

Frederick Point North - ASLS 83 - 31



Looking east along Frederick Drive, parcel 1006 is at right

LOCATION

This subdivision lies on the north end of Mitkof Island, about 3.5 miles southeast of the central business district of Petersburg.

ACCESS

Petersburg has regularly scheduled jet and floatplane service and is part of the Alaska Marine Highway System. The North Mitkof Highway provides access from Petersburg to a portion of the subdivision. These parcels are along a platted road right-of-way, Frederick Drive, which has been constructed as a one lane gravel road 30 feet wide.

UTILITIES

Electricity and water are available along the developed section of Frederick Drive. Landowners will be responsible for extending existing lines to their property.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 83-31.

This subdivision is zoned "Rural Residential" by the City of Petersburg. This zoning allows for single-family residences with a minimum lot size of one acre. These 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.

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.

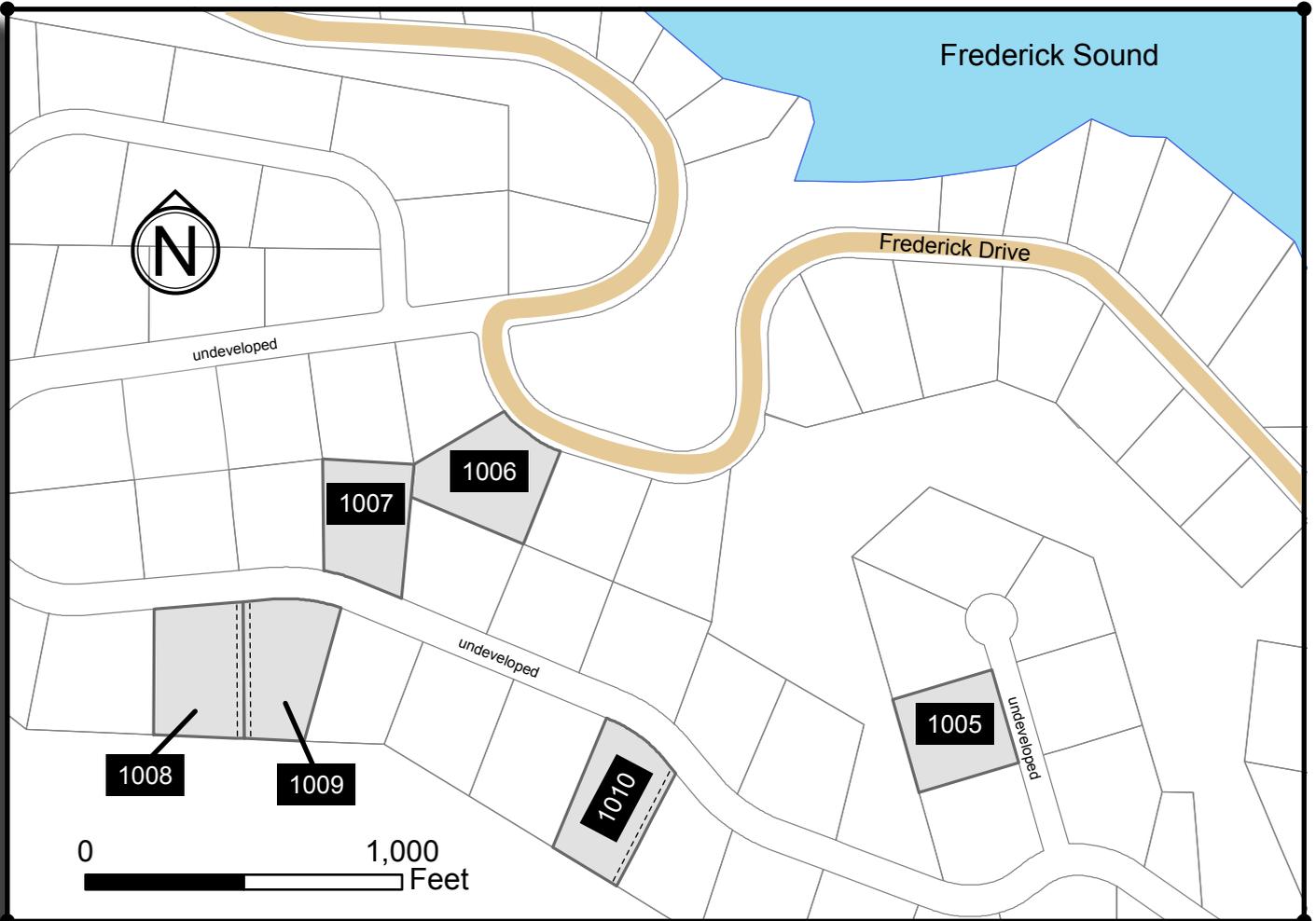
NOTES

These parcels are located within the boundary of the City of Petersburg. Contact the City of Petersburg by mail at PO Box 329, Petersburg, Alaska, 99833, or by phone at (907) 772-4519.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Frederick Point North - ASLS 83 - 31



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1005	104218	C059S080E6	ASLS 83-31	2.272	16	4	\$9,100
1006	104225	C059S080E6	ASLS 83-31	2.572	6	5	\$36,000
1007	104233	C059S080E6	ASLS 83-31	2.292	14	5	\$8,900
1008	104241	C059S080E6	ASLS 83-31	2.638	5	6	\$10,300
1009	104242	C059S080E6	ASLS 83-31	2.529	6	6	\$9,900
1010	104246	C059S080E6	ASLS 83-31	2.54	10	6	\$9,900



View of parcel 1005