



SE  
REGION

# 2013 Alaska State Land Offering

## Freshwater Bay ASLS 2010-44

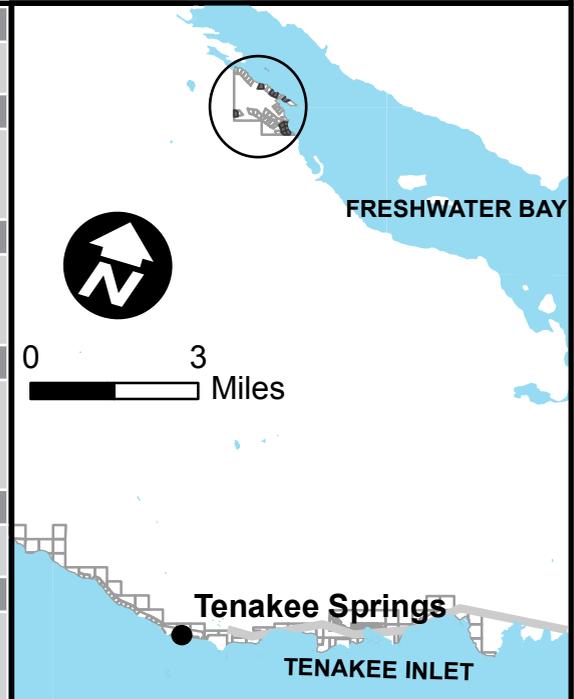
**NEW FOR 2013**



**Aerial view of the SE portion of Freshwater Bay**

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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://plats.landrecords.info/>

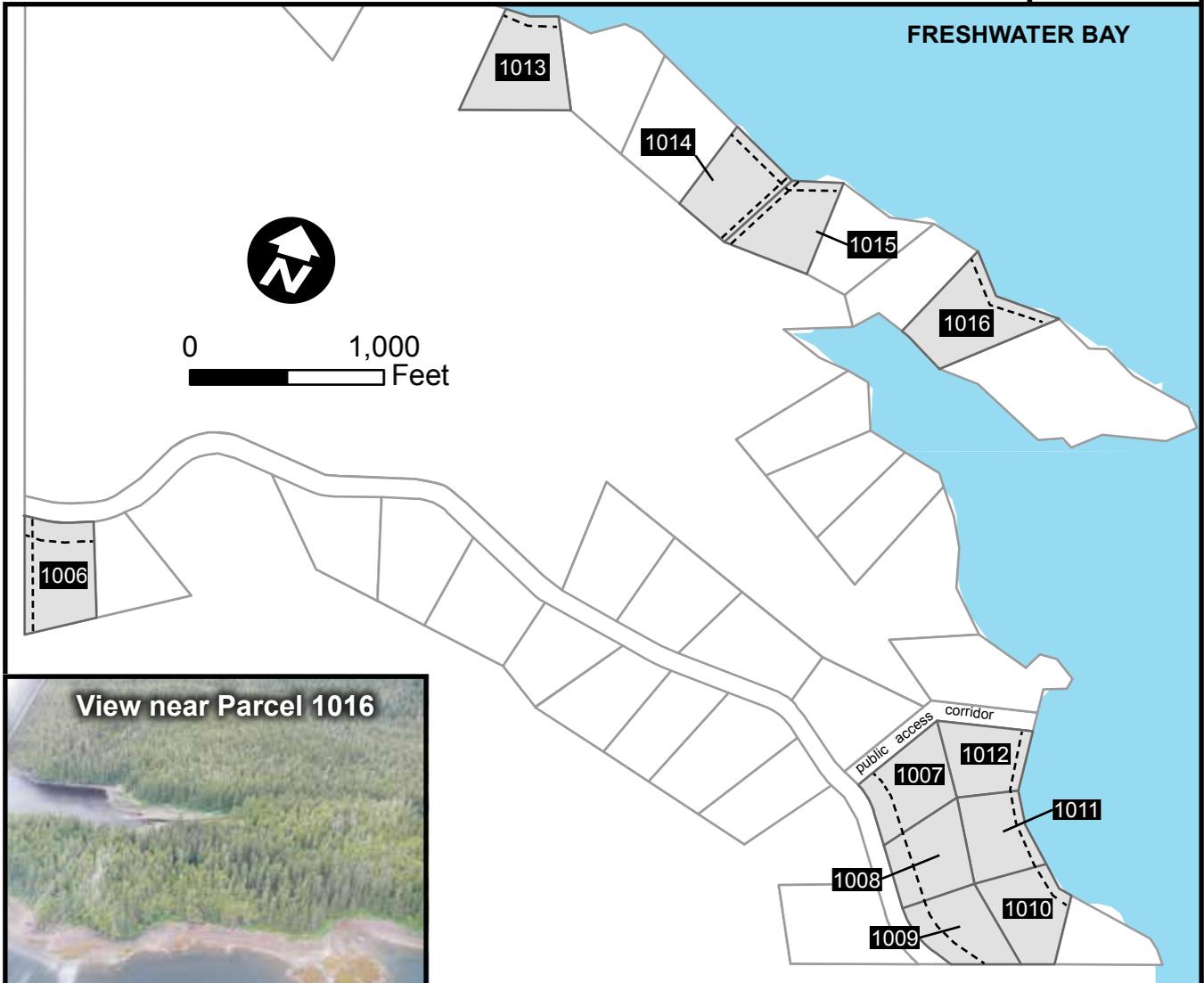
LOCATION
Freshwater Bay Subdivision is located on Chichagof Island, about 17 miles southeast of Hoonah and 35 miles west of Juneau.
ACCESS
The subdivision features oceanfront lots with frontage on Freshwater Bay and interior lots with frontage on a gravel Forest Service Road. The oceanfront lots are accessible by floatplane or skiff. The gravel road was in good condition at the time of inspection. The road allows seasonal access from Hoonah. In the winter snowmachine access is possible.
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.  See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Parcels 1006, 1007, 1008, and 1009 are subject to a 100-foot building setback from the Forest Service Road. Parcel 1006 is also subject to a 50-foot Public Access and Utility Easement. Parcels 1014 and 1015 are each subject to a 25-foot Public Access and Use Easement. All oceanfront lots are subject to a 50-foot Public Access Easement per AS 38.05.127. Parcels are subject to all platted easements and reservations of record, see ASLS 2010-44.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
A reserved tract within the subdivision, Tract F, provides a public access corridor to Freshwater Bay. The access is unimproved and covered with natural vegetation.  Eagle nests have been reported in this area. See page 17 of this brochure for more information.





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PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1006	108171	C046S063E3	2010-44	4.55	1	1	\$48,800
1007	108173	C046S063E2	2010-44	3.5	1	4	\$43,300
1008	108174	C046S063E2	2010-44	3.5	2	4	\$43,300
1009	108175	C046S063E2	2010-44	3.5	3	4	\$43,300
1010	108176	C046S063E2	2010-44	3.7	4	4	\$50,800
1011	108177	C046S063E2	2010-44	3.54	5	4	\$49,600
1012	108178	C046S063E2	2010-44	3.48	6	4	\$51,200
1013	108179	C045S063E34	2010-44	4.84	1	8	\$57,300
1014	108180	C045S063E34	2010-44	3.9	4	8	\$52,400
1015	108181	C045S063E34, 35	2010-44	3.49	5	8	\$48,900
1016	108182	C045S063E35	2010-44	4.73	8	8	\$59,600