

Happy Creek - ASLS 2009 - 11



Looking west along Tim Avenue toward parcel 1051 on the left

**LOCATION**

The Happy Creek subdivision is located near the community of Happy Valley, about 12 miles north-east of Anchor Point and approximately 8 miles southwest of Ninilchik.

**ACCESS**

Access to the subdivision is from the Sterling Highway via Tim Avenue, a gravel road. Tim Avenue joins the Sterling Highway at approximately mile 142.5. Access into the parcels is walk-in along the platted road, Jacob Samuel Street, which runs south from Tim Avenue.

**UTILITIES**

Electricity and telephone service are available along the Sterling Highway and partway down Tim Avenue. Purchasers will be responsible for extending the existing power lines.

Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

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 sewage only (outhouses and privies). Soil conditions, water table, levels, and soil slopes have been found suitable for onsite wastewater treatment and disposal systems for single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Parcels are subject to a 20-foot building setback along all rights-of-way, a 25-foot building setback from the eastern boundary of all lots, and a 10-foot building setback from all side lot lines.

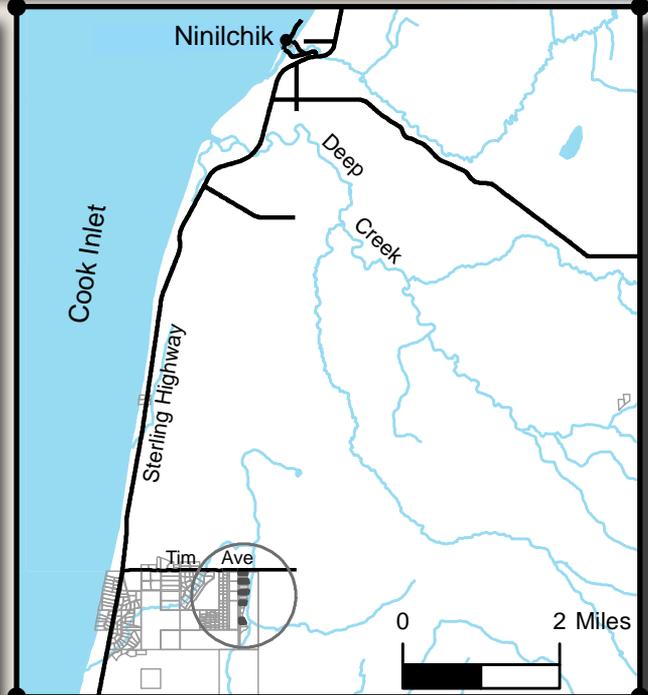
Parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Subject to all platted easements and reservations of record, see ASLS 2009-11.

**MUNICIPAL AUTHORITY**

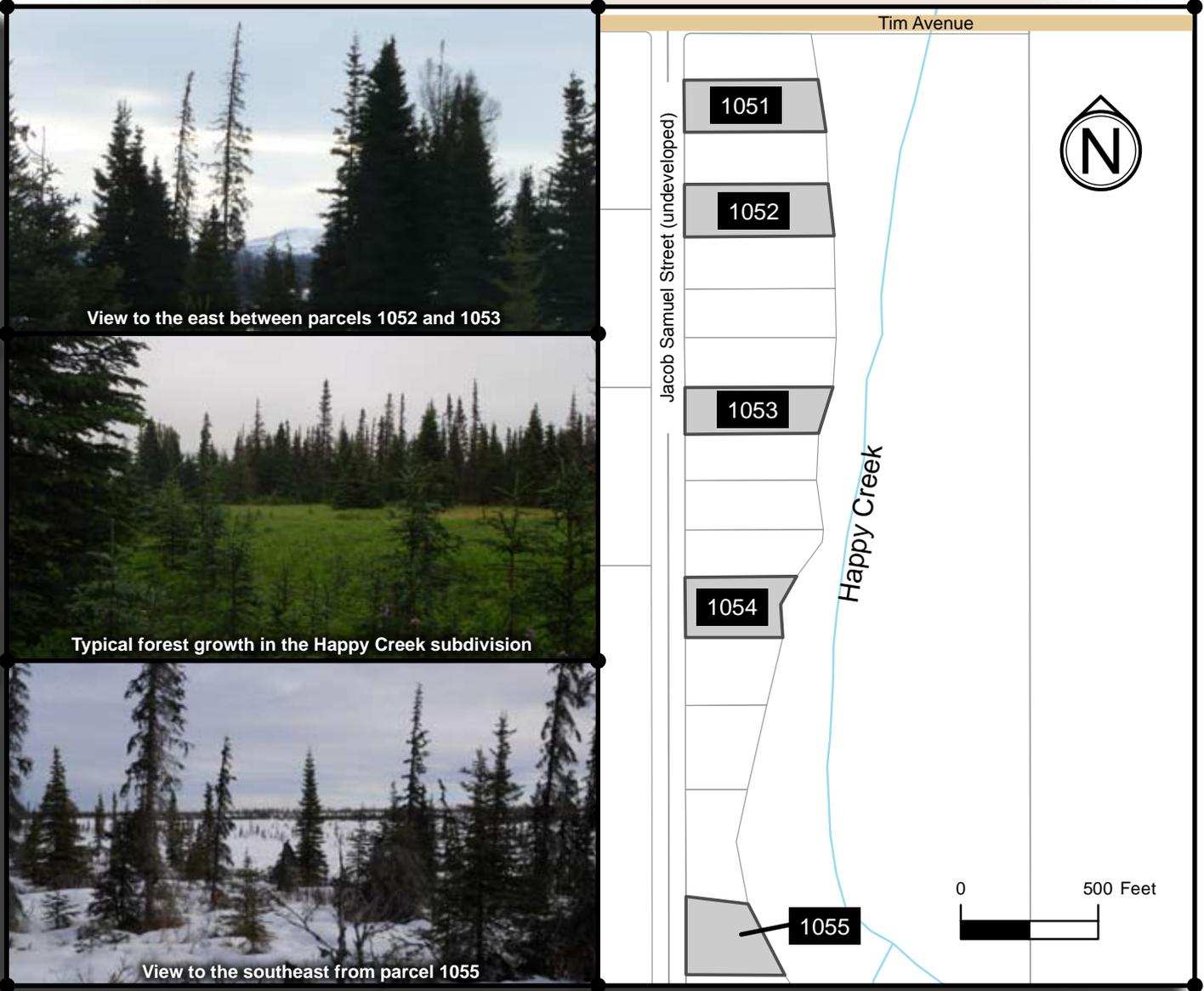
These parcels are located within the boundary of the Kenai Peninsula Borough, and are subject to applicable local ordinances and property assessments.

**NOTE:** The offering of Happy Creek Subdivision is contingent upon plat approval by the Kenai Peninsula Borough and recordation in the Homer Recording District. If such approval is not received, parcels 1051 - 1055 will be withdrawn in subsequent errata sheets, and offered at a later date.



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://dnr.alaska.gov/Landrecords/>

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1051	231135	S003S014W4	ASLS 2009-11	2.189	2	\$11,200
1052	231137	S003S014W4	ASLS 2009-11	2.332	4	\$11,900
1053	231141	S003S014W4	ASLS 2009-11	2	8	\$10,200
1054	231145	S003S014W4	ASLS 2009-11	1.839	12	\$9,400
1055	231149	S003S014W4	ASLS 2009-11	1.839	16	\$9,400



View to the southeast from the Happy Creek subdivision