

## NOTE

All streets are road rights-of-way.

The outer 20 feet of both sides of the 100 foot roadway rights-of-way is reserved for utilities use.

## LEGEND



BLM Monument recovered this survey



Primary Monument set this survey  
(2" x 30" Pipe w/ 3-1/4" Alum. Cap and flanged base)



Secondary Monument set this survey  
(5/8" x 36" Rebar w/ 2" Alum. Cap)



Monument and bearing tree identification number



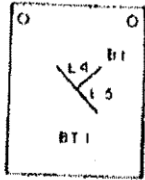
DTS Survey identification signs



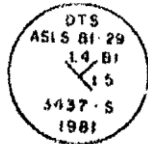
Curve designation

## TYPICAL PRIMARY MONUMENT AND BEARING TREE TAG

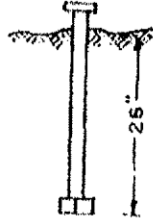
Primary monuments set this survey are 2 1/2" OD, 30" long and have a 3 1/4" aluminum cap with magnet, and a flange base. 4.5" x 6" yellow bearing tree tags were stamped and nailed to the trees. A 2" x 4" x 6" red and white witness post was set adjacent to the monument.



TYPICAL 4.5" x 6"  
ALUMINUM  
BEARING TREE  
PLATE



TYPICAL CAP  
MARKING

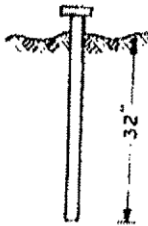


## TYPICAL SECONDARY MONUMENT

Secondary monuments set this survey are 5/8" x 36" rebar and have a 2" aluminum cap.



TYPICAL CAP  
MARKING



1. This survey was executed under the terms of contract GSC-298.
2. Unless noted otherwise all bearings shown hereon are based on a local plane which is oriented to a true meridian only at the Basis of Bearing.
3. All distances shown hereon are U.S. Survey feet, adjusted to horizontal but not sea level.
4. All coordinates shown are based upon the Alaska Coordinate System, Zone 3, unless noted otherwise.
5. The U.T.M. and metric data is being shown hereon for information purposes only.
6. Record dimensions and bearings appear in paranthesis and are taken from BLM Survey notes.
7. All lands encompassed by this survey are subject to a fifty foot wide access easement along the mean high water or ordinary highwater line of any public or navigable water (Pursuant to AS 38-04-055 & 38-05-127).
8. Unless vacated, 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.
9. A section line easement vacation plat has been filed affecting certain lots within this subdivision.
10. The meanders shown hereon are for area computation purposes only and the true meanders of mean high water form the boundaries of the lots.
11. The titles, ALASKA DIVISION OF LANDS (ADL), DIVISION OF TECHNICAL SERVICES (DTS) and DEPARTMENT OF NATURAL RESOURCES (DNR), are synonymous.

12. 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.
13. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association created to govern said subdivision.
14. The tracts designated as "State Land" currently are identified to remain in State ownership and control.
15. The tract designated as "Homeowners" will be owned, governed and controlled by the Homeowners Association.
16. There is a fifteen (15) foot utility easement each side of common interior lot lines. There is a thirty (30) foot utility easement inside of lot lines not common to other lots and a thirty (30) foot utility easement within all lots and tracts located adjacent to right-of-way lines. There is an easement of thirty (30) foot radius at each pole location for guys or anchors. The right shall be reserved for the involved utility companies to cut any trees, within or without the easement, which reasonably present a danger to the utility.
17. 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.
18. Greening easements shall be preserved in their natural state and no clearing nor construction shall be allowed except where crossed or overlaid by utility or right-of-way easements.  
*COVENANTS ARE RECORDED IN BOOK 12, PAGE 303  
IN THE CHITINA RECORDING DISTRICT.*