


LEGEND (APPLIES TO ALL SHEETS)

 B.L.M. BRASS CAP MONUMENT RECOVERED

 D.N.R. OFFICIAL OR PRIMARY MONUMENT RECOVERED

 D.N.R. OFFICIAL PRIMARY MONUMENT SET

• 2" ALCAP ON 5/8" X 30" REBAR SET

⊥ 1-1/2" ALCAP ON 5/8" X 30" REBAR SET
AT ALL OTHER CORNERS

● INDICATES A.S.L.S. NO. 80-137 LOCATION SIGN

7 INDICATES MEANDER COURSE NUMBER

 INDICATES CURVE DATA CHART NUMBER

XI INDICATES MONUMENT & BEARING TREE
CHART NUMBER

() INDICATES ADL OR BLM, RECORD
DIMENSION

—— INDICATES WATER MEANDER LINE

(NR) INDICATES NON-RADIAL LOT LINE

 INDICATES SHEET MATCH LINE



LOTS SO INDICATED ARE COMBINED AND SHALL
THEREAFTER BE HELD IN SINGLE OWNERSHIP.

NOTES: (APPLY TO SHEETS 1-8)

- A. This survey was executed under the terms of contract GSC N 220
- B. Bearings and distances shown hereon are true bearings and true distances.
- C. All coordinates shown are based upon the Alaska State Plane Coordinate System, Zone 4.
- D. The U.T.M. and Metric data is being shown hereon for information purposes only.
- E. All lands encompassed by this survey are subject to a fifty-foot-wide access easement along the mean high water or ordinary high water line of any water frontage of any sort.
- F. All section lines are subject to a fifty-foot easement each side the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. (See Note J)
- G. 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 or tracts.
- H. The abbreviations ADL (Alaska Division of Lands), DT (Division of Technical Services) and DNR (Department of Natural Resources) are synonymous.
- I. Location signs are temporary and are placed to aid the public locating the project area. These signs will be removed approximately one year after the survey has been completed.
- J. A section line easement vacation plat will be filed affecting certain lots within this subdivision.
- K. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association created to govern said subdivision.

- M. Any structure built on the following lots will be constructed above the evident flood plain. The first habitable floor must be two feet above the natural ground for those lots marked by "11".

Block	Lots
3	5-8, 9, 10
4	1 ^a , 4, 7 ^a
5	1-4, 5 ^a , 6 ^a , 7, 9-11
8	1 ^a , 2
9	1 ^a , 2 ^a
16	12-16
22	1-7, 10-13, 16-22

- N. All lots have a minimum of 40,000 square feet usable area.
- O. There is a 20-foot utility easement inside of lot or Tract lines which are not common to other lots or Tracts that are a part of this subdivision. For common lot lines, or lines common to lots and tracts, there is a 10-foot utility easement each side of the common line. There is easement of 30' radius at each side location for guy or anchors.
- P. The Basis of Coordinates of this survey was the Township corner which is common to Townships 21 and 22 North, Range 9 West, and Townships 21 and 22 North, Range 10 West, Seward Meridian, Alaska which is monumented by a standard B.L.M. brass cap monument. Coordinates were based on the Official Projection Diagram and the Official B.L.M. plat for Township 22 North, Range 10 West, Seward Meridian, Alaska.
- Q. The Basis of Bearings for this survey is the Range line common to Township 22 North, Ranges 9 and 10 West, Seward Meridian, Alaska, monumented by Standard B.L.M. brass cap monuments. The bearing is shown on the Official B.L.M. plats for Township 22 North, Range 10 West.
- R. For additional information concerning Alaska State Land Surveys located in the vicinity of this survey, refer to the appropriate recorded plat.
- S. The boundary of the Reserve Use Area (Sheet 4) was determined from the legal description of ADL No. 26709.
- T. Claimants Corners, Lease Descriptions and recovered survey monuments were used to determine the boundaries of ADL Leases adjoining this survey.
- U. All Tracts created by this subdivision remain in State of Alaska ownership. Lots 35 and 36 Block 16, Lots 20 and 21 Block 22, Lot 12 Block 17, Lot 14 Block 16, and Lot B Block 11, and Lots 1 and 2 Block 8 are to remain in State of Alaska ownership.
- V. The pond water acreages shown were scaled from contour maps compiled from aerial photography and topographic mapping, dated May 4, 1980, and are approximate only.
- W. 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.

10
 11
 12
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WATER SUPPLY & SEWAGE DISPOSAL

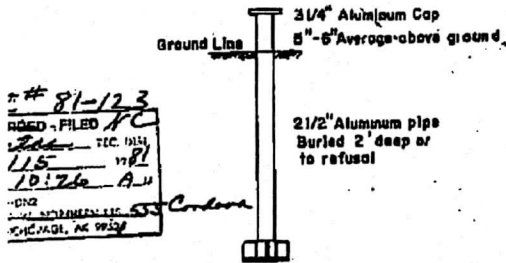


No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation. Approval of such system as installed shall be obtained from said authority.

- Y No structure may be placed upon any lot which shall have an elevation of the lowest floor, including a basement, of less than three (3) feet above the highest known water elevation in the area.
- Z Structures shall not be placed closer than seventy-five (75) feet from the normal high water mark of a watercourse or body of water or any sort.
- AA No part of a subsurface sewage disposal system shall be closer than one hundred (100) feet from any body of water or watercourse.
- BB No structure may be placed closer than twenty five (25) feet from a road right-of-way, no closer than ten (10) feet from a side lot boundary, and under no conditions will a structure be placed within easements of any sort.
- CC Elevation of the lowest part of a septic system shall be four (4) feet above seasonal high water table.
- DD School Bus routes are not currently available.
- EE Conveyances pertaining to this subdivision are recorded in Book 83, page 131, Date 12/15/81, Recording District.
- FF The accuracy of this survey is greater than 1:5000.
- GG Usable 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.
- HH All lots within this subdivision are for residential or recreational use.
- JJ There is a twenty feet utility easement within all lots and tracks located adjacent to the right-of-way line. There is an easement of thirty feet radius at each common lot or tract corner located on some right-of-way line.
- KK Public access across state owned tracts may be obtained by application to the Department of Natural Resources.
- LL 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.

TYPICAL BEARING TREETAGS

X. This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to IS.AAC 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.



TYPICAL MONUMENT SETTING