

PLAT NOTES

1. A 20' BUILDING SET BACK SHALL EXIST ALONG ALL DEDICATED RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. STRUCTURES ARE PROHIBITED WITHIN THE PANHANDLE PORTION OF ANY FLAG LOT.
4. 2" ALUMINUM CAP ON 5/8" REBAR SET AT ENDPOINTS OF ALL LOT LINES UNLESS OTHERWISE NOTED.
5. THE BASIS OF BEARINGS IS BETWEEN THE W1/16 CORNER OF SECTIONS 19 AND 30 TO THE E1/16 OF SECTIONS 19 AND 30 HAVING A BEARING OF N89°57'00"E 2639.73'(M) 2640.00' (R).
6. WASTEWATER DISPOSAL: THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND



SET 2-1/2" BRASS CAP ON 3/4"
GIP 7610-S, 2004



SET 2" AL CAP ON 5/8" REBAR



FOUND BLM BRASS CAP MONUMENT



FOUND 2-1/2" ALUMINUM CAP MONUMENT



TYPICAL MUSKEG



SEISMOGRAPH TRAIL