

LEGEND

- ⊗ BLM MONUMENT RECOVERED
- ⊕ ADL MONUMENT RECOVERED
- ADL MONUMENT OF RECORD - NOT RECOVERED
- ⊙ PRIMARY MONUMENT SET
- () RECORD INFORMATION
- SECONDARY MONUMENTS SET (SHOWN ONLY ON SHEETS 2-4)

NOTES

1. This survey was executed under the terms of GSC-380.
2. Unless noted otherwise all bearings shown hereon are based on a local plane which is oriented to a true meridian only at the basis of bearing.
3. All distances shown hereon are in U.S. survey feet, adjusted to horizontal but not to sea level distances.
4. All coordinates shown are based upon the Alaska Coordinate System, Zone 4, unless noted otherwise.
5. The U.T.M. and Metric data is being shown hereon for information purposes only.
6. Record dimensions and bearings appear in parentheses and are taken from noted sources.
7. Unless otherwise noted all lands encompassed by this survey are subject to a fifty foot wide public access easement along the mean high water or ordinary highwater line of any public or navigable water. (Pursuant to 38.04.055 & 38.05.127)
8. Unless vacated, all section lines are subject to a fifty foot easement each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
9. The titles, ALASKA DIVISION OF LANDS (ADL), DIVISION OF TECHNICAL SERVICES (DTS) AND DEPARTMENT OF NATURAL RESOURCES (DNR), are synonymous.
10. 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.
11. Public access across State owned tracts may be obtained by application to the District Office of the Department of Natural Resources.

12. Water supply and 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 of the Alaska Department of Environmental Conservation. Approval of such systems shall be obtained from said authority.
13. This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065 for pit privy only. Location of pit privies is critical due to high watertables, shallow bedrock, and limited usable area.
14. A section line easement vacation plat has been filed affecting certain lots within this subdivision.
15. The meanders shown hereon are for area computation purposes only and the true meanders of ordinary high water form the boundaries of the lots.
16. There is a ten (10) foot utility easement each side of common interior lot lines. There is a twenty (20) foot utility easement located adjacent to right-of-way lines within all lots and tracts. There shall be easements as required at each pole location for guys or anchors. The right shall be reserved for the involved utility companies to cut any trees, within or without the easement, which reasonably present a danger to the utility.
17. No part of a subsurface sewage disposal system shall be closer than one hundred (100) feet from any body of water or watercourse.
18. The accuracy of this survey is greater than 1:5,000.
19. There is reserved, adjacent to the rights-of-way shown hereon, slope easements sufficient to contain cut and fill slopes to conform to minimum Borough standards in force at the time of construction of roads to Borough standards.
20. The meanders for Anderson Creek and the unnamed lake within Tract 1 were scaled from photogrammetrically compiled maps. The photography was dated August, 1981.
21. The Supplemental Cadastral Survey Plat (Record File No. 82-6) associated with this survey is the record source for the recovered cadastral monuments on the exterior of this subdivision.
22. Tract 1 is to be owned by the Homeowner's Association. The ownership of all other tracts is to be retained by the State of Alaska.
23. Lot 10, Block 4 will be identified by the State as a material site, managed by the State for platted improvements or road construction. The associated screening easement shall be preserved in its natural state and no clearing nor construction shall be allowed.
24. Homeowner's covenants pertaining to this subdivision are recorded in Book 709, Page 869 Date 3-22-82 Anchorage Recording District.
25. Restrictive covenants pertaining to this subdivision are recorded in Book 709, Page 869 Date 3-22-82 Anchorage Recording District.
26. This subdivision is for residential or recreational use.

27. Structural setbacks no building may be placed nearer than: 25' from the road easement, 10' from the side and back lot lines, and 100' from the normal high water mark of a watercourse or shore line.