

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.

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 2006-12 and current status plat for up to date restrictions.

Parcels 1033 and 1035 are subject to a 50' section line easement.

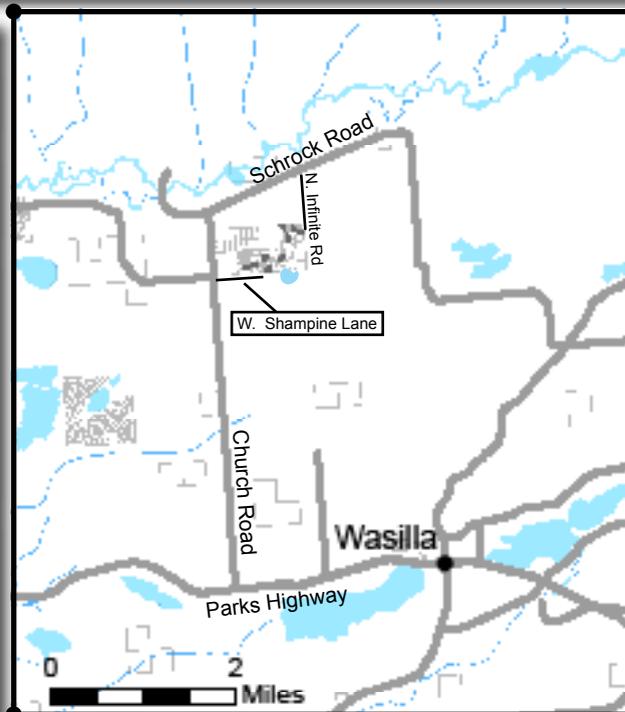
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.

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.

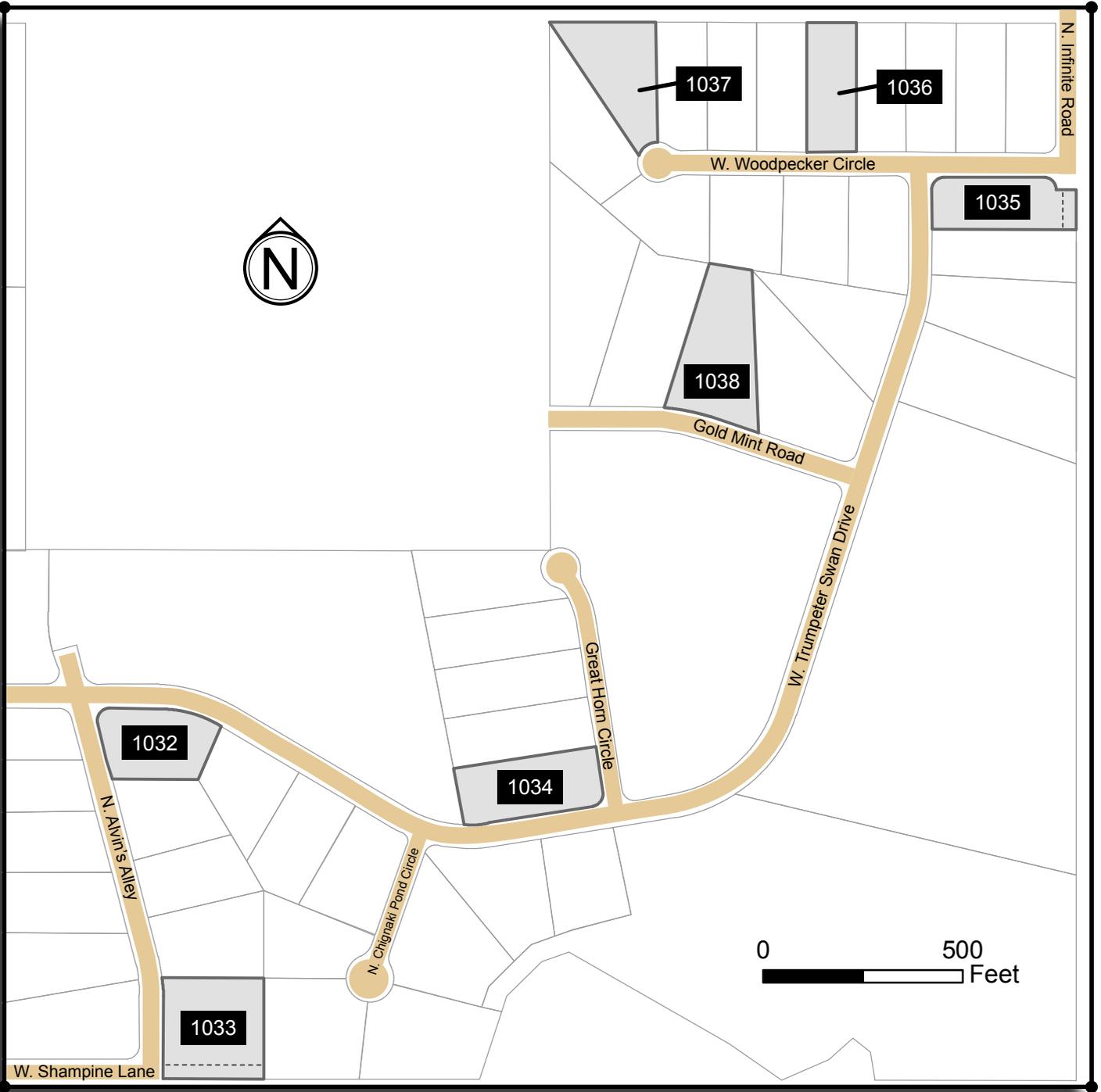
NOTES

All roads within subdivision constructed.



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/>.

Chignaki Pond, Phase II - ASLS 2006 - 12



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1032	230229	S018N001W20	ASLS 2006-12	1.06	10	4	\$21,000
1033	230333	S018N001W20	ASLS 2006-12	1.47	14	4	\$27,000
1034	230334	S018N001W20	ASLS 2006-12	1.21	1	5	\$21,000
1035	230339	S018N001W20	ASLS 2006-12	1.03	1	6	\$20,400
1036	230347	S018N001W20	ASLS 2006-12	0.92	5	7	\$19,700
1037	230351	S018N001W20	ASLS 2006-12	1.17	9	7	\$18,900
1038	230359	S018N001W20	ASLS 2006-12	1.52	17	7	\$24,900