

NOTES:

- 1) UTILITIES ARE TO BE ALLOWED TO PLACE FACILITIES WITHIN PUBLIC ACCESS EASEMENTS FOR THE PURPOSE OF INGRESS, EGRESS, UPGRADES AND MAINTENANCE.
- 2) TEMPORARY TURNAROUNDS WILL BE TERMINATED AUTOMATICALLY UPON ROAD EXTENSION.
- 3) ALL LOTS HAVE A MINIMUM OF 40,000 Sq. Ft. OF USABLE AREA AS DEFINED BY 16.25.280 OF THE M.S.B. ORDINANCE.
- 4) **WATER SUPPLY & SEWAGE DISPOSAL - 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 WHICH GOVERNS THOSE SYSTEMS**
- 5) MOTORIZED VEHICLES WILL BE RESTRICTED FROM USING THE TRAIL EASEMENTS.
- 6) **THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.**
- 7) ALL LOT CORNERS ARE SET WITH 5/8" x 30" REBAR WITH A 1 1/2" ALUMINUM CAP UNLESS OTHERWISE NOTED.
- 8) THIS PLAT IS SUBJECT TO SUB-SURFACE RIGHTS FOR COOK INLET REGION, INC. AS RECORDED IN THE PALMER RECORDING DISTRICT JULY 10, 1986 IN BOOK 475, PAGES 349 - 354.

LEGEND



SET 3/2" ALUMINUM CAPPED MONUMENT



INDICATES A 5/8" x 30" REBAR WITH A 1 1/2" ALUMINUM CAP (SEE DETAIL)



FOUND 2 1/2" U.S. GENERAL LAND OFFICE SURVEY BRASS CAP



10'x20' DOWN GUY & ANCHOR EASEMENT (TYP) LOCATION TO BE ESTABLISHED IN FIELD BY UTILITY COMPANIES AT TIME OF CONSTRUCTION.