east.
Topo Map	USGS Quad Kenai B-4
Access	From mile 109 of the Sterling Highway, turn west onto Kalifonsky Beach Road and travel approximately five miles. This parcel is directly accessible from Kalifonsky Beach Road.
Terrain	This parcel is level and at road grade.
Soils	Soils are mostly Tustumena silt loam and vary throughout the subdivision from well drained to very wet.
Vegetation	The subdivision mostly consists of aspen and spruce trees on the uplands. Beetle killed spruce are prevalent on this parcel.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from 14 to 27 degrees F; average summer temperatures range from 45 to 65 degrees F. Average annual precipitation is 24 inches.
Water Source	Water source and quality are unknown.
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).
Utilities	Electricity is available along the parcel boundaries. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see EPF 54-12. 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	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.
Homeowners Association	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1088	39375	S004N012W36	EPF 54-12	12	2	3.11	\$22,000



Township 4 North, Range 12 West, Section 36
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>.

