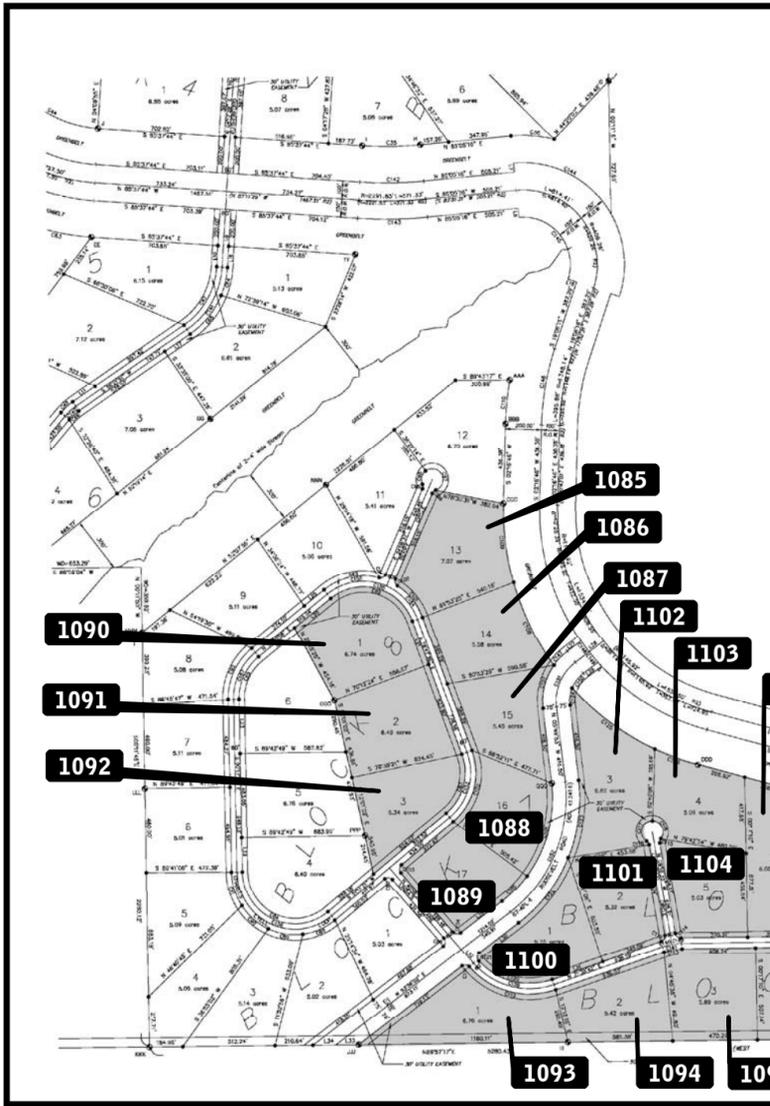
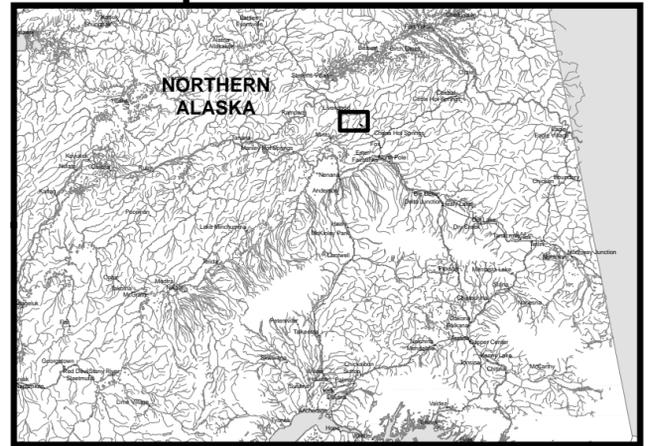


Map 27 - Tatalina Subdivision, ASLS 2003-14

Northern Region



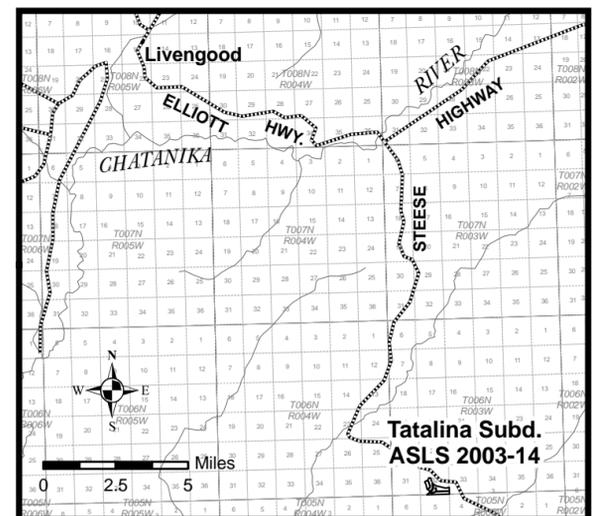
Tatalina Subdivision



Note: 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 being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.

Location	Tatalina Subdivision is located approximately 40 miles north of Fairbanks and 30 miles southeast of Livengood along the Elliott Highway.
Topo Map	USGS Quad Livengood B-3.
Access	Access to the subdivision is via Alyeska Pipeline Access Road, ADL 413416, at approximately mile 41 of the Elliott Highway. This road is depicted on ASLS 2003-14 as Roosevelt Road. Direct access to lots within Blocks 9 and 10 are from Pinchot Drive and Livengood Circle. Direct access to lots within Blocks 7 and 8 is from Linda's Lane, Charles Lyell Loop and Berry Circle. Interior subdivision roads, except for Roosevelt Road, have not been constructed.
Terrain	This subdivision is situated on lands overlooking the Tatalina River valley and the Globe Creek valley. A small unnamed tributary of the Tatalina River runs through the western portion of the subdivision. The subdivision lies primarily on a south facing slope with elevation ranging from 950 to 1,400 feet above sea level. This subdivision is located within 5 miles of Grapefruit Rocks, a popular rock climbing area.
Soils	Soils are generally well drained. Discontinuous permafrost may be present in some areas.
Vegetation	Primarily open hardwood stands, with some pockets of spruce understory.
Water Frontage	None. Lots are set back from the steep valley on either side of the unnamed tributary running through the western portion of the subdivision.
View	View of the surrounding woods, with potential views of the Globe Creek valley to the south and the Tatalina River valley to the southwest.
Climate	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 11 inches.
Water Source	Unknown
Water/Sewage Disposal	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 (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2003-14. Individual driveways must be established from dedicated rights-of-way within the subdivision, and may not directly access Roosevelt Road or the Elliott Highway. Roosevelt Road, which provides access to the Trans-Alaska Pipeline west of this subdivision, is gated west of the intersection with Linda's Lane and Pinchot Drive.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Tatalina Subdivision homeowners association, if active.
Other	The subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Land uses in the area surrounding this subdivision include mining, hunting, fishing, trapping, and hiking. The Trans-Alaska Pipeline runs west of this area, and is visible from elevated portions of the subdivision. Proposed Natural Gas pipeline corridors (ADL 413342 and ADL 403427) are also in the vicinity of Tatalina Subdivision. For more information regarding proposed gas line routes, contact the State Pipeline Coordinator's Office.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1085	417283	F006N003W32	2003-14	13	7	7.07	\$8,000
1086	417284	F006N003W32	2003-14	14	7	5.58	\$7,000
1087	417285	F006N003W32	2003-14	15	7	5.45	\$7,600
1088	417286	F006N003W32	2003-14	16	7	5.06	\$7,100
1089	417287	F006N003W32	2003-14	17	7	5.29	\$7,400
1090	417288	F006N003W32	2003-14	1	8	6.74	\$7,700
1091	417289	F006N003W32	2003-14	2	8	6.49	\$7,500
1092	417290	F006N003W32	2003-14	3	8	5.34	\$6,700
1093	417294	F006N003W32	2003-14	1	9	6.76	\$8,600
1094	417295	F006N003W32	2003-14	2	9	5.42	\$6,800
1095	417296	F006N003W32	2003-14	3	9	5.69	\$7,200
1096	417297	F006N003W32	2003-14	4	9	5.48	\$6,900
1097	417298	F006N003W32	2003-14	5	9	5.49	\$6,900
1098	417299	F006N003W32	2003-14	6	9	5.50	\$6,900
1099	417300	F006N003W32	2003-14	7	9	5.82	\$7,300
1100	417301	F006N003W32	2003-14	1	10	5.35	\$7,500
1101	417302	F006N003W32	2003-14	2	10	5.32	\$7,400
1102	417303	F006N003W32	2003-14	3	10	6.82	\$8,700
1103	417304	F006N003W32	2003-14	4	10	5.09	\$6,400
1104	417305	F006N003W32	2003-14	5	10	5.03	\$6,300
1105	417306	F006N003W32	2003-14	6	10	6.00	\$7,200
1106	417307	F006N003W32	2003-14	7	10	5.98	\$7,200
1107	417308	F006N003W32	2003-14	8	10	5.56	\$7,000
1108	417309	F006N003W32	2003-14	9	10	6.02	\$7,200
1109	417310	F006N003W32	2003-14	10	10	6.02	\$7,200



Vicinity Map
Township 6 North, Range 3 West, Section 32
Fairbanks Meridian, Alaska