










NOTES:


1. All bearings and distances shown hereon are grid unless otherwise noted.
2. This survey and plat were accomplished in accordance with G.S.C. No. 231.
3. All tracts will remain in State ownership and control.
4. The U.T.M. and Metric Data is being shown hereon for information purposes only.
5. The Basis of Bearing is a line between Photo Control Monuments HV-3 and HV-2.
6. The accuracy of this survey is greater than 1:5000.
7. Unless vacated all section lines are subject to a 50 foot easement each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.10.010.
8. All lots within this subdivision have a minimum of 40,000 square feet of useable area.
9. Useable areas of lots were determined from U.S. Department of Agriculture Soil Conservation reports and random test holes Aug 9-23-80 and 10-9-80.
10. School bus service is not required in rural recreation subdivisions.
11. 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.
12. All coordinates shown are based upon the "Alaska Coordinate System," Zone 4.
13. 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.
14. 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.
15. No part of a subsurface sewage disposal system shall be closer than one-hundred (100) feet from any body of water or watercourse.
16. Along all navigable and public water bodies, an access easement 50 feet in width, measured upland from the line of mean or ordinary high water exists (pursuant to A.S. 38.04.055). Easements along bodies of water shall follow the line of mean or ordinary high water mark.
17. Water Supply & Sewage Disposal: No individual water supply or sewage disposal system shall be permitted on any lots unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation.
18. All roads constructed and maintained within the right-of-way shown hereon shall not be the responsibility of the Department of Natural Resources (A.S. 29.32.050).
19. A Section Line Easement Vacation Plat has been submitted affecting certain lots within this subdivision.
20. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision.
21. A portion within Tract "I" of Sec. 18, Tract "BB" of Sec. 20, Tract "HH" of Sec. 21, T. 21 N, R. 12 W, S. 4 M. will be identified by the State as a material site managed by the State for platted improvements or road construction.

22. Public access across State-owned tracts may be obtained by application to the South Central District Office of the Department of Natural Resources.
23. There is a fifteen (15) foot utility easement each side of common interior lot lines. There is a thirty (30) foot utility easement inside of lot lines not common to other lots and a thirty (30) foot utility easement within all lots and tracts located adjacent to right-of-way lines. There is an easement of thirty (30) foot radius at each pole location for guys or anchors. The right shall be reserved for the involved utility companies to cut any trees, within or without the easement, which reasonably present a danger to the utility.
24. The abbreviations ADL (Alaska Division of Lands), DTS (Division of Technical Services) and DNR (Department of Natural Resources) are synonymous.
25. 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.
26. 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 placement of fill material into these areas. Contact with Department of Army Corps of Engineers should be made prior to commencing construction.
27. The elevation of the lowest part of a septic system shall be four (4) feet above seasonal high water table.
28. Covenants pertaining to this subdivision are recorded in Book _____, Page _____, Date _____, Recording District _____.
29. All dimensions shown hereon are in the U.S. Survey foot unit.
30. Tracts G, L, O & V may not be transferred from State ownership without prior approval of the appropriate platting authority.
31. There is reserved, adjacent to the rights-of-ways 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.
32. 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 Regional Office of the Alaska Department of Environmental Conservation.
33. Tract "D" has been deleted.
34. Water acreage within subdivision was determined by planimetric method.

LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none">  DNR OFFICIAL OR PRIMARY BRASS CAP MONUMENT SET.  DNR CONTROL MONUMENT RECOVERED  COPPERWELD OR EQUIVALENT SECONDARY MONUMENT SET  CURVE NUMBER  PRIMARY MONUMENT NUMBER | <ul style="list-style-type: none">  EDGE OF SWAMP  EDGE OF WATER  MATCH LINE  RESERVED MATERIAL SITE |
|---|--|

(187,308) SQ. FT. AMOUNT OF USEABLE LAND ON LOTS IDENTIFIED

 BLOCK OR TRACT LINE

 LOCATION MARKER SET

TYPICAL PRIMARY MONUMENT & BEARING TREE TAG

PRIMARY MONUMENTS SET THIS SURVEY ARE MAGNETIZED ALUMINUM "BERNTSEN, TYPE A-1" MONUMENTS HAVING A 2 1/2" O.D. SHAFT, 3 1/4" DIAMETER CAP, AND FLANGED BASE. A 2" x 4" x 6" WHITE WOODEN POST WITH ORANGE TOP HAS SET WITHIN 1 FOOT OF EACH MONUMENT.

ALL BEARING TREES ARE MARKED WITH AN INSCRIBED 4 1/2" x 6" YELLOW ALUMINUM TAG NAILED TO BLAZE IN TREE FACING THE MONUMENT. ALL BEARINGS ARE MEASURED TO CENTER OF TREE AND ALL DISTANCES ARE MEASURED TO NAIL IN RIGHT SIDE OF TREE AS VIEWED FROM THE MONUMENT.

STATE OF ALASKA
DEPT. OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES

**BEARING
TREE**

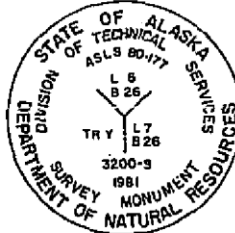
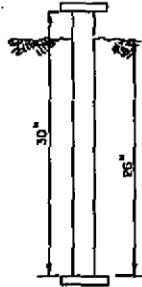
Corner is Approximately

Direction Distance

T R Sec

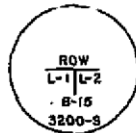
Corner Tract

Posted by Date



TYPICAL BEARING TREE TAG

TYPICAL SECONDARY MONUMENT



SECONDARY MONUMENTS SET THIS SURVEY ARE 5/8" x 30" REBAR AND HAVE A 1 1/2" DIA. ALUMINUM CAP.

TYPICAL LOCATION MARKER TAG

STATE OF ALASKA
DEPARTMENT OF NATURAL
RESOURCES
DIVISION OF TECHNICAL SERVICES
LAND SURVEY

LOCATION:

LOCATION MARKER TAGS SET THIS SURVEY ARE 12" x 6" ALUMINUM TAGS.