

NOTES

1. This survey was executed under the terms of GSC No. 324 and 425.
2. Unless noted otherwise all bearings and distances shown hereon are based on ASP grid and distances are in U.S. survey feet.
3. All coordinates shown are based upon the "Alaska Coordinate System," Zone 4.
4. Record dimensions and bearings appear in parentheses and are taken from recorded plats.
5. *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 high water line of any public or navigable water. (Pursuant to AS 38.04.055 & AS 38.05.127.)*
6. All surveyed section lines are subject to a fifty foot easement, unless vacated, each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010
7. The titles, ALASKA DIVISION OF LANDS (ADL), DIVISION OF TECHNICAL SERVICES (DTS) AND DEPARTMENT OF NATURAL RESOURCES (DNR), are synonymous.
8. 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.
9. 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. Approval of such systems shall be obtained from said authority.
10. This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 ACC 72.065 for the installation of non-water carried sewage disposal systems (i.e. privies) only. Individual lots within this subdivision may be suitable for the installation of water carried sewage disposal systems. Individuals who wish to install such systems must submit engineered plans for approval to the Regional Office of the Alaska Department of Environmental Conservation.
11. A portion within Tract "K" of Sec. 8 and Tract "S" of Sec. 9, T21N, R12W, 5M will be identified by the State as a material site managed by the State for platted improvements road construction
12. A Section Line Easement Vacation Plat has been submitted affecting certain lots within this subdivision.
13. 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.
14. There is a ten (10) foot utility easement each side of common interior lot lines. There is a twenty (20) foot utility easement located adjacent to right-of-way lines within all lots and tracts. There shall be easements as required 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.

15. 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.
16. Useable areas of lots were determined from U.S. Department of Agriculture Soil Conservation reports and random test holes dug 10-12-80 and 10-19-80.
17. No part of a subsurface sewage disposal system shall be closer than one hundred (100) feet from any body of water or watercourse.
18. The elevation of the lowest part of a septic system shall be four (4) feet above seasonal high water table.
19. Along all navigable and public water bodies, an access easement fifty (50) feet in width, measured upland from the line of mean or ordinary high water exists (pursuant to A.S.38.04055). Easements along bodies of water shall follow the line of mean or ordinary high water mark.
20. Water acreage within subdivision was determined by planimetric method.
21. 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 lots is considered that area of the lot having a water table depth greater than eight (8) feet below ground surface as interpreted from surface soils investigation.
22. The line of sight ground survey traverse method was used in establishing all monuments. Cadastral positions were set at protracted positions based on BLM Survey Plats T21N, R12W SM AK., accepted June 23, 1965 and T21N, R13W, SM AK., accepted July 16, 1965.
23. Restrictive covenants pertaining to this subdivision are recorded in Book 719, Page 665, Date 4-13-82, Anchorage Recording District.
24. Homeowner's covenants pertaining to this subdivision are recorded in Book 719, Page 660, Date 4-13-82, Anchorage Recording District.

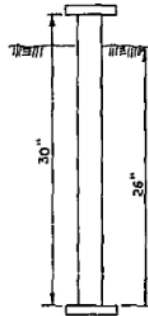
TYPICAL PRIMARY MONUMENT & BEARING TREE TAG

PRIMARY MONUMENTS SET THIS SURVEY ARE MAGNETIZED ALUMINUM "BERNTSEN TYPE A-1" MONUMENTS HAVING A 2 1/2" O.D. SHAFT, 3 1/4" DIAMETER CAP, AND FLANGED BASE. A 2" x 4" x 6' WHITE WOODEN POST WITH ORANGE TOP HAS BEEN SET WITHIN 1 FOOT OF EACH MONUMENT.

ALL BEARING TREES ARE MARKED WITH AN INSCRIBED 4 1/2" x 6" YELLOW ALUMINUM TAG NAILED TO A BLAZE FACING THE MONUMENT. ALL BEARINGS ARE MEASURED TO CENTER OF TREE AND ALL DISTANCES ARE MEASURED TO NAIL IN RIGHT SIDE OF TREE AS VIEWED FROM THE MONUMENT.

STATE OF ALASKA DEPT. OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES	
BEARING TREE	
Corner is Approximately	
Direction	Distance
T <input type="text"/> R <input type="text"/> Sec <input type="text"/>	
Corner <input type="text"/> Tract <input type="text"/>	
Posted by <input type="text"/> Date <input type="text"/>	

**TYPICAL BEARING
TREE TAG**

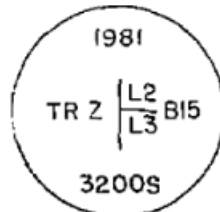


TYPICAL PRIMARY MONUMENT

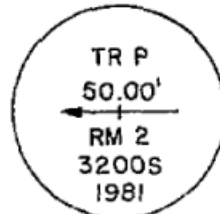


TYPICAL SECONDARY MONUMENT

SECONDARY MONUMENTS SET THIS SURVEY ARE 5/8" x 30" REBAR AND HAVE A 1 1/2" DIA. ALUMINUM CAP.



**LOT CORNER
MONUMENT**



**REFERENCE
MONUMENT**

TYPICAL PRIMARY MONUMENT

**SHELL HILLS SUBDIVISION
(RECOVERED)**

SHELL HILLS SUBDIVISION PRIMARY MONUMENTS ARE MAGNETIZED ALUMINUM "BERNTSEN, TYPE A-1" MONUMENTS HAVING A 2 1/2" O.D. SHAFT, 3/4" DIAMETER CAP AND FLANGED BASE. ALL MONUMENTS STAMPED AS SHOWN BELOW. SEE LOT LAYOUT SHEETS FOR SPECIFIC CORNER DESIGNATIONS.

