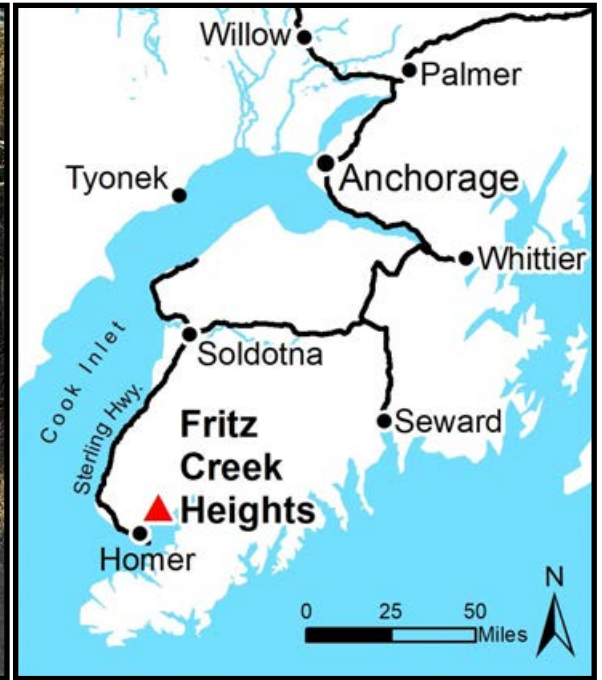
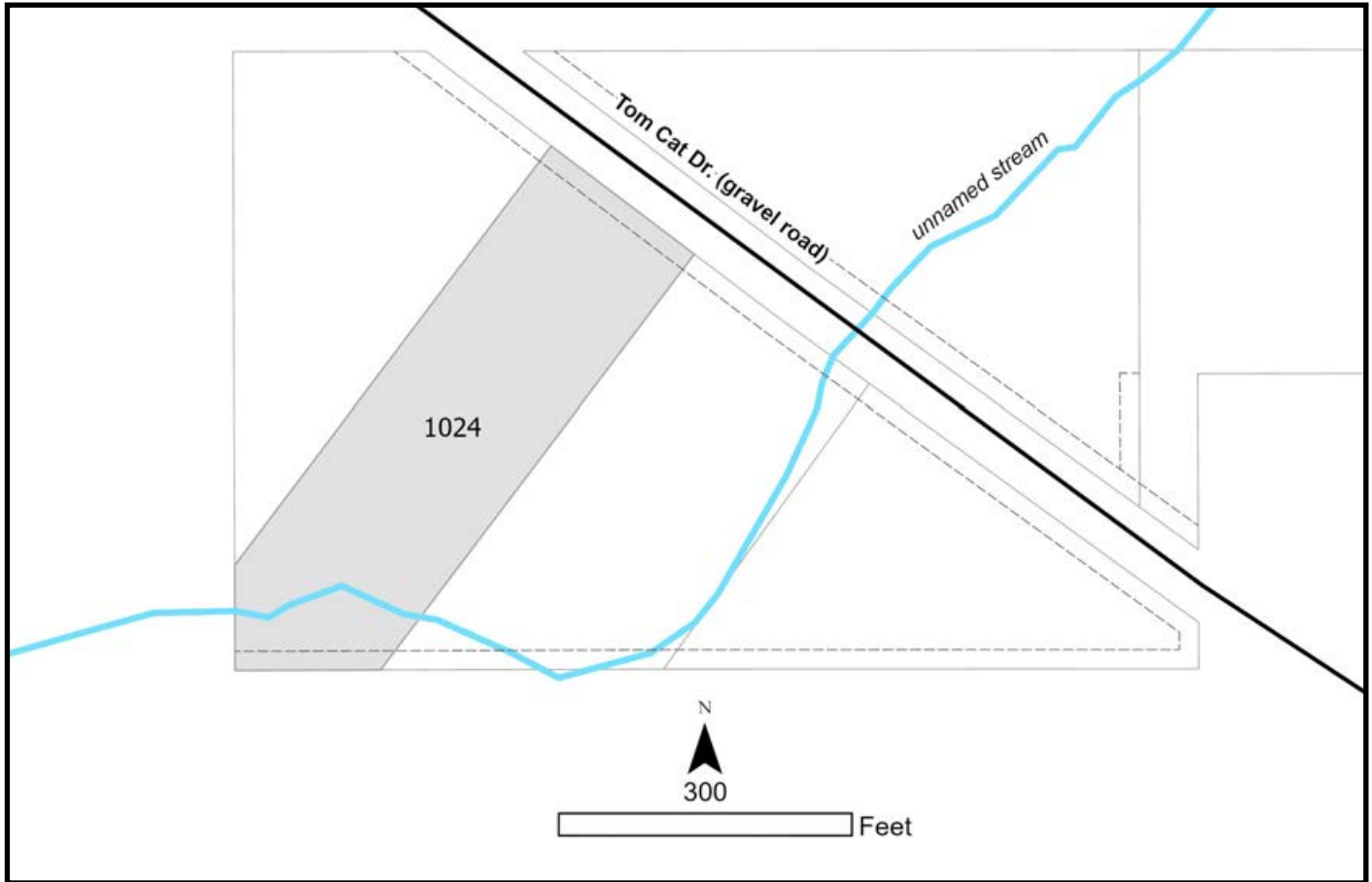


FRITZ CREEK HEIGHTS



Location	Fritz Creek Heights is located approximately 8 miles northeast of Homer. The subdivision is approximately 0.75 miles north of East End Rd.
Access	This parcel has road access from East End Rd, left on Greer Rd, and left on Hill Ave, which becomes Tom Cat Dr. East End Rd is paved. Greer Rd, Hill Ave, and Tom Cat Dr are gravel roads.
Utilities	Electrical service is available approximately 161ft away, adjacent to the northwest corner of Lot 1 of Block 1 (across street and northwest of Parcel 1024). Purchasers may need to extend lines at their own expense. 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	The parcel is within the Kenai Peninsula Borough and subject to the Borough’s 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 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. This subdivision is within Kenai Peninsula Borough's Kachemak Emergency Service Area.
Notes	A small portion of Parcel 1024 has a slope exceeding 20% grade. The plat also indicates that wetlands are present on the property. Please see the plat for details. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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 20ft building setback and utility easement from all street rights-of-way.

Survey and MTRS	Fritz Creek Heights Subdivision is survey ASLS 2020-08, located in Section 21, Township 5 South, Range 12 West, Seward Meridian. The survey has been recorded as plat 2021-65 in the Homer Recording District.
Rights-of-Way	Tom Cat Dr is a developed gravel road. Caspian Ave is undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1024	233952	2	2	2.45	\$78,600

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.