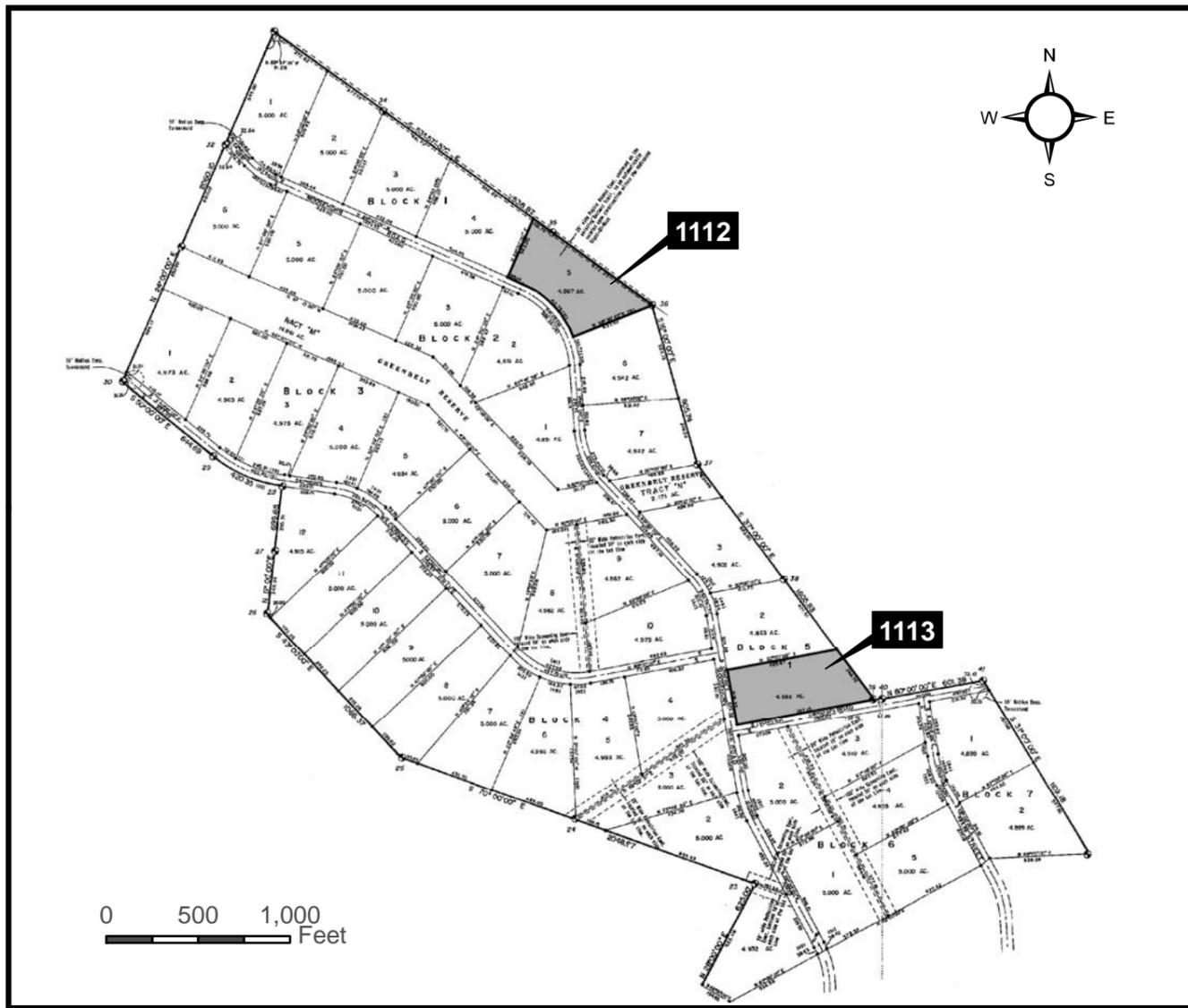


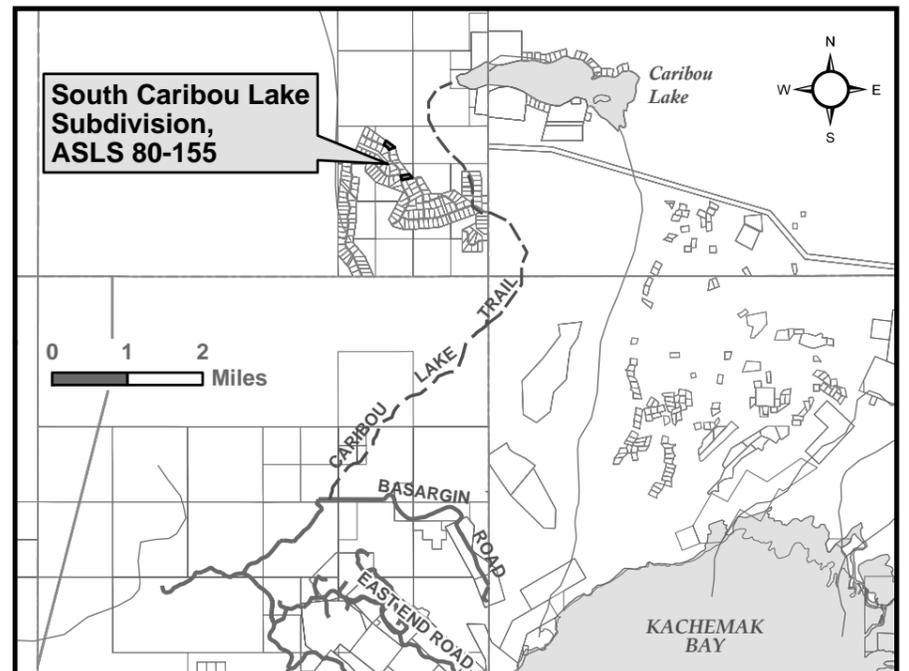
Map 21 - South Caribou Lake Subdivision ASLS 80-155

Southcentral Region



Location	This subdivision is located approximately 22 miles northeast of Homer, approximately two miles southwest of Caribou Lake.
Topo Map	USGS Quads Seldovia D-3 and D-4
Access	Overland access may be by East End Road and Basargin Road to the Caribou Lake Trail, which goes within a mile of the subdivision. Additional access routes 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 on Caribou Lake and then overland access to the parcel.
Terrain	Terrain throughout the subdivision varies from gentle to moderately steep slopes.
Soils	Soils vary from well drained silty sand to well drained silty gravel.
Vegetation	The area primarily consists of large stands of black spruce. Numerous meadows throughout the subdivision are covered with wild grasses. Drainages support stands of willow and alder.
Water Frontage	None
View	Unknown
Climate	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.
Water Source	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	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-155.
Municipal Authority	These parcels are located within the boundary of the Kenai Peninsula Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Homer Recording District in Book 120 on Page 47.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1112	210454	S003S011W26	ASLS 80-155	5	1	4.987	\$6,000
1113	210485	S003S011W26	ASLS 80-155	1	5	4.883	\$6,000



Township 3 South, Range 11 West, Section 26
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>.

