

KUPREANOF SHORES & KUPREANOF PENINSULA HOMESTEAD



Location	Kupreanof Shores is located approximately 34-37 air miles northwest of the city of Kodiak, along the shores of Viekola Bay and Kupreanof Strait.
Access	Access to all parcels is by boat or float plane. Some of the parcels have steeper oceanfront access than others. Access ranges from gently sloping shoreline to bluffs or cliffs.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundaries of the Kodiak Island Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the Borough for more details.
Zoning	These parcels are zoned C-conservation by the Kodiak Island Borough. C-conservation zoning does allow for single family residential and limited commercial purposes, though some uses may be limited or restricted. Please contact the Borough for details.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Parcel 1123 was previously offered as a homestead parcel, and then again at a later land auction. The Kupreanof Shores Subdivision (parcels 1124-1151) was recently surveyed and has not been previously offered for sale.</p>
Survey and MTRS	<p>Kupreanof Shores is ASLS 2019-19, located in Sections 29, 32, 33 & 34, Township 25 South, Range 24 West, and Sections 26, 27, 35 & 36, Township 25 South, Range 25 West, Seward Meridian. The survey has been filed as Plat 2023-5 in the Kodiak Recording District.</p> <p>Kupreanof Peninsula Homestead (Parcel 1123) is ASLS 91-133, located in Section 32, Township 25 South, Range 24 West, Seward Meridian. The survey has been filed as Plat 92-44 in the Kodiak Recording District.</p>
Rights-of-Way	None.

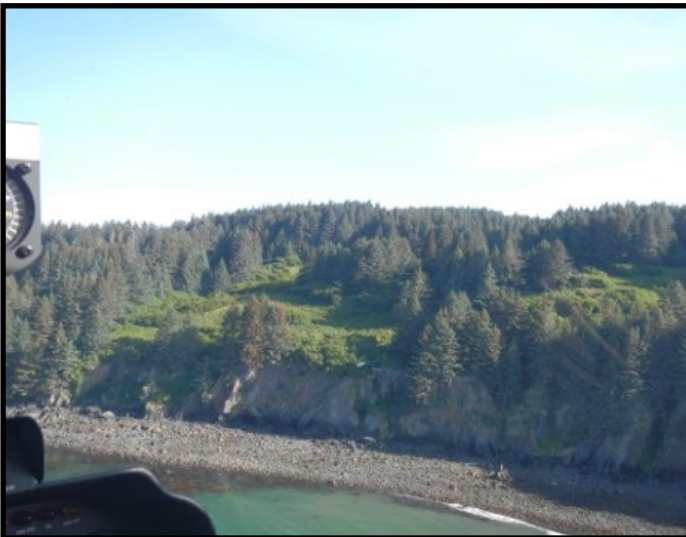
Restrictions

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.

Kupreanof Shores Subdivision (Parcels 1124-1151):

There is a 50ft building setback from streams, creeks, and wetlands. There is a 100ft public access easement along the shoreline, **between** the lots and the mean high-water mark. Parcels 1145, 1146, 1150, & 1151 (Lots 22, 23, 27, 28) have a 50ft section line easement along the south lot line. See plat for details.

Kupreanof Peninsula Homestead (Parcel 1123): There is a 50ft section line easement along the east lot line, and a 25ft public access and utility easement along all other lot lines. There is a 100ft strip of state land along the shoreline, **between** the parcel and the mean high-water mark. See plat for details.

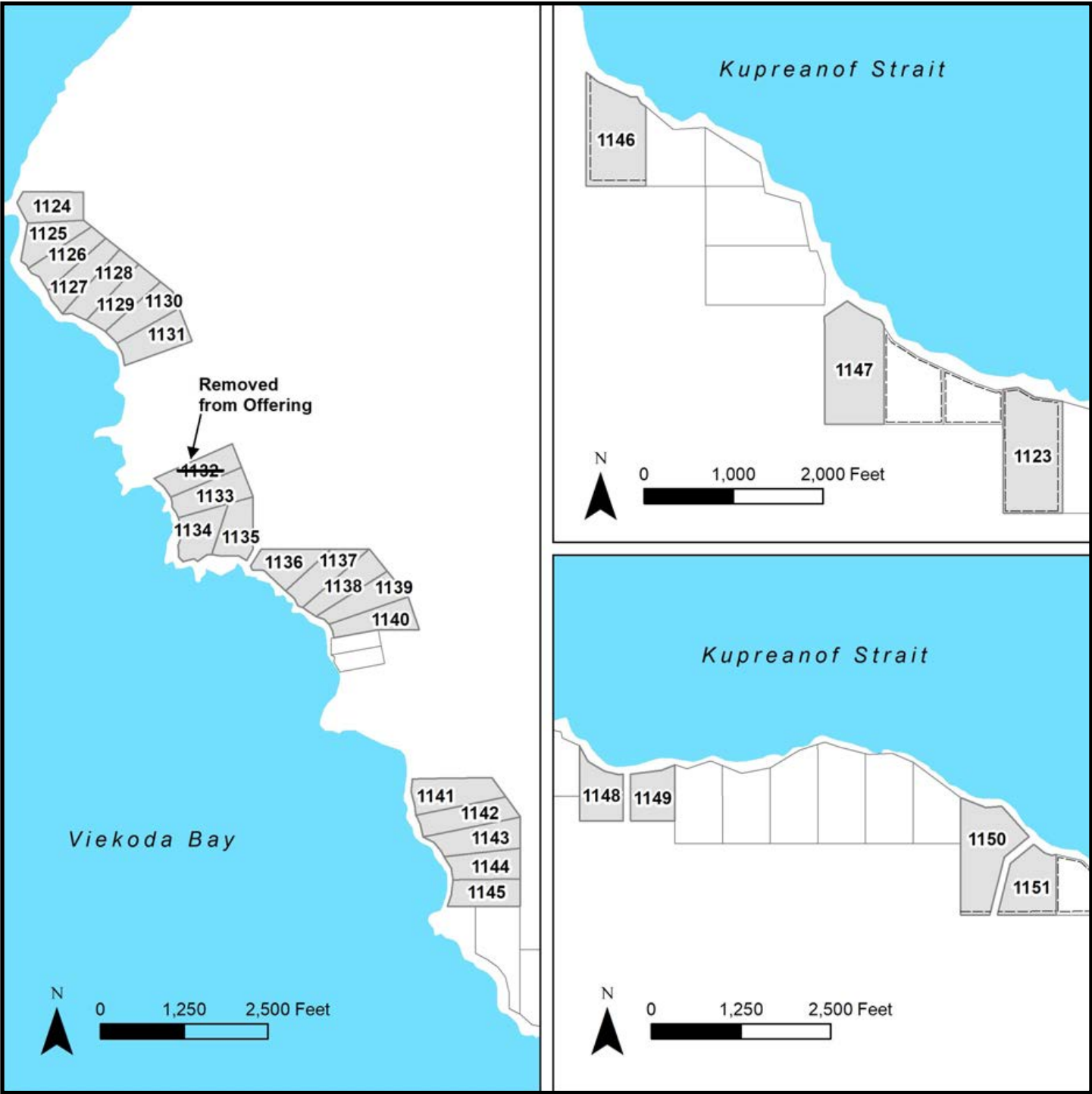


Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1123	224839	Tract C	19.83	\$69,800
1124	234559	1	9.82	\$34,200
1125	234560	2	9.31	\$33,100
1126	234561	3	9.25	\$32,900
1127	234562	4	9.29	\$33,100
1128	234563	5	9.32	\$31,300
1129	234570	6	9.30	\$33,100
1130	234571	7	9.19	\$30,900
1131	234572	8	10.51	\$35,700
1133	234574	10	10.47	\$44,400
1134	234575	11	9.25	\$41,100
1135	234576	12	9.23	\$43,200
1136	234577	13	9.22	\$36,900
1137	234578	14	9.33	\$37,300
1138	234579	15	9.33	\$39,600
1139	234580	16	9.34	\$39,600
1140	234581	17	9.30	\$39,400
1141	234582	18	12.37	\$49,500
1142	234583	19	10.79	\$35,800
1143	234584	20	11.50	\$37,700
1144	234585	21	9.76	\$42,900
1145	234586	22	9.30	\$35,600
1146	234587	23	16.22	\$64,900
1147	234588	24	19.02	\$69,200
1148	234589	25	10.38	\$48,600
1149	234590	26	9.86	\$47,300
1150	234591	27	21.45	\$78,900
1151	234592	28	13.93	\$59,100

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