

LEGEND

- PRIMARY MONUMENT RECOVERED THIS SURVEY (STANDARD BC. MONUMENT)
- SECONDARY MONUMENT RECOVERED THIS SURVEY (5/8" REBAR w/ALUM CAP)
- ⊕ BLM MONUMENT RECOVERED THIS SURVEY
- ⊕ PRIMARY MONUMENT SET THIS SURVEY (3/4" x 30" GAL. PIPE w/3/4" BRASS CAP, AND FLANGED BASE)
- SECONDARY MONUMENT SET THIS SURVEY (5/8" x 30" REBAR w/1/2" ALUM. CAP)
- ② MONUMENT AND BEARING TREE IDENTIFICATION NUMBER
- Ⓐ DTS SURVEY IDENTIFICATION SIGN
- A STREET CENTERLINE CURVE DESIGNATION
- A2 LOT LINE CURVE DESIGNATION
- U.A. USEABLE LOT AREA
- S.F. SQUARE FEET
- Ac. ACRES
- NR NON RADIAL
- || 10' x 25' ANCHOR EASEMENT

NOTES

1. This survey was executed under the terms of Contract G5C-241.
2. Bearings and distances shown hereon are true bearings and true distances.
3. All coordinates shown are based upon the Alaska Coordinate System, Zone 4.
4. The U.T.M. and metric data is being shown hereon for information purposes only.
5. All lands encompassed by this survey are subject to a fifty foot wide easement along the mean high water or ordinary high water line of any water frontage of any sort.
6. All section lines are subject to a fifty foot easement each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
7. The meanders shown hereon are for area computation purposes only and the true meanders of mean high water form the boundaries of the lots.
8. The abbreviations ADL (Alaska Division of Lands), DTS (Division of Technical Services) and DNR (Department of Natural Resources) are synonymous.
9. 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.
10. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association created to govern said subdivision.

11. 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.
12. 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 any fill material into these areas. Contact with Department of Army Corps of Engineers should be made prior to commencing construction.
13. Residential lots shall accommodate only one single family residence plus buildings accessory to residential use.
14. No part of a subsurface sewage disposal system shall be closer than one hundred feet from any body of water or watercourse.

15. Structural setbacks - no building may be placed nearer than: 25' from the road easement; 10' from the side and back lot lines; and 75' from the normal high water mark of a watercourse or shoreline.
16. No structure may be placed upon any lot which shall have an elevation of the lowest floor, including basement, of less than three feet above the highest known water elevation.
17. 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.
18. Natural features were located by aerial photography dated 8/23/80.
19. The lake area fronting on State tracts may be used for aircraft tiedown and dock construction.
20. There is no school bus service to this subdivision at the time of filing of this plat.
21. This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18. AAC 72.065 with the condition that only non-discharge sewerage systems (i.e. chemical, humus or incendiary toilets) are allowed on Lots 4-15, Block 1; Lots 1-4, Block 2; Lots 1-4, Block 3; Lots 4-15 & 17, Block 4; Lots 1&7-14, Block 5; Lots 1-6, Block 6; Lots 1-5, Block 7; Lots 1-7, Block 8; Lots 1-9, Block 9; Lots 4-11, Block 11; & Lots 9-12, Block 13. Individuals who wish to install discharge-type sewerage systems on the aforementioned lots must submit engineered plans for approval to the Regional Office of the Alaska Department of Environmental Conservation.

22. There is 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 of each pole location for guys or anchors.
23. All lots within this subdivision have a minimum of 40,000 sq. ft. of useable area except Lots 3 & 4 Block 2 and Lot 5 Block 4.
24. Elevation of the lowest part of a septic system shall be four (4) feet above seasonal high water table.
25. The tracts designated as "State Land" will remain in State ownership and the State will control the use of the land.
26. The tracts designated as "Homeowners" will be owned, governed and controlled by the Homeowner's Association.
27. The usable area of a lot is considered that area where the seasonal high table is four (4) feet below the lowest part of a sewage system.
28. All lots within this subdivision are for residential or recreational use.
29. Covenants pertaining to this subdivision are recorded in Book _____ Page _____, Date _____, Recording District.
30. Public access across state owned tracts may be obtained by application to the Southcentral District Office of the Department of Natural Resources.
31. 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.

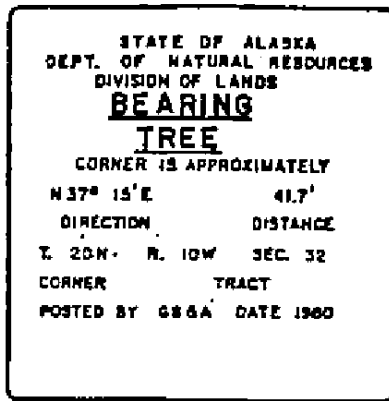
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SPECIAL NOTE

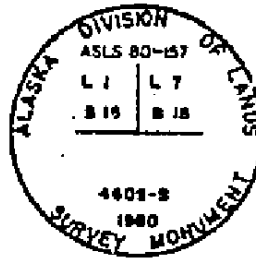
A portion within SE 1/4 SE 1/4 of Section 4, Tract "A", T 19 N, R 6 W, S 4 M., Alaska will be identified by the State as a material site managed by the State for platted improvements or road construction.

TYPICAL PRIMARY MONUMENT AND BEARING TREE TAG

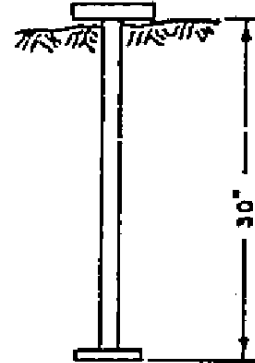
Primary monuments set this survey are 3/4" I.D. galvanized iron, 30" long and have a 3 1/2" cap and a flange base, 5" x 7" yellow bearing tree tags were stamped and nailed to the trees. A 6" white witness post was set adjacent to the monument.



ALUMINUM
BEARING TREE
PLATE .

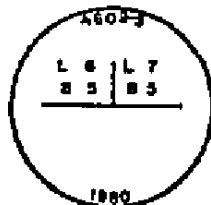


TYPICAL CAP MARKING



TYPICAL SECONDARY MONUMENT

Secondary monuments set this survey are 5/8" x 30" rebar and have 1 1/2" aluminum caps.



TYPICAL CAP MARKING

