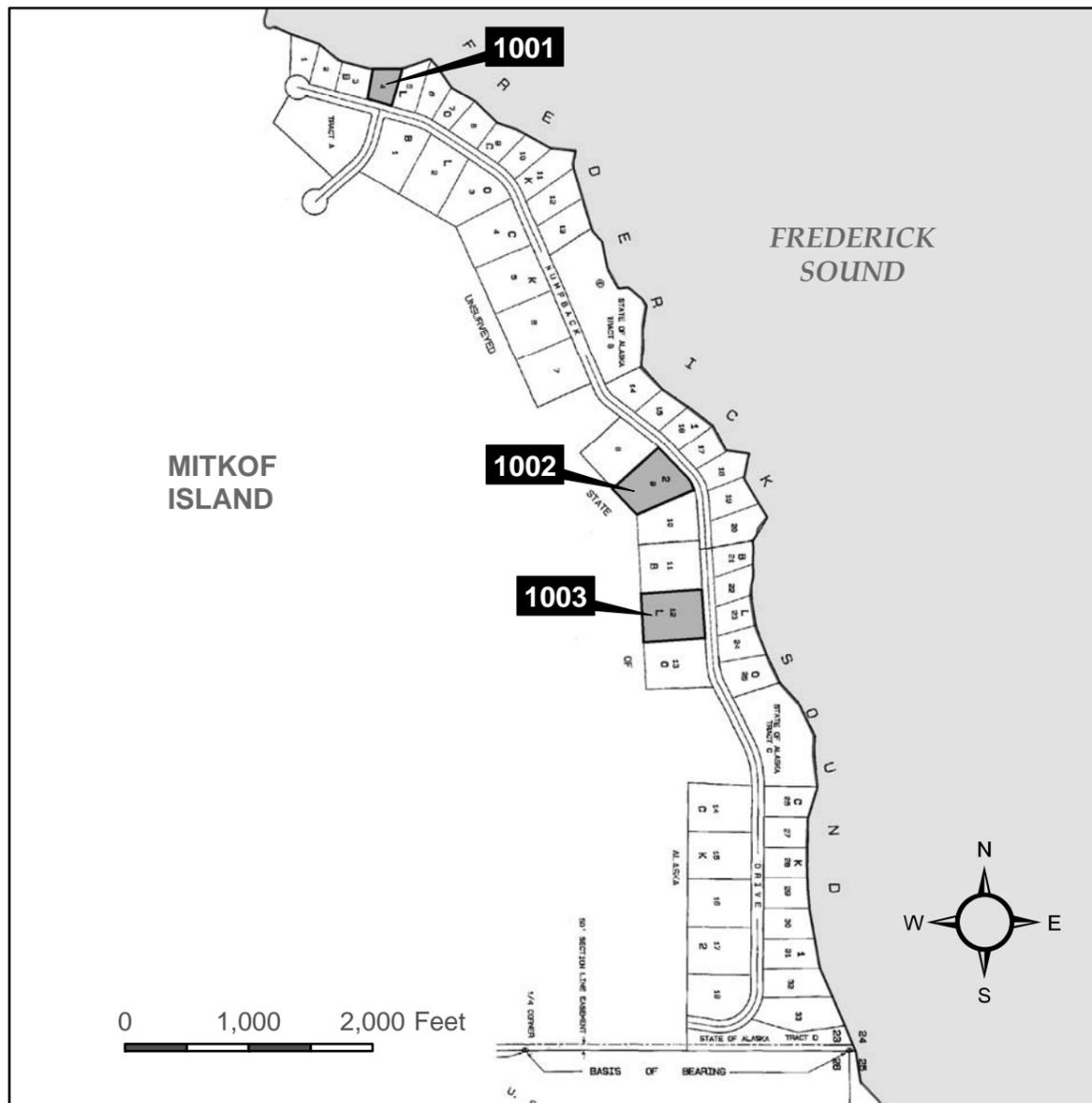


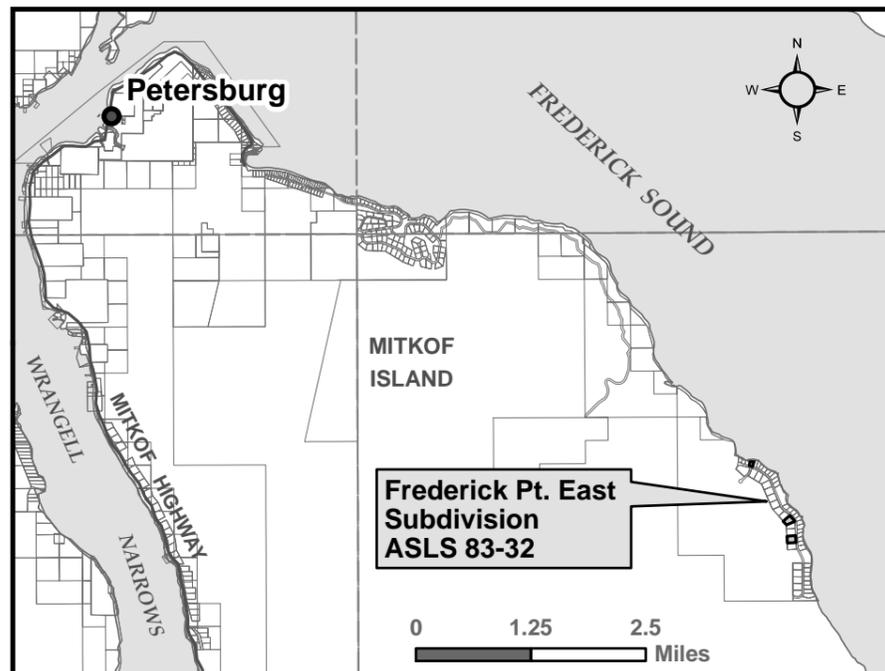
Map 1 - Frederick Pt. East Subdivision ASLS 83-32

Southeast Region



Location	This subdivision is located on the east side of Mitkof Island, approximately nine to 12 miles southeast of the central business district of Petersburg.
Topo Map	USGS Quads Petersburg C-3 and D-3
Access	The subdivision is primarily accessed by water via Frederick Sound with shallow draft boats, floatplanes or other marine craft. Access from the water is weather dependent; the area is known for its variable wind speeds and conditions. It is unlikely that docks or floats could be constructed along the shoreline due to the lack of protection from storms. These parcels are along a platted road right-of-way, which has not been constructed. Logging roads come within a mile or two of the subdivision, but there is no dedicated or developed access from the logging roads to the subdivision, and the logging roads are not maintained year-round.
Terrain	The shoreline on the north end of the subdivision has abrupt rock outcroppings making boat moorage and access from the water quite difficult. Slopes throughout the subdivision are moderate.
Soils	Soil types vary from muskeg five to 15 feet deep to soils composed of a thin layer of organic material, usually to a depth of three to 12 inches, followed by mixtures of sand, silt, gravel and clay overlaying bedrock. Bedrock is generally found at a depth of three to five feet below the surface.
Vegetation	The area was logged in 1955-56 and now supports a dense stand of alder and second growth cedar, hemlock and spruce.
Water Frontage	Parcel 1001 has water frontage on Frederick Sound.
View	Potential views of Frederick Sound are possible from Parcel 1001.
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	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams.
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 83-32. 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	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. The City of Petersburg has zoned this subdivision Rural Residential.
Homeowners Association	None
Other	These parcels will be offered in a Veterans Preference Auction. See the brochure narrative for more information about this program.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1001	104127	C059S080E14	ASLS 83-32	4	1	1.410	\$22,000
1002	104153	C059S080E23	ASLS 83-32	9	2	4.344	\$11,000
1003	104168	C059S080E23	ASLS 83-32	12	2	4.624	\$11,000



Township 59 South, Range 80 East, Sections 14 & 23
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>.

