

NOTES :

1. This survey was executed under the terms of CDC-413.
2. Unless noted otherwise all bearings shown hereon are measured on a local plane which is oriented to a true meridian only at the Township line as shown.
3. All distances shown hereon are in U.S. survey feet, adjusted to horizontal distance to sea level distances, (except where labeled - i.e. tie from basis of coordinates to subdivision.)
4. **Record dimensions and bearings appear in parentheses and are taken from U.S. Township Plat of T.25 N., R.3 W., S.M., AK, and the Supplemental Cadastral Plat of Sections 26-28 and 33-36, T.25 N., R.3 W., S.M., AK.**
5. All parcels on lands owned by the State of Alaska, located within 50.00 feet of, or bisected by a section line, 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 A.S. 19.10.010.
6. THE OFFICE OF ALASKA DIVISION OF LANDS (ADL), DIVISION OF TECHNICAL SERVICES (DTS) AND DEPARTMENT OF NATURAL RESOURCES (DNR), are synonymous.
7. 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.
8. **Water supply and 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 of the Alaska Department of Environmental Conservation.

9. This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065. **For shallow pit privy solid waste disposal only.**
10. A portion of Tract 1 within Section 27 will be identified by the State as a material site, managed by the State for platted improvements or road construction.
11. A portion line easement vacation plat has been/will be filed affecting certain lots within this subdivision.
12. The meanders shown hereon are for area computation purposes only and the true meanders of mean high water or ordinary high water form the boundaries of the lots.

ADDITIONAL NOTES

1. No part of a subsurface sewage disposal system shall be closer than one hundred (100) feet from any body of water or watercourse.
 2. The accuracy of this survey is greater than 1:5,000.
 3. All lots within this subdivision have a minimum of 40,000 square feet of contiguous useable area, and are for residential or recreational use. (Useable area of a lot is considered the area where the seasonal high water table is eight feet (8') below the surface.)
 4. There is reserved, adjacent to the rights-of-way shown hereon, slope easements sufficient to contain cut and fill slopes to conform to minimum Borough standards in force at the time of construction of roads to Borough standards.
 5. Useable area of lots is considered that area of the lot having a water table depth greater than eight feet (8') belowground surface as interpreted from surface soils investigation.
 6. This subdivision is for recreational use.
 7. Homeowner's covenants pertaining to this subdivision are recorded in Book 85, Page 336, Date 8-18-92, Recording District PALMERA.
 8. Refer to Supplemental Cadastral Survey Plat regarding Bearing Tree Data.
 9. Structural Setback- No structure shall be placed nearer than twenty-five (25) feet from any public right of way.
 10. Side Yard- No structure shall be placed nearer than ten (10) feet from any side lot line or rear lot line.
 11. Structural Setback- No structure shall be closer than seventy-five (75) feet from the normal high water mark of a water course or body of water in a shoreland.
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12. Unless otherwise noted all State lands encompassed by this survey are subject to a fifty foot wide public access easement along the mean high water or ordinary highwater line of any public or navigable water. (Pursuant to AS 38.04.055 & AS 38.05.127)
 13. Tracts within subdivision include Tracts A-J, Tracts L-N and Tract P-Q.

LEGEND



D.N.R. FOUND THIS SURVEY W/A 2-1/2" ALUM. CAP ON A 2-1/2" x 30" ALUM. PIPE W/A 2" x 4" x 6' RED AND WHITE POST.



B.L.M. BRASS MONUMENT RECOVERED THIS SURVEY



D.N.R. SET THIS SURVEY W/A 2-1/2" ALUM. CAP ON A 2-1/2" x 30" ALUM. PIPE W/A 2" x 4" x 6' RED AND WHITE POST.



MATERIAL LOCATION



CURVE DATA



LAKE MEANDERS



BLOCK NUMBERS - SHEET 1 of 4.



LOT NUMBERS - SHEETS 2, 3 & 4 of 4.



SET THIS SURVEY, at all LOT CORNERS AND ANGLE POINTS, 5/8" x 30" REBAR W/ 2" DIAMETER SURV CAPS.