

Location	80 acres described as T05N R10W Section 23 N1/2 NE1/4 located in the Mackey Lakes area of Ridgeway, approximately one mile outside of the Soldotna City limits.
Topography	Soldotna Creek runs through this parcel. Spruce trees predominate. Residential development appears to be suitable on a strip of land approximately 200 feet wide adjacent to Derk's Lake Road as well as the south 600± feet of the parcel. The parcel becomes wet along the creek corridor. The predominate soil type is "Soldotna Silt Loam" and is generally characterized as well-drained soil, according to the Soil Survey: Kenai-Kasilof Area Alaska.
Special Features	Soldotna Creek runs the entire length of the property, from east to west.
Access	Derk's Lake Road provides access from the north, which is also a section-line easement. The borough maintains approximately 800 feet of Derk's Lake Road. The parcel's east boundary is also a section-line easement. Raspberry Street, Pine Street, Michael Street, and Mill Avenue may provide access from the south, via platted unimproved roads.
Utilities	Electric, telephone, and gas is available.
Water & Sewer	Onsite well and septic would need to be developed.
Fire Service Area	Central Emergency Services.
Restrictions & Reservations	This parcel is subject to an electric transmission line right-of-way, 20 feet in width parallel to the north boundary. The parcel is also subject to a 50-foot wide pipeline right-of-way. This pipeline crosses the southeast corner of the parcel. A ten-foot wide public pedestrian easement exists along both banks of Soldotna Creek. This creek is subject to anadromous stream habitat protection pursuant to KPB Code of Ordinances, Chapter 21.18. Development of the wetland area may require a Corp. of Engineers permit. The Corp. of Engineers has not made a wetland determination.

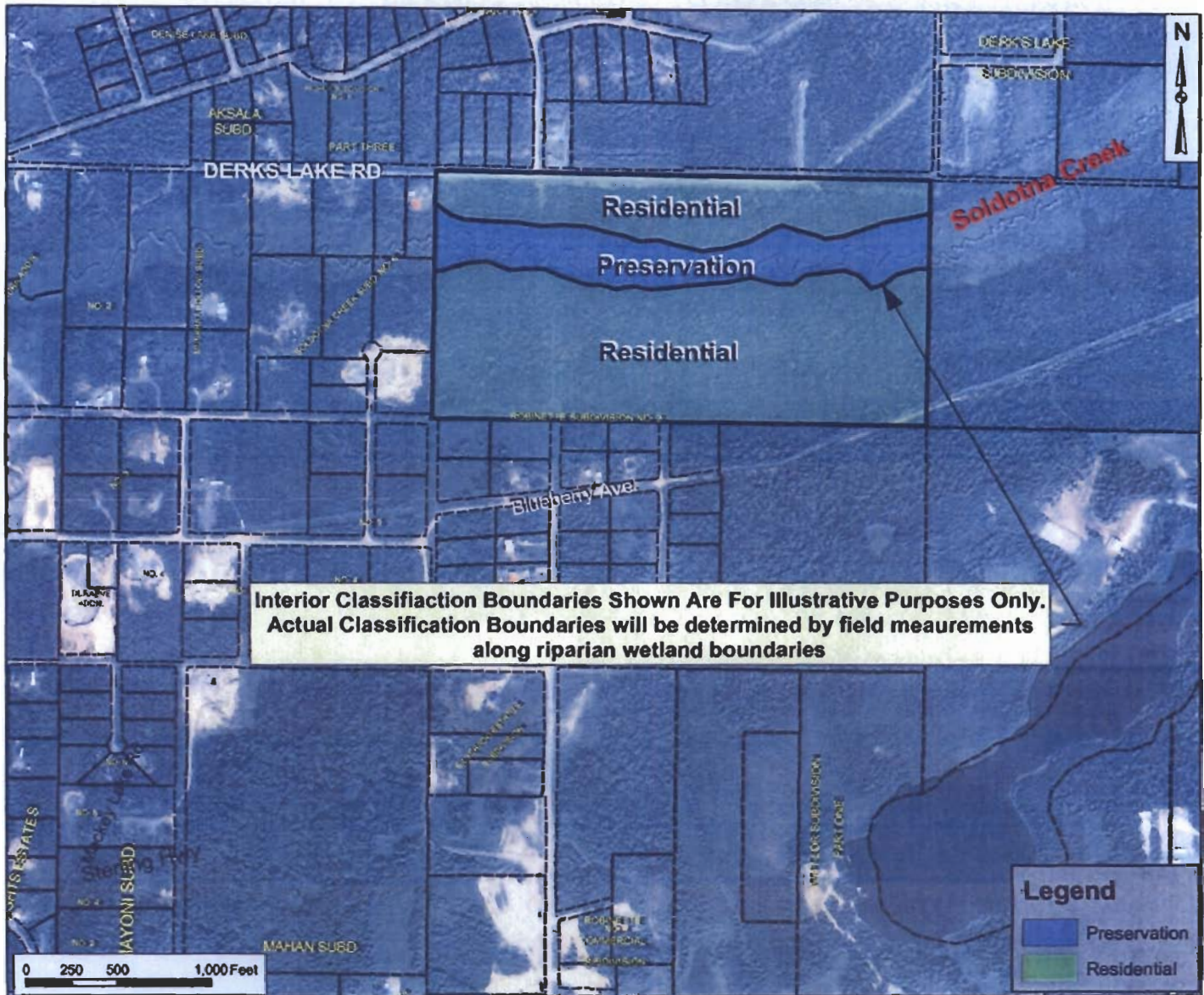
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 200 400 600 1,200 1,600 Feet

1

Acreage	Minimum Bid
80.00 ±	To Be Determined

Proposed Classification AP# 058-032-31



Approximate Acreage Per Classification

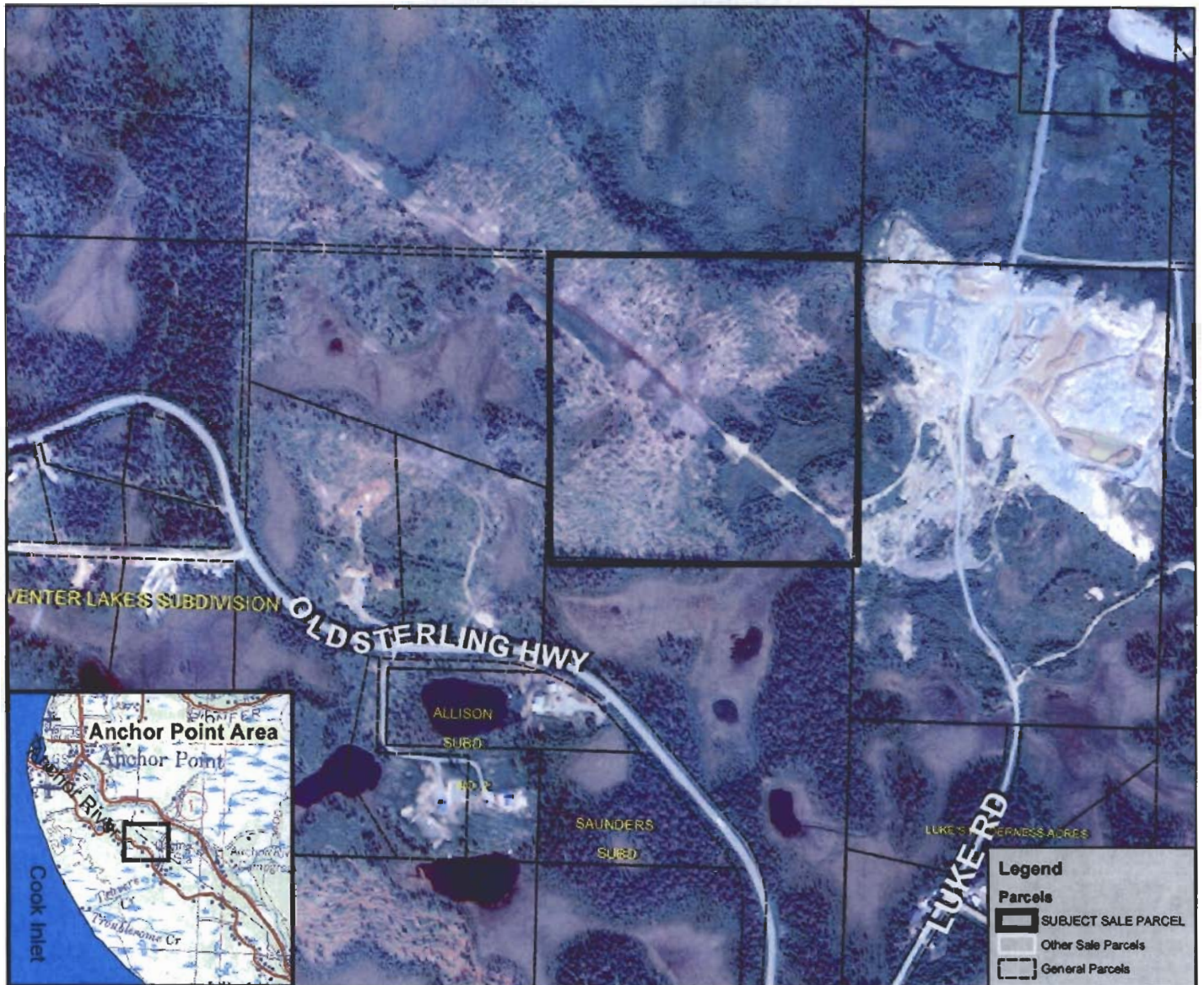
Residential..... 65 Acres
 Preservation..... 15 Acres

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Date: July 22, 2005
 Created By: Marcus A. Mueller
 Title: Land Management Agent
 Phone: 907.714.2204
 Email: mmueller@borough.kenai.ak.us



Parcel No. **169-132-13**



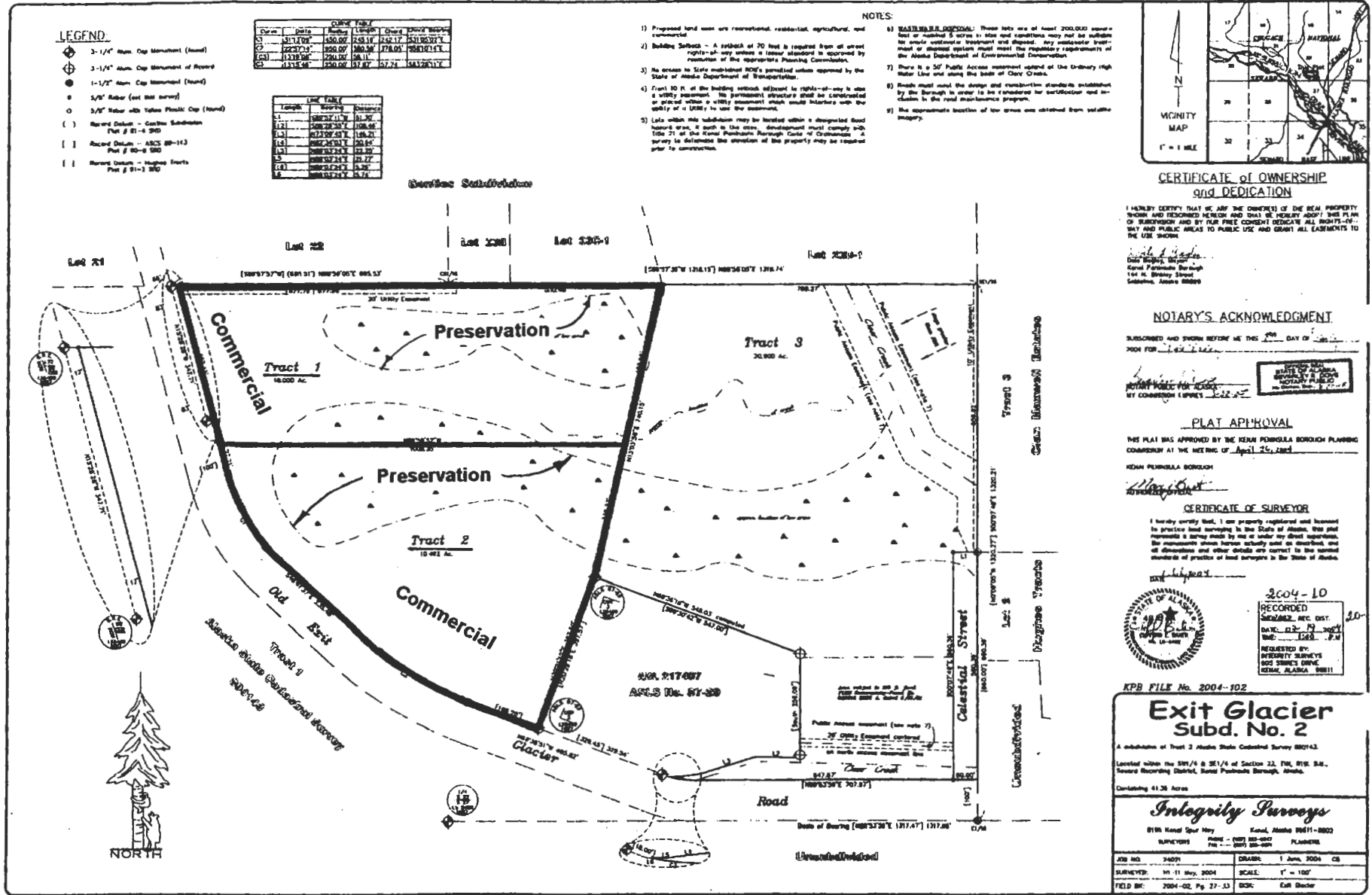
Location	40 acres described as T05S R15W S14 NE1/4 NW1/4 located in the Anchor Point area.
Topography	Topography varies from flat areas to small hills. Spruce trees predominate. The middle of the parcel may be wet along the power line corridor.
Special Features	The Anchor Point Materials Site Investigation report of 1983 indicates commercial quantities of sand and gravel. An overhead power transmission line runs diagonally through the parcel. (100-foot wide easement)
Access	Ridge Line Street and Kathryn Avenue provide platted access to this parcel. Both right-of-ways are 30 feet wide with no developed road. The north boundary of this parcel abuts a section-line easement.
Utilities	Telephone and electric service is approximately 2,400 feet away. No other utilities are available.
Water & Sewer	Onsite well and septic would need to be developed.
Fire Service Area	Anchor Point Fire and Medical Emergency Service Area.
Restrictions & Reservations	Material extraction from this parcel would require a permit from the Borough Planning Department. This parcel is subject to a 100-foot wide easement for an electric transmission line that runs diagonally through the parcel.

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0 200 400 800 1,200 1,600 Feet

1

Acreage	Minimum Bid
40.00 ±	To Be Determined

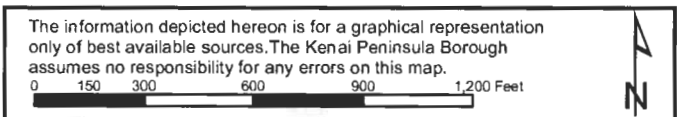


Proposed Classifications
 This map is for conceptual purposes only.
 The exact preservation areas will be determined
 at the time a wetland determination is made.

Parcel No. **144-010-48**



Location	This parcel is located in the Seward area off of Old Exit Glacier Road.
Topography	The topography is relatively flat with some wetlands.
Special Features	N/A
Access	Access is gained from Old Exit Glacier Road, a gravel road.
Utilities	Electric and telephone service are available.
Water & Sewer	Onsite well and septic would need to be developed.
Fire Service Area	Bear Creek Fire Service Area.
Restrictions & Reservations	N/A

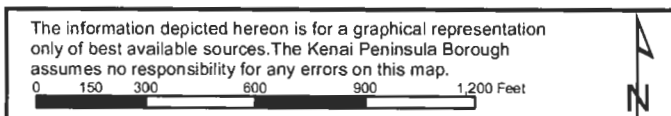


Acreage	Minimum Bid
10.46 ±	To Be Determined

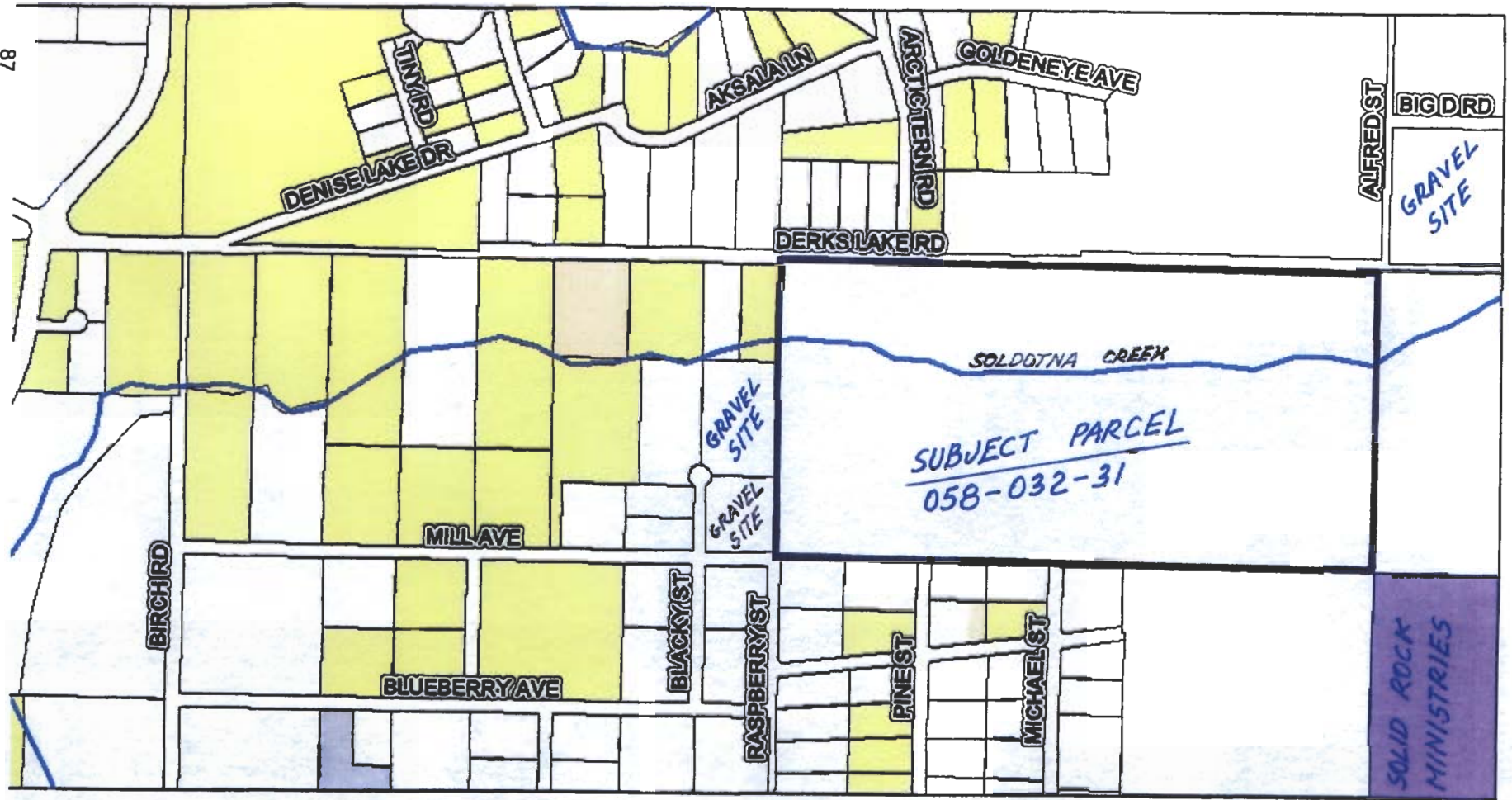
Parcel No. **144-010-47**



Location	This parcel is located in the Seward area off of Old Exit Glacier Road.
Topography	The topography is relatively flat with some wetlands.
Special Features	N/A
Access	Access is gained from Old Exit Glacier Road, a gravel road.
Utilities	Electric and telephone service are available.
Water & Sewer	Onsite well and septic would need to be developed.
Fire Service Area	Bear Creek Fire Service Area.
Restrictions & Reservations	N/A

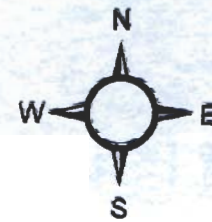


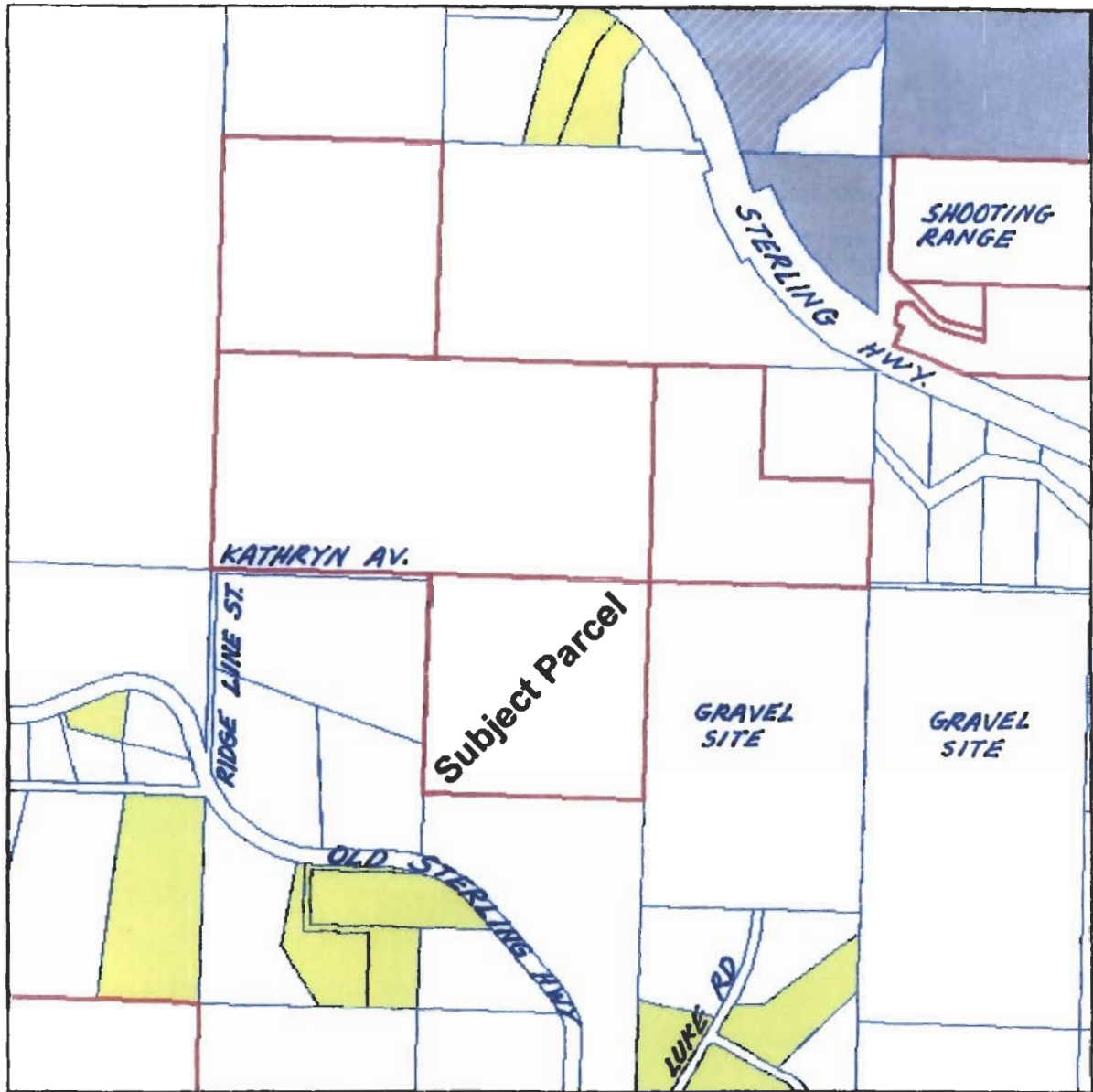
Acreage	Minimum Bid
10.00 ±	To Be Determined



Land Use Legend

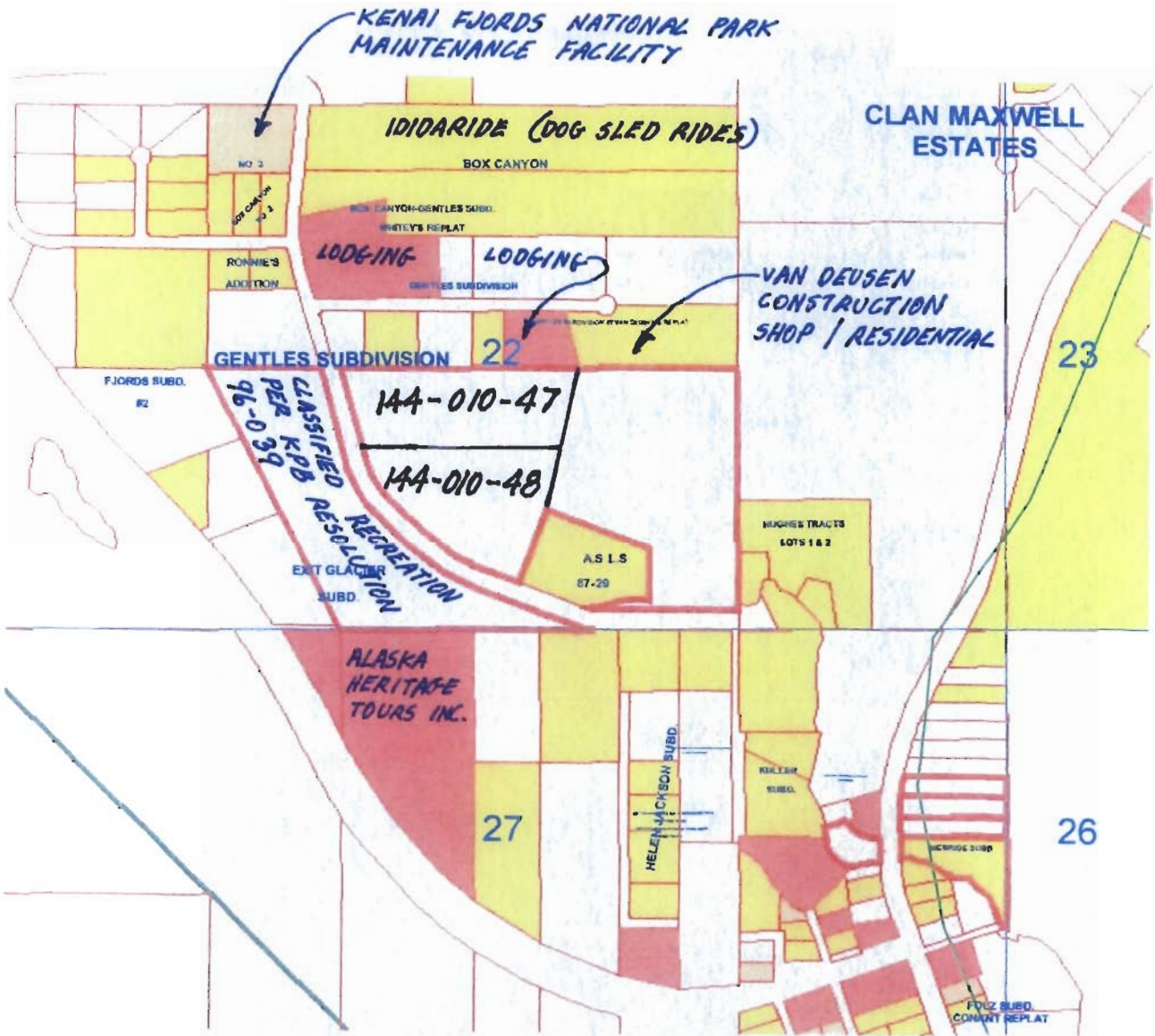
- VACANT
- RESIDENTIAL
- INSTITUTIONAL
- INDUSTRIAL
- COMMERCIAL
- TIMBER/FARM
- ACCESSORY BUILDING





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