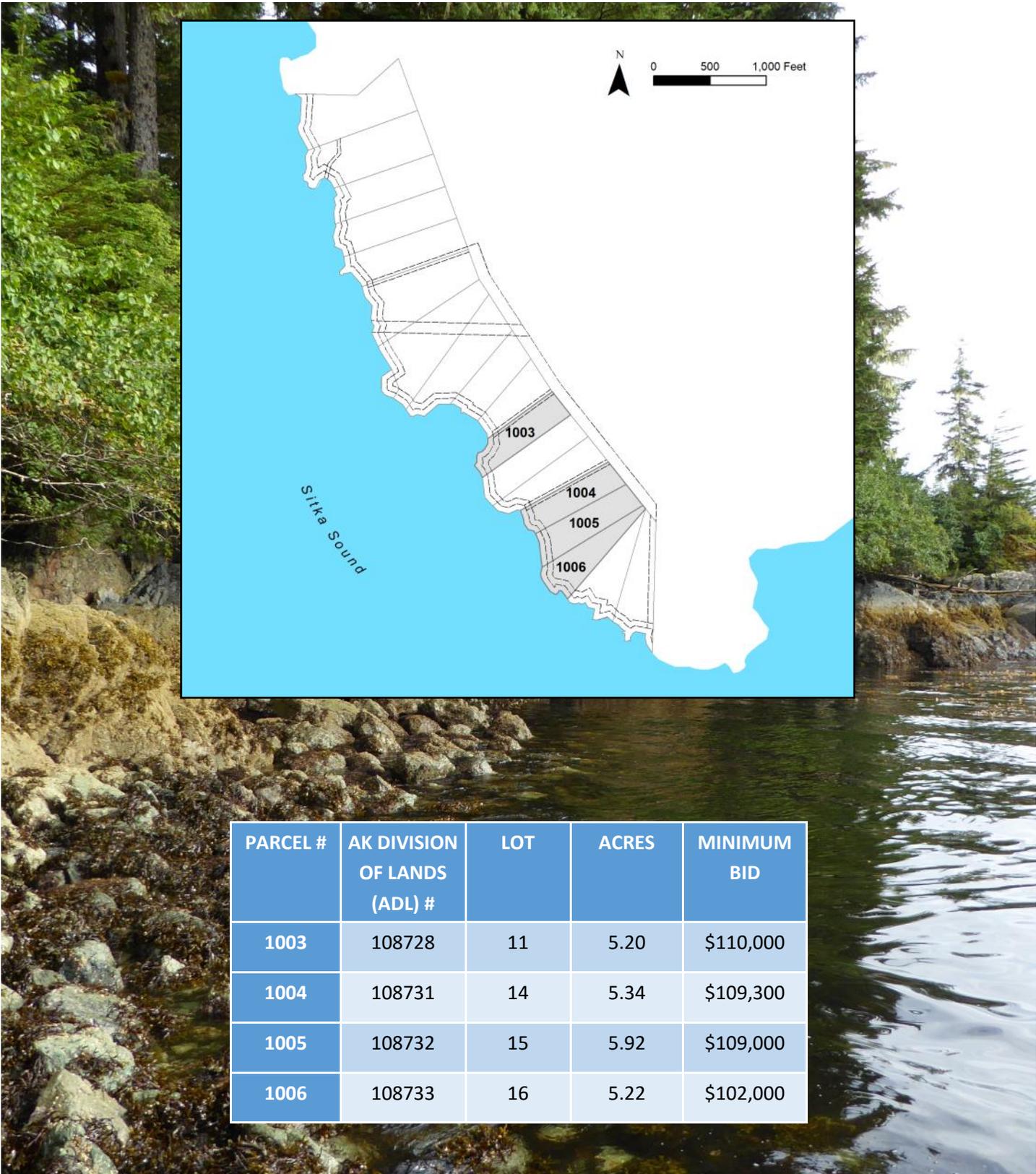


NAKWASINA SOUND



Why Buy?
 Nakwasina Sound features ocean front parcels on beautiful Sitka Sound near Nakwasina Sound.

Location	Nakwasina Sound Subdivision is located in southeast Alaska on Baranof Island. The parcels are 1—2 miles northwest of the Sitka Ferry Terminal, which is about 7 miles from central Sitka.
Access	Access to the parcels is by boat from Sitka. Float plane access may be possible as well. Several parcels are on or near steep bluffs.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the City & Borough of Sitka 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 below. Please check with the borough for details of current ordinances.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the “Tentatively Approved Lands” section of this brochure for details.
Zoning	Nakwasina Sound subdivision has been zoned Open Space by the City & Borough of Sitka; contact the city for more information.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the “Tentatively Approved Lands” section of this brochure for details.
Fire	This area is in a Limited Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. There is a 100 foot building setback from Sitka Sound. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Nakwasina Sound is survey ASLS 2015-06, located in Sections 28 and 33, Township 54 South, Range 63 East, Copper River Meridian. The survey has been recorded as plat 2017-3 in the Sitka Recording District.
Right-of-Way	The access easements are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1003	108728	11	5.20	\$110,000
1004	108731	14	5.34	\$109,300
1005	108732	15	5.92	\$109,000
1006	108733	16	5.22	\$102,000

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/> and <http://landsales.alaska.gov>.