



X = Sold

C27	52°01'12"	15.00'	13.62'	13.16'	7.32'	S 65°29'13" W
C28	52°01'12"	15.00'	23.71'	21.31'	15.14'	N 43°17'32" W
C29	52°01'12"	15.00'	13.62'	13.16'	7.32'	S 65°25'27" W
C30	52°01'12"	15.00'	13.62'	13.16'	7.32'	N 27°59'30" E
C31	52°01'12"	15.00'	13.62'	13.16'	7.32'	

MINIMUM FINISH FLOORS

FOR STORMWATER

LOT #	ELEVATION
10	1270.0
11	1270.0
12	1270.0
13	1270.0
14	1270.0
15	1270.0
48	1270.0
49	1270.0
50	1270.0
51	1270.0
70	1270.0

GENERAL NOTES:

TOTAL ACERAGE = 24.00 ACRES

TOTAL NUMBER OF LOTS = 70

PRELIMINARY PLAT APPROVED AS NEW VISTA

NEW VISTA PRELIMINARY PLAT APPROVED APRIL 18, 2005 BY THE PLANNING AND ZONING COMMISSION AND APRIL 25, 2005 BY THE BOARD OF ALDERMEN.

SOURCE OF TITLE = BOOK 2005 PAGE 030989-05

THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AS IDENTIFIED AS IDENTIFIED BY FEMA COMMUNITY PANEL NUMBER

NO FENCES, PLANTINGS OR OBSTRUCTIONS OTHER THAN MAILBOXES PERMITTED WITHIN THE LIMITS OF ANY RIGHT OF WAY OR DRAINAGE EASEMENT

NO STRUCTURES ARE TO BE BUILT BETWEEN THE RIGHT OF WAY LINE AND BUILDING SETBACK LINE (EXCEPT AS ALLOWED BY REPUBLIC ZONING CODE, SECTION 405.540-545)

MAINTAINANCE OF THE AREA REFERRED TO AS DRAINAGE BASEMENT IS THE RESPONSIBILITY OF THE LOT OWNER.

MAINTAINANCE OF THE AREA REFERRED TO AS COMMON AREA IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

PERMANENT MONUMENTS ARE 24" - 5/8" IRON PINS WITH 2" DIAMETER ALUMINUM CAPS MARKED WITH LS 314-D.

LOT CORNERS ARE 18" - 5/8" IRON PINS WITH RED PLASTIC CAPS MARKED WITH LS-314D

BEARINGS ON CENTER OF STREETS ARE THE SAME AS ADJACENT LOT LINE BEARINGS

BUILDING SETBACKS:
FRONT YARD SETBACKS = 26 FEET

SIDE YARD SETBACKS = 5 FEET

REAR YARD SETBACKS = 25 FEET

(AS ALLOWED BY REPUBLIC ZONING CODE, SECTION 405.540-545)

CURRENT ZONING IS R-M

LARGEST LOT = LOT 41 17,316 SQ FT

SMALLEST LOT = LOTS 11,12 AND 13 9,000 SQ FT

NO ACCESS TO HINES STREET FROM LOTS 1, 68 THRU 70 AND THE COMMON AREAS.

GEORGE
BOOK :