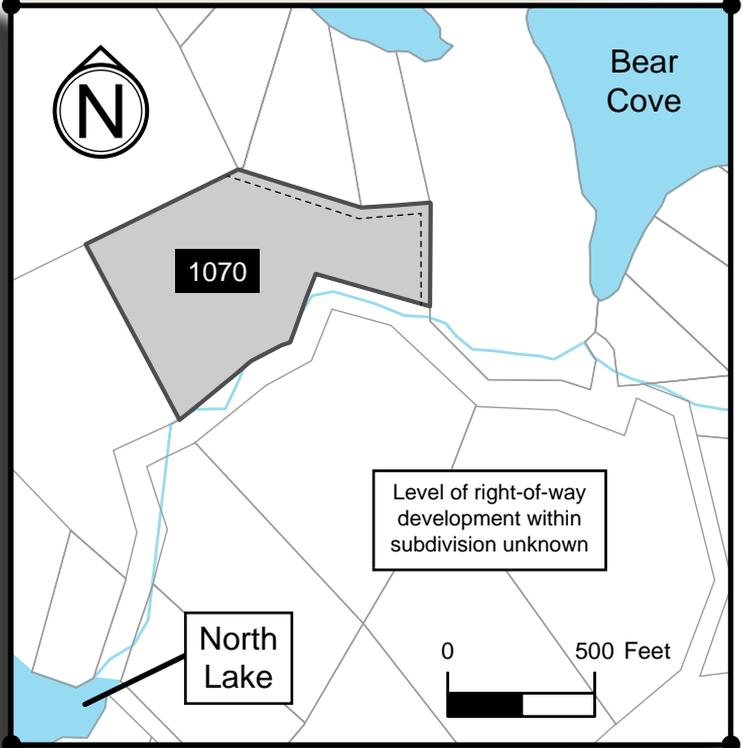


Mariner's Walk - ASLS 85 - 225

PARCEL #	1070
AK DIVISION OF LANDS (ADL) #	223009
MERIDIAN TOWNSHIP RANGE SECTION	S005S010W29, 30
SURVEY	ASLS 85-225
ACRES	12.414
LOT	13
BLOCK	5
MINIMUM BID	\$11,500



LOCATION

The Mariner's Walk Subdivision is located at the southeast end of Kachemak Bay, approximately 12 miles east of Homer. Bradley Lake is located about six miles to the northeast. Kachemak Bay State Park and Kenai National Wildlife Refuge are approx. two miles to the south.

ACCESS

Access to the subdivision is by boat or floatplane from Homer to Bear Cove. From the coast there is a platted right-of-way to reach the lot.

UTILITIES

There is no municipal water supply. 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 (DEC).

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

RESTRICTIONS

Parcel 1070 is subject to a 30' pedestrian easement. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record. Please see ASLS 85 - 225 and current status plat for up to date restrictions.

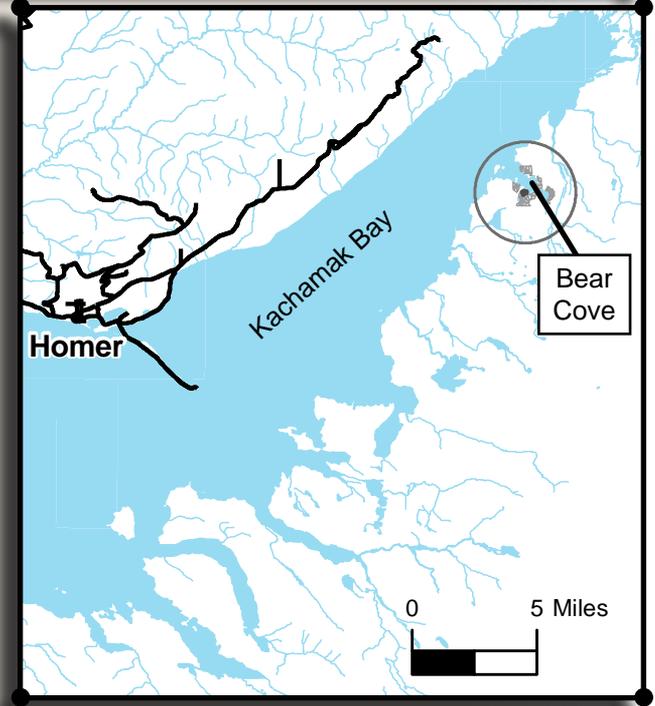
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' association, if active.

MUNICIPAL AUTHORITY

This parcel is located within the boundary of the Kenai Peninsula Borough and is subject to applicable local ordinances and property assessments.

NOTES

The area is densely forested with predominately Sitka spruce of an average height of 60 feet. Lutz spruce, balsam, poplar, paper birch, and various shrubs are also present.



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/>