

LEGEND



RECOVERED ORIGINAL 1949 & 1957
B.L.M. BRASS CAP MONUMENT



SET BERNTSEN A-1 30" ALUMINUM
FEDERAL MONUMENT



SET $\frac{5}{8}$ " x 30" REBAR WITH $1\frac{1}{2}$ "
SURV KAP AT ALL CORNERS (UNLESS
OTHERWISE NOTED)



CURVE NUMBER (SEE CURVE DATA)

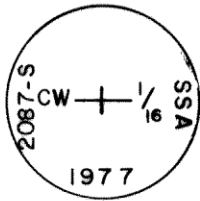
----- CONTOUR



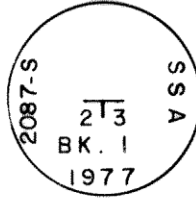
----- STREAM & SPRINGS

TYPICAL IDENTIFIABLE MONUMENTS

BERNTSEN A-1 MON.



1 1/2" SURVEY KAP



NOTES

1. ALL BEARINGS ARE BASED ON THE 1957 DATUM OF BUREAU OF LAND MANAGEMENT FOR THE SECTION LINE BETWEEN THE $\frac{1}{4}$ CORNER COMMON TO SECTION 25 AND SECTION 24 AND THE SECTION CORNER COMMON TO SECTIONS 23,24,25 & 26. T 20 N R 9 E S.M. AK.
2. THE NATURAL MEANDERS OF THE MATANUSKA RIVER FORM THE BOUNDS OF ALL LOTS ADJOINING THE RIVER. THE TRAVERSE LINE, AS ESTABLISHED, IS FOR SURVEY COMPUTATION AND DATA ONLY. ALL CORNERS SET ON SAID TRAVERSE LINE ARE WITNESS CORNERS, WITH THE TRUE CORNERS BEING ON THE EXTENTION OF LOT LINES TO THE MEAN HIGH WATER LINE OF THE MATANUSKA RIVER.
3. SCHOOL BUS SERVICE IS PRACTICAL FROM THE GLENN HIGHWAY.
4. THERE WILL BE A 5' TREE CUTTING PERMIT ALONG ALL UTILITY EASEMENTS.
5. STRUCTURAL SETBACK
 - A. NO STRUCTURE SHALL BE PLACED NEARER THAN TWENTY FIVE (25) FEET FROM THE RIGHT OF WAY LINE OF ANY PUBLIC RIGHT OF WAY. THIS SETBACK SHALL BE KNOWN AS THE BUILDING LINE.
 - B. NO STRUCTURE SHALL BE PLACED NEARER THAN TEN (10) FEET FROM ANY SIDE LOT LINE.
 - C. NO STRUCTURE SHALL BE PLACED NEARER THAN ONE HUNDRED (100) FEET FROM THE NORMAL HIGH WATER MARK OF A WATER COURSE OR BODY OF WATER IN A SHORELAND.

6. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN ONE HUNDRED (100) FEET FROM ANY BODY OF WATER OR WATER COURSE.
7. 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. THE HIGHEST KNOWN ELEVATION OF THE MATANUSKA RIVER AT THE S.E. CORNER OF THIS SUBDIVISION IS 1535; AT THE S.W. CORNER IT IS 1545 .(ACCORDING TO PHOTOGRAMMETRIC MAPPING.)
PROPERTY OWNERS IN VICINITY REPORT THAT THE RIVER HAS NEITHER CHANGED ITS COURSE NOR FLOODED ITS BANKS DURING THE PAST 20 YEARS.

8. USEABLE AREA

- A. ALL LOTS WITHIN THIS SUBDIVISION HAVE ONE HUNDRED PER CENT (100%) USEABLE AREAS EXCEPT THOSE LOTS ON WHICH USEABLE AREA IS DELINEATED WITHIN PARENTHESIS.
 - B. USEABLE AREAS WITHIN PARENTHESIS (--) WERE DETERMINED BY THE USE OF A PLANIMETER.
 - C. USEABLE AREA INCLUDES ALL LAND ABOVE THE 1565' CONTOUR LINE EXCEPT AREA WITHDRAWN FOR STREAMS AND SPRINGS ON LOTS 2,3,5 & 6 BLOCK 3 AND LOT 12 BLOCK 2. THE 1565' ELEVATION LIES 15' ABOVE THE HIGHEST ELEVATION OF THE MATANUSKA RIVER AS IT FLOWS PAST THIS SUBDIVISION.
9. ALL AREAS ARE GIVEN TO THE NEAREST 10 SQ. FT.
 10. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE DEEMED RESIDENTIAL LOTS AND SHALL ACCOMODATE ONLY ONE DETACHED SINGLE FAMILY RESIDENCE, PLUS BUILDINGS ACCESSORY TO THE RESIDENTIAL USE, EXCEPT AS LISTED BELOW AND IN THE COVENANTS.

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS WERE RECORDED 7-20, 1978,
 AT THE Palmer RECORDING DISTRICT IN BOOK 170,
 PAGE 37.

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. APPROVAL OF SUCH SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SAID AUTHORITY.