

# TIP LEVARG



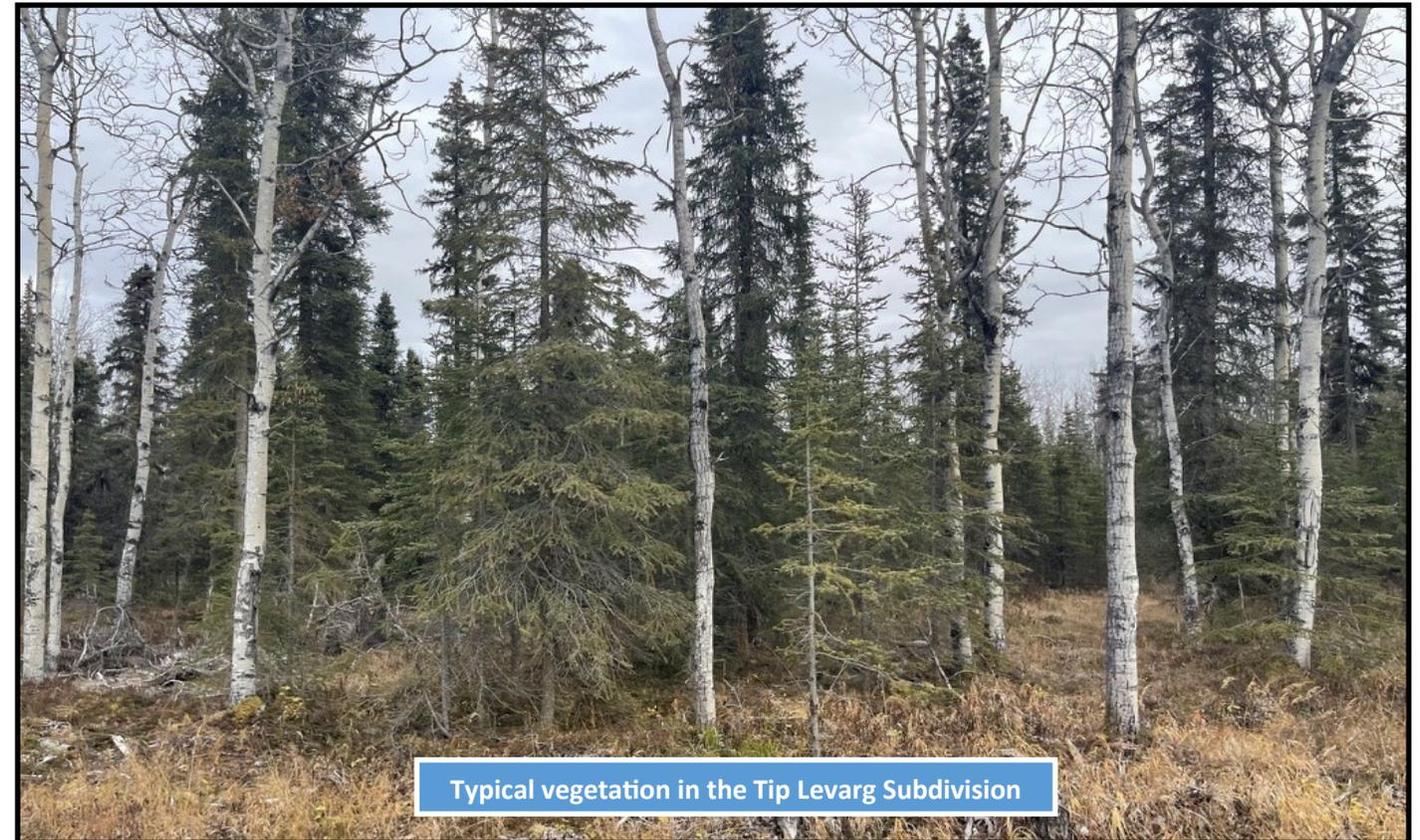
Road accessible lots just south of the Kasilof River



<b>Location</b>	Tip Levarg Subdivision is approximately 14 miles south of Soldotna and 1 mile southwest of the Kasilof River, off Cohoe Loop Rd.
<b>Access</b>	Tip Levarg is accessed from the west side of the Sterling Hwy 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.
<b>Utilities</b>	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.
<b>Local Government</b>	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.
<b>Fire</b>	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.
<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>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>Parcel 1088 (Lot 12 in Block 5) &amp; Parcel 1074 (Lot 15 in Block 4) may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of Alaska Department of Environmental Conservation. See plat for details.</p>



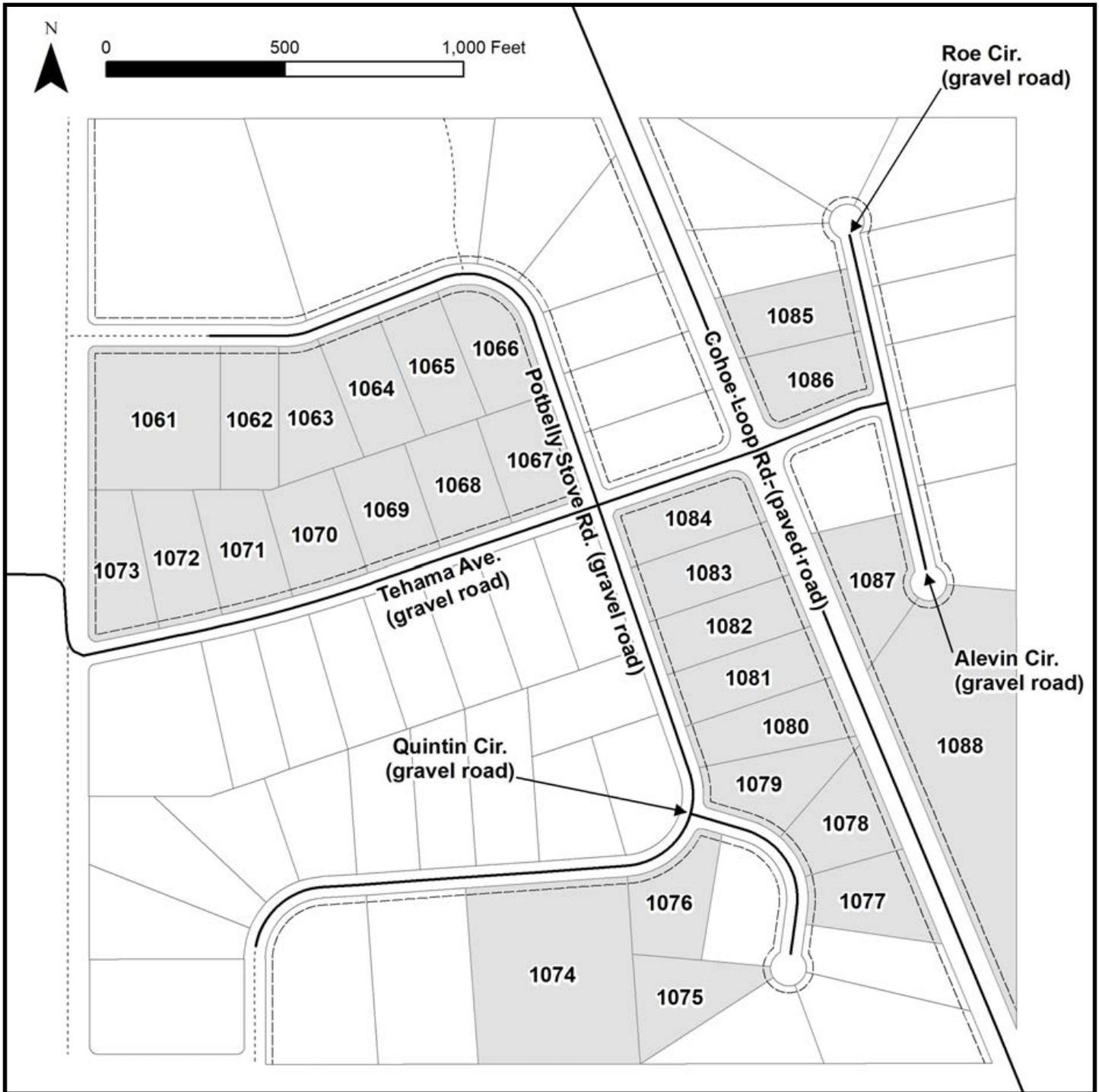
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 20 ft building setback and utility easement along rights-of-way.
<b>Survey and MTRS</b>	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.
<b>Rights-of-Way</b>	Direct access from Cohoe Loop Road is not permitted unless approved by DOT & PF. Tehama Ave, Potbelly Stove Rd, Roe 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
1061	234451	1	2	3.39	\$33,900
1062	234452	2	2	1.50	\$17,400
1063	234453	3	2	1.50	\$17,400
1064	234454	4	2	1.50	\$17,400
1065	234455	5	2	1.50	\$17,300
1066	234456	6	2	1.50	\$17,300
1067	234457	7	2	1.50	\$17,400
1068	234458	8	2	1.50	\$17,400
1069	234459	9	2	1.50	\$17,300
1070	234460	10	2	1.50	\$17,400
1071	234461	11	2	1.50	\$17,400
1072	234462	12	2	1.50	\$17,500
1073	234463	13	2	1.50	\$17,500
1074	234492	15	4	5.29	\$53,000
1075	234349	12	4	1.50	\$17,100
1076	234351	14	4	1.50	\$17,200
1077	234345	8	4	1.50	\$19,500
1078	234344	7	4	1.50	\$19,500
1079	234343	6	4	1.50	\$19,500
1080	234342	5	4	1.50	\$19,500
1081	234341	4	4	1.50	\$19,500
1082	234340	3	4	1.50	\$19,500
1083	234339	2	4	1.50	\$19,500
1084	234338	1	4	1.50	\$19,500
1085	234355	2	5	1.50	\$19,500
1086	234354	1	5	1.50	\$19,500
1087	234366	13	5	1.70	\$19,600
1088	234365	12	5	6.48	\$59,700



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