











NOTES

1. All bearings and distances shown hereon are true forward unless noted otherwise.
2. This survey and plat were accomplished in accordance with G.S.C. No. 230.
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 the line between U.S.G.S. Tri-stations "BALD MOUNTAIN 1923" and "SUNSHINE 1923".
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 AS 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 US. Department of Agriculture Soil Conservation reports and random test holes dug 9/30/80 and 10/1/80.
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 AS 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 system 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. Approval of such system as installed shall be obtained from said authority.
18. All roads constructed and maintained within the right-of-way shown hereon shall not be the responsibility of the Department of Natural Resources (AS 29.33.150).
19. Temporary turnarounds on Adirondak Drive, Nantahala Loop, and Samoset, Kilmat, Astrop, Terinet Place are to be vacated upon extension of those roads beyond the boundary of Bald Mountain Subdivision, A.S.L.A. 60-176.
20. A Section Line Easement Vacation Plat has been submitted affecting certain lots within this subdivision.
21. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association created to govern said subdivision.
22. All dimensions shown on plat are in U.S. Survey feet
23. Abbreviations A.D.L. (Alaska Division of Lands), D.T.S. (Division of Technical Services) and D.N.R. (Dept. of Natural Resources) are synonymous.
24. 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.
25. All R.O.W. widths are 60' unless otherwise shown.
26. 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 at each pole location for guys or anchors.
27. This subdivision is for rural recreational use.
28. Covenants pertaining to this subdivision are recorded in Book 82, Page 510, Date 11/2/87 Talkeetna Recording District.
29. The meanders shown hereon are for area computation purposes only and the true meanders of mean high water form the boundaries of the tracts and lots.
30. 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.

31. 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.
32. Useable area shall mean "only that area where seasonal high water table is 4 feet below the lowest part of a disposal system."
33. 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.
34. Tracts "D", "T", "AA" and "HH" will require replatting prior to sale.

**STATE LAND
LEGEND**

- | | | | |
|---|---|---|--------------------------|
|  | DNR OFFICIAL OR PRIMARY BRASS CAP MONUMENT SET |  | BLOCK OR TRACT LINE |
|  | DNR CONTROL MONUMENT RECOVERED |  | MATCH LINE |
|  | COPPERWELD OR EQUIVALENT SECONDARY MONUMENT SET |  | SURVEY LOCATION SIGN SET |
|  | CURVE NUMBER |  | EDGE OF SWAMP |
|  | PRIMARY MONUMENT NUMBER |  | EDGE OF WATER |

**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"x4"x6" WHITE WOODEN POST WITH ORANGE TOP HAS BEEN SET WITHIN 1 FOOT OF EACH MONUMENT.

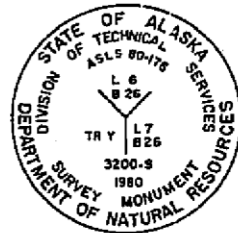
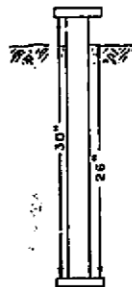
ALL BEARING TREES ARE MARKED WITH AN INSCRIBED 4 1/2"x6" YELLOW ALUMINUM TAG NAILED TO BLAZE IN TREE FACING THE MONUMENT. ALL BEARINGS ARE MEASURED TO CENTER OF TREE AND ALL DISTANCES ARE MEASURED TO NAIL IN RIGHT SIDE OF TREE AS VIEWED FROM THE MONUMENT.

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

**BEARING
TREE**

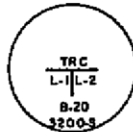
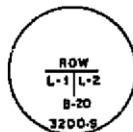
Corner is Approximately

Direction	Distance
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Corner <input type="text"/>	Tract <input type="text"/>
Posted by <input type="text"/>	Date <input type="text"/>



**TYPICAL BEARING
TREE TAG**

TYPICAL SECONDARY MONUMENT



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