

Parcel #: 01-014-125

Physical Address: 919 Sandy Beach Road – Waterfront

Legal Description: Lot: GL 10; Section: 35; Township: 58S, Range: 79E, Copper River Meridian

Size: 1.33 acres

Zoned: Single Family Residential

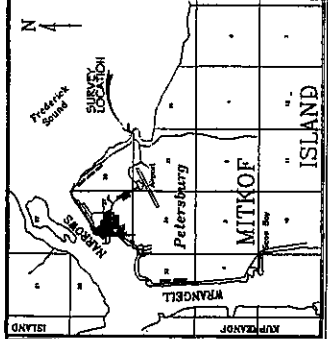
Assessed Value: \$175,000

Electric: Power is available at the street

Water/Wastewater: Water and wastewater are available to this lot. The water is found approximately 20 feet west of the most westerly corner of the lot and is a 3/4" residential service. The available sewer is an 8" ductile iron pipe that is capped approximately 5 feet west of the most westerly property corner. The available sewer will only support a gravity system at the higher elevations of this parcel. If construction will occur at the lower elevations, a residential sewer lift station will likely be required. The purchaser will be responsible for extending water and sewer to serve the property.

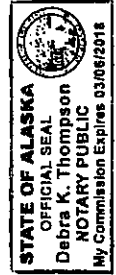
Verification of the elevations of the sewer lateral in relation to any planned construction should be completed by the property purchaser to dictate the need for a lift station prior to construction. Shallow bedrock has been reported in the past although the exact depth to bedrock is not known. This condition may also impact the sewer service design.

The property is being sold by the Borough "AS-IS, WHERE-IS", with the Borough making no warranties or representation regarding the condition of the property. Provision of this material to potential bidders is not intended to serve as any guarantee as to the accuracy of the information provided herein; including but not limited to any depiction of the placement of the property lines, or information regarding the size of a lot, zoning, or the placement or availability of utilities. A bidder is required to make his or her own thorough inquiries regarding the property, and is purchasing property at his/her own risk.

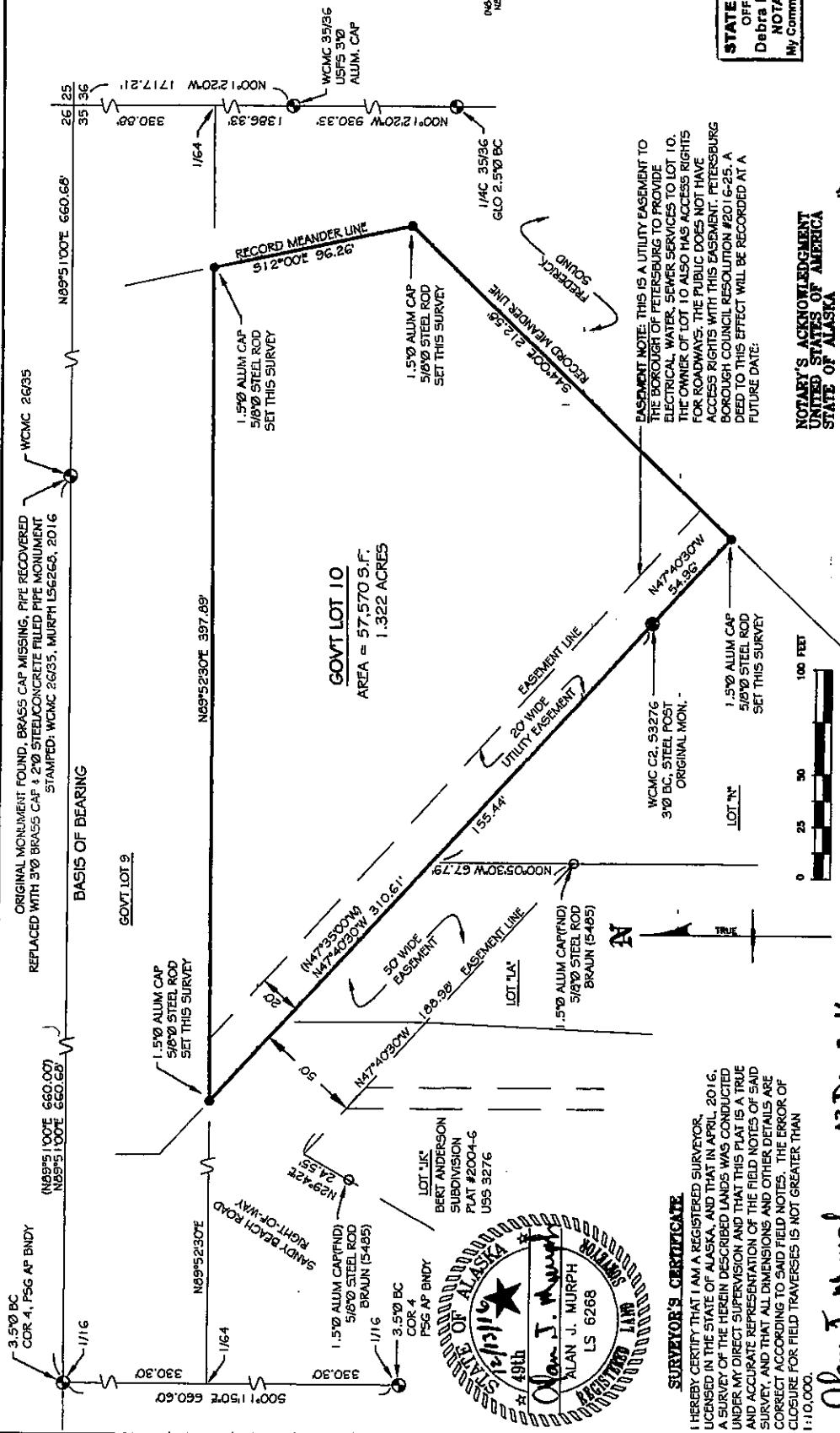


- LEGEND**
- PROPERTY LINES -
 - OTHER SURVEY LINES -
 - EASEMENT LINES -
 - MONUMENT (FOUND)
 - MONUMENT (NOT FOUND)
 - RECORD MEASUREMENT (NOT FOUND)
 - STEEL ROD (MURPHY 156268)
 - STEEL ROD (MURPHY 156268)
 - RECORD MEASUREMENT (NOT FOUND)
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 - RECORD MEASUREMENT (NOT FOUND)
 - STEEL ROD (MURPHY 156268)

OWNER: PETERSBURG BOROUGH
 STATE OF ALASKA PATENT
 BOOK 17, PAGE 632 & 633
 FILE DATE: APRIL 18, 1963
 PETERSBURG RECORDING DIST.



RECORD OF SURVEY
GOVERNMENT LOT 10, SECTION 35
TOWNSHIP 58 SOUTH, RANGE 79 EAST
COPPER RIVER MERIDIAN
For: PETERSBURG BOROUGH
P.O. BOX 328
PETERSBURG, ALASKA 99833
Harai & Associates, Inc.
P. O. Box 625
Petersburg, Alaska 99833
Date: 4/25/2016
Surveyor: AJM
Scale: 1" = 50'
Drawn By: AJM



NOTARY'S ACKNOWLEDGMENT
 UNITED STATES OF AMERICA
 STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF December, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Stephen Giesbrecht TO ME KNOWN TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND He (HERSHE) ACKNOWLEDGED TO ME THAT He SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Debra K. Thompson
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 3/6/2018

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I REPRESENT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ACCEPT THIS SURVEY TO BE TRUE AND CORRECT, AND THAT THIS SURVEY DOES NOT DEPICT A LOT, PARCEL OR TRACT CREATED OR SUBDIVIDED CONTRARY TO LAW.

12-14-2016 DATE
[Signature]
 PETERSBURG BOROUGH MANAGER

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MAP SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BOUNDARY SURVEY STANDARDS OF THE PETERSBURG BOROUGH, AND THAT I HAVE MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

12-14-2016 DATE
[Signature]
 COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN APRIL, 2016, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES. THE ERROR OF CLOSURE FOR FIELD TRAVERSES IS NOT GREATER THAN 1:110,000.

Alan J. Murphy 13 Dec 2016 DATE
 ALAN J. MURPHY (RLS 6268)

