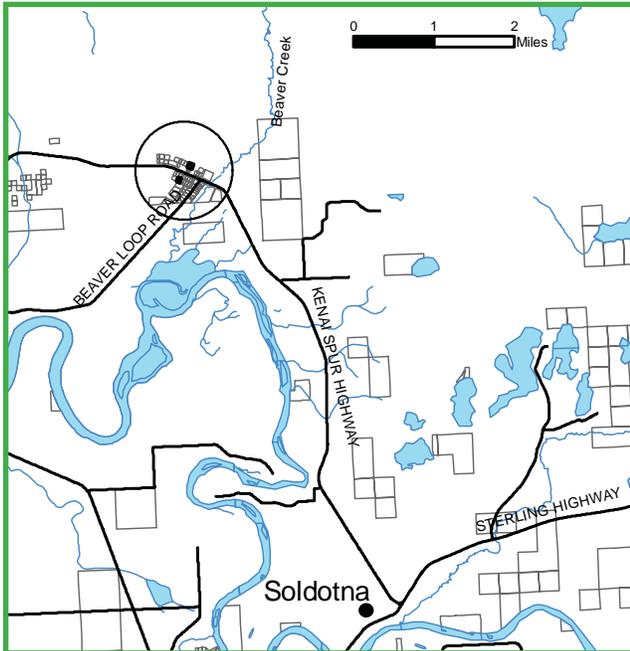


Beaver Creek - EPF3-9



PARCEL #	1048	1049
AK DIVISION OF LANDS (ADL) #	228871	201214
MERIDIAN TOWNSHIP RANGE SECTION	S006N011W36	S006N011W36
SURVEY	EPF3-9	EPF3-9
ACRES	2.066	1.309
LOT	6,7	16
BLOCK	B	F
MINIMUM BID	\$3,600	\$4,500



LOCATION	The Beaver Creek Subdivision is on the north and south sides of the Kenai Spur Highway, 4 miles east of the central business district of the City of Kenai.
ACCESS	Access to the subdivision is by the Kenai Spur Highway, then by platted rights-of-way. Beaver Loop Road (notated as Shotgun Drive on City of Kenai maps) has been developed.
UTILITIES	Electricity, telephone, and natural gas service are available to the lots adjacent to the Kenai Spur Highway and Beaver Loop Road, but may need to be extended to the other parcels. See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS	Subject to all platted easements and reservations of record, see EPF 3-9. The City of Kenai has zoned the lots adjacent to the Kenai Spur Highway as General Commercial (CG). The remaining lots are zoned Rural Residential (RR). These parcels contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
MUNICIPAL AUTHORITY	These parcels are located within the boundary of the Kenai Peninsula Borough, a second class borough, and the City of Kenai, a home rule city, and are subject to applicable local ordinances and property assessments.
NOTES	Debris including scrap wood, old pallets and metal racks are on parcel 1048 (lot 7 Block B). Any clean up or removal of these items will become the responsibility of the purchaser. Both of these parcels are eligible for the Veteran's Preference Auction (see page 17 for details). *NOTE: There are improvement requirements for Veteran's Preference (see page 18). Improvements will require the development of adjacent right of ways to meet city standards of accessibility in order to obtain a building permit.

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: plats.landrecords.info/.