

TIP LEVARG



Road accessible lots just south of the Kasilof River



Location	Tip Levarg Subdivision is approximately 14 miles south of Soldotna and 1 mile southwest of the Kasilof River.
Access	Tip Levarg is accessed from the west side of the Sterling Highway near milepost 111, then approximately a one mile north on Cohoe Loop Rd. From Cohoe Loop Rd, Tehama Ave provides access into the subdivision. Parcels are accessed directly from interior gravel roads.
Utilities	Overhead electric service runs along Cohoe Loop Rd. Electric service and natural gas do not extend into the subdivision. Prospective purchasers may need to extend lines at their own expense. This area is currently served by Homer Electric Association (HEA) and ENSTAR Natural Gas Company. Alaska Communications provides phone and internet service. There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This area is within the boundaries of the Kenai Peninsula 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 <i>Restrictions</i> . Please check with the borough for details. There is currently no zoning for the subdivision.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. This subdivision is within Kenai Peninsula Borough's Central Emergency Service Area.
Notes	<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>Crooked Creek is approximately 500ft east of the subdivision. Some areas surrounding Crooked Creek have been designated by FEMA as a flood hazard area district. See plat for details.</p> <p>Parcels 1091, 1092, & 1125 have potential restrictions for onsite water treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of Alaska Department of environmental conservation. Please see <i>Wastewater Disposal</i> on page 4 of the survey plat.</p>



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 20 ft building setback and utility easement along rights-of-way.
Survey and MTRS	Tip Levarg is ASLS 2021-25, located in Section 36, Township 3 North, Range 12 West, Seward Meridian. The survey has been filed as Plat 2023-10 in the Kenai Recording District.
Rights-of-Way	Direct access from Cohoe Loop Road is not permitted unless approved by DOT & PF. Tehama Ave, Potbelly Stove Rd, Roe Cir, Alevin Cir, and Quintin Cir are developed gravel roads and provide access to the parcels. Naiad Dr and Barrel Stove St are undeveloped.

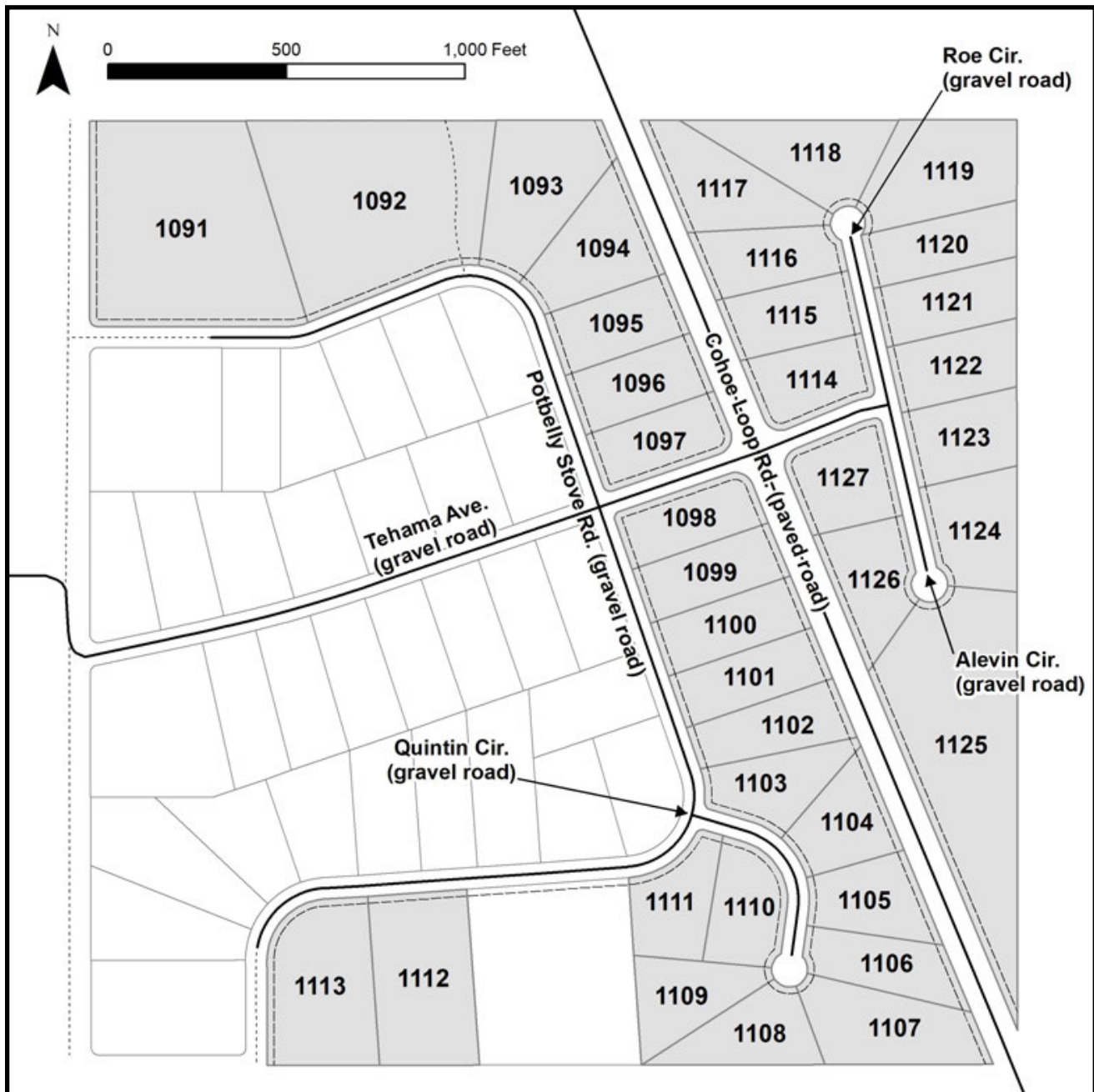


Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

TIP LEVARG, CONTINUED

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1091	234331	1	1	6.90	\$60,300
1092	234332	2	1	6.50	\$57,800
1093	234333	3	1	2.55	\$28,200
1094	234334	4	1	2.00	\$20,000
1095	234335	5	1	1.50	\$19,500
1096	234336	6	1	1.50	\$19,500
1097	234337	7	1	1.50	\$19,500
1098	234338	1	4	1.50	\$19,500
1099	234339	2	4	1.50	\$19,500
1100	234340	3	4	1.50	\$19,500
1101	234341	4	4	1.50	\$19,500
1102	234342	5	4	1.50	\$19,500
1103	234343	6	4	1.50	\$19,500
1104	234344	7	4	1.50	\$19,500
1105	234345	8	4	1.50	\$19,500
1106	234346	9	4	1.50	\$19,500
1107	234347	10	4	2.18	\$22,000
1108	234348	11	4	1.54	\$17,200
1109	234349	12	4	1.50	\$17,100
1110	234350	13	4	1.50	\$17,200
1111	234351	14	4	1.50	\$17,200
1112	234352	16	4	3.08	\$31,100
1113	234353	17	4	3.06	\$32,800
1114	234354	1	5	1.50	\$19,500
1115	234355	2	5	1.50	\$19,500
1116	234356	3	5	1.50	\$19,500
1117	234357	4	5	2.00	\$20,000
1118	234358	5	5	2.00	\$17,800
1119	234359	6	5	2.44	\$24,800
1120	234360	7	5	1.50	\$17,300
1121	234361	8	5	1.50	\$17,400

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1122	234362	9	5	1.50	\$17,400
1123	234363	10	5	1.50	\$17,400
1124	234364	11	5	1.73	\$17,300
1125	234365	12	5	6.48	\$59,700
1126	234366	13	5	1.70	\$19,600
1127	234367	14	5	1.70	\$19,600



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.