


Lots so indicated are combined and shall be held in common ownership until division thereof is approved by the appropriate platting authority.

LEGEND

- Primary Brass Cap Monument of Record (ADL)
- ⊗ B.L.M. Monument recovered this survey.
- ⊕ A.D.L. Monument recovered this survey.
- Primary Monument set this survey
- Secondary Monument set this survey (5/8" x 36" Rebar with 1 1/2" Alum. Cap)
- ① Monument and bearing tree identification number.
- Ⓐ ● D.T.S. Survey identification signs.
- A Street centerline curve designation.
- A2 Lot line curve designation.
- Ⓐ ● D.T.S. Control Monument recovered this survey.
- Rebar with alum. cap recovered this survey.
- Rebar with alum. cap of Record
-  Identified as possible floodplain area by U.S. Army Corp of Engineers. (See Note 34)
Buildings shall not be constructed within crosshatched areas so designated.

NOTE: "Fly-in access only"
(at time of filling)

set in the ground.

NOTES

32. Usable area of lot
a water table deptl
surface as Interp

1. Public access across state owned tracts may be obtained by application to the Southcentral District Office of the Department of Natural Resources.
- 1A. This survey was performed in accordance with GSC-216 & GSC-330
2. Unless otherwise noted, all lands encompassed by this survey are subject to a fifty foot (50') wide access easement along the mean high water or ordinary high waterline of any PUBLIC or NAVIGABLE WATER (pursuant to AS 38.04.055 and AS 38.05.127), excepting therein existing leases or surveyed parcels previously encumbered by ten-foot (10') easements.
3. Bearings and distances shown hereon are true bearings and true distances.
4. The U.T.M. and metric data is being shown hereon for information purposes only.
5. No structure may be placed upon any lot which shall have an elevation of the lowest floor, including a basement, of less than three feet above the highest known water elevation in the area.
6. All dimensions shown on plot are U.S. Survey feet.
7. Abbreviations ADL (Alaska Division of Lands) and DTS (Division of Technical Services) are synonymous.
8. 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.
9. The meanders shown hereon are for area computation purposes only and the true meanders of mean high water form the boundaries of the parcels.
10. 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.
11. A section line easement vacation plat has been filed affecting certain lots within this subdivision.
12. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision.
13. 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 and a twenty foot utility easement through all lots and tracts which are adjacent to rights-of-way. There is an easement of thirty foot radius of each pole location for guys or anchors.
14. Parcels within this subdivisions may contain wetlands as defined within 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.
15. O.T.E. tracts and leases are shown from record information. Lease areas are included in net tract areas.
16. Water areas and boundaries are determined from 1"=200' topographic maps, compiled from aerial photos dated 4-29-80.
17. All lots contain a minimum of 40,000 Sq. Ft. of contiguous usable area.
18. All tracts within this subdivision are classified as State Lands, and will remain in State ownership and control, except as noted. (See note 36).
19. Structures shall not be placed closer than seventy-five (75) feet from the normal high water mark of a watercourse or body of water of any sort.
20. No part of a subsurface sewage disposal system shall be closer than one hundred (100) feet from any body of water or watercourse.
21. Where applicable, no structure may be placed closer than 25 feet from a road right-of-way, no closer than 10 feet from a side lot boundary, and under no conditions will a structure be placed within easements of any sort.
22. 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 requirement, standards and recommendations of the Alaska Department of Environmental Conservation. Approval of such a system as installed shall be obtained from said authority.
23. Elevation of the lowest part of a septic system shall be four (4) feet above seasonal high water table.
24. School Bus routes are not currently available in this area.
25. Record dimensions and bearings are taken from BLM Cadastral Plat of T23 and 24N, R6 and 7W, S.M., Alaska, accepted Oct. 25, 1982.
26. Restrictive covenants pertaining to this subdivision are recorded in Book 310, Page 559 Date 4/4/82, Talkeetna Recording District.
27. The accuracy of this survey is greater than 1:5000.
28. This subdivision is for residential / recreational use.
- 28A. Tract designations J, L, O, U & V were not assigned on this plat.

29. Basis of bearing by inverse between C.M.-H.V.-5 and C.M.-H.V.-7 as reported on Cadastral Survey Control Plat for T24N, R7W, S.M., Alaska. Cop markings are shown as recovered.
30. Water level and monument elevation data taken from State of Alaska, Department of Technical Services Photo-Topo map, Amber Lakes, 0158-81-2-3, dated 4-29-80.
31. This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065 with the condition that only non-discharge sewerage systems (i.e. chemical, humus or incendiary toilets) and non-pressured water supply systems (hand-hauled) are allowed on Lots 1 & 2, Block 1; Lot 1, Block 5; Lot 2, Block 6; Lots 1, 2, 3, 4 & 10, Block 8; and Lots 1, 4, 5, 6, 9, 13 & 14, Block 9; individuals who wish to install discharge type sewerage systems on the aforementioned lots must submit engineered plans for departmental approval. All remaining lots within this subdivision should be suitable for development with conventional on-site septic tank disposal systems.

DEDICATION OF EASEMENTS, PUBLIC UTILITIES, & RIGHTS-OF-WAY

32. Usable area of lots is considered that area of the lot having a water table depth greater than eight (8) feet below ground surface as interpreted from surface soils investigation.

I hereby dedicate for public or private use as noted, all easements, public utility areas and rights-of-way as shown and described hereon.

33. Greening easements shall be preserved in their natural state and no clearing nor construction shall be allowed except where crossed or overlaid by utility or ROW easements.

34. Areas of Lot 1 and 14, Block 2; Lot 1, Block 5; and Lots 1 and 2, Block 6; may experience minor flooding and glaciation problems. Building on these lots is restricted to areas not within the delineated flood prone area.

35. There is reserved, adjacent to the rights-of-way shown hereon, slope easements sufficient to contain cut and fill material to conform to minimum Borough standards in force at the time of construction of roads to Borough standards.

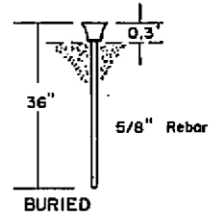
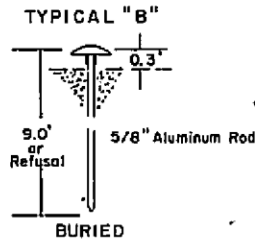
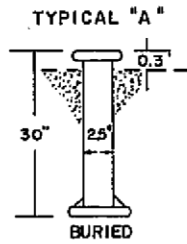
36. All tracts except Tracts E, F, R, S & Z remain in State of Alaska ownership, Tracts E, F, R, S & Z will be owned by the Homeowners Association.

37. Homeowner's covenants pertaining to this subdivision are recorded in Book _____, Page _____, Date _____, Talkeetna Recording District.

SPECIAL NOTE:

These areas within Tracts F & Z 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 the construction of other public facilities within the subdivision.

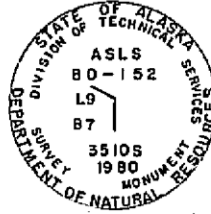
D.T.S. MONUMENTS



3 1/4" x 30"
D.T.S. ALUMINIUM MONUMENT
(PRIMARY)

3 1/4" D.T.S. ALUMINIUM CAP ON
5/8" DIA. ALUMINIUM ROD
(PRIMARY)

1 1/2" ALUMINIUM CAP ON
36" x 5/8" REBAR
(SECONDARY)



TYPICAL BEARING TREE TAGS

STATE OF ALASKA
DEPT. OF NATURAL RESOURCES
DIVISION OF LANDS

BEARING
TREE

CORNER IS APPROXIMATELY

DIRECTION _____ DISTANCE _____

T. _____ R. _____ SEC. _____

CORNER _____ TRACT _____

POSTED BY _____ DATE _____

STATE OF ALASKA
DEPT. OF NATURAL RESOURCES
DIVISION OF LANDS
SURVEY MONUMENT

TAGG INDICATES APPROXIMATE
POSTER LOCATION

| | | | | | | |
|--|---------|----|----|----|----|----|
| | SECTION | | | | | |
| | 6 | 5 | 4 | 3 | 2 | 1 |
| | 7 | 8 | 9 | 10 | 11 | 12 |
| | 18 | 17 | 16 | 15 | 14 | 13 |
| | 9 | 20 | 21 | 22 | 23 | 24 |
| | 30 | 29 | 28 | 27 | 26 | 25 |
| | 31 | 32 | 33 | 34 | 35 | 36 |

BEARING _____ TO CORNER _____

DISTANCE _____ TRACT LOT _____

POSTED BY _____ DATE _____