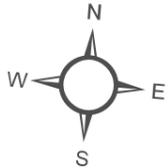
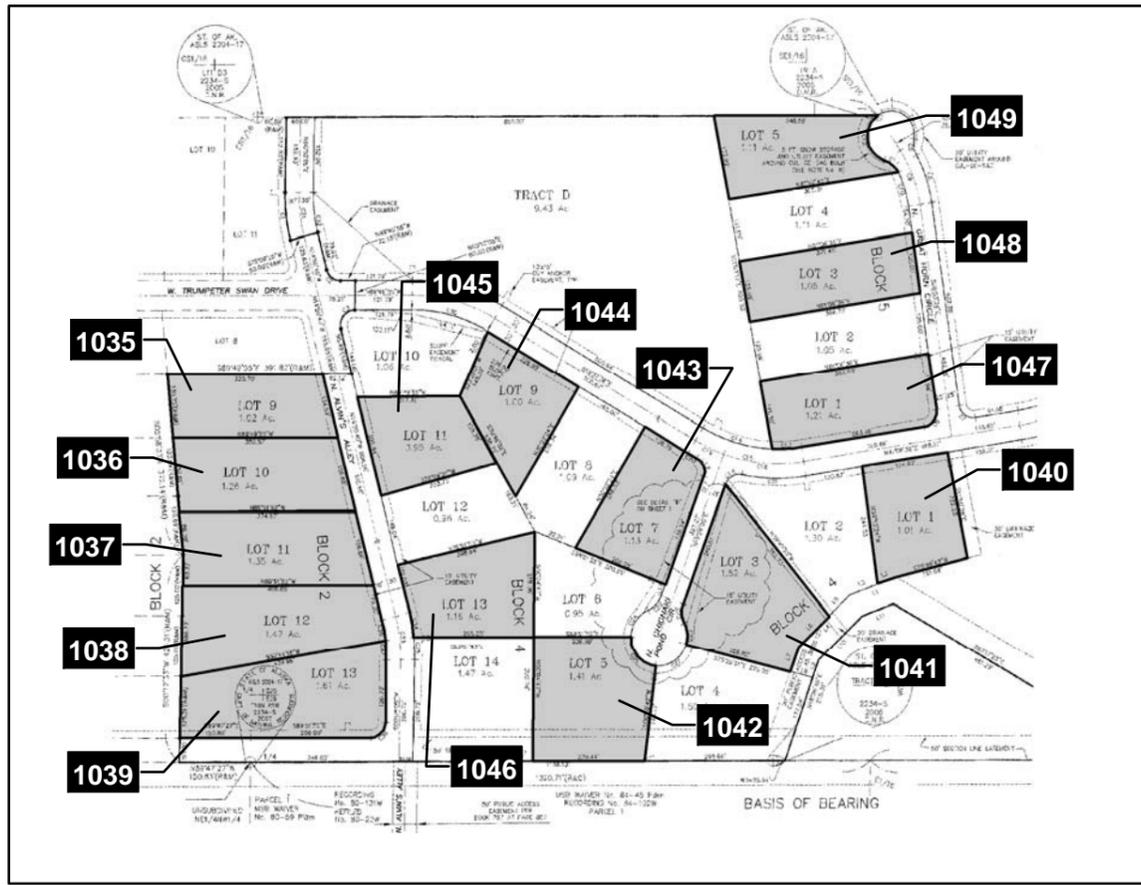


# Map 7 - Chignaki Pond Subdivision, Phase II ~ ASLS 2006-12

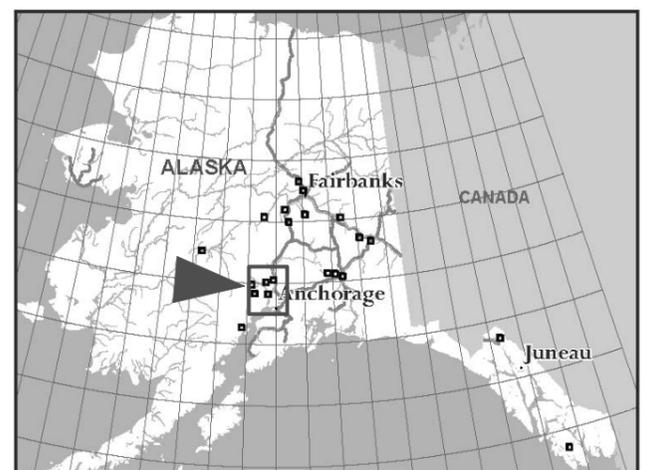
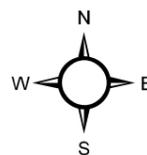
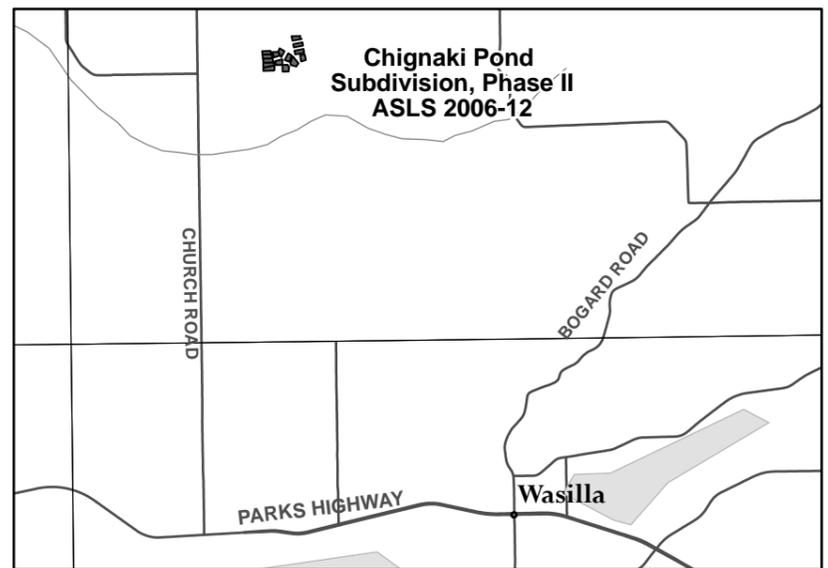


0 400 800 Feet

The offering of Chignaki Pond Phase II is contingent upon plat approval by the Mat-Su Borough and recordation in the Palmer Recording District. If such approval is not received, parcels 1035-1049 will be withdrawn in subsequent errata sheets, and offered at a later date.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1035	230316	S018N001W20	ASLS 2006-12	1.02	9	2	\$16,500
1036	230317	S018N001W20	ASLS 2006-12	1.26	10	2	\$16,500
1037	230318	S018N001W20	ASLS 2006-12	1.35	11	2	\$17,000
1038	230319	S018N001W20	ASLS 2006-12	1.47	12	2	\$17,000
1039	230320	S018N001W20	ASLS 2006-12	1.61	13	2	\$20,300
1040	230321	S018N001W20	ASLS 2006-12	1.01	1	4	\$17,600
1041	230323	S018N001W20	ASLS 2006-12	1.52	3	4	\$18,200
1042	230324	S018N001W20	ASLS 2006-12	1.41	5	4	\$18,500
1043	230326	S018N001W20	ASLS 2006-12	1.13	7	4	\$17,000
1044	230328	S018N001W20	ASLS 2006-12	1.00	9	4	\$16,000
1045	230330	S018N001W20	ASLS 2006-12	0.95	11	4	\$17,000
1046	230332	S018N001W20	ASLS 2006-12	1.16	13	4	\$17,500
1047	230334	S018N001W20	ASLS 2006-12	1.21	1	5	\$16,500
1048	230336	S018N001W20	ASLS 2006-12	1.06	3	5	\$16,500
1049	230338	S018N001W20	ASLS 2006-12	1.11	5	5	\$17,000

<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 2006-12.
<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 II(ASLS 2006-12). An adjacent group of parcels from Chignaki Pond Phase I, are currently being offered and another group were previously offered in Auction #446 in 2007.



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