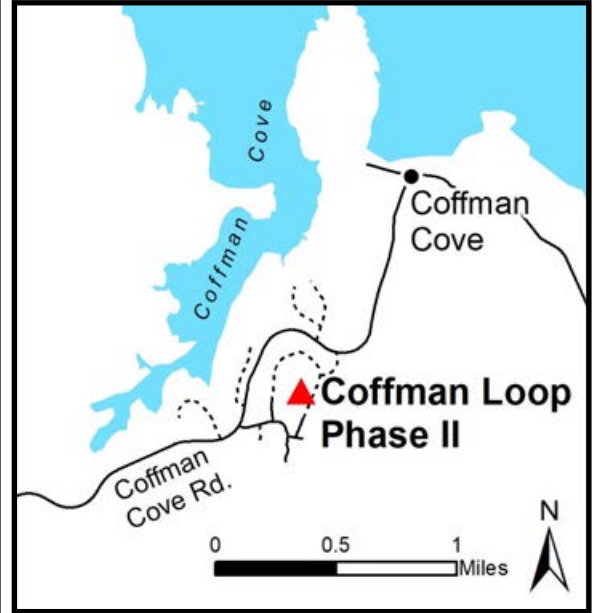
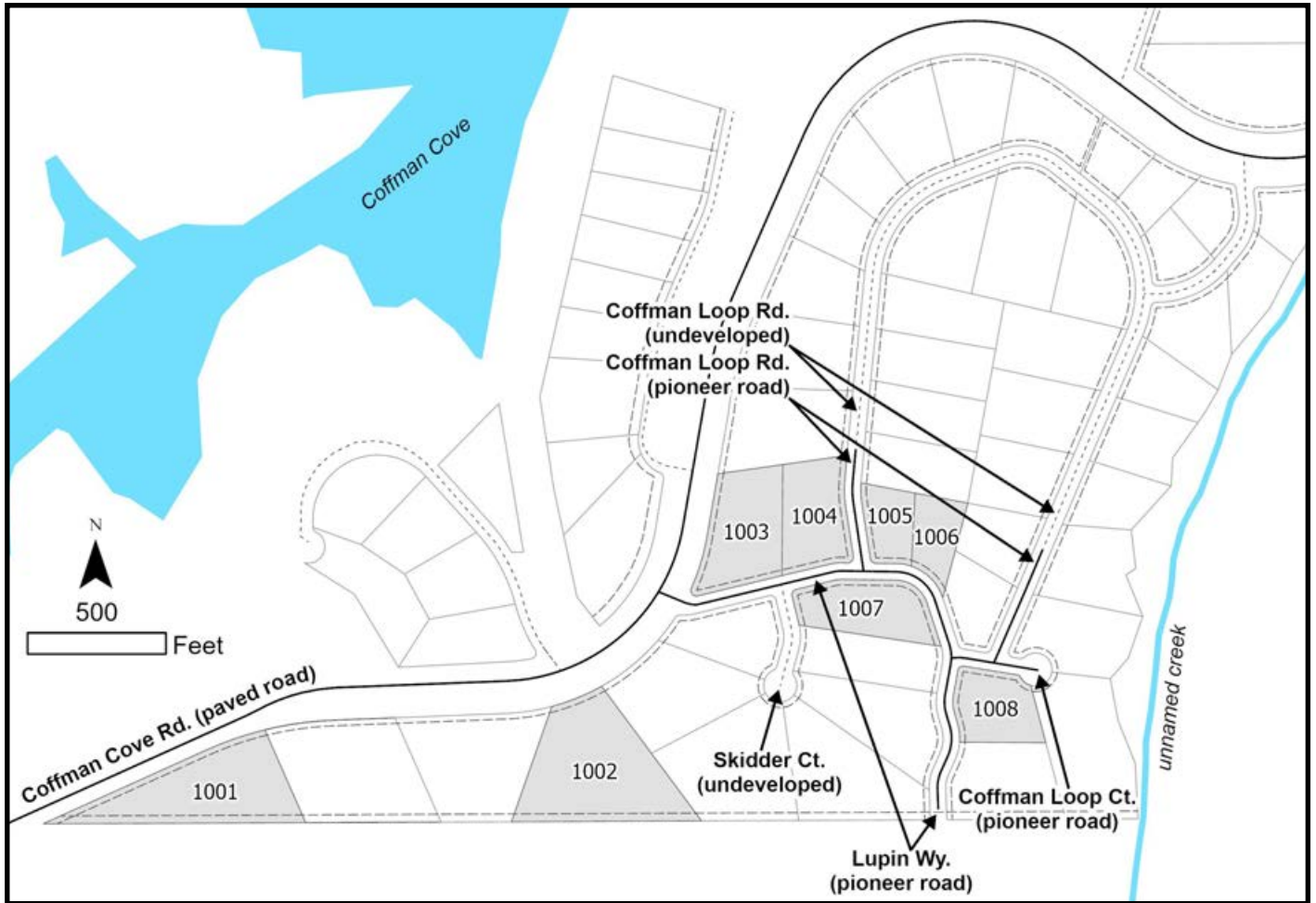


COFFMAN LOOP PHASE II



Location	Coffman Loop Subdivision, Phase II is located 1 mile south of Coffman Cove, within Coffman Cove city limits.
Access	Access to these parcels is via the Prince of Wales road system. The subdivision is accessed from Coffman Cove Rd, a paved road. Parcels 1001 and 1002 are accessed directly from Coffman Cove Rd. Access to all other parcels is from interior subdivision roads. Lupin Way is a gravel road. Coffman Loop Rd and Coffman Loop Ct are partially developed.
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. Electrical service runs along Coffman Cove Rd. Purchasers may need to extend the lines at their own expense.
Local Government	This area is within the boundary of the City of Coffman Cove and is subject to applicable platting and planning authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> below. Please check with the city for details. There is currently no zoning for the subdivision.
Fire	This area is in the Modified 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>Parts of the subdivision have been previously logged. Parcels are either fully wooded, partially wooded, or partially to mostly clear-cut with leftover slash. As with all parcels, DNR recommends prospective bidders personally inspect the parcel before placing a bid.</p>
Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>There is a 50ft building setback from apparent wetlands. All lots have a 20ft public utility easement along rights-of-way. Parcels 1001 & 1002 have a 50ft section line easement along the south lot lines.</p> <p>Access to parcels is via the interior platted rights-of-way. The only lots with legal access from Coffman Cove Rd are parcels 1001 & 1002. These parcels will require a driveway permit from DOT&PF. Please see the plat notes for details.</p>

Survey and MTRS	Coffman Loop Phase II is survey ASLS 2018-01, located in Section 2, Township 68 South, Range 81 East, Copper River Meridian. The survey has been recorded as plat 2020-2 in the Petersburg Recording District and as plat 2020-17 in the Ketchikan Recording District.
Rights-of-Way	Coffman Cove Rd is a paved road. Lupin Way is a gravel road. Coffman Loop Rd and Coffman Loop Ct are partially developed. All other rights-of-way within the subdivision are undeveloped. Parcels 1001 & 1002 are the ONLY parcels with direct access from Coffman Cove Rd.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1001	109101	1	3	3.81	\$70,600
1002	109103	3	3	4.53	\$75,500
1003	109074	2	1	2.60	\$56,000
1004	109073	1	1	2.10	\$47,600
1005	109088	2	2	1.08	\$41,900
1006	109087	1	2	1.10	\$42,000
1007	109106	6	3	2.12	\$53,000
1008	109121	11	4	1.69	\$45,300

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.