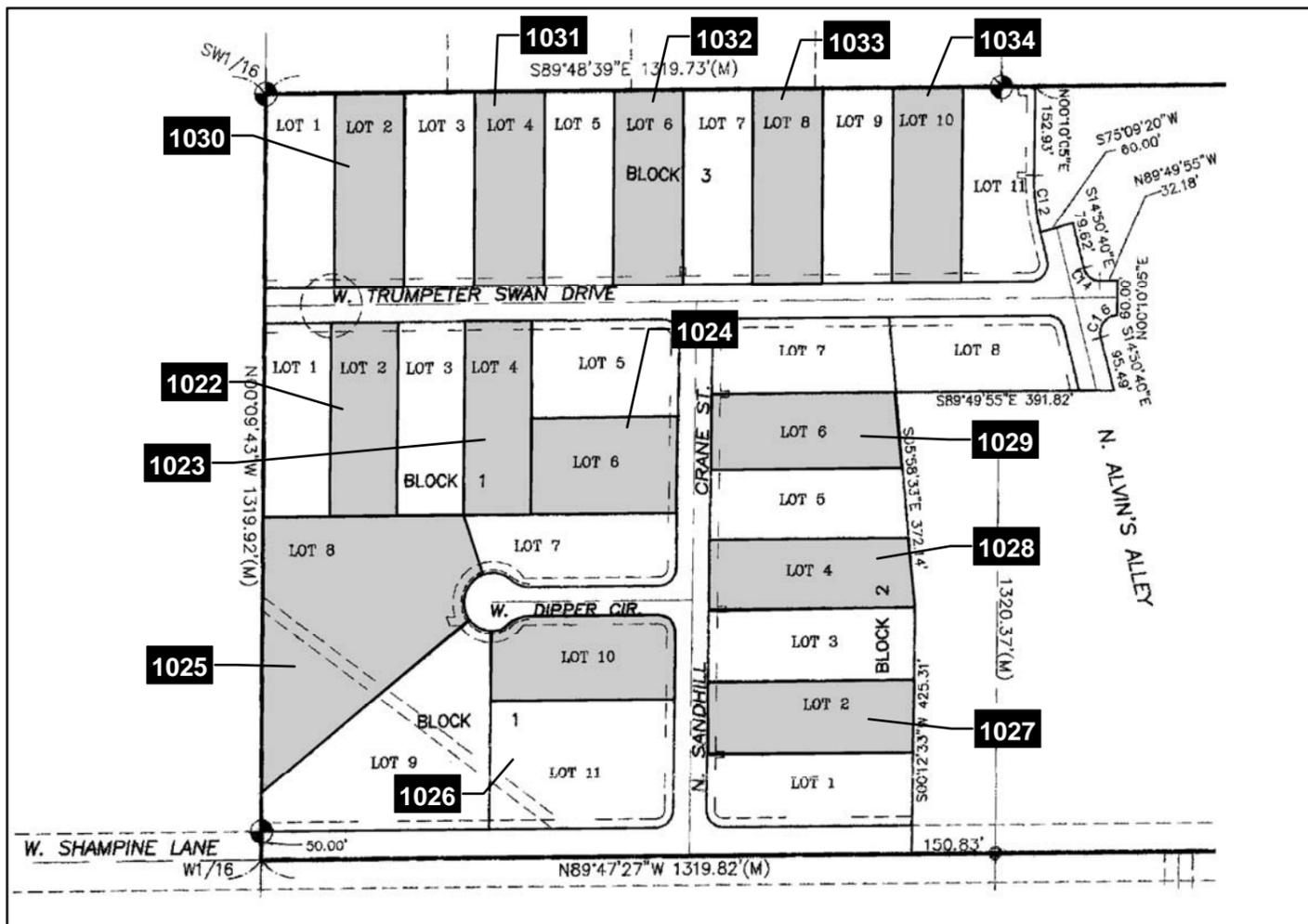
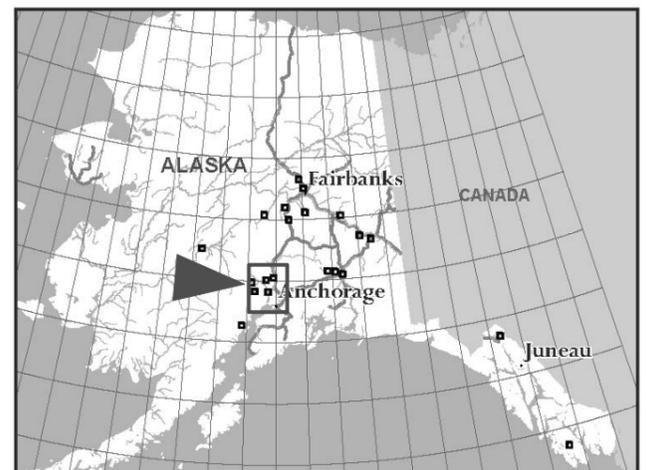
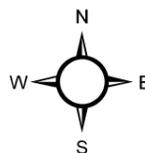
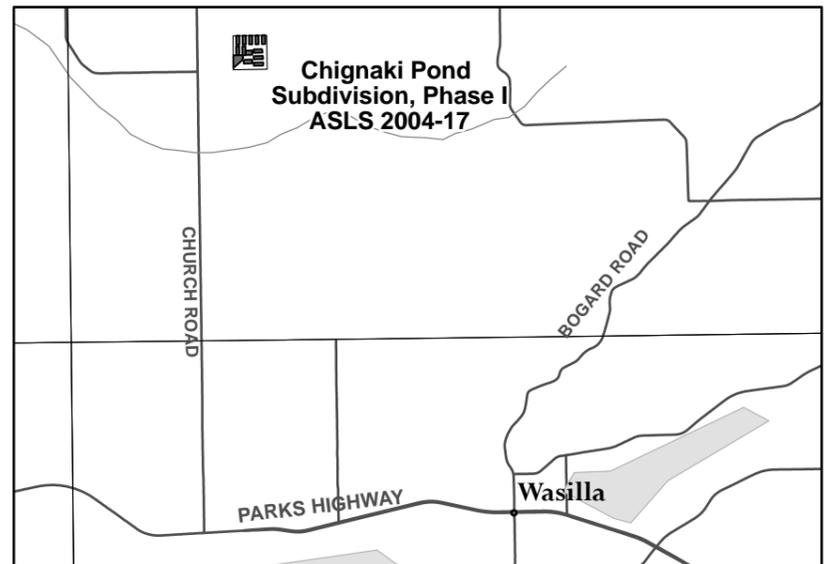
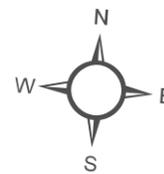


## Map 6 - Chignaki Pond Subdivision, Phase I ~ ASLS 2004-17 Offering II



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRE S	LOT	BLOCK	MINIMUM BID
1022	229886	S018N001W20	ASLS 2004-17	0.92	2	1	\$13,300
1023	229888	S018N001W20	ASLS 2004-17	0.92	4	1	\$13,300
1024	229890	S018N001W20	ASLS 2004-17	1.01	6	1	\$17,700
1025	229892	S018N001W20	ASLS 2004-17	2.81	8	1	\$31,800
1026	229894	S018N001W20	ASLS 2004-17	1.08	10	1	\$19,800
1027	229897	S018N001W20	ASLS 2004-17	1.06	2	2	\$19,500
1028	229899	S018N001W20	ASLS 2004-17	1.00	4	2	\$18,400
1029	229901	S018N001W20	ASLS 2004-17	1.01	6	2	\$17,700
1030	229905	S018N001W20	ASLS 2004-17	0.96	2	3	\$15,100
1031	229907	S018N001W20	ASLS 2004-17	0.96	4	3	\$15,100
1032	229909	S018N001W20	ASLS 2004-17	0.96	6	3	\$15,500
1033	229911	S018N001W20	ASLS 2004-17	0.96	8	3	\$15,500
1034	229913	S018N001W20	ASLS 2004-17	0.96	10	3	\$15,100

0 300 600 Feet



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>.

<b>Location</b>	The Chignaki Pond subdivision is located northwest of Wasilla off of Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Schrock Road.
<b>Topo Map</b>	USGS Quad Anchorage C-7
<b>Access</b>	From the Parks Highway, turn north onto Church Road. Continue for about three and a quarter miles then turn right onto Shampine Lane. The individual parcels are accessed from the constructed interior subdivision roads of North Sandhill Crane Street, West Trumpeter Swan Drive, and West Dipper Circle.
<b>Terrain</b>	This area is generally level, with an elevation of about 450 feet above sea level.
<b>Soils</b>	Unknown
<b>Vegetation</b>	Mixed forest of paper birch and spruce.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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).
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to all platted easements and reservation of record, see ASLS 2004-17.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.
<b>Other</b>	These parcels are a part of Chignaki Pond Phase I (ASLS 2004-17). An adjacent group of parcels from Chignaki Pond Phase I were previously offered in Auction #446 in 2007.

Township 18 North, Range 1 West, Section 20  
Seward Meridian, Alaska