

Chignaki Pond, Phase II - ASLS 2006 - 12



Looking north on West Trumpeter Swan Drive

**LOCATION**

The 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 and Schrock Road.

**ACCESS**

Access is from the Parks Highway on borough roads:  
 • North onto Church Road, turn right onto Shampine Lane, left on N. Sandhill Crane Street, right on W. Trumpeter Swan Drive and continue into subdivision.  
 • North onto Church Road, right on W. Schrock Road, right on N. Infinite Road and continue south into subdivision.

**UTILITIES**

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 pages 11 "Sewer and Water" and "Water Rights and Usage" for more information.

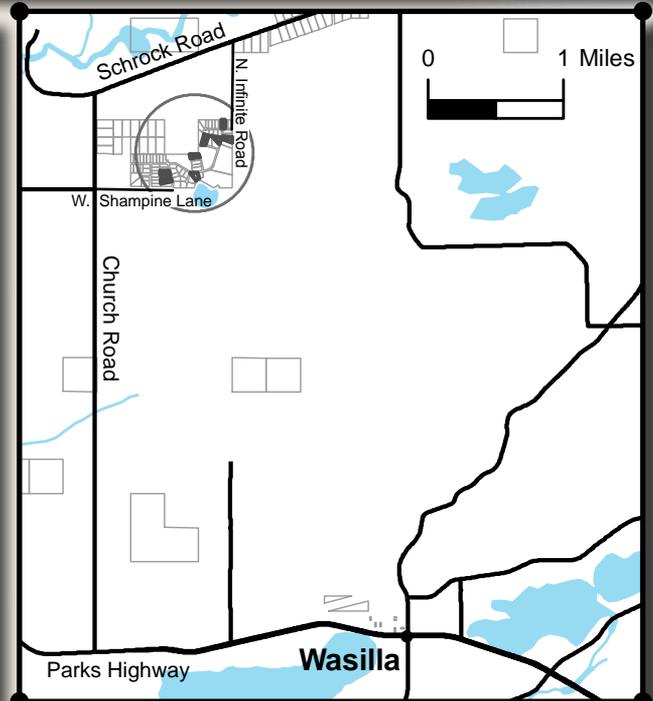
**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2006-12 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. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.

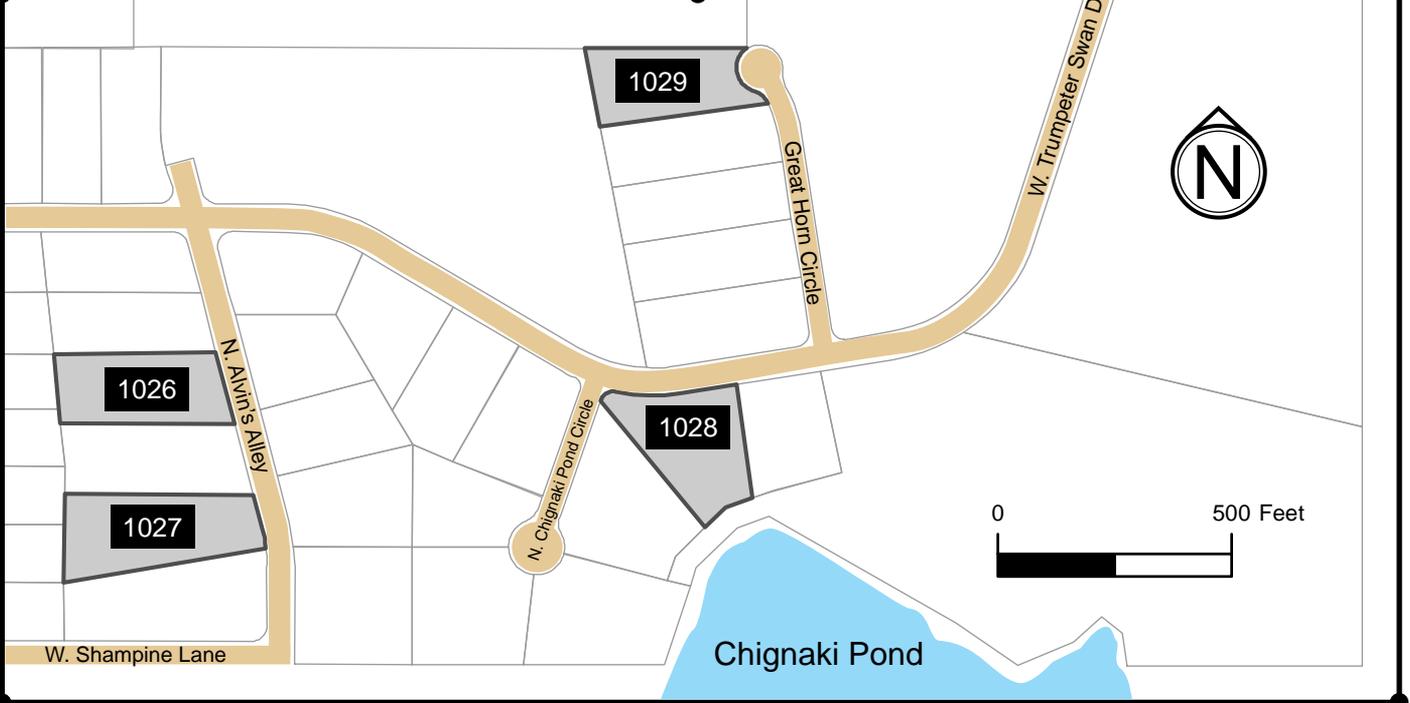
**MUNICIPAL AUTHORITY**

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.



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://dnr.alaska.gov/Landrecords/>

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1026	230317	S018N001W20	ASLS 2006-12	1.26	10	2	\$20,000.00
1027	230319	S018N001W20	ASLS 2006-12	1.47	12	2	\$20,600.00
1028	230322	S018N001W20	ASLS 2006-12	1.3	2	4	\$22,000.00
1029	230338	S018N001W20	ASLS 2006-12	1.11	5	5	\$20,600.00
1030	230341	S018N001W20	ASLS 2006-12	1.52	3	6	\$18,800.00
1031	230345	S018N001W20	ASLS 2006-12	0.92	3	7	\$19,400.00
1032	230357	S018N001W20	ASLS 2006-12	1.27	15	7	\$21,300.00
1033	230360	S018N001W20	ASLS 2006-12	1.64	18	7	\$23,300.00