

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL 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 STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THIS SUBDIVISION WILL BE SERVED BY A COMMUNITY WATER SUPPLY SYSTEM. NO ON SITE WELLS WILL BE PERMITTED ON ANY LOT EXCEPT TRACT A. TRACT A MAY UTILIZE THE COMMUNITY WATER SYSTEM OR A PRIVATE WELL, SUBJECT TO APPLICABLE ORDINANCES OR REGULATIONS, IF ANY.
4. ALL LOT LINES ARE NONRADIAL UNLESS NOTED OTHERWISE.
5. THE FLOOD HAZARD AREA SHOWN HEREON WAS DERIVED FROM THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PUBLICATION ENTITLED "FLOOD PLAIN MANAGEMENT STUDY" FOR KASHWITNA RIVER WASILLA, COTTONWOOD, AND LUCILLE CREEKS, DATED MAY 1982 APPROXIMATE BASE FLOOD ELEVATION ON TRACT A IS 112.6' AS SHOWN IN THE AFOREMENTIONED STUDY.
6. THE ACTUAL FLOOD ELEVATION ON THESE PARCELS AFFECTED BY THE FLOOD HAZARD AREA SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
7. PORTIONS OF CREEKSIDE HEIGHTS ARE DEPICTED, ON A FEMA FIRM MAP COMMUNITY-PANEL NUMBER 0200021 9700C, EFFECTIVE DATE MAY 1, 1985, AS BEING IN FLOOD ZONE "A" OF THE WASILLA CREEK DRAINAGE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY A 100 YEAR FLOOD. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO MATANUSKA SUSITNA BOROUGH FLOOD DAMAGE PREVENTION ORDINANCE.
8. THE OLD ACCESS ROAD THROUGH THIS PROJECT WAS VACATED BY RESOLUTION NO. _____ HOWEVER, THE ACCESS ROAD NORTH OF LOTS 11 AND 12 MAY HAVE A 25' BUILDING SETBACK. CHECK MAT-SU BOROUGH REGULATIONS.
9. NO ABOVE GROUND UTILITIES OR IMPROVEMENTS ARE ALLOWED WITHIN THE 5' SNOW STORAGE EASEMENTS.
10. THE EXISTING WELL IN E. BROME AVE. HAS A 200' PROTECTIVE RADIUS. NO SEPTICS ARE ALLOWED WITHIN 200' OF THIS WELL THEREFORE, LOTS 6 AND 7 ARE RESTRICTED FROM SEPTIC SYSTEM INSTALLATION UNTIL THE WELL IS ABANDONED. ONCE THE WELL IS ABANDONED THE 200' PROTECTIVE RADIUS IS REMOVED AND LOTS 6 AND 7 CAN BE FULLY DEVELOPED.

BASIS OF BEARING
 N 00°00'00" W (R/1/4) 1319.37' (R)
 S 80°12' (R/1) 1319.20' (P)

GARDEN TERRACE ESTATES
 PLAT NO. 75-38

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 2007-049-SU.9 DATED SEPTEMBER 1, 2005 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

