

**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:** Currently: Public Use; Proposed: Single Family Residential

**Assessed**

**Value:** \$175,000

**Utilities:** Power is available at the street

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.



# FISH TRAPS & PETROGLYPHS LOCATED AT SANDY BEACH PARK

NOVEMBER, 2016  
DATA: US FOREST SERVICE & PETERSBURG BOROUGH





**Parcel #:** 01-003-521

**Physical Address:** 306 Sandy Beach Road – Uplands

**Legal Description:** Lot: 6A; BLK: 231; US Survey: 1252A; Section: 26; Township: 58S, Range: 79E, Copper River Meridian

**Size:** 18,002 sqft (.413 acres)

**Zoned:** Single Family – Residential

**Assessed Value:** \$65,000

**Electric:** Power is available at the front of the lot.

**Water/Wastewater:** Water and Wastewater utilities are available at the property line of this lot. The water is a  $\frac{3}{4}$ " residential service. The sewer is a 6" ductile iron lateral.

**Other Comments:** Survey Completed. This lot is above Sandy Beach Road and has developed lots on both sides.



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**Parcel #: 01-006-484**

**Physical Address:** 705 IRA II Street (Corner of IRA II and 8<sup>th</sup> street)

**Zoned:** Single Family – Residential

**Legal Description:** Lot: 5A; BLK: 87; Subdivision: Southeast Addition; Plat: 69-202; US Survey: 1252; Section: 27; Township: 58S, Range: 79E

**Size:** 10,000 sqft

**Assessed Value:** \$40,000.

**Electric:** Electric Available

**Water/Wastewater:** Public water and sewer mains exist adjacent to property, however it appears that no services have been previously stubbed out to the property line. Water and sewer connections will be the responsibility of the purchaser.

**Other comments**

Title search done on 1-11-16 by Southeastern Title Agency, Inc. This is a corner lot.



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