

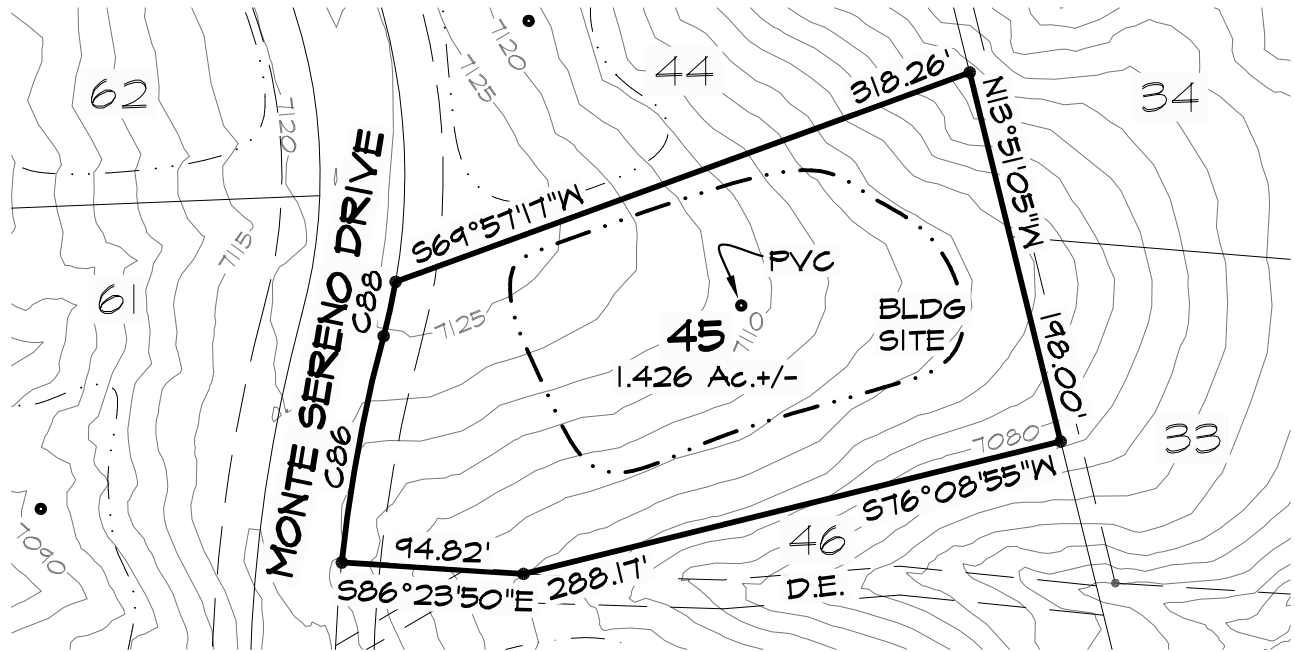
# MONTE SERENO

# LOT No 45

TOTAL LOT AREA: 1.426 Ac.+/-  
 'BUILDING SITE': 25261 sf +/-

PHASE 4A

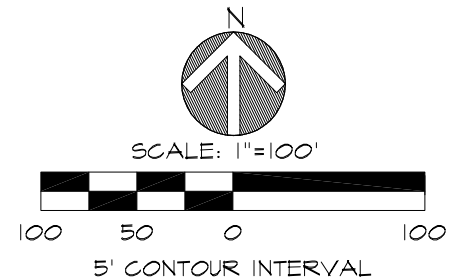
SANTA FE, NEW MEXICO



	CURVE DELTA	RADIUS	ARC	CHORD	CHD BRG
C86	9°13'43"	745.43'	120.07'	119.94'	S10°27'41"W
C88	5°08'53"	322.00'	28.93'	28.92'	N12°30'06"E

**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 AND SCREENING ARE REQUIRED.
4. BUILDING MAY TAKE PLACE ON ALL 'BUILDING SITES' OUTSIDE OF THE ESCARPMENT DISTRICT WITHOUT RESTRICTION.
5. 5' 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. (ALL WORK SHALL BE IN ACCORDANCE WITH CITY STANDARDS)
7. UTILITY EASEMENTS FOR SURFACE APURTANCES (ELECTRIC, TELEPHONE AND CABLE) WILL BE LOCATED ON PUBLIC UTILITY EASEMENTS (PUE) AND ARE GENERALLY AN EASEMENT OF 10' x 13' AT THE CORNERS OF THE LOTS.



**LEGEND:**

- PERIMETER / PROPERTY LINE
- - - 20' OFFSET LINE
- · - · - 'BUILDING SITE'
- ~ 7055 ~ 5' CONTOUR WITH ELEVATION
- == DRAINAGE EASEMENT (DE)

**FLOOD ZONE:**

LAND LIES WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN AS SHOWN ON FIRM MAP No. 35049C0405D, EFFECTIVE 6-17-2008.

THIS IS NOT A SURVEY PLAT AND IS A REFERENCE DOCUMENT ONLY. IT IS THE BUYER'S RESPONSIBILITY TO VERIFY ALL INFORMATION PROVIDED IN THE SURVEY PLATS AND ENGINEERING PLANS.