

NOTES:

1. DIRECT ACCESS TO BONIFACE PARKWAY PROHIBITED. ACCESS SHALL BE VIA EAST 4TH AVE.
2. CEA EASEMENT BOOK 146, PAGE 340. NOT BEING DEDICATED THIS PLAT.
3. CHUGACH ELECTRIC ASSOCIATION, INC. (CEA) HAS EXISTING OVERHEAD ELECTRIC FACILITIES INSTALLED UNDER AN ELECTRIC EASEMENT RECORDED IN MISC. BOOK 146 AT PAGE 340. CHUGACH'S USE OF ITS EASEMENTS PREDATES PLAT NO. 72-25 AND ANY RESTRICTIONS IMPOSED BY ANY SUBSEQUENT DEDICATION FOR OTHER USES SUCH AS LANDSCAPE OR BUFFER EASEMENTS. ANY LANDSCAPING IN THE EASEMENT AREA IS SUBJECT TO CHUGACH'S PRIOR RIGHTS. THESE RIGHTS WITHIN THIS AREA AND WITHIN THE PLATTED T&E AND UTILITY EASEMENTS INCLUDE THE ABILITY OF THE UTILITY TO CUT, TRIM, REMOVE, AND CONTROL THE GROWTH OF TREES, SHRUBS AND OTHER VEGETATION THAT IN ITS REASONABLE JUDGEMENT MAY INTERFERE WITH THE PROPER INSTALLATION, FUNCTIONING, AND MAINTANCE OF THE UTILITIES FACILITIES WITHOUT ANY OBLIGATION TO CONSULT WITH THE LAND OWNER. THE ELECTRIC UTILITY WILL NOT REPLACE NOR BE RESPONSIBLE FOR DAMAGED LANDSCAPE LOCATED WITHIN THE ELECTRIC OR UTILITY EASEMENTS.
4. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
5. ALL UNIT CORNERS TO BE SET WITH 1/2" X 30" REBAR WITH AN ORANGE CAP PER LEGEND.

1 /

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26.50

3

N00°03'46"W

30.00

49

N00°03'46"W

20.00

50

26.50