NOTES:

1. THERE MAY BE CURRENT OR FUTURE FEDERAL, STATE AND MATANUSKA-SUSITNA BOROUGH PERMITTING REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO DETERMINE WHETHER ANY SUCH REQUIREMENTS APPLY TO THE LOTS.

2. NO INDIVIDUAL WATER SUPPLY SYSTEMS OR SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ON ANY LOT OR TRACT UNLESS SUCH SYSTEMS COMPLY WITH THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE SOIL ON THESE LOTS MAY NOT BE SUITABLE FOR CONVENTIONAL SEPTIC SYSTEM INSTALLATION. LOT OWNERS MAY BE REQUIRED TO INSTALL MODIFIED SEWAGE DISPOSAL SYSTEMS, OR HOLDING TANKS.

3. PORTIONS OF TRACT A OF THIS SUBDIVISION ARE WITHIN FLOOD ZONE A, THE 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 020021 7120-C. A FLOOD PLAIN DEVELOPMENT PERMIT FROM THE MATANUSKA-SUSITNA BOROUGH MAY BE REQUIRED.

4. EACH LOT OR TRACT IS DESIGNATED BY A LETTER OR NUMBER INDICATING THE DESIGNATION OF THE LOT OR TRACT WITHIN THE CONDOMINIUM COMMUNITY. THE TERM "LOT" OR "TRACT" REFERS TO A CONDOMINIUM UNIT AND THE DEFINITION THEREOF CAN BE FOUND IN THE "DECLARATION OF THE POINT AT TWO RIVERS CONDOMINIUMS". DIMENSIONS SHOWN ARE TO THE LOT OR TRACT BOUNDARY LINES.

5. THE CONDOMINIUMS/LOTS OR TRACT DEPICTED HEREON ARE SUBJECT TO THE PROVISIONS OF THE COMMON INTEREST OWNERSHIP ACT, ALASKA STATUTE 34.08. PLEASE REFER TO THE "DECLARATION OF THE POINT AT TWO RIVERS CONDOMINIUMS".

6. THE COMMON ELEMENTS IN THE COMMUNITY FOR THE USE OF ALL LOT OWNERS CONSIST OF: THE 33' WIDE SECTION LINE EASEMENT LOCATED ALONG THE WEST BOUNDARY TO BE USED FOR RIVER ACCESS. THE COMMON RECREATIONAL AREA SHOWN AS TRACT A.

6. THE COMM
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LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°42'01" E	33.26'
L2	N 89°54'05" W	33.00'
L3	N 70°15'52" W	60.69'

Jeff Jonsson
My Commission Expires Aug 21, 2021

LEGEND:

- ✠ 2 1/2" GLO MONUMENT RECOVERED THIS SURVEY
- ⊕ ALUMINUM CAP RECOVERED THIS SURVEY
- ◓ 2" ALUMINUM CAP ON 5/8" REBAR 30" LONG SET THIS SURVEY
- ● 5/8" REBAR RECOVERED THIS SURVEY
- (R) RECORD DATA TAKEN FROM REC.PLAT No. 2005-218
- (R1) RECORD DATA TAKEN FROM KASU ACRES ADDITION NO 1 REC. PLAT No. 66-19
- (M) MEASURED DATA