LOT 1 BLK

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRNG.	CHORD LENGTH
C1	492.47	500.00	56°26'00"	268.28	S67°57'47"E	472.81
C2	462.92	470.00	56°26'00"	252.19	S67°57'47"E	444.44
C3	504.54	530.00	54°32'35"	273.22	S67°01'05"E	485.70
C4	63.39	40.00	90°47'47"	40.56	S05°39'06"W	56.96
C5	90.16	470.00	10°59'29"	45.22	S45°14'32"E	90.02
C6	215.85	470.00	26°18'46"	109.86	S63°53'39"E	213.95
C7	156.92	470.00	19°07'45"	79.20	S86°36'55"E	156.19
C8	62.28	40.00	89°12'13"	39.45	N84°20'54"W	56.17
C9	32.97	530.00	3°33'49"	16.49	S41°31'42"E	32.96
C10	197.53	530.00	21°21'16"	99.93	S53°59'14"E	196.39
C11	101.45	530.00	10°58'02"	50.88	S70°08'53"E	101.29
C12	101.45	530.00	10°58'02"	50.88	S81°06'55"E	101.30
C13	71.14	530.00	7°41'25"	35.62	N89°33'21"E	71.08
C14	45.32	30.00	86°32'52"	28.24	N51°00'56"W	41.13
C15	47.94	30.00	91°33'43"	30.83	S38°02'21"W	43.00
C16	173.43	800.00	12°25'15"	87.05	N89°58'10"W	173.09
C17	179.93	830.00	12°25'15"	90.32	N89°58'10"W	179.58
C18	166.92	770.00	12°25'15"	83.79	N89°58'10"W	166.60
C19	129.28	770.00	9°37'10"	64.79	S88°37'48"W	129.13
C20	37.64	770.00	2°48'04"	18.83	N85°09'35"W	37.64
C21	119.65	830.00	8°15'36"	59.93	S87°57'01"W	119.55
C22	60.27	830.00	4°09'39"	30.15	N85°50'22"W	60.26
C23	50.40	30.00	96°15'33"	33.47	N48°06'41"E	44.68
C24	43.85	30.00	83°44'27"	26.89	S41°53'19"E	40.05
C25	259.08	400.00	37°06'36"	134.27	N65°12'15"W	254.57
C26	278.51	430.00	37°06'36"	144.33	N65°12'15"W	273.66
C27	239.65	370.00	37°06'36"	124.19	N65°12'15"W	235.48
C28	309.44	350.00	50°39'22"	165.65	S71°58'38"E	299.46
C29	282.92	320.00	50°39'22"	151.46	S71°58'38"E	273.79
C30	335.96	380.00	50°39'22"	179.85	S71°58'38"E	325.13
C31	14.89	350.00	2°26'12"	7.44	S08°57'36"E	14.88
C32	14.89	350.00	2°26'12"	7.44	N08°57'36"W	14.88
C33	16.16	380.00	2°26'12"	8.08	S08°57'36"E	16.16
C34	13.61	320.00	2°26'12"	6.81	N08°57'36"W	13.61
C35	13.61	320.00	2°26'12"	6.81	S08°57'36"E	13.61
C36	16.16	380.00	2°26'12"	8.08	N08°57'36"W	16.16

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND STRUCTURES ARE SUBJECT TO SETBACKS FROM ANY BODY OF WATER OR WATERCOURSE PER MSB 17.55.
4. RECORD DATA SHOWN HEREON IS DERIVED FROM TEXAS SUBDIVISION PLAT No. 63-15 AND WARRANTY DEED RECORDING No. 2005-035927-0, PALMER RECORDING DISTRICT.
5. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON JANUARY 25, 1958 IN BOOK 18 AT PAGE 188 AND BOOK 18 AT PAGE 190.

FLOOD HAZARD NOTE

FEDERAL EMERGENCY MANAGEMENT AGENCY MAP COMMUNITY-PANEL No. 020021-9610 C, DATED MAY 1, 1985 SHOWS THIS SUBDIVISION AS BEING WITHIN ZONE C, "AREA OF MINIMAL FLOODING".

AS A RESULT OF A SITE SPECIFIC SURVEY A PHOTOGRAMETRIC MAP WAS PREPARED FROM AN OVER FLIGHT OF THE AREA FLOWN 09-08-2005. THE RESULTS INDICATED THAT A PORTION OF THIS SUBDIVISION IS IMPACTED BY A SMALL DRAINAGE NEAR THE EASTERN BOUNDARY AS WELL AS STEPAN LAKE. A SERIES OF BASE FLOOD ELEVATIONS WERE DEVELOPED ON THE DRAINAGE GRADIENT AS SHOWN. ELEVATION DATUM IS GEOID 06 NAVD 88 DERIVED THROUGH THE USE OF G.P.S. TECHNOLOGY.

CURRENT MATANUSKA-SUSITNA BOROUGH CODE MSB 17.29.16(A)(4)(e) REQUIRES AN ESTIMATED BASE FLOOD ELEVATION AND FLOOD HAZARD AREA TO BE DEPICTED ON THE PLAT. THE BASE FLOOD ELEVATIONS AND ZONE LIMITS SHOWN HEREON ARE TO BE CONSIDERED AS AN APPROXIMATE.

THE BASE FLOOD ELEVATIONS AS REPORTED REFLECT A GRADIENT BASED UPON AN ANALYSIS OF CROSS-SECTIONS AND TOPOGRAPHY ALONG THE UNNAMED CREEK.

AS THE BFE IS A GRADIENT, ANY DEVELOPMENT WITHIN THIS AREA SHOULD BE ADJUSTED TO A SITE SPECIFIC AREA.

ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B. FLOOD DAMAGE PREVENTION ORDINANCES.

THERE IS GREATER THAN ONE PERCENT CHANCE THAT THE FLOOD HAZARD AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.

LEGEND

RECOVERED GLO MONUMENT
MARKED AS DESCRIBED

RECOVERED AL–CAP MONUMENT
MARKED AS DESCRIBED

RECOVERED PLASTIC CAP
MARKED AS DESCRIBED

RECOVERED 3/4" IRON PIPE

RECOVERED 5/8" REBAR

RECOVERED 1/2" REBAR

RECOVERED 5/8" REBAR w/YELLOW PLASTIC CAP
NOT ACCEPTED

SET 5/8"x30" REBAR w/PLASTIC CAP
MARKED AKRIM 2234–S

SET 5/8"x36"REBAR w/2" ALUMINUM CAP
MARKED TARA EST., BENCH MARK #

(R) DATA DERIVED FROM TEXAS SUBDIVISION
PLAT No. 63–15

(R1) DATA DERIVED FROM POSSIBLE SUBDIVISION
LOTS 1, 2 AND 3 PLAT No. 2003–168

(M) MEASURED DATA

(C) CALCULATED DATA

(D) DATA FROM DEED

(H) HELD RECORDED DATA

BFE BASE FLOOD ELEVATION

(NR) NON RADIAL

AREA OF PUBLIC
USE EASEMENT
DEDICATED THIS PLAT

FLOOD HAZARD AREA

AREA VACATED THIS PLAT