



2013 Alaska State Land Offering

Frederick Point North ASLS 83-31



Eligible
for Veteran's
Preference
Auction

Typical lot within
Frederick Point North

LOCATION
This subdivision lies on the north end of Mitkof Island, about 3.5 miles southeast of the central business district of Petersburg.

ACCESS
Petersburg has regularly scheduled jet and floatplane service and is part of the Alaska Marine Highway (ferry) System. The North Mitkof Highway provides access from Petersburg to a portion of the subdivision. These parcels are located along an unconstructed portion of the platted road right-of-way, Frederick Drive. Other portions of Frederick Drive have been constructed as a one-lane, gravel road 30 feet wide.

UTILITIES
Electricity and water are available along the developed section of Frederick Drive. Landowners will be responsible for extending existing lines to their property.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). DEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

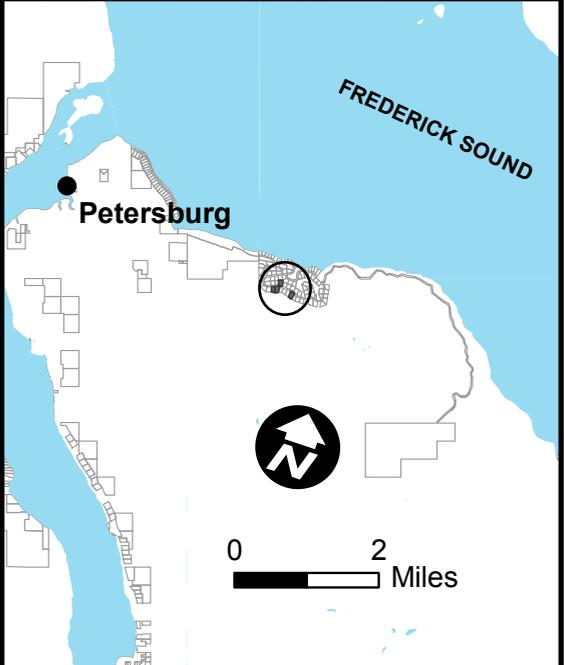
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS
Parcels 1018, 1019, and 1020 are subject to a 20-foot pedestrian easement. Parcels subject to all platted easements and reservations of record, see ASLS 83-31.

This subdivision is zoned "Rural Residential" by the City of Petersburg. This zoning allows for single-family residences with a minimum lot size of one acre. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
These parcels are located within the boundary of the City of Petersburg, a home rule city, and are subject to applicable local ordinances and property assessments.

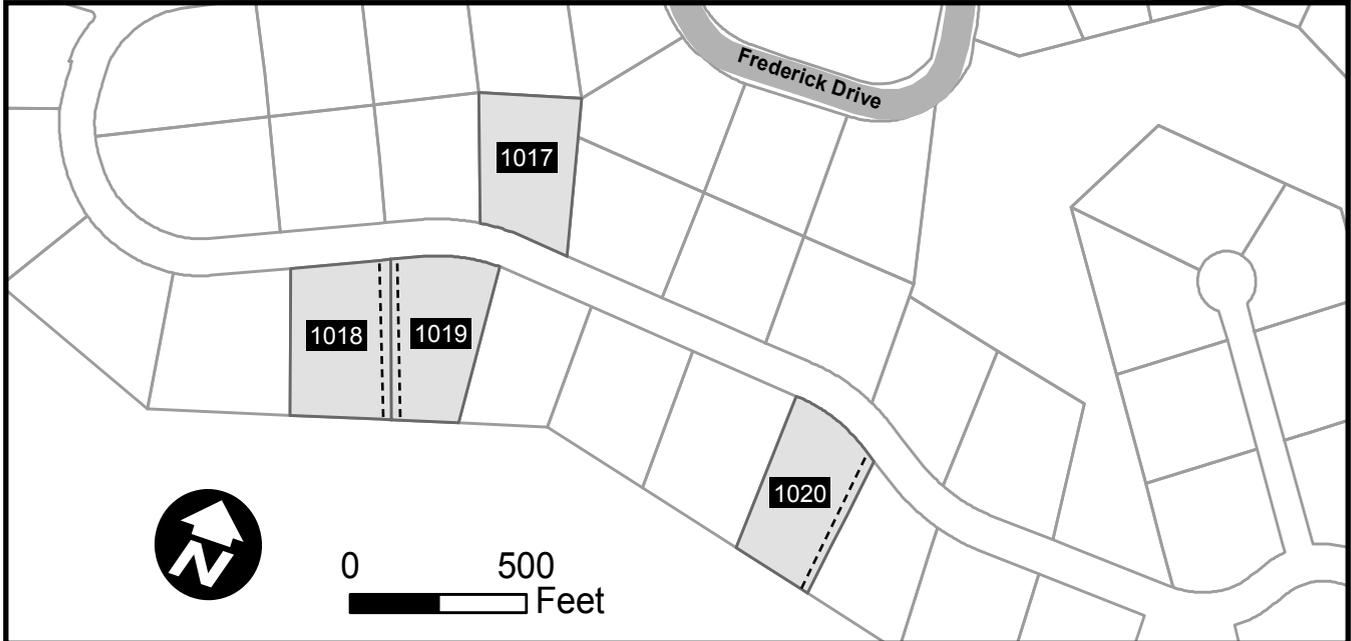
NOTES
These parcels are eligible for the Veteran's Preference Auction. Please see "Participating in the Veteran's Auction" section of this brochure. These parcels are located within the boundary of the City of Petersburg. Contact the City of Petersburg by mail at PO Box 329, Petersburg, Alaska, 99833, or by phone at (907) 772-4519.



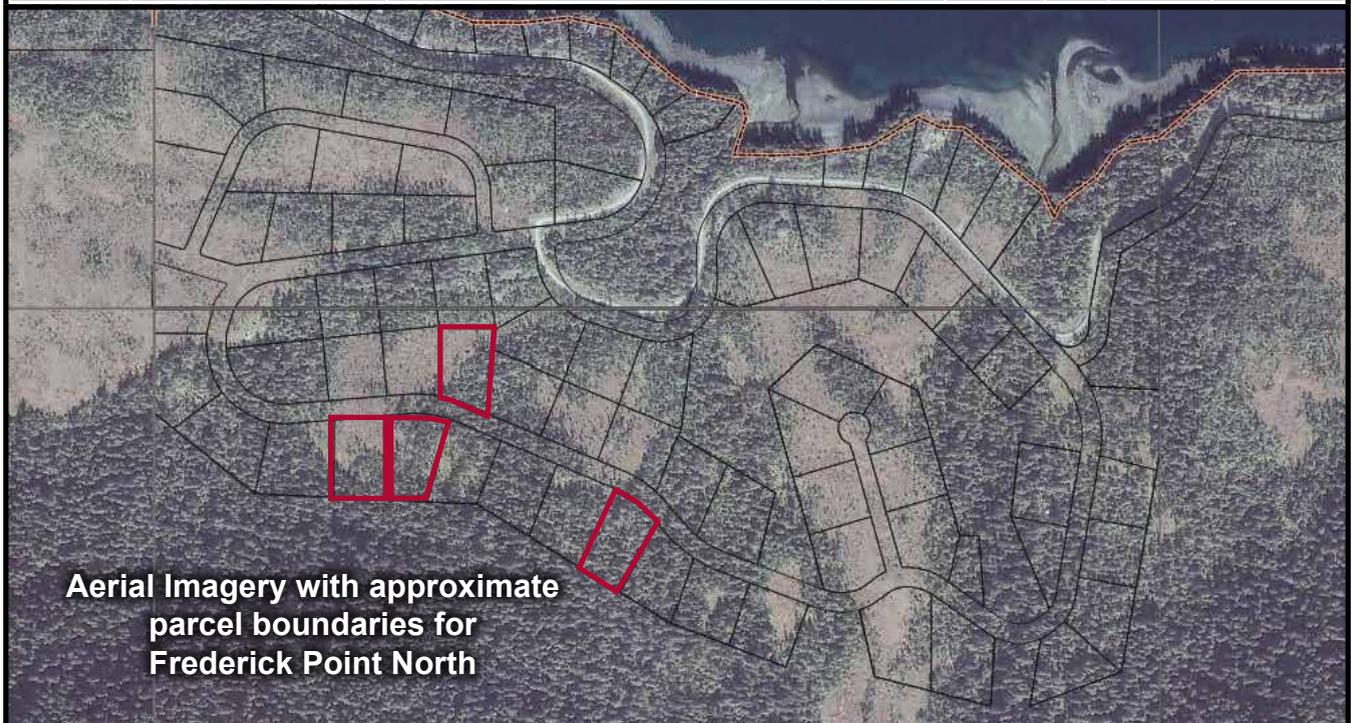
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



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PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1017	104233	C059S080E6	83-31	2.292	14	5	\$8,900
1018	104241	C059S080E6	83-31	2.638	5	6	\$10,300
1019	104242	C059S080E6	83-31	2.529	6	6	\$9,900
1020	104246	C059S080E6	83-31	2.54	10	6	\$9,900



Aerial Imagery with approximate parcel boundaries for Frederick Point North