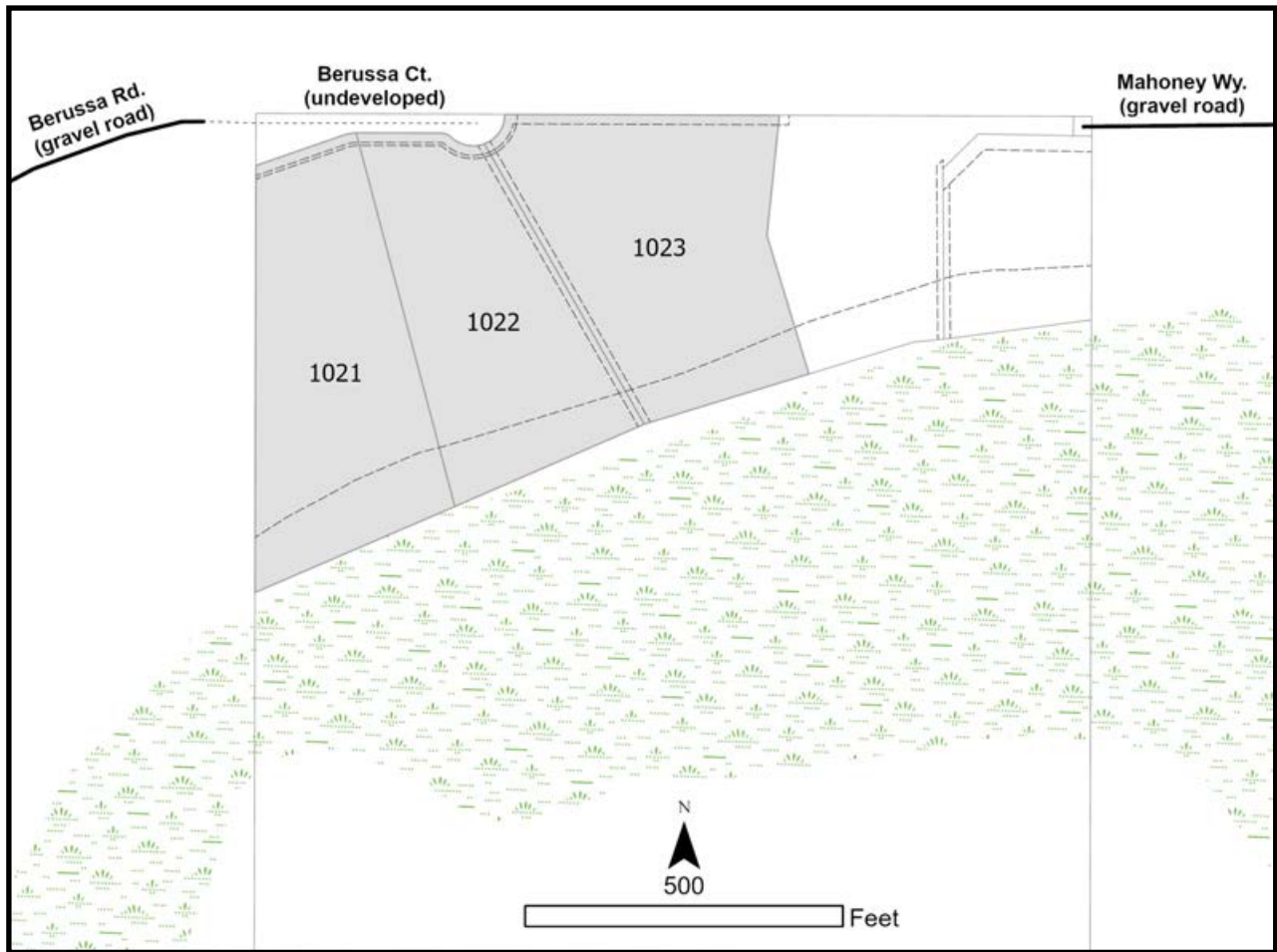


NINILCHIK BLUFF



Location	Ninilchik Bluff is approximately 3.5 miles south of Ninilchik, 1.25 miles south of Deep Creek, and ½ mile east of the Sterling Hwy, at the end of Berrusa Rd.
Access	From the Sterling Hwy, head east on Berussa Rd to the end. The parcels are located approximately 100 – 400 ft east of the end of the developed gravel surface.
Utilities	Electrical service is located just west of the subdivision but does not extend to the parcels. Prospective purchasers may need to extend lines at their own expense. Natural gas is not in the immediate area. 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.
Local Government	This area is within the boundaries of the Kenai Peninsula 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 <i>Restrictions</i> . Please check with the Borough for more details. There is currently no zoning for the subdivision.
Fire	This area is in the Critical 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>In 2016 two eagle’s nests were identified on Parcel 1022. DNR field inspected the property in 2023 to see if the eagle’s nests were still active. One of the nests could not be located. The tree supporting the second nest had fallen over. This nest was inactive and no longer able to support nesting. During the field inspection an active nest was observed within the subdivision, on Lot 1 (private property). It is possible that the nest on Lot 1 is within 330ft of Parcel 1023 (Lot 3). Federal Law prohibits any disturbance of bald eagles or their nests. The US Fish and Wildlife service recommends no clearing of vegetation within 330ft of any nest, and no construction or disturbing activity within 660ft of any nest between June 1 and August 31. As with all parcels, DNR encourages prospective bidders to visit the properties and personally inspect them before placing a bid. Please see the <i>Fish & Wildlife</i> section of this brochure for more information.</p>

Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 15ft utility easement and 20ft building setback along the Berussa Ct right-of-way. There is a 20ft (10ft on each parcel) public pedestrian easement along the lot line between Parcels 1022 & 1023. There is a 100ft building setback from wetlands. Please see plat for details.
Survey and MTRS	Ninilchik Bluff Subdivision is survey ASLS 2016-01, located in Section 9, Township 2 South, Range 14 West, Seward Meridian. The survey has been recorded as Plat 2017-10 in the Homer Recording District.
Rights-of-Way	Berussa Road is a developed gravel road, however it ends before reaching the parcels. The final 400ft (shown on the plat as Berussa Ct) is undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1021	232837	5	3.58	\$39,400
1022	232836	4	3.25	\$35,900
1023	232835	3	3.75	\$41,300

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.