


Lot Area: 7095 m<sup>2</sup> (1.75 acres)  
 Building Envelope Area: 1705 m<sup>2</sup> (0.42 acres)

Front Yard Setback: 6.0 m  
 Rear Yard Setback: Covenant Area Boundary  
 Side Yard Setback: 6.0 m

 WITHIN IDENTIFIED PORTION OF BUILDING ENVELOPE  
 NO PERMANENT STRUCTURES, NO TERRAIN GRADING  
 AND NO UTILITIES OR IRRIGATION SHALL BE PERMITTED.



## Lot 20 - The Estates at Shadow Mountain

This Lot Plan is provided for information purposes only. This Lot Plan has been prepared based on the most recent information available at the time and is believed to be true and accurate, however, no warranty as to accuracy is provided by the Developer. The Lot Owner shall confirm all dimensions, elevations, and other information provided herein prior to use of this plan. This Lot Plan shall not be construed as a legal survey. The Developer and its employees, contractors, consultants and agents shall not be liable for any losses arising from use of this plan. E&OE.

22 January 2025

