MONTE SERENO

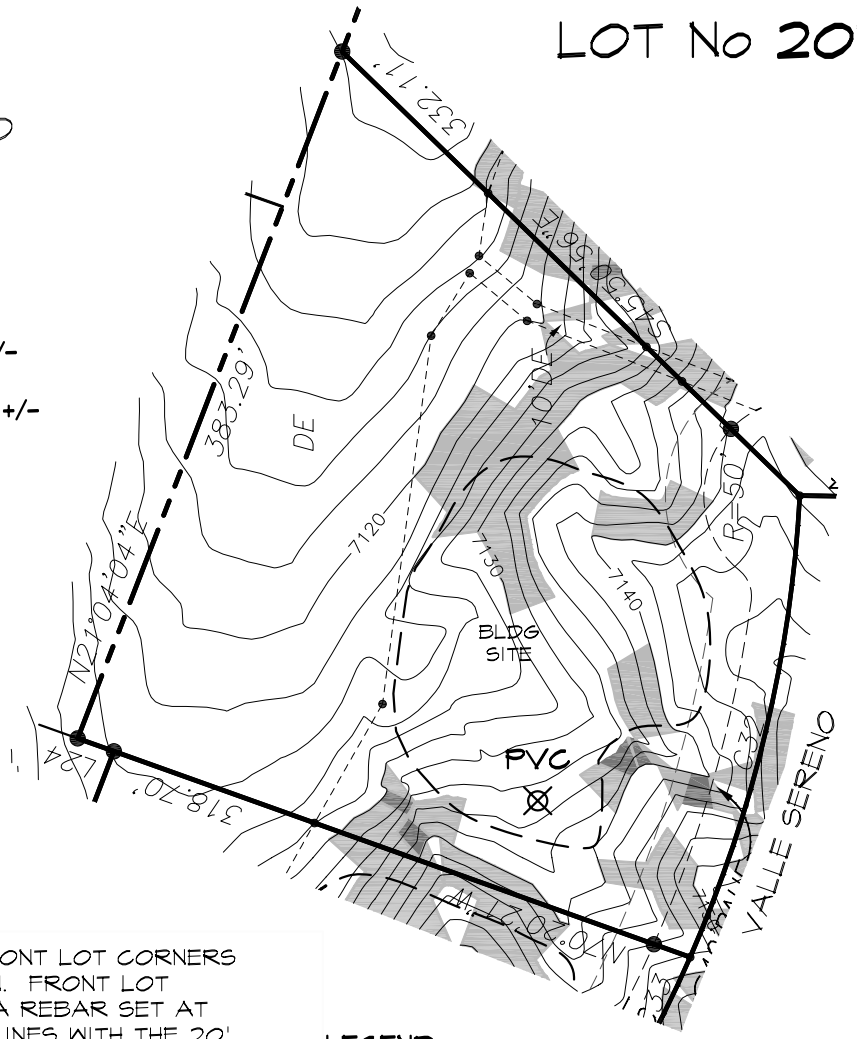
PHASE 3

SANTA FE, NEW MEXICO

LOT No 207

TOTAL LOT AREA: **2.34 Ac +/-**

'BUILDING SITE': **23,707 sf +/-**



NOTES:

1. DUE TO ROAD CONSTRUCTION, FRONT LOT CORNERS ARE OFFSET 20' FROM THE R.O.W. FRONT LOT CORNERS ARE REFERENCED BY A REBAR SET AT THE INTERSECTION OF SIDE LOT LINES WITH THE 20' OFFSET LINE SHOWN WITHIN THE LOT.
2. PURCHASERS SHOULD INSPECT ANY LOT AND REVIEW THE RECORDED SUBDIVISION PLAT TO VERIFY INDIVIDUAL LOT INFORMATION PRIOR TO ENTERING INTO A PURCHASE AGREEMENT AND PRIOR TO CONSTRUCTION.
3. ALL LOTS HAVE A REQUIRED SETBACK OF 10' ON ALL SIDES. IF GARAGE FACES ROAD, A 20' SETBACK IS REQUIRED.
4. BUILDING MAY TAKE PLACE ON ALL 'BUILDING SITES' OUTSIDE OF THE ESCARPMENT DISTRICT WITHOUT RESTRICTION.
5. 2' CONTOUR LINES INDICATED; NOTE THAT PROPERTY OWNER NEEDS TO FIELD VERIFY CONTOURS ALONG ROADWAYS.
6. NO DRIVEWAY SHALL EXCEED A GRADE OF 15%. IF THE DRIVEWAY GRADE EXCEEDS 10% OR IS LONGER THAN 150 FT. IN LENGTH, THEN THE HOMEOWNER SHALL BE REQUIRED TO INSTALL AN AUTOMATIC FIRE SUPPRESSION SYSTEM.
7. UTILITY EASEMENTS FOR SURFACE APURTANCES (ELECTRIC, TELEPHONE AND CABLE) WILL BE LOCATED ON PUBLIC UTILTIY EASEMENTS (PUE) AND ARE GENERALLY AN EASEMENT OF 10' x 13' AT THE CORNERS OF THE LOTS.

LEGEND:

- PERIMETER
- 20' OFFSET LINE
- 'BUILDING SITE'
- SLOPE 20% - 30%
- SLOPE 30% AND OVER
- 7080 — 2' CONTOUR WITH ELEVATION
- DRAINAGE EASEMENT (DE)

N

SCALE: 1"=100'

100 50 0 100

THIS IS NOT A SURVEY PLAT. SEE RECORDED SUBDIVISION PLATS FOR FURTHER INFORMATION THAT MAY AFFECT THIS LOT. RECORDED IN PLAT BOOK 630, PG. 27-32. DOC #1443863

FLOOD ZONE:

THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. PANEL 350069-0175B, DATED 11-4-88