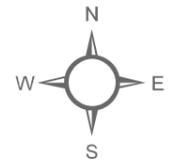
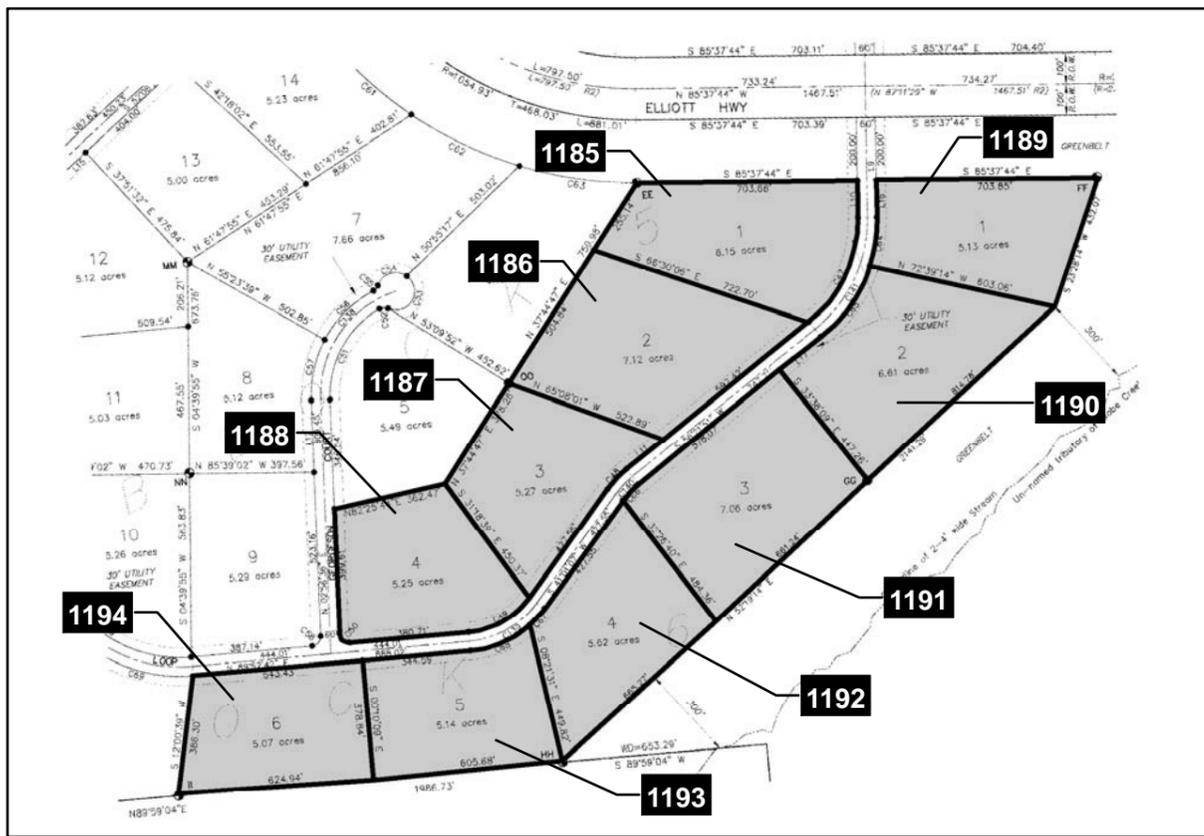


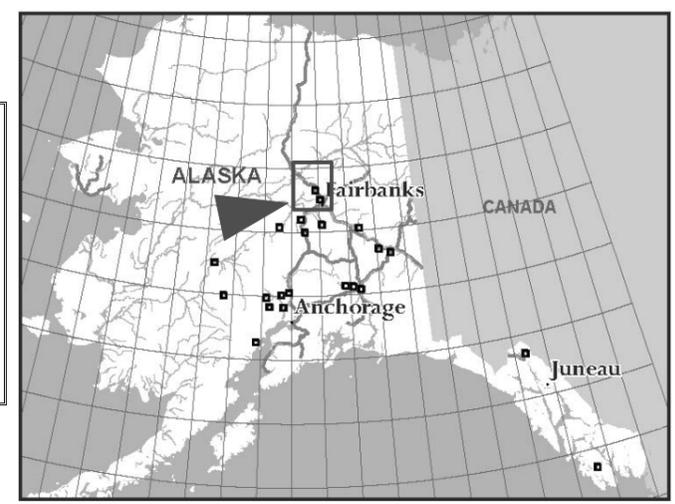
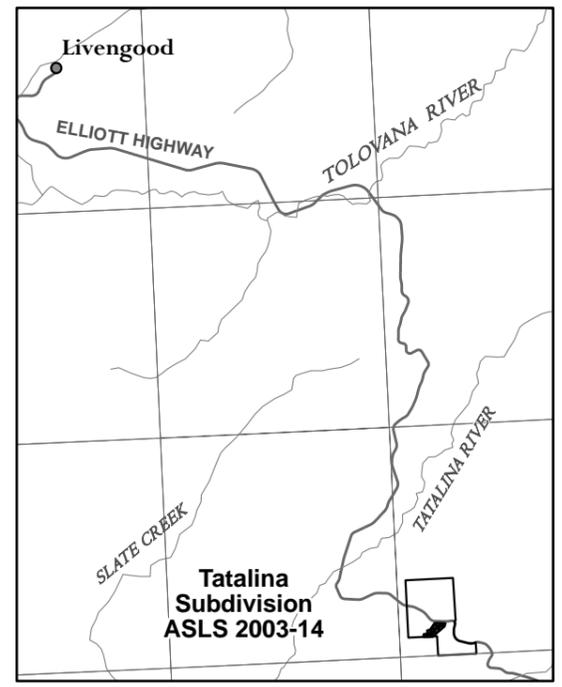
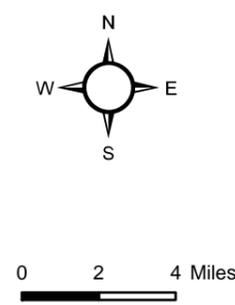
Map 26 - Tatalina Subdivision ~ ASLS 2003-14



0 500 1,000 Feet

Location	The 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 by platted rights of way from approximately mile 43 of the Elliot Highway. There are constructed road aprons for this subdivision. The rights of way are cleared, but not constructed. Direct access to the Elliot Highway 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. This subdivision is located within 5 miles of Grapefruit Rocks, a popular rock climbing area.
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 and willow thickets are 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 updates 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 corridor (ADL 413342) is also in the vicinity of Tatalina Subdivision. Lots in this subdivision may be impacted by the future location of the proposed natural gas pipeline. 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	ACRES	LOT	BLOCK	MINIMUM BID
1185	417739	F006N003W31,32	ASLS 2003-14	6.15	1	5	\$10,100
1186	417740	F006N003W31,32	ASLS 2003-14	7.12	2	5	\$11,300
1187	417741	F006N003W31	ASLS 2003-14	5.27	3	5	\$8,400
1188	417742	F006N003W31	ASLS 2003-14	5.25	4	5	\$8,400
1189	417743	F006N003W32	ASLS 2003-14	5.13	1	6	\$9,000
1190	417744	F006N003W32	ASLS 2003-14	6.61	2	6	\$10,600
1191	417745	F006N003W31,32	ASLS 2003-14	7.06	3	6	\$10,200
1192	417746	F006N003W31	ASLS 2003-14	5.62	4	6	\$9,000
1193	417747	F006N003W31	ASLS 2003-14	5.14	5	6	\$8,200
1194	417748	F006N003W31	ASLS 2003-14	5.07	6	6	\$7,300



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>.

Township 6 North, Range 3 West, Section 31 and 32
Fairbanks Meridian, Alaska