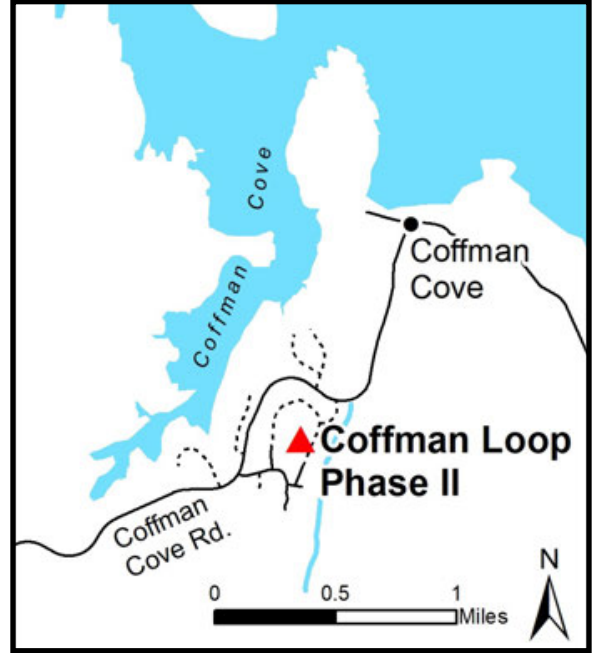
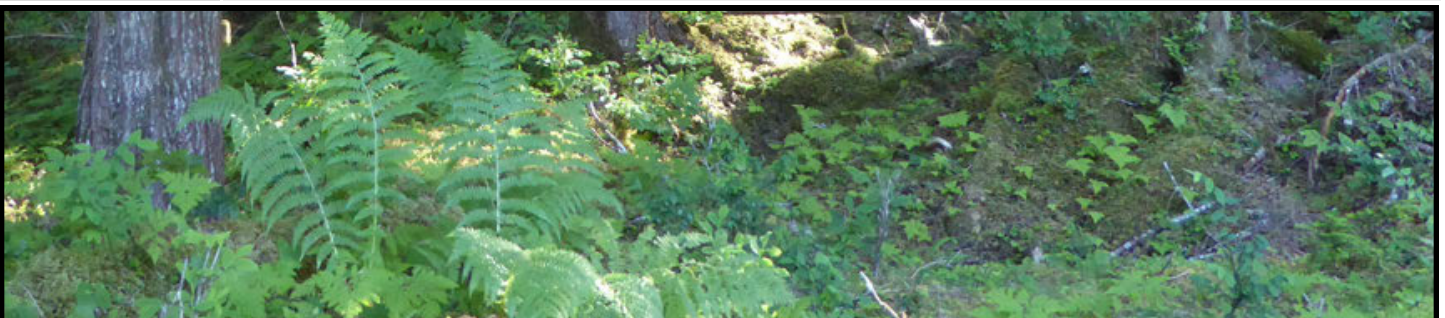


# COFFMAN LOOP PHASE II



<b>Location</b>	Coffman Loop Subdivision, Phase II is located 1 mile south of Coffman Cove, within Coffman Cove city limits.
<b>Access</b>	Access to these parcels is via the Prince of Wales road system. The subdivision is accessed from Coffman Cove Rd, a paved road. Access to individual parcels is from pioneer roads or is undeveloped. Lupin Way and Coffman Loop Ct are partially developed.
<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. Electrical service runs along Coffman Cove Rd. Purchasers may need to extend the lines at their own expense.
<b>Local Government</b>	This area is within the boundary of the City of Coffman Cove and is subject to applicable platting and planning 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. There is currently no zoning for the subdivision.
<b>Fire</b>	This area is in the Modified 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>Parts of the subdivision have been previously logged. Parcels are either fully wooded, partially wooded, or partially to mostly clear-cut with leftover slash. As with all parcels, DNR recommends prospective bidders personally inspect the parcel before placing a bid.</p>



<p><b>Restrictions</b></p>	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>There is a 50ft building setback from apparent wetlands. All lots have a 20ft public utility easement along rights-of-way. Parcels 1005 &amp; 1006 have a 50ft section line easement along the south lot lines.</p> <p>Access to parcels is via the interior platted rights-of-way. The only lots with legal access from Coffman Cove Rd are parcels 1005 &amp; 1006. These parcels will require a driveway permit from DOT&amp;PF. Please see the plat notes for details.</p>
<p><b>Survey and MTRS</b></p>	<p>Coffman Loop Phase II is survey ASLS 2018-01, located in Section 2, Township 68 South, Range 81 East, Copper River Meridian. The survey has been recorded as plat 2020-2 in the Petersburg Recording District and as plat 2020-17 in the Ketchikan Recording District.</p>
<p><b>Rights-of-Way</b></p>	<p>Lupin Way and Coffman Loop Ct are partially developed. All other rights-of-way within the subdivision are undeveloped. Parcels 1005 &amp; 1006 are the ONLY parcels with direct access from Coffman Cove Rd.</p>



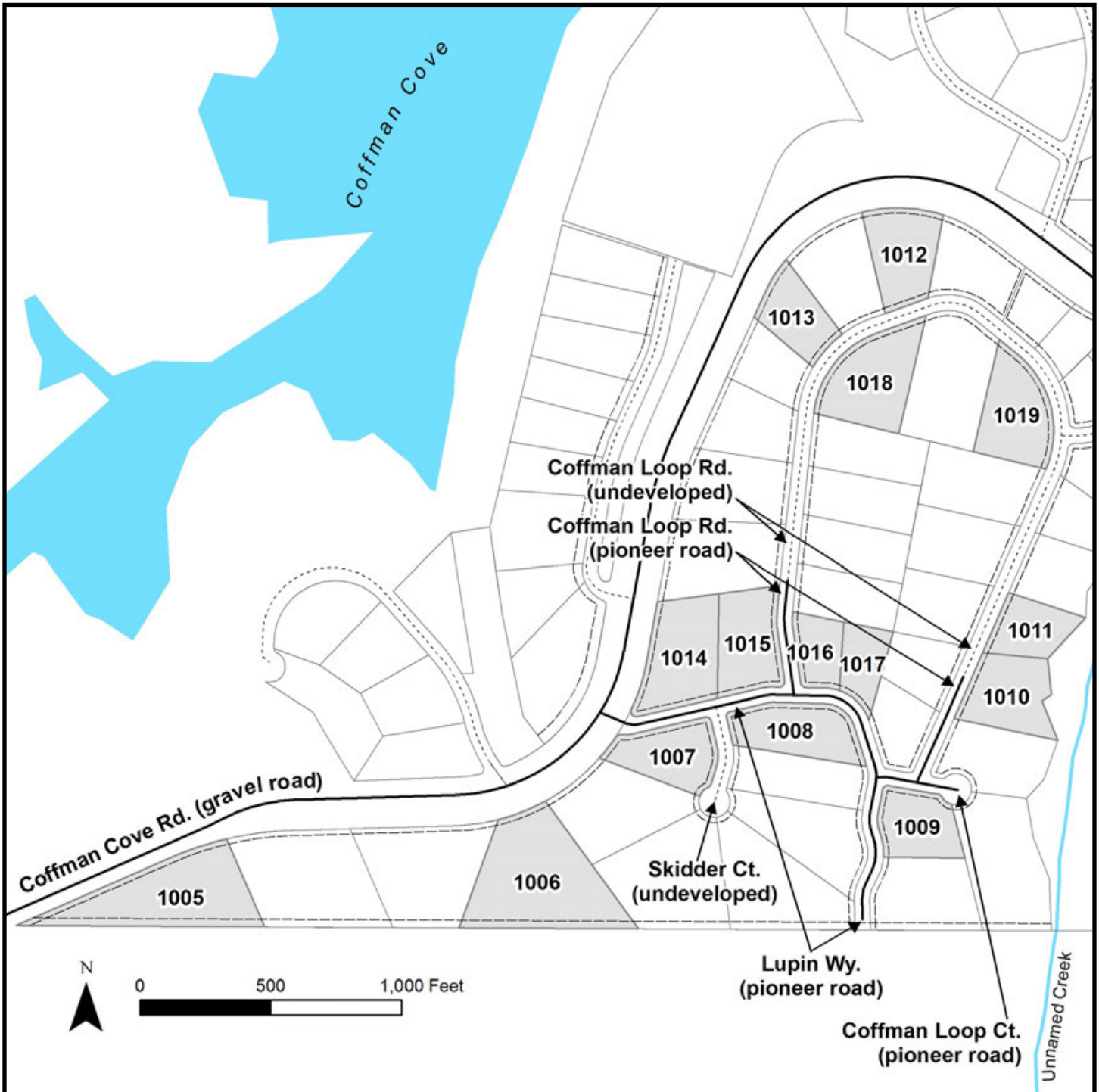
**Note:** Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.



## COFFMAN LOOP PHASE II, CONTINUED

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1005	109101	1	3	3.81	\$64,300
1006	109103	3	3	4.53	\$67,400
1007	109105	5	3	1.91	\$48,700
1008	109106	6	3	2.12	\$49,500
1009	109121	11	4	1.69	\$42,900
1010	109117	7	4	2.03	\$27,600
1011	109116	6	4	1.36	\$25,600
1012	109081	9	1	2.02	\$27,600
1013	109079	7	1	1.53	\$24,500
1014	109074	2	1	2.6	\$59,000
1015	109073	1	1	2.1	\$44,500
1016	109088	2	2	1.08	\$40,800
1017	109087	1	2	1.1	\$40,900
1018	109093	7	2	2.59	\$31,300
1019	109095	9	2	2.27	\$29,200





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