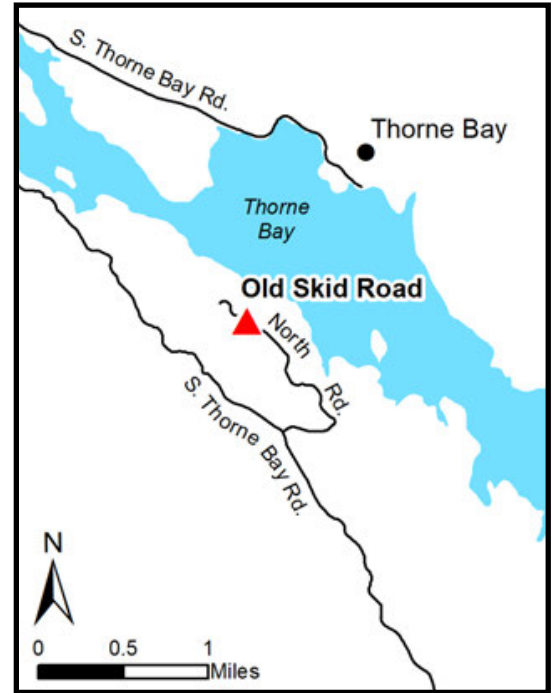


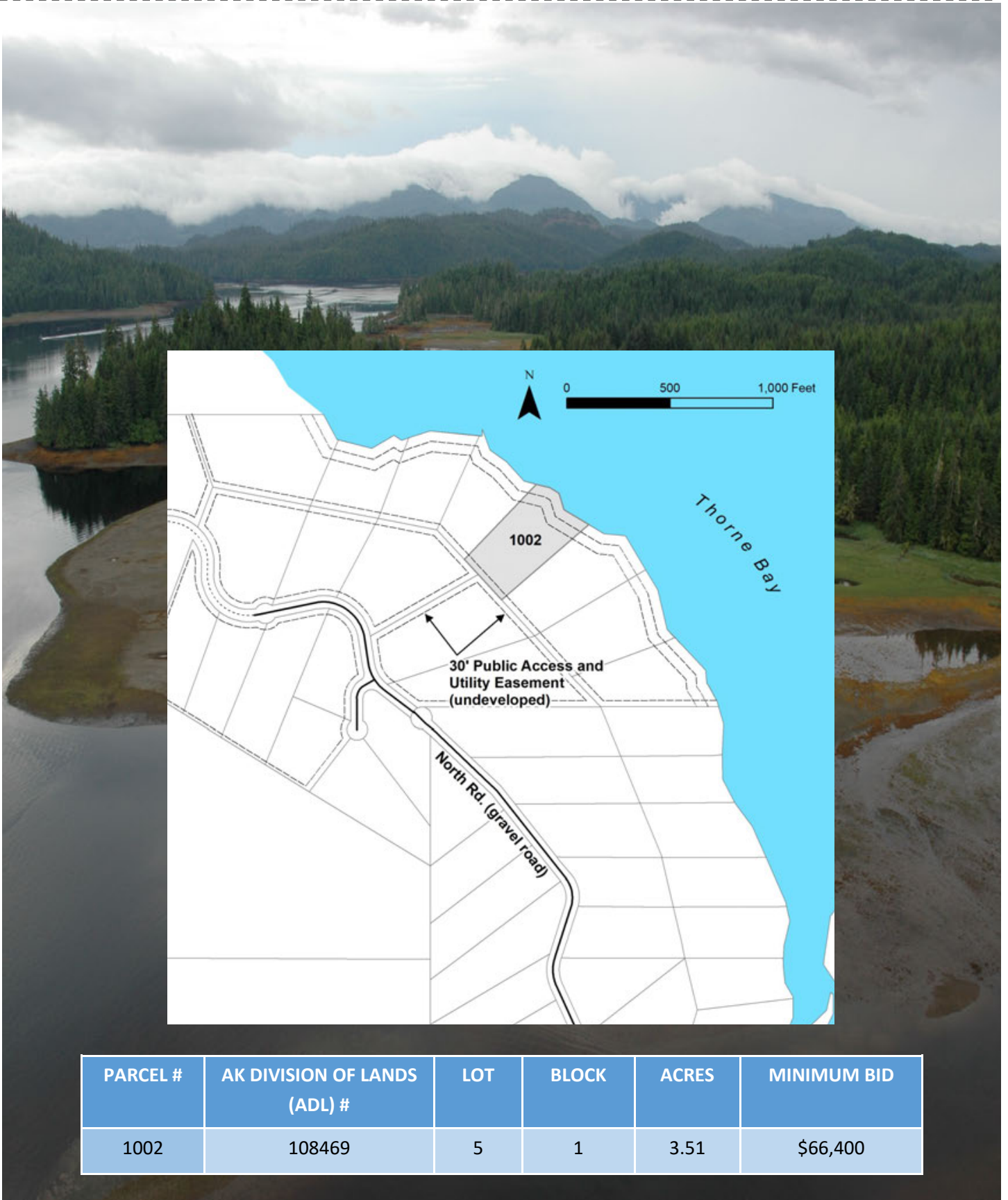
OLD SKID ROAD



Waterfront parcel on Thorne Bay



Location	Old Skid Road is approximately 0.75 miles south of the marina in Thorne Bay on Prince of Wales Island.
Access	Access to the parcel is via boat or floatplane. Parcel has no developed access to platted rights-of-way within the subdivision.
Utilities	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. Electricity is available in the area. Purchasers may need to extend the lines at their own expense.
Local Government	This parcel is within the boundary of the City of Thorne Bay 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> above. Please check with the city for details. This parcel is not subject to zoning at this time.
Fire	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. 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 100ft building setback and 50ft public access easement along the shoreline. The parcel has a 25ft building setback from all utility easements. The parcel’s southeastern lot line has a 25ft pedestrian easement. The northwestern lot line has a 30ft public utility easement. See survey plat for details.
Survey and MTRS	Old Skid Road is ASLS 2014-62, located in Section 33, Township 71 South, Range 84 East, Copper River Meridian. The survey has been filed as Plat 2016-7 in the Ketchikan Recording District.
Rights-of-Way	Rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1002	108469	5	1	3.51	\$66,400

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.