

NOTES

1. THERE MAY BE CURRENT OR FUTURE FEDERAL, STATE, MAT-SU BOROUGH, AND LOCAL PERMITTING AND REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO DETERMINE WHETHER ANY SUCH REQUIREMENTS APPLY TO THE LOTS. REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. 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 STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS. THE SOIL ON SOME LOTS MAY NOT BE SUITABLE FOR INSTALLATION OF A CONVENTIONAL SEPTIC SYSTEM, LOT OWNERS MAY BE REQUIRED TO INSTALL A MODIFIED SEWAGE DISPOSAL SYSTEM SUCH AS A MOUND SYSTEM OR HOLDING TANK, ANY WASTE WATER DISPOSAL SYSTEM MUST BE LOCATED A MINIMUM OF 100 FEET FROM ANY WATER SOURCE.
3. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S.40.15.900(5A).
4. EACH LOT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE LOT WITHIN THE PROJECT. THE TERM "LOT" REFERS TO A CONDOMINIUM UNIT AND THE DEFINITION THEREOF CAN BE FOUND IN ARTICLE IV OF THE "DECLARATION FOR THE POINT AT TWO RIVERS CONDOMINIUM". DIMENSIONS SHOWN ARE TO THE LOT BOUNDARY LINES.
5. THE CONDOMINIUM DEPICTED HEREON IS SUBJECT TO THE PROVISION OF THE COMMON INTEREST OWNERSHIP ACT, ALASKA STATUTE 34.08. PLEASE REFER TO THE "DECLARATION FOR THE POINT AT TWO RIVERS CONDOMINIUM" FOR OTHER RESTRICTIONS ON USE, ARCHITECTURAL CONTROL AND PROVISIONS GOVERNING OWNERSHIP AND USE OF THE LOTS AS STATED THEREIN.
6. CERTAIN ACTIONS AND IMPROVEMENTS WHICH MAY BE PERFORMED BY THE DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS MAY INCLUDE MODIFICATIONS TO THE TRAILS, STAKING ALL LOT CORNERS, CREATING LOTS/UNITS, TRACTS AND/OR COMMON ELEMENTS IN TRACT B AND GRANTING EASEMENTS TO PUBLIC UTILITY COMPANIES. PLEASE REFER TO ARTICLE VIII FOR THE "DECLARATION FOR THE POINT AT TWO RIVERS CONDOMINIUM" FOR DETAILS, LIMITATIONS AND RESERVATIONS OF THESE DEVELOPEMENT RIGHTS."

LEGEND

- ⊕ FOUND BC / ALUM. MONUMENTS
- FOUND 5/8" REBAR WITH 2" ALCAP
- ⊣ SET 5/8" x 30" REBAR WITH 2" ALUMINUM CAP
AT LOT CORNERS AND WC POSITIONS
AND PC AND PT OF CURVES.

(RECORD) RECORD DATA PLAT No. 2015-147 DATED 10/8/15