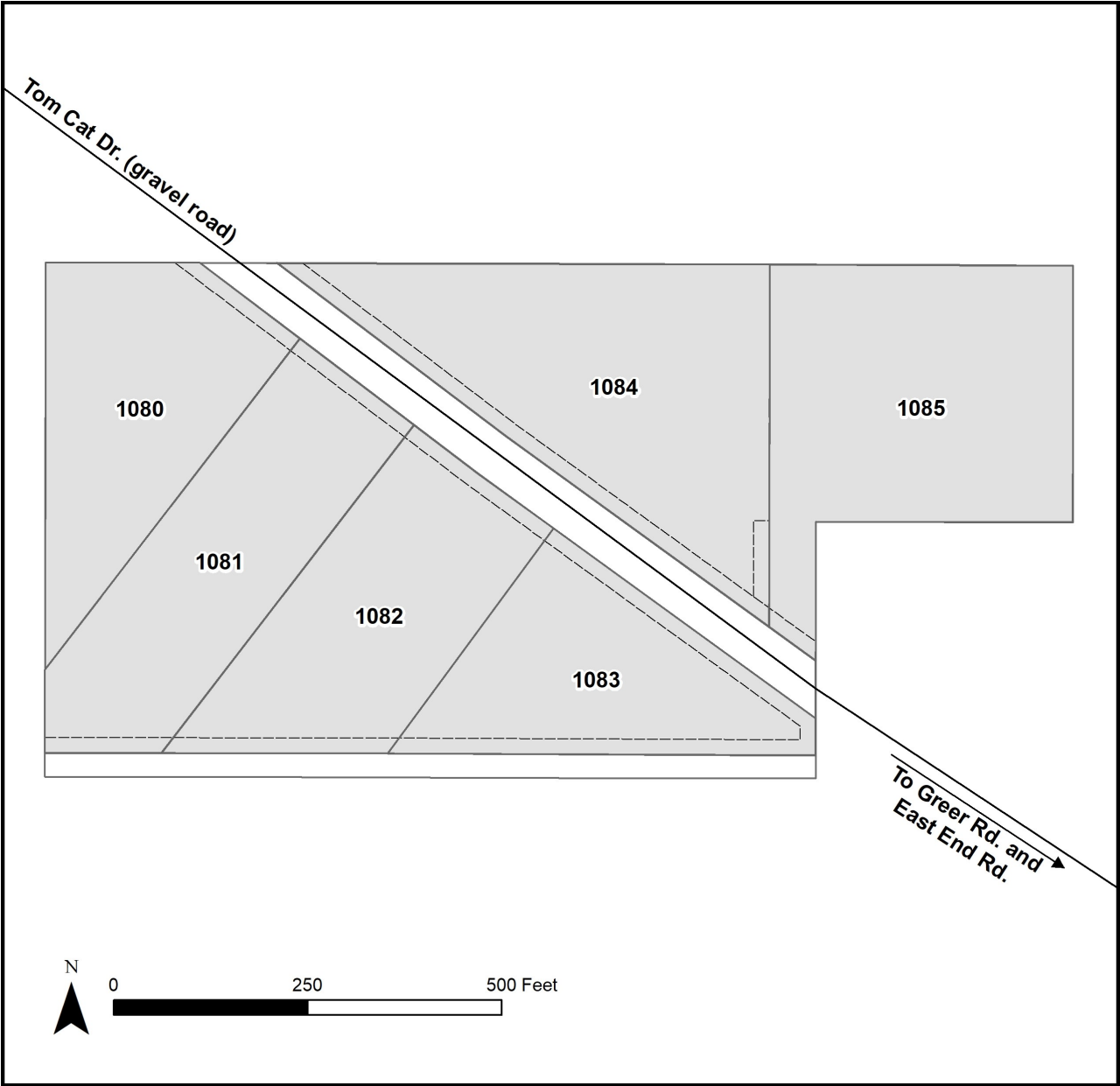


FRITZ CREEK HEIGHTS



Location	Fritz Creek Heights is located approximately 8 miles northeast of downtown Homer. The subdivision is approximately 0.75 miles from East End Rd.
Access	Road access from East End Rd., left on Greer Rd., left on Hill Ave., then left on Tom Cat Dr. Access is a gravel road from Greer Rd. to the subdivision.
Utilities	Electric service is available adjacent to the northwest corner of Lot 1, Block 1 (Parcel 1084). Purchasers may need to extend lines farther into the subdivision at their own expense. There is no municipal water supply or sewer system. Please see plat notes and the “Sewer and Water” 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 “Restrictions.” Please check with the borough for details of current ordinances.
Notes	DNR's Division of Agriculture noted that some parcels in this subdivision have good soil capability for small scale agriculture. Please contact the Division of Agriculture for details. Parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Fire	This area is in the Critical Fire Management Option. See the “Wildland Fires and Burn Permits” section of this brochure for details. This subdivision is within Kenai Peninsula Borough 's Kachemak Emergency Service Area, which provides fire protection and emergency services.
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 be recorded separately. There is a 20-foot building setback from all street rights-of-way. Lot 2, of Block 1 (Parcel 1085) is flag shaped. No structures are permitted in the panhandle portion of this property.
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
1080	233951	1	2	2.27	\$61,500
1081	233952	2	2	2.45	\$67,000
1082	233953	3	2	2.27	\$41,600
1083	233954	4	2	2.00	\$35,900
1084	233949	1	1	3.36	\$75,000
1085	233950	2	1	3.16	\$54,000

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