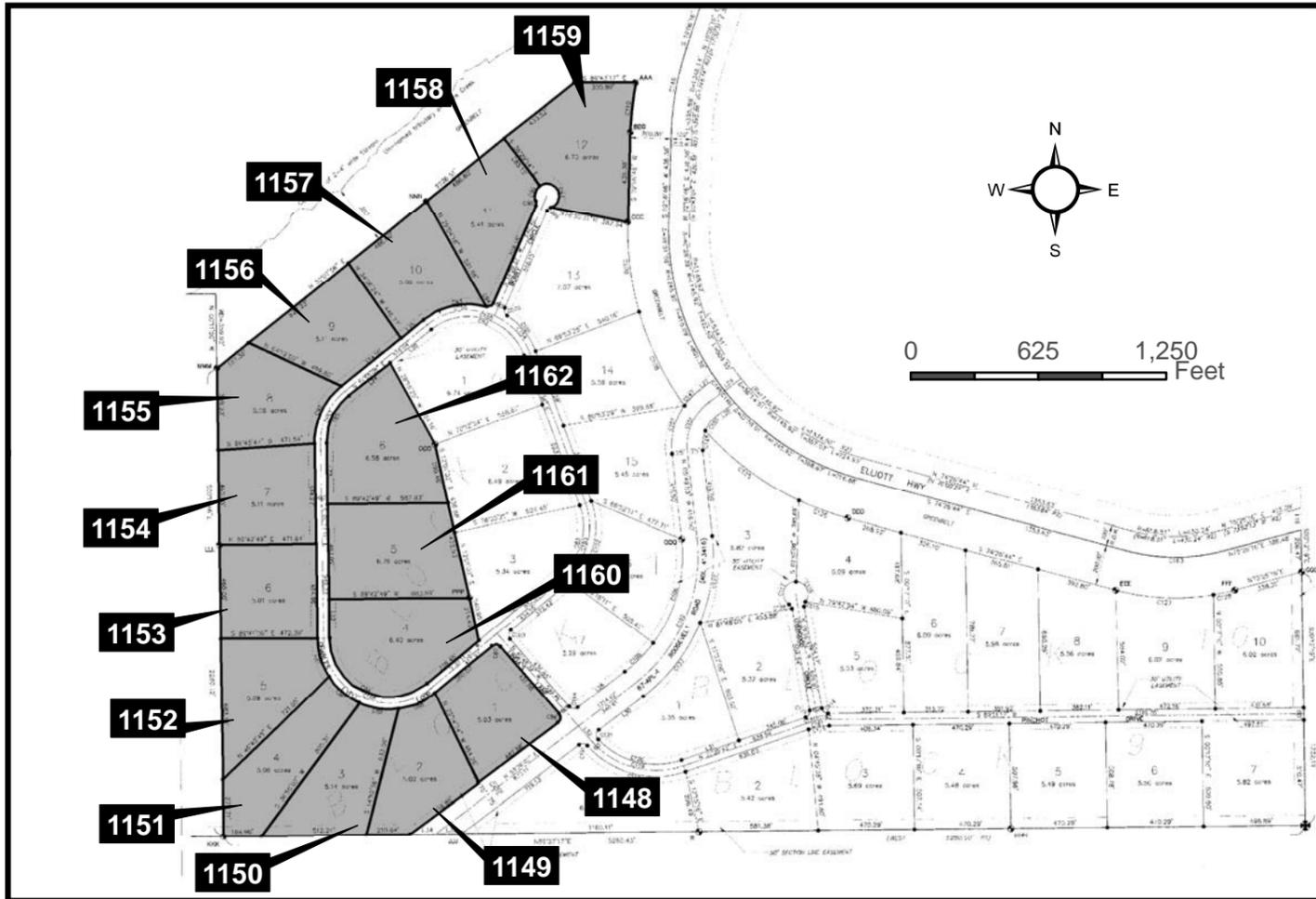


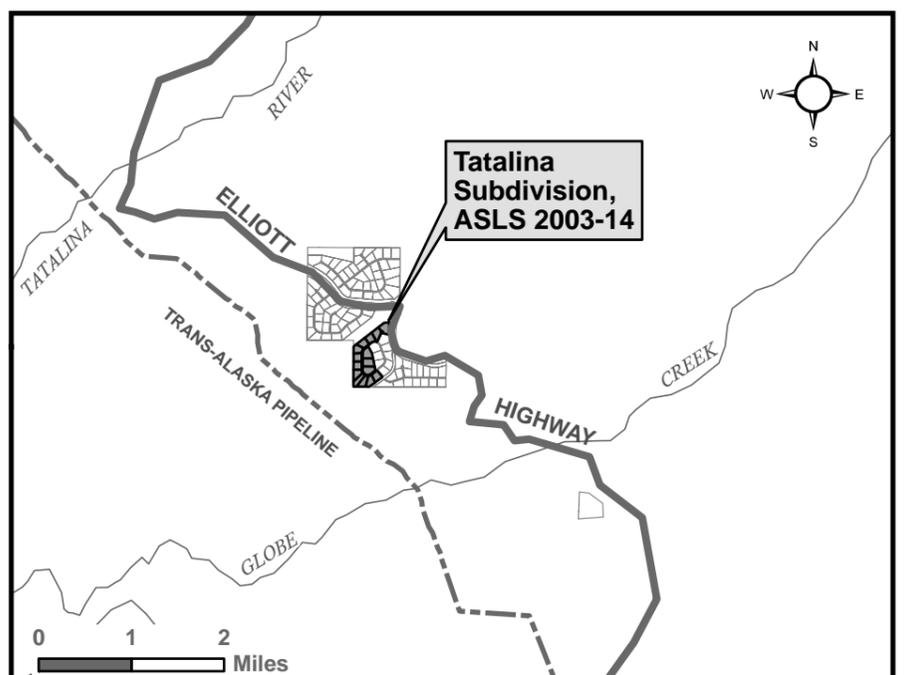
Map 34 - Tatalina Subdivision ASLS 2003-14

Northern Region



Location	This 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 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. Direct access to the Elliott Highway and Roosevelt Road from any lot is prohibited.
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.
Soils	Soils are generally well drained. Discontinuous permafrost is likely present in some areas.
Vegetation	Primarily open hardwood stands, with some pockets of spruce understory. Dense alder thickets and present in some locations.
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 homeowners association, if active and incorporated.
Fire Management	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.
Other	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
1148	417271	F006N003W32	ASLS 2003-14	1	7	5.03	\$8,900
1149	417272	F006N003W32	ASLS 2003-14	2	7	5.02	\$8,000
1150	417273	F006N003W32	ASLS 2003-14	3	7	5.14	\$8,200
1151	417274	F006N003W32	ASLS 2003-14	4	7	5.06	\$8,100
1152	417275	F006N003W32	ASLS 2003-14	5	7	5.09	\$8,100
1153	417276	F006N003W32	ASLS 2003-14	6	7	5.01	\$8,000
1154	417277	F006N003W32	ASLS 2003-14	7	7	5.11	\$8,200
1155	417278	F006N003W32	ASLS 2003-14	8	7	5.08	\$8,100
1156	417279	F006N003W32	ASLS 2003-14	9	7	5.11	\$7,400
1157	417280	F006N003W32	ASLS 2003-14	10	7	5.06	\$7,300
1158	417281	F006N003W32	ASLS 2003-14	11	7	5.41	\$7,800
1159	417282	F006N003W32	ASLS 2003-14	12	7	6.70	\$8,800
1160	417291	F006N003W32	ASLS 2003-14	4	8	6.40	\$10,300
1161	417292	F006N003W32	ASLS 2003-14	5	8	6.76	\$9,800
1162	417293	F006N003W32	ASLS 2003-14	6	8	6.58	\$9,600



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

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>.

