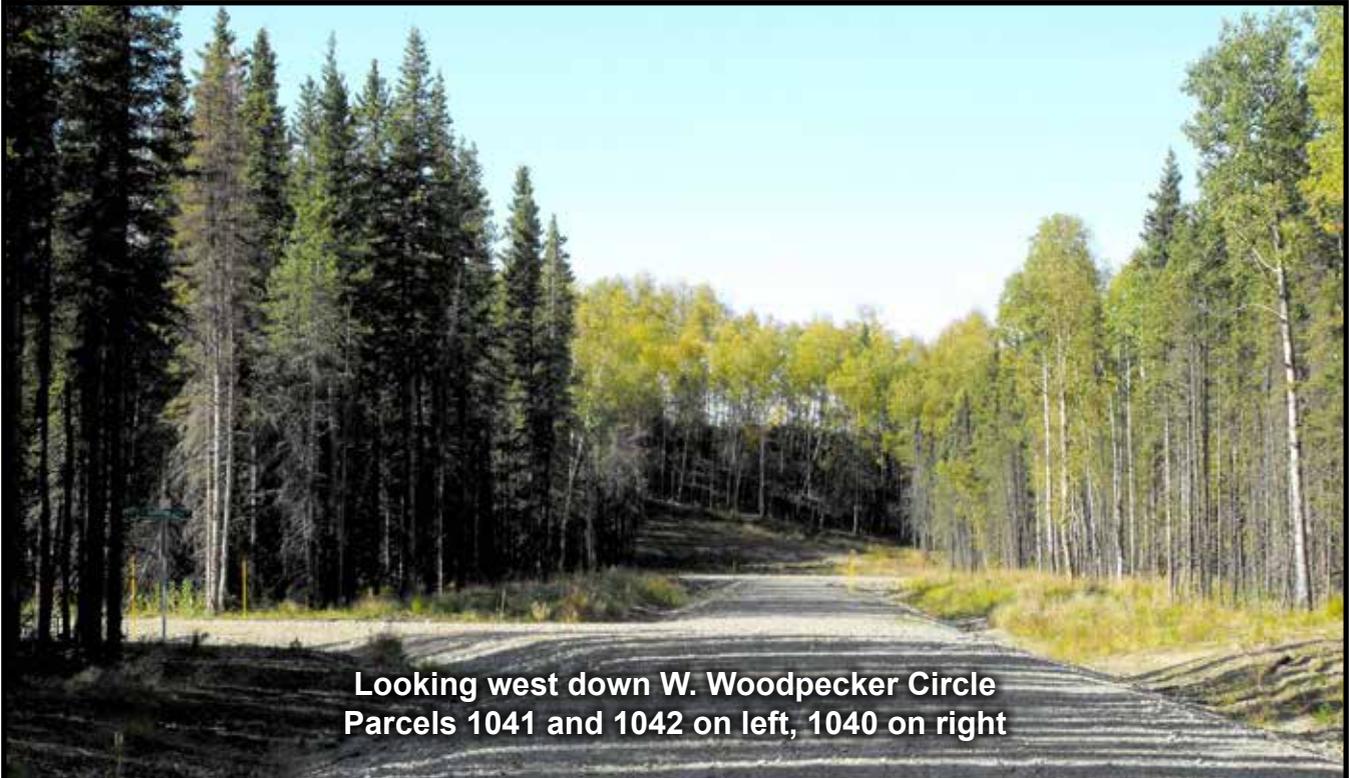




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2013 Alaska State Land Offering

Chignaki Pond Phase II ASLS 2006-12



**Looking west down W. Woodpecker Circle
Parcels 1041 and 1042 on left, 1040 on right**

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 at their own expense.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water 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.

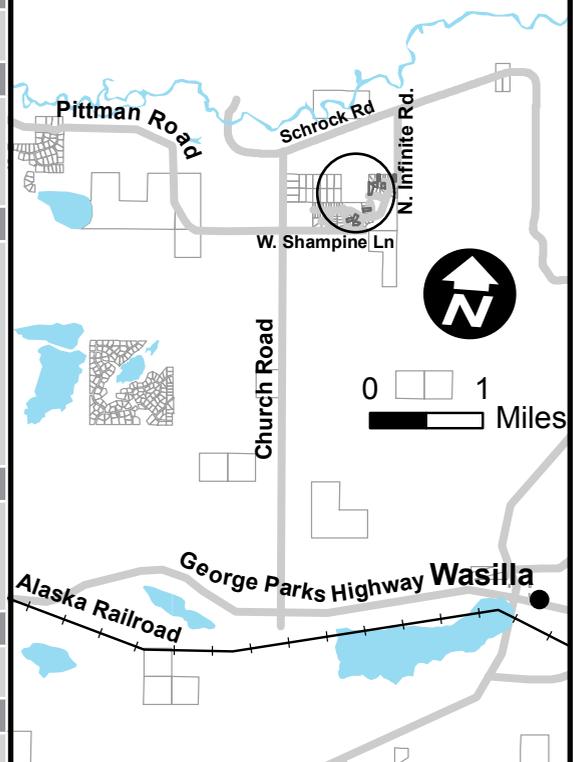
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.

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 have been constructed.





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Chignaki Pond Phase II ASLS 2006-12



Typical vegetation near Parcel 1037



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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://plats.landrecords.info/>

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1035	230325	S018N001W20	2006-12	0.95	6	4	\$22,300
1036	230327	S018N001W20	2006-12	1.09	8	4	\$21,000
1037	230331	S018N001W20	2006-12	0.96	12	4	\$21,600
1038	230336	S018N001W20	2006-12	1.06	3	5	\$21,000
1039	230343	S018N001W20	2006-12	0.92	1	7	\$21,600
1040	230349	S018N001W20	2006-12	0.92	7	7	\$18,900
1041	230353	S018N001W20	2006-12	0.97	11	7	\$17,000
1042	230355	S018N001W20	2006-12	0.98	13	7	\$19,700
1043	230361	S018N001W20	2006-12	2.06	19	7	\$29,400