

# BEAVER CREEK ALASKA



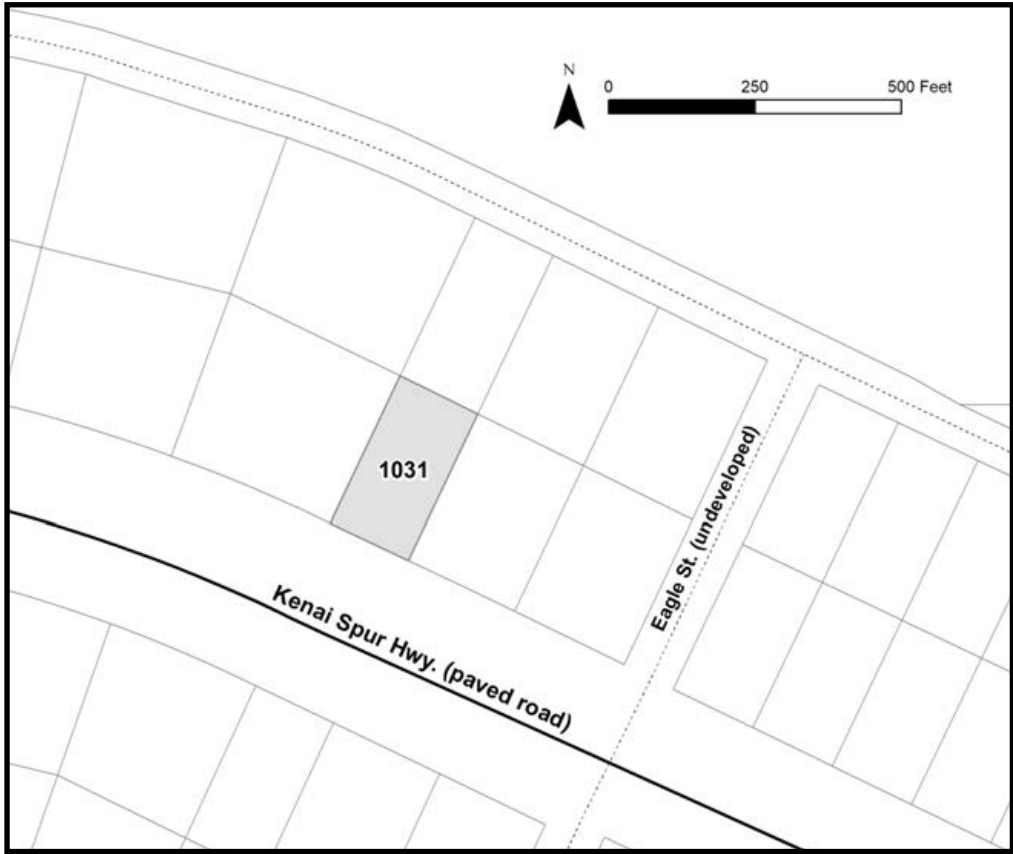
Location	The parcel is located at 6608 Kenai Spur Hwy, approximately 4 miles east of downtown Kenai, just west of Beaver Loop Rd.
Access	This parcel is located on the Kenai Spur Hwy, however there is no constructed driveway onto the property.
Utilities	Electric, natural gas, public water, and telephone service are all available adjacent to the parcel. Well, septic, and waste disposal must comply with Alaska Department of Environmental Conservation regulations. Please see the <i>Sewer and Water</i> section of this brochure for details.
Local Government	The parcel is within the City of Kenai and the Kenai Peninsula Borough and subject to the Borough’s 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 city and borough for details of current ordinances.
Zoning	<b>This parcel is zoned General Commercial. As a result, residential use of these parcels is restricted. Contact the City of Kenai for details.</b>
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.
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>There is no constructed driveway onto the parcel. Driveway access must meet DOT&amp;PF regulations and comply with local ordinances. Please contact DOT&amp;PF for details.</p> <p><b>Residents, non-residents, and businesses are eligible to bid on commercial properties. Please see <i>Commercial Properties</i> for details.</b></p>
Restrictions	<p>Easements affecting this parcel, 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 be recorded separately.</p> <p><b>THIS IS A COMMERCIAL PARCEL. THERE ARE RESTRICTIONS ON RESIDENTIAL USE.</b></p>

**Survey and  
MTRS**

The Beaver Creek Alaska Subdivision survey plat is DNR, Division of Lands File No. 3-9, located in Section 36, Township 6 North, Range 11 West, Seward Meridian. The survey has been filed as amended plat 81-101 in the Kenai Recording District.

**Rights-of-Way**

The right-of-way is the Kenai Spur Hwy, a paved road.



**COMMERCIAL PARCEL**

Residents, non-residents, and businesses are eligible to bid on commercial properties.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1031	201209	14	C	0.93	\$35,000

**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.