



CROWN POINT HOUSE

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY	ACRES	LOT	MINIMUM BID
1473	222867	S004N001W24	Crown Point Subdivision of Tract D, USS 2520	0.997	1	\$118,000



LOCATION

The Crown Point House is located in Crown Point, near Milepost 24 of the Seward Highway on the Kenai Peninsula. The address of the property is 31001 Trail River Road.

ACCESS

From Moose Pass, continue south along the Seward Highway for 5 miles. Turn right just before the B&B onto Trail River Road. The house is several hundred feet down the road and on the left.

AMENITIES

The lot includes a 1200-square-foot, single-family house. The three-bedroom, one-bathroom home was built in 1984 in a ranch style, with wood frame construction and concrete footer foundation. The house also has a laundry space, storage areas, arctic entries at the front and rear entrances, and an insulated crawl space.

The house is connected to the local power grid. There is also a well and septic system located on the property, which were installed in 1983. The well is approximately 56 feet deep, with approximately 400 gpd capacity. NOTE: NO WATER RIGHT HAS BEEN FILED FOR THE WELL ON SITE. The septic system has a minimum 1,000-gallon tank. There are above-ground and underground fuel tanks on the property, as well as an 80-square-foot storage shed.

RESTRICTIONS

Subject to all platted easements and reservations of record, see Crown Point Subdivision, a subdivision of Tract D, USS 2520, filed in the Seward Recording District as Plat 82-18 on February 3, 1986. A 1-foot by 10-foot portion of the utility easement, centered around the existing well, was vacated by Kenai Peninsula Borough Planning Commission Resolution 2013-02, filed as document 2013-0170 in the Seward Recording District on February 22, 2013.

MUNICIPAL AUTHORITY

This parcel is located within the boundary of the Kenai Peninsula Borough, a second class borough, and is subject to applicable local ordinances and property assessments.

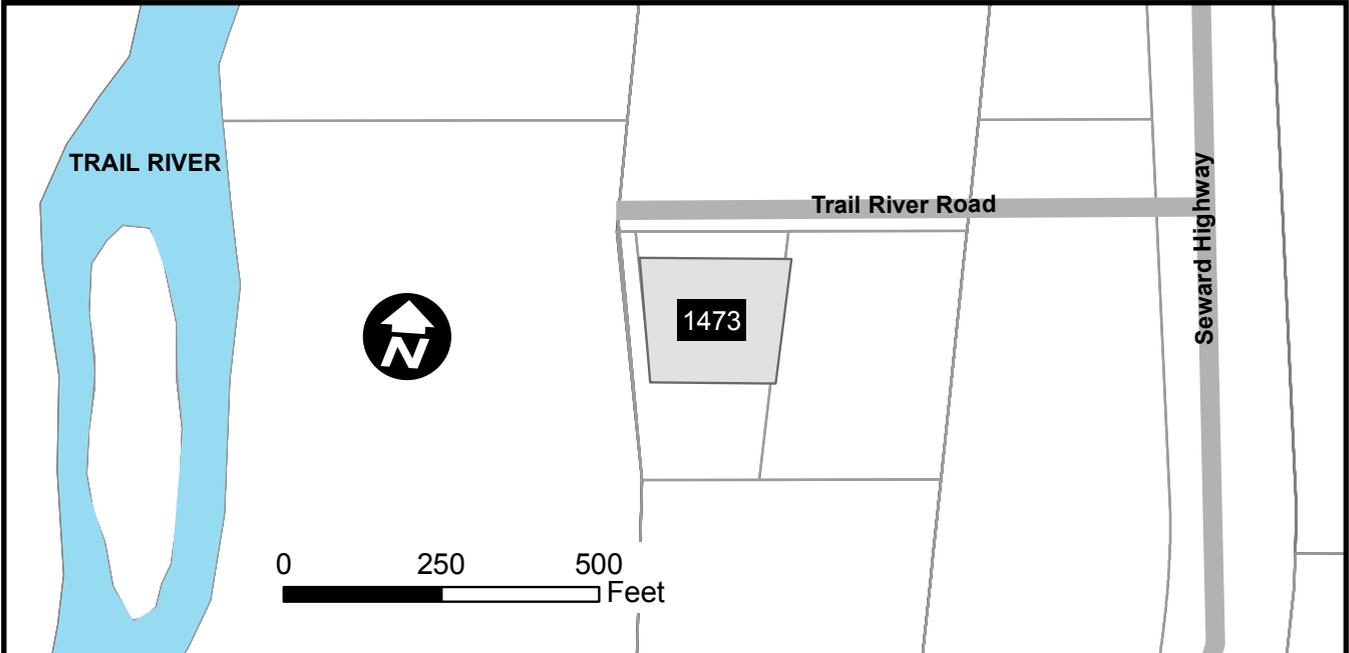
NOTES

NOTE: A home inspection will be conducted, and the minimum bid may be reviewed and adjusted if determined to be necessary. check for Errata prior to bidding

In accordance with 11 AAC 67.022 *No Warranty Implied*, by selling, granting, or leasing land, the State does not give nor imply any warranty as to the land's fitness, use, or suitability for any intended use, presence of refuse or hazardous substances, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs. Parcels are sold **AS IS** and **WHERE IS** with all faults, and in the condition as of the date of sale. In accordance with AS 34.70.010 Disclosures in Residential Real Property Transfers and AS 34.70.110 Waiver By Agreement, bidders agree that no disclosure is required and none will be provided. The winning bidder will be required to sign a Waiver By Agreement, to be submitted with the DOI prior to contract or patent issuance. See page 154 for a sample of this document.


**CROWN
POINT
HOUSE**

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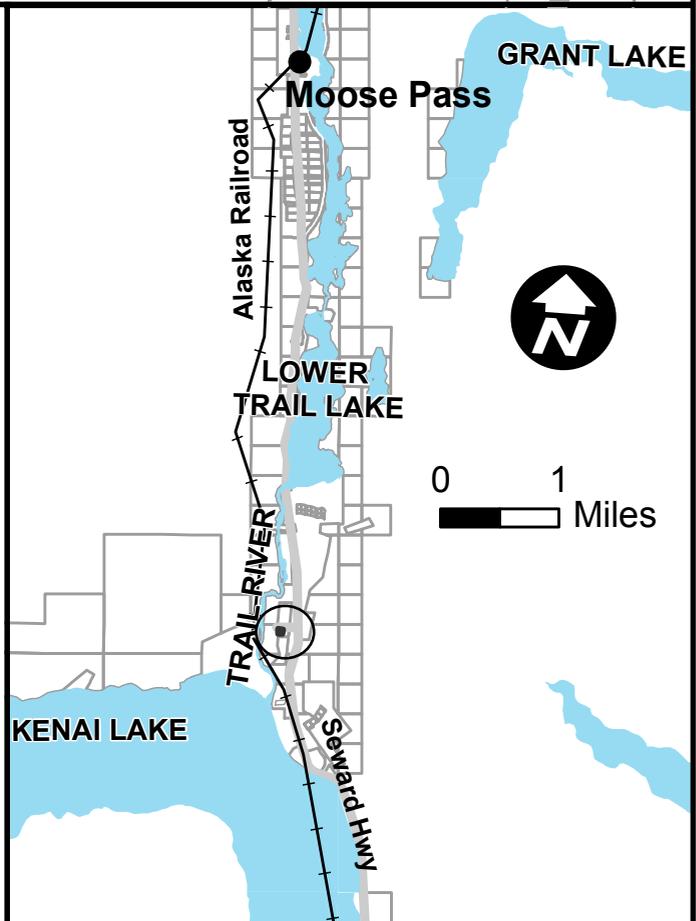


DNR will sponsor two Open Houses to offer prospective bidders the opportunity to view both the house and property.

Open House #1
Saturday, June 1, 2013
10 am - 2 pm

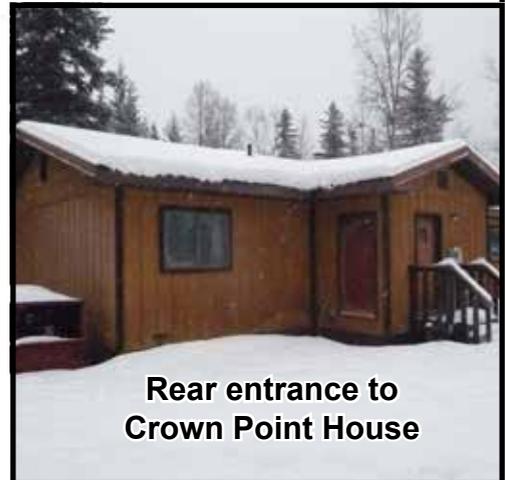
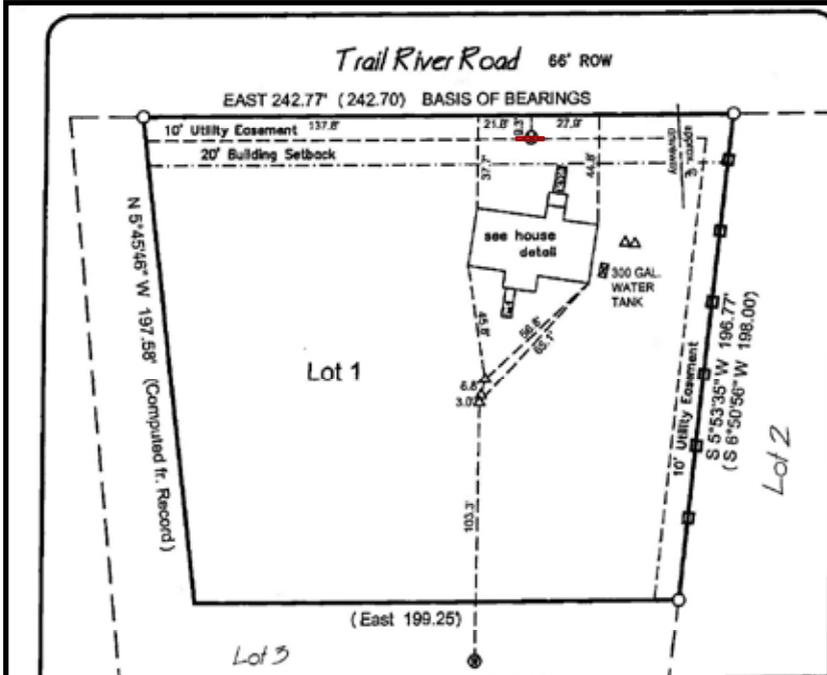
Open House #2
Saturday, June 22, 2013
10 am - 2 pm

Land Sales staff will be present during these hours to show the house to prospective bidders and answer questions.





CROWN POINT HOUSE



Rear entrance to Crown Point House

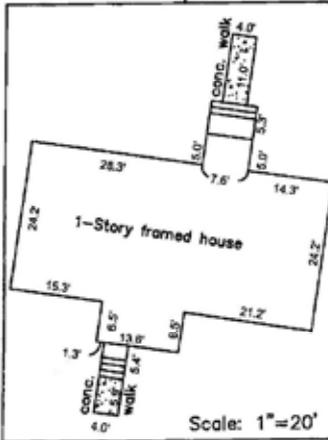


Shed located on Crown Point House property



Fuel Tank

Portion of easement vacated by Kenai Peninsula Borough Planning Commission Resolution 2013-02, filed as document 2013-0170 in the Seward Recording District on February 22, 2013



Scale: 1"=20'

As-Built Certificate

I hereby certify that the improvements hereon exist as shown on Lot 1, USS 2520 Crown Point Subd. of Tract D, and that no encroachments exist except as indicated.

Exclusion Note:

It is the responsibility of the Owner to determine the existence of any easements, covenants or restrictions which do not appear on the recorded subdivision plat. Under no circumstances should any data hereon be used for construction or for establishing boundary or fence lines.

- LEGEND:
- Found 5/8" Rebar
 - ⊙ Well
 - △ Vent Pipe
 - Wooden Fence
 - () Record Data

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA			
AS-BUILT OF LOT 1, USS 2520 CROWN POINT SUBD. OF TRACT D	DATE OF SURVEY: Beginning: 8/20/11 Ending: 8/20/11	LOCATION: SE 1/4 SEC. 24, T.4N., R.1W., S.M., Seward Recording District	
	DRAWN BY: DMG 7/12/11	CHECKED BY: CB 23 Dec 11	Plot #: 82-18
	SCALE: 1"=50'	SHEET 1 OF 1	ADL 222867



CROWN POINT HOUSE



Kitchen



Dining Room



Bedroom #1



Bathroom



Laundry Room



Bedroom #2