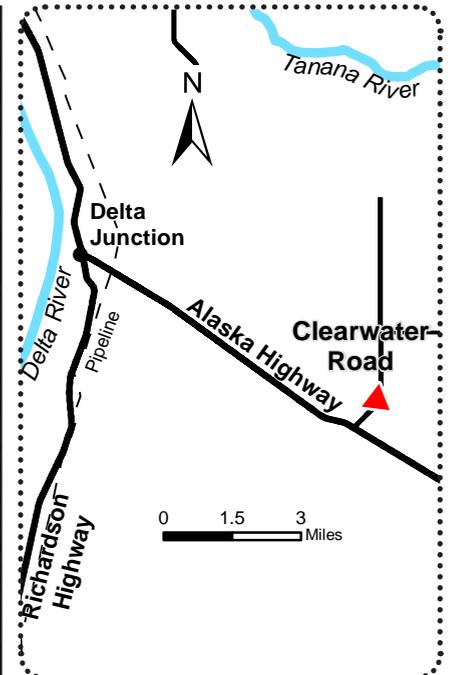


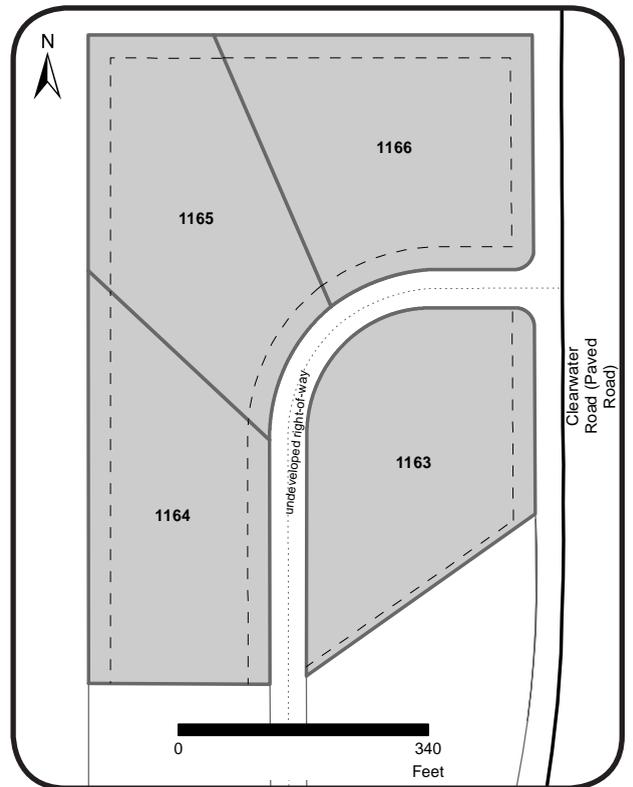


# Clearwater Road



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1163	420233	2.57	C1	\$7,100
1164	420237	2.52	C5	\$6,000
1165	420238	2.58	C6	\$4,600
1166	420239	2.7	C7	\$5,600

LOCATION
Clearwater Road Subdivision is located 8 miles southeast of Delta Junction along Clearwater Road.
ACCESS
Clearwater Road is a paved road which intersects the Alaska Highway south of milepost 1415. The parcels are one mile from the highway along Clearwater Road. Access to the parcels is from Allis Chalmers Ct, which has not been developed.
RIGHT-OF-WAY STATUS
The apron for Allis Chalmers Court has been constructed and the centerline has been brushed a few feet wide. Vehicle travel is not practical without further clearing. Access from the parcels directly to Clearwater Road would require permission from DOT&PF.
SURVEY & MTRS
Clearwater Road is survey ASLS 2008-25, located in F011S011E02. The survey has been filed as plat 2010-6 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access & utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details. Lots C6 and C7 contain wetlands. Useable area is 1.69 acres for Lot C6 and 1.81 acres for Lot C7. See plat for additional details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along Clearwater Road.



**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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
**Richardson, AK Highways**  
 Interior Remote  
 General Information