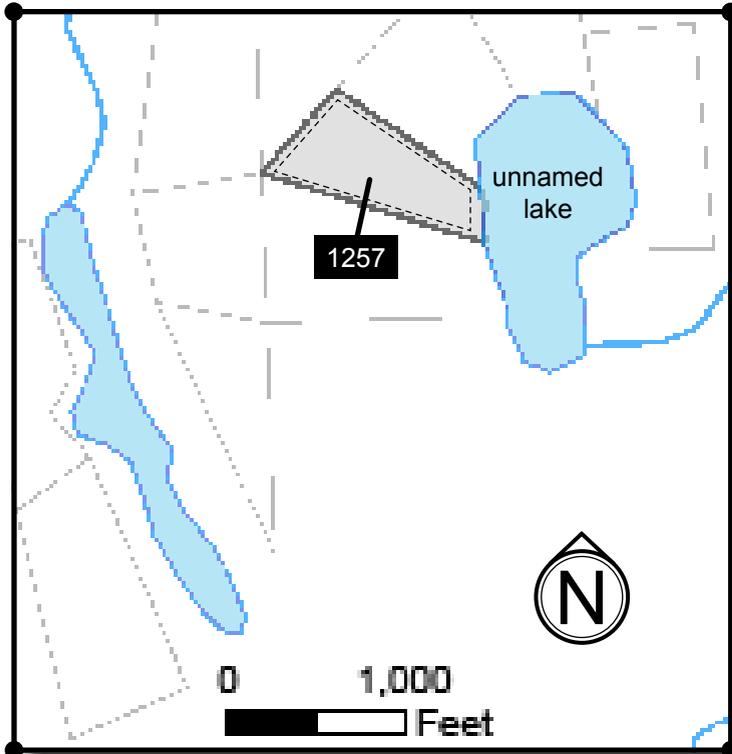


Quartz Creek West - ASLS 2003 - 42



PARCEL #	1257
AK DIVISION OF LANDS (ADL) #	229079
MERIDIAN TOWNSHIP RANGE SECTION	S020N012W7
SURVEY	ASLS 2003 - 42
ACRES	12.54
TRACT	G
MINIMUM BID	\$10,100



LOCATION

The Quartz Creek West staking area is located south of the Skwentna River, 3 miles southwest of the confluence of the Talachulitna and Skwentna Rivers and 10 air miles from the community of Skwentna.

ACCESS

Access to the area is by wheel plane on the gravel bars of the Skwentna River and then overland or by riverboat from a slough of the Skwentna (near the NE corner of the staking area) to the mouth of Quartz Creek. Two small lakes located in T20NR12W sec. 7 and in T20NR13W sec 12 may provide access by floatplane. Winter access is by snowmachine along the river system or via the Iditarod Trail and then across the Skwentna River and overland to the staking area. Winter access is also possible by ski plane.

The Iditarod Trail is across the Skwentna River and approximately 4 miles north of the staking area.

UTILITIES

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. Ground water quality and depth is unknown.

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 State of Alaska, Department of Environmental Conservation (DEC).

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

RESTRICTIONS

This parcel is subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 2003-42.

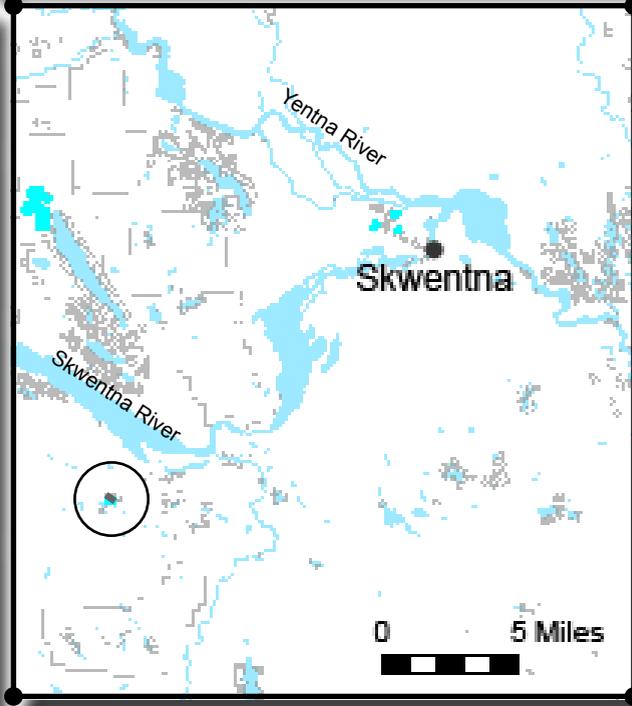
The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

NOTES

Modified Fire Protection - see page 12 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.