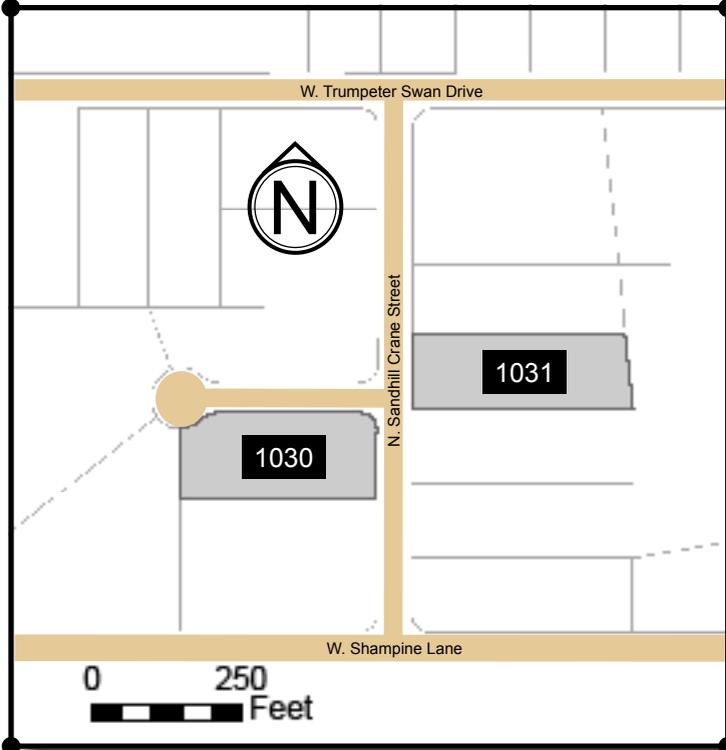


Chignaki Pond, Phase I - ASLS 2004 - 17



PARCEL #	1030	1031
AK DIVISION OF LANDS (ADL) #	229894	229899
MERIDIAN TOWNSHIP RANGE SECTION	S018N001W20	S018N001W20
SURVEY	ASLS 2004 - 17	ASLS 2004 - 17
ACRES	1.08	1.00
LOT	10	4
BLOCK	1	2
MINIMUM BID	\$22,300	\$21,000



View along N. Sandhill Street from W. Shampine Lane

LOCATION

The Chignaki Pond Phase I 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.

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

Subject to all platted easements and reservations of record. Please see ASLS 2004-17 and current status plat for up to date restrictions.

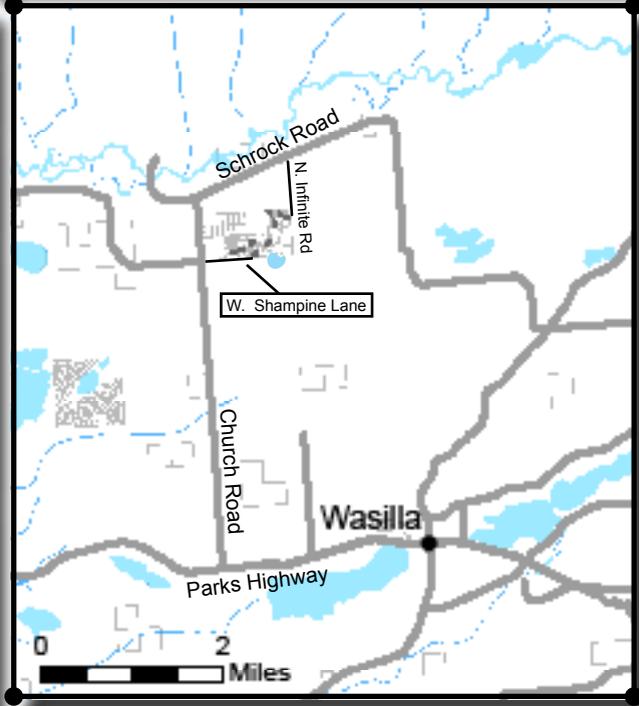
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.

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.

NOTES

This parcel is part of Chignaki Pond Phase I (ASLS 2004-17) which was previously listed in Auction #446 in 2007, Auction #458 in 2008 and in Auction #467 in 2010. An adjacent group of parcels from Chignaki Pond Phase II, was previously listed in Auction #460 in 2009, Auction #467 in 2010 and in this auction (see pages 52-53).



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/>.