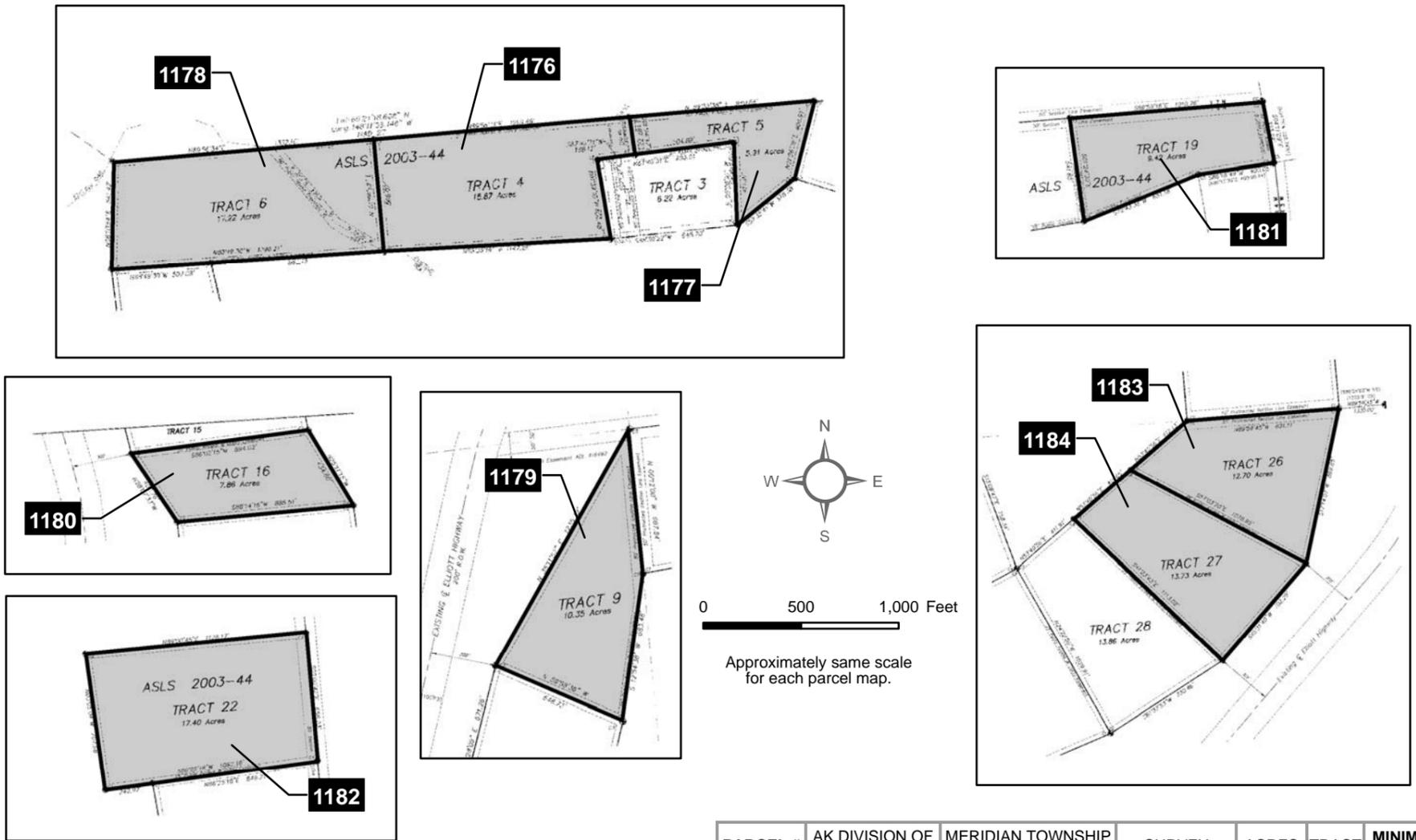


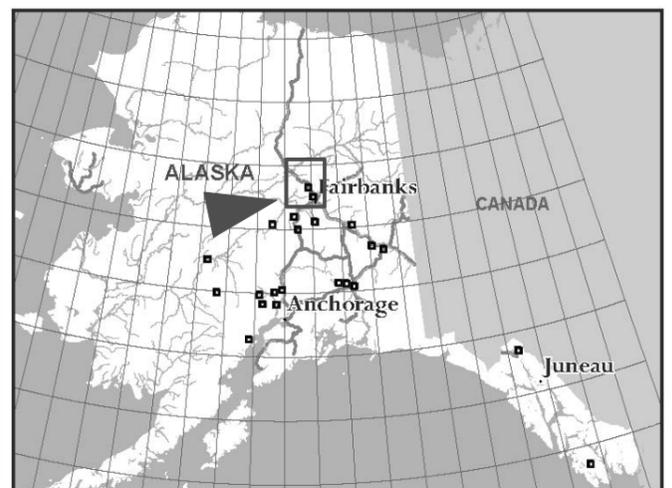
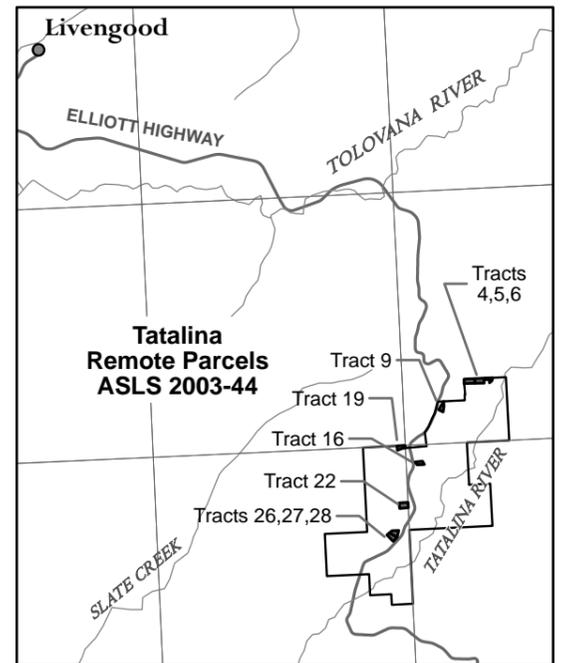
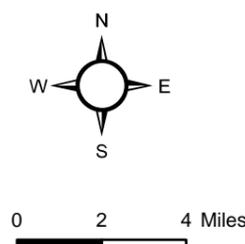
Map 25 - Tatalina Remote Parcels ~ ASLS 2003-44



Location	This Tatalina staking area is located along both sides of the Elliott highway, 58 miles north of Fairbanks, and 25 miles southeast of Livengood. It is approximately 20 miles south of the intersection of the Elliott and Dalton Highways and 50 miles from Minto via the Elliott Highway.
Topo map	USGS Quad Livengood B-3
Terrain	The area is located on both sides of the Tatalina River, with hills on either side forested with spruce and birch. The White Mountains National Recreation Area is located approximately 10 miles east of the staking area. Low areas within the Tatalina Valley may be boggy.
Access	Access is via the Elliott Highway, which runs through the staking area from approximately milepost 46 through milepost 51.5, and existing trails including Wilbur Creek Trail.
Roads/Trails	The Elliott Highway is paved from its intersection with the Steese Highway to milepost 73. Wilbur Creek trail loops through the area, intersecting the Elliott at approximately milepost 42.6 and 51.8 (note that crossing at milepost 51.8 may traverse private property; do not trespass). This old cat trail is used primarily for winter travel and is indistinct in places.
View	Views of the river, forest, and the White Mountains to the northeast.
Climate	The climate is typical of the Alaskan interior, with average winter temperature ranging from -22° to -2°F and average summer temperatures from 50° to 72°F. Temperatures well outside of the average have been recorded in both winter and summer.
Soils	Most soils in this area are well drained, but permafrost exists on many north facing slopes.
Vegetation	Mixed hardwood stands predominate on the well drained southeastern slopes. Black spruce and tundra grow on north slopes and areas of poor drainage.
Fire Management Option	Currently, the central portions of the area are in Full management option for wildland fire, and the western and eastern portions are in Limited management. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact Division of Forestry for updated information regarding management options.
Municipal authority	This staking area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all unnamed existing trails. A permit from the DOT&PF Right of Way Section will be required prior to construction of driveways accessing parcels from the Elliott Highway.
Setbacks and other restrictions	Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies. There is a 200' staking setback upland from the ordinary high water mark of the Tatalina River. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	High flooding and glaciation potential exists in stream valleys, and steep slopes may be unstable and subject to landslides. Registered trap lines run through the staking area and in the Tatalina valley downstream from the staking area. Mining is an important part of the Lower Tanana subregion economy; active mining claims exists near Globe Creek and Wilbur Creek, near the staking area.

Township 6 North, Range 3 West, Section 6;
 Township 6 North, Range 4 West, Section 1, 12 and 13;
 Township 7 North, Range 3 West, Section 28, 29, 31;
 Township 7 North, Range 4 West, Section 13;
 Fairbanks Meridian, Alaska

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1176	417086	F007N003W28,29	ASLS 2003-44	15.87	4	\$16,700
1177	417162	F007N003W28	ASLS 2003-44	5.91	5	\$8,600
1178	417079	F007N003W29	ASLS 2003-44	17.22	6	\$17,100
1179	417163	F007N003W31	ASLS 2003-44	10.35	9	\$13,500
1180	417165	F006N003W6	ASLS 2003-44	7.86	16	\$11,200
1181	417164	F006N004W1	ASLS 2003-44	9.42	19	\$12,200
1182	417027	F006N004W12	ASLS 2003-44	17.40	22	\$19,200
1183	417102	F007N004W13	ASLS 2003-44	12.70	26	\$15,700
1184	417103	F006N004W13	ASLS 2003-44	13.73	27	\$17,000



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>.