



**Aerial view of
Clear Sky Subdivision**

LOCATION
Clear Sky Subdivision is located 4 miles west of the Parks Highway, approximately 12 miles southwest of the community of Anderson and 28 road miles north of the community of Healy.

ACCESS
Access to the area is by overland trails from Doyon Avenue, a partially developed lane running west from the Rex Bridge (Mile 275 George Parks Highway), approximately 2.5 miles through Kobe Village to a cul-de-sac. Trails and roads leading to and through the area cross variable terrain and wet spots that are susceptible to erosion and trail damage, especially during breakup and after heavy rains in summer. ATV use should be avoided at these times, and care should be taken at all times to preserve the integrity of access. There is a State-maintained landing strip near Anderson.

UTILITIES
None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. 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 Alaska Department of Environmental Conservation (DEC).

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

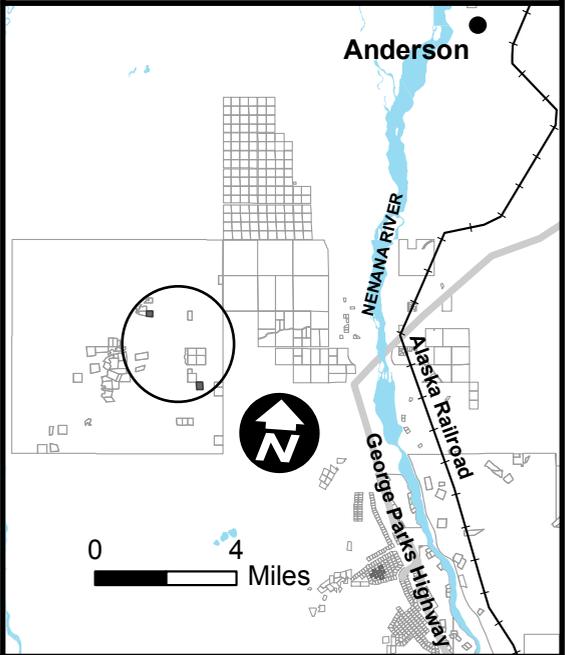
RESTRICTIONS
Subject to all platted easements and reservations of record. Please see ASLS 2006-19. All parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement and a 100-foot building setback along the ordinary high water mark of public and navigable water bodies and a 60-foot public access easement along all existing unnamed trails.

Parcels 1378 and 1379 are subject to 50-foot wide section-line easements.

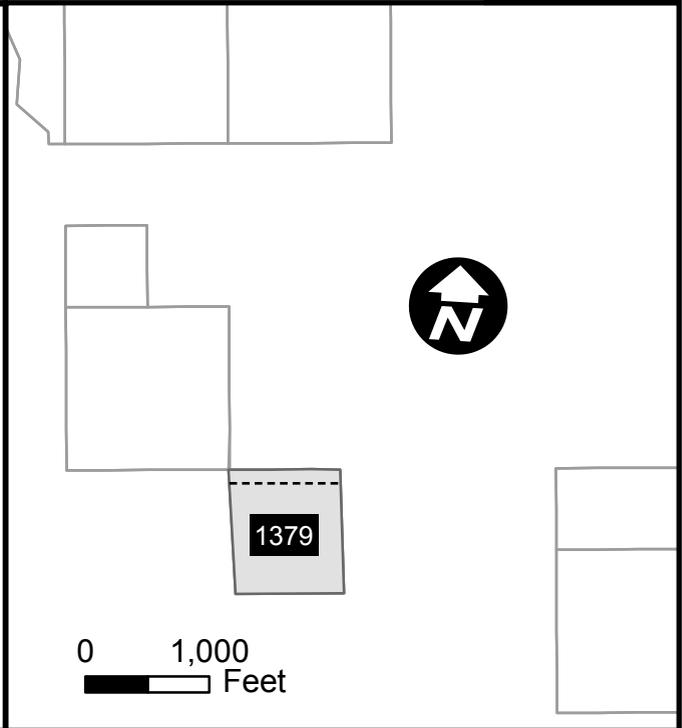
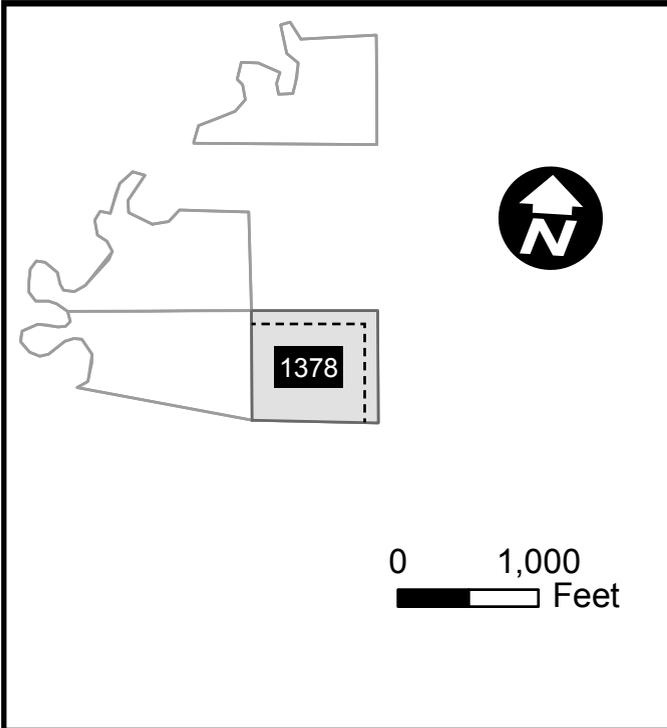
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Denali Borough, and are subject to applicable local ordinances and property assessments.

NOTES
These parcels are located in a "Modified" Protection fire management option area. See "Fire and Burning Activities" section of this brochure for more information.

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/>



Clear Sky ASLS 2006-19



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1378	417647	F008S010W15	2006-19	16.56	U	\$14,000
1379	417681	F008S010W25	2006-19	19.43	C	\$15,600



Parcel 1379 in foreground