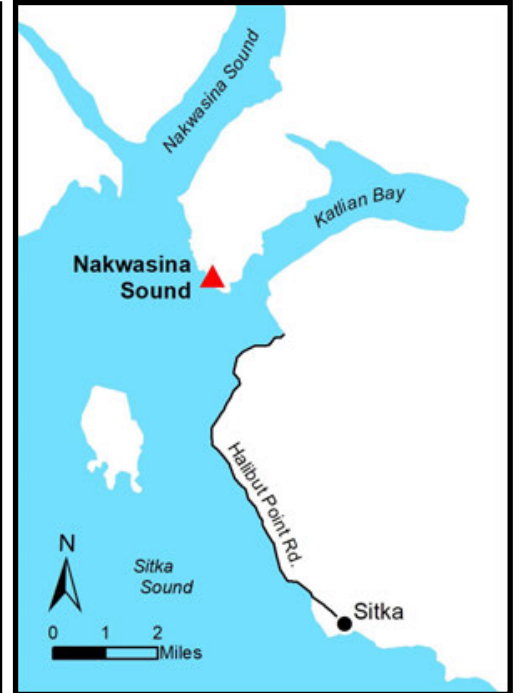


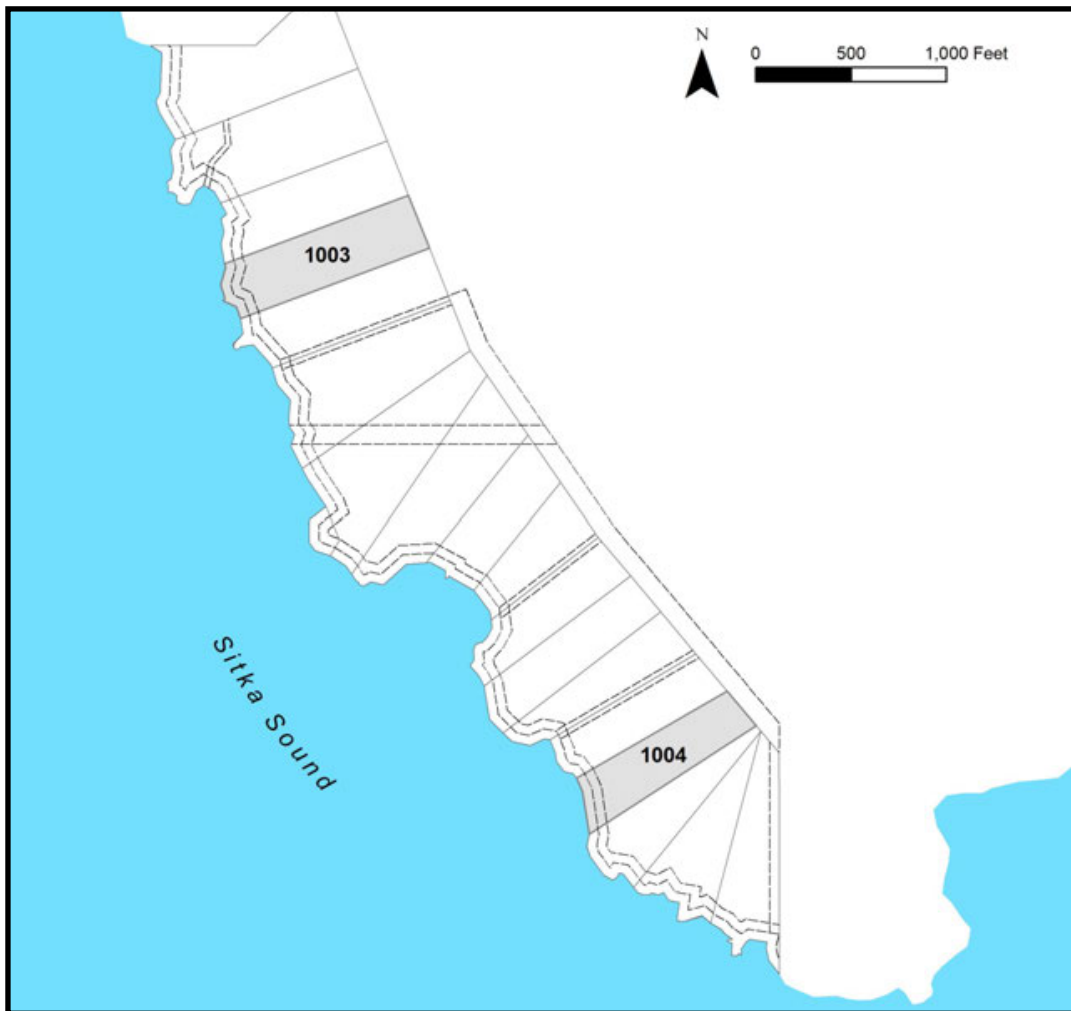
NAKWASINA SOUND



Oceanfront parcels on Sitka Sound



Location	Nakwasina Sound Subdivision is on Baranof Island. The parcels are approximately 1-2 miles northwest of the Sitka Ferry Terminal, which is about 7 miles northwest of central Sitka.
Access	Access to the parcels is by boat from Sitka. Floatplane access may be possible as well.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the <i>Tentatively Approved Lands</i> section for details.
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. 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 <i>Restrictions</i> below. Please check with the city for details.
Zoning	Nakwasina Sound subdivision has been zoned Open Space by the City & Borough of Sitka, which could limit types of development. Please contact the city for more information.
Fire	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	The mean high-water mark of Sitka Sound forms the true bounds of all parcels. Several parcels in the subdivision are on or near steep bluffs. These parcels 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, public access 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 100ft building setback from Sitka Sound.
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.
Rights-of-Way	The access easements are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1003	108721	4	7.37	\$91,800
1004	108732	15	5.92	\$111,700

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.