

NOTES:

1. "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."
2. U.A. means usable area, as defined by M.S.B. Subdivision Regulations (16.44.o2o D), other lots show area as gross and usable.
3. A Residential lot shall accomodate only one single family residence, plus buildings accessory to the residential use.
4. Structural setback. No structure shall be placed nearer than twenty-five (25) feet from the right of way line of any public right of way. This setback shall be known as the building line.
5. Structural setback - Structures shall not be closer than seventy-five (75) feet from the normal high water mark of a water course or body of water in a shoreland.
6. An additional 5 foot wide clearing permit is hereby granted adjacent to telephone and electric easements.
7. Side yard - No structure shall be placed nearer than ten (10) feet from any side lot line.
8. No part of a sub-surface sewage disposal system shall be closer than one hundred (100) feet from any body of water or water course.
9. No structure shall 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.
10. School Bus Service is presently available on Shrock-Pittman Road approximately 3/4 mile to the West.

LEGEND

⊕ DOWL 3" brass cap monument set flush on 2.5"x30" G.I.P., with witness post.

⊕ G.L.O. brass cap monument found

All other corners set with 5/8"x30" rebar unless otherwise noted.

PP
—●— Existing powerline AND POLE