

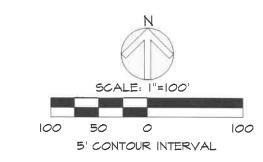
C2

12°09'27"

## NOTES:

- 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 IO' 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 IO' X I3' AT THE CORNERS OF THE LOTS.

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.



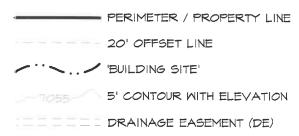
N63°39'09"W

198.24

## LEGEND:

198.61

936.00



## 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.