

S U B ^{POLE} D I V
 NOTES

1. All bearings and distances shown hereon are true bearings and true distances.
2. All state plane coordinates shown hereon are based on Alaska State Plane Coordinate System Zone 4.
3. 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.
4. Usable area of lots is considered that area of the lot having a water table depth greater than eight feet below ground surface as interpreted from surface soils investigation.
5. A minimum residential lot shall accommodate only one detached single family residence, plus buildings accessory to the single family use, except as provided in Section 16.44.020 of the subdivision regulations.
6. Where useable area, as defined by the Matanuska-Susitna Borough subdivision regulations Section 16.44.020, is different than lot area, it is indicated as UA area.
7. The UTM and metric data has been shown hereon for informational purposes.
8. No access allowed to Pittman-Schrock Road from Lot 1 Blk.9, Lot 1 & 2 Blk.2, & Lot 1 Blk.3
9. This work was executed under GSC-165.
10. No structure shall be placed nearer than 25 feet from the right of way line of any public right of way, this setback shall be known as the building line. No structure shall be nearer than 10 feet from any side lot line. No structure shall be placed nearer than 75 feet from the normal high water mark of a water course or body of water in a shoreland.
11. No part of a subsurface sewage disposal system shall be closer than 100 feet from any body of water or water course.
12. No structure shall be placed on any lot which shall have an elevation of the lowest floor, including a basement, of less than 3 feet above the highest known water elevation.
13. School bus service is available from the Pittman-Schrock Road
14. 50' radius temporary turnarounds to be automatically vacated when road is extended.



15. There shall be reserved adjacent to the right-of-ways shown hereon a reservation sufficient to contain cut and fill slopes of 2 feet horizontal for each foot vertical of cut or fill for the purpose of providing and maintaining lateral support of the constructed street. There is also reserved to the grantors, their heirs, successors and assigns the right to remove said slopes at any time upon providing and maintaining other adequate lateral support as approved by the Borough or City.
16. The natural meanders of the mean high water line form the bounds of the tracts and are subject to a 50' wide access easement along the water frontage, the approximate lines shown are for survey computations and data only.
17. All lots and tracts traversed by section lines are subject to a 50' wide roadway easement each side of the section line which is reserved to the State of Alaska for public highways under AS 19.10.010.
18. The basis of coordinates, including longitude, latitude, Alaska State Plane Coordinates, and U.T.M. values, were provided by the Division of Technical Services, based on B.L.M. record datum; DOWL Engineers takes no responsibility as to their accuracy.
19. Lots 4/5 and 3/2 block 1 will have common access points to Pittman-Schrock Road. Access to lot 1 block 1 will be from Little Nook Drive.
20. The accuracy of this survey is greater than 1 in 5000.
21. This subdivision is for residential/recreational use.
22. All lots have a usable area of greater than 40,000 sq.ft.

NOTES: (CONTINUED)

23. Covenants pertaining to this subdivision are recorded in Book 220, page 88, date 9-29-80, Palmer Recording District.

SPECIAL NOTE

"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 the placement of fill material into these areas. Contact with Department of Army Corps of Engineers should be made prior to commencing construction!"

NOTE

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision.



LEGEND

- ▲ Location signs
- ✚ G.L.O. or B.L.M. brass cap monument found
- ⊕ 3" A.D.L. aluminum monument set on 2½" x 30" aluminum pipe, flush with the ground.
- 1½" Al-cap set on 5/8" x 30" re-bar.
Set 5/8" x 30" re-bar at all remaining corners.