

Tatalina - ASLS 2003 - 14



South looking view of parcel 1452 from Egan Drive

LOCATION

Tatalina Subdivision is located approximately 40 miles northeast of Fairbanks along the Elliot Highway.

ACCESS

Access is via platted rights-of-way from 43 mile on the Elliot Highway. The rights-of-way have been cleared, but are unimproved.

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 "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 2003-14.

Direct access to the Elliot Highway from any lot is prohibited.

MUNICIPAL AUTHORITY

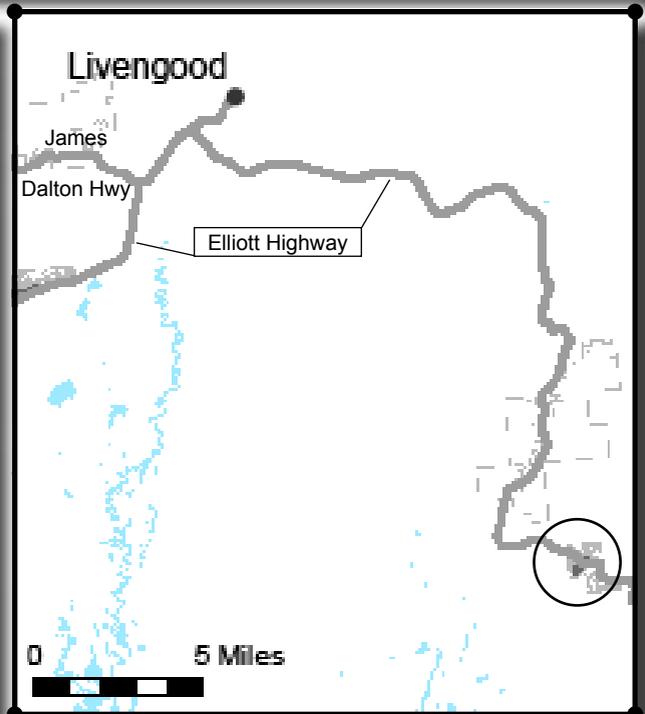
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES

This subdivision is in "Full" fire management option area. See page 12 for more information.

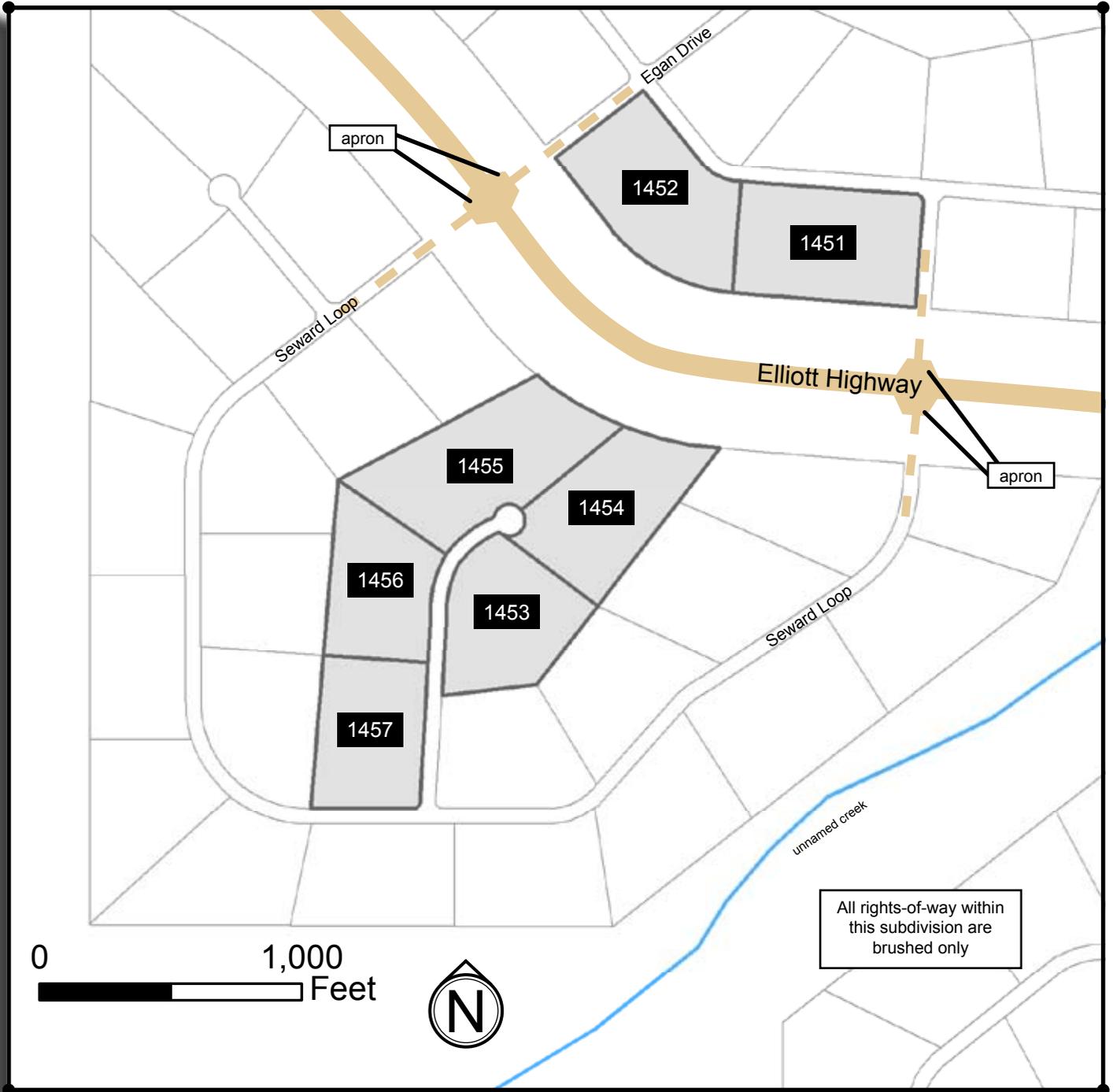
There are active mining claims in the vicinity of this subdivision.

The Trans-Alaska Pipeline runs along the west side of the Elliot Highway. Lots in this subdivision may be impacted by the future location of the proposed natural gasline. (ADL 413342) For more information contact the State Pipeline Coordinator's Office.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

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All rights-of-way within this subdivision are brushed only

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1451	418337	F006N003W29, 30,31,32	ASLS 2003-14	6.88	1	4	\$11,900.00
1452	418338	F006N003W30, 31	ASLS 2003-14	6.89	2	4	\$11,900.00
1453	418283	F006N003W31	ASLS 2003-14	5.49	5	5	\$9,200.00
1454	418284	F006N003W31	ASLS 2003-14	6.15	6	5	\$10,000.00
1455	418285	F006N003W31	ASLS 2003-14	7.66	7	5	\$11,400.00
1456	418286	F006N003W31	ASLS 2003-14	5.12	8	5	\$8,800.00
1457	418287	F006N003W31	ASLS 2003-14	5.29	9	5	\$8,900.00