

Happy Creek - ASLS 2009 - 11



Looking west along Tim Avenue from near the intersection with Jacob Samuel Street

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 State of Alaska, Department of Environmental Conservation (DEC). 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 "Sewer and Water" and "Water Rights and Usage" sections of this brochure 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.

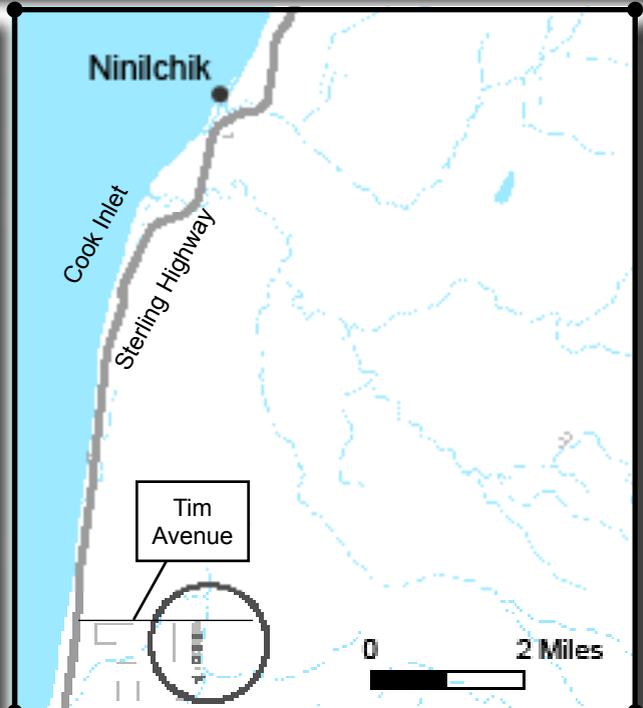
Subject to all platted easements and reservations of record, see ASLS 2009-11.

MUNICIPAL AUTHORITY

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

NOTES

Close to Cook Inlet and the community of Homer.



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/>.

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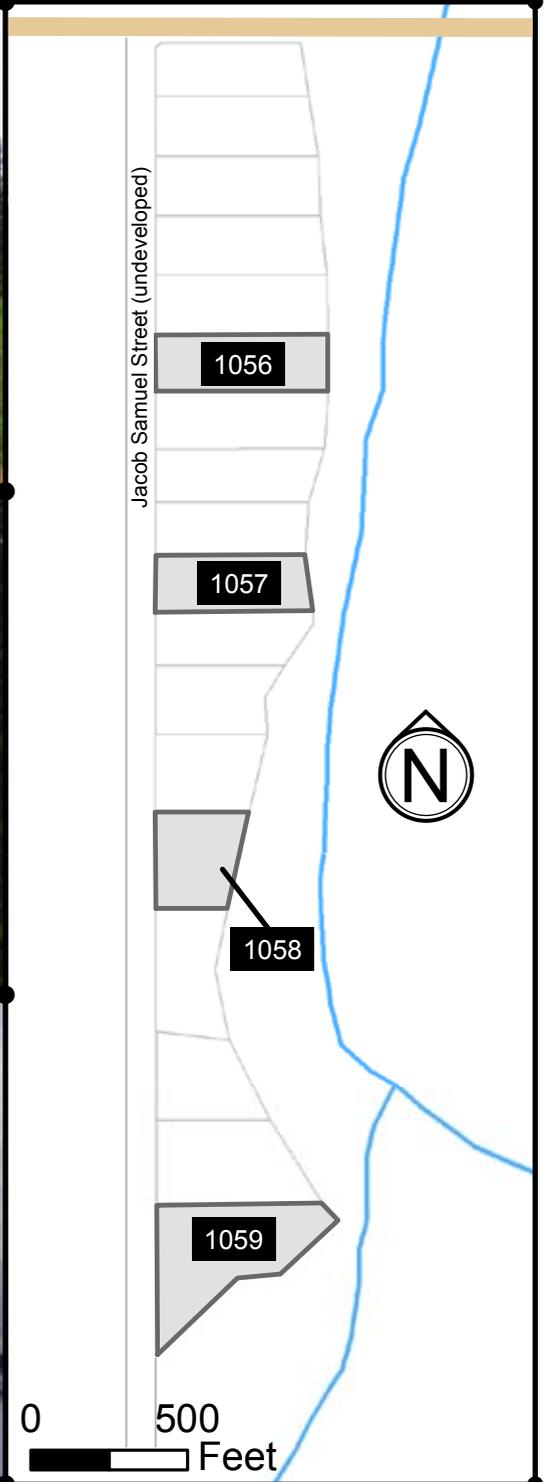
Parcel 1056



Parcel 1057



Winter view to the southeast from eastern lot line of parcel 1059



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1056	231139	S003S014W4	ASLS 2009-11	2.27	6	\$11,600
1057	231143	S003S014W4	ASLS 2009-11	2.02	10	\$10,300
1058	231147	S003S014W4	ASLS 2009-11	1.83	14	\$9,400
1059	231151	S003S014W4	ASLS 2009-11	3.39	18	\$14,700