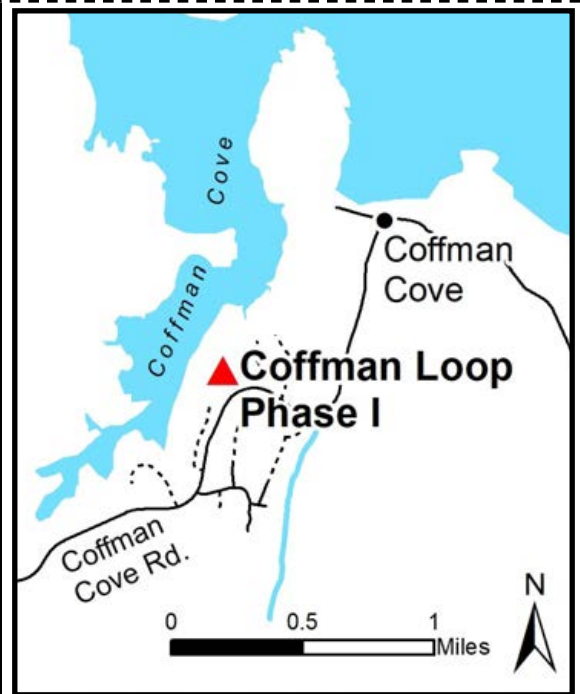
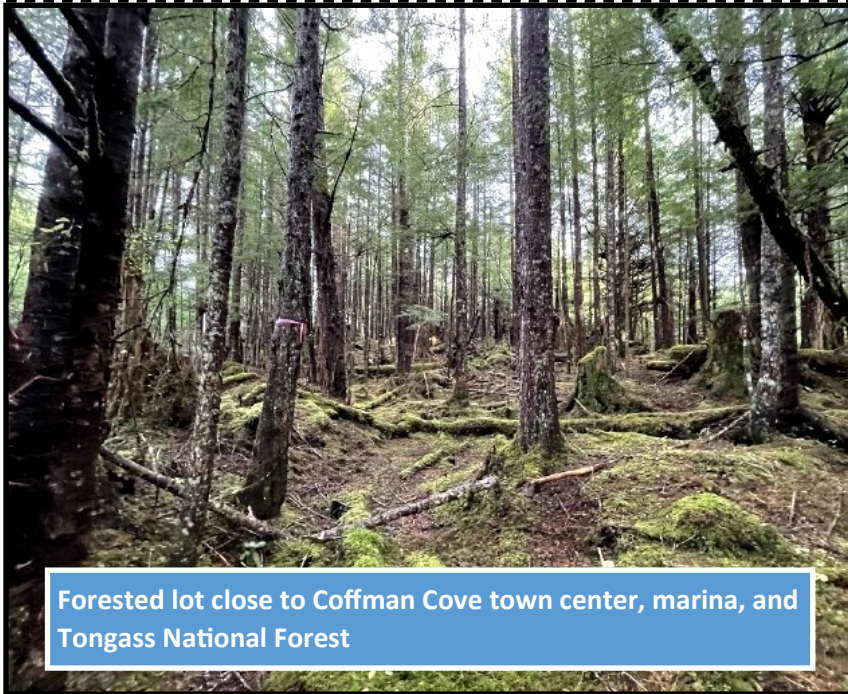


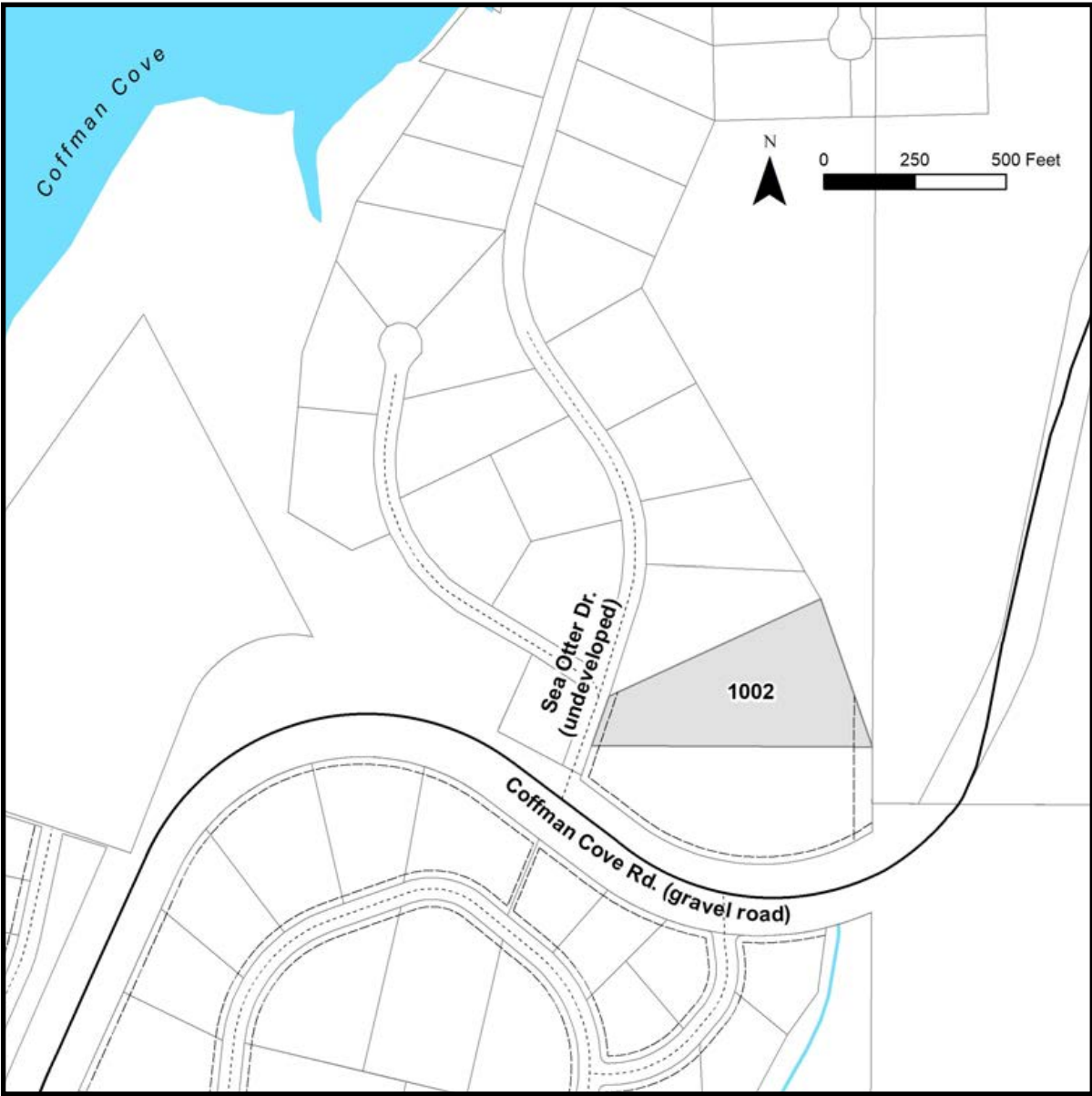
COFFMAN LOOP PHASE I



Location	Coffman Loop Phase I is located approximately one-half mile south of the marina in Coffman Cove, within the Coffman Cove city limits.
Access	Access to the parcel is from Coffman Loop Rd (paved) to undeveloped Sea Otter Dr. The parcel is approximately 100ft from Coffman Loop Rd.
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. Electrical service runs along Coffman Loop Road but has not been extended into the subdivision. Purchasers will be responsible for extending the existing power lines at their own expense.
Local Government	This area is within the City of Coffman Cove 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 restrictions. Please check with the city for more details. There is currently no zoning for the subdivision.
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	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. There is a 50ft building setback from wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. A 20ft public utility easement runs along Sea Otter Dr. A 50ft section line easement runs through the southeast corner of the parcel. Please see plat for details.
Survey and MTRS	Coffman Loop Subdivision, Phase I is ASLS 2016-02, located in Section 2, Township 68 South, Range 81 East, Copper River Meridian. The survey has been filed as Plat 2018-6 in the Petersburg Recording District and as Plat 2018-1 in the Ketchikan Recording District.

Rights-of-Way

Access to the parcel is from undeveloped Sea Otter Dr. No direct access to Coffman Cove Rd is permitted.



PARCEL #	AK DIVISION OF	LOT	BLOCK	ACRES	MINIMUM BID
1002	108844	1	4	4.36	\$35,800



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.