













## NOTES

1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.600, GSC 761, and RRCS SI 2009-4.
2. THE BASIS OF BEARING FOR THIS PLAT WAS DETERMINED BY HIGH PRECISION GPS SURVEY; USING TRIMBLE R6 AND R8 CARRIER PHASE RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE GEOMATICS OFFICE SOFTWARE, VERSION 1.63 SOFTWARE.
3. BASIS OF COORDINATES WAS AN NGS OPUS SOLUTION FOR TEMPORARY GPS BASE 1. A TIE WAS MADE TO THE CORNER OF SECTIONS 19, 24, 25, AND 30, TOWNSHIP 28 NORTH, RANGES 2 AND 3 WEST, USING HIGH PRECISION GPS METHODS. THIS CORNER (DESIGNATED AS B ON THIS PLAT) HAS BEEN USED AS THE PLAT BASIS OF COORDINATES.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES. BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE NAD 83. ALL BEARINGS ARE MEAN GEODETIC UNLESS OTHERWISE NOTED.
5. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
6. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50 FOOT (50') EASEMENT, ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S.19.10.010.
7. THE EXISTING LESSEES' CLAIM CORNERS WERE RECOVERED AND USED TO CONTROL THE LOCATION OF THE TRACT BOUNDARIES.
8. THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER (OHW) FORM THE TRUE BOUNDS OF TRACTS F-Q. THE APPROXIMATE LINE OF OHW, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
9. THERE IS A 100-FOOT BUILDING SETBACK FROM THE ORDINARY HIGH WATER LINE OF ALL WATER BODIES DETERMINED TO BE PUBLIC OR NAVIGABLE.
10. THE MATANUSKA-SUSITNA BOROUGH IS NOT RESPONSIBLE FOR ROAD CONSTRUCTION OR ROAD MAINTENANCE.
11. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION OF WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
12. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
13. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100 FEET FROM ANY BODY OF WATER OR WATERCOURSE.

**LEGEND:**

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METERS

-  BLM MONUMENT RECOVERED
-  BLM MONUMENT OF RECORD NOT RECOVERED THIS SURVEY
-  PRIMARY MONUMENT SET THIS SURVEY
-  PROTRACTED SECTION LINES
-  SURVEYED LINES
-  TIE
-  ADDITIONAL MEANDERS
-  EASEMENT SIDELINES
-  EASEMENT CENTERLINE
-  MONUMENT IDENTIFIER
-  RECORD INFORMATION
-  FLOOD HAZARD AREA

2012-11

Plat #	Talkootna
Rec Dist	
Date	12-5 20 12
Time	3:35 AM

**FLOOD HAZARD NOTE**

THE AVERAGE ELEVATION OF THE UNNAMED LAKE BASED ON MULTIPLE WATER LEVEL READINGS IN JUNE 2011 WAS 2007.5 FT.(NAVD88). DUE TO THE LIMITED AREA DRAINING INTO THE LAKE AND THE SIZE OF THE LAKE OUTFALL, THE BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 2008.5 FT.

THERE IS MORE THAN ONE PERCENT CHANCE THAT CERTAIN PORTIONS OF THE PLATTED AREA OF TRACT R WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.

PRIOR TO DEVELOPMENT WITHIN THE FLOOD HAZARD AREA, LEESEE MUST OBTAIN A DEVELOPMENT PERMIT FROM MAT-SU BOROUGH CODE COMPLIANCE IN ACCORDANCE WITH 17.29.