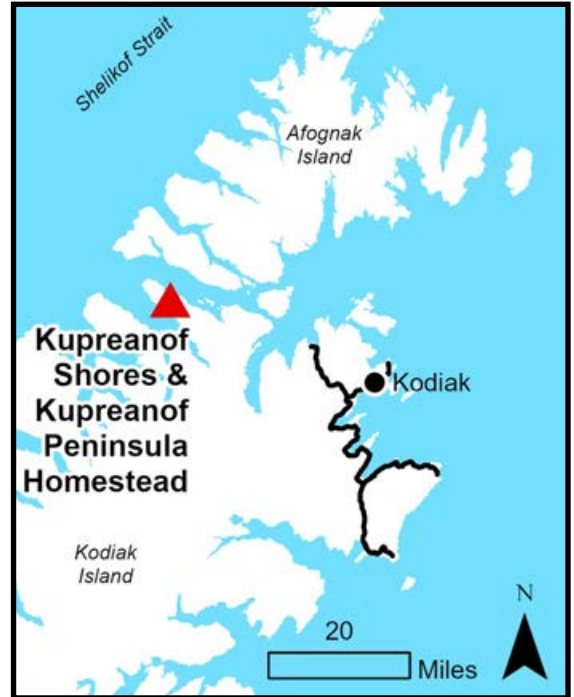


# KUPREANOF SHORES & KUPREANOF PENINSULA HOMESTEAD



<b>Location</b>	Kupreanof Shores is located approximately 34-37 air miles northwest of the city of Kodiak, along the shores of Viekoda Bay and Kupreanof Strait.
<b>Access</b>	Access to all parcels is by boat or float plane. Some of the parcels have steep oceanfront access. Access ranges from gently sloping shoreline to bluffs or cliffs.
<b>Utilities</b>	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.
<b>Local Government</b>	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.
<b>Zoning</b>	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.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	<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 1054 was previously offered as a homestead parcel, and then again at a later land auction.</p>
<b>Survey and MTRS</b>	<p>Kupreanof Shores is survey ASLS 2019-19, located in Sections 29, 32, 33 &amp; 34, Township 25 South, Range 24 West, and Sections 26, 27, 35 &amp; 36, Township 25 South, Range 25 West, Seward Meridian. The survey has been recorded as Plat 2023-5 in the Kodiak Recording District.</p> <p>Kupreanof Peninsula Homestead (Parcel 1054) is survey ASLS 91-133, located in Section 32, Township 25 South, Range 24 West, Seward Meridian. The survey has been recorded as Plat 92-44 in the Kodiak Recording District.</p>

**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 Subdivison (Parcels 1037-1053 & 1055-1058):**

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 ordinary high-water mark. Parcels 1051, 1057, & 1058 (Lots 22, 27, 28) have a 50ft section line easement along the south lot line. Parcel 1052 (Lot 23) has 50ft section line easements along the south and west lot lines. See plat for details.

**Kupreanof Peninsula Homestead (Parcel 1054):** 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 ordinary high-water mark. See plat for details.

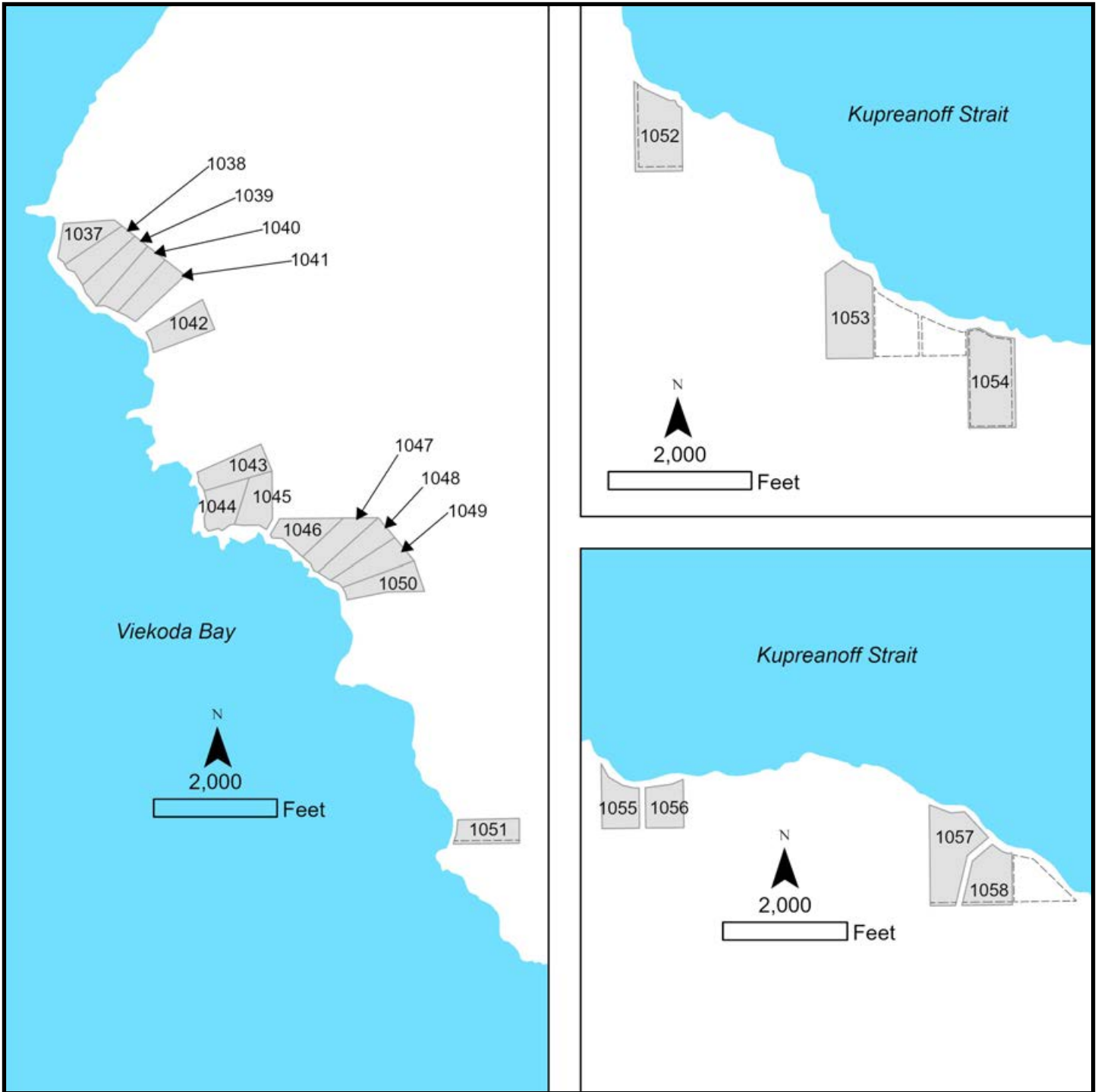


**Note:** Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

## KUPREANOF SHORES & KUPREANOF PENINSULA HOMESTEAD

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1037	234560	2	9.31	\$33,100
1038	234561	3	9.25	\$32,900
1039	234562	4	9.29	\$33,100
1040	234563	5	9.32	\$31,300
1041	234570	6	9.30	\$33,100
1042	234572	8	10.51	\$35,700
1043	234574	10	10.47	\$44,400
1044	234575	11	9.25	\$41,100
1045	234576	12	9.23	\$43,200
1046	234577	13	9.22	\$36,900
1047	234578	14	9.33	\$37,300
1048	234579	15	9.33	\$39,600
1049	234580	16	9.34	\$39,600
1050	234581	17	9.30	\$39,400
1051	234586	22	9.30	\$35,600
1052	234587	23	16.22	\$64,900
1053	234588	24	19.02	\$69,200
1054	224839	Tract C	19.83	\$69,800
1055	234589	25	10.38	\$48,600
1056	234590	26	9.86	\$47,300
1057	234591	27	21.45	\$78,900
1058	234592	28	13.93	\$59,100

# CONTINUED



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