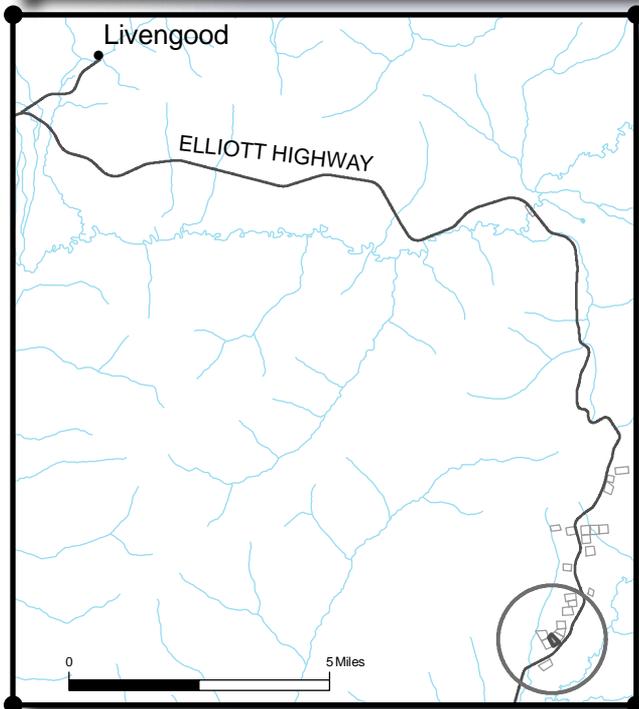


Tatalina Odd Lot - ASLS 2003 - 44



PARCEL #	1159
AK DIVISION OF LANDS (ADL) #	417892
MERIDIAN TOWNSHIP RANGE SECTION	F006N004W13
SURVEY	ASLS 2003-44
ACRES	13.86
TRACT	28
MINIMUM BID	\$17,100



LOCATION

This Tatalina remote area is located along both sides of the Elliot highway, 58 miles north of Fairbanks, and 25 miles southeast of Livengood. It is approximately 20 miles south of the intersection of the Elliot and Dalton Highways and 50 miles from Minto via the Elliot Highway.

ACCESS

Access is via the Elliott Highway, which runs through the area from approximately milepost 46 through milepost 51.5, and existing trails including Wilbur Creek Trail. A permit from the DOT&PF Right of Way Section will be required prior to construction of driveways accessing parcels from the Elliott Highway.

UTILITIES

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 2003 - 44 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

Parcel is 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.

MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES

This parcel is located in a "Full" fire management option area. See pages 10-11 for more information.

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: plats.landrecords.info/.