

## NOTES:

1. NO STRUCTURE OR FOOTING SHALL BE LOCATED CLOSER THAN 200' FROM THE ORDINARY HIGH WATER MARK OF A WATERCOURSE OR BODY OF WATER EXCEPT LOTS 3, 4, 5 AND 6, BLOCK 1 WHICH WILL BE 100'.
2. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100' FROM ANY BODY OF WATER OR WATERCOURSE.
3. NO BUILDING LINE SHALL BE PLACED WITHIN 25' FROM THE RIGHT-OF-WAY LINE OF ANY PUBLIC RIGHT-OF-WAY.
4. NO STRUCTURE FOOTING SHALL BE LOCATED NEAPER THAN 10' FROM ANY SIDE OR REAR LOT LINE.
5. NO PRESSURIZED WATER SYSTEMS PERMITTED ON ANY LOT UNTILL SUCH TIME AS BOROUGH APPROVAL FOR RESIDENTIAL USE IS GIVEN.
6. SEWAGE DISPOSAL SYSTEMS WILL BE LIMITED TO SHALLOW PIT PRIVY ONLY, EXCEPTING LOTS 2, 3, 4, 5 AND 6 BLOCK 1. BECAUSE OF MODERATE DEPTH TO WATER TABLE SPECIAL ATTENTION SHOULD BE TAKEN IN MAINTAINING 4' SEPERATION FROM BOTTOM OF PRIVY TO EXISTING WATER TABLE AS REQUIRED BY ALASKA DEPARTMENT OF ENVIORNMENTAL CONSERVATION.
7. THIS SUBDIVISION RESTRICTED TO RECREATIONAL USE ONLY UNTILL SUCH TIME THAT AN APPROVED BOROUGH ROAD SYSTEM IS IN EXISTANCE AND BOROUGH APPROVAL FOR RESIDENTIAL USE HAS BEEN GIVEN.
8. AT SUCH TIME THAT BOROUGH APPROVAL FOR RESIDENTIAL USES COMES INTO EXISTANCE ANY SUBSURFACE SEWAGE SYSTEM MUST BE DESIGNED BY A REGISTERED ENGINEER AND APPROVED BY A.D.E.C. PRIORTO INSTALLATION
9. ALL LOTS EXCEPTING PORTIONS OF LOTS 2, 3, 4, 5, 6, 9 AND 10, BLOCK 1, LOTS 1, 2 AND 3, BLOCK 2 ARE WITHIN A FLOOD HAZARD ZONE.
10. FOR TRANSPORTATION BY RAIL TO AND FROM GOOSE CREEK CONTACT THE ALASKA RAILROAD.
11. 1978 MONUMENTS FOUND AND ACCEPTED FOR CONTROL PER BOUNDARY SURVEY COMPLETED BY R.L.S. B. CAMPBELL, DATED JULY 1978.
12. NO STRUCTURE MAY BE PLACED UPON ANY LOT WHICH SHALL HAVE A LOWEST FLOOR ELEVATION, INCLUDING BASEMENT OF LESS THAN TWO (2) FEET ABOVE THE HIGHEST KNOWN WATER ELEVATION.
13. LOTS 2, 3, 4, 5, 6, 9 AND 10, BLOCK 1 AND LOTS 1, 2, 3 AND 4, BLOCK 2, MEET THE USEABLE AREA REQUIREMENTS AS DEFINED BY TITLE 16 OF BOROUGH PLATTING REGULATIONS. ALL OTHER LOTS DO NOT MEET TITLE 16 USEABLE AREA REQUIREMENTS DUE TO BEING IN A FLOOD HAZARD ZONE.
14. LOTS 1, 3, 4 AND 5, BLOCK 3, LOT 1, BLOCK 4 HAVE SPECIFIC DESIGNATED AREAS FOR SEPTIC LOCATIONS.
15. RECORDED DOCUMENTS PRIOR TO THIS PLAT MAY HAVE BEEN RECORDED IN THE TALKEETNA RECORDING DISTRICT.

## LEGEND...

- ⊕ FOUND MONUMENT
- ∧ SET 5/8" x 30" REBAR W/RED PLASTIC CAP
- ..... DESIGNATED SEWAGE DISPOSAL SITE

## WATER SUPPLY & SEWAGE DISPOSAL

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.

## RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS WERE RECORDED 10-25 1988  
AT THE PALMER RECORDING DISTRICT IN BOOK 327 PAGE 857