

## Chignaki Pond, Phase II - ASLS 2006-12



North Chignaki Pond Circle and Block 4



Typical Forest pattern in Block 4

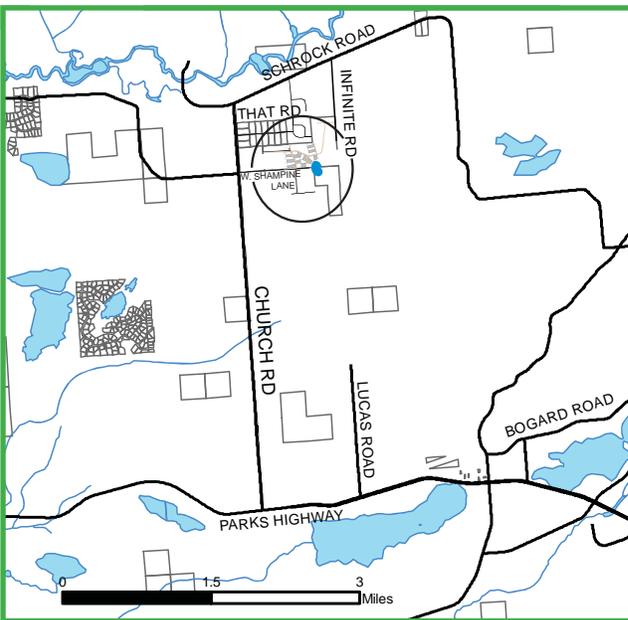


Looking NW on N. Alvins Alley towards Block 2 parcels



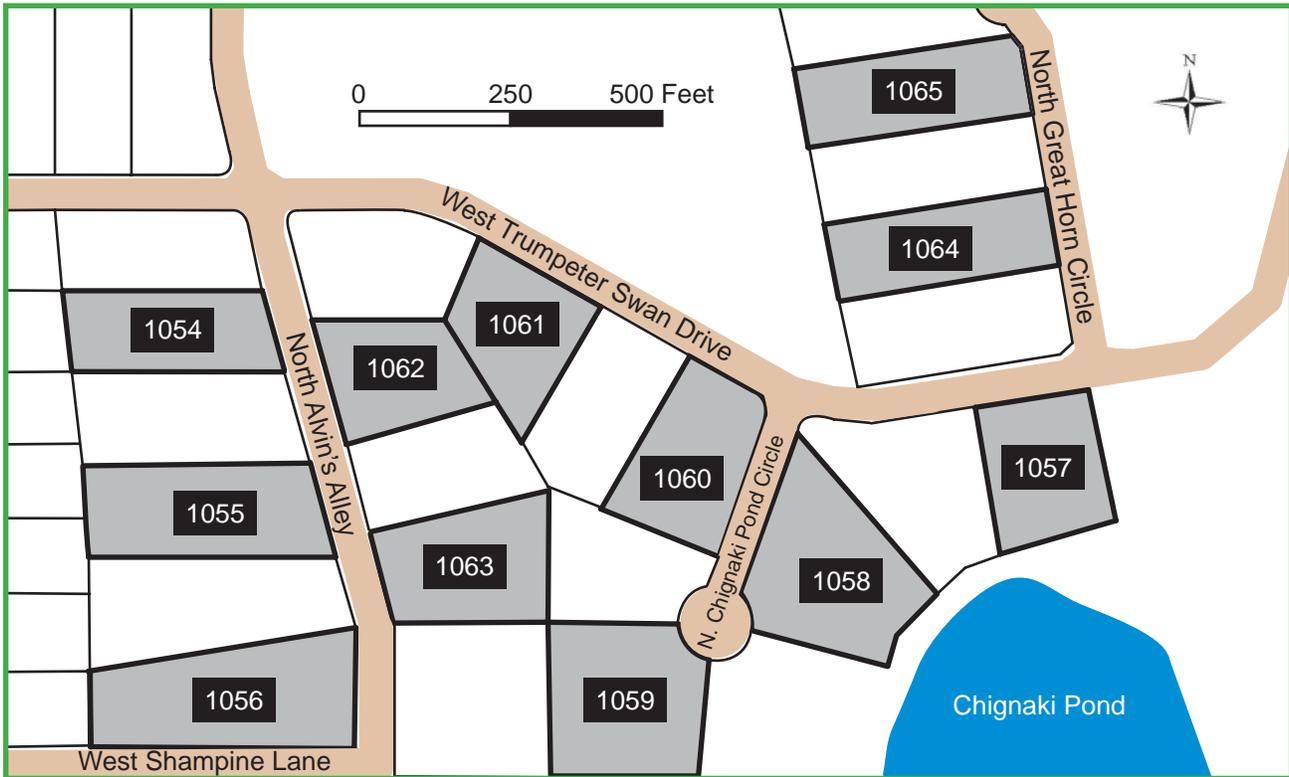
Great Horn Circle and Block 5

<b>LOCATION</b>	Chignaki Pond Phase II subdivision is located northwest of Wasilla off of Shampine Lane, about two thirds of a mile south of the intersection of Church Road.
<b>ACCESS</b>	Access is from the Parks Highway on borough roads: <ul style="list-style-type: none"> <li>• North onto Church Road, turn right onto Shampine, left on N. Sandhill Crane St, right on W. Trumperter Swan Drive and continue into subdivision.</li> <li>• North onto Church Road, right on W. Schrock Road, right on N. Infinite Road and continue south into subdivision.</li> </ul>
<b>UTILITIES</b>	Electricity and telephone service is available close to the subdivision. Purchasers will be responsible for extending the existing lines.  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.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 2006 - 12. Please see ASLS and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).  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>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>NOTES</b>	These parcels are a part of Chignaki Pond Phase II(ASLS 2006-12). An adjacent group of parcels from Chignaki Pond Phase I, were previously offered in Auction #446 in 2007 and Auction #458 in 2008.



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/](http://plats.landrecords.info/).

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1054	230316	S018N001W20	ASLS 2006-12	1.02	9	2	\$16,500
1055	230318	S018N001W20	ASLS 2006-12	1.35	11	2	\$17,000
1056	230320	S018N001W20	ASLS 2006-12	1.61	13	2	\$20,300
1057	230321	S018N001W20	ASLS 2006-12	1.01	1	4	\$17,600
1058	230323	S018N001W20	ASLS 2006-12	1.52	3	4	\$18,200
1059	230324	S018N001W20	ASLS 2006-12	1.41	5	4	\$18,500
1060	230326	S018N001W20	ASLS 2006-12	1.13	7	4	\$17,000
1061	230328	S018N001W20	ASLS 2006-12	1.00	9	4	\$16,000
1062	230330	S018N001W20	ASLS 2006-12	.95	11	4	\$17,000
1063	230332	S018N001W20	ASLS 2006-12	1.16	13	4	\$17,500
1064	230335	S018N001W20	ASLS 2006-12	1.05	2	5	\$16,500
1065	230337	S018N001W20	ASLS 2006-12	1.11	4	5	\$16,500



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