

**SPECIAL NOTE**

These areas within Tract A are dedicated for use as material sites to be managed by the Homeowners Association solely for the construction and maintenance of public roads to or within the subdivision or for construction of other public facilities within the subdivision.

## NOTES

- A) This survey was executed under the terms of contract GSC 382.
- B) Bearings and distances shown hereon are true bearings and true distances.
- C) All coordinates shown are based upon the Alaska Coordinate System Zone 4.
- D) The U.T.M. and metric data is being shown hereon for information purposes only.
- E) All lands encompassed by this survey are subject to a fifty foot wide access easement along the mean high water or ordinary high water line of any water frontage of any sort.
- F) All section lines are subject to a fifty foot easement each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
- G) The meanders shown hereon are for area computation purposes only and the true meanders of mean high water form the boundaries of the tracts. Meanders determined from current photography.
- H) Location signs are temporary and are placed to aid the public in locating the project area. These signs will be removed approximately one year after the survey has been completed.
- I) A portion of tract B within section 3 will be identified by the State as a material site, managed by the State for planned improvements road construction.
- J) Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision.
- K) There is a ten foot utility easement each side of common interior lot lines. There is a twenty foot utility easement inside of lot lines not common to other lots.
- L) Parcels within this subdivision may contain wetlands as defined within the purview of Section 404 of the Clean Water Act and may require Department of Army Corps of Engineers permits prior to the placement of fill material into these areas. Contact with Department of Army Corps of Engineers should be made prior to commencing construction.
- M) School bus service not available.
- N) SETBACKS: No structure shall be placed nearer than twenty-five (25) feet from the right-of-way of any public right-of-way. No structure shall be placed nearer than ten (10) feet from any side lot line. No part of a subsurface sewage disposal system shall be closer than one hundred (100) feet from any body of water or water course. No structure shall be closer than seventy-five (75) feet from any body of water.
- O) USABLE AREA: Usable area is defined as the area of a lot where the seasonal high water table is four (4) feet below the lowest part of a disposal system, but not area that lies within a section line easement.
- P) RIGHT-OF-WAY: Right-of-way is provided by existing public roads and streets dedicated to the public use in this subdivision.
- Q) WATER SUPPLY and 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 Alaska Department of Environmental Conservation.
- R) All lots within this subdivision have a minimum of 40,000 square feet of usable area, at least 20,000 sq ft which has a ground slope of less than 25%.
- S) This subdivision is for rural recreation use.

Rec. (5290.54)  
WVU-22 II W)






NOTES CONTINUED FROM SHEET No. 1

- T) This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065 for the installation of non-water carried sewage disposal systems (i.e. privies) only. Individual lots within this subdivision may be suitable for the installation of water carried sewage disposal systems. Individuals who wish to install such systems must submit engineered plans for approval to the District Office of the Alaska Department of Environmental Conservation.
- U) No structure may be placed upon any lot which shall have an elevation of the lowest floor, including a basement, of less than three (3) feet above the highest known water elevation.
- V) Elevation of the lowest part of a septic system shall be four (4) feet above seasonal high water table.
- W) Covenants pertaining to this subdivision are recorded in Book 83, Page 607, Date 3-24-87, TALKEETNA Recording District.
- X) At time of filing, access is available by boat.
- Y) There is an easement of 30' radius at each pole location for guys or anchors.
- Z) There is reserved, adjacent to the rights-of-way shown hereon, slope easements sufficient to contain cut and fill slopes to conform to minimum Borough standards in force at the time of construction of roads to Borough standards.

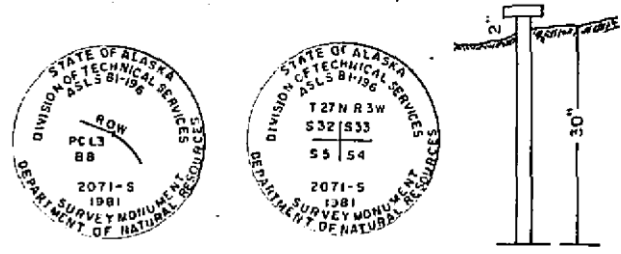
LEGEND

- ⊕ B.L.M. Brass Cap Monument recovered this survey.
- ⊕ D.T.S. Primary Monument set this survey. See sheet 1 for monument detail.
- ⊕ Primary Brass Cap or Aluminum Monument recovered this survey.
- Secondary Alum. Cap Monument set this survey, all lot corners and P.C.<sup>5</sup> See sheet 1 for details.
- ③A Curve identification number.
- (NR) Non-radial.
- ⑫ Monument and bearing tree identification number. See sheet 1 of 3.

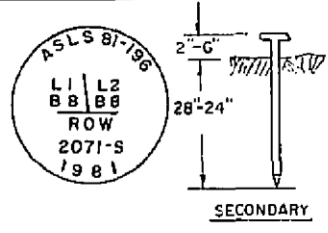
CURVE	LOCATION	DELTA	RADIUS	DEGREE	LENGTH	TANGENT	CHORD	CHORD BEARING
3E	Lot 4, Block 4	19°17'59"	475.00		160.00	80.77	159.26	S 83° 56' 01" E
4A	Talkeetna Heights Ave.	23°25'00"	950.00	6° 01' 52"	388.26	196.88	385.57	N 74° 42' 30" E
4B	Lot 5, Block 5	11° 27' 33"	1000.00		200.00	100.33	199.67	N 68° 43' 47" E
4C	Lot 4, Block 5	11° 57' 27"	1000.00		208.70	104.73	208.32	N 80° 26' 17" E
4D	Talkeetna Heights Ave	11° 09' 27"	950.00		185.00	92.79	184.71	N 80° 50' 17" E
4E	Lot 3, Block 6	6° 35' 43"	900.00		103.60	51.86	103.54	N 83° 07' 09" E
4F	Tract A	7° 41' 48"	900.00		120.90	60.54	120.81	N 66° 50' 54" E
4G	Talkeetna Heights Ave	12° 15' 33"	950.00		203.26	102.02	202.88	N 69° 07' 46" E
5A	Talkeetna Heights Ave	49° 38' 00"	900.00	6° 21' 58"	779.64	416.18	755.49	N 87° 49' 00" E
5B	Lot 2, Block 7	26° 02' 27"	850.00		386.33	196.56	383.01	S 80° 38' 04" E
5C	Lot 1, Block 7	23° 35' 33"	850.00		350.00	177.52	347.53	N 74° 47' 46" E
5D	Lot 1, Block 8	8° 37' 18"	950.00		142.95	71.61	142.82	N 87° 16' 39" E
5E	Lot 2, Block 8	18° 05' 36"	950.00		300.00	151.26	298.76	N 80° 40' 06" E
5F	Lot 3, Block 8	22° 55' 06"	950.00		380.00	192.57	377.47	S 78° 49' 33" E
8A	Fillet	94° 33' 45"	20.00		33.01	21.66	29.39	N 32° 32' 25" E
8B	Fillet	94° 33' 45"	20.00		33.01	21.66	29.39	S 52° 01' 19" E

- OF 3)
- ### LEGEND
-  B.L.M. Brass Cap Monument recovered this survey.
  -  D.T.S. Primary Monument set this survey. See sheet 1 for monument detail.
  -  Primary Brass Cap or Aluminum Monument recovered this survey.
  - Secondary Alum. Cap Monument set this survey, all lot corners and P.C.<sup>S</sup> See sheet 1 for details.
  -  (3A) Curve identification number.
  - (NR) Non-radial.
  -  (12) Monument and bearing tree identification number. See sheet 1 of 3.

### TYPICAL PRIMARY MONUMENT MARKINGS



### TYPICAL SECONDARY MONUMENT MARKING



**TYPICAL LOCATION SIGN**

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9" x 12"

<p>STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES <b>LAND SURVEY</b> LOCATION _____</p>
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