

NOTES:

- 1) 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.
- 2) TO MAINTAIN A FOUR FOOT MINIMUM VERTICAL SEPERATION BETWEEN THE BOTTOM OF WASTE WATER ABSORPTION SYSTEMS AND SEASONAL HIGHWATER TABLE, SHALLOW BED SYSTEMS MAY BE NEEDED, DEPENDING ON SPECIFIC SITE CONDITIONS. IF SOILS AT THE EXACT SITE OF PROPOSED WASTE WATER DISPOSAL SYSTEM IS FOUND TO BE 'TIGHT', THE SOIL SHOULD BE CAREFULLY ANALYZED BY QUALIFIED PERSONNEL TO INSURE ADEQUATE LEACH FIELD SIZING.
- 3) ALL LOTS HAVE A MINIMUM OF 40,000 SQUARE FEET OF USABLE AREA PERTAINING TO WATERTABLE (M.S.B. 16.25.280 B), MINIMUM OF 20000 SQUARE FEET CONTIGUOUS USABLE AREA (A.D.E.C. REQUIREMENTS OF FIELD DIRECTIVE 2001).
- 4) THE MATANUSKA - SUSITNA BOROUGH ACCEPTS FOR PUBLIC RIGHT-OF-WAY PURPOSES THE EASEMENTS GRANTED TO THE MATANUSKA - SUSITNA BOROUGH RECORDED IN THE PALMER RECORDING DISTRICT, IDENTIFIED AS FOLLOWS:

<u>GRANTOR</u>	<u>DATE</u>	<u>BOOK</u>	<u>PAGE</u>
KNIKATNU, INC.	NOV. 6, 1984	389	865
WEST ANCHORAGE INVESTMENT GROUP	SEPT. 5, 1984	385	60
ALVIN & MARTHA HALLBERT	AUG. 21, 1984	385	61
STEVE K. ARDUSER	SEPT. 11, 1984	385	63

LEGEND:



G.L.O. SECTION CORNER FND.



G.L.O. 1/4 CORNER FND.



MONUMENT FND., 2 1/2" ALUMINUM CAP.



REBAR SET, 5/8" x 30"