

# MONTE SERENO

# LOT No 229

TOTAL LOT AREA: 1.256 Ac.±

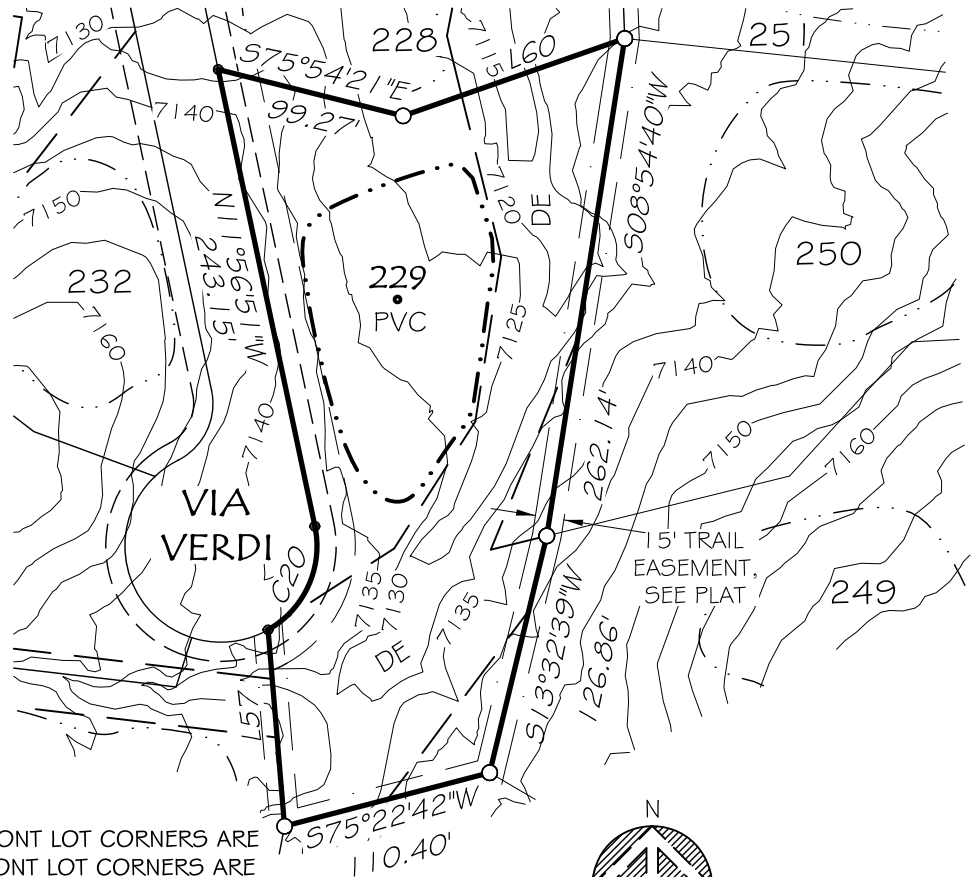
BUILDING SITE: 12,630 sf ±

PHASE 4E-1

SANTA FE, NEW MEXICO

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C20	50.00'	63.35'	59.19'	N24°20'48"E	72°35'17"

LINE	BEARING	DIST.
L57	N04°49'13"W	102.63'
L60	S70°45'53"W	122.24'



## 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 OR AS SHOWN ON THE SUBDIVISION PLAT.
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.
6. NO DRIVEWAY SHALL EXCEED A GRADE OF 15%. IF THE DRIVEWAY GRADE EXCEEDS 10% OR IS LONGER THAN 1540 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 APPURTENANCES (ELECTRIC, TELEPHONE AND CABLE) WILL BE LOCATED IN THE 10' PUBLIC UTILITY EASEMENTS (PUE). THERE IS ALSO AN EASEMENT FOR EXISTING TRANSFORMERS, 5' OFFSET FROM ALL SIDES AND 10' AT THE ACCESS DOOR.

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

## LEGEND:

- PROPERTY LINE
- 20' OFFSET LINE
- 'BUILDING SITE'
- 5' CONTOUR WITH ELEVATION
- DRAINAGE EASEMENT (DE)
- 10' PUBLIC UTILITY EASEMENT

## FLOOD ZONE:

LAND LIES WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 35049C0405D, EFFECTIVE 6/17/2008 (THIS MAP WAS NOT UPDATED IN 2012).