

NOTE:

A 25' BUILDING SET BACK SHALL EXIST ALONG ALL DEDICATED RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS OF WAY IS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

THERE IS A 10' UTILITY EASEMENT RESERVED ALONG EACH SIDE OF ALL LOT LINES, AND A 25' EASEMENT ADJACENT TO ALL RIGHTS OF WAY FOR UNDER-GROUND UTILITIES.

ALL UTILITIES SHALL BE PLACED UNDER-GROUND.

5/8" X 30" REBAR AND STAMPED ALUMINUM CAP SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

BASIS OF BEARINGS ARE FROM PLAT 78-2, ANCHOR BLUFF ACRES.

WASTEWATER DISPOSAL

This subdivision has been approved by the Alaska Department of Environmental Conservation for wastewater discharges to approved collector systems only. Other means of wastewater disposal are prohibited without prior approval from the Alaska Department of Environmental Conservation,