***Planning and Zoning Board Meeting***
**City of Rio Rancho**
**AGENDA**
**November 14, 2023**
**6:00 PM**
**City Hall**

**MEETING INFORMATION**
This meeting will be conducted in-person and virtually, as well as streamed live on the City of Rio Rancho website at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

Individuals wishing to present verbal public comment may do so in-person or remotely via Zoom meeting software with the below access information:

Join by Computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871
Passcode: 026819

**Board Members**

| | |
|---|---|
| VACANT, District 1 | VACANT, District 5 |
| Kevin Kofchur, District 2 | Lisa Hardisty, District 6 |
| Fred Radosevich, District 3, Chair | Sal Tortorici, At Large |
| Robert Gabaldon, District 4 | |

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**PUBLIC FORUM**

**CONSENT CALENDAR**

**1.** October 24, 2023 Planning and Zoning Board Meeting Minutes
***2023-1024_PZB_Minutes_BMB.docx***

**PUBLIC HEARINGS**

**2.** **Text Amendment.** The City of Rio Rancho is requesting approval of a text amendment to the Rio Rancho Municipal Code of Ordinances, Chapter 154, Planning and Zoning, to create Section 154.79 Condominium Declarations. Staff contact is Brian Babyak, and staff recommends approval of the item to the Governing Body with findings.
***2023-1114 PZB Legal Ad Proof.pdf***
***Condo Declarations_DraftOrdinance.docx***

**3.** **Zone Map Amendment.** The applicant, City of Rio Rancho, requests approval of a Zone Map Amendment from R-1: Single-Family Residential District to R-3: Mixed Residential District for the property legally described as Los Diamantes Phase 2, Block 10, Lots 63-68. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
***Zoning, Location***
***Reproduction of Notices, Legal***

***Reviewer_Comments_Combined***
***Book 33 Page 60-67 (Corrected Final Plat)***
***Unit_10_SAP_Map_6-GeneralizedLandUse***
***Plats for Los Diamantes Phase 2_Summary, Prelim, Final.pdf***
***Draft_Ordinance_11.03BMB.docx***

**4.** **Final Plat.** The applicant, Amreston Homes, through their agent, Nina Villa, of Huitt-Zollars, Inc., is requesting approval of a Final Plat for the subject property legally described as U11, Blk CC, Lots 42A and 44-A. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
***Location_Zoning Map.pdf***
***SUNRISE PLACE PLAT.pdf***
***Application.pdf***
***Authorization.pdf***
***Comments Memo_22-210_00018.pdf***
***ENGINEERING Additional Comments.pdf***

**DISCUSSION AND DELIBERATION**

**5.** **Preliminary Plat Amendment.** The Applicant, Mountain Hawk West Development Company, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Mountain Hawk Unit 23, Phase 3 Preliminary Plat on the land legally described as Mountain Hawk 23, Block 1, Tract D. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.
***LocationZoneMap.pdf***
***Application***
***Authorization***
***Amended Preliminary Plat***
***Original Preliminary Plat***
***Amendments Marked on Plat.pdf***

**6.** **Preliminary Plat Amendment.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1E Phases 1 and 2 Subdivision creating 123 residential lots and 20 tracts zoned R-1: Single Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
***Zoning, Location***
***Amended Preliminary Plat***
***Notated Plat Changes***
***Application***
***Authorization***

**7.** **2024 Planning and Zoning Board Regular Meeting Calendar.**
Meetings generally occur twice a month on the second and fourth Tuesdays. Note: there will be only one scheduled meeting for November and December and the meetings will be scheduled for the third Tuesday.
***2024_PZB_Calendar AR.docx***

**COMMENTS BY BOARD MEMBERS**

**STAFF REPORTS**

**8.** Planning and Zoning Monthly Building Activity Report - OCTOBER 2023
***2023 PZ MONTHLY COMPARISONS.pdf***

**9.** Planning and Zoning Monthly Summary Plat Report - OCTOBER 2023
***Oct Summary Plat.pdf***

**ADJOURNMENT**

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item:**

AGENDA DATE:
November 14, 2023

DEPARTMENT:
Development Services

SUBJECT:
October 24, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2023-1024_PZB_Minutes_BMB.docx

*Planning and Zoning Board*
of the
City of Rio Rancho

**MINUTES**

OCTOBER 24, 2023
6:00 PM
Council Chambers, City Hall

| **MEMBERS PRESENT:** | **STAFF PRESENT:** |
|---|---|
| Kevin Kofchur, District 2 | Amy Rincon, Development Services Director |
| Fred Radosevich, District 3, Chair | Brian Babyak, Planning & Zoning Manager |
| Robert Gabaldon, District 4 (*Virtual*) | Liz Ruiz Carlos, Planner II |
| Scottie Richardson, District 5, Vice-Chair | Michelle Costilla, Planner II |
| Lisa Hardisty, District 6 | Chris Benson, Planner II |
| Sal Tortorici, At-Large (*Virtual*) | Sharon Bitah, Administrative Assistant |
| **MEMBERS ABSENT:** | |
| VACANT, District 1 | |

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chairman Radosevich called the meeting to order at 6:00 PM.

**PUBLIC FORUM**

**CONSENT CALENDAR**

**1)** October 10, 2023 Planning and Zoning Board Meeting Minutes

Lisa Hardisty moved to approve the Consent Calendar. Seconded by Scottie Richardson.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
**YES**: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Lisa Hardisty, Sal Tortorici
**NO**: (None)

**PUBLIC HEARINGS**

**2)** The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC., requests approval of a preliminary plat extension for the Montreal subdivision on the property legally described as Enchanted Hills Unit 2, Block 1, Parcel C-2, and Lomas Encantadas Unit 2C, Block 1, Lots 30-40, 46-49, and Tract C. .

Staff member, Michelle Costilla presented the item, recommending approval with findings and conditions, and stood for questions.

Applicant, Bryan Aragon spoke on the item and stood for questions.

Kevin Kofchur moved to approve Item #2. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
**YES**: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Lisa Hardisty, Sal Tortorici
**NO**: (None)

**3)** The applicant, RRSC, LLC, through their agent, Centerpoint Integrated Solutions, requests approval of a preliminary/final plat to split one lot into three lots at 4100 Southern Blvd SE, legally described as Rio Rancho Shopping Center, Tract 5A2.

Staff member, Michelle Costilla presented the item, recommending approval of the preliminary/final plat with an amendment to condition number seven (7) to read "*Easements shall be provided in accordance with R.O. 2003 Chapter 155.43 Easements*" with findings and conditions, and stood for questions.

Agent, Abi Bartalo spoke on the item and stood for questions, after being administered the oath virtually.

Staff member, Michelle Costilla clarified Commissioner Kofchur's question regarding setbacks.

Scottie Richardson moved to approve the amendment to Item #3. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
**YES**: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Lisa Hardisty, Sal Tortorici
**NO**: (None)

Scottie Richardson moved to approve Item #3 with findings and conditions. Seconded by Sal Tortorici.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
**YES**: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Lisa Hardisty, Sal Tortorici
**NO**: (None)

**DISCUSSION AND DELIBERATION**

**COMMENTS BY BOARD MEMBERS**

**STAFF REPORTS**

**ADJOURNMENT**

Robert Gabaldon moved to adjourn the meeting. Seconded by Scottie Richardson.
Chairman Radosevich adjourned the meeting at 6:17 PM.

**APPROVED THIS 14TH DAY OF NOVEMBER, 2023**

_____

**Fred Radosevich, Chairman**

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: 23-105-00005**

AGENDA DATE:
November 14, 2023

DEPARTMENT:
Development Services

SUBJECT:
**Text Amendment.** The City of Rio Rancho is requesting approval of a text amendment to the Rio Rancho Municipal Code of Ordinances, Chapter 154, Planning and Zoning, to create Section 154.79 Condominium Declarations. Staff contact is Brian Babyak, and staff recommends approval of the item to the Governing Body with findings.

BACKGROUND AND ANALYSIS:
The applicant, City of Rio Rancho, seeks to amend Chapter 154, Planning and Zoning, for the creation of Section 154.79 Condominium Declarations.

Currently, the City Code of Ordinances (R.O. 2003) does not contain specific language relating to condominium declarations and regulations. Condominiums, along with all housing types, in the City must conform to City zoning regulations, including density requirements, setbacks, building heights, and other restrictions in Chapter 154.

City staff have encountered a rise in condominium inquiries. To fully answer the queries, staff reviewed State statute provisions for condominium development. State statute allows for local governments to require written confirmation that condominium developments meet local zoning regulations prior to recording of the condominium declarations. As a proactive action to ensure the properly regulated and guided development of condominiums, staff are recommending adoption of this text amendment to Chapter 154.

New Mexico Statutes Annotated 1978 (NMSA 1978) adopted, as amended, the "Condominium Act" in 1980 applying to all condominiums created within the State of New Mexico after the effective date of that act. The Condominium Act is found in Chapter 47, Article 7A through 7D in NMSA 1978. The Condominium Act provides for regulations of the creation, alteration, termination, management and protection of condominiums.

Section 47-7A-6 of NMSA 1978 provides for the applicability of local ordinances, regulations and building codes for condominiums, stating:
"No provision of the Condominium Act invalidates or modifies any provision of any zoning, subdivision, building code or other real estate use law, ordinance or regulation; provided, however, a zoning, subdivision, building code or other real estate use law, ordinance or regulation may not prohibit the condominium form of ownership or impose any requirement upon a condominium which it would not impose upon the same development under a different form of ownership."

Section 47-7B-5(13) of NMSA 1978 allows for local ordinances to require that written confirmation from the local zoning official that condominiums comply with the zoning density requirements of

local zoning and subdivision ordinances or regulations as required in NMSA 1978 Section 47-7A-6, to be contained in the declaration of condominium.

R.O. 2003 does not currently include the requirement to obtain written confirmation from the local zoning official, as allowed under NMSA 1978 Section 47-7B-5(13). City staff recommend the Governing Body find that the addition of this requirement is permitted under State statute, and shall be required prior to condominium declarations recording with the appropriate county in which any portion of the condominium is located.

The written confirmation would be in the form of a zoning certification. Zoning certifications review the site plan, density, zoning, and researches if there are any variances associated with the property.

Staff recommends the Governing Body finds that the proposed text amendment protects zoning density requirements and regulations, and all other applicable zoning regulations, while still fostering a diversity of housing options. The proposed text amendment is consistent with the health, safety, morals, and general welfare of the City by protecting the requirements and regulations listed above through the zoning certification requirement and encouraging housing diversity in the City.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the proposed text amendment to the Governing Body, subject to the findings set forth below:

General Findings of Fact:
1. The City of Rio Rancho has the authority to make an application to request an amendment to R.O. 2003 Chapter 154 Planning and Zoning.
2. The Planning and Zoning Board has the authority to provide a recommendation to the Governing Body for the amendment of R.O. 2003 Chapter 154 Planning and Zoning.
3. The applicant and affected property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact:
1. The proposed text amendment to amend R.O. 2003, Chapter 154 Planning and Zoning, for the creation of Section 154.79 Condominium Declarations is
consistent with the health, safety, and welfare of the City of Rio Rancho.
2. The proposed text amendment is consistent with the provisions of New Mexico Statutes Annotated 1978, Chapter 47, Article 7A -7D "Condominium Act".

ALTERNATIVES:

1. The Planning and Zoning Board may recommend approval to the Governing Body;
2. The Planning and Zoning Board may recommend denial to the Governing Body;
3. The Planning and Zoning Board may modify the request and recommend such modifications to the Governing Body;
4. The Planning and Zoning Board may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body with findings.

ATTACHMENT: 2023-1114 PZB Legal Ad Proof.pdf

ATTACHMENT: Condo Declarations_DraftOrdinance.docx

**CITY OF RIO RANCHO**
**PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, November 14, 2023 at 6:00 pm:

**Text Amendment**
**Case #23-105-00005**
The applicant, City of Rio Rancho, is requesting approval of a Text Amendment to Chapter 154 Planning and Zoning, Section 154.79 for the addition of a "Condominium Declaration Requirements" section.

**Zone Map Amendment**
**Case #23-100-00007**
The applicant, City of Rio Rancho, seeks a Zone Map Amendment for Lots 63-68 of Block 10, Los Diamantes Phase 2 from R-1: Single--Family Residential District to R-3: Mixed Residential District. The subject Lots comprise approximately 0.94 acres.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: October 30, 2023

**CITY OF RIO RANCHO**
**ORDINANCE**

**ORDINANCE NO.** **ENACTMENT NO.**

**ORDINANCE AMENDING CHAPTER 154, PLANNING AND ZONING, TO CREATE SECTION 154.79 CONDOMINIUM DECLARATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

**WHEREAS:** Chapter 47, Article 7A of NMSA 1978 was adopted as amended in 1980, as the "Condominium Act" applying to all condominiums created within this state after the effective date of that act; and

**WHEREAS:** NMSA 1978 47-7A-6 provides for the applicability of local ordinances, regulations and building codes for condominiums; and

**WHEREAS:** NMSA 1978 47-7B-5(13) allows for local ordinance to require the written confirmation from the local zoning official that condominiums comply with the zoning density requirements of local zoning and subdivision ordinances or regulations as required in NMSA 1978 Section 47-7A-6; and

**WHEREAS:** in order to protect zoning density requirements, subdivision ordinances and regulations, while fostering a diversity of housing options, the Governing Body has determined that written confirmation from the local zoning official is appropriate prior to recording of condominium declarations with the appropriate county; and

**WHEREAS:** in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 33.15 (C) (2) (f) on November 14, 2023, the City of Rio Rancho Planning and Zoning Board reviewed the proposed amendment in a duly noticed public hearing regarding the proposed changes, and made these recommendations to the Governing Body regarding adoption of the changes; and

**WHEREAS:** the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes; and

**WHEREAS:** public hearings occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed text amendment hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on November 16, 2023 (First Reading) and December 14, 2023 (Second and Final Reading), and the Governing Body heard interested parties and citizens for and against

the proposed text amendment; and

**WHEREAS:** the proposed text amendment to be adopted by this Ordinance complies with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings and determination that the proposed text amendment is consistent with the policies and criteria set forth in R.O. 2003, the Governing Body finds that the text amendment promotes the health, safety, morals, and general welfare of the City.

**NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:**

**Section 1.** Section 154.79 CONDOMINIUM DECLARATIONS is hereby added to Chapter 154 as the following:

154.79 Condominium Declarations.

All newly formed condominiums or amended and restated condominiums located within the municipal boundaries of the City shall obtain a written zoning certification letter from the Director of Development Services or their designee that said condominium complies with the local zoning and density requirements, as required in NMSA Section 47-7A-6 of the Condominium Act. Pursuant to NMSA 1978 47-7B-5(13), the written zoning certification shall be obtained prior to any formal condominium declaration is recorded in each county in which any portion of the condominium is located and shall be included as a part of any such declaration.

**Section 2. Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

**Section 3. Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).

**Section 4. Effective Date.** This Ordinance shall become effective shall become effective ten days after adoption.

ADOPTED THIS _____ DAY OF _____, 2023.

_____

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: 23-100-00007**

AGENDA DATE:
November 14, 2023

DEPARTMENT:
Development Services

SUBJECT:
**Zone Map Amendment.** The applicant, City of Rio Rancho, requests approval of a Zone Map Amendment from R-1: Single-Family Residential District to R-3: Mixed Residential District for the property legally described as Los Diamantes Phase 2, Block 10, Lots 63-68. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, City of Rio Rancho Development Services Department, seeks a Zone Map Amendment for Lots 63-68 of Block 10, Los Diamantes Phase 2 from R-1: Single-Family Residential District to R-3: Mixed Residential District. The subject property comprises approximately 0.94 acres. The subject property is part of the Unit 10 Specific Area Plan, adopted by the Governing Body on August 24, 2016 via Resolution No. 68, Enactment No. 16-065 and most recently amended on January 26, 2023 via Resolution No. 125, Enactment No. 23-016.

For the Preliminary Plat and recorded Final Plat of Los Diamantes Phase 2 (LD2), the subdivision boundaries included Unit 10, Block 73, Lots 2 and 3 in addition to Tract 1-A-1 of Los Diamantes. Tract 1-A-1 (then Tract 1) had been re-zoned to R-3: Mixed-Residential from R-1: Single-Family Residential, under Ordinance No. 17, Enactment No. 15-14, however Lots 2 and 3 were not included in the Zone Map Amendment, ownership.

During the staff review of the Preliminary Plat, approved by the Planning and Zoning Board November 9, 2021, the zoning of these two lots was missed and not accounted for, as they were not part of the original Summary Plat for the Los Diamantes Master Plan area (Book 28, Pgs 95-97) and subsequent Summary Plat splitting Tract 1 into Tract 1-A and Tract 1-B (Book 30, Pgs 83-84). In the next steps of review and approval of the Final Plat, this error in review and approval without amending zoning for Unit 10, Block 73, Lots 2 and 3, was not caught by staff. The Preliminary Plat for Los Diamantes Phase 2 was approved for an extension by the Planning and Zoning Board on August 9, 2022, with the Final Plat approved December 13, 2022. The Final Plat was recorded with the County on February 9, 2023, however a Correction Plat was then recorded on February 22, 2023 to replace sheets 7 and 8 to add missing curve data.

As a result of the above process and review, when Lots 63-68 of Block 10, LD2 were replated from Lots 2 and 3 of Block 73 in the Los Diamantes Phase 2 Final Plat, they remained zoned R-1 and not R-3: Mixed Residential. This Zone Map Amendment is necessary to update the subject lots to the R-3: Mixed Residential District zoning designation to correct a previous staff oversight and bring the platted lots into compliance with the zoning code requirements in Chapter 154, Section 154.50. Currently, Lots 63-68 do not comply with the minimum lot width standards of the existing R-1:

Single-Family Residential Zoning and Lots 63-66 do not comply with the minimum lot area requirements of R-1 zoning.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) § 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning and Zoning Board when a change in zoning designation is sought.

Staff recommends the Planning and Zoning Board find that the application meets the submittal requirements for the proposed zoning request, as City staff is the applicant.

Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The subject application is being brought forward by the City of Rio Rancho Development Services Department. During the platting of Los Diamantes Phase 2, it was missed by City Staff that the former Lots 2 and 3 of Block 73, Unit 10, were incorporated into the Los Diamantes Phase 2 Subdivision boundaries without an amendment to the zoning. As such, these pieces of land remained zoned R-1: Single-Family Residential District. These lots were re-platted into Lots 63-68, Block 10, of Los Diamantes Phase 2.

The Los Diamantes Phase 2 Subdivision is comprised of 268 lots and 27 tracts (filed with the Sandoval County Assessor's Office on February 21, 2023), zoned R-3: Mixed Residential District via Ordinance No. 17, Enactment No. 15-14. This Ordinance, however, did not cover Lots 2 and 3 of Block 73, Unit 10, which became Lots 63-68, Block 10, of Los Diamantes Phase 2. Due to a staff oversight, Lots 63-68 are not in compliance with the R-1 zoning; the zone map amendment request would bring these lots into compliance with the zoning width and size requirements, listed in Section 154.50 of City Code.

Staff recommends the Planning and Zoning Board find that the proposed R-3: Mixed Residential zoning would be consistent with the health, safety, morals, and general welfare of the City, as it allows Lots 63-68 to be consistent with the R-3: Mixed Residential zoning of the Los Diamantes Phase 2 Subdivision and allows for the lots to conform to the requirements of Section 154.50 of R.O. 2003.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

Staff recommends the Planning and Zoning Board find that the zone change is consistent with the surrounding area conditions and designated Land Use and Zoning in the Unit 10 Specific Area Plan. Map 6 of the Unit 10 Specific Area Plan identifies the underlying land use of Lots 63-68 as Medium Density Residential. The proposed Zone Map Amendment provides for consistent R-3: Mixed Residential zoning within the entirety of the Los Diamantes Phase 2 Subdivision.

Staff recommends the Planning and Zoning Board finds that the request will bring LD2, Block 10, Lots 63-68 in compliance with City zoning regulations found in R.O. 2003 154.50. The request provides stability of zoning and land use by bringing these lots into compliance.

(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive

Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

Staff recommends the Governing Body find that this criterion has been met, as the proposed Zone Map Amendment is consistent with the adopted Unit 10 Specific Area Plan Land Use Map, as well as the Comprehensive Plan Generalized Land Use Map (GLUM), Map L-2. The Unit 10 SAP designates these properties as "Medium Density Residential" and the GLUM identifies the properties as "Low/Medium Density Residential". The R-3: Mixed Residential zoning designation proposed for the property aligns with the Medium Density Residential land use.

The proposed change will bring Lots 63-68 into conformance with the City Code of Ordinances, Section 154.50, as they are currently non-conforming due to a staff oversight. Not addressing this oversight may lead to the perpetuation of a non-conforming use and prevent further development or permitting on these properties.

(4) The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the city's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Staff recommends the Planning and Zoning Board finds that the existing zoning is inappropriate as there is a mistake in the existing zoning with R-1 zoned property in place for lots that should be zoned R-3. Lots 63-68 are part of the Los Diamantes Phase 2 subdivision, with all other properties within this subdivision zoned R-3: Mixed-Residential and all lot layouts recorded in compliance with an R-3 zoning designation. The proposed zone map amendment would correct a staff error and mistake and bring these lots into conformance with the City Zoning Ordinances, specifically R.O. 2003 Section 154.50.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Staff recommends the Planning and Zoning Board finds that the cost of the land or other economic considerations is not the determining factor for the proposed zone map amendment.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Staff recommends the Planning and Zoning Board finds that the sole justification for this request is not based on the site's location on a major street.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may only be approved when:
(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses

allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Staff recommends the Planning and Zoning Board finds that the proposed R-3: Mixed Residential zoning is not a spot zone, as this proposed Zone Map Amendment brings the subject Lots 63-68 into conformance with Chapter 154 of City Code and will match the R-3: Mixed Residential zoning of the Los Diamantes Phase 2 Subdivision. The proposed zone change request facilitates the Unit 10 Specific Area Plan land use of "Medium Density Residential" and is identical to adjacent properties' zoning designations.

NOTIFICATIONS:
In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received a certified letter, return receipt, containing a notice of action and impending Planning and Zoning Board hearing. A notice sign was placed on the subject properties by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on October 30, 2023.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

| Reviewing Agency | Received Application for Review | Comments |
|---|---|---|
| DSD Planning and Zoning | X | No adverse comments. |
| DSD Engineering | X | No adverse comments. |
| Rio Rancho Public Schools | X | No comments provided |
| Fire and Rescue | X | Comments attached. |
| Police Department | X | No comments provided |
| SSCAFCA | X | Comments attached. |
| MRCOG | X | No adverse comments. |
| Parks, Recreation, and Community Services | X | No adverse comments. |

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, subject to the following findings:

General Findings of Fact:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a zone map amendment.
2. Following procedures for a zone map amendment, proper notice of this hearing on this matter was given.
3. The applicant has the authority to make an application to request a zone map amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact:

The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals, and general

welfare of the City by bringing the subject property into conformance with City zoning regulations.
2. The applicant has provided sound justification for the proposed zone change and the zone map amendment would provide for stability of zoning.
3. The proposed zone map amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan and the Unit 10 Specific Area Plan..
4. The applicant has demonstrated that R-3: Mixed Residential zoning would be correcting an error and mistake in the existing zone map.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The applicant has provided sufficient justification that the zone map amendment request is not based on the properties' location.
7. The requested zone map amendment would not create a "spot zone" in that it conforms to the medium-density residential land use within the Unit 10 Specific Area Plan..

ALTERNATIVES:

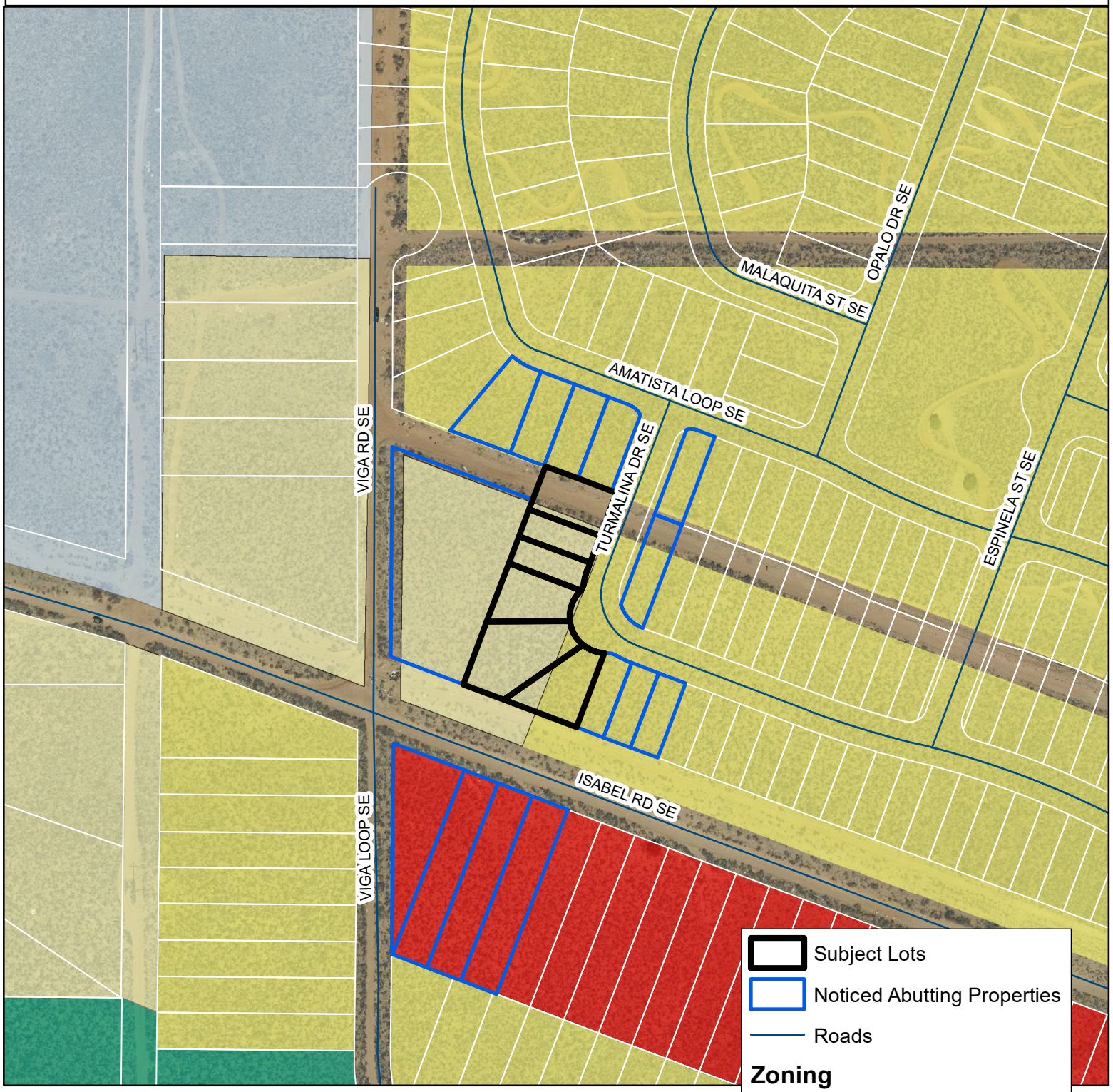
1. The Planning and Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning and Zoning Board may modify the request and recommend approval of such modifications to the Governing Body.
4. The Planning and Zoning Board may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings.

ATTACHMENT: Zoning, Location
ATTACHMENT: Reproduction of Notices, Legal
ATTACHMENT: Reviewer_Comments_Combined
ATTACHMENT: Book 33 Page 60-67 (Corrected Final Plat)
ATTACHMENT: Unit_10_SAP_Map_6-GeneralizedLandUse
ATTACHMENT: Plats for Los Diamantes Phase 2_Summary, Prelim, Final.pdf
ATTACHMENT: Draft_Ordinance_11.03BMB.docx

# LOS DIAMANTES PHASE 2, BLOCK 10, LOTS 63-68
# ZONE MAP AMENDMENT R-1 TO R-3




RioRancho City of Vision

0 60 120 240 360 480 Feet

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

GIS Moving Spatial Data Forward

Map Created by Tim Dvorak on 10/27/2023

N W E S

**City of Rio Rancho**
**Development Services Department**
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 Fax (505) 896-8994

**October 30, 2023**

**RE: Zone Map Amendment: Los Diamantes Phase 2, Block 10, Lots 63-68**
**(R-1: Single-Family Residential District to R-3: Mixed Residential District)**
**Case No. 23-100-00007**

Dear Property Owner:

You are receiving this notice because your property abuts a site where a land development decision is required by both the Planning and Zoning Board and the Governing Body.

The applicant, City of Rio Rancho, seeks a Zone Map Amendment for Lots 63-68 of Block 10, Los Diamantes Phase 2 from R-1: Single-Family Residential District to R-3: Mixed Residential District. The subject Lots 63-68 comprise approx. 0.94 acres. This Zone Map Amendment will additionally be heard by the Governing Body (Separate notice will be sent).

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, November 14, 2023** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting,** to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

The Governing Body will consider this request at a public hearing on **Thursday, November 16, 2023** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Governing Body. This Governing Body meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Governing Body meeting,** to participate virtually: Join via computer:
https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
**Meeting ID: 853 0235 3741 Passcode: 789419** Join via phone: 1-346-248-7799 US

Please do not hesitate to contact me at 505-896-8361 or e-mail me at tdvorak@rrnm.gov if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

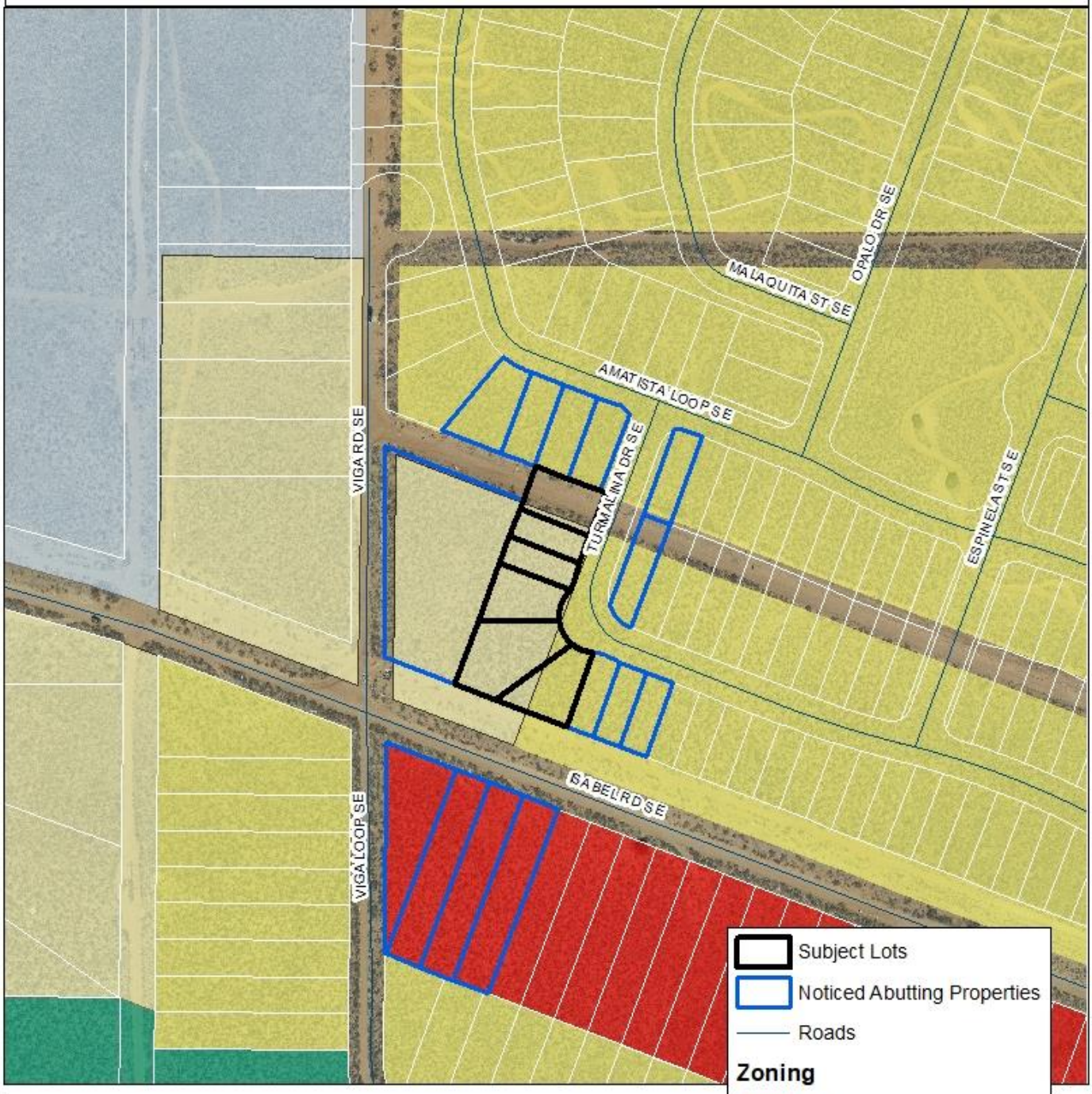
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

*Tim Dvorak*

Tim Dvorak
Municipal Planner II
Development Services Department
Planning Division
City of Rio Rancho

# LOS DIAMANTES PHASE 2, BLOCK 10, LOTS 63-68
# ZONE MAP AMENDMENT R-1 TO R-3




Rio Rancho
City of Vision

0 60 120 240 360 480
Feet

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tim Dvorak on 10/27/2023

N
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**CITY OF RIO RANCHO**
**PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, November 14, 2023 at 6:00 pm:

**Text Amendment**
**Case #23-105-00005**
The applicant, City of Rio Rancho, is requesting approval of a Text Amendment to Chapter 154 Planning and Zoning, Section 154.79 for the addition of a "Condominium Declaration Requirements" section.

**Zone Map Amendment**
**Case #23-100-00007**
The applicant, City of Rio Rancho, seeks a Zone Map Amendment for Lots 63-68 of Block 10, Los Diamantes Phase 2 from R-1: Single--Family Residential District to R-3: Mixed Residential District. The subject Lots comprise approximately 0.94 acres.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: October 30, 2023

**CITY OF RIO RANCHO**
**PUBLIC HEARING NOTICE**

The GOVERNING BODY of the CITY OF RIO RANCHO, NM, will consider the following matter at its regularly scheduled meeting on Thursday, November 16, 2023 at 6:00 pm:

**Text Amendment**
**Case #23-105-00004**
The applicant, City of Rio Rancho, requests a text amendment to amend Rio Rancho Code of Ordinances (R.O. 2003) Title III Administration, Chapter 36, to establish the Affordable Housing Ordinance under Section 36.130. This is the first reading of the proposed text amendment.

**Text Amendment**
**Case #23-105-00005**
The applicant, City of Rio Rancho, is requesting approval of a Text Amendment to Chapter 154 Planning and Zoning, Section 154.79 for the addition of a "Condominium Declaration Requirements" section.

**Zone Map Amendment**
**Case #23-100-00007**
The applicant, City of Rio Rancho, seeks a Zone Map Amendment for Lots 63-68 of Block 10, Los Diamantes Phase 2 from R-1: Single--Family Residential District to R-3: Mixed Residential District. The subject Lots comprise approximately 0.94 acres.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov Written comments will be inserted into the public record.

Journal: November 1, 2023

**DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET**

**DATE:** October 12, 2023

**TO:**
- (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Jordan Yutzy, Cedric Smith, Peter Prukop, Brian Babyak
- (X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
- (X) Police - Justin Garcia
- (X) SSCAFCA – Andy Edmondson, Sara Rassa
- (X) Parks and Recreation - Dyane Sonier
- (X) Rio Rancho Public Schools – Michael Baker
- (X) MRCOG – Peach Anderson-Tauzer

**FROM: Development Services Department, Planning & Zoning Division**

**RE: Zone Map Amendment**: DSD #23-100-00007 (LD2, Block 10, Lots 63-68)

The applicant, City of Rio Rancho, seeks a Zone Map Amendment for Lots 63-68 of Block 10, Los Diamantes Phase 2 from R-1: Single-Family Residential District to R-3: Mixed Residential District. During the final platting action for LD Phase 2, the subdivision boundaries included Lots 2 and 3 of Block 73. Lots 63-68 of Block 10, LD2 replaced Lots 2 and 3 of Block 73, but the underlying R-1 zoning of Lots 2 and 3 was never updated to R-3: Mixed Residential. The subject Lots 63-68 comprise approx. 0.94 acres.

**The Special Use Ordinance for these properties requires site plan approval by the Planning and Zoning Board in addition to the Governing Body.**

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Thursday October 26, 2023**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
- (X) RECOMMENDED FOR APPROVAL
- (_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- (_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

- Re-zoning of lots approved by fire.

Gerard Bauer — Reviewer

10/18/23 — Date

**DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET**

**DATE:** October 12, 2023

**TO:**
- (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Jordan Yutzy, Cedric Smith, Peter Prukop, Brian Babyak
- (X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
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This item has been reviewed and is hereby:
- (_) RECOMMENDED FOR APPROVAL
- (_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- (_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Please ensure that the existing drainage infrastructure can support the increased runoff resulting from these changes.

10/26/2023

Reviewer Date

2023P02014 02/21/2023 10:53:45 AM
PLAT Pg:1 of 8
Anne Brady-Romero Sandoval Cnty Clerk B: 3 P: 5018

2023P02008 02/09/2023 01:17:28 PM
PLAT Pg:1 of 8
Anne Brady-Romero Sandoval Cnty Clerk B: 3 P: 5012

# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION PHASE 2

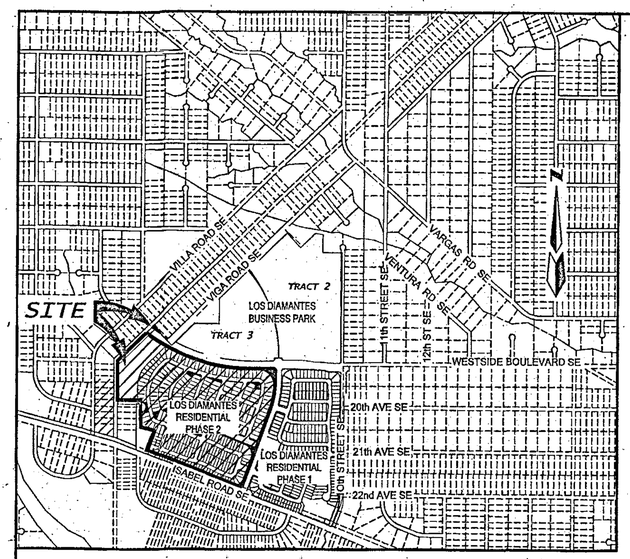
(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE,
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

DSD CASE NO. 22-220-00015

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the 13th day of December 2022.

Fred Radosevich, Chairman — Date 12-6-2023




LOCATION MAP SCALE:NTS

## SUBDIVISION DATA

| | |
|---|---|
| GROSS ACREAGE: | 65.4967 AC. |
| NO. OF EXISTING LOTS: | 2 LOTS |
| NO. OF EXISTING TRACTS: | 2 TRACTS |
| NO. OF LOTS CREATED: | 268 283 LOTS |
| NO. OF TRACTS CREATED: | 77 16 TRACTS |
| PUBLIC RIGHT OF WAY CREATED: | 13.5593 AC. |
| DATE OF SURVEY: | JULY, 2020 |

## FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND TRACTS AS SHOWN HEREON. THE TRACTS LABELED "H.O.A." WILL BE DEEDED IN FEE SIMPLE TO THE LOS DIAMANTES HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HERBY CONSENT TO THE GRANTING OF PUBLIC, PRIVATE AND TEMPORARY EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE TRACT ZZ TO SSCAFCA IN FEE SIMPLE WITH WARRANTY COVENANTS UPON COMPLETION AND ACCEPTANCE OF ALL STORM DRAINAGE WORKS AND IMPROVEMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): LD DEVELOPMENT, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AND LOS DIAMANTES, LLC

Pierre Amestoy, Managing Member — Date 10-20-2022

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )
BERNALILLO COUNTY ) SS

On this 20th day of Oct., 2022, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, for LD Development, LLC, a New Mexico Limited Liability Company on behalf of said Limited Liability Company.

Laverne Lucero — Notary Public — My Comission Expires 10-5-2024

STATE OF NEW MEXICO
NOTARY PUBLIC
LAVERNE LUCERO
COMMISSION # 1131708
EXPIRES OCTOBER 5, 2024

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 33 & 34, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO BEING ALL OF TRACT 1-A-1, LOS DIAMANTES SUBDIVISION PHASE 1, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT ENTITLED "PLAT FOR LOS DIAMANTES SUBDIVISION PHASE 1", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON AUGUST 12TH, 2021, IN VOLUME 3, FOLIO 4734, RRE BOOK 31, PAGES 15-20C, TOGETHER WITH LOTS 2 AND LOT 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT "RIO RANCHO ESTATES UNIT 10", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON MAY 13TH, 1968 IN RR BOOK 1, PAGE 74, TOGETHER WITH A PORTION OF WESTSIDE BOULEVARD NE AND CONTAINING 65.4967 ACRES MORE OR LESS.

## PURPOSE OF PLAT

1. TO SUBDIVIDE TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION AND LOTS 2 & 3 BLOCK 73, RIO RANCHO ESTATES UNIT 10 INTO 269 LOTS AND 27 TRACTS AS SHOWN HEREON.
2. TO DEDICATE PUBLIC RIGHT-OF-WAY TO THE CITY OF RIO RANCHO AS SHOWN HEREON.
3. TO GRANT ALL EASEMENTS AS SHOWN HEREON.
4. TO VACATE ALL EXISTING 5' P.U.E.
5. TO VACATE A PORTION OF EXISTING IGUANA ROAD AND A PORTION OF WESTSIDE BLVD RIGHT-OF-WAY.
6. TO VACATE EXISTING TEMPORARY TURN AROUND EASEMENTS AT THE END OF VIGA ROAD AND AT THE END OF IGUANA ROAD.

## SUBDIVISION NOTES

1. ALL BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. ALL BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY IS THE FOLLOWING PLATS OF RECORD ENTITLED:

   "NORTHERLY PORTION, SOUTHWESTERLY PORTION, UNIT TEN RIO RANCHO ESTATES" (05-13-1968, RRE PLAT BOOK 1, PAGE 74)

   "SUMMARY PLAT OF TRACTS 1, 2, 3 AND 4, LOS DIAMANTES SUBDIVISION" (09-27-2019, RRE PLAT BOOK 28, PAGES 95-97) (09-27-2019, VOLUME 3, FOLIO 4441) (09-27-2019, DOCUMENT #2019P01437)

   "SUMMARY PLAT FOR TRACTS 1-A & 1-B, LOS DIAMANTES SUBDIVISION (05-05-2021, RRE PLAT BOOK 30, PAGE 84).

   "LOS DIAMANTES SUBDIVISION PHASE 1" (08-12-2021, RRE PLAT BOOK 31, PAGES 15-20C) (VOLUME 3, FOLIO 4734, DOCUMENT #2021P01730)

   ALL BEING RECORDS OF SANDOVAL COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED IN JULY 2020.
6. CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO ZONE: (TRACT 1 - R-3 (OZ OVERLAY)
7. 100 YEAR FLOOD ZONE DESIGNATION:ZONE X AND ZONE A, AS SHOWN ON PANELS 2101 AND 2102 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.
8. TITLE COMMITMENT: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2200145; COMMITMENT DATE: FEBRUARY 8, 2022.
9. DEDICATION OF PUBLIC RIGHT-OF-WAY INCLUDES THE USE OF THE ROADWAYS AND RIGHTS-OF-WAY FOR ALL USES TYPICALLY ASSOCIATED WITH THE USE OF A RIGHT-OF-WAY AND PURPOSES APPURTENANT THERETO, INCLUDING, BUT NOT LIMITED TO, THE PASSAGE AND ACCOMMODATION OF VEHICULAR AND PEDESTRIAN TRAFFIC, AND THE CONSTRUCTION, OPERATION, USE, MAINTENANCE, INSPECTION, REPAIR, ALTERATION, AND REPLACEMENT OF A PAVED ROAD WITHIN THE BOUNDARIES OF THE RIGHT-OF-WAY AREA, AND FOR ALL OTHER PURPOSES FOR WHICH A PUBLIC STREET AND RIGHT-OF-WAY IS COMMONLY USED, INCLUDING BUT NOT LIMITED TO INSTALLING, REPAIRING, MAINTAINING, ALTERING, REPLACING, RELOCATING AND OPERATING PUBLIC AND PRIVATE UTILITIES IN, INTO, UPON, OVER, ACROSS, AND UNDER ANY SUCH RIGHT-OF-WAY.
10. H.O.A. TRACTS AS SHOWN HERE ON ARE FOR THE BENEFIT OF THE HOME OWNERS AND ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
11. TRACT AAA SHALL BE MADE A PART OF TRACT 3-A, LOS DIAMANTES SUBDIVISION, PHASE 1 UPON ANY FUTURE PLATTING OF SAID TRACT 3-A.

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE 21ST TH DAY OF FEBRUARY 2023 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME 3 FOLIO 5018 RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK 33, PAGE 60-67

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: Chris Barela
DEPUTY

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. Lumin (QWEST) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
4. Sparklite FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
5. CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE AND SERVICES OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMIN AND SPARKLITE ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, QWEST AND CABLE ONE DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Development Services Department Director on the day of 2022.

Rebecca A. Martinez, City Clerk, City of Rio Rancho — Date 2/8/2023

TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer Taylor, Sandoval County Treasurer — Date 2/9/23

## NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

**PURPOSE OF CORRECTION:
REPLACE SHEETS 7 & 8
DUE TO MISSING CURVE DATA**

## UTILITY APPROVALS:

City of Rio Rancho — Date 11/6/2023

New Mexico Gas Company — Date 12/21/2022

Lumin (Abdul A Bhuiyan) — Date 12/22/2022

Public Service Company of New Mexico — Date 12/22/2022

Sparklite (Anthony Lovato) — Date 12/22/22

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE 9th TH DAY OF February 2023 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME 3 FOLIO 5012 RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK 33, PAGE 35)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: DEPUTY

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereoh does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich, P.S. No. 7719 — Date 11/21/2022

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 — Date 11/21/2022

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| | | | |
|---|---|---|---|
| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 1 of 8 |
| Scale: as shown | Date: 11/22/22 | Job: A18026 | |

Book 33 Page 60

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# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION
## PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE;
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

SCCS MONUMENT AND BENCHMARK "SAGE"
N=1545611.580
E=1499264.765
G-G=0.99965468
Δα=-00°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)

N05°42'35"E 757.68'

LOT 20 · LOT 19 · LOT 18 · LOT 17 · LOT 16 · LOT 15 · LOT 14 · LOT 13 · LOT 12 · LOT 11 · LOT 10

BLOCK 62 RIO RANCHO ESTATES UNIT 10 (05-13-1968, RRE PLAT BOOK 1, PAGE 74) LOT 16

N48°41'50"E 129.57'

TRACT 3
RIO RANCHO ESTATES UNIT 10
(09-27-19 RRE PLAT BK 3, PG 4441)

EXISTING 105' ROW

53' · 53'

WESTSIDE BOULEVARD S.E.

C1

S89°42'42"E 332.00'

S01°17'18"W 1473.36'

C2

S20°40'14"W 1152.85'

EXISTING 105' ROW

ZONE A

100 YR FLOOD PLAIN

ZONE X

TRACT 1-A-1
(FUTURE PHASE 2)

L5 EX 50'

BLOCK 60 RIO RANCHO ESTATES UNIT 10 (05-13-1968, RRE PLAT BOOK 1, PAGE 74)

LOT 12 · LOT 11 · LOT 10

TRACT 4
LOS DIAMANTES SUBDIVISION
(09-27-2019, VOLUME 3, FOLIO 4441)

L4

LOT 6 BLOCK 62

RIO RANCHO ESTATES UNIT 10 (05-13-1968, RRE PLAT BOOK 1, PAGE 74)

L3 EX 50' R/W VIGA ROAD S.E.

L2 EX 50' R/W IGUANA ROAD S.E.

LOT 1 · LOT 2 · LOT 3 · BLOCK 73

EXISTING PROPERTYLINES TO BE ELIMINATED WITH THIS PLAT

386.17'

N69°19'46"W

SOUTHERN UNION GAS COMPANY

ISABEL ROAD S.E.

BLOCK H

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

### Parcel Line Table

| Line # | Direction | Length |
|---|---|---|
| L1 | N20°38'54"E | 322.55 |
| L2 | N69°21'02"W | 226.37 |
| L3 | N00°17'31"E | 305.08 |
| L4 | N89°42'33"W | 322.34 |
| L5 | N00°17'47"E | 533.73 |
| L6 | N46°41'50"E | 585.44 |

### Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C1 | 2453.00' | 1501.62' | 35°04'27" | S72°10'29"E | 1478.29' |
| C2 | 30.00' | 47.12' | 90°00'00" | S44°42'42"E | 42.43' |
| C3 | 1157.00' | 411.59' | 20°22'56" | S10°28'46"W | 409.42' |

### ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY
H.O.A. = HOME OWNERS ASSOCIATION

### EXISTING EASEMENTS

[1] EXISTING 10' P.U.E. (9/27/2019, VOLUME 3, FOLIO 4441)

[2] EXISTING 53' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

[3] EXISTING R50' TEMPORARY TURNAROUND EASEMENT (9/27/2019, VOLUME 3, FOLIO 4441) TO BE VACATED WITH THIS PLAT.

[4] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (05/13/1968, RR PLAT BK 1, PAGE 74) TO BE VACATED WITH THIS PLAT.

[5] PORTION OF EXISTING 50' RIGHT OF WAY TO BE VACATED WITH THIS PLAT.

### PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"
○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE

### NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

N

100' 50' 0 50' 100'

SCALE: 1" = 100'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 2 of 8 |
|---|---|---|---|
| Scale: as shown | Date: 11/22/22 | Job: A18026 | |

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# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE,
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

| Parcel Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N20°38'54"E | 322.55 |
| L2 | N69°21'02"W | 226.37 |
| L3 | N00°17'31"E | 305.08 |
| L4 | N89°42'33"W | 322.34 |
| L5 | N00°17'47"E | 533.73 |
| L6 | N46°41'50"E | 585.44 |

| Parcel Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
| C1 | 2453.00' | 1501.62' | 35°04'27" | S72°10'29"E | 1478.29' |
| C2 | 30.00' | 47.12' | 90°00'00" | S44°42'42"E | 42.43' |
| C3 | 1157.00' | 411.59' | 20°22'56" | S10°28'46"W | 409.42' |

SCCS MONUMENT AND BENCHMARK "SAGE"
N=1545611.580
E=1499264.765
G-G=0.99965468
Δα=-00°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)

TRACT 3
RIO RANCHO ESTATES UNIT 10
(09-27-19 RRE PLAT BK 3, PG 4441)

NEW R/W DEDICATION #1 TO THE C.O.R.R WITH THIS PLAT (0.1037 AC) (12' WIDE)

WESTSIDE BOULEVARD SE

ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
R/W = RIGHT-OF-WAY
H.O.A. = HOME OWNERS ASSOCIATION

EXISTING EASEMENTS

[1] EXISTING 10' P.U.E. (9/27/2019, VOLUME 3, FOLIO 4441)
[2] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
[B] NEW 50' WIDE PUBLIC ACCESS EASEMENT GRANTED BY THIS PLAT WITHIN TRACT 63A THAT IN THE FUTURE WILL BECOME LOT 63.

PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"
○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE

NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

SHEET 4
SHEET 5
SHEET 6

TRACT ZZ
*TRACT ZZ TO BE DEDICATED TO S.S.C.A.F.C.A.
TR ZZ
690 Amatista Lp

NEW R/W DEDICATION #2 TO THE C.O.R.R. WITH THIS PLAT (0.1559 AC)

AMATISTA LOOP
ALEJADRITA ROAD
CUARZO ROAD
TOPACIO WAY
ESPINELA STREET
OPALO DRIVE
TURMALINA DRIVE
VIGA ROAD SE
ISABEL ROAD SE
AMBAR WAY
APATITA WAY
AGATA WAY
LOS DIAMANTES DRIVE SE
ICLITA ROAD
MAGNESITA STREET

AA 3033 Opalo Dr
CC-1 530 Amatista Lp
GG 547 Amatista
HH 586 Amatista Lp
JJ 606 Amatista Lp
KK 630 Amatista
LL 650 Amatista
II 3010 Espinela St
FF 531 Amatista Lp
EE 3030 Espinela St
DD 521 Amatista
BB 3032 Espinela St
S 3036 Espinela St
PP 3055 Malquita
QQ 3040 Malquita
MM
NN
RR 3059 Opalo
SS 745 Amatista
TT 746 Amatista
UU 790 Amatista LP
VV 791 Amatista Lp
WW 844 Amatista Lp
XX 867 Amatista
YY 544 Turmalina

SCALE: 1" = 100'

*SEE SHEETS 7 & 8 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES

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505-884-1990

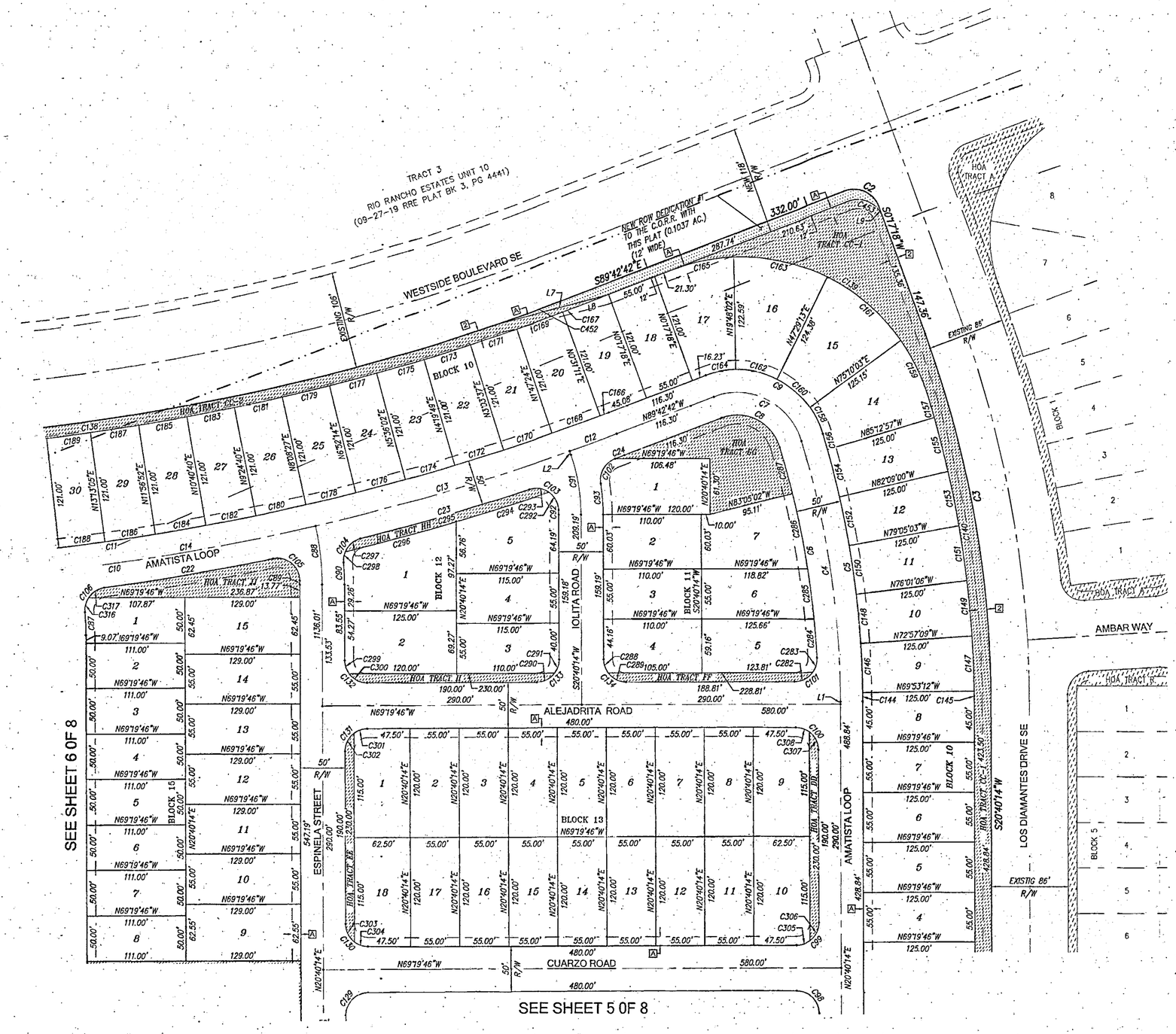
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| Scale: as shown | Date: 11/22/22 | Job: A18026 | |

Book 33 Page 62

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# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION
## PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE, WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 33 & 34 TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO NOVEMBER, 2022




*SEE SHEETS 7 & 8 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

### ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
R/W = RIGHT-OF-WAY
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### EXISTING EASEMENTS

[1] EXISTING 10' P.U.E. (9/27/2019, VOLUME 3, FOLIO 4441)

[2] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

### NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

### PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"
○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE

### NEW MEXICO GAS COMPANY NOTICE

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N

60' 30' 0 60' 120'
SCALE: 1" = 60'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 4 of 8 |
|---|---|---|---|
| Scale: as shown | Date: 11/22/22 | Job: A18026 | |

Book 33, Page 63

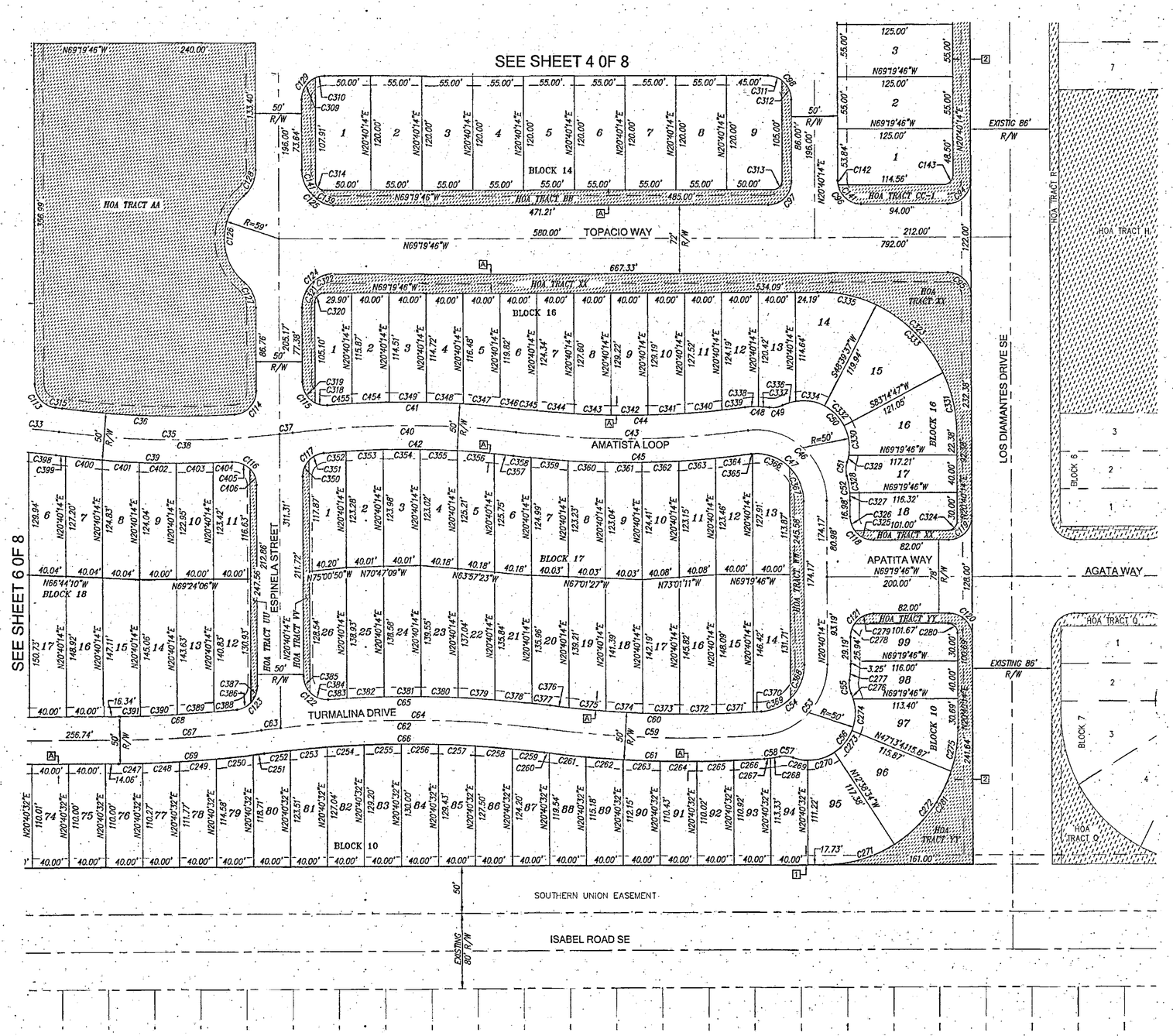
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# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION
## PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE, WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 33 & 34 TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO NOVEMBER, 2022




## ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
R/W = RIGHT-OF-WAY
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## EXISTING EASEMENTS

[1] EXISTING 10' P.U.E. (9/27/2019, VOLUME 3, FOLIO 4441)

[2] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

## NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

## PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"
○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE

## NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

*SEE SHEETS 7 & 8 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

60' 30' 0 60' 120'
SCALE: 1" = 60'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 5 of 8 |
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# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE,
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

### NEW MEXICO GAS COMPANY NOTICE

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[2] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

### NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

[B] NEW 50' WIDE PUBLIC ACCESS EASEMENT GRANTED BY THIS PLAT WITHIN TRACT 63A THAT IN THE FUTURE WILL BECOME LOT 63.

TRACT A
LOS DIAMANTES SUBDIVISION UNIT 1
(09-27-19, RRE BK 3, PG 4441)

RIO RANCHO ESTATES UNIT 10
(05-13-68 RRE BK 1, PG 74)

REA EASEMENT

EXISTING 50' R/W

533.73'

585.44'

272.34'

TRACT ZZ
* TRACT ZZ TO BE DEDICATED TO S.S.C.A.F.C.A.

NEW R/W DEDICATION #2 TO THE C.O.R.R. WITH THIS PLAT

BLOCK 10

AMATISTA LOOP

MALAQUITA STREET

BLOCK 20

BLOCK 19

TURMALINA DRIVE

OPALO DRIVE

VIGA ROAD SE

ISABEL ROAD SE

AMATISTA LOOP

WESTSIDE BOULEVARD SE

TRACT AAA

TRACT SS

TRACT 63A

HOA TRACT NN

HOA TRACT FF

HOA TRACT QQ

HOA TRACT KK

HOA TRACT RR

HOA TRACT MM

HOA TRACT LL

HOA TRACT OO-2

TRACT 3
RIO RANCHO ESTATES UNIT 10
(09-27-19 RRE PLAT BK 3, PG 4441)

108.21'
N46°41'50"E
54.08'
54.13'

SEE SHEET 5 0F 8

SEE SHEET 4 0F 8

*SEE SHEETS 7 & 8 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
R/W = RIGHT-OF-WAY
H.O.A. = HOME OWNERS ASSOCIATION

PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"
○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE

60' 30' 0 60' 120'
SCALE: 1" = 60'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 6 of 8 |
|---|---|---|---|
| Scale: as shown | Date: 11/22/22 | Job: A18026 | |

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## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C1 | 2453.00' | 1501.62' | 35°04'27" | S72°10'29"E | 1478.29' |
| C2 | 30.00' | 47.12' | 90°00'00" | N44°42'42"W | 42.43' |
| C3 | 1157.00' | 411.59' | 20°22'56" | N10°28'46"E | 409.42' |
| C4 | 988.00' | 291.14' | 16°53'02" | N12°13'43"E | 290.09' |
| C5 | 1013.00' | 298.51' | 16°53'02" | N12°13'43"E | 297.43' |
| C6 | 963.00' | 235.34' | 14°00'06" | N10°47'15"E | 234.75' |
| C7 | 75.00' | 122.38' | 93°29'39" | N42°57'52"W | 109.25' |
| C8 | 50.00' | 81.59' | 93°29'35" | S42°57'54"E | 72.83' |
| C9 | 100.00' | 163.18' | 93°29'41" | N42°57'52"W | 145.67' |
| C10 | 2611.00' | 1145.52' | 25°08'15" | S77°08'35"E | 1136.36' |
| C11 | 2586.00' | 1134.56' | 25°08'15" | S77°08'35"E | 1125.48' |
| C12 | 2611.00' | 56.27' | 1°14'05" | S89°05'39"E | 56.27' |
| C13 | 2611.00' | 295.97' | 6°29'41" | S85°13'46"E | 295.81' |
| C14 | 2611.00' | 293.11' | 6°25'55" | S78°45'58"E | 292.95' |
| C15 | 2611.00' | 260.04' | 5°42'23" | S72°41'49"E | 259.94' |
| C16 | 2611.00' | 240.13' | 5°16'10" | S67°12'32"E | 240.05' |
| C17 | 75.00' | 89.98' | 68°44'09" | S81°03'28"W | 84.68' |
| C18 | 100.00' | 119.97' | 68°44'09" | S81°03'28"W | 112.90' |
| C19 | 50.00' | 59.98' | 68°44'09" | S81°03'28"W | 56.45' |
| C20 | 2636.00' | 189.88' | 4°07'38" | N66°38'16"W | 189.84' |
| C21 | 2636.00' | 165.04' | 3°35'14" | S72°40'29"E | 165.02' |
| C22 | 2636.00' | 191.83' | 4°10'11" | N78°42'28"W | 191.79' |
| C23 | 2636.00' | 196.57' | 4°16'21" | N85°06'52"W | 196.52' |
| C24 | 2636.00' | 11.38' | 0°14'50" | S89°35'17"E | 11.38' |
| C25 | 525.00' | 560.82' | 61°12'19" | S16°05'14"W | 534.54' |
| C26 | 550.00' | 587.53' | 61°12'19" | S16°05'14"W | 559.99' |
| C27 | 500.00' | 534.12' | 61°12'19" | S16°05'14"W | 509.08' |
| C28 | 75.00' | 71.75' | 54°48'50" | S41°55'21"E | 69.05' |
| C29 | 100.00' | 95.67' | 54°48'50" | S41°55'21"E | 92.06' |
| C30 | 50.00' | 47.83' | 54°48'50" | S41°55'21"E | 46.03' |
| C31 | 600.00' | 80.37' | 7°40'30" | N65°29'31"W | 80.31' |
| C32 | 600.00' | 29.07' | 2°46'35" | N67°56'28"W | 29.07' |
| C33 | 600.00' | 51.30' | 4°53'54" | N64°06'13"W | 51.28' |
| C34 | 575.00' | 77.02' | 7°40'30" | N65°29'31"W | 76.96' |
| C35 | 1000.00' | 239.53' | 13°43'26" | S68°30'59"E | 238.96' |
| C36 | 975.00' | 187.47' | 11°01'01" | S67°09'47"E | 187.18' |
| C37 | 1000.00' | 14.22' | 0°48'52" | S75°47'09"E | 14.22' |
| C38 | 1000.00' | 253.74' | 14°32'18" | S68°55'25"E | 253.06' |
| C39 | 1025.00' | 191.39' | 10°41'54" | S67°00'13"E | 191.11' |
| C40 | 1000.00' | 242.34' | 13°53'07" | N69°15'01"W | 241.75' |
| C41 | 1025.00' | 207.34' | 11°35'24" | N68°06'10"W | 206.99' |
| C42 | 975.00' | 205.43' | 12°04'20" | N68°20'37"W | 205.05' |
| C43 | 1000.00' | 252.10' | 14°26'40" | S69°31'48"E | 251.44' |
| C44 | 975.00' | 245.80' | 14°26'40" | S69°31'48"E | 245.15' |
| C45 | 1025.00' | 258.41' | 14°26'40" | S69°31'48"E | 257.72' |
| C46 | 75.00' | 127.53' | 97°25'22" | N28°02'27"W | 112.71' |
| C47 | 50.00' | 85.02' | 97°25'22" | N28°02'27"W | 75.14' |
| C48 | 100.00' | 26.45' | 15°09'15" | N69°10'30"W | 26.37' |
| C49 | 25.00' | 14.64' | 33°33'26" | S78°22'36"E | 14.43' |
| C50 | 50.00' | 117.14' | 134°13'45" | N28°02'27"W | 92.13' |
| C51 | 25.00' | 14.64' | 33°33'26" | S22°17'43"W | 14.43' |
| C52 | 100.00' | 26.45' | 15°09'15" | N13°05'37"E | 26.37' |
| C53 | 75.00' | 112.86' | 86°13'10" | N63°46'49"E | 102.51' |
| C54 | 50.00' | 75.24' | 86°13'10" | N63°46'49"E | 68.34' |
| C55 | 25.00' | 14.64' | 33°33'26" | S13°26'40"W | 14.43' |
| C56 | 50.00' | 117.14' | 134°13'45" | N63°46'49"E | 92.13' |
| C57 | 25.00' | 14.64' | 33°33'26" | N65°53'01"W | 14.43' |
| C58 | 100.00' | 16.67' | 9°33'09" | S77°53'10"E | 16.65' |
| C59 | 1200.00' | 234.21' | 11°10'57" | S67°31'07"E | 233.83' |
| C60 | 1175.00' | 229.33' | 11°10'57" | S67°31'07"E | 228.96' |
| C61 | 1225.00' | 239.09' | 11°10'57" | S67°31'07"E | 238.71' |
| C62 | 1200.00' | 310.05' | 14°48'14" | N69°19'46"W | 309.19' |
| C63 | 1200.00' | 21.12' | 1°00'30" | N76°13'38"W | 21.12' |
| C64 | 1200.00' | 288.94' | 13°47'44" | N68°49'31"W | 288.24' |
| C65 | 1225.00' | 240.28' | 11°14'18" | N67°32'47"W | 239.89' |
| C66 | 1175.00' | 303.59' | 14°48'14" | N69°19'46"W | 302.75' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C67 | 1200.00' | 155.13' | 7°24'25" | S73°01'41"E | 155.02' |
| C68 | 1175.00' | 128.65' | 6°16'23" | S72°27'40"E | 128.58' |
| C69 | 1225.00' | 158.36' | 7°24'25" | S73°01'41"E | 158.25' |
| C70 | 75.00' | 117.81' | 90°00'00" | S24°19'28"E | 106.07' |
| C71 | 50.00' | 78.54' | 90°00'00" | S24°19'28"E | 70.71' |
| C72 | 25.00' | 14.64' | 33°33'26" | N74°39'38"W | 14.43' |
| C73 | 50.00' | 117.14' | 134°13'45" | S24°19'28"E | 92.13' |
| C74 | 25.00' | 14.64' | 33°33'26" | N26°00'41"E | 14.43' |
| C75 | 100.00' | 19.97' | 11°26'34" | S14°57'15"W | 19.94' |
| C76 | 75.00' | 71.75' | 54°48'50" | S41°55'21"E | 69.05' |
| C77 | 50.00' | 47.83' | 54°48'50" | S41°55'21"E | 46.03' |
| C78 | 100.00' | 95.67' | 54°48'50" | S41°55'21"E | 92.06' |
| C79 | 350.00' | 373.88' | 61°12'19" | S16°05'14"W | 356.36' |
| C80 | 375.00' | 400.59' | 61°12'19" | S16°05'14"W | 381.81' |
| C81 | 325.00' | 347.18' | 61°12'19" | S16°05'14"W | 330.90' |
| C82 | 200.00' | 92.62' | 26°32'01" | N33°25'23"E | 91.79' |
| C83 | 175.00' | 45.73' | 14°58'17" | N39°12'15"E | 45.60' |
| C84 | 225.00' | 76.99' | 19°36'19" | N36°53'14"E | 76.61' |
| C85 | 300.00' | 32.57' | 6°13'15" | N17°33'37"E | 32.56' |
| C86 | 275.00' | 17.89' | 3°43'40" | N18°48'24"E | 17.89' |
| C87 | 325.00' | 25.18' | 4°26'21" | N18°27'04"E | 25.17' |
| C88 | 300.00' | 64.77' | 12°22'11" | N14°29'09"E | 64.64' |
| C89 | 275.00' | 4.34' | 0°54'12" | N20°13'08"E | 4.34' |
| C90 | 325.00' | 24.17' | 4°15'39" | N18°32'25"E | 24.16' |
| C91 | 200.00' | 66.84' | 19°08'51" | N11°05'49"E | 66.53' |
| C92 | 175.00' | 5.03' | 1°38'54" | N19°50'47"E | 5.03' |
| C93 | 225.00' | 34.18' | 8°42'13" | N16°19'08"E | 34.15' |
| C94 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C95 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C96 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C97 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C98 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C99 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C100 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C101 | 25.00' | 40.53' | 92°52'56" | N64°13'46"E | 36.23' |
| C102 | 25.00' | 34.28' | 78°34'08" | S51°15'05"W | 31.66' |
| C103 | 25.00' | 46.37' | 106°16'22" | N34°06'51"W | 40.00' |
| C104 | 25.00' | 35.17' | 80°36'44" | S56°42'57"W | 32.34' |
| C105 | 25.00' | 43.88' | 100°33'36" | N30°30'46"W | 38.46' |
| C106 | 25.00' | 38.02' | 87°08'43" | S59°48'15"W | 34.46' |
| C107 | 25.00' | 39.89' | 91°24'40" | N28°45'46"W | 35.79' |
| C108 | 25.00' | 35.79' | 82°02'03" | S68°06'07"W | 32.81' |
| C109 | 25.00' | 43.82' | 100°25'12" | N18°29'29"W | 38.42' |
| C110 | 25.00' | 39.27' | 90°00'17" | N24°19'37"W | 35.36' |
| C111 | 25.00' | 39.27' | 89°59'43" | S65°40'23"W | 35.35' |
| C112 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C113 | 25.00' | 36.22' | 83°00'49" | S20°50'10"E | 33.14' |
| C114 | 25.00' | 37.81' | 86°39'29" | N63°59'59"E | 34.31' |
| C115 | 25.00' | 41.26' | 94°34'06" | S26°36'49"E | 36.74' |
| C116 | 25.00' | 40.59' | 93°01'24" | N25°50'28"W | 36.28' |
| C117 | 25.00' | 37.07' | 84°56'58" | S63°08'44"W | 33.76' |
| C118 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C119 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C120 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C121 | 25.00' | 39.27' | 90°00'00" | S65°40'14"W | 35.36' |
| C122 | 25.00' | 40.94' | 93°50'10" | S26°14'51"E | 36.52' |
| C123 | 25.00' | 36.53' | 83°43'54" | N62°32'11"E | 33.37' |
| C124 | 59.00' | 2.85' | 2°45'56" | N69°37'22"E | 2.85' |
| C125 | 59.00' | 4.89' | 4°45'01" | N27°17'21"W | 4.89' |
| C126 | 59.00' | 103.66' | 100°40'12" | S20°40'14"W | 90.84' |
| C127 | 35.00' | 30.75' | 50°20'06" | N4°29'49"W | 29.77' |
| C128 | 35.00' | 30.75' | 50°20'06" | N45°50'17"E | 29.77' |
| C129 | 25.00' | 39.27' | 90°00'00" | S65°40'14"W | 35.36' |
| C130 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C131 | 25.00' | 39.27' | 90°00'00" | S65°40'14"W | 35.36' |
| C132 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C133 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C134 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C135 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C136 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C137 | 2460.76' | 281.58' | 6°33'22" | N57°55'34"W | 281.42' |
| C138 | 2465.00' | 1229.89' | 28°35'14" | S75°25'05"E | 1217.17' |
| C139 | 220.00' | 358.68' | 93°24'45" | N43°00'19"W | 320.25' |
| C140 | 1138.00' | 337.05' | 16°58'11" | N12°11'09"E | 335.82' |
| C141 | 25.00' | 34.58' | 79°15'11" | S29°42'10"E | 31.89' |
| C142 | 25.00' | 4.69' | 10°44'49" | N15°17'50"E | 4.68' |
| C143 | 10.00' | 7.85' | 45°00'00" | S43°10'14"W | 7.65' |
| C144 | 1013.00' | 9.85' | 0°33'26" | N20°23'31"E | 9.85' |
| C145 | 1138.57' | 11.07' | 0°33'25" | S20°23'31"W | 11.07' |
| C146 | 1013.00' | 54.20' | 3°03'57" | N18°34'49"E | 54.20' |
| C147 | 1138.02' | 60.89' | 3°03'57" | S18°34'49"W | 60.89' |
| C148 | 1013.00' | 54.20' | 3°03'57" | N15°30'53"E | 54.20' |
| C149 | 1138.00' | 60.89' | 3°03'57" | S15°30'53"W | 60.89' |
| C150 | 1013.00' | 54.20' | 3°03'57" | S12°26'56"W | 54.20' |
| C151 | 1138.00' | 60.89' | 3°03'57" | N12°26'56"E | 60.89' |
| C152 | 1013.00' | 54.20' | 3°03'57" | S9°22'59"W | 54.20' |
| C153 | 1138.00' | 60.89' | 3°03'57" | N9°22'59"E | 60.89' |
| C154 | 1013.00' | 54.20' | 3°03'57" | N6°19'02"E | 54.20' |
| C155 | 1138.00' | 60.89' | 3°03'57" | S6°19'02"W | 60.89' |
| C156 | 1013.00' | 17.64' | 0°59'51" | N4°17'08"E | 17.64' |
| C157 | 1138.00' | 21.52' | 1°05'00" | S4°14'33"W | 21.52' |
| C158 | 100.00' | 32.56' | 18°39'27" | N5°30'14"W | 32.42' |
| C159 | 220.00' | 71.52' | 18°37'35" | S5°36'44"E | 71.21' |
| C160 | 100.00' | 48.31' | 27°40'49" | N28°40'22"W | 47.84' |
| C161 | 220.00' | 108.64' | 28°17'36" | S29°04'20"E | 107.54' |
| C162 | 100.00' | 48.32' | 27°41'11" | N56°21'22"W | 47.85' |
| C163 | 220.00' | 108.04' | 28°08'17" | S57°17'16"E | 106.96' |
| C164 | 100.00' | 34.06' | 19°30'44" | N79°57'20"W | 33.89' |
| C165 | 220.00' | 70.48' | 18°21'17" | S80°32'03"E | 70.18' |
| C166 | 2586.00' | 10.45' | 0°13'53" | N89°35'45"W | 10.45' |
| C167 | 2465.00' | 9.96' | 0°13'53" | S89°35'45"E | 9.96' |
| C168 | 2586.00' | 57.33' | 1°16'13" | N88°50'42"W | 57.33' |
| C169 | 2465.00' | 54.65' | 1°16'13" | S88°50'42"E | 54.64' |
| C170 | 2586.00' | 57.33' | 1°16'13" | N87°34'30"W | 57.33' |
| C171 | 2465.00' | 54.65' | 1°16'13" | S87°34'30"E | 54.64' |
| C172 | 2586.00' | 57.33' | 1°16'13" | N86°18'17"W | 57.33' |
| C173 | 2465.00' | 1229.89' | 28°35'14" | S75°25'05"E | 1217.17' |
| C174 | 2586.00' | 57.33' | 1°16'13" | S85°02'05"E | 57.33' |
| C175 | 2465.00' | 54.65' | 1°16'13" | N85°02'05"W | 54.64' |
| C176 | 2586.00' | 57.33' | 1°16'13" | S83°45'52"E | 57.33' |
| C177 | 2465.00' | 54.65' | 1°16'13" | N83°45'52"W | 54.64' |
| C178 | 2586.00' | 57.33' | 1°16'13" | S82°29'39"E | 57.33' |
| C179 | 2465.00' | 54.65' | 1°16'13" | N82°29'39"W | 54.64' |
| C180 | 2586.00' | 57.33' | 1°16'13" | S81°13'27"E | 57.33' |
| C181 | 2465.00' | 54.65' | 1°16'13" | N81°13'27"W | 54.64' |
| C182 | 2586.00' | 57.17' | 1°16'00" | S79°57'20"E | 57.17' |
| C183 | 2465.00' | 54.50' | 1°16'00" | N79°57'20"W | 54.49' |
| C184 | 2586.00' | 57.33' | 1°16'13" | S78°41'14"E | 57.33' |
| C185 | 2465.00' | 54.65' | 1°16'13" | N78°41'14"W | 54.64' |
| C186 | 2586.00' | 57.33' | 1°16'13" | S77°25'01"E | 57.33' |
| C187 | 2465.00' | 54.65' | 1°16'13" | N77°25'01"W | 54.64' |
| C188 | 2586.00' | 52.12' | 1°09'17" | S76°12'17"E | 52.12' |
| C189 | 2465.00' | 49.68' | 1°09'17" | N76°12'17"W | 49.68' |
| C190 | 2586.00' | 52.12' | 1°09'17" | S75°03'00"E | 52.12' |
| C191 | 2465.00' | 49.68' | 1°09'17" | N75°03'00"W | 49.68' |
| C192 | 2586.00' | 52.12' | 1°09'17" | S73°53'43"E | 52.12' |
| C193 | 2465.00' | 49.68' | 1°09'17" | N73°53'43"W | 49.68' |
| C194 | 2586.00' | 52.12' | 1°09'17" | S72°44'26"E | 52.12' |
| C195 | 2465.00' | 49.68' | 1°09'17" | N72°44'26"W | 49.68' |
| C196 | 2586.00' | 52.12' | 1°09'17" | S71°35'09"E | 52.12' |
| C197 | 2465.00' | 49.68' | 1°09'17" | N71°35'09"W | 49.68' |
| C198 | 2586.00' | 52.12' | 1°09'17" | S70°25'52"E | 52.12' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C199 | 2465.00' | 49.68' | 1°09'17" | N70°25'52"W | 49.68' |
| C200 | 2586.00' | 52.12' | 1°09'17" | S69°16'35"E | 52.12' |
| C201 | 2465.00' | 49.68' | 1°09'17" | N69°16'35"W | 49.68' |
| C202 | 2586.00' | 52.12' | 1°09'17" | S68°07'18"E | 52.12' |
| C203 | 2465.00' | 49.68' | 1°09'17" | N68°07'18"W | 49.68' |
| C204 | 2586.00' | 52.12' | 1°09'17" | S66°58'01"E | 52.12' |
| C205 | 2465.00' | 49.68' | 1°09'17" | N66°58'01"W | 49.68' |
| C206 | 2586.00' | 52.12' | 1°09'17" | S65°48'44"E | 52.12' |
| C207 | 2465.00' | 49.68' | 1°09'17" | N65°48'44"W | 49.68' |
| C208 | 2586.00' | 29.82' | 0°39'38" | S64°54'17"E | 29.82' |
| C209 | 100.00' | 18.34' | 10°30'38" | S69°49'46"E | 18.32' |
| C210 | 2465.00' | 69.49' | 1°36'55" | N64°25'38"W | 69.49' |
| C211 | 100.00' | 43.01' | 24°38'30" | S87°24'21"E | 42.68' |
| C212 | 2465.00' | 107.35' | 2°29'43" | N62°22'19"W | 107.34' |
| C213 | 100.00' | 43.01' | 24°38'30" | N67°57'09"E | 42.68' |
| C214 | 100.00' | 15.61' | 8°56'31" | N51°09'39"E | 15.59' |
| C215 | 550.00' | 46.34' | 4°49'37" | S44°16'35"W | 46.32' |
| C216 | 550.00' | 48.65' | 5°04'05" | N39°19'44"E | 48.63' |
| C217 | 550.00' | 48.65' | 5°04'05" | N34°15'39"E | 48.63' |
| C218 | 375.00' | 52.42' | 8°00'31" | S42°41'08"W | 52.37' |
| C219 | 550.00' | 48.65' | 5°04'05" | N29°11'33"E | 48.63' |
| C220 | 375.00' | 61.50' | 9°23'48" | S33°58'59"W | 61.43' |
| C221 | 550.00' | 48.65' | 5°04'05" | N24°07'28"E | 48.63' |
| C222 | 375.00' | 61.54' | 9°24'08" | S24°35'01"W | 61.47' |
| C223 | 550.00' | 48.65' | 5°04'05" | N19°03'23"E | 48.63' |
| C224 | 375.00' | 61.51' | 9°23'55" | S15°11'00"W | 61.44' |
| C225 | 550.00' | 48.65' | 5°04'05" | N13°59'18"E | 48.63' |
| C226 | 375.00' | 61.43' | 9°23'08" | S5°47'28"W | 61.36' |
| C227 | 550.00' | 48.65' | 5°04'05" | N8°55'13"E | 48.63' |
| C228 | 375.00' | 5.28' | 0°48'23" | S0°41'42"W | 5.28' |
| C229 | 550.00' | 48.65' | 5°04'05" | N3°51'07"E | 48.63' |
| C230 | 550.00' | 48.65' | 5°04'05" | N1°12'58"W | 48.63' |
| C231 | 550.00' | 57.75' | 6°00'58" | N6°45'29"W | 57.72' |
| C232 | 550.00' | 45.59' | 4°44'57" | S12°08'27"E | 45.58' |
| C233 | 58.00' | 221.35' | 218°40'02" | N30°59'02"W | 109.46' |
| C234 | 25.00' | 34.06' | 78°03'28" | N39°19'15"E | 31.49' |
| C235 | 100.00' | 17.96' | 10°17'24" | S19°39'38"E | 17.94' |
| C236 | 100.00' | 43.83' | 25°06'42" | N37°21'41"W | 43.48' |
| C237 | 100.00' | 33.88' | 19°24'44" | N59°37'24"W | 33.72' |
| C238 | 25.00' | 20.09' | 46°02'41" | N46°18'25"W | 19.55' |
| C239 | 25.00' | 19.18' | 43°57'37" | N1°18'17"W | 18.71' |
| C240 | 25.00' | 11.35' | 26°00'31" | N22°14'13"E | 11.25' |
| C241 | 25.00' | 3.29' | 7°32'56" | N39°00'56"E | 3.29' |
| C242 | 50.00' | 43.19' | 49°29'48" | N18°02'31"E | 41.86' |
| C243 | 50.00' | 38.34' | 43°56'22" | N28°40'34"W | 37.41' |
| C244 | 50.00' | 32.28' | 36°59'24" | N69°08'27"W | 31.72' |
| C245 | 50.00' | 3.32' | 3°48'12" | N89°32'15"W | 3.32' |
| C246 | 100.00' | 19.97' | 11°26'34" | S63°36'11"E | 19.94' |
| C247 | 1225.00' | 25.94' | 1°12'48" | N69°55'52"W | 25.94' |
| C248 | 1225.00' | 40.03' | 1°52'20" | N71°28'26"W | 40.03' |
| C249 | 1225.00' | 40.10' | 1°52'32" | N73°20'53"W | 40.10' |
| C250 | 1225.00' | 40.21' | 1°52'51" | N75°13'34"W | 40.21' |
| C251 | 1225.00' | 12.07' | 0°33'53" | N76°26'56"W | 12.07' |
| C252 | 1175.00' | 28.21' | 1°22'33" | N76°02'36"W | 28.21' |
| C253 | 1175.00' | 40.16' | 1°57'30" | N74°22'35"W | 40.16' |
| C254 | 1175.00' | 40.06' | 1°57'12" | N72°25'14"W | 40.06' |
| C255 | 1175.00' | 40.01' | 1°57'04" | N70°28'06"W | 40.01' |
| C256 | 1175.00' | 40.01' | 1°57'03" | N68°31'03"W | 40.00' |
| C257 | 1175.00' | 40.05' | 1°57'10" | N66°33'57"W | 40.05' |
| C258 | 1175.00' | 40.14' | 1°57'26" | N64°36'39"W | 40.14' |
| C259 | 1175.00' | 34.96' | 1°42'17" | N62°46'47"W | 34.96' |
| C260 | 1225.00' | 5.31' | 0°14'54" | N62°03'06"W | 5.31' |
| C261 | 1225.00' | 40.24' | 1°52'55" | N63°07'00"W | 40.24' |
| C262 | 1225.00' | 40.12' | 1°52'35" | N64°59'45"W | 40.11' |
| C263 | 1225.00' | 40.04' | 1°52'22" | N66°52'14"W | 40.04' |
| C264 | 1225.00' | 40.00' | 1°52'16" | N68°44'32"W | 40.00' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C265 | 1225.00' | 40.01' | 1°52'17" | N70°36'49"W | 40.01' |
| C266 | 1225.00' | 33.37' | 1°33'38" | N72°19'47"W | 33.36' |
| C267 | 100.00' | 6.72' | 3°50'52" | N75°02'02"W | 6.71' |
| C268 | 100.00' | 9.96' | 5°42'17" | N79°48'36"W | 9.95' |
| C269 | 50.00' | 16.17' | 18°31'46" | N58°22'11"W | 16.10' |
| C270 | 50.00' | 30.55' | 35°00'31" | N85°08'19"W | 30.08' |
| C271 | 145.00' | 79.62' | 31°27'46" | S85°03'39"E | 78.63' |
| C272 | 145.00' | 101.11' | 39°57'09" | N59°13'54"E | 99.07' |
| C273 | 50.00' | 30.18' | 34°35'11" | S60°03'50"W | 29.73' |
| C274 | 50.00' | 34.00' | 38°57'30" | S23°17'30"W | 33.35' |
| C275 | 145.00' | 47.03' | 18°35'05" | N29°57'47"E | 46.83' |
| C276 | 50.00' | 6.24' | 7°08'48" | S0°14'21"W | 6.23' |
| C277 | 100.00' | 16.67' | 9°33'09" | N25°26'49"E | 16.65' |
| C278 | 25.00' | 14.93' | 34°12'34" | S37°46'31"W | 14.71' |
| C279 | 25.00' | 24.34' | 55°47'26" | S82°46'31"W | 23.39' |
| C280 | 10.00' | 15.71' | 90°00'00" | S24°19'46"E | 14.14' |
| C281 | 145.00' | 101.11' | 39°57'09" | S59°13'54"W | 99.07' |
| C282 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C283 | 25.00' | 17.35' | 39°45'07" | N37°39'52"E | 17.00' |
| C284 | 963.00' | 43.02' | 2°33'35" | N16°30'31"E | 43.02' |
| C285 | 963.00' | 55.43' | 3°17'53" | N13°34'47"E | 55.42' |
| C286 | 963.00' | 84.26' | 5°00'47" | N9°25'28"E | 84.23' |
| C287 | 963.00' | 52.67' | 3°08'01" | S5°20'57"W | 52.66' |
| C288 | 25.00' | 16.09' | 36°52'12" | S2°14'08"W | 15.81' |
| C289 | 25.00' | 23.18' | 53°07'48" | S42°45'52"E | 22.36' |
| C290 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C291 | 25.00' | 16.09' | 36°52'12" | N39°06'20"E | 15.81' |
| C292 | 25.00' | 23.28' | 53°21'30" | N7°39'25"W | 22.45' |
| C293 | 25.00' | 23.09' | 52°54'52" | N60°47'36"W | 22.28' |
| C294 | 2646.00' | 109.15' | 2°21'48" | N86°30'03"W | 109.14' |
| C295 | 2646.00' | 237.20' | 5°08'11" | S85°06'52"E | 237.12' |
| C296 | 2646.00' | 128.05' | 2°46'22" | N83°55'58"W | 128.04' |
| C297 | 25.00' | 23.09' | 52°54'52" | S70°33'53"W | 22.28' |
| C298 | 25.00' | 12.09' | 27°41'52" | S30°15'31"W | 11.97' |
| C299 | 25.00' | 16.09' | 36°52'12" | S2°14'08"W | 15.81' |
| C300 | 25.00' | 23.18' | 53°07'48" | S42°45'52"E | 22.36' |
| C301 | 25.00' | 16.09' | 36°52'12" | N87°45'52"W | 15.81' |
| C302 | 25.00' | 23.18' | 53°07'48" | N47°14'08"E | 22.36' |
| C303 | 25.00' | 23.18' | 53°07'48" | N5°53'40"W | 22.36' |
| C304 | 25.00' | 16.09' | 36°52'12" | S50°53'40"E | 15.81' |
| C305 | 25.00' | 16.09' | 36°52'12" | S87°45'52"E | 15.81' |
| C306 | 25.00' | 23.18' | 53°07'48" | S47°14'08"W | 22.36' |
| C307 | 25.00' | 23.18' | 53°07'48" | S5°53'40"E | 22.36' |
| C308 | 25.00' | 16.09' | 36°52'12" | N50°53'40"W | 15.81' |
| C309 | 25.00' | 28.98' | 66°25'19" | S53°52'54"W | 27.39' |
| C310 | 25.00' | 10.29' | 23°34'41" | N81°07'06"W | 10.22' |
| C311 | 25.00' | 16.09' | 36°52'12" | N50°53'40"W | 15.81' |
| C312 | 25.00' | 23.18' | 53°07'48" | N5°53'40"W | 22.36' |
| C313 | 10.00' | 15.71' | 90°00'00" | S65°40'14"W | 14.14' |
| C314 | 10.00' | 15.71' | 90°00'00" | N24°19'46"W | 14.14' |
| C315 | 625.00' | 7.51' | 0°41'18" | S61°59'55"E | 7.51' |
| C316 | 25.00' | 16.60' | 38°03'01" | S35°15'24"W | 16.30' |
| C317 | 25.00' | 21.42' | 49°05'42" | S78°49'46"W | 20.77' |
| C318 | 25.00' | 13.59' | 31°08'53" | S58°19'25"E | 13.42' |
| C319 | 25.00' | 27.67' | 63°25'13" | S11°02'22"E | 26.28' |
| C320 | 10.00' | 15.71' | 90°00'00" | N65°40'14"E | 14.14' |
| C321 | 35.00' | 30.75' | 50°20'06" | S45°50'17"W | 29.77' |
| C322 | 25.00' | 18.51' | 42°25'50" | S89°27'19"W | 18.09' |
| C323 | 150.00' | 235.62' | 90°00'00" | N24°19'46"W | 212.13' |
| C324 | 10.00' | 15.71' | 90°00'00" | S65°40'14"W | 14.14' |
| C325 | 25.00' | 23.18' | 53°07'48" | S42°45'52"E | 22.36' |
| C326 | 25.00' | 16.09' | 36°52'12" | S2°14'08"W | 15.81' |
| C327 | 100.00' | 8.03' | 4°36'02" | S18°22'13"W | 8.03' |
| C328 | 100.00' | 18.42' | 10°33'13" | S10°47'36"W | 18.39' |
| C329 | 50.00' | 7.69' | 8°48'31" | S34°40'10"W | 7.68' |
| C330 | 50.00' | 32.30' | 37°01'07" | S11°45'21"W | 31.75' |

# *CORRECTION PLAT*

*FOR*

# *LOS DIAMANTES SUBDIVISION PHASE 2*

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE,
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

PARCEL CURVE DATA CONTINUED
ON SHEET 8 OF 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 7 of 8 |
|---|---|---|---|
| Scale: as shown | Date: 11/22/22 | Job: A18026 | |



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F:\A18JOBS ACAD 2019\A18026 Los Diamantes BP Entitlements\PLATS\LD RESIDENTIAL FINAL PLAT-PHASE 2\A18026_LD PHASE 2 FINAL-PLAT-R2.dwg, Last saved by: Dwayne, 2/17/23 3:26:05 PM, dwayne

# CORRECTION PLAT
## FOR
## LOS DIAMANTES SUBDIVISION PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE,
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

### Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C331 | 150.00' | 66.93' | 25°34'01" | N7°53'14"E | 66.38' |
| C332 | 50.00' | 30.18' | 34°35'11" | S24°02'48"E | 29.73' |
| C333 | 150.00' | 103.40' | 39°29'47" | N24°38'40"W | 101.37' |
| C334 | 50.00' | 32.13' | 36°49'10" | S59°44'58"E | 31.58' |
| C335 | 150.00' | 65.28' | 24°56'12" | N56°51'40"W | 64.77' |
| C336 | 50.00' | 14.83' | 16°59'46" | S86°39'26"E | 14.78' |
| C337 | 100.00' | 11.68' | 6°41'31" | S84°56'39"E | 11.67' |
| C338 | 100.00' | 14.77' | 8°27'44" | S72°31'16"E | 14.76' |
| C339 | 975.00' | 25.44' | 1°29'42" | S76°00'17"E | 25.44' |
| C340 | 975.00' | 40.14' | 2°21'32" | S74°04'40"E | 40.14' |
| C341 | 975.00' | 40.04' | 2°21'10" | S71°43'19"E | 40.03' |
| C342 | 975.00' | 40.00' | 2°21'03" | S69°22'13"E | 40.00' |
| C343 | 975.00' | 40.04' | 2°21'10" | S67°01'06"E | 40.03' |
| C344 | 975.00' | 40.14' | 2°21'31" | S64°39'46"E | 40.13' |
| C345 | 975.00' | 20.01' | 1°10'33" | S62°53'44"E | 20.01' |
| C346 | 1025.00' | 20.25' | 1°07'54" | S62°52'25"E | 20.25' |
| C347 | 1025.00' | 40.14' | 2°14'38" | S64°33'41"E | 40.14' |
| C348 | 1025.00' | 40.04' | 2°14'18" | S66°48'09"E | 40.04' |
| C349 | 1025.00' | 40.00' | 2°14'10" | S69°02'22"E | 40.00' |
| C350 | 25.00' | 19.17' | 43°56'44" | N42°38'36"E | 18.71' |
| C351 | 25.00' | 17.89' | 41°00'15" | S85°07'05"W | 17.51' |
| C352 | 975.00' | 24.27' | 1°25'35" | N73°40'00"W | 24.27' |
| C353 | 975.00' | 40.04' | 2°21'10" | N71°46'37"W | 40.04' |
| C354 | 975.00' | 40.00' | 2°21'03" | N69°25'31"W | 40.00' |
| C355 | 975.00' | 40.03' | 2°21'09" | N67°04'25"W | 40.03' |
| C356 | 975.00' | 40.13' | 2°21'30" | N64°43'05"W | 40.13' |
| C357 | 975.00' | 20.95' | 1°13'52" | N62°55'24"W | 20.95' |
| C358 | 1025.00' | 19.30' | 1°04'45" | N62°50'50"W | 19.30' |
| C359 | 1025.00' | 40.14' | 2°14'38" | N64°30'32"W | 40.14' |
| C360 | 1025.00' | 40.04' | 2°14'18" | N66°45'00"W | 40.04' |
| C361 | 1025.00' | 40.00' | 2°14'10" | N68°59'14"W | 40.00' |
| C362 | 1025.00' | 40.02' | 2°14'14" | N71°13'26"W | 40.02' |
| C363 | 1025.00' | 40.11' | 2°14'31" | N73°27'49"W | 40.10' |
| C364 | 1025.00' | 38.78' | 2°10'04" | N75°40'06"W | 38.78' |
| C365 | 50.00' | 1.47' | 1°41'01" | N75°54'37"W | 1.47' |
| C366 | 50.00' | 43.78' | 50°09'58" | N49°59'08"W | 42.39' |
| C367 | 50.00' | 39.77' | 45°34'23" | S2°06'57"E | 38.73' |
| C368 | 50.00' | 39.77' | 45°34'23" | S43°27'26"W | 38.73' |
| C369 | 50.00' | 35.47' | 40°38'47" | N86°34'01"E | 34.73' |
| C370 | 1175.00' | 8.31' | 0°24'19" | S72°54'26"E | 8.31' |
| C371 | 1175.00' | 40.04' | 1°57'08" | S71°43'42"E | 40.04' |
| C372 | 1175.00' | 40.00' | 1°57'02" | S69°46'37"E | 40.00' |
| C373 | 1175.00' | 40.02' | 1°57'05" | S67°49'33"E | 40.01' |
| C374 | 1175.00' | 40.07' | 1°57'15" | S65°52'24"E | 40.07' |
| C375 | 1175.00' | 40.18' | 1°57'34" | S63°54'59"E | 40.18' |
| C376 | 1175.00' | 20.70' | 1°00'34" | S62°25'56"E | 20.70' |
| C377 | 1225.00' | 19.59' | 0°54'59" | S62°23'08"E | 19.59' |
| C378 | 1225.00' | 40.19' | 1°52'47" | S63°47'01"E | 40.19' |
| C379 | 1225.00' | 40.08' | 1°52'29" | S65°39'39"E | 40.08' |
| C380 | 1225.00' | 40.02' | 1°52'19" | S67°32'03"E | 40.02' |
| C381 | 1225.00' | 40.00' | 1°52'15" | S69°24'20"E | 40.00' |
| C382 | 1225.00' | 40.02' | 1°52'19" | S71°16'38"E | 40.02' |
| C383 | 1225.00' | 20.36' | 0°57'09" | S72°41'22"E | 20.36' |
| C384 | 25.00' | 21.77' | 49°53'27" | S48°13'13"E | 21.09' |
| C385 | 25.00' | 19.17' | 43°56'44" | N1°18'08"W | 18.71' |
| C386 | 25.00' | 17.36' | 39°47'10" | N84°30'33"E | 17.01' |
| C387 | 25.00' | 19.17' | 43°56'44" | S42°38'36"W | 18.71' |
| C388 | 1175.00' | 24.85' | 1°12'43" | S74°59'30"E | 24.85' |
| C389 | 1175.00' | 40.10' | 1°57'20" | S73°24'29"E | 40.10' |
| C390 | 1175.00' | 40.03' | 1°57'07" | S71°27'16"E | 40.03' |
| C391 | 1175.00' | 23.66' | 1°09'14" | S69°54'05"E | 23.66' |
| C392 | 50.00' | 45.71' | 52°22'51" | N43°08'03"W | 44.14' |
| C393 | 50.00' | 32.83' | 37°37'09" | S1°51'57"W | 32.24' |
| C394 | 25.00' | 23.65' | 54°11'38" | S47°46'21"W | 22.77' |
| C395 | 25.00' | 15.62' | 35°48'05" | N87°13'48"W | 15.37' |
| C396 | 575.00' | 7.06' | 0°42'14" | N68°58'39"W | 7.06' |

### Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C397 | 575.00' | 40.05' | 3°59'28" | N66°37'48"W | 40.04' |
| C398 | 575.00' | 29.91' | 2°58'48" | N63°08'40"W | 29.90' |
| C399 | 1025.00' | 10.36' | 0°34'44" | N61°56'38"W | 10.36' |
| C400 | 1025.00' | 40.22' | 2°14'54" | N63°21'27"W | 40.22' |
| C401 | 1025.00' | 40.09' | 2°14'27" | N65°36'08"W | 40.08' |
| C402 | 1025.00' | 40.02' | 2°14'13" | N67°50'27"W | 40.01' |
| C403 | 1025.00' | 40.01' | 2°14'11" | N70°04'39"W | 40.00' |
| C404 | 1025.00' | 20.70' | 1°09'26" | N71°46'27"W | 20.70' |
| C405 | 25.00' | 21.41' | 49°04'40" | N47°48'50"W | 20.77' |
| C406 | 25.00' | 19.17' | 43°56'44" | S1°18'08"E | 18.71' |
| C407 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C408 | 25.00' | 16.09' | 36°52'12" | N39°06'20"E | 15.81' |
| C409 | 25.00' | 0.29' | 0°39'51" | S16°36'38"W | 0.29' |
| C410 | 25.00' | 39.60' | 90°44'49" | N29°05'42"W | 35.59' |
| C411 | 2636.00' | 165.04' | 3°35'14" | N72°40'29"W | 165.02' |
| C412 | 225.00' | 24.66' | 6°16'48" | S30°13'29"W | 24.65' |
| C413 | 225.00' | 50.76' | 12°55'33" | S39°49'40"W | 50.65' |
| C414 | 225.00' | 1.57' | 0°23'57" | S46°29'25"W | 1.57' |
| C415 | 325.00' | 44.92' | 7°55'06" | S42°43'50"W | 44.88' |
| C416 | 325.00' | 72.87' | 12°50'46" | S32°20'54"W | 72.71' |
| C417 | 325.00' | 72.87' | 12°50'46" | S19°30'08"W | 72.71' |
| C418 | 325.00' | 72.87' | 12°50'46" | S6°39'22"W | 72.71' |
| C419 | 325.00' | 72.87' | 12°50'46" | S6°11'23"E | 72.71' |
| C420 | 325.00' | 10.79' | 1°54'09" | S13°33'51"E | 10.79' |
| C421 | 25.00' | 28.33' | 64°55'55" | N36°51'48"W | 26.84' |
| C422 | 25.00' | 10.94' | 25°04'05" | N8°08'12"E | 10.85' |
| C423 | 25.00' | 16.09' | 36°52'12" | N39°06'20"E | 15.81' |
| C424 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C425 | 375.00' | 61.54' | 9°24'08" | N24°35'01"E | 61.47' |
| C426 | 500.00' | 45.52' | 5°12'56" | N11°54'27"W | 45.50' |
| C427 | 500.00' | 63.30' | 7°15'12" | S5°40'23"E | 63.26' |
| C428 | 500.00' | 63.30' | 7°15'12" | S1°34'49"W | 63.26' |
| C429 | 500.00' | 63.30' | 7°15'12" | S8°50'02"W | 63.26' |
| C430 | 500.00' | 63.30' | 7°15'12" | S16°05'14"W | 63.26' |
| C431 | 500.00' | 63.30' | 7°15'12" | S23°20'26"W | 63.26' |
| C432 | 500.00' | 63.30' | 7°15'12" | S30°35'39"W | 63.26' |
| C433 | 500.00' | 63.30' | 7°15'12" | S37°50'51"W | 63.26' |
| C434 | 500.00' | 45.52' | 5°12'56" | S44°04'55"W | 45.50' |
| C435 | 50.00' | 28.09' | 32°11'14" | S62°47'00"W | 27.72' |
| C436 | 50.00' | 31.89' | 36°32'55" | N82°50'55"W | 31.36' |
| C437 | 2646.00' | 240.32' | 5°12'14" | S66°31'53"E | 240.24' |
| C438 | 2646.00' | 123.40' | 2°40'20" | S65°15'56"E | 123.39' |
| C439 | 2646.00' | 116.92' | 2°31'54" | S67°52'03"E | 116.91' |
| C440 | 25.00' | 23.09' | 52°54'52" | N42°14'39"W | 22.28' |
| C441 | 25.00' | 20.73' | 47°30'20" | N7°57'57"E | 20.14' |
| C442 | 375.00' | 8.22' | 1°15'23" | N46°03'42"E | 8.22' |
| C443 | 375.00' | 48.03' | 7°20'19" | N41°45'51"E | 48.00' |
| C444 | 375.00' | 48.03' | 7°20'19" | N34°25'32"E | 48.00' |
| C445 | 375.00' | 48.03' | 7°20'19" | N27°05'13"E | 48.00' |
| C446 | 375.00' | 48.03' | 7°20'19" | N19°44'54"E | 48.00' |
| C447 | 375.00' | 48.03' | 7°20'19" | N12°24'35"E | 48.00' |
| C448 | 375.00' | 48.03' | 7°20'19" | N5°04'16"E | 48.00' |
| C449 | 375.00' | 48.03' | 7°20'19" | N2°16'03"W | 48.00' |
| C450 | 375.00' | 48.04' | 7°20'24" | N9°36'24"W | 48.01' |
| C451 | 375.00' | 8.11' | 1°14'20" | N13°53'46"W | 8.11' |
| C452 | 2453.00' | 80.97' | 1°53'29" | S88°45'57"E | 80.97' |
| C453 | 30.00' | 47.12' | 90°00'00" | N44°42'42"W | 42.43' |
| C454 | 1025.00' | 40.03' | 2°14'15" | S7°16'35"E | 40.02' |
| C455 | 1025.00' | 26.88' | 1°30'10" | S7°08'47"E | 26.88' |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 10 | 7290.0130 sf |
| 2 | 10 | 6875.0000 sf |
| 3 | 10 | 6875.0000 sf |
| 4 | 10 | 6875.0000 sf |
| 5 | 10 | 6875.0000 sf |
| 6 | 10 | 6875.0000 sf |
| 7 | 10 | 6875.0000 sf |
| 8 | 10 | 6932.7748 sf |
| 9 | 10 | 7193.5264 sf |
| 10 | 10 | 7193.5259 sf |
| 11 | 10 | 7193.5259 sf |
| 12 | 10 | 7193.5259 sf |
| 13 | 10 | 7193.5259 sf |
| 14 | 10 | 8958.8634 sf |
| 15 | 10 | 9798.6164 sf |
| 16 | 10 | 9659.0267 sf |
| 17 | 10 | 8636.2296 sf |
| 18 | 10 | 6655.0000 sf |
| 19 | 10 | 6688.6613 sf |
| 20 | 10 | 6774.4332 sf |
| 21 | 10 | 6774.4332 sf |
| 22 | 10 | 6774.4332 sf |
| 23 | 10 | 6774.4332 sf |
| 24 | 10 | 6774.4332 sf |
| 25 | 10 | 6774.4332 sf |
| 26 | 10 | 6774.4332 sf |
| 27 | 10 | 6755.8264 sf |
| 28 | 10 | 6774.4332 sf |
| 29 | 10 | 6774.4332 sf |
| 30 | 10 | 6158.5619 sf |
| 31 | 10 | 6158.5619 sf |
| 32 | 10 | 6158.5619 sf |
| 33 | 10 | 6158.5619 sf |
| 34 | 10 | 6158.5619 sf |
| 35 | 10 | 6158.5619 sf |
| 36 | 10 | 6158.5619 sf |
| 37 | 10 | 6158.5619 sf |
| 38 | 10 | 6158.5619 sf |
| 39 | 10 | 6158.5619 sf |
| 40 | 10 | 7141.9950 sf |
| 41 | 10 | 10721.0589 sf |
| 42 | 10 | 10110.2973 sf |
| 43 | 10 | 6863.4406 sf |
| 44 | 10 | 6000.0000 sf |
| 45 | 10 | 6497.2368 sf |
| 46 | 10 | 6820.0928 sf |
| 47 | 10 | 7389.5356 sf |
| 48 | 10 | 7842.0989 sf |
| 49 | 10 | 8014.9370 sf |
| 50 | 10 | 7902.4197 sf |
| 51 | 10 | 7508.0031 sf |
| 52 | 10 | 6920.3169 sf |
| 53 | 10 | 6539.5684 sf |
| 54 | 10 | 6476.3890 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 55 | 10 | 6585.4609 sf |
| 56 | 10 | 6144.7984 sf |
| 57 | 10 | 8395.5042 sf |
| 58 | 10 | 12041.1888 sf |
| 59 | 10 | 8204.2298 sf |
| 60 | 10 | 6003.4556 sf |
| 61 | 10 | 6002.5322 sf |
| 62 | 10 | 5958.9638 sf |
| 64 | 10 | 4199.9998 sf |
| 65 | 10 | 4238.5434 sf |
| 66 | 10 | 6900.4881 sf |
| 67 | 10 | 11408.6081 sf |
| 68 | 10 | 7553.8890 sf |
| 69 | 10 | 4443.3880 sf |
| 70 | 10 | 4400.7921 sf |
| 71 | 10 | 4400.6568 sf |
| 72 | 10 | 4400.5214 sf |
| 73 | 10 | 4400.3861 sf |
| 74 | 10 | 4400.2508 sf |
| 75 | 10 | 4400.1154 sf |
| 76 | 10 | 4402.3549 sf |
| 77 | 10 | 4436.4949 sf |
| 78 | 10 | 4522.6330 sf |
| 79 | 10 | 4661.4259 sf |
| 80 | 10 | 4847.0566 sf |
| 81 | 10 | 5015.5247 sf |
| 82 | 10 | 5129.3501 sf |
| 83 | 10 | 5188.4440 sf |
| 84 | 10 | 5193.0135 sf |
| 85 | 10 | 5143.0750 sf |
| 86 | 10 | 5038.4545 sf |
| 87 | 10 | 4878.8265 sf |
| 88 | 10 | 4689.9019 sf |
| 89 | 10 | 4542.2366 sf |
| 90 | 10 | 4447.2875 sf |
| 91 | 10 | 4404.7484 sf |
| 92 | 10 | 4414.4833 sf |
| 93 | 10 | 4476.9852 sf |
| 94 | 10 | 4555.1822 sf |
| 95 | 10 | 7306.2510 sf |
| 96 | 10 | 7705.1913 sf |
| 97 | 10 | 6293.2924 sf |
| 98 | 10 | 4655.5273 sf |
| 99 | 10 | 4599.0326 sf |
| ROW DEDICATION #1 | 10 | 4516.6062 sf |
| ROW DEDICATION #2 | 10 | 6789.3888 sf |
| TRACT 63A | 10 | 6680.0650 sf |
| TRACT CC-1 | 10 | 32345.9433 sf |
| TRACT CC-2 | 10 | 14526.9807 sf |
| TRACT MM | 10 | 9535.3814 sf |
| TRACT SS | 10 | 748.6439 sf |
| TRACT YY | 10 | 9820.4884 sf |
| TRACT ZZ | 10 | 285248.4386 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 11 | 7359.0876 sf |
| 2 | 11 | 6602.7755 sf |
| 3 | 11 | 6050.0000 sf |
| 4 | 11 | 6483.7819 sf |
| 5 | 11 | 7535.3492 sf |
| 6 | 11 | 6737.8833 sf |
| 7 | 11 | 7919.7806 sf |
| TRACT FF | 11 | 2167.6944 sf |
| TRACT GG | 11 | 9742.2520 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 12 | 10096.9666 sf |
| 2 | 12 | 8634.5520 sf |
| 3 | 12 | 6301.0941 sf |
| 4 | 12 | 6325.0000 sf |
| 5 | 12 | 8445.4485 sf |
| TRACT HH | 12 | 2247.9683 sf |
| TRACT II | 12 | 2179.5595 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 13 | 7476.0976 sf |
| 2 | 13 | 6600.0000 sf |
| 3 | 13 | 6600.0000 sf |
| 4 | 13 | 6600.0000 sf |
| 5 | 13 | 6600.0000 sf |
| 6 | 13 | 6600.0000 sf |
| 7 | 13 | 6600.0000 sf |
| 8 | 13 | 6600.0000 sf |
| 9 | 13 | 7476.0906 sf |
| 10 | 13 | 7476.0975 sf |
| 11 | 13 | 6600.0000 sf |
| 12 | 13 | 6600.0000 sf |
| 13 | 13 | 6600.0000 sf |
| 14 | 13 | 6600.0000 sf |
| 15 | 13 | 6600.0000 sf |
| 16 | 13 | 6600.0000 sf |
| 17 | 13 | 6600.0000 sf |
| 18 | 13 | 7476.0907 sf |
| TRACT DD | 13 | 2179.5595 sf |
| TRACT EE | 13 | 2179.5595 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 14 | 7171.7124 sf |
| 2 | 14 | 6600.0000 sf |
| 3 | 14 | 6600.0000 sf |
| 4 | 14 | 6600.0000 sf |
| 5 | 14 | 6600.0000 sf |
| 6 | 14 | 6600.0000 sf |
| 7 | 14 | 6600.0000 sf |
| 8 | 14 | 6600.0000 sf |
| 9 | 14 | 7154.6248 sf |
| TRACT BB | 14 | 10844.4563 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 15 | 5556.0974 sf |
| 2 | 15 | 5550.0000 sf |
| 3 | 15 | 5550.0000 sf |
| 4 | 15 | 5550.0000 sf |
| 5 | 15 | 5550.0000 sf |
| 6 | 15 | 5550.0000 sf |
| 7 | 15 | 5550.0000 sf |
| 8 | 15 | 5550.0000 sf |
| 9 | 15 | 8068.4779 sf |
| 10 | 15 | 7095.0000 sf |
| 11 | 15 | 7095.0000 sf |
| 12 | 15 | 7095.0000 sf |
| 13 | 15 | 7095.0000 sf |
| 14 | 15 | 7095.0000 sf |
| 15 | 15 | 8056.5221 sf |
| TRACT AA | 15 | 90261.2949 sf |
| TRACT JJ | 15 | 6081.3132 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 16 | 4644.6530 sf |
| 2 | 16 | 4602.5735 sf |
| 3 | 16 | 4579.4335 sf |
| 4 | 16 | 4618.7706 sf |
| 5 | 16 | 4720.7653 sf |
| 6 | 16 | 4883.2079 sf |
| 7 | 16 | 5044.3161 sf |
| 8 | 16 | 5141.8609 sf |
| 9 | 16 | 5173.5623 sf |
| 10 | 16 | 5139.5812 sf |
| 11 | 16 | 5039.7452 sf |
| 12 | 16 | 4879.5114 sf |
| 13 | 16 | 4771.4281 sf |
| 14 | 16 | 7076.2945 sf |
| 15 | 16 | 8095.1084 sf |
| 16 | 16 | 7201.4685 sf |
| 17 | 16 | 4741.9169 sf |
| 18 | 16 | 4595.4948 sf |
| TRACT XX | 16 | 25578.0111 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 17 | 4919.8697 sf |
| 2 | 17 | 4950.6311 sf |
| 3 | 17 | 4945.4720 sf |
| 4 | 17 | 4970.2100 sf |
| 5 | 17 | 5024.6915 sf |
| 6 | 17 | 5015.2543 sf |
| 7 | 17 | 4959.1674 sf |
| 8 | 17 | 4920.1122 sf |
| 9 | 17 | 4943.7224 sf |
| 10 | 17 | 4946.0052 sf |
| 11 | 17 | 4927.0608 sf |
| 12 | 17 | 5022.6707 sf |
| 13 | 17 | 4970.2529 sf |
| 14 | 17 | 5685.7411 sf |
| 15 | 17 | 5894.6758 sf |
| 16 | 17 | 5882.8307 sf |
| 17 | 17 | 5764.8893 sf |
| 18 | 17 | 5676.2045 sf |
| 19 | 17 | 5616.5345 sf |
| 20 | 17 | 5503.7323 sf |
| 21 | 17 | 5431.7104 sf |
| 22 | 17 | 5453.2561 sf |
| 23 | 17 | 5527.3913 sf |
| 24 | 17 | 5558.2902 sf |
| 25 | 17 | 5545.8751 sf |
| 26 | 17 | 5470.9077 sf |
| TRACT VV | 17 | 1649.1286 sf |
| TRACT WW | 17 | 3351.2814 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 18 | 5179.9224 sf |
| 2 | 18 | 5202.1379 sf |
| 3 | 18 | 5202.2733 sf |
| 4 | 18 | 5202.3065 sf |
| 5 | 18 | 5208.5652 sf |
| 6 | 18 | 5149.9731 sf |
| 7 | 18 | 5035.3740 sf |
| 8 | 18 | 4972.0903 sf |
| 9 | 18 | 4934.4372 sf |
| 10 | 18 | 4922.0789 sf |
| 11 | 18 | 4919.1665 sf |
| 12 | 18 | 5527.2203 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 13 | 18 | 5693.7393 sf |
| 14 | 18 | 5778.4218 sf |
| 15 | 18 | 5846.3617 sf |
| 16 | 18 | 5920.5701 sf |
| 17 | 18 | 5992.8997 sf |
| 18 | 18 | 6065.2291 sf |
| 19 | 18 | 6101.3938 sf |
| 20 | 18 | 6101.3938 sf |
| 21 | 18 | 6101.3938 sf |
| TRACT TT | 18 | 2519.2739 sf |
| TRACT UU | 18 | 1657.1140 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 19 | 7160.0445 sf |
| 2 | 19 | 6823.6383 sf |
| 3 | 19 | 7150.9750 sf |
| 4 | 19 | 7806.2761 sf |
| 5 | 19 | 7902.1721 sf |
| 6 | 19 | 7975.1837 sf |
| 7 | 19 | 8026.8892 sf |
| 8 | 19 | 6610.6511 sf |
| 9 | 19 | 6026.0941 sf |
| 10 | 19 | 6050.0000 sf |
| 11 | 19 | 6294.2316 sf |
| 12 | 19 | 7074.2476 sf |
| 13 | 19 | 8035.1272 sf |
| 14 | 19 | 8206.2617 sf |
| 15 | 19 | 7969.4418 sf |
| 16 | 19 | 7157.4397 sf |
| 17 | 19 | 6352.3753 sf |
| 18 | 19 | 6050.0204 sf |
| 19 | 19 | 6046.3626 sf |
| TRACT KK | 19 | 7874.8084 sf |
| TRACT QQ | 19 | 8248.6882 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 20 | 8246.0287 sf |
| 2 | 20 | 6078.1694 sf |
| 3 | 20 | 6561.1584 sf |
| 4 | 20 | 6756.5856 sf |
| 5 | 20 | 6756.5856 sf |
| 6 | 20 | 6756.5856 sf |
| 7 | 20 | 6756.5856 sf |
| 8 | 20 | 6756.5856 sf |
| 9 | 20 | 6756.5856 sf |
| 10 | 20 | 6756.5856 sf |
| 11 | 20 | 6561.1584 sf |
| 12 | 20 | 6050.0000 sf |
| 13 | 20 | 6050.0000 sf |
| 14 | 20 | 6798.0967 sf |
| 15 | 20 | 6500.0000 sf |
| 16 | 20 | 6500.0000 sf |
| 17 | 20 | 6500.0000 sf |
| 18 | 20 | 6500.0000 sf |
| 19 | 20 | 7476.0941 sf |
| 20 | 20 | 7491.8488 sf |
| 21 | 20 | 6300.2369 sf |
| 22 | 20 | 7378.1645 sf |
| 23 | 20 | 7667.1957 sf |
| 24 | 20 | 8084.4007 sf |
| 25 | 20 | 8289.3137 sf |
| 26 | 20 | 8289.4814 sf |
| 27 | 20 | 8085.1424 sf |
| 28 | 20 | 7668.3131 sf |
| 29 | 20 | 7180.6507 sf |
| 30 | 20 | 6374.0732 sf |
| 31 | 20 | 8614.2877 sf |
| TRACT LL | 20 | 2244.3868 sf |
| TRACT NN | 20 | 6996.4686 sf |
| TRACT PP | 20 | 10405.2490 sf |
| TRACT RR | 20 | 1139.7798 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| TRACT AAA | N/A | 1016.4942 sf |

### Parcel Line Table

| Line # | Direction | Length |
|---|---|---|
| L1 | N20°40'14"E | 2.84 |
| L2 | N01°31'23"E | 4.29 |
| L3 | N14°27'00"E | 38.65 |
| L4 | N20°09'23"E | 19.41 |
| L5 | N46°41'24"E | 12.61 |
| L6 | S46°41'24"W | 10.25 |
| L7 | S83°37'56"E | 125.92 |
| L8 | S89°42'42"E | 45.08 |
| L9 | S00°17'18"W | 12.00 |
| L11 | N89°42'33"W | 13.00 |
| L12 | S46°41'50"W | 21.37 |
| L13 | N43°16'50"W | 92.32 |

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

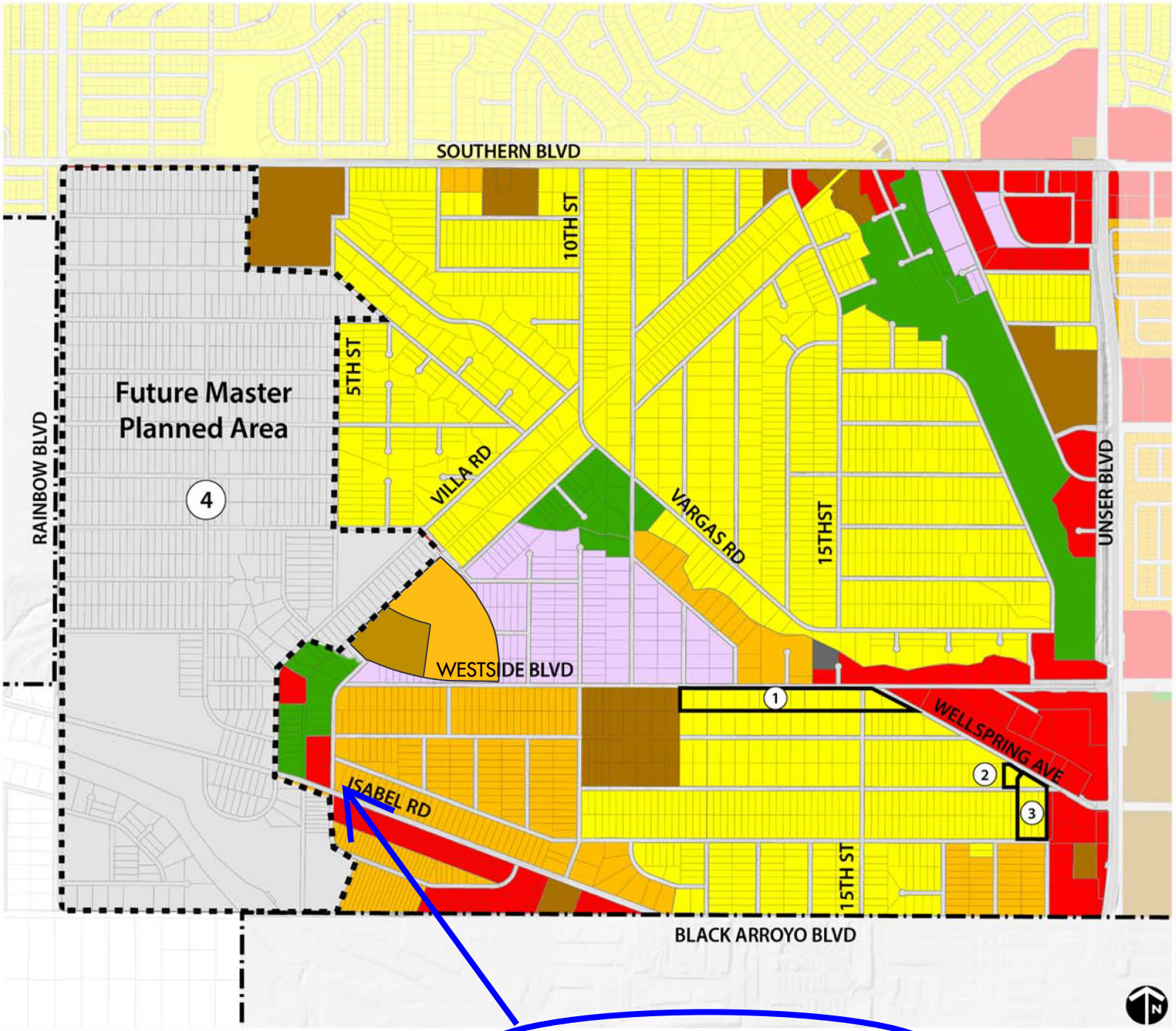
| | | | |
|---|---|---|---|
| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 8 of 8 |
| Scale: as shown | Date: 11/22/22 | Job: A18026 | |

Book 33 Page 67

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F:\A18JOBS ACAD 2019\A18026 Los Diamantes BP Entitlements\PLATS\LD RESIDENTIAL FINAL PLAT-PHASE 2\A18026_LD PHASE 2 FINAL-PLAT-R2.dwg, Last saved by: Dwayne, 2/8/23

F:\A18JOBS ACAD 2019\A18026 Los Diamantes BP Entitlements\PLATS\LD RESIDENTIAL FINAL PLAT-PHASE 2\A18026.LD PHASE 2 FINAL-PLAT-R2.dwg, 2/17/2023 3:23:45 PM, dwayne




UNIT 10 SPECIFIC AREA PLAN

## GENERALIZED LAND USE, PROPOSED CHANGE AREAS

LEGEND

LAND USE CATEGORY

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Industrial, Business Park, Warehouse
- Civic, School, Church
- Parks, Open Space, Drainage
- Utility
- Future Master Planned Area

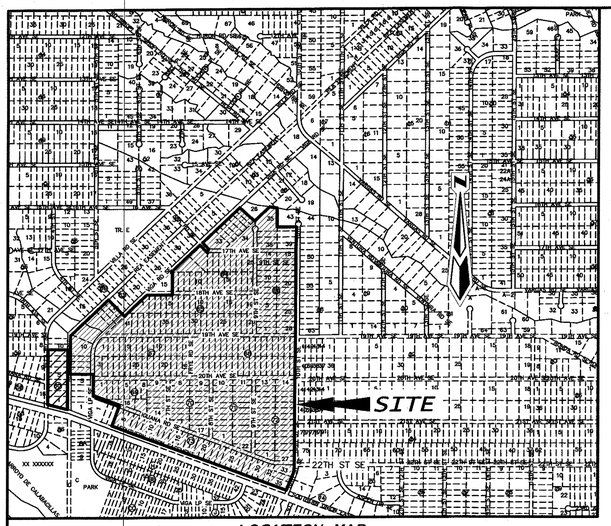
PROPOSED CHANGE AREAS

1. Change to *Neighborhood Commercial* to provide transition area with office. See page 27.
2. Identify as *Neighborhood Commercial* reflecting Unser Pavilion West Plan.
3. Identify as *Community Commercial* reflecting Unser Pavilion West Plan.
4. Change to *Future Master Planned Area*. See page 28 for description of the land uses in this area.



Lots 63-68, Block 10, LD2

2019P01437 09/27/2019 09:41:17 AM
PLAT Pg.1 of 3
Eileen Garbagni, Sandoval County Clerk B: 3 P: 4441




LOCATION MAP

## SUBDIVISION DATA

GROSS ACREAGE: 185.3216 AC.
NO. OF EXISTING LOTS/TRACTS: 308 LOTS / 0 TRACTS
NO. OF LOTS/TRACTS ELIMINATED: 308 LOTS / 0 TRACTS
NO. OF LOTS/TRACTS CREATED: 0 LOTS / 4 TRACTS
PUBLIC RIGHT OF WAY CREATED: 0.0000 AC.
DATE OF SURVEY: MAY, 2015

## FREE CONSENT AND DEDICATION

The real estate shown and described on this plat is surveyed and subdivided with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) and/or proprietor(s) do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical, power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs and owner(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

LOS DIAMANTES, LLC

PIERRE AMESTOY, MANAGING MEMBER — DATE 4-24-19

## ACKNOWLEDGEMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 24, 2019 BY PIERRE AMESTOY, MANAGING MEMBER FOR LOS DIAMANTES, LLC A NEW MEXICO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 8-19-19

NOTARY PUBLIC

OFFICIAL SEAL
Kay Brashear
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8-19-19

## LEGAL DESCRIPTION

A TRACT OF LAND WITHIN THE TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO BEING ALL OF LOTS 27 THRU 42, BLOCK 18; LOTS 1 THRU 9, BLOCK 60; LOTS 7 THRU 15, BLOCK 62; LOTS 1 THRU 14, 16, 17, 18 THRU 25, BLOCK 64; LOTS 1 THRU 41, BLOCK 65; LOTS 1 THRU 28, BLOCK 66; LOTS 1 THRU 31, BLOCK 67; LOTS 1 THRU 36, BLOCK 68; LOTS 1 THRU 16, BLOCK 69; LOTS 1 THRU 17, BLOCK 70; LOTS 1 THRU 22, BLOCK 71; LOTS 1 THRU 27, BLOCK 72; LOTS 4 THRU 35, BLOCK 73; RIO RANCHO ESTATES, UNIT 10, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON MAY 13, 1968, IN RIO RANCHO ESTATES PLAT BOOK 1, PAGE 74, AND CONTAINING 167.0313 ACRES MORE OR LESS.

TOGETHER WITH

A PORTION OF 17TH AVENUE SE, 18TH AVENUE SE, 19TH AVENUE SE, 20TH AVENUE SE, VIGA ROAD SE, FRYE ROAD SE, IGUANA ROAD SE, 7TH STREET SE, 8TH STREET SE AND 9TH STREET SE ALL RIGHT-OF-WAY AND CONTAINING 18.2903 ACRES FOR A TOTAL OF 185.3216 ACRES MORE OR LESS.

## PURPOSE OF PLAT

1. TO VACATE PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON AS APPROVED BY PLANNING & ZONING BOARD.
2. TO VACATE EASEMENTS SHOWN HEREON AS APPROVED BY PLANNING & ZONING BOARD,
3. TO GRANT EASEMENTS AS NECESSARY.
4. TO ELIMINATE EXISTING PROPERTY LINES AS SHOWN HEREON.
5. TO COMBINE 308 LOTS AND VACATED RIGHT-OF-WAY INTO FOUR TRACTS

## SUBDIVISION NOTES

1. FIELD SURVEY PERFORMED IN MAY 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. ALL BEARINGS ARE NEW MEXICO SATE PLANE GRID BEARINGS (CENTRAL ZONE).
4. BASIS OF BOUNDARY IS THE FOLLOWING PLAT OF RECORD:

   "NORTHERLY PORTION, SOUTHWESTERLY PORTION, UNIT TEN RIO RANCHO ESTATES"
   (05-13-1968, RRE PLAT BOOK 1, PAGE 74)

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST COMMUNICATIONS D/B/A CENTURY LINK (QWEST) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
4. CABLE ONE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
5. CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE AND SERVICES OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
IN APPROVING THIS PLAT, PNM, NMGCO, QWEST AND CABLE ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, QWEST AND CABLE ONE DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

## COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the 27th th day of September, 2019 in Bernalillo, Sandoval County, New Mexico, and was recorded in Volume 31, Folio 4441, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Eileen Garbagni, County Clerk and Recorder

By: Monica Candelaria
Deputy

## CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the 9 day of July, 2019.

Rebecca A. Martinez — July 9 2019
Rebecca A. Martinez City Clerk, City of Rio Rancho — Date

## TREASURER'S CERTIFICATE

I, Laura M. Montoya, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

Laura M. Montoya — 9/27/19
Laura M. Montoya, Sandoval County Treasurer — Date

DSD CASE NO. 19-230-00001 + 19-200-00006

## RIO RANCHO PLANNING AND ZONING BOARD

Approved on the April day of 23rd 2019.

David J. Heil, Chairman — 7-9-19 Date
~~David J. Heil, Chairman~~
Michael Schlichte, Vice Chair

# SUMMARY PLAT OF TRACTS 1, 2, 3 & 4
# LOS DIAMANTES SUBDIVISION

BEING A REPLAT OF
LOTS 27-42, BLOCK 18; LOTS 1-9, BLOCK 60;
LOTS 7-15, BLOCK 62; LOTS 1-14 & 16,17 & 18-25, BLOCK 64;
LOTS 1-41, BLOCK 65; LOTS 1-28, BLOCK 66;
LOTS 1-31, BLOCK 67; LOTS 1-36, BLOCK 68;
LOTS 1-16, BLOCK 69; LOTS 1-17, BLOCK 70;
LOTS 1-22, BLOCK 71; LOTS 1-27, BLOCK 72;
LOTS 4-35, BLOCK 73;
TOGETHER WITH
PORTION OF 17th AVENUE SE, 18th AVENUE SE, 19th AVENUE SE, 20th AVENUE SE, VIGA ROAD SE, FRYE ROAD SE, IGUANA ROAD SE, 7th STREET SE, 8th STREET SE AND 9th STREET SE, OF THE NORTHERLY PORTION, SOUTHWESTERLY PORTION, UNIT TEN, RIO RANCHO ESTATES
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
APRIL, 2019

## UTILITY APPROVALS:

City of Rio Rancho — for David Serrano — 6/17/2019 Date

New Mexico Gas Company — 5/30/19 Date

Qwest Corporation d/b/a CenturyLink QC — 05/30/2019 Date

Public Service Company of New Mexico — 5/31/2019 Date

Cable One — 5.5.19 Date

## MAYOR, CITY OF RIO RANCHO

Gregory D. Hull, Mayor — 7.10.19 Date

## JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich, P.S. No. 7719 — 05/28/19 Date

## SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 — 05/20/19 Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| | | | |
|---|---|---|---|
| Designed: DMG | Drawn: SPS | Checked: ALS | Sheet 1 of 3 |
| Scale: as shown | Date: 4/24/2019 | Job: A13051 | |

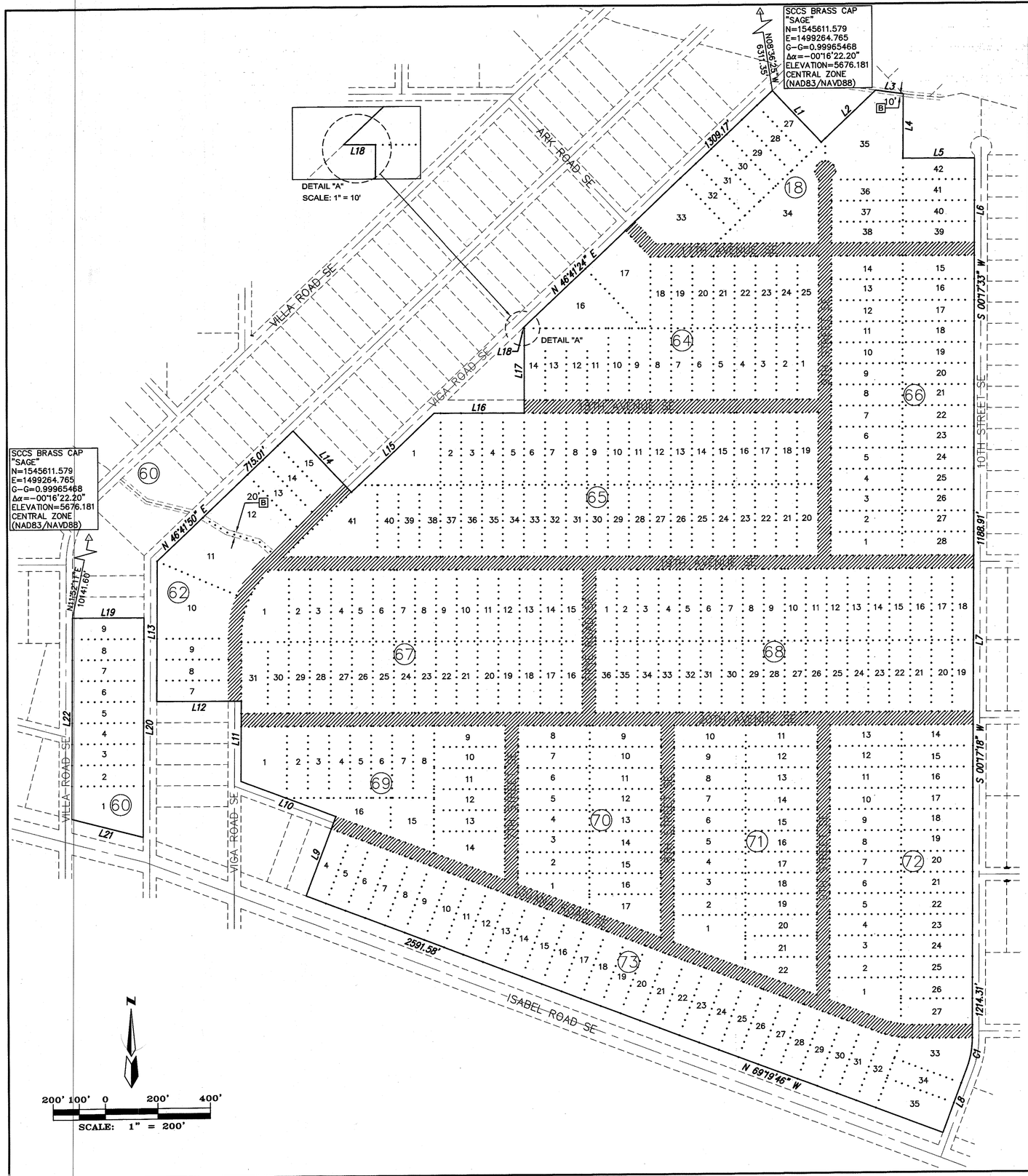
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# SUMMARY PLAT OF TRACTS 1, 2, 3 & 4 LOS DIAMANTES SUBDIVISION

BEING A REPLAT OF
LOTS 27-42, BLOCK 18; LOTS 1-9, BLOCK 60;
LOTS 7-15, BLOCK 62; LOTS 1-14 & 16,17 & 18-25, BLOCK 64;
LOTS 1-41, BLOCK 65; LOTS 1-28, BLOCK 66;
LOTS 1-31, BLOCK 67; LOTS 1-36, BLOCK 68;
LOTS 1-16, BLOCK 69; LOTS 1-17, BLOCK 70;
LOTS 1-22, BLOCK 71; LOTS 1-27, BLOCK 72;
LOTS 4-35, BLOCK 73;
TOGETHER WITH
PORTION OF 17th AVENUE SE, 18th AVENUE SE, 19th AVENUE SE, 20th AVENUE SE, VIGA ROAD SE, FRYE ROAD SE, IGUANA ROAD SE, 7th STREET SE, 8th STREET SE AND 9th STREET SE, OF THE NORTHERLY PORTION, SOUTHWESTERLY PORTION, UNIT TEN, RIO RANCHO ESTATES
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
APRIL, 2019




| Parcel Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S43°18'36"E | 272.25' |
| L2 | N46°41'24"E | 286.57' |
| L3 | S81°53'59"E | 106.07' |
| L4 | S00°16'01"W | 245.48' |
| L5 | S89°45'24"E | 272.46' |
| L6 | S00°17'59"W | 345.11' |
| L7 | S00°17'46"W | 594.61' |
| L8 | S20°40'14"W | 263.28' |
| L9 | N20°40'14"E | 322.61' |
| L10 | N69°21'02"W | 386.40' |
| L11 | N00°17'31"E | 305.08' |

| Parcel Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L12 | N89°42'33"W | 322.34' |
| L13 | N00°17'47"E | 533.73' |
| L14 | S43°16'50"E | 322.30' |
| L15 | N46°41'24"E | 433.83' |
| L16 | S89°45'13"E | 344.83' |
| L17 | N00°15'41"E | 322.16' |
| L18 | S89°45'20"E | 6.10' |
| L19 | S89°42'00"E | 272.32' |
| L20 | S00°17'47"W | 834.33' |
| L21 | N75°23'23"W | 281.10' |
| L22 | N00°18'00"E | 764.85' |

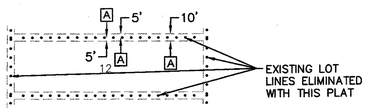
| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Radius | Length | Tangent | Delta | Chord Direction | Chord Length |
| C1 | 325.00' | 115.61' | 58.42' | 020°22'51" | S10°28'49"W | 115.00' |

## EASEMENTS

[A] EXISTING 5' PUE ALONG ALL SIDES OF EACH LOT.
(05-13-1968, RRE PLAT BOOK 1, PAGE 74)
TO BE VACATED WITH THIS PLAT.

[B] EXISTING 20' DRAINAGE EASEMENT.
(05-13-1968, RRE PLAT BOOK 1, PAGE 74)
TO BE VACATED WITH THIS PLAT.

## LEGEND




AREA OF RIGHT-OF-WAY VACATION (18.2903 ACRES). FUTURE TO EQUAL OR EXCEED 18.2903 ACRES

○ – FOUND 3/8" REBAR
● – FOUND 3/4" PIPE
□ – SET 1/2" REBAR WITH CAP "LS 7719"

## NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. ROTATE BEARINGS 00°17'12" COUNTER-CLOCKWISE FOR RECORD BEARINGS.
4. DISTANCES ARE RECORD.
5. BASIS OF BOUNDARY IS THE FOLLOWING PLAT OF RECORD ENTITLED:
   "NORTHERLY PORTION, SOUTHWESTERLY PORTION, UNIT TEN, RIO RANCHO ESTATES"
   (05-13-1968, RRE PLAT BOOK 1, PAGE 74)
   records of Sandoval County, New Mexico.
6. ALL INTERIOR LOT LINES TO BE ELIMINATED BY THIS PLAT.

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ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| Designed: DMG | Drawn: SPS | Checked: ALS | Sheet 2 of 3 |
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| Scale: as shown | Date: 6/11/2019 | Job: A13051 | |

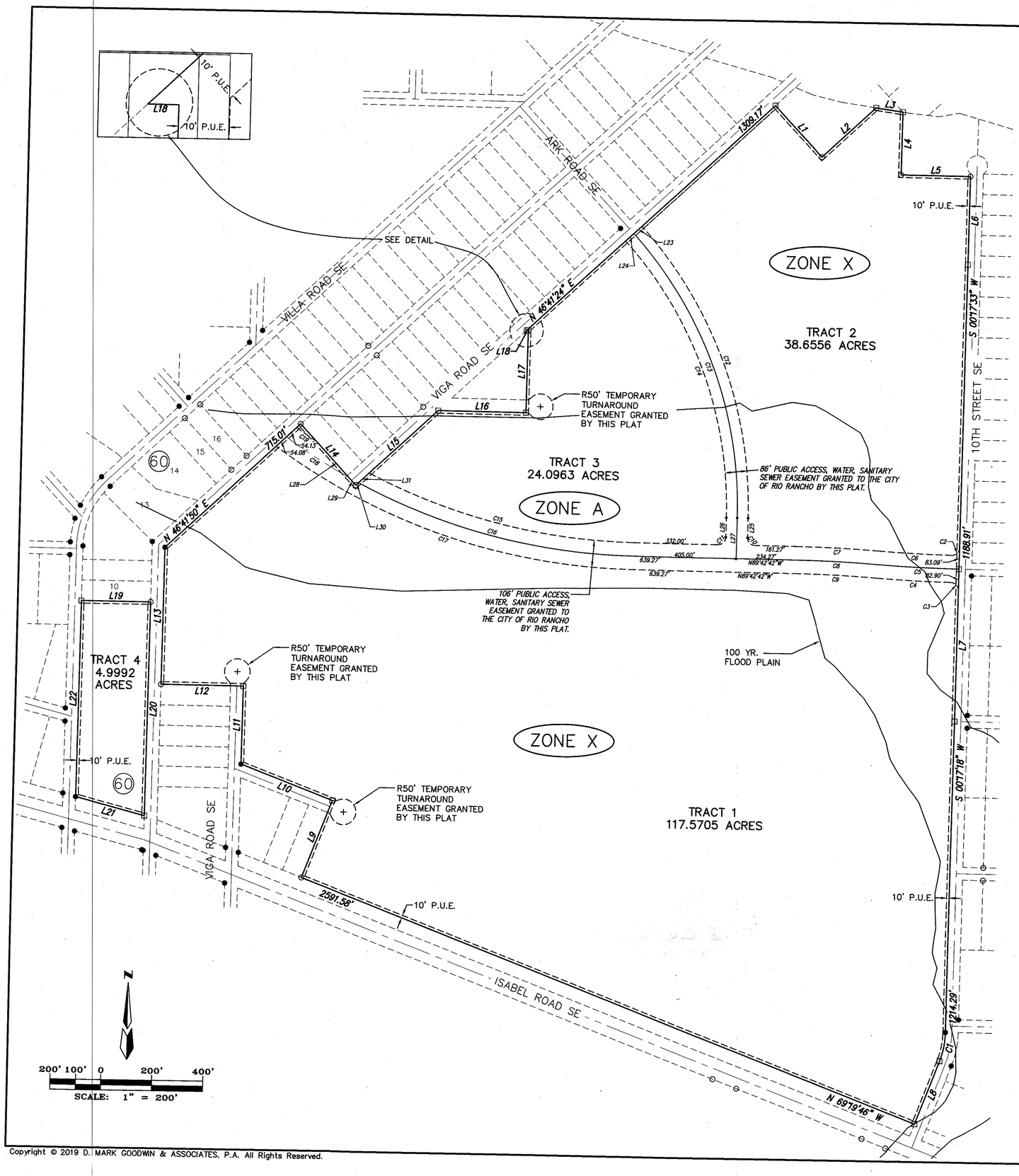
Book 28, Page 96

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# SUMMARY PLAT OF TRACTS 1, 2, 3 & 4 LOS DIAMANTES SUBDIVISION

BEING A REPLAT OF
LOTS 27-42, BLOCK 18; LOTS 1-9, BLOCK 60;
LOTS 7-15, BLOCK 62; LOTS 1-14 & 16,17 & 18-25, BLOCK 64;
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PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
APRIL, 2019




| Parcel Line Table | | |
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| L5 | S89°45'24"E | 272.46 |
| L6 | S00°17'59"W | 345.13 |
| L7 | S00°17'46"W | 594.61 |
| L8 | S20°40'14"W | 263.28 |
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| L11 | N00°17'31"E | 305.08 |

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| L18 | N89°45'20"W | 6.10 |
| L19 | S89°42'00"E | 272.32 |
| L20 | S00°17'47"W | 834.33 |
| L21 | N75°23'23"W | 281.10 |
| L22 | N00°18'00"E | 764.85 |

| Parcel Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
| C1 | 325.00' | 115.61' | 20°22'51" | S10°28'49"W | 115.00' |

○ – FOUND 3/8" REBAR
● – FOUND 3/4" PIPE
□ – SET 1/2" REBAR WITH CAP "LS 7719"

| Easement Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L23 | N46°41'24"E | 17.99' |
| L24 | N46°41'24"E | 24.99' |
| L25 | S00°17'18"W | 76.74' |
| L26 | S00°17'18"W | 76.74' |
| L27 | N00°17'18"E | 159.74' |

| Easement Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L28 | N43°16'50"W | 187.95' |
| L29 | N43°16'50"W | 42.03' |
| L30 | N46°41'24"E | 14.53' |
| L31 | S46°41'24"W | 56.33' |

| Easement Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Radius | Length | Delta | Tangent | Chord Direction | Chord Length |
| C2 | 30.00' | 47.31' | 090°21'08" | 30.18' | S45°28'05"W | 42.56' |
| C3 | 30.00' | 46.95' | 089°39'48" | 29.82' | S44°32'08"E | 42.30' |
| C4 | 5053.00' | 293.89' | 003°19'57" | 146.99' | N87°42'04"W | 293.85' |
| C5 | 4996.50' | 320.32' | 003°40'23" | 160.21' | N87°52'13"W | 320.26' |
| C6 | 4947.00' | 286.74' | 003°19'15" | 143.41' | N87°41'44"W | 286.70' |
| C7 | 5053.00' | 324.25' | 003°40'36" | 162.18' | N87°52'24"W | 324.19' |
| C8 | 5000.00' | 320.85' | 003°40'36" | 160.48' | N87°52'24"W | 320.79' |
| C9 | 4947.00' | 317.45' | 003°40'36" | 158.78' | N87°52'24"W | 317.39' |
| C10 | 30.00' | 47.12' | 090°00'00" | 30.00' | S44°42'42"E | 42.43' |
| C11 | 30.00' | 47.12' | 090°00'00" | 30.00' | S45°17'18"W | 42.43' |
| C12 | 1643.00' | 1244.39' | 043°23'43" | 653.75' | S21°24'33"E | 1214.86' |
| C13 | 1600.00' | 1211.67' | 043°23'23" | 636.55' | N21°24'24"W | 1182.93' |
| C14 | 1557.00' | 1178.95' | 043°23'03" | 619.36' | S21°24'13"E | 1150.99' |
| C15 | 2347.00' | 1079.99' | 026°21'54" | 549.73' | N76°31'45"W | 1070.48' |
| C16 | 2400.00' | 1123.68' | 026°49'33" | 572.33' | N76°17'55"W | 1113.44' |
| C17 | 2453.00' | 1501.62' | 035°04'27" | 775.17' | S72°10'29"E | 1478.29' |
| C18 | 2400.00' | 290.41' | 006°55'59" | 145.38' | S58°21'28"E | 290.23' |
| C19 | 2347.00' | 94.76' | 002°18'48" | 47.38' | S56°18'48"E | 94.75' |

## ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

## NOTES

TRACTS 1, 2, 3 & 4 LOS DIAMANTES SUBDIVISION TO BE OWNED BY LD DEVELOPMENT.


ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990


| Designed: DMG | Drawn: SPS | Checked: ALS | Sheet 3 of 3 |
|---|---|---|---|
| Scale: as shown | Date: 6/12/2019 | Job: A13051 | |


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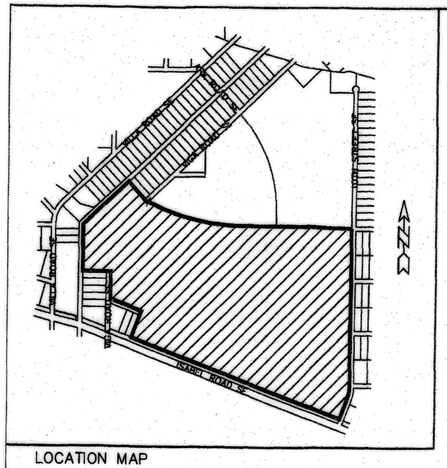

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2021P01677 05/05/2021 09:35:14 AM
PLAT Pg 1 of 2
Anna Brady-Romero Sandoval Cnty Clerk B: 3 P: 4681

# SUMMARY PLAT FOR TRACTS 1–A & 1–B LOS DIAMANTES SUBDIVISION

(BEING A REPLAT OF TRACT 1, LOS DIAMANTES SUBDIVISION)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2021




LOCATION MAP

## PURPOSE OF PLAT

1. To create Tract 1–A & 1–B as shown hereon.

2. To grant easement as shown hereon.

## SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 1
3. Total Number of Lots Created: 0
4. Total Number of Tracts Created: 2
5. Gross Subdivision Acreage: 117.5705 Acres

## NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:
   "TRACTS 1, 2, 3 & 4, LOS DIAMANTES SUBDIVISION"
   (09–27–2019, RRE PLAT BOOK 28, PAGES 95–97)
   (09–27–2019, VOLUME 3, FOLIO 4441)
   (09–27–2019, DOCUMENT # 2019P01437)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in July, 2020.
6. City of Rio Rancho, Sandoval County, New Mexico Zone: Tract 1 – R–3 (OZ OVERLAY)
7. 100 Year Flood Zone Designation: Zone X and Zone A, as shown on Panels 2101 and 2102 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008.
8. Title Commitment: Old Republic National Title Insurance Company Commitment No. 1807531; Commitment Date: October 4, 2018.
9. Tract 1 – 2121 10th Street SE, Rio Rancho, NM 87124.

## COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the 5th day of May, 2021 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume 3 Folio 4681 records of said County.

(Rio Rancho Estates Plat Book 30, Page 83 & 84)

Anne Brady–Romero, County Clerk and Recorder

By: Felicia Romero
Deputy

## DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 33 & 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of TRACT 1, LOS DIAMANTES SUBDIVISION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on September 27, 2019, in Volume 3, Folio 4441, as Document No. 2019P01437 (RRE Book 28, Pages 95–97) and containing 117.5705 acres more or less.

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Sparklight for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right–of–way and easement, with the right and priveledge of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right–of–way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, QWEST and CABLE ONE did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and CABLE ONE do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

## FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Tract 1–A and 1–B as as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owners and/or proprietors do hereby dedicate Tract 1–B to the City of Rio Rancho in fee simple as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Los Diamantes, LLC, a New Mexico limited liability company

Pierre Amestoy, Managing Member — Date: 1-14-2021

STATE OF NEW MEXICO )
SANDOVAL COUNTY ) SS

On this 14th day of JANUARY, 2021, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, Los Diamantes, LLC, a New Mexico limited liability company on behalf of said company.

LaVerne Lucero — Notary Public — My Comission Expires: 10-5-2024

OFFICIAL SEAL
LaVerne Lucero
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10-5-2024

DSD CASE NO. 20-200-00001

## UTILITY APPROVALS

City of Rio Rancho — Date: 3/23/21

New Mexico Gas Company — Date: 2/10/2021

Qwest Communications d/b/a CenturyLink QC (Abdul A Bhuiyan) — Date: 1/19/2021

Public Service Company of New Mexico — Date: 1/29/2021

Sparklight — Date: 2/10/21

## DEVELOPMENT SERVICES DEPARTMENT

Approved on the 23 day of March, 2021.

Matthew B. Geisel, Acting Director — Date: 23/Mar/2021

## CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the 23 day of March, 2021.

Rebecca A. Martinez, City Clerk, City of Rio Rancho — Date: 3/22/21

## TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer Taylor, Sandoval County Treasurer — Date: 5/5/2021

## JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra–territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich, P.S. No. 7719 — Date: 12–22–20

## SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

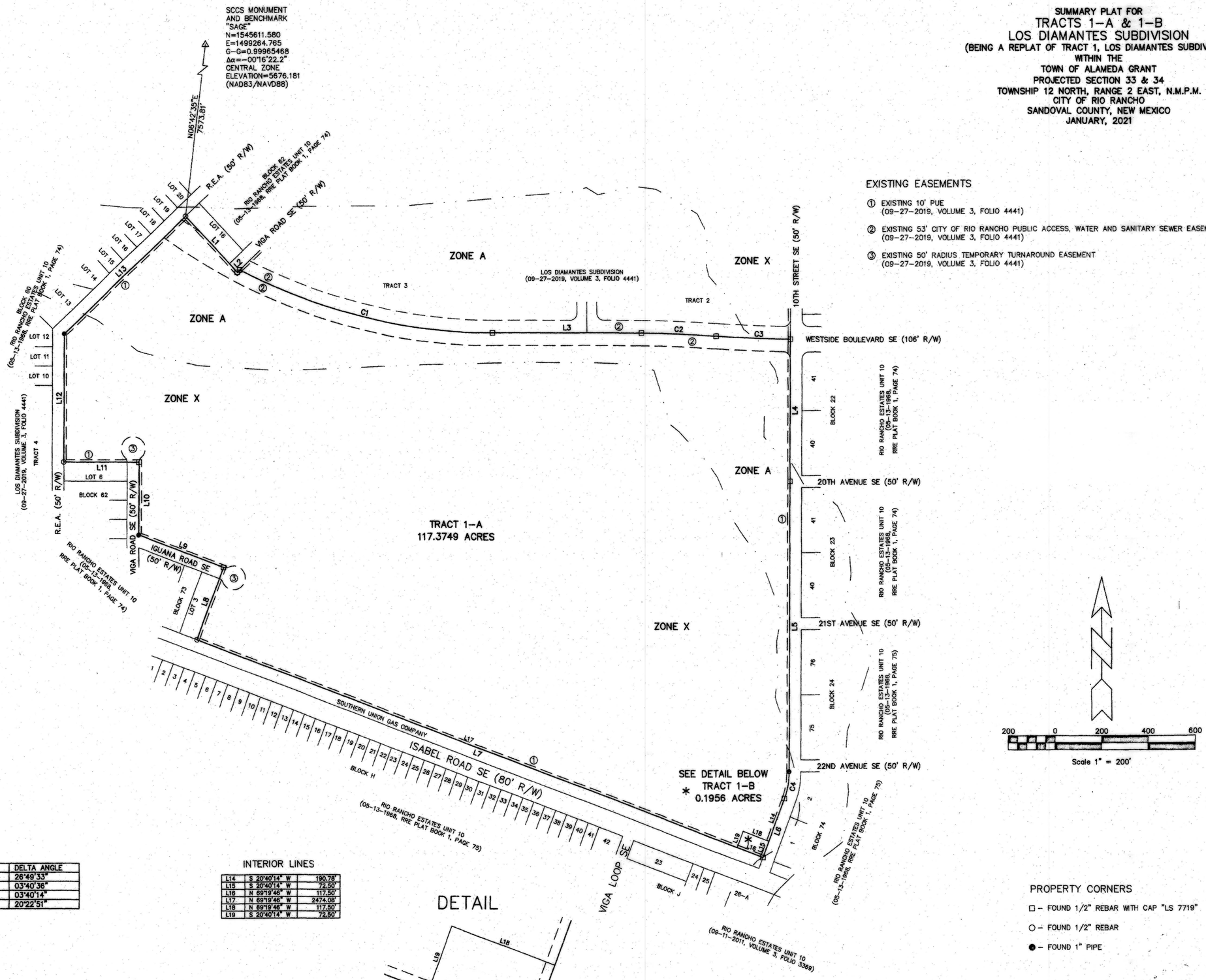
Timothy Aldrich, P.S. No. 7719 — Date: 12–22–20

| | | | |
|---|---|---|---|
| Drawn By: | TA | Date: | 01–12–21 |
| Checked By: | TA | Drawing Name: | 15010PL3.DWG |
| Job No.: | 15–010 | Sheet: | 1 of 2 |

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

RRE BOOK 30 PAGE 83

# SUMMARY PLAT FOR
# TRACTS 1-A & 1-B
# LOS DIAMANTES SUBDIVISION
(BEING A REPLAT OF TRACT 1, LOS DIAMANTES SUBDIVISION)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2021




## EXISTING EASEMENTS

① EXISTING 10' PUE
(09-27-2019, VOLUME 3, FOLIO 4441)

② EXISTING 53' CITY OF RIO RANCHO PUBLIC ACCESS, WATER AND SANITARY SEWER EASEMENT
(09-27-2019, VOLUME 3, FOLIO 4441)

③ EXISTING 50' RADIUS TEMPORARY TURNAROUND EASEMENT
(09-27-2019, VOLUME 3, FOLIO 4441)

## BOUNDARY LINES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 43°16'50" E | 322.30' |
| L2 | N 46°41'24" E | 14.53' |
| L3 | S 89°42'42" E | 639.27' |
| L4 | S 00°17'46" W | 594.64' |
| L5 | S 00°17'18" W | 1214.29' |
| L6 | S 20°40'14" W | 263.28' |
| L7 | N 69°19'46" W | 2591.58' |
| L8 | N 20°40'14" E | 322.61' |
| L9 | N 69°21'02" W | 386.40' |
| L10 | N 00°17'31" E | 305.08' |
| L11 | N 89°42'33" W | 322.34' |
| L12 | N 00°17'47" E | 533.73' |
| L13 | N 46°41'50" E | 715.01' |

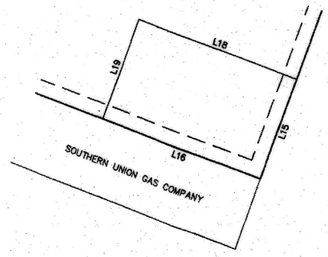
## BOUNDARY LINES

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 2400.00' | 1123.68' | 1113.44' | S 76°17'55" E | 26°49'33" |
| C2 | 5000.00' | 320.85' | 320.79' | S 87°52'24" E | 03°40'36" |
| C3 | 5000.00' | 320.32' | 320.26' | S 87°52'13" E | 03°40'14" |
| C4 | 325.00' | 115.61' | 115.00' | S 10°28'49" W | 20°22'51" |

## INTERIOR LINES

| | | |
|---|---|---|
| L14 | S 20°40'14" W | 190.78' |
| L15 | S 20°40'14" W | 72.50' |
| L16 | N 69°19'46" W | 117.50' |
| L17 | N 69°19'46" W | 2474.08' |
| L18 | N 69°19'46" W | 117.50' |
| L19 | S 20°40'14" W | 72.50' |

## DETAIL




## PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"

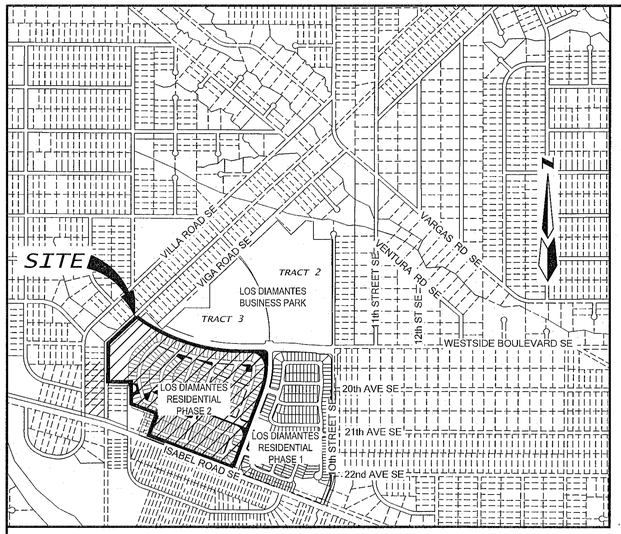
○ – FOUND 1/2" REBAR

● – FOUND 1" PIPE

| | | | |
|---|---|---|---|
| Drawn By: | TA | Date: | 01-12-21 |
| Checked By: | TA | Drawing Name: | 15010PL3.DWG |
| Job No.: | 15-010 | Sheet: | 2 of 2 |

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK 30 PAGE 84




LOCATION MAP SCALE:NTS

## SUBDIVISION DATA

| | |
|---|---|
| GROSS ACREAGE: | 65.4733 AC. |
| NO. OF EXISTING LOTS: | 2 LOTS |
| NO. OF EXISTING TRACTS: | 1 TRACT |
| NO. OF LOTS CREATED: | 270 LOTS |
| NO. OF TRACTS CREATED: | 26 TRACTS |
| PUBLIC RIGHT OF WAY CREATED: | 13.5593 AC. |
| DATE OF SURVEY: | JULY, 2020 |

## FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND TRACTS AS SHOWN HEREON. THE TRACTS LABELED "H.O.A." WILL BE DEEDED IN FEE SIMPLE TO THE LOS DIAMANTES HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HERBY CONSENT TO THE GRANTING OF PUBLIC, PRIVATE AND TEMPORARY EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): LOS DIAMANTES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Pierre Amestoy, Managing Member Date

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO )
BERNALILLO COUNTY ) SS

On this _____ day of _____, 2021, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, for Los Diamantes, LLC, a New Mexico Limited Liability Company on behalf of said Limited Liability Company.

Notary Public My Comission Expires

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 33 & 34, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO BEING ALL OF TRACT 1-A-1, AS THE SAME IS SHOWN SHOWN AND DESIGNATED ON SAID "LOS DIAMANTES SUBDIVISION, PHASE 1"), FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON AUGUST 12TH, 2021 IN VOLUME 3, FOLIO 4734 AS DOCUMENT NO. 2021P01730 (RR BOOK 31, PAGES 15-20C), TOGETHER WITH LOTS 2 AND LOT 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT OF LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON MAY 13TH, 1968 IN RR BOOK 1, PAGE 74 AND TOGETHER CONTAINING 65.4733 ACRES MORE OR LESS.

## PURPOSE OF PLAT

1. TO SUBDIVIDE TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION AND LOTS 2 & 3 BLOCK 73, RIO RANCHO ESTATES UNIT 10 INTO 270 LOTS AND 26 TRACTS AS SHOWN HEREON.
2. TO DEDICATE PUBLIC RIGHT-OF-WAY TO THE CITY OF RIO RANCHO AS SHOWN HEREON.
3. TO GRANT ALL EASEMENTS AS SHOWN HEREON.
4. TO VACATE ALL EXISTING 5' P.U.E.

## SUBDIVISION NOTES

1. ALL BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. ALL BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY IS THE FOLLOWING PLATS OF RECORD ENTITLED:

   "NORTHERLY PORTION, SOUTHWESTERLY PORTION, UNIT TEN RIO RANCHO ESTATES"
   (05-13-1968, RRE PLAT BOOK 1, PAGE 74)

   "SUMMARY PLAT OF TRACTS 1, 2, 3 AND 4, LOS DIAMANTES SUBDIVISION"
   (09-27-2019, RRE PLAT BOOK 28, PAGES 95-97)
   (09-27-2019, VOLUME 3, FOLIO 4441)
   (09-27-2019, DOCUMENT #2019P01437)

   "SUMMARY PLAT FOR TRACTS 1-A & 1-B, LOS DIAMANTES SUBDIVISION
   (05-05-2021, RRE PLAT BOOK 30, PAGE 84)

   "LOS DIAMANTES SUBDIVISION PHASE 1"
   (08-12-2021, RRE PLAT BOOK 31, PAGES 15-20C)
   (VOLUME 3, FOLIO 4734, DOCUMENT #2021P01730)

   ALL BEING RECORDS OF SANDOVAL COUNTY, NEW MEXICO.

5. FIELD SURVEY PERFORMED IN JULY 2020.
6. CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO ZONE: (TRACT 1 - R-3 (OZ OVERLAY)
7. 100 YEAR FLOOD ZONE DESIGNATION:ZONE X AND ZONE A, AS SHOWN ON PANELS 2101 AND 2102 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.
8. TITLE COMMITMENT: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 1807531; COMMITMENT DATE; OCTOBER 4, 2018.
9. DEDICATION OF PUBLIC RIGHT-OF-WAY INCLUDES THE USE OF THE ROADWAYS AND RIGHTS-OF-WAY FOR ALL USES TYPICALLY ASSOCIATED WITH THE USE OF A RIGHT-OF-WAY AND PURPOSES APPURTENANT THERETO, INCLUDING, BUT NOT LIMITED TO, THE PASSAGE AND ACCOMMODATION OF VEHICULAR AND PEDESTRIAN TRAFFIC, AND THE CONSTRUCTION, OPERATION, USE, MAINTENANCE, INSPECTION, REPAIR, ALTERATION, AND REPLACEMENT OF A PAVED ROAD WITHIN THE BOUNDARIES OF THE RIGHT-OF-WAY AREA, AND FOR ALL OTHER PURPOSES FOR WHICH A PUBLIC STREET AND RIGHT-OF-WAY IS COMMONLY USED, INCLUDING BUT NOT LIMITED TO INSTALLING, REPAIRING, MAINTAINING, ALTERING, REPLACING, RELOCATING AND OPERATING PUBLIC AND PRIVATE UTILITIES IN, INTO, UPON, OVER, ACROSS, AND UNDER ANY SUCH RIGHT-OF-WAY.
10. H.O.A. TRACTS AS SHOWN HERE ON ARE FOR THE BENEFIT OF THE HOME OWNERS AND ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL
3. GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
4. Lumin (QWEST) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
5. Sparklite FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
6. CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE AND SERVICES OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMIN AND SPARKLITE ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, QWEST AND CABLE ONE DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

### CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the day of _____, 2021.

Rebecca A. Martinez, City Clerk, City of Rio Rancho Date

### TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer Taylor, Sandoval County Treasurer Date

## NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

## NEW MEXICO GAS COMPANY ENCROACHMENT AGREEMENT

NEW MEXICO GAS COMPANY (NMGC) HAS GRANTED TO THE CITY OF RIO RANCHO THE RIGHT TO ENCROACH UPON THE 50' WIDE GAS LINE EASEMENT RECORDED SEPTEMBER 16, 1930 IN VOL. 3, FOLIO 192 BY MEANS OF THAT ENCROACHMENT AGREEMENT RECORDED JANUARY 27, 2020, AS DOCUMENT NO. 4790021. THIS AGREEMENT ALLOWS THE CITY OF RIO RANCHO TO ENCROACH ONLY TO THE EXTENT OF LOS DIAMANTES BOULEVARD NE ROAD IMPROVEMENTS.

# PRELIMINARY PLAT FOR LOS DIAMANTES SUBDIVISION PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2021

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____ 2021.

Michael Schlichte, Co-Chairman Date

### UTILITY APPROVALS:

City of Rio Rancho Date

New Mexico Gas Company Date

Lumin Date

Public Service Company of New Mexico Date

Sparklite Date

### COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____TH DAY OF _____, 2021 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME_____, FOLIO_____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

### JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich, P.S. No. 7719 03/31/2021 Date

### SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 03/31/2021 Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| | | | |
|---|---|---|---|
| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 1 of 8 |
| Scale: as shown | Date: 7/27/21 | Job: A18026 | |

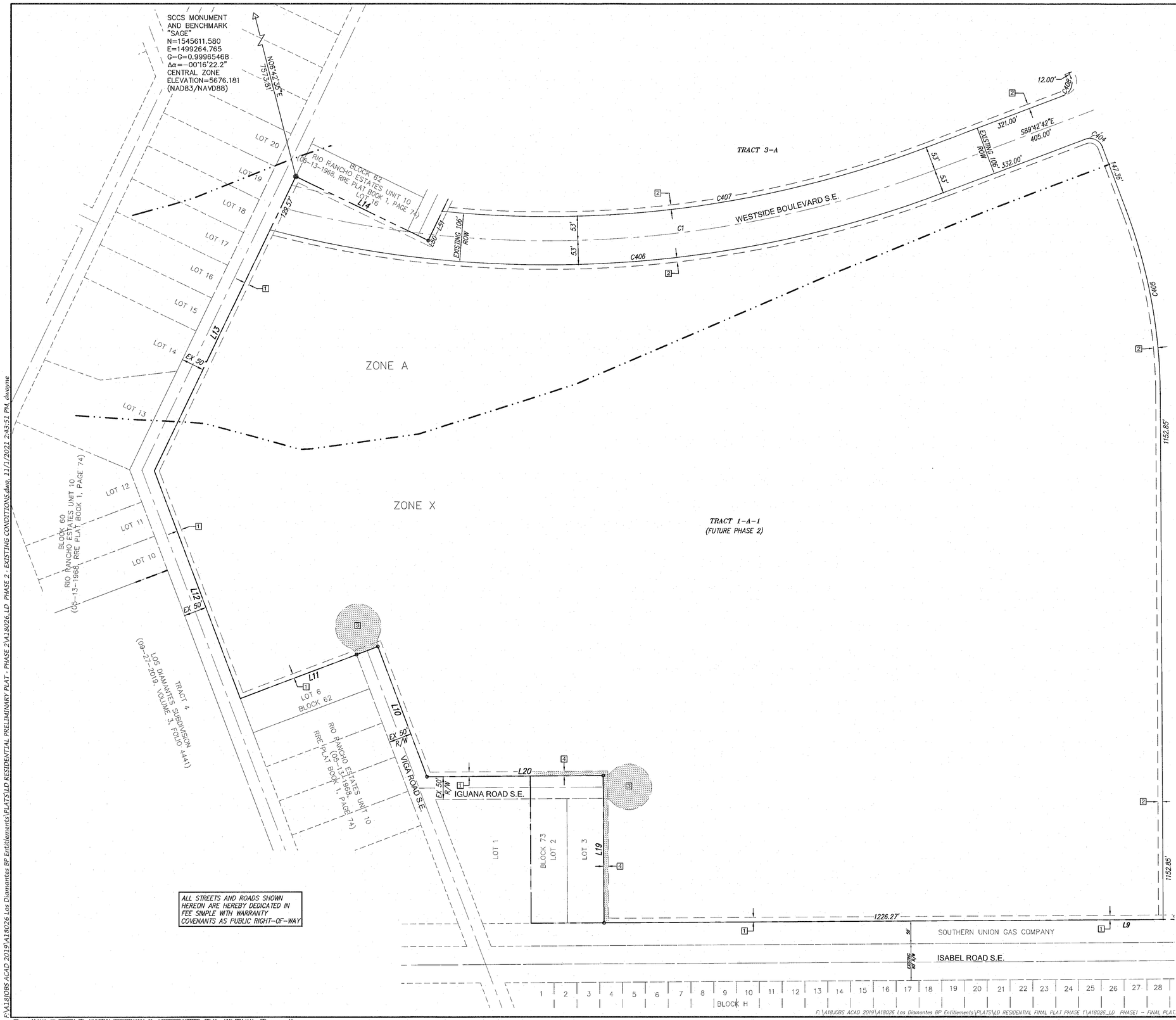
Book ____, Page ____

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# PRELIMINARY PLAT
# FOR
# LOS DIAMANTES SUBDIVISION
# PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2021




ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

## ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

H.O.A. = HOME OWNERS ASSOCIATION

## EXISTING EASEMENTS

[1] EXISTING 10' P.U.E. (9/27/2019, VOLUME 3, FOLIO 4441)

[2] EXISTING 53' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

[3] EXISTING R50' TEMPORARY TURNAROUND EASEMENT (9/27/2019, VOLUME 3, FOLIO 4441) TO BE VACATED WTH THIS PLAT.

[4] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (05/13/1968, RR PLAT BK 1, PAGE 74) TO BE VACATED WITH THIS PLAT.

## PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"

○ – FOUND 1/2" REBAR

● – FOUND 1" PIPE

## NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

## NEW MEXICO GAS COMPANY ENCROACHMENT AGREEMENT

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N

100' 50' 0 50' 100'

SCALE: 1" = 100'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| | | | |
|---|---|---|---|
| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 2 of 8 |
| Scale: as shown | Date: 7/27/21 | Job: A18026 | |

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Book ___, Page ___

# PRELIMINARY PLAT
# FOR
# LOS DIAMANTES SUBDIVISION
# PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2021

## ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

H.O.A. = HOME OWNERS ASSOCIATION

## EXISTING EASEMENTS

[1] EXISTING 10' P.U.E. (9/27/2019, VOLUME 3, FOLIO 4441)

[2] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

[3] EXISTING R50' TEMPORARY TURNAROUND EASEMENT (9/27/2019, VOLUME 3, FOLIO 4441) TO BE VACATED WTH THIS PLAT.

[4] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (05/13/1968, RR PLAT BK 1, PAGE 74) TO BE VACATED WITH THIS PLAT.

## NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

## PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"

○ – FOUND 1/2" REBAR

● – FOUND 1" PIPE

*ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY*

## NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

## NEW MEXICO GAS COMPANY ENCROACHMENT AGREEMENT

NEW MEXICO GAS COMPANY (NMGC) HAS GRANTED TO THE CITY OF RIO RANCHO THE RIGHT TO ENCROACH UPON THE 50' WIDE GAS LINE EASEMENT RECORDED SEPTEMBER 16, 1930 IN VOL. 3, FOLIO 192 BY MEANS OF THAT ENCROACHMENT AGREEMENT RECORDED JANUARY 27, 2020, AS DOCUMENT NO. 4790021. THIS AGREEMENT ALLOWS THE CITY OF RIO RANCHO TO ENCROACH ONLY TO THE EXTENT OF LOS DIAMANTES BOULEVARD NE ROAD IMPROVEMENTS.

SHEET 4

SHEET 5

SHEET 6

*SEE SHEETS 7 & 8 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES

SCALE: 1" = 100'

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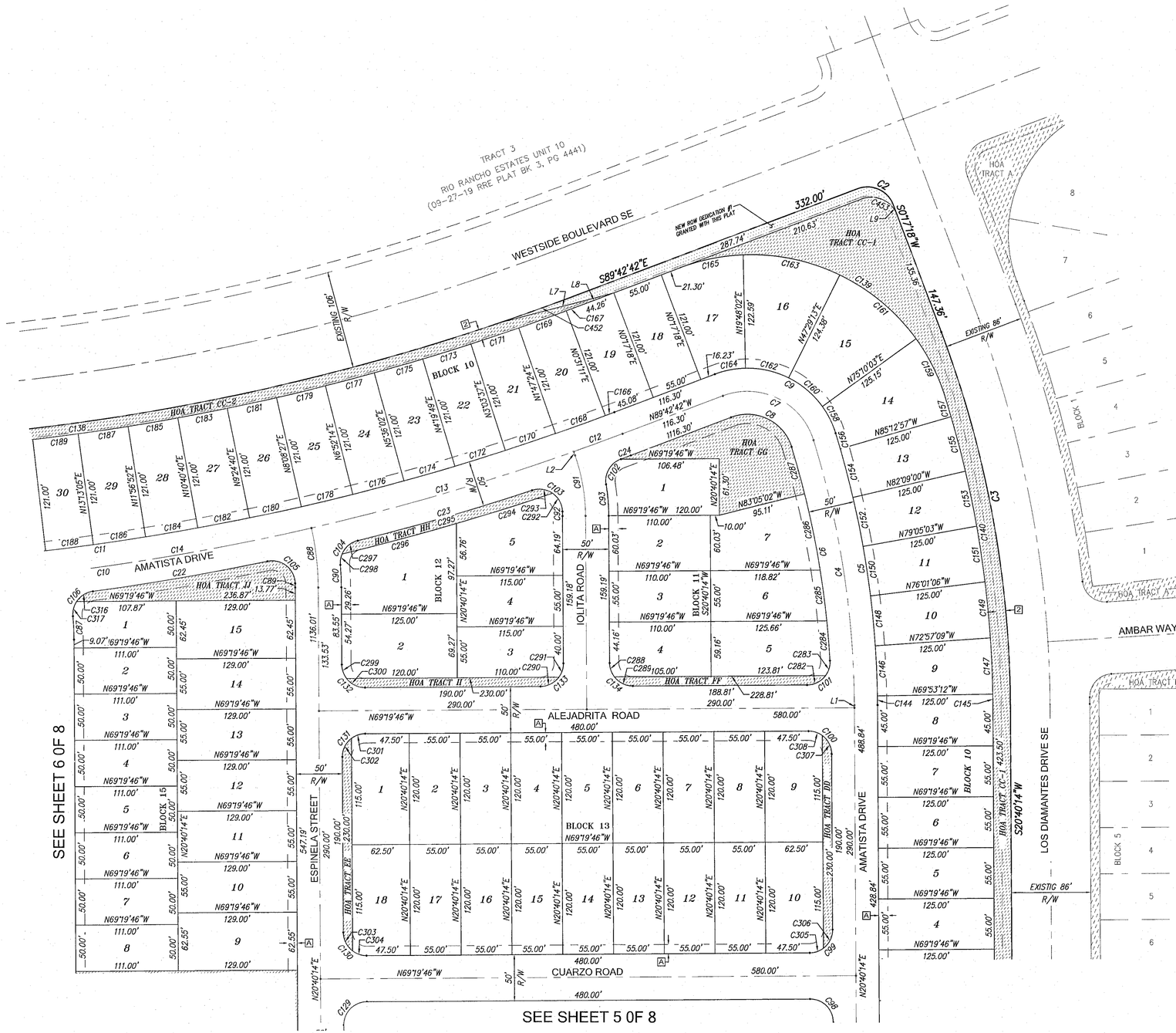
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# PRELIMINARY PLAT
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# LOS DIAMANTES SUBDIVISION
# PHASE 2

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WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
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60' 30' 0 60' 120'
SCALE: 1" = 60'


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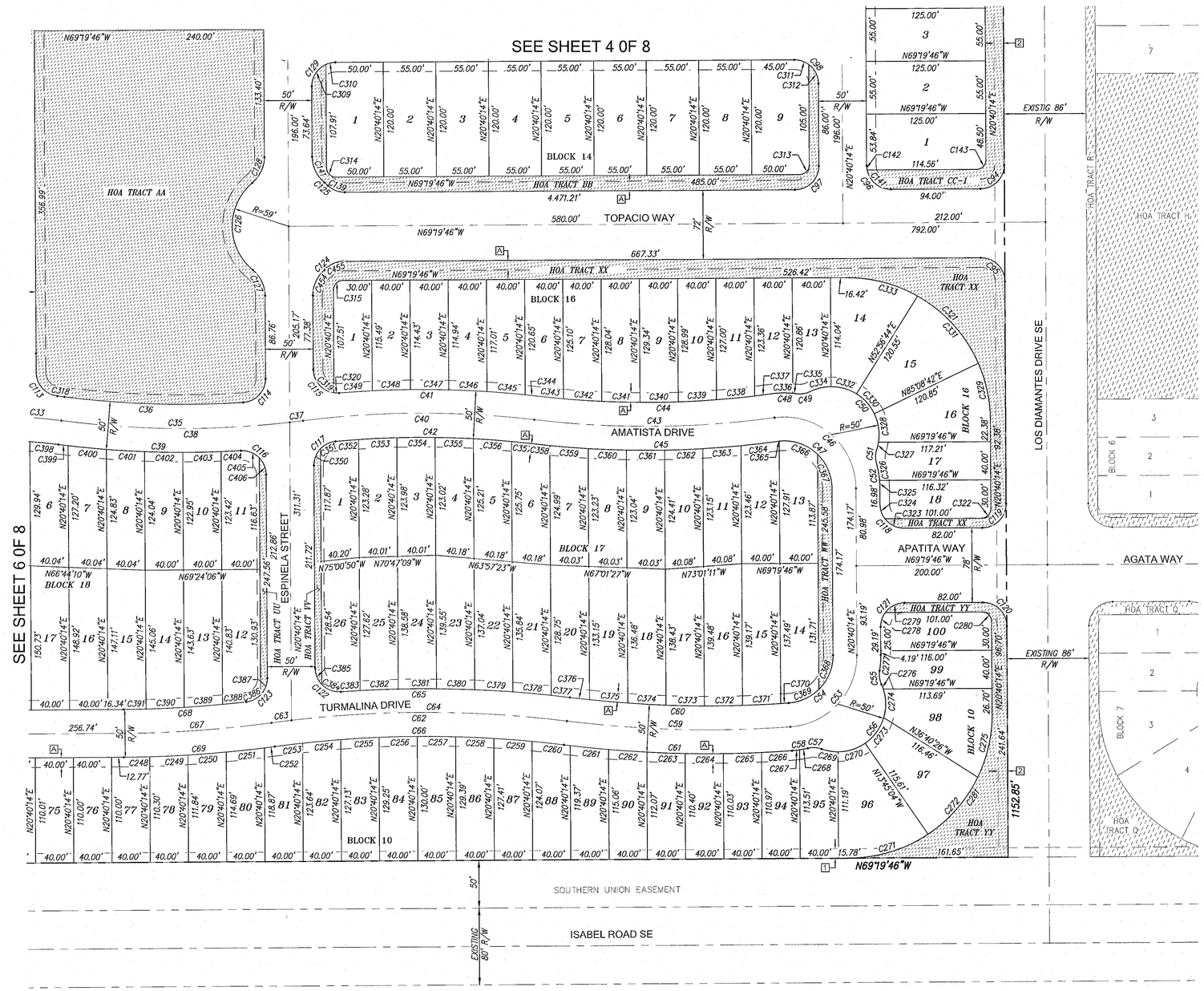
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# PHASE 2

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WITHIN
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PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2021




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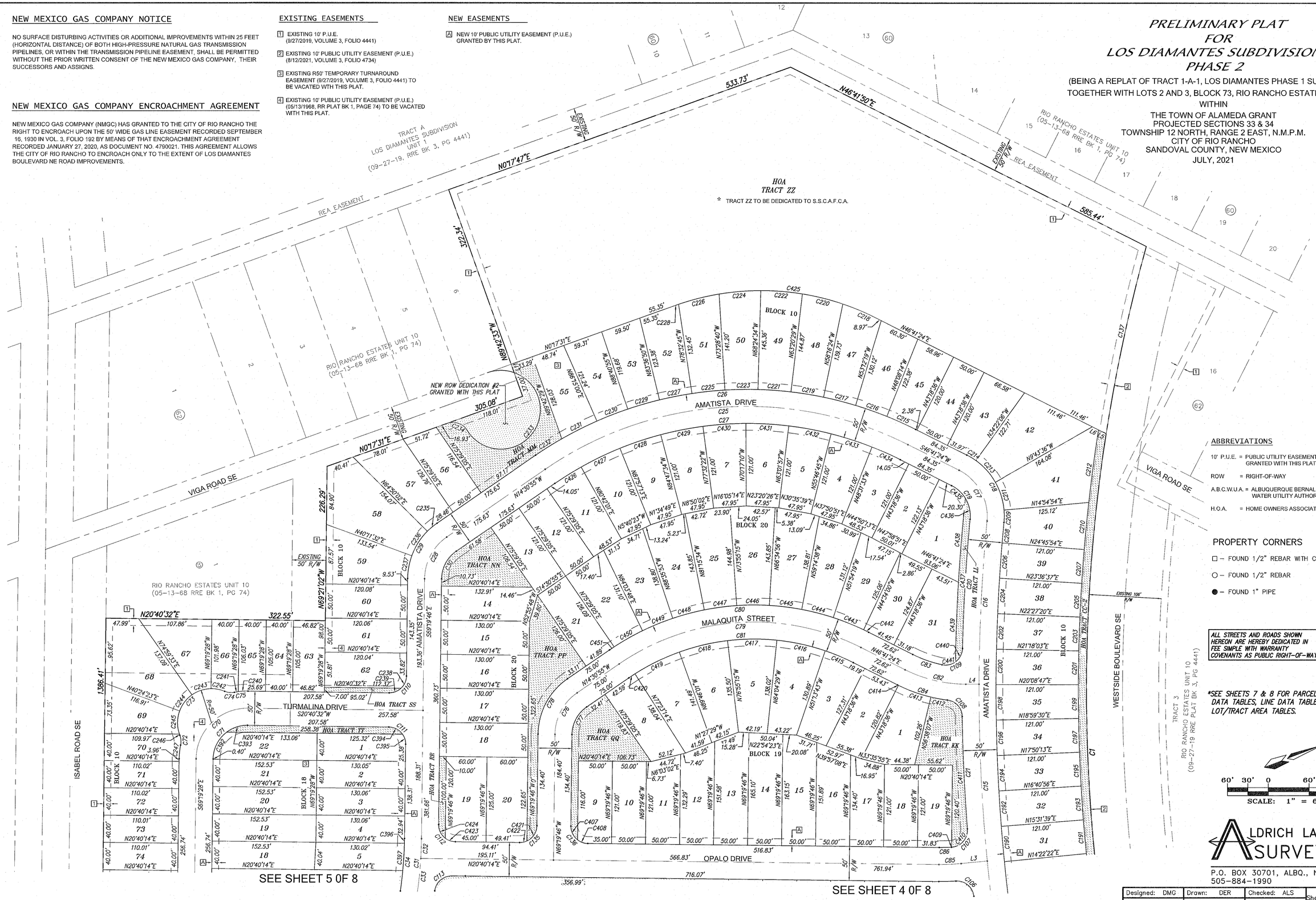
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WITHIN
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PROJECTED SECTIONS 33 & 34
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## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C1 | 2453.00' | 1501.62' | 35°04'27" | S72°10'29"E | 1478.29' |
| C2 | 30.00' | 47.12' | 90°00'00" | N44°42'42"W | 42.43' |
| C3 | 1157.00' | 411.59' | 20°22'56" | N10°28'46"E | 409.42' |
| C4 | 988.00' | 291.14' | 16°53'02" | N12°13'43"E | 290.09' |
| C5 | 1013.00' | 298.51' | 16°53'02" | N12°13'43"E | 297.43' |
| C6 | 963.00' | 235.34' | 14°00'06" | N10°47'15"E | 234.75' |
| C7 | 75.00' | 122.38' | 93°29'39" | N42°57'52"W | 109.25' |
| C8 | 50.00' | 81.59' | 93°29'35" | S42°57'54"E | 72.83' |
| C9 | 100.00' | 163.18' | 93°29'41" | N42°57'52"W | 145.67' |
| C10 | 2611.00' | 1145.52' | 25°08'15" | S77°08'35"E | 1136.36' |
| C11 | 2586.00' | 1134.56' | 25°08'15" | S77°08'35"E | 1125.48' |
| C12 | 2611.00' | 56.27' | 1°14'05" | S89°05'39"E | 56.27' |
| C13 | 2611.00' | 295.97' | 6°29'41" | S85°13'46"E | 295.81' |
| C14 | 2611.00' | 293.11' | 6°25'55" | S78°45'58"E | 292.95' |
| C15 | 2611.00' | 260.04' | 5°42'23" | S72°41'49"E | 259.94' |
| C16 | 2611.00' | 240.13' | 5°16'10" | S67°12'32"E | 240.05' |
| C17 | 75.00' | 89.98' | 68°44'09" | S81°03'28"W | 84.68' |
| C18 | 100.00' | 119.97' | 68°44'09" | S81°03'28"W | 112.90' |
| C19 | 50.00' | 59.98' | 68°44'09" | S81°03'28"W | 56.45' |
| C20 | 2636.00' | 189.88' | 4°07'38" | N66°38'16"W | 189.84' |
| C21 | 2636.00' | 165.04' | 3°35'14" | S72°40'29"E | 165.02' |
| C22 | 2636.00' | 191.83' | 4°10'11" | N78°42'28"W | 191.79' |
| C23 | 2636.00' | 196.57' | 4°16'21" | N85°06'52"W | 196.52' |
| C24 | 2636.00' | 11.38' | 0°14'50" | S89°35'17"E | 11.38' |
| C25 | 525.00' | 560.82' | 61°12'19" | S16°05'14"W | 534.54' |
| C26 | 550.00' | 587.53' | 61°12'19" | S16°05'14"W | 559.99' |
| C27 | 500.00' | 534.12' | 61°12'19" | S16°05'14"W | 509.08' |
| C28 | 75.00' | 71.75' | 54°48'50" | S41°55'21"E | 69.05' |
| C29 | 100.00' | 95.67' | 54°48'50" | S41°55'21"E | 92.06' |
| C30 | 50.00' | 47.83' | 54°48'50" | S41°55'21"E | 46.03' |
| C31 | 600.00' | 80.37' | 7°40'30" | N65°29'31"W | 80.31' |
| C32 | 600.00' | 29.07' | 2°46'35" | N67°56'28"W | 29.07' |
| C33 | 600.00' | 51.30' | 4°53'54" | N64°06'13"W | 51.28' |
| C34 | 575.00' | 77.02' | 7°40'30" | N65°29'31"W | 76.96' |
| C35 | 1000.00' | 239.53' | 13°43'26" | S68°30'59"E | 238.96' |
| C36 | 975.00' | 187.47' | 11°01'01" | S67°09'47"E | 187.18' |
| C37 | 1000.00' | 14.22' | 0°48'52" | S75°47'09"E | 14.22' |
| C38 | 1000.00' | 253.74' | 14°32'18" | S68°55'25"E | 253.06' |
| C39 | 1025.00' | 191.39' | 10°41'54" | S67°00'13"E | 191.11' |
| C40 | 1000.00' | 242.34' | 13°53'07" | N69°15'01"W | 241.75' |
| C41 | 1025.00' | 207.34' | 11°35'24" | N68°06'10"W | 206.99' |
| C42 | 975.00' | 205.43' | 12°04'20" | N68°20'37"W | 205.05' |
| C43 | 1000.00' | 252.10' | 14°26'40" | S69°31'48"E | 251.44' |
| C44 | 975.00' | 245.80' | 14°26'40" | S69°31'48"E | 245.15' |
| C45 | 1025.00' | 258.41' | 14°26'40" | S69°31'48"E | 257.72' |
| C46 | 75.00' | 127.53' | 97°25'22" | N28°02'27"W | 112.71' |
| C47 | 50.00' | 85.02' | 97°25'22" | N28°02'27"W | 75.14' |
| C48 | 100.00' | 26.45' | 15°09'15" | N69°10'30"W | 26.37' |
| C49 | 25.00' | 14.64' | 33°33'26" | S78°22'36"E | 14.43' |
| C50 | 50.00' | 117.14' | 134°13'45" | N28°02'27"W | 92.13' |
| C51 | 25.00' | 14.64' | 33°33'26" | S22°17'43"W | 14.43' |
| C52 | 100.00' | 26.45' | 15°09'15" | N13°05'37"E | 26.37' |
| C53 | 75.00' | 112.86' | 86°13'10" | N63°46'49"E | 102.51' |
| C54 | 50.00' | 75.24' | 86°13'10" | N63°46'49"E | 68.34' |
| C55 | 25.00' | 14.64' | 33°33'26" | S13°26'40"W | 14.43' |
| C56 | 50.00' | 117.14' | 134°13'45" | N63°46'49"E | 92.13' |
| C57 | 25.00' | 14.64' | 33°33'26" | N65°53'01"W | 14.43' |
| C58 | 100.00' | 16.67' | 9°33'09" | S77°53'10"E | 16.65' |
| C59 | 1200.00' | 234.21' | 11°10'57" | S67°31'07"E | 233.83' |
| C60 | 1175.00' | 229.33' | 11°10'57" | S67°31'07"E | 228.96' |
| C61 | 1225.00' | 239.09' | 11°10'57" | S67°31'07"E | 238.71' |
| C62 | 1200.00' | 310.05' | 14°48'14" | N69°19'46"W | 309.19' |
| C63 | 1200.00' | 21.12' | 1°00'30" | N76°13'38"W | 21.12' |
| C64 | 1200.00' | 288.94' | 13°47'44" | N68°49'31"W | 288.24' |
| C65 | 1225.00' | 240.28' | 11°14'18" | N67°32'47"W | 239.89' |
| C66 | 1175.00' | 303.59' | 14°48'14" | N69°19'46"W | 302.75' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C67 | 1200.00' | 155.13' | 7°24'25" | S73°01'41"E | 155.02' |
| C68 | 1175.00' | 128.65' | 6°16'23" | S72°27'40"E | 128.58' |
| C69 | 1225.00' | 158.36' | 7°24'25" | S73°01'41"E | 158.25' |
| C70 | 75.00' | 117.81' | 90°00'00" | S24°19'28"E | 106.07' |
| C71 | 50.00' | 78.54' | 90°00'00" | S24°19'28"E | 70.71' |
| C72 | 25.00' | 14.64' | 33°33'26" | N74°39'38"W | 14.43' |
| C73 | 50.00' | 117.14' | 134°13'45" | S24°19'28"E | 92.13' |
| C74 | 25.00' | 14.64' | 33°33'26" | N26°00'41"E | 14.43' |
| C75 | 100.00' | 19.97' | 11°26'34" | S14°57'15"W | 19.94' |
| C76 | 75.00' | 71.75' | 54°48'50" | S41°55'21"E | 69.05' |
| C77 | 50.00' | 47.83' | 54°48'50" | S41°55'21"E | 46.03' |
| C78 | 100.00' | 95.67' | 54°48'50" | S41°55'21"E | 92.06' |
| C79 | 350.00' | 373.88' | 61°12'19" | S16°05'14"W | 356.36' |
| C80 | 375.00' | 400.59' | 61°12'19" | S16°05'14"W | 381.81' |
| C81 | 325.00' | 347.18' | 61°12'19" | S16°05'14"W | 330.90' |
| C82 | 200.00' | 92.62' | 26°32'01" | N33°25'23"E | 91.79' |
| C83 | 175.00' | 45.73' | 14°58'17" | N39°12'15"E | 45.60' |
| C84 | 225.00' | 76.99' | 19°36'19" | N36°53'14"E | 76.61' |
| C85 | 300.00' | 32.57' | 6°13'15" | N17°33'37"E | 32.56' |
| C86 | 275.00' | 17.89' | 3°43'40" | N18°48'24"E | 17.89' |
| C87 | 325.00' | 25.18' | 4°26'21" | N18°27'04"E | 25.17' |
| C88 | 300.00' | 64.77' | 12°22'11" | N14°29'09"E | 64.64' |
| C89 | 275.00' | 4.34' | 0°54'12" | N20°13'08"E | 4.34' |
| C90 | 325.00' | 24.17' | 4°15'39" | N18°32'25"E | 24.16' |
| C91 | 200.00' | 66.84' | 19°08'51" | N11°05'49"E | 66.53' |
| C92 | 175.00' | 5.03' | 1°38'54" | N19°50'47"E | 5.03' |
| C93 | 225.00' | 34.18' | 8°42'13" | N16°19'08"E | 34.15' |
| C94 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C95 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C96 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C97 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C98 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C99 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C100 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C101 | 25.00' | 40.53' | 92°52'56" | N64°13'46"E | 36.23' |
| C102 | 25.00' | 34.28' | 78°34'08" | S51°15'05"W | 31.66' |
| C103 | 25.00' | 46.37' | 106°16'22" | N34°06'51"W | 40.00' |
| C104 | 25.00' | 35.17' | 80°36'44" | S56°42'57"W | 32.34' |
| C105 | 25.00' | 43.88' | 100°33'36" | N30°30'46"W | 38.46' |
| C106 | 25.00' | 38.02' | 87°08'43" | S59°48'15"W | 34.46' |
| C107 | 25.00' | 39.89' | 91°24'40" | N28°45'46"W | 35.79' |
| C108 | 25.00' | 35.79' | 82°02'03" | S68°06'07"W | 32.81' |
| C109 | 25.00' | 43.82' | 100°25'12" | N18°29'29"W | 38.42' |
| C110 | 25.00' | 39.27' | 90°00'17" | N24°19'37"W | 35.36' |
| C111 | 25.00' | 39.27' | 89°59'43" | S65°40'23"W | 35.35' |
| C112 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C113 | 25.00' | 36.22' | 83°00'49" | S20°50'10"E | 33.14' |
| C114 | 25.00' | 37.81' | 86°39'29" | N63°59'59"E | 34.31' |
| C115 | 25.00' | 41.26' | 94°34'06" | S26°36'49"E | 36.74' |
| C116 | 25.00' | 40.59' | 93°01'24" | N25°50'28"W | 36.28' |
| C117 | 25.00' | 37.07' | 84°56'58" | S63°08'44"W | 33.76' |
| C118 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C119 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C120 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C121 | 25.00' | 39.27' | 90°00'00" | S65°40'14"W | 35.36' |
| C122 | 25.00' | 40.94' | 93°50'10" | S26°14'51"E | 36.52' |
| C123 | 25.00' | 36.53' | 83°43'54" | N62°32'11"E | 33.37' |
| C124 | 59.00' | 2.85' | 2°45'56" | N69°37'22"E | 2.85' |
| C125 | 59.00' | 4.89' | 4°45'01" | N27°17'21"W | 4.89' |
| C126 | 59.00' | 103.66' | 100°40'12" | S20°40'14"W | 90.84' |
| C127 | 35.00' | 30.75' | 50°20'06" | N4°29'49"W | 29.77' |
| C128 | 35.00' | 30.75' | 50°20'06" | N45°50'17"E | 29.77' |
| C129 | 25.00' | 39.27' | 90°00'00" | S65°40'14"W | 35.36' |
| C130 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C131 | 25.00' | 39.27' | 90°00'00" | S65°40'14"W | 35.36' |
| C132 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C133 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C134 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C135 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C136 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C137 | 2460.76' | 281.58' | 6°33'22" | N57°55'34"W | 281.42' |
| C138 | 2465.00' | 1229.89' | 28°35'14" | S75°25'05"E | 1217.17' |
| C139 | 220.00' | 358.68' | 93°24'45" | N43°00'19"W | 320.25' |
| C140 | 1138.00' | 337.05' | 16°58'11" | N12°11'09"E | 335.82' |
| C141 | 25.00' | 34.58' | 79°15'11" | S29°42'10"E | 31.89' |
| C142 | 25.00' | 4.69' | 10°44'49" | N15°17'50"E | 4.68' |
| C143 | 10.00' | 7.85' | 45°00'00" | S43°10'14"W | 7.65' |
| C144 | 1013.00' | 9.85' | 0°33'26" | N20°23'31"E | 9.85' |
| C145 | 1138.57' | 11.07' | 0°33'25" | S20°23'31"W | 11.07' |
| C146 | 1013.00' | 54.20' | 3°03'57" | N18°34'49"E | 54.20' |
| C147 | 1138.02' | 60.89' | 3°03'57" | S18°34'49"W | 60.89' |
| C148 | 1013.00' | 54.20' | 3°03'57" | N15°30'53"E | 54.20' |
| C149 | 1138.00' | 60.89' | 3°03'57" | S15°30'53"W | 60.89' |
| C150 | 1013.00' | 54.20' | 3°03'57" | S12°26'56"W | 54.20' |
| C151 | 1138.00' | 60.89' | 3°03'57" | N12°26'56"E | 60.89' |
| C152 | 1013.00' | 54.20' | 3°03'57" | S9°22'59"W | 54.20' |
| C153 | 1138.00' | 60.89' | 3°03'57" | N9°22'59"E | 60.89' |
| C154 | 1013.00' | 54.20' | 3°03'57" | N6°19'02"E | 54.20' |
| C155 | 1138.00' | 60.89' | 3°03'57" | S6°19'02"W | 60.89' |
| C156 | 1013.00' | 17.64' | 0°59'51" | N4°17'08"E | 17.64' |
| C157 | 1138.00' | 21.52' | 1°05'00" | S4°14'33"W | 21.52' |
| C158 | 100.00' | 32.56' | 18°39'27" | N5°30'14"W | 32.42' |
| C159 | 220.00' | 71.52' | 18°37'35" | S5°36'44"E | 71.21' |
| C160 | 100.00' | 48.31' | 27°40'49" | N28°40'22"W | 47.84' |
| C161 | 220.00' | 108.64' | 28°17'36" | S29°04'20"E | 107.54' |
| C162 | 100.00' | 48.32' | 27°41'11" | N56°21'22"W | 47.85' |
| C163 | 220.00' | 108.04' | 28°08'17" | S57°17'16"E | 106.96' |
| C164 | 100.00' | 34.06' | 19°30'44" | N79°57'20"W | 33.89' |
| C165 | 220.00' | 70.48' | 18°21'17" | S80°32'03"E | 70.18' |
| C166 | 2586.00' | 10.45' | 0°13'53" | N89°35'45"W | 10.45' |
| C167 | 2465.00' | 9.96' | 0°13'53" | S89°35'45"E | 9.96' |
| C168 | 2586.00' | 57.33' | 1°16'13" | N88°50'42"W | 57.33' |
| C169 | 2465.00' | 54.65' | 1°16'13" | S88°50'42"E | 54.64' |
| C170 | 2586.00' | 57.33' | 1°16'13" | N87°34'30"W | 57.33' |
| C171 | 2465.00' | 54.65' | 1°16'13" | S87°34'30"E | 54.64' |
| C172 | 2586.00' | 57.33' | 1°16'13" | N86°18'17"W | 57.33' |
| C173 | 2465.00' | 1229.89' | 28°35'14" | S75°25'05"E | 1217.17' |
| C174 | 2586.00' | 57.33' | 1°16'13" | S85°02'05"E | 57.33' |
| C175 | 2465.00' | 54.65' | 1°16'13" | N85°02'05"W | 54.64' |
| C176 | 2586.00' | 57.33' | 1°16'13" | S83°45'52"E | 57.33' |
| C177 | 2465.00' | 54.65' | 1°16'13" | N83°45'52"W | 54.64' |
| C178 | 2586.00' | 57.33' | 1°16'13" | S82°29'39"E | 57.33' |
| C179 | 2465.00' | 54.65' | 1°16'13" | N82°29'39"W | 54.64' |
| C180 | 2586.00' | 57.33' | 1°16'13" | S81°13'27"E | 57.33' |
| C181 | 2465.00' | 54.65' | 1°16'13" | N81°13'27"W | 54.64' |
| C182 | 2586.00' | 57.17' | 1°16'00" | S79°57'20"E | 57.17' |
| C183 | 2465.00' | 54.50' | 1°16'00" | N79°57'20"W | 54.49' |
| C184 | 2586.00' | 57.33' | 1°16'13" | S78°41'14"E | 57.33' |
| C185 | 2465.00' | 54.65' | 1°16'13" | N78°41'14"W | 54.64' |
| C186 | 2586.00' | 57.33' | 1°16'13" | S77°25'01"E | 57.33' |
| C187 | 2465.00' | 54.65' | 1°16'13" | N77°25'01"W | 54.64' |
| C188 | 2586.00' | 52.12' | 1°09'17" | S76°12'17"E | 52.12' |
| C189 | 2465.00' | 49.68' | 1°09'17" | N76°12'17"W | 49.68' |
| C190 | 2586.00' | 52.12' | 1°09'17" | S75°03'00"E | 52.12' |
| C191 | 2465.00' | 49.68' | 1°09'17" | N75°03'00"W | 49.68' |
| C192 | 2586.00' | 52.12' | 1°09'17" | S73°53'43"E | 52.12' |
| C193 | 2465.00' | 49.68' | 1°09'17" | N73°53'43"W | 49.68' |
| C194 | 2586.00' | 52.12' | 1°09'17" | S72°44'26"E | 52.12' |
| C195 | 2465.00' | 49.68' | 1°09'17" | N72°44'26"W | 49.68' |
| C196 | 2586.00' | 52.12' | 1°09'17" | S71°35'09"E | 52.12' |
| C197 | 2465.00' | 49.68' | 1°09'17" | N71°35'09"W | 49.68' |
| C198 | 2586.00' | 52.12' | 1°09'17" | S70°25'52"E | 52.12' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C199 | 2465.00' | 49.68' | 1°09'17" | N70°25'52"W | 49.68' |
| C200 | 2586.00' | 52.12' | 1°09'17" | S69°16'35"E | 52.12' |
| C201 | 2465.00' | 49.68' | 1°09'17" | N69°16'35"W | 49.68' |
| C202 | 2586.00' | 52.12' | 1°09'17" | S68°07'18"E | 52.12' |
| C203 | 2465.00' | 49.68' | 1°09'17" | N68°07'18"W | 49.68' |
| C204 | 2586.00' | 52.12' | 1°09'17" | S66°58'01"E | 52.12' |
| C205 | 2465.00' | 49.68' | 1°09'17" | N66°58'01"W | 49.68' |
| C206 | 2586.00' | 52.12' | 1°09'17" | S65°48'44"E | 52.12' |
| C207 | 2465.00' | 49.68' | 1°09'17" | N65°48'44"W | 49.68' |
| C208 | 2586.00' | 29.82' | 0°39'38" | S64°54'17"E | 29.82' |
| C209 | 100.00' | 18.34' | 10°30'38" | S69°49'46"E | 18.32' |
| C210 | 2465.00' | 69.49' | 1°36'55" | N64°25'38"W | 69.49' |
| C211 | 100.00' | 43.01' | 24°38'30" | S87°24'21"E | 42.68' |
| C212 | 2465.00' | 107.35' | 2°29'43" | N62°22'19"W | 107.34' |
| C213 | 100.00' | 43.01' | 24°38'30" | N67°57'09"E | 42.68' |
| C214 | 100.00' | 15.61' | 8°56'31" | N51°09'39"E | 15.59' |
| C215 | 550.00' | 46.34' | 4°49'37" | S44°16'35"W | 46.32' |
| C216 | 550.00' | 48.65' | 5°04'05" | N39°19'44"E | 48.63' |
| C217 | 550.00' | 48.65' | 5°04'05" | N34°15'39"E | 48.63' |
| C218 | 375.00' | 52.42' | 8°00'31" | S42°41'08"W | 52.37' |
| C219 | 550.00' | 48.65' | 5°04'05" | N29°11'33"E | 48.63' |
| C220 | 375.00' | 61.50' | 9°23'48" | S33°58'59"W | 61.43' |
| C221 | 550.00' | 48.65' | 5°04'05" | N24°07'28"E | 48.63' |
| C222 | 375.00' | 61.54' | 9°24'08" | S24°35'01"W | 61.47' |
| C223 | 550.00' | 48.65' | 5°04'05" | N19°03'23"E | 48.63' |
| C224 | 375.00' | 61.51' | 9°23'55" | S15°11'00"W | 61.44' |
| C225 | 550.00' | 48.65' | 5°04'05" | N13°59'18"E | 48.63' |
| C226 | 375.00' | 61.43' | 9°23'08" | S5°47'28"W | 61.36' |
| C227 | 550.00' | 48.65' | 5°04'05" | N8°55'13"E | 48.63' |
| C228 | 375.00' | 5.28' | 0°48'23" | S0°41'42"W | 5.28' |
| C229 | 550.00' | 48.65' | 5°04'05" | N3°51'07"E | 48.63' |
| C230 | 550.00' | 48.65' | 5°04'05" | N1°12'58"W | 48.63' |
| C231 | 550.00' | 57.75' | 6°00'58" | N6°45'29"W | 57.72' |
| C232 | 550.00' | 45.59' | 4°44'57" | S12°08'27"E | 45.58' |
| C233 | 58.00' | 221.35' | 218°40'02" | N30°59'02"W | 109.46' |
| C234 | 25.00' | 34.06' | 78°03'28" | N39°19'15"E | 31.49' |
| C235 | 100.00' | 18.59' | 10°39'03" | N19°50'27"W | 18.56' |
| C236 | 100.00' | 43.01' | 24°38'30" | N37°29'13"W | 42.68' |
| C237 | 100.00' | 34.07' | 19°31'18" | N59°34'07"W | 33.91' |
| C238 | 25.00' | 20.10' | 46°03'34" | N46°17'59"W | 19.56' |
| C239 | 25.00' | 19.17' | 43°56'44" | N11°17'50"W | 18.71' |
| C240 | 100.00' | 19.97' | 11°26'34" | S14°57'15"W | 19.94' |
| C241 | 100.00' | 5.62' | 3°13'06" | N10°50'31"E | 5.62' |
| C242 | 50.00' | 20.57' | 23°34'21" | N31°00'14"E | 20.43' |
| C243 | 50.00' | 29.87' | 34°13'30" | N2°06'18"E | 29.42' |
| C244 | 50.00' | 30.18' | 34°35'11" | N32°18'02"W | 29.73' |
| C245 | 50.00' | 34.56' | 39°36'14" | S69°23'45"E | 33.88' |
| C246 | 50.00' | 1.96' | 2°14'29" | S89°40'54"W | 1.96' |
| C247 | 100.00' | 19.97' | 11°26'34" | S63°36'11"E | 19.94' |
| C248 | 1225.00' | 27.23' | 1°16'25" | N69°57'41"W | 27.23' |
| C249 | 1225.00' | 40.03' | 1°52'20" | N71°32'03"W | 40.03' |
| C250 | 1225.00' | 40.10' | 1°52'33" | N73°24'30"W | 40.10' |
| C251 | 1225.00' | 40.22' | 1°52'52" | N75°17'12"W | 40.22' |
| C252 | 1225.00' | 10.78' | 0°30'15" | N76°28'46"W | 10.78' |
| C253 | 1175.00' | 29.51' | 1°26'20" | N76°00'43"W | 29.51' |
| C254 | 1175.00' | 40.15' | 1°57'29" | N74°18'48"W | 40.15' |
| C255 | 1175.00' | 40.06' | 1°57'12" | N72°21'28"W | 40.06' |
| C256 | 1175.00' | 40.01' | 1°57'03" | N70°24'20"W | 40.01' |
| C257 | 1175.00' | 40.01' | 1°57'03" | N68°27'17"W | 40.00' |
| C258 | 1175.00' | 40.05' | 1°57'11" | N66°30'11"W | 40.05' |
| C259 | 1175.00' | 40.14' | 1°57'27" | N64°32'52"W | 40.14' |
| C260 | 1175.00' | 33.67' | 1°38'30" | N62°44'54"W | 33.67' |
| C261 | 1225.00' | 40.23' | 1°52'54" | N63°10'39"W | 40.23' |
| C262 | 1225.00' | 40.11' | 1°52'34" | N65°03'23"W | 40.11' |
| C263 | 1225.00' | 40.04' | 1°52'21" | N66°55'51"W | 40.04' |
| C264 | 1225.00' | 40.00' | 1°52'16" | N68°48'09"W | 40.00' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C265 | 1225.00' | 40.01' | 1°52'17" | N70°40'26"W | 40.01' |
| C266 | 1225.00' | 32.08' | 1°30'01" | N72°21'35"W | 32.08' |
| C267 | 100.00' | 8.02' | 4°35'34" | N75°24'23"W | 8.01' |
| C268 | 100.00' | 8.66' | 4°57'34" | N80°10'57"W | 8.65' |
| C269 | 50.00' | 17.46' | 20°00'19" | N59°06'28"W | 17.37' |
| C270 | 50.00' | 30.23' | 34°38'27" | N86°25'51"W | 29.77' |
| C271 | 150.00' | 82.86' | 31°38'55" | S86°48'49"E | 81.81' |
| C272 | 150.00' | 79.98' | 30°33'01" | N62°05'13"E | 79.04' |
| C273 | 50.00' | 33.79' | 38°43'00" | S56°53'26"W | 33.15' |
| C274 | 50.00' | 30.42' | 34°51'15" | S20°06'18"W | 29.95' |
| C275 | 150.00' | 68.44' | 26°08'28" | N33°44'29"E | 67.85' |
| C276 | 50.00' | 5.25' | 6°00'44" | S0°19'41"E | 5.24' |
| C277 | 100.00' | 16.67' | 9°33'09" | N25°26'49"E | 16.65' |
| C278 | 25.00' | 16.09' | 36°52'12" | S39°06'20"W | 15.81' |
| C279 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C280 | 10.00' | 15.71' | 90°00'00" | N24°19'46"W | 14.14' |
| C281 | 150.00' | 79.98' | 30°33'01" | N62°05'13"E | 79.04' |
| C282 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C283 | 25.00' | 17.35' | 39°45'07" | N37°39'52"E | 17.00' |
| C284 | 963.00' | 43.02' | 2°33'35" | N16°30'31"E | 43.02' |
| C285 | 963.00' | 55.43' | 3°17'53" | N13°34'47"E | 55.42' |
| C286 | 963.00' | 84.26' | 5°00'47" | N9°25'28"E | 84.23' |
| C287 | 963.00' | 52.67' | 3°08'01" | S5°20'57"W | 52.66' |
| C288 | 25.00' | 16.09' | 36°52'12" | S21°48'08"W | 15.81' |
| C289 | 25.00' | 23.18' | 53°07'48" | S42°45'52"E | 22.36' |
| C290 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C291 | 25.00' | 16.09' | 36°52'12" | N39°06'20"E | 15.81' |
| C292 | 25.00' | 23.28' | 53°21'30" | N7°39'25"W | 22.45' |
| C293 | 25.00' | 23.09' | 52°54'52" | N60°47'36"W | 22.28' |
| C294 | 2646.00' | 109.15' | 2°21'48" | N86°30'03"W | 109.14' |
| C295 | 2646.00' | 237.20' | 5°08'11" | S85°06'52"E | 237.12' |
| C296 | 2646.00' | 128.05' | 2°46'22" | N83°55'58"W | 128.04' |
| C297 | 25.00' | 23.09' | 52°54'52" | S70°33'53"W | 22.28' |
| C298 | 25.00' | 12.09' | 27°41'52" | S30°15'31"W | 11.97' |
| C299 | 25.00' | 16.09' | 36°52'12" | S2°14'08"W | 15.81' |
| C300 | 25.00' | 23.18' | 53°07'48" | S42°45'52"E | 22.36' |
| C301 | 25.00' | 16.09' | 36°52'12" | N87°45'52"W | 15.81' |
| C302 | 25.00' | 23.18' | 53°07'48" | N47°14'08"E | 22.36' |
| C303 | 25.00' | 23.18' | 53°07'48" | N5°53'40"W | 22.36' |
| C304 | 25.00' | 16.09' | 36°52'12" | S50°53'40"E | 15.81' |
| C305 | 25.00' | 16.09' | 36°52'12" | S87°45'52"E | 15.81' |
| C306 | 25.00' | 23.18' | 53°07'48" | S47°14'08"W | 22.36' |
| C307 | 25.00' | 23.18' | 53°07'48" | S5°53'40"E | 22.36' |
| C308 | 25.00' | 16.09' | 36°52'12" | N50°53'40"W | 15.81' |
| C309 | 25.00' | 28.98' | 66°25'19" | S53°52'54"W | 27.39' |
| C310 | 25.00' | 10.29' | 23°34'41" | N81°07'06"W | 10.22' |
| C311 | 25.00' | 16.09' | 36°52'12" | N50°53'40"W | 15.81' |
| C312 | 25.00' | 23.18' | 53°07'48" | N5°53'40"W | 22.36' |
| C313 | 10.00' | 15.71' | 90°00'00" | S65°40'14"W | 14.14' |
| C314 | 10.00' | 15.71' | 90°00'00" | N24°19'46"W | 14.14' |
| C315 | 10.00' | 15.71' | 90°00'00" | S65°40'14"W | 14.14' |
| C316 | 25.00' | 21.42' | 49°05'42" | S78°49'46"W | 20.77' |
| C317 | 25.00' | 16.60' | 38°03'01" | S35°15'24"W | 16.30' |
| C318 | 625.00' | 7.51' | 0°41'18" | S61°59'55"E | 7.51' |
| C319 | 25.00' | 35.84' | 82°08'40" | N20°24'06"W | 32.85' |
| C320 | 25.00' | 5.42' | 12°25'26" | S67°41'09"E | 5.41' |
| C322 | 10.00' | 15.71' | 90°00'00" | N65°40'14"E | 14.14' |
| C323 | 25.00' | 23.18' | 53°07'48" | N42°45'52"W | 22.36' |
| C324 | 25.00' | 16.09' | 36°52'12" | S2°14'08"W | 15.81' |
| C325 | 100.00' | 8.03' | 4°36'02" | S18°22'13"W | 8.03' |
| C326 | 100.00' | 18.42' | 10°33'13" | S10°47'36"W | 18.39' |
| C327 | 50.00' | 7.69' | 8°48'55" | S34°40'22"W | 7.69' |
| C328 | 50.00' | 30.65' | 35°07'12" | S12°42'18"W | 30.17' |
| C329 | 150.00' | 61.27' | 23°24'06" | N8°58'11"E | 60.84' |
| C330 | 50.00' | 28.10' | 32°11'58" | S20°57'17"E | 27.73' |
| C331 | 150.00' | 96.32' | 36°47'30" | N21°07'37"W | 94.67' |

PARCEL CURVE DATA CONTINUED
ON SHEET 8 OF 8

# PRELIMINARY PLAT
# FOR
# LOS DIAMANTES SUBDIVISION
# PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2021

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| | | | |
|---|---|---|---|
| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 7 of 8 |
| Scale: as shown | Date: 7/27/21 | Job: A18026 | |

Book ____, Page ____

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# PRELIMINARY PLAT
# FOR
# LOS DIAMANTES SUBDIVISION
# PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2021

### Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C332 | 50.00' | 28.07' | 32°10'02" | S53°08'16"E | 27.70' |
| C333 | 150.00' | 78.03' | 29°48'23" | N54°25'34"W | 77.16' |
| C334 | 50.00' | 22.66' | 25°57'46" | S82°12'10"E | 22.46' |
| C335 | 100.00' | 3.90' | 2°13'56" | S62°42'51"E | 3.90' |
| C336 | 100.00' | 22.55' | 12°55'19" | S70°17'28"E | 22.51' |
| C337 | 975.00' | 17.63' | 1°02'09" | S76°14'03"E | 17.63' |
| C338 | 975.00' | 40.17' | 2°21'38" | S74°32'10"E | 40.17' |
| C339 | 975.00' | 40.05' | 2°21'13" | S72°10'45"E | 40.05' |
| C340 | 975.00' | 40.00' | 2°21'03" | S69°49'36"E | 40.00' |
| C341 | 975.00' | 40.02' | 2°21'07" | S67°28'31"E | 40.02' |
| C342 | 975.00' | 40.11' | 2°21'26" | S65°07'15"E | 40.11' |
| C343 | 975.00' | 27.82' | 1°38'04" | S63°07'30"E | 27.81' |
| C344 | 1025.00' | 12.43' | 0°41'42" | S62°39'19"E | 12.43' |
| C345 | 1025.00' | 40.17' | 2°14'43" | S64°07'31"E | 40.17' |
| C346 | 1025.00' | 40.06' | 2°14'21" | S66°22'03"E | 40.05' |
| C347 | 1025.00' | 40.01' | 2°14'11" | S68°36'19"E | 40.00' |
| C348 | 1025.00' | 40.02' | 2°14'13" | S70°50'30"E | 40.01' |
| C349 | 1025.00' | 34.66' | 1°56'15" | S72°55'44"E | 34.66' |
| C350 | 25.00' | 19.17' | 43°56'44" | N42°38'36"E | 18.71' |
| C351 | 25.00' | 17.89' | 41°00'15" | S85°07'05"W | 17.51' |
| C352 | 975.00' | 24.27' | 1°25'35" | N73°40'00"W | 24.27' |
| C353 | 975.00' | 40.04' | 2°21'10" | N71°46'37"W | 40.04' |
| C354 | 975.00' | 40.00' | 2°21'03" | N69°25'31"W | 40.00' |
| C355 | 975.00' | 40.03' | 2°21'09" | N67°04'25"W | 40.03' |
| C356 | 975.00' | 40.13' | 2°21'30" | N64°43'05"W | 40.13' |
| C357 | 975.00' | 20.95' | 1°13'52" | N62°55'24"W | 20.95' |
| C358 | 1025.00' | 19.30' | 1°04'45" | N62°50'50"W | 19.30' |
| C359 | 1025.00' | 40.14' | 2°14'38" | N64°30'32"W | 40.14' |
| C360 | 1025.00' | 40.04' | 2°14'18" | N66°45'00"W | 40.04' |
| C361 | 1025.00' | 40.00' | 2°14'10" | N68°59'14"W | 40.00' |
| C362 | 1025.00' | 40.02' | 2°14'14" | N71°13'26"W | 40.02' |
| C363 | 1025.00' | 40.11' | 2°14'31" | N73°27'49"W | 40.10' |
| C364 | 1025.00' | 38.78' | 2°10'04" | N75°40'06"W | 38.78' |
| C365 | 50.00' | 1.47' | 1°41'01" | N75°54'37"W | 1.47' |
| C366 | 50.00' | 43.78' | 50°09'58" | N49°59'08"W | 42.39' |
| C367 | 50.00' | 39.77' | 45°34'23" | S2°06'57"E | 38.73' |
| C368 | 50.00' | 39.77' | 45°34'23" | S43°27'26"W | 38.73' |
| C369 | 50.00' | 35.47' | 40°38'47" | N86°34'01"E | 34.73' |
| C370 | 1175.00' | 8.31' | 0°24'19" | S72°54'26"E | 8.31' |
| C371 | 1175.00' | 40.04' | 1°57'08" | S71°43'42"E | 40.04' |
| C372 | 1175.00' | 40.00' | 1°57'02" | S69°46'37"E | 40.00' |
| C373 | 1175.00' | 40.02' | 1°57'05" | S67°49'33"E | 40.01' |
| C374 | 1175.00' | 40.07' | 1°57'15" | S65°52'24"E | 40.07' |
| C375 | 1175.00' | 40.18' | 1°57'34" | S63°54'59"E | 40.18' |
| C376 | 1175.00' | 20.70' | 1°00'34" | S62°25'56"E | 20.70' |
| C377 | 1225.00' | 19.59' | 0°54'59" | S62°23'08"E | 19.59' |
| C378 | 1225.00' | 40.19' | 1°52'47" | S63°47'01"E | 40.19' |
| C379 | 1225.00' | 40.08' | 1°52'29" | S65°39'39"E | 40.08' |
| C380 | 1225.00' | 40.02' | 1°52'19" | S67°32'03"E | 40.02' |
| C381 | 1225.00' | 40.00' | 1°52'15" | S69°24'20"E | 40.00' |
| C382 | 1225.00' | 40.02' | 1°52'19" | S71°16'38"E | 40.02' |
| C383 | 1225.00' | 20.36' | 0°57'09" | S72°41'22"E | 20.36' |
| C384 | 25.00' | 21.77' | 49°53'27" | S48°13'13"E | 21.09' |
| C385 | 25.00' | 19.17' | 43°56'44" | N1°18'08"W | 18.71' |
| C386 | 25.00' | 17.36' | 39°47'10" | N84°30'33"E | 17.01' |
| C387 | 25.00' | 19.17' | 43°56'44" | S42°38'36"W | 18.71' |
| C388 | 1175.00' | 24.85' | 1°12'43" | S74°59'30"E | 24.85' |
| C389 | 1175.00' | 40.10' | 1°57'20" | S73°24'29"E | 40.10' |
| C390 | 1175.00' | 40.03' | 1°57'07" | S71°27'16"E | 40.03' |
| C391 | 1175.00' | 23.66' | 1°09'14" | S69°54'05"E | 23.66' |
| C392 | 50.00' | 45.71' | 52°22'51" | N43°08'03"W | 44.14' |
| C393 | 50.00' | 32.83' | 37°37'09" | S1°51'57"W | 32.24' |
| C394 | 25.00' | 23.65' | 54°11'38" | S47°46'21"W | 22.77' |
| C395 | 25.00' | 15.62' | 35°48'05" | N87°13'48"W | 15.37' |
| C396 | 575.00' | 7.06' | 0°42'14" | N68°58'39"W | 7.06' |
| C397 | 575.00' | 40.05' | 3°59'28" | N66°37'48"W | 40.04' |

### Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C398 | 575.00' | 29.91' | 2°58'48" | N63°08'40"W | 29.90' |
| C399 | 1025.00' | 10.36' | 0°34'44" | N61°56'38"W | 10.36' |
| C400 | 1025.00' | 40.22' | 2°14'54" | N63°21'27"W | 40.22' |
| C401 | 1025.00' | 40.09' | 2°14'27" | N65°36'08"W | 40.08' |
| C402 | 1025.00' | 40.02' | 2°14'13" | N67°50'27"W | 40.01' |
| C403 | 1025.00' | 40.01' | 2°14'11" | N70°04'39"W | 40.00' |
| C404 | 1025.00' | 20.70' | 1°09'26" | N71°46'27"W | 20.70' |
| C405 | 25.00' | 21.41' | 49°04'40" | N47°48'50"W | 20.77' |
| C406 | 25.00' | 19.17' | 43°56'44" | S1°18'08"E | 18.71' |
| C407 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C408 | 25.00' | 16.09' | 36°52'12" | N39°06'20"E | 15.81' |
| C409 | 25.00' | 0.29' | 0°39'51" | S16°36'38"W | 0.29' |
| C410 | 25.00' | 39.60' | 90°44'49" | N29°05'42"W | 35.59' |
| C411 | 2636.00' | 165.04' | 3°35'14" | N72°40'29"W | 165.02' |
| C412 | 225.00' | 24.66' | 6°16'48" | S30°13'29"W | 24.65' |
| C413 | 225.00' | 50.76' | 12°55'33" | S39°49'40"W | 50.65' |
| C414 | 225.00' | 1.57' | 0°23'57" | S46°29'25"W | 1.57' |
| C415 | 325.00' | 44.92' | 7°55'06" | S42°43'50"W | 44.88' |
| C416 | 325.00' | 72.87' | 12°50'46" | S32°20'54"W | 72.71' |
| C417 | 325.00' | 72.87' | 12°50'46" | S19°30'08"W | 72.71' |
| C418 | 325.00' | 72.87' | 12°50'46" | S6°39'22"W | 72.71' |
| C419 | 325.00' | 72.87' | 12°50'46" | S6°11'23"E | 72.71' |
| C420 | 325.00' | 10.79' | 1°54'09" | S13°33'51"E | 10.79' |
| C421 | 25.00' | 28.33' | 64°55'55" | N36°51'48"W | 26.84' |
| C422 | 25.00' | 10.94' | 25°04'05" | N8°08'12"E | 10.85' |
| C423 | 25.00' | 16.09' | 36°52'12" | N39°06'20"E | 15.81' |
| C424 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C425 | 375.00' | 61.54' | 9°24'08" | N24°35'01"E | 61.47' |
| C426 | 500.00' | 45.52' | 5°12'56" | N11°54'27"W | 45.50' |
| C427 | 500.00' | 63.30' | 7°15'12" | S5°40'23"E | 63.26' |
| C428 | 500.00' | 63.30' | 7°15'12" | S1°34'49"W | 63.26' |
| C429 | 500.00' | 63.30' | 7°15'12" | S8°50'02"W | 63.26' |
| C430 | 500.00' | 63.30' | 7°15'12" | S16°05'14"W | 63.26' |
| C431 | 500.00' | 63.30' | 7°15'12" | S23°20'26"W | 63.26' |
| C432 | 500.00' | 63.30' | 7°15'12" | S30°35'39"W | 63.26' |
| C433 | 500.00' | 63.30' | 7°15'12" | S37°50'51"W | 63.26' |
| C434 | 500.00' | 45.52' | 5°12'56" | S44°04'55"W | 45.50' |
| C435 | 50.00' | 28.09' | 32°11'14" | S62°47'00"W | 27.72' |
| C436 | 50.00' | 31.89' | 36°32'55" | N82°50'55"W | 31.36' |
| C437 | 2646.00' | 240.32' | 5°12'14" | S66°31'53"E | 240.24' |
| C438 | 2646.00' | 123.40' | 2°40'20" | S65°15'56"E | 123.39' |
| C439 | 2646.00' | 116.92' | 2°31'54" | S67°52'03"E | 116.91' |
| C440 | 25.00' | 23.09' | 52°54'52" | N42°14'39"W | 22.28' |
| C441 | 25.00' | 20.73' | 47°30'20" | N7°57'57"E | 20.14' |
| C442 | 375.00' | 8.22' | 1°15'23" | N46°03'42"E | 8.22' |
| C443 | 375.00' | 48.03' | 7°20'19" | N41°45'51"E | 48.00' |
| C444 | 375.00' | 48.03' | 7°20'19" | N34°25'32"E | 48.00' |
| C445 | 375.00' | 48.03' | 7°20'19" | N27°05'13"E | 48.00' |
| C446 | 375.00' | 48.03' | 7°20'19" | N19°44'54"E | 48.00' |
| C447 | 375.00' | 48.03' | 7°20'19" | N12°24'35"E | 48.00' |
| C448 | 375.00' | 48.03' | 7°20'19" | N5°04'16"E | 48.00' |
| C449 | 375.00' | 48.03' | 7°20'19" | N2°16'03"W | 48.00' |
| C450 | 375.00' | 48.04' | 7°20'24" | N9°36'24"W | 48.01' |
| C451 | 375.00' | 8.11' | 1°14'20" | N13°53'46"W | 8.11' |
| C452 | 2453.00' | 80.97' | 1°53'29" | S88°45'57"E | 80.97' |
| C453 | 30.00' | 47.12' | 90°00'00" | N44°42'42"W | 42.43' |
| C454 | 35.00' | 30.75' | 50°20'06" | N45°50'17"E | 29.77' |
| C455 | 25.00' | 18.51' | 42°25'50" | N89°27'19"E | 18.09' |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 10 | 7290.0130 sf |
| 2 | 10 | 6875.0000 sf |
| 3 | 10 | 6875.0000 sf |
| 4 | 10 | 6875.0000 sf |
| 5 | 10 | 6875.0000 sf |
| 6 | 10 | 6875.0000 sf |
| 7 | 10 | 6875.0000 sf |
| 8 | 10 | 6932.7748 sf |
| 9 | 10 | 7193.5264 sf |
| 10 | 10 | 7193.5259 sf |
| 11 | 10 | 7193.5259 sf |
| 12 | 10 | 7193.5259 sf |
| 13 | 10 | 7193.5259 sf |
| 14 | 10 | 8958.8634 sf |
| 15 | 10 | 9798.6164 sf |
| 16 | 10 | 9659.0267 sf |
| 17 | 10 | 8636.2296 sf |
| 18 | 10 | 6655.0000 sf |
| 19 | 10 | 6688.6613 sf |
| 20 | 10 | 6774.4332 sf |
| 21 | 10 | 6774.4332 sf |
| 22 | 10 | 6774.4332 sf |
| 23 | 10 | 6774.4332 sf |
| 24 | 10 | 6774.4332 sf |
| 25 | 10 | 6774.4332 sf |
| 26 | 10 | 6774.4332 sf |
| 27 | 10 | 6755.8264 sf |
| 28 | 10 | 6774.4332 sf |
| 29 | 10 | 6774.4332 sf |
| 30 | 10 | 6158.5619 sf |
| 31 | 10 | 6158.5619 sf |
| 32 | 10 | 6158.5619 sf |
| 33 | 10 | 6158.5619 sf |
| 34 | 10 | 6158.5619 sf |
| 35 | 10 | 6158.5619 sf |
| 36 | 10 | 6158.5619 sf |
| 37 | 10 | 6158.5619 sf |
| 38 | 10 | 6158.5619 sf |
| 39 | 10 | 6158.5619 sf |
| 40 | 10 | 7141.9950 sf |
| 41 | 10 | 10721.0589 sf |
| 42 | 10 | 10110.2973 sf |
| 43 | 10 | 6863.4406 sf |
| 44 | 10 | 6000.0000 sf |
| 45 | 10 | 6497.2368 sf |
| 46 | 10 | 6820.0928 sf |
| 47 | 10 | 7389.5356 sf |
| 48 | 10 | 7842.0989 sf |
| 49 | 10 | 8014.9370 sf |
| 50 | 10 | 7902.4197 sf |
| 51 | 10 | 7508.0031 sf |
| 52 | 10 | 6920.3169 sf |
| 53 | 10 | 6539.5684 sf |
| 54 | 10 | 6476.3890 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 55 | 10 | 6585.4609 sf |
| 56 | 10 | 6157.5190 sf |
| 57 | 10 | 8441.8051 sf |
| 58 | 10 | 11827.6245 sf |
| 59 | 10 | 8028.5870 sf |
| 60 | 10 | 6003.4891 sf |
| 61 | 10 | 6002.5657 sf |
| 62 | 10 | 6177.0071 sf |
| 63 | 10 | 4915.6039 sf |
| 64 | 10 | 4199.9998 sf |
| 65 | 10 | 4204.8937 sf |
| 66 | 10 | 4199.1889 sf |
| 67 | 10 | 7383.9181 sf |
| 68 | 10 | 10402.6706 sf |
| 69 | 10 | 5829.3061 sf |
| 70 | 10 | 4443.7462 sf |
| 71 | 10 | 4400.7877 sf |
| 72 | 10 | 4400.6524 sf |
| 73 | 10 | 4400.5171 sf |
| 74 | 10 | 4400.3817 sf |
| 75 | 10 | 4400.2464 sf |
| 76 | 10 | 4400.1111 sf |
| 77 | 10 | 4402.7222 sf |
| 78 | 10 | 4438.4512 sf |
| 79 | 10 | 4526.2789 sf |
| 80 | 10 | 4666.7721 sf |
| 81 | 10 | 4853.2153 sf |
| 82 | 10 | 5020.0416 sf |
| 83 | 10 | 5132.1007 sf |
| 84 | 10 | 5189.4388 sf |
| 85 | 10 | 5192.2563 sf |
| 86 | 10 | 5140.5628 sf |
| 87 | 10 | 5034.1780 sf |
| 88 | 10 | 4872.8079 sf |
| 89 | 10 | 4684.3240 sf |
| 90 | 10 | 4538.3609 sf |
| 91 | 10 | 4445.1024 sf |
| 92 | 10 | 4404.2476 sf |
| 93 | 10 | 4415.6652 sf |
| 94 | 10 | 4480.1757 sf |
| 95 | 10 | 4552.3226 sf |
| 96 | 10 | 7318.4381 sf |
| 97 | 10 | 6573.8877 sf |
| 98 | 10 | 7068.6347 sf |
| 99 | 10 | 4657.8491 sf |
| 100 | 10 | 4594.6339 sf |
| ROW DEDICATION #1 | 10 | 4516.6062 sf |
| ROW DEDICATION #2 | 10 | 6789.3888 sf |
| TRACT CC-1 | 10 | 32345.9433 sf |
| TRACT CC-2 | 10 | 14526.9807 sf |
| TRACT MM | 10 | 9647.4201 sf |
| TRACT SS | 10 | 748.6803 sf |
| TRACT YY | 10 | 10022.6035 sf |
| TRACT ZZ | 10 | 285248.4386 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 11 | 7359.0876 sf |
| 2 | 11 | 6602.7755 sf |
| 3 | 11 | 6050.0000 sf |
| 4 | 11 | 6483.7819 sf |
| 5 | 11 | 7535.3492 sf |
| 6 | 11 | 6737.8833 sf |
| 7 | 11 | 7919.7806 sf |
| TRACT FF | 11 | 2167.6944 sf |
| TRACT GG | 11 | 9742.2520 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 12 | 10096.9666 sf |
| 2 | 12 | 8634.5520 sf |
| 3 | 12 | 6301.0941 sf |
| 4 | 12 | 6325.0000 sf |
| 5 | 12 | 8445.4485 sf |
| TRACT HH | 12 | 2247.9683 sf |
| TRACT II | 12 | 2179.5595 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 13 | 7476.0976 sf |
| 2 | 13 | 6600.0000 sf |
| 3 | 13 | 6600.0000 sf |
| 4 | 13 | 6600.0000 sf |
| 5 | 13 | 6600.0000 sf |
| 6 | 13 | 6600.0000 sf |
| 7 | 13 | 6600.0000 sf |
| 8 | 13 | 6600.0000 sf |
| 9 | 13 | 7476.0906 sf |
| 10 | 13 | 7476.0975 sf |
| 11 | 13 | 6600.0000 sf |
| 12 | 13 | 6600.0000 sf |
| 13 | 13 | 6600.0000 sf |
| 14 | 13 | 6600.0000 sf |
| 15 | 13 | 6600.0000 sf |
| 16 | 13 | 6600.0000 sf |
| 17 | 13 | 6600.0000 sf |
| 18 | 13 | 7476.0907 sf |
| TRACT DD | 13 | 2179.5595 sf |
| TRACT EE | 13 | 2179.5595 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | | 7171.7124 sf |
| 2 | 14 | 6600.0000 sf |
| 3 | 14 | 6600.0000 sf |
| 4 | 14 | 6600.0000 sf |
| 5 | 14 | 6600.0000 sf |
| 6 | 14 | 6600.0000 sf |
| 7 | 14 | 6600.0000 sf |
| 8 | 14 | 6600.0000 sf |
| 9 | 14 | 7154.6248 sf |
| TRACT BB | 14 | 10844.4563 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 15 | 5556.0974 sf |
| 2 | 15 | 5550.0000 sf |
| 3 | 15 | 5550.0000 sf |
| 4 | 15 | 5550.0000 sf |
| 5 | 15 | 5550.0000 sf |
| 6 | 15 | 5550.0000 sf |
| 7 | 15 | 5550.0000 sf |
| 8 | 15 | 5550.0000 sf |
| 9 | 15 | 8068.4779 sf |
| 10 | 15 | 7095.0000 sf |
| 11 | 15 | 7095.0000 sf |
| 12 | 15 | 7095.0000 sf |
| 13 | 15 | 7095.0000 sf |
| 14 | 15 | 7095.0000 sf |
| 15 | 15 | 8056.5221 sf |
| TRACT AA | 15 | 90261.2949 sf |
| TRACT JJ | 15 | 6081.3132 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 16 | 4644.1906 sf |
| 2 | 16 | 4593.1891 sf |
| 3 | 16 | 4582.1833 sf |
| 4 | 16 | 4633.6673 sf |
| 5 | 16 | 4747.8775 sf |
| 6 | 16 | 4918.1299 sf |
| 7 | 16 | 5068.4331 sf |
| 8 | 16 | 5153.1609 sf |
| 9 | 16 | 5172.1027 sf |
| 10 | 16 | 5125.3545 sf |
| 11 | 16 | 5012.6791 sf |
| 12 | 16 | 4854.7000 sf |
| 13 | 16 | 4722.1112 sf |
| 14 | 16 | 7179.2885 sf |
| 15 | 16 | 7547.3304 sf |
| 16 | 16 | 6758.7016 sf |
| 17 | 16 | 4741.9169 sf |
| 18 | 16 | 4595.4948 sf |
| TRACT XX | 16 | 26477.1919 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 17 | 4919.8697 sf |
| 2 | 17 | 4950.6311 sf |
| 3 | 17 | 4945.4720 sf |
| 4 | 17 | 4970.2100 sf |
| 5 | 17 | 5024.6915 sf |
| 6 | 17 | 5015.2543 sf |
| 7 | 17 | 4959.1674 sf |
| 8 | 17 | 4920.1122 sf |
| 9 | 17 | 4943.7224 sf |
| 10 | 17 | 4946.0052 sf |
| 11 | 17 | 4927.0608 sf |
| 12 | 17 | 5022.6707 sf |
| 13 | 17 | 4970.2529 sf |
| 14 | 17 | 5685.7411 sf |
| 15 | 17 | 5894.6758 sf |
| 16 | 17 | 5882.8307 sf |
| 17 | 17 | 5764.8893 sf |
| 18 | 17 | 5676.2045 sf |
| 19 | 17 | 5616.5345 sf |
| 20 | 17 | 5503.7323 sf |
| 21 | 17 | 5431.7104 sf |
| 22 | 17 | 5453.2561 sf |
| 23 | 17 | 5527.3913 sf |
| 24 | 17 | 5558.2902 sf |
| 25 | 17 | 5545.8751 sf |
| 26 | 17 | 5470.9077 sf |
| TRACT VV | 17 | 1649.1286 sf |
| TRACT WW | 17 | 3351.2814 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 18 | 5179.9224 sf |
| 2 | 18 | 5202.1379 sf |
| 3 | 18 | 5202.2733 sf |
| 4 | 18 | 5202.3065 sf |
| 5 | 18 | 5208.5652 sf |
| 6 | 18 | 5149.9731 sf |
| 7 | 18 | 5035.3740 sf |
| 8 | 18 | 4972.0903 sf |
| 9 | 18 | 4934.4372 sf |
| 10 | 18 | 4922.0789 sf |
| 11 | 18 | 4919.1665 sf |
| 12 | 18 | 5527.2203 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 13 | 18 | 5693.7393 sf |
| 14 | 18 | 5778.4218 sf |
| 15 | 18 | 5846.3617 sf |
| 16 | 18 | 5920.5701 sf |
| 17 | 18 | 5992.8997 sf |
| 18 | 18 | 6065.2291 sf |
| 19 | 18 | 6101.3938 sf |
| 20 | 18 | 6101.3938 sf |
| 21 | 18 | 6101.3938 sf |
| 22 | 18 | 5868.3402 sf |
| TRACT TT | 18 | 2519.2739 sf |
| TRACT UU | 18 | 1657.1140 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 19 | 7160.0445 sf |
| 2 | 19 | 6823.6383 sf |
| 3 | 19 | 7150.9750 sf |
| 4 | 19 | 7806.2761 sf |
| 5 | 19 | 7902.1721 sf |
| 6 | 19 | 7975.1837 sf |
| 7 | 19 | 8026.8892 sf |
| 8 | 19 | 6610.6511 sf |
| 9 | 19 | 6026.0941 sf |
| 10 | 19 | 6050.0000 sf |
| 11 | 19 | 6294.2316 sf |
| 12 | 19 | 7074.2476 sf |
| 13 | 19 | 8035.1272 sf |
| 14 | 19 | 8206.2617 sf |
| 15 | 19 | 7969.4418 sf |
| 16 | 19 | 7157.4397 sf |
| 17 | 19 | 6352.3753 sf |
| 18 | 19 | 6050.0204 sf |
| 19 | 19 | 6046.3626 sf |
| TRACT KK | 19 | 7874.8084 sf |
| TRACT QQ | 19 | 8248.6882 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 20 | 8246.0287 sf |
| 2 | 20 | 6078.1694 sf |
| 3 | 20 | 6561.1584 sf |
| 4 | 20 | 6756.5856 sf |
| 5 | 20 | 6756.5856 sf |
| 6 | 20 | 6756.5856 sf |
| 7 | 20 | 6756.5856 sf |
| 8 | 20 | 6756.5856 sf |
| 9 | 20 | 6756.5856 sf |
| 10 | 20 | 6756.5856 sf |
| 11 | 20 | 6561.1584 sf |
| 12 | 20 | 6050.0000 sf |
| 13 | 20 | 6050.0000 sf |
| 14 | 20 | 6798.0967 sf |
| 15 | 20 | 6500.0000 sf |
| 16 | 20 | 6500.0000 sf |
| 17 | 20 | 6500.0000 sf |
| 18 | 20 | 6500.0000 sf |
| 19 | 20 | 7476.0941 sf |
| 20 | 20 | 7491.8488 sf |
| 21 | 20 | 6300.2369 sf |
| 22 | 20 | 7378.1645 sf |
| 23 | 20 | 7667.1957 sf |
| 24 | 20 | 8084.4007 sf |
| 25 | 20 | 8289.3137 sf |
| 26 | 20 | 8289.4814 sf |
| 27 | 20 | 8085.1424 sf |
| 28 | 20 | 7668.3131 sf |
| 29 | 20 | 7180.6507 sf |
| 30 | 20 | 6374.0732 sf |
| 31 | 20 | 8614.2877 sf |
| TRACT LL | 20 | 2244.3868 sf |
| TRACT NN | 20 | 6996.4686 sf |
| TRACT PP | 20 | 10405.2490 sf |
| TRACT RR | 20 | 1139.7798 sf |

### Parcel Line Table

| Line # | Direction | Length |
|---|---|---|
| L1 | N20°40'14"E | 2.84 |
| L4 | N20°09'23"E | 19.41 |
| L5 | N46°41'24"E | 11.78 |
| L6 | S46°41'24"W | 10.25 |
| L7 | S83°37'56"E | 125.92 |
| L8 | S89°42'42"E | 44.26 |
| L9 | S00°17'18"W | 12.00 |


ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990


| | | | |
|---|---|---|---|
| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 8 of 8 |
| Scale: as shown | Date: 7/27/21 | Job: A18026 | |

Book ____, Page ____

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F:\A18JOBS ACAD 2019\A18026 Los Diamantes BP Entitlements\PLATS\LD RESIDENTIAL PRELIMINARY PLAT - PHASE 2\A18026_LD PHASE 2 PREL-PLAT.dwg, 11/1/2021 2:58:43 PM, dwayne


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2023P02014 02/21/2023 10:53:45 AM
PLAT Pg:1 of 8
Anne Brady-Romero Sandoval Cnty Clerk B: 3 P: 5018

2023P02008 02/09/2023 01:17:28 PM
PLAT Pg:1 of 8
Anne Brady-Romero Sandoval Cnty Clerk B: 3 P: 5012

# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION PHASE 2

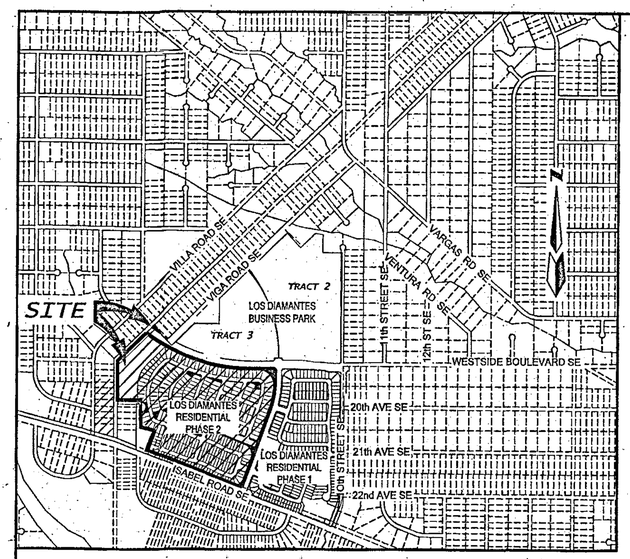
(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE,
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

DSD CASE NO. 22-220-00015

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the 13th day of December 2022.

Fred Radosevich, Chairman — Date 12-6-2023




LOCATION MAP SCALE:NTS

## SUBDIVISION DATA

| | |
|---|---|
| GROSS ACREAGE: | 65.4967 AC. |
| NO. OF EXISTING LOTS: | 2 LOTS |
| NO. OF EXISTING TRACTS: | 2 TRACTS |
| NO. OF LOTS CREATED: | 268 283 LOTS |
| NO. OF TRACTS CREATED: | 77 16 TRACTS |
| PUBLIC RIGHT OF WAY CREATED: | 13.5593 AC. |
| DATE OF SURVEY: | JULY, 2020 |

## FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND TRACTS AS SHOWN HEREON. THE TRACTS LABELED "H.O.A." WILL BE DEEDED IN FEE SIMPLE TO THE LOS DIAMANTES HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HERBY CONSENT TO THE GRANTING OF PUBLIC, PRIVATE AND TEMPORARY EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE TRACT ZZ TO SSCAFCA IN FEE SIMPLE WITH WARRANTY COVENANTS UPON COMPLETION AND ACCEPTANCE OF ALL STORM DRAINAGE WORKS AND IMPROVEMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): LD DEVELOPMENT, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AND LOS DIAMANTES, LLC

Pierre Amestoy, Managing Member — Date 10-20-2022

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )
BERNALILLO COUNTY ) SS

On this 20th day of Oct., 2022, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, for LD Development, LLC, a New Mexico Limited Liability Company on behalf of said Limited Liability Company.

Laverne Lucero — Notary Public — My Comission Expires 10-5-2024

STATE OF NEW MEXICO
NOTARY PUBLIC
LAVERNE LUCERO
COMMISSION # 1131708
EXPIRES OCTOBER 5, 2024

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 33 & 34, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO BEING ALL OF TRACT 1-A-1, LOS DIAMANTES SUBDIVISION PHASE 1, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT ENTITLED "PLAT FOR LOS DIAMANTES SUBDIVISION PHASE 1", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON AUGUST 12TH, 2021, IN VOLUME 3, FOLIO 4734, RRE BOOK 31, PAGES 15-20C, TOGETHER WITH LOTS 2 AND LOT 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT "RIO RANCHO ESTATES UNIT 10", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON MAY 13TH, 1968 IN RR BOOK 1, PAGE 74, TOGETHER WITH A PORTION OF WESTSIDE BOULEVARD NE AND CONTAINING 65.4967 ACRES MORE OR LESS.

## PURPOSE OF PLAT

1. TO SUBDIVIDE TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION AND LOTS 2 & 3 BLOCK 73, RIO RANCHO ESTATES UNIT 10 INTO 269 LOTS AND 27 TRACTS AS SHOWN HEREON.
2. TO DEDICATE PUBLIC RIGHT-OF-WAY TO THE CITY OF RIO RANCHO AS SHOWN HEREON.
3. TO GRANT ALL EASEMENTS AS SHOWN HEREON.
4. TO VACATE ALL EXISTING 5' P.U.E.
5. TO VACATE A PORTION OF EXISTING IGUANA ROAD AND A PORTION OF WESTSIDE BLVD RIGHT-OF-WAY.
6. TO VACATE EXISTING TEMPORARY TURN AROUND EASEMENTS AT THE END OF VIGA ROAD AND AT THE END OF IGUANA ROAD.

## SUBDIVISION NOTES

1. ALL BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. ALL BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY IS THE FOLLOWING PLATS OF RECORD ENTITLED:

   "NORTHERLY PORTION, SOUTHWESTERLY PORTION, UNIT TEN RIO RANCHO ESTATES" (05-13-1968, RRE PLAT BOOK 1, PAGE 74)

   "SUMMARY PLAT OF TRACTS 1, 2, 3 AND 4, LOS DIAMANTES SUBDIVISION" (09-27-2019, RRE PLAT BOOK 28, PAGES 95-97) (09-27-2019, VOLUME 3, FOLIO 4441) (09-27-2019, DOCUMENT #2019P01437)

   "SUMMARY PLAT FOR TRACTS 1-A & 1-B, LOS DIAMANTES SUBDIVISION (05-05-2021, RRE PLAT BOOK 30, PAGE 84).

   "LOS DIAMANTES SUBDIVISION PHASE 1" (08-12-2021, RRE PLAT BOOK 31, PAGES 15-20C) (VOLUME 3, FOLIO 4734, DOCUMENT #2021P01730)

   ALL BEING RECORDS OF SANDOVAL COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED IN JULY 2020.
6. CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO ZONE: (TRACT 1 - R-3 (OZ OVERLAY)
7. 100 YEAR FLOOD ZONE DESIGNATION:ZONE X AND ZONE A, AS SHOWN ON PANELS 2101 AND 2102 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.
8. TITLE COMMITMENT: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2200145; COMMITMENT DATE: FEBRUARY 8, 2022.
9. DEDICATION OF PUBLIC RIGHT-OF-WAY INCLUDES THE USE OF THE ROADWAYS AND RIGHTS-OF-WAY FOR ALL USES TYPICALLY ASSOCIATED WITH THE USE OF A RIGHT-OF-WAY AND PURPOSES APPURTENANT THERETO, INCLUDING, BUT NOT LIMITED TO, THE PASSAGE AND ACCOMMODATION OF VEHICULAR AND PEDESTRIAN TRAFFIC, AND THE CONSTRUCTION, OPERATION, USE, MAINTENANCE, INSPECTION, REPAIR, ALTERATION, AND REPLACEMENT OF A PAVED ROAD WITHIN THE BOUNDARIES OF THE RIGHT-OF-WAY AREA, AND FOR ALL OTHER PURPOSES FOR WHICH A PUBLIC STREET AND RIGHT-OF-WAY IS COMMONLY USED, INCLUDING BUT NOT LIMITED TO INSTALLING, REPAIRING, MAINTAINING, ALTERING, REPLACING, RELOCATING AND OPERATING PUBLIC AND PRIVATE UTILITIES IN, INTO, UPON, OVER, ACROSS, AND UNDER ANY SUCH RIGHT-OF-WAY.
10. H.O.A. TRACTS AS SHOWN HERE ON ARE FOR THE BENEFIT OF THE HOME OWNERS AND ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
11. TRACT AAA SHALL BE MADE A PART OF TRACT 3-A, LOS DIAMANTES SUBDIVISION, PHASE 1 UPON ANY FUTURE PLATTING OF SAID TRACT 3-A.

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE 21ST TH DAY OF FEBRUARY 2023 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME 3 FOLIO 5018 RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK 33, PAGE 60-67

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: Chris Barela
DEPUTY

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. Lumin (QWEST) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
4. Sparklite FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
5. CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE AND SERVICES OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMIN AND SPARKLITE ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, QWEST AND CABLE ONE DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Development Services Department Director on the day of 2022.

Rebecca A. Martinez, City Clerk, City of Rio Rancho — Date 2/8/2023

TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer Taylor, Sandoval County Treasurer — Date 2/9/23

## NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

**PURPOSE OF CORRECTION:
REPLACE SHEETS 7 & 8
DUE TO MISSING CURVE DATA**

## UTILITY APPROVALS:

City of Rio Rancho — Date 11/6/2023

New Mexico Gas Company — Date 12/21/2022

Lumin (Abdul A Bhuiyan) — Date 12/22/2022

Public Service Company of New Mexico — Date 12/22/2022

Sparklite (Anthony Lovato) — Date 12/22/22

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE 9th TH DAY OF February 2023 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME 3 FOLIO 5012 RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK 33, PAGE 35)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: DEPUTY

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereoh does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich, P.S. No. 7719 — Date 11/21/2022

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 — Date 11/21/2022

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| | | | |
|---|---|---|---|
| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 1 of 8 |
| Scale: as shown | Date: 11/22/22 | Job: A18026 | |

Book 33 Page 60

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# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION
## PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE;
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

SCCS MONUMENT AND BENCHMARK "SAGE"
N=1545611.580
E=1499264.765
G-G=0.99965468
Δα=-00°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)

N05°42'35"E 757.68'

LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10

BLOCK 62 RIO RANCHO ESTATES UNIT 10 (05-13-1968, RRE PLAT BOOK 1, PAGE 74) LOT 16

N48°41'50"E 129.57'

TRACT 3
RIO RANCHO ESTATES UNIT 10
(09-27-19 RRE PLAT BK 3, PG 4441)

WESTSIDE BOULEVARD S.E.

EXISTING 106' ROW

53'
53'

C1

S89°42'42"E 332.00'

S01°17'18"W 1473.36'

S20°40'14"W 1152.85'

S3

ZONE A

100 YR FLOOD PLAIN

ZONE X

TRACT 1-A-1
(FUTURE PHASE 2)

BLOCK 60 RIO RANCHO ESTATES UNIT 10 (05-13-1968, RRE PLAT BOOK 1, PAGE 74)

L5
EX 50'

LOS DIAMANTES SUBDIVISION (09-27-2019, VOLUME 3, FOLIO 4441) TRACT 4

L4
LOT 6 BLOCK 62

RIO RANCHO ESTATES UNIT 10 (05-13-1968, RRE PLAT BOOK 1, PAGE 74)

L3
EX 50' R/W
VIGA ROAD S.E.

L2
EX 50' R/W
IGUANA ROAD S.E.

EXISTING PROPERTYLINES TO BE ELIMINATED WITH THIS PLAT

LOT 1
L1
BLOCK 73
LOT 2
LOT 3

1386.17'

SOUTHERN UNION GAS COMPANY

N69°19'46"W

ISABEL ROAD S.E.

BLOCK H

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

### Parcel Line Table

| Line # | Direction | Length |
|---|---|---|
| L1 | N20°38'54"E | 322.55 |
| L2 | N69°21'02"W | 226.37 |
| L3 | N00°17'31"E | 305.08 |
| L4 | N89°42'33"W | 322.34 |
| L5 | N00°17'47"E | 533.73 |
| L6 | N46°41'50"E | 585.44 |

### Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C1 | 2453.00' | 1501.62' | 35°04'27" | S72°10'29"E | 1478.29' |
| C2 | 30.00' | 47.12' | 90°00'00" | S44°42'42"E | 42.43' |
| C3 | 1157.00' | 411.59' | 20°22'56" | S10°28'46"W | 409.42' |

### ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY
H.O.A. = HOME OWNERS ASSOCIATION

### EXISTING EASEMENTS

[1] EXISTING 10' P.U.E. (9/27/2019, VOLUME 3, FOLIO 4441)

[2] EXISTING 53' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

[3] EXISTING R50' TEMPORARY TURNAROUND EASEMENT (9/27/2019, VOLUME 3, FOLIO 4441) TO BE VACATED WITH THIS PLAT.

[4] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (05/13/1968, RR PLAT BK 1, PAGE 74) TO BE VACATED WITH THIS PLAT.

[5] PORTION OF EXISTING 50' RIGHT OF WAY TO BE VACATED WITH THIS PLAT.

### PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"
○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE

### NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

N

100' 50' 0 50' 100'
SCALE: 1" = 100'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 2 of 8 |
|---|---|---|---|
| Scale: as shown | Date: 11/22/22 | Job: A18026 | |

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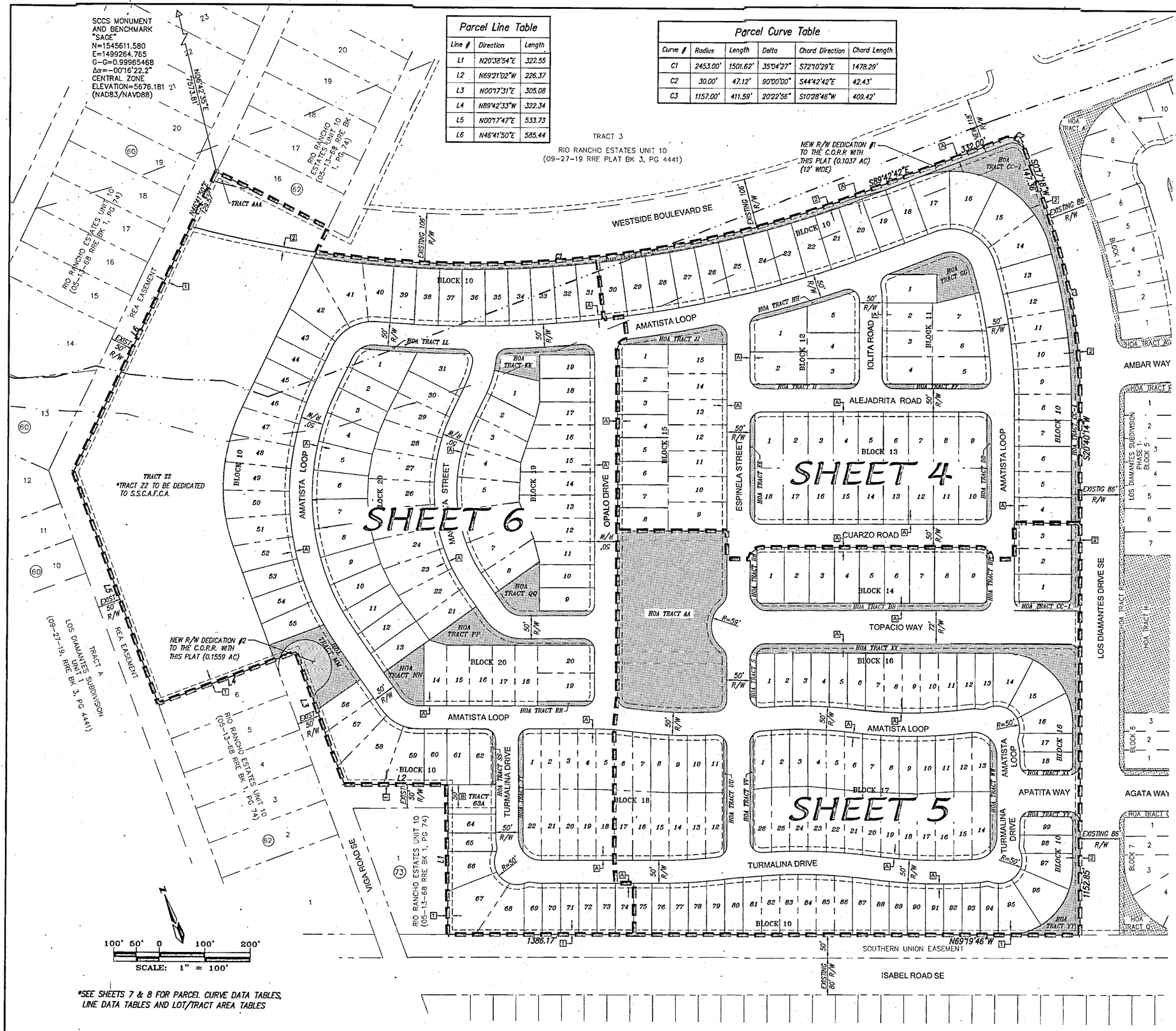
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# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE,
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022




*SEE SHEETS 7 & 8 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES

| Parcel Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N20°38'54"E | 322.55 |
| L2 | N69°21'02"W | 226.37 |
| L3 | N00°17'31"E | 305.08 |
| L4 | N89°42'33"W | 322.34 |
| L5 | N00°17'47"E | 533.73 |
| L6 | N46°41'50"E | 585.44 |

| Parcel Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
| C1 | 2453.00' | 1501.62' | 35°04'27" | S72°10'29"E | 1478.29' |
| C2 | 30.00' | 47.12' | 90°00'00" | S44°42'42"E | 42.43' |
| C3 | 1157.00' | 411.59' | 20°22'56" | S10°28'46"W | 409.42' |

## ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
R/W = RIGHT-OF-WAY
H.O.A. = HOME OWNERS ASSOCIATION

## EXISTING EASEMENTS

[1] EXISTING 10' P.U.E. (9/27/2019, VOLUME 3, FOLIO 4441)

[2] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

## NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

[B] NEW 50' WIDE PUBLIC ACCESS EASEMENT GRANTED BY THIS PLAT WITHIN TRACT 63A THAT IN THE FUTURE WILL BECOME LOT 63.

## PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"
○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE

## NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.


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505-884-1990


| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 3 of 8 |
|---|---|---|---|
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Book 33 Page 62


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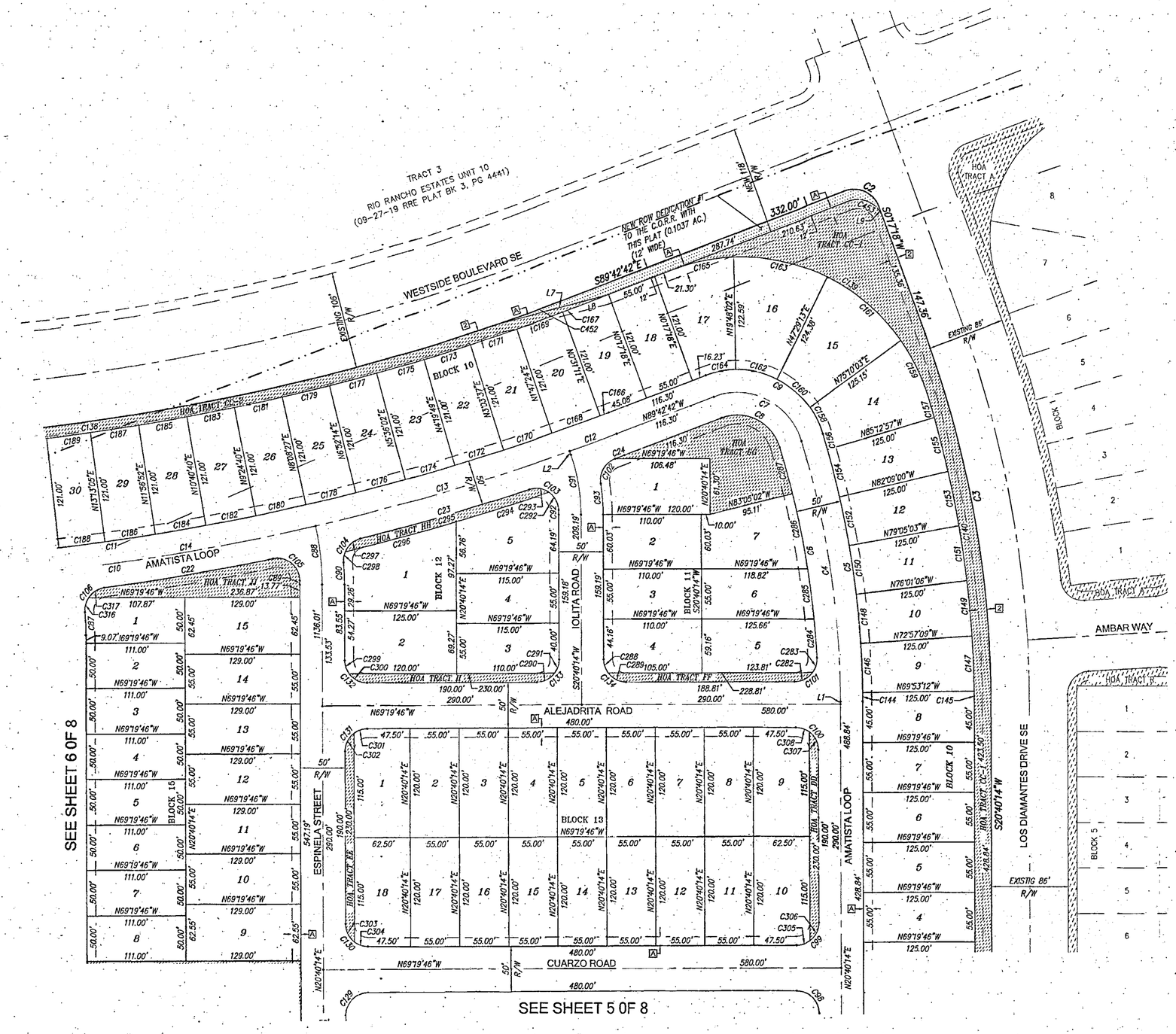




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# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION
## PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE, WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 33 & 34 TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO NOVEMBER, 2022




*SEE SHEETS 7 & 8 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

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### NEW EASEMENTS

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N

60' 30' 0 60' 120'
SCALE: 1" = 60'

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505-884-1990

| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 4 of 8 |
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Book 33, Page 63

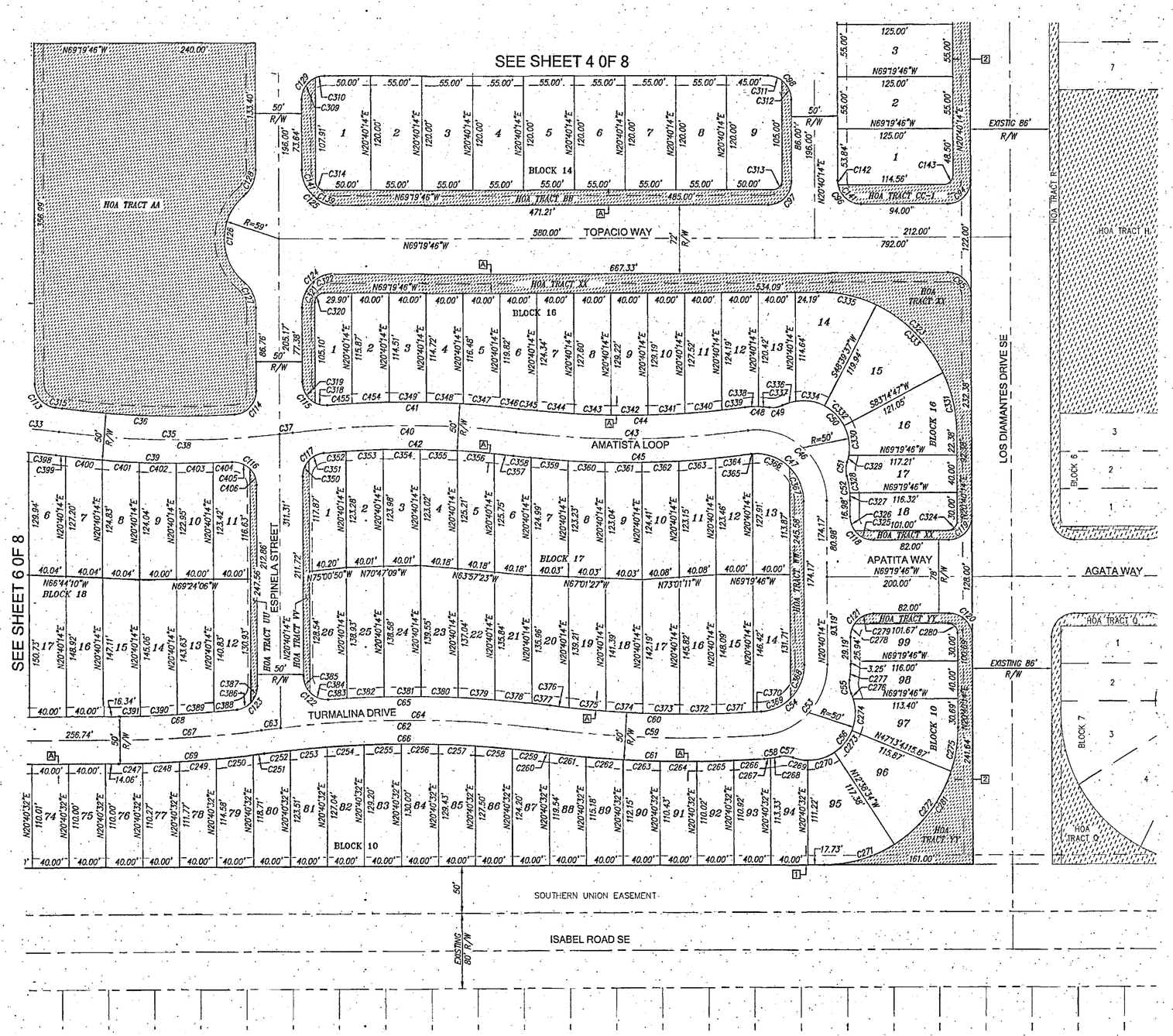
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# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION
## PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE, WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 33 & 34 TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO NOVEMBER, 2022




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[2] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

## NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

## PROPERTY CORNERS

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○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE

## NEW MEXICO GAS COMPANY NOTICE

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*SEE SHEETS 7 & 8 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

60' 30' 0 60' 120'
SCALE: 1" = 60'

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P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 5 of 8 |
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# CORRECTION PLAT
## FOR
# LOS DIAMANTES SUBDIVISION PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE,
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

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[2] EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) (8/12/2021, VOLUME 3, FOLIO 4734)

### NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

[B] NEW 50' WIDE PUBLIC ACCESS EASEMENT GRANTED BY THIS PLAT WITHIN TRACT 63A THAT IN THE FUTURE WILL BECOME LOT 63.

TRACT A
LOS DIAMANTES SUBDIVISION UNIT 1
(09-27-19, RRE BK 3, PG 4441)

RIO RANCHO ESTATES UNIT 10
(05-13-68 RRE BK 1, PG 74)

REA EASEMENT

EXISTING 50' R/W

533.73'

585.44'

272.34'

TRACT ZZ
* TRACT ZZ TO BE DEDICATED TO S.S.C.A.F.C.A.

NEW R/W DEDICATION #2 TO THE C.O.R.R. WITH THIS PLAT

BLOCK 10

AMATISTA LOOP

MALAQUITA STREET

BLOCK 20

BLOCK 19

TURMALINA DRIVE

OPALO DRIVE

VIGA ROAD SE

ISABEL ROAD SE

AMATISTA LOOP

WESTSIDE BOULEVARD SE

TRACT AAA

TRACT SS

TRACT 63A

HOA TRACT NN

HOA TRACT FF

HOA TRACT QQ

HOA TRACT KK

HOA TRACT RR

HOA TRACT MM

HOA TRACT LL

HOA TRACT OO-2

TRACT 3
RIO RANCHO ESTATES UNIT 10
(09-27-19 RRE PLAT BK 3, PG 4441)

108.21'
N46°41'50"E
54.08'
54.13'

SEE SHEET 5 0F 8

SEE SHEET 4 0F 8

*SEE SHEETS 7 & 8 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
R/W = RIGHT-OF-WAY
H.O.A. = HOME OWNERS ASSOCIATION

PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"
○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE

60' 30' 0 60' 120'
SCALE: 1" = 60'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 6 of 8 |
|---|---|---|---|
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## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C1 | 2453.00' | 1501.62' | 35°04'27" | S72°10'29"E | 1478.29' |
| C2 | 30.00' | 47.12' | 90°00'00" | N44°42'42"W | 42.43' |
| C3 | 1157.00' | 411.59' | 20°22'56" | N10°28'46"E | 409.42' |
| C4 | 988.00' | 291.14' | 16°53'02" | N12°13'43"E | 290.09' |
| C5 | 1013.00' | 298.51' | 16°53'02" | N12°13'43"E | 297.43' |
| C6 | 963.00' | 235.34' | 14°00'06" | N10°47'15"E | 234.75' |
| C7 | 75.00' | 122.38' | 93°29'39" | N42°57'52"W | 109.25' |
| C8 | 50.00' | 81.59' | 93°29'35" | S42°57'54"E | 72.83' |
| C9 | 100.00' | 163.18' | 93°29'41" | N42°57'52"W | 145.67' |
| C10 | 2611.00' | 1145.52' | 25°08'15" | S77°08'35"E | 1136.36' |
| C11 | 2586.00' | 1134.56' | 25°08'15" | S77°08'35"E | 1125.48' |
| C12 | 2611.00' | 56.27' | 1°14'05" | S89°05'39"E | 56.27' |
| C13 | 2611.00' | 295.97' | 6°29'41" | S85°13'46"E | 295.81' |
| C14 | 2611.00' | 293.11' | 6°25'55" | S78°45'58"E | 292.95' |
| C15 | 2611.00' | 260.04' | 5°42'23" | S72°41'49"E | 259.94' |
| C16 | 2611.00' | 240.13' | 5°16'10" | S67°12'32"E | 240.05' |
| C17 | 75.00' | 89.98' | 68°44'09" | S81°03'28"W | 84.68' |
| C18 | 100.00' | 119.97' | 68°44'09" | S81°03'28"W | 112.90' |
| C19 | 50.00' | 59.98' | 68°44'09" | S81°03'28"W | 56.45' |
| C20 | 2636.00' | 189.88' | 4°07'38" | N66°38'16"W | 189.84' |
| C21 | 2636.00' | 165.04' | 3°35'14" | S72°40'29"E | 165.02' |
| C22 | 2636.00' | 191.83' | 4°10'11" | N78°42'28"W | 191.79' |
| C23 | 2636.00' | 196.57' | 4°16'21" | N85°06'52"W | 196.52' |
| C24 | 2636.00' | 11.38' | 0°14'50" | S89°35'17"E | 11.38' |
| C25 | 525.00' | 560.82' | 61°12'19" | S16°05'14"W | 534.54' |
| C26 | 550.00' | 587.53' | 61°12'19" | S16°05'14"W | 559.99' |
| C27 | 500.00' | 534.12' | 61°12'19" | S16°05'14"W | 509.08' |
| C28 | 75.00' | 71.75' | 54°48'50" | S41°55'21"E | 69.05' |
| C29 | 100.00' | 95.67' | 54°48'50" | S41°55'21"E | 92.06' |
| C30 | 50.00' | 47.83' | 54°48'50" | S41°55'21"E | 46.03' |
| C31 | 600.00' | 80.37' | 7°40'30" | N65°29'31"W | 80.31' |
| C32 | 600.00' | 29.07' | 2°46'35" | N67°56'28"W | 29.07' |
| C33 | 600.00' | 51.30' | 4°53'54" | N64°06'13"W | 51.28' |
| C34 | 575.00' | 77.02' | 7°40'30" | N65°29'31"W | 76.96' |
| C35 | 1000.00' | 239.53' | 13°43'26" | S68°30'59"E | 238.96' |
| C36 | 975.00' | 187.47' | 11°01'01" | S67°09'47"E | 187.18' |
| C37 | 1000.00' | 14.22' | 0°48'52" | S75°47'09"E | 14.22' |
| C38 | 1000.00' | 253.74' | 14°32'18" | S68°55'25"E | 253.06' |
| C39 | 1025.00' | 191.39' | 10°41'54" | S67°00'13"E | 191.11' |
| C40 | 1000.00' | 242.34' | 13°53'07" | N69°15'01"W | 241.75' |
| C41 | 1025.00' | 207.34' | 11°35'24" | N68°06'10"W | 206.99' |
| C42 | 975.00' | 205.43' | 12°04'20" | N68°20'37"W | 205.05' |
| C43 | 1000.00' | 252.10' | 14°26'40" | S69°31'48"E | 251.44' |
| C44 | 975.00' | 245.80' | 14°26'40" | S69°31'48"E | 245.15' |
| C45 | 1025.00' | 258.41' | 14°26'40" | S69°31'48"E | 257.72' |
| C46 | 75.00' | 127.53' | 97°25'22" | N28°02'27"W | 112.71' |
| C47 | 50.00' | 85.02' | 97°25'22" | N28°02'27"W | 75.14' |
| C48 | 100.00' | 26.45' | 15°09'15" | N69°10'30"W | 26.37' |
| C49 | 25.00' | 14.64' | 33°33'26" | S78°22'36"E | 14.43' |
| C50 | 50.00' | 117.14' | 134°13'45" | N28°02'27"W | 92.13' |
| C51 | 25.00' | 14.64' | 33°33'26" | S22°17'43"W | 14.43' |
| C52 | 100.00' | 26.45' | 15°09'15" | N13°05'37"E | 26.37' |
| C53 | 75.00' | 112.86' | 86°13'10" | N63°46'49"E | 102.51' |
| C54 | 50.00' | 75.24' | 86°13'10" | N63°46'49"E | 68.34' |
| C55 | 25.00' | 14.64' | 33°33'26" | S13°26'40"W | 14.43' |
| C56 | 50.00' | 117.14' | 134°13'45" | N63°46'49"E | 92.13' |
| C57 | 25.00' | 14.64' | 33°33'26" | N65°53'01"W | 14.43' |
| C58 | 100.00' | 16.67' | 9°33'09" | S77°53'10"E | 16.65' |
| C59 | 1200.00' | 234.21' | 11°10'57" | S67°31'07"E | 233.83' |
| C60 | 1175.00' | 229.33' | 11°10'57" | S67°31'07"E | 228.96' |
| C61 | 1225.00' | 239.09' | 11°10'57" | S67°31'07"E | 238.71' |
| C62 | 1200.00' | 310.05' | 14°48'14" | N69°19'46"W | 309.19' |
| C63 | 1200.00' | 21.12' | 1°00'30" | N76°13'38"W | 21.12' |
| C64 | 1200.00' | 288.94' | 13°47'44" | N68°49'31"W | 288.24' |
| C65 | 1225.00' | 240.28' | 11°14'18" | N67°32'47"W | 239.89' |
| C66 | 1175.00' | 303.59' | 14°48'14" | N69°19'46"W | 302.75' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C67 | 1200.00' | 155.13' | 7°24'25" | S73°01'41"E | 155.02' |
| C68 | 1175.00' | 128.65' | 6°16'23" | S72°27'40"E | 128.58' |
| C69 | 1225.00' | 158.36' | 7°24'25" | S73°01'41"E | 158.25' |
| C70 | 75.00' | 117.81' | 90°00'00" | S24°19'28"E | 106.07' |
| C71 | 50.00' | 78.54' | 90°00'00" | S24°19'28"E | 70.71' |
| C72 | 25.00' | 14.64' | 33°33'26" | N74°39'38"W | 14.43' |
| C73 | 50.00' | 117.14' | 134°13'45" | S24°19'28"E | 92.13' |
| C74 | 25.00' | 14.64' | 33°33'26" | N26°00'41"E | 14.43' |
| C75 | 100.00' | 19.97' | 11°26'34" | S14°57'15"W | 19.94' |
| C76 | 75.00' | 71.75' | 54°48'50" | S41°55'21"E | 69.05' |
| C77 | 50.00' | 47.83' | 54°48'50" | S41°55'21"E | 46.03' |
| C78 | 100.00' | 95.67' | 54°48'50" | S41°55'21"E | 92.06' |
| C79 | 350.00' | 373.88' | 61°12'19" | S16°05'14"W | 356.36' |
| C80 | 375.00' | 400.59' | 61°12'19" | S16°05'14"W | 381.81' |
| C81 | 325.00' | 347.18' | 61°12'19" | S16°05'14"W | 330.90' |
| C82 | 200.00' | 92.62' | 26°32'01" | N33°25'23"E | 91.79' |
| C83 | 175.00' | 45.73' | 14°58'17" | N39°12'15"E | 45.60' |
| C84 | 225.00' | 76.99' | 19°36'19" | N36°53'14"E | 76.61' |
| C85 | 300.00' | 32.57' | 6°13'15" | N17°33'37"E | 32.56' |
| C86 | 275.00' | 17.89' | 3°43'40" | N18°48'24"E | 17.89' |
| C87 | 325.00' | 25.18' | 4°26'21" | N18°27'04"E | 25.17' |
| C88 | 300.00' | 64.77' | 12°22'11" | N14°29'09"E | 64.64' |
| C89 | 275.00' | 4.34' | 0°54'12" | N20°13'08"E | 4.34' |
| C90 | 325.00' | 24.17' | 4°15'39" | N18°32'25"E | 24.16' |
| C91 | 200.00' | 66.84' | 19°08'51" | N11°05'49"E | 66.53' |
| C92 | 175.00' | 5.03' | 1°38'54" | N19°50'47"E | 5.03' |
| C93 | 225.00' | 34.18' | 8°42'13" | N16°19'08"E | 34.15' |
| C94 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C95 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C96 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C97 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C98 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C99 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C100 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C101 | 25.00' | 40.53' | 92°52'56" | N64°13'46"E | 36.23' |
| C102 | 25.00' | 34.28' | 78°34'08" | S51°15'05"W | 31.66' |
| C103 | 25.00' | 46.37' | 106°16'22" | N34°06'51"W | 40.00' |
| C104 | 25.00' | 35.17' | 80°36'44" | S56°42'57"W | 32.34' |
| C105 | 25.00' | 43.88' | 100°33'36" | N30°30'46"W | 38.46' |
| C106 | 25.00' | 38.02' | 87°08'43" | S59°48'15"W | 34.46' |
| C107 | 25.00' | 39.89' | 91°24'40" | N28°45'46"W | 35.79' |
| C108 | 25.00' | 35.79' | 82°02'03" | S68°06'07"W | 32.81' |
| C109 | 25.00' | 43.82' | 100°25'12" | N18°29'29"W | 38.42' |
| C110 | 25.00' | 39.27' | 90°00'17" | N24°19'37"W | 35.36' |
| C111 | 25.00' | 39.27' | 89°59'43" | S65°40'23"W | 35.35' |
| C112 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C113 | 25.00' | 36.22' | 83°00'49" | S20°50'10"E | 33.14' |
| C114 | 25.00' | 37.81' | 86°39'29" | N63°59'59"E | 34.31' |
| C115 | 25.00' | 41.26' | 94°34'06" | S26°36'49"E | 36.74' |
| C116 | 25.00' | 40.59' | 93°01'24" | N25°50'28"W | 36.28' |
| C117 | 25.00' | 37.07' | 84°56'58" | S63°08'44"W | 33.76' |
| C118 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C119 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C120 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C121 | 25.00' | 39.27' | 90°00'00" | S65°40'14"W | 35.36' |
| C122 | 25.00' | 40.94' | 93°50'10" | S26°14'51"E | 36.52' |
| C123 | 25.00' | 36.53' | 83°43'54" | N62°32'11"E | 33.37' |
| C124 | 59.00' | 2.85' | 2°45'56" | N69°37'22"E | 2.85' |
| C125 | 59.00' | 4.89' | 4°45'01" | N27°17'21"W | 4.89' |
| C126 | 59.00' | 103.66' | 100°40'12" | S20°40'14"W | 90.84' |
| C127 | 35.00' | 30.75' | 50°20'06" | N4°29'49"W | 29.77' |
| C128 | 35.00' | 30.75' | 50°20'06" | N45°50'17"E | 29.77' |
| C129 | 25.00' | 39.27' | 90°00'00" | S65°40'14"W | 35.36' |
| C130 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C131 | 25.00' | 39.27' | 90°00'00" | S65°40'14"W | 35.36' |
| C132 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C133 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C134 | 25.00' | 39.27' | 90°00'00" | S24°19'46"E | 35.36' |
| C135 | 25.00' | 39.27' | 90°00'00" | N24°19'46"W | 35.36' |
| C136 | 25.00' | 39.27' | 90°00'00" | N65°40'14"E | 35.36' |
| C137 | 2460.76' | 281.58' | 6°33'22" | N57°55'34"W | 281.42' |
| C138 | 2465.00' | 1229.89' | 28°35'14" | S75°25'05"E | 1217.17' |
| C139 | 220.00' | 358.68' | 93°24'45" | N43°00'19"W | 320.25' |
| C140 | 1138.00' | 337.05' | 16°58'11" | N12°11'09"E | 335.82' |
| C141 | 25.00' | 34.58' | 79°15'11" | S29°42'10"E | 31.89' |
| C142 | 25.00' | 4.69' | 10°44'49" | N15°17'50"E | 4.68' |
| C143 | 10.00' | 7.85' | 45°00'00" | S43°10'14"W | 7.65' |
| C144 | 1013.00' | 9.85' | 0°33'26" | N20°23'31"E | 9.85' |
| C145 | 1138.57' | 11.07' | 0°33'25" | S20°23'31"W | 11.07' |
| C146 | 1013.00' | 54.20' | 3°03'57" | N18°34'49"E | 54.20' |
| C147 | 1138.02' | 60.89' | 3°03'57" | S18°34'49"W | 60.89' |
| C148 | 1013.00' | 54.20' | 3°03'57" | N15°30'53"E | 54.20' |
| C149 | 1138.00' | 60.89' | 3°03'57" | S15°30'53"W | 60.89' |
| C150 | 1013.00' | 54.20' | 3°03'57" | S12°26'56"W | 54.20' |
| C151 | 1138.00' | 60.89' | 3°03'57" | N12°26'56"E | 60.89' |
| C152 | 1013.00' | 54.20' | 3°03'57" | S9°22'59"W | 54.20' |
| C153 | 1138.00' | 60.89' | 3°03'57" | N9°22'59"E | 60.89' |
| C154 | 1013.00' | 54.20' | 3°03'57" | N6°19'02"E | 54.20' |
| C155 | 1138.00' | 60.89' | 3°03'57" | S6°19'02"W | 60.89' |
| C156 | 1013.00' | 17.64' | 0°59'51" | N4°17'08"E | 17.64' |
| C157 | 1138.00' | 21.52' | 1°05'00" | S4°14'33"W | 21.52' |
| C158 | 100.00' | 32.56' | 18°39'27" | N5°30'14"W | 32.42' |
| C159 | 220.00' | 71.52' | 18°37'35" | S5°36'44"E | 71.21' |
| C160 | 100.00' | 48.31' | 27°40'49" | N28°40'22"W | 47.84' |
| C161 | 220.00' | 108.64' | 28°17'36" | S29°04'20"E | 107.54' |
| C162 | 100.00' | 48.32' | 27°41'11" | N56°21'22"W | 47.85' |
| C163 | 220.00' | 108.04' | 28°08'17" | S57°17'16"E | 106.96' |
| C164 | 100.00' | 34.06' | 19°30'44" | N79°57'20"W | 33.89' |
| C165 | 220.00' | 70.48' | 18°21'17" | S80°32'03"E | 70.18' |
| C166 | 2586.00' | 10.45' | 0°13'53" | N89°35'45"W | 10.45' |
| C167 | 2465.00' | 9.96' | 0°13'53" | S89°35'45"E | 9.96' |
| C168 | 2586.00' | 57.33' | 1°16'13" | N88°50'42"W | 57.33' |
| C169 | 2465.00' | 54.65' | 1°16'13" | S88°50'42"E | 54.64' |
| C170 | 2586.00' | 57.33' | 1°16'13" | N87°34'30"W | 57.33' |
| C171 | 2465.00' | 54.65' | 1°16'13" | S87°34'30"E | 54.64' |
| C172 | 2586.00' | 57.33' | 1°16'13" | N86°18'17"W | 57.33' |
| C173 | 2465.00' | 1229.89' | 28°35'14" | S75°25'05"E | 1217.17' |
| C174 | 2586.00' | 57.33' | 1°16'13" | S85°02'05"E | 57.33' |
| C175 | 2465.00' | 54.65' | 1°16'13" | N85°02'05"W | 54.64' |
| C176 | 2586.00' | 57.33' | 1°16'13" | S83°45'52"E | 57.33' |
| C177 | 2465.00' | 54.65' | 1°16'13" | N83°45'52"W | 54.64' |
| C178 | 2586.00' | 57.33' | 1°16'13" | S82°29'39"E | 57.33' |
| C179 | 2465.00' | 54.65' | 1°16'13" | N82°29'39"W | 54.64' |
| C180 | 2586.00' | 57.33' | 1°16'13" | S81°13'27"E | 57.33' |
| C181 | 2465.00' | 54.65' | 1°16'13" | N81°13'27"W | 54.64' |
| C182 | 2586.00' | 57.17' | 1°16'00" | S79°57'20"E | 57.17' |
| C183 | 2465.00' | 54.50' | 1°16'00" | N79°57'20"W | 54.49' |
| C184 | 2586.00' | 57.33' | 1°16'13" | S78°41'14"E | 57.33' |
| C185 | 2465.00' | 54.65' | 1°16'13" | N78°41'14"W | 54.64' |
| C186 | 2586.00' | 57.33' | 1°16'13" | S77°25'01"E | 57.33' |
| C187 | 2465.00' | 54.65' | 1°16'13" | N77°25'01"W | 54.64' |
| C188 | 2586.00' | 52.12' | 1°09'17" | S76°12'17"E | 52.12' |
| C189 | 2465.00' | 49.68' | 1°09'17" | N76°12'17"W | 49.68' |
| C190 | 2586.00' | 52.12' | 1°09'17" | S75°03'00"E | 52.12' |
| C191 | 2465.00' | 49.68' | 1°09'17" | N75°03'00"W | 49.68' |
| C192 | 2586.00' | 52.12' | 1°09'17" | S73°53'43"E | 52.12' |
| C193 | 2465.00' | 49.68' | 1°09'17" | N73°53'43"W | 49.68' |
| C194 | 2586.00' | 52.12' | 1°09'17" | S72°44'26"E | 52.12' |
| C195 | 2465.00' | 49.68' | 1°09'17" | N72°44'26"W | 49.68' |
| C196 | 2586.00' | 52.12' | 1°09'17" | S71°35'09"E | 52.12' |
| C197 | 2465.00' | 49.68' | 1°09'17" | N71°35'09"W | 49.68' |
| C198 | 2586.00' | 52.12' | 1°09'17" | S70°25'52"E | 52.12' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C199 | 2465.00' | 49.68' | 1°09'17" | N70°25'52"W | 49.68' |
| C200 | 2586.00' | 52.12' | 1°09'17" | S69°16'35"E | 52.12' |
| C201 | 2465.00' | 49.68' | 1°09'17" | N69°16'35"W | 49.68' |
| C202 | 2586.00' | 52.12' | 1°09'17" | S68°07'18"E | 52.12' |
| C203 | 2465.00' | 49.68' | 1°09'17" | N68°07'18"W | 49.68' |
| C204 | 2586.00' | 52.12' | 1°09'17" | S66°58'01"E | 52.12' |
| C205 | 2465.00' | 49.68' | 1°09'17" | N66°58'01"W | 49.68' |
| C206 | 2586.00' | 52.12' | 1°09'17" | S65°48'44"E | 52.12' |
| C207 | 2465.00' | 49.68' | 1°09'17" | N65°48'44"W | 49.68' |
| C208 | 2586.00' | 29.82' | 0°39'38" | S64°54'17"E | 29.82' |
| C209 | 100.00' | 18.34' | 10°30'38" | S69°49'46"E | 18.32' |
| C210 | 2465.00' | 69.49' | 1°36'55" | N64°25'38"W | 69.49' |
| C211 | 100.00' | 43.01' | 24°38'30" | S87°24'21"E | 42.68' |
| C212 | 2465.00' | 107.35' | 2°29'43" | N62°22'19"W | 107.34' |
| C213 | 100.00' | 43.01' | 24°38'30" | N67°57'09"E | 42.68' |
| C214 | 100.00' | 15.61' | 8°56'31" | N51°09'39"E | 15.59' |
| C215 | 550.00' | 46.34' | 4°49'37" | S44°16'35"W | 46.32' |
| C216 | 550.00' | 48.65' | 5°04'05" | N39°19'44"E | 48.63' |
| C217 | 550.00' | 48.65' | 5°04'05" | N34°15'39"E | 48.63' |
| C218 | 375.00' | 52.42' | 8°00'31" | S42°41'08"W | 52.37' |
| C219 | 550.00' | 48.65' | 5°04'05" | N29°11'33"E | 48.63' |
| C220 | 375.00' | 61.50' | 9°23'48" | S33°58'59"W | 61.43' |
| C221 | 550.00' | 48.65' | 5°04'05" | N24°07'28"E | 48.63' |
| C222 | 375.00' | 61.54' | 9°24'08" | S24°35'01"W | 61.47' |
| C223 | 550.00' | 48.65' | 5°04'05" | N19°03'23"E | 48.63' |
| C224 | 375.00' | 61.51' | 9°23'55" | S15°11'00"W | 61.44' |
| C225 | 550.00' | 48.65' | 5°04'05" | N13°59'18"E | 48.63' |
| C226 | 375.00' | 61.43' | 9°23'08" | S5°47'28"W | 61.36' |
| C227 | 550.00' | 48.65' | 5°04'05" | N8°55'13"E | 48.63' |
| C228 | 375.00' | 5.28' | 0°48'23" | S0°41'42"W | 5.28' |
| C229 | 550.00' | 48.65' | 5°04'05" | N3°51'07"E | 48.63' |
| C230 | 550.00' | 48.65' | 5°04'05" | N1°12'58"W | 48.63' |
| C231 | 550.00' | 57.75' | 6°00'58" | N6°45'29"W | 57.72' |
| C232 | 550.00' | 45.59' | 4°44'57" | S12°08'27"E | 45.58' |
| C233 | 58.00' | 221.35' | 218°40'02" | N30°59'02"W | 109.46' |
| C234 | 25.00' | 34.06' | 78°03'28" | N39°19'15"E | 31.49' |
| C235 | 100.00' | 17.96' | 10°17'24" | S19°39'38"E | 17.94' |
| C236 | 100.00' | 43.83' | 25°06'42" | N37°21'41"W | 43.48' |
| C237 | 100.00' | 33.88' | 19°24'44" | N59°37'24"W | 33.72' |
| C238 | 25.00' | 20.09' | 46°02'41" | N46°18'25"W | 19.55' |
| C239 | 25.00' | 19.18' | 43°57'37" | N1°18'17"W | 18.71' |
| C240 | 25.00' | 11.35' | 26°00'31" | N22°14'13"E | 11.25' |
| C241 | 25.00' | 3.29' | 7°32'56" | N39°00'56"E | 3.29' |
| C242 | 50.00' | 43.19' | 49°29'48" | N18°02'31"E | 41.86' |
| C243 | 50.00' | 38.34' | 43°56'22" | N28°40'34"W | 37.41' |
| C244 | 50.00' | 32.28' | 36°59'24" | N69°08'27"W | 31.72' |
| C245 | 50.00' | 3.32' | 3°48'12" | N89°32'15"W | 3.32' |
| C246 | 100.00' | 19.97' | 11°26'34" | S63°36'11"E | 19.94' |
| C247 | 1225.00' | 25.94' | 1°12'48" | N69°55'52"W | 25.94' |
| C248 | 1225.00' | 40.03' | 1°52'20" | N71°28'26"W | 40.03' |
| C249 | 1225.00' | 40.10' | 1°52'32" | N73°20'53"W | 40.10' |
| C250 | 1225.00' | 40.21' | 1°52'51" | N75°13'34"W | 40.21' |
| C251 | 1225.00' | 12.07' | 0°33'53" | N76°26'56"W | 12.07' |
| C252 | 1175.00' | 28.21' | 1°22'33" | N76°02'36"W | 28.21' |
| C253 | 1175.00' | 40.16' | 1°57'30" | N74°22'35"W | 40.16' |
| C254 | 1175.00' | 40.06' | 1°57'12" | N72°25'14"W | 40.06' |
| C255 | 1175.00' | 40.01' | 1°57'04" | N70°28'06"W | 40.01' |
| C256 | 1175.00' | 40.01' | 1°57'03" | N68°31'03"W | 40.00' |
| C257 | 1175.00' | 40.05' | 1°57'10" | N66°33'57"W | 40.05' |
| C258 | 1175.00' | 40.14' | 1°57'26" | N64°36'39"W | 40.14' |
| C259 | 1175.00' | 34.96' | 1°42'17" | N62°46'47"W | 34.96' |
| C260 | 1225.00' | 5.31' | 0°14'54" | N62°03'06"W | 5.31' |
| C261 | 1225.00' | 40.24' | 1°52'55" | N63°07'00"W | 40.24' |
| C262 | 1225.00' | 40.12' | 1°52'35" | N64°59'45"W | 40.11' |
| C263 | 1225.00' | 40.04' | 1°52'22" | N66°52'14"W | 40.04' |
| C264 | 1225.00' | 40.00' | 1°52'16" | N68°44'32"W | 40.00' |

## Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C265 | 1225.00' | 40.01' | 1°52'17" | N70°36'49"W | 40.01' |
| C266 | 1225.00' | 33.37' | 1°33'38" | N72°19'47"W | 33.36' |
| C267 | 100.00' | 6.72' | 3°50'52" | N75°02'02"W | 6.71' |
| C268 | 100.00' | 9.96' | 5°42'17" | N79°48'36"W | 9.95' |
| C269 | 50.00' | 16.17' | 18°31'46" | N58°22'11"W | 16.10' |
| C270 | 50.00' | 30.55' | 35°00'31" | N85°08'19"W | 30.08' |
| C271 | 145.00' | 79.62' | 31°27'46" | S85°03'39"E | 78.63' |
| C272 | 145.00' | 101.11' | 39°57'09" | N59°13'54"E | 99.07' |
| C273 | 50.00' | 30.18' | 34°35'11" | S60°03'50"W | 29.73' |
| C274 | 50.00' | 34.00' | 38°57'30" | S23°17'30"W | 33.35' |
| C275 | 145.00' | 47.03' | 18°35'05" | N29°57'47"E | 46.83' |
| C276 | 50.00' | 6.24' | 7°08'48" | S0°14'21"W | 6.23' |
| C277 | 100.00' | 16.67' | 9°33'09" | N25°26'49"E | 16.65' |
| C278 | 25.00' | 14.93' | 34°12'34" | S37°46'31"W | 14.71' |
| C279 | 25.00' | 24.34' | 55°47'26" | S82°46'31"W | 23.39' |
| C280 | 10.00' | 15.71' | 90°00'00" | S24°19'46"E | 14.14' |
| C281 | 145.00' | 101.11' | 39°57'09" | S59°13'54"W | 99.07' |
| C282 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C283 | 25.00' | 17.35' | 39°45'07" | N37°39'52"E | 17.00' |
| C284 | 963.00' | 43.02' | 2°33'35" | N16°30'31"E | 43.02' |
| C285 | 963.00' | 55.43' | 3°17'53" | N13°34'47"E | 55.42' |
| C286 | 963.00' | 84.26' | 5°00'47" | N9°25'28"E | 84.23' |
| C287 | 963.00' | 52.67' | 3°08'01" | S5°20'57"W | 52.66' |
| C288 | 25.00' | 16.09' | 36°52'12" | S2°14'08"W | 15.81' |
| C289 | 25.00' | 23.18' | 53°07'48" | S42°45'52"E | 22.36' |
| C290 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C291 | 25.00' | 16.09' | 36°52'12" | N39°06'20"E | 15.81' |
| C292 | 25.00' | 23.28' | 53°21'30" | N7°39'25"W | 22.45' |
| C293 | 25.00' | 23.09' | 52°54'52" | N60°47'36"W | 22.28' |
| C294 | 2646.00' | 109.15' | 2°21'48" | N86°30'03"W | 109.14' |
| C295 | 2646.00' | 237.20' | 5°08'11" | S85°06'52"E | 237.12' |
| C296 | 2646.00' | 128.05' | 2°46'22" | N83°55'58"W | 128.04' |
| C297 | 25.00' | 23.09' | 52°54'52" | S70°33'53"W | 22.28' |
| C298 | 25.00' | 12.09' | 27°41'52" | S30°15'31"W | 11.97' |
| C299 | 25.00' | 16.09' | 36°52'12" | S2°14'08"W | 15.81' |
| C300 | 25.00' | 23.18' | 53°07'48" | S42°45'52"E | 22.36' |
| C301 | 25.00' | 16.09' | 36°52'12" | N87°45'52"W | 15.81' |
| C302 | 25.00' | 23.18' | 53°07'48" | N47°14'08"E | 22.36' |
| C303 | 25.00' | 23.18' | 53°07'48" | N5°53'40"W | 22.36' |
| C304 | 25.00' | 16.09' | 36°52'12" | S50°53'40"E | 15.81' |
| C305 | 25.00' | 16.09' | 36°52'12" | S87°45'52"E | 15.81' |
| C306 | 25.00' | 23.18' | 53°07'48" | S47°14'08"W | 22.36' |
| C307 | 25.00' | 23.18' | 53°07'48" | S5°53'40"E | 22.36' |
| C308 | 25.00' | 16.09' | 36°52'12" | N50°53'40"W | 15.81' |
| C309 | 25.00' | 28.98' | 66°25'19" | S53°52'54"W | 27.39' |
| C310 | 25.00' | 10.29' | 23°34'41" | N81°07'06"W | 10.22' |
| C311 | 25.00' | 16.09' | 36°52'12" | N50°53'40"W | 15.81' |
| C312 | 25.00' | 23.18' | 53°07'48" | N5°53'40"W | 22.36' |
| C313 | 10.00' | 15.71' | 90°00'00" | S65°40'14"W | 14.14' |
| C314 | 10.00' | 15.71' | 90°00'00" | N24°19'46"W | 14.14' |
| C315 | 625.00' | 7.51' | 0°41'18" | S61°59'55"E | 7.51' |
| C316 | 25.00' | 16.60' | 38°03'01" | S35°15'24"W | 16.30' |
| C317 | 25.00' | 21.42' | 49°05'42" | S78°49'46"W | 20.77' |
| C318 | 25.00' | 13.59' | 31°08'53" | S58°19'25"E | 13.42' |
| C319 | 25.00' | 27.67' | 63°25'13" | S11°02'22"E | 26.28' |
| C320 | 10.00' | 15.71' | 90°00'00" | N65°40'14"E | 14.14' |
| C321 | 35.00' | 30.75' | 50°20'06" | S45°50'17"W | 29.77' |
| C322 | 25.00' | 18.51' | 42°25'50" | S89°27'19"W | 18.09' |
| C323 | 150.00' | 235.62' | 90°00'00" | N24°19'46"W | 212.13' |
| C324 | 10.00' | 15.71' | 90°00'00" | S65°40'14"W | 14.14' |
| C325 | 25.00' | 23.18' | 53°07'48" | S42°45'52"E | 22.36' |
| C326 | 25.00' | 16.09' | 36°52'12" | S2°14'08"W | 15.81' |
| C327 | 100.00' | 8.03' | 4°36'02" | S18°22'13"W | 8.03' |
| C328 | 100.00' | 18.42' | 10°33'13" | S10°47'36"W | 18.39' |
| C329 | 50.00' | 7.69' | 8°48'31" | S34°40'10"W | 7.68' |
| C330 | 50.00' | 32.30' | 37°01'07" | S11°45'21"W | 31.75' |

# *CORRECTION PLAT*

*FOR*

# *LOS DIAMANTES SUBDIVISION PHASE 2*

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE,
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

PARCEL CURVE DATA CONTINUED
ON SHEET 8 OF 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 7 of 8 |
|---|---|---|---|
| Scale: as shown | Date: 11/22/22 | Job: A18026 | |



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F:\A18JOBS ACAD 2019\A18026 Los Diamantes BP Entitlements\PLATS\LD RESIDENTIAL FINAL PLAT-PHASE 2\A18026_LD PHASE 2 FINAL-PLAT-R2.dwg, Last saved by: Dwayne, 2/17/23 3:26:05 PM, dwayne

# CORRECTION PLAT
## FOR
## LOS DIAMANTES SUBDIVISION PHASE 2

(BEING A REPLAT OF TRACT 1-A-1, LOS DIAMANTES PHASE 1 SUBDIVISION TOGETHER WITH LOTS 2 AND 3, BLOCK 73, RIO RANCHO ESTATES UNIT 10 AND A PORTION OF WESTSIDE BLVD NE,
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 33 & 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

### Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C331 | 150.00' | 66.93' | 25°34'01" | N7°53'14"E | 66.38' |
| C332 | 50.00' | 30.18' | 34°35'11" | S24°02'48"E | 29.73' |
| C333 | 150.00' | 103.40' | 39°29'47" | N24°38'40"W | 101.37' |
| C334 | 50.00' | 32.13' | 36°49'10" | S59°44'58"E | 31.58' |
| C335 | 150.00' | 65.28' | 24°56'12" | N56°51'40"W | 64.77' |
| C336 | 50.00' | 14.83' | 16°59'46" | S86°39'26"E | 14.78' |
| C337 | 100.00' | 11.68' | 6°41'31" | S84°56'39"E | 11.67' |
| C338 | 100.00' | 14.77' | 8°27'44" | S72°31'16"E | 14.76' |
| C339 | 975.00' | 25.44' | 1°29'42" | S76°00'17"E | 25.44' |
| C340 | 975.00' | 40.14' | 2°21'32" | S74°04'40"E | 40.14' |
| C341 | 975.00' | 40.04' | 2°21'10" | S71°43'19"E | 40.03' |
| C342 | 975.00' | 40.00' | 2°21'03" | S69°22'13"E | 40.00' |
| C343 | 975.00' | 40.04' | 2°21'10" | S67°01'06"E | 40.03' |
| C344 | 975.00' | 40.14' | 2°21'31" | S64°39'46"E | 40.13' |
| C345 | 975.00' | 20.01' | 1°10'33" | S62°53'44"E | 20.01' |
| C346 | 1025.00' | 20.25' | 1°07'54" | S62°52'25"E | 20.25' |
| C347 | 1025.00' | 40.14' | 2°14'38" | S64°33'41"E | 40.14' |
| C348 | 1025.00' | 40.04' | 2°14'18" | S66°48'09"E | 40.04' |
| C349 | 1025.00' | 40.00' | 2°14'10" | S69°02'22"E | 40.00' |
| C350 | 25.00' | 19.17' | 43°56'44" | N42°38'36"E | 18.71' |
| C351 | 25.00' | 17.89' | 41°00'15" | S85°07'05"W | 17.51' |
| C352 | 975.00' | 24.27' | 1°25'35" | N73°40'00"W | 24.27' |
| C353 | 975.00' | 40.04' | 2°21'10" | N71°46'37"W | 40.04' |
| C354 | 975.00' | 40.00' | 2°21'03" | N69°25'31"W | 40.00' |
| C355 | 975.00' | 40.03' | 2°21'09" | N67°04'25"W | 40.03' |
| C356 | 975.00' | 40.13' | 2°21'30" | N64°43'05"W | 40.13' |
| C357 | 975.00' | 20.95' | 1°13'52" | N62°55'24"W | 20.95' |
| C358 | 1025.00' | 19.30' | 1°04'45" | N62°50'50"W | 19.30' |
| C359 | 1025.00' | 40.14' | 2°14'38" | N64°30'32"W | 40.14' |
| C360 | 1025.00' | 40.04' | 2°14'18" | N66°45'00"W | 40.04' |
| C361 | 1025.00' | 40.00' | 2°14'10" | N68°59'14"W | 40.00' |
| C362 | 1025.00' | 40.02' | 2°14'14" | N71°13'26"W | 40.02' |
| C363 | 1025.00' | 40.11' | 2°14'31" | N73°27'49"W | 40.10' |
| C364 | 1025.00' | 38.78' | 2°10'04" | N75°40'06"W | 38.78' |
| C365 | 50.00' | 1.47' | 1°41'01" | N75°54'37"W | 1.47' |
| C366 | 50.00' | 43.78' | 50°09'58" | N49°59'08"W | 42.39' |
| C367 | 50.00' | 39.77' | 45°34'23" | S2°06'57"E | 38.73' |
| C368 | 50.00' | 39.77' | 45°34'23" | S43°27'26"W | 38.73' |
| C369 | 50.00' | 35.47' | 40°38'47" | N86°34'01"E | 34.73' |
| C370 | 1175.00' | 8.31' | 0°24'19" | S72°54'26"E | 8.31' |
| C371 | 1175.00' | 40.04' | 1°57'08" | S71°43'42"E | 40.04' |
| C372 | 1175.00' | 40.00' | 1°57'02" | S69°46'37"E | 40.00' |
| C373 | 1175.00' | 40.02' | 1°57'05" | S67°49'33"E | 40.01' |
| C374 | 1175.00' | 40.07' | 1°57'15" | S65°52'24"E | 40.07' |
| C375 | 1175.00' | 40.18' | 1°57'34" | S63°54'59"E | 40.18' |
| C376 | 1175.00' | 20.70' | 1°00'34" | S62°25'56"E | 20.70' |
| C377 | 1225.00' | 19.59' | 0°54'59" | S62°23'08"E | 19.59' |
| C378 | 1225.00' | 40.19' | 1°52'47" | S63°47'01"E | 40.19' |
| C379 | 1225.00' | 40.08' | 1°52'29" | S65°39'39"E | 40.08' |
| C380 | 1225.00' | 40.02' | 1°52'19" | S67°32'03"E | 40.02' |
| C381 | 1225.00' | 40.00' | 1°52'15" | S69°24'20"E | 40.00' |
| C382 | 1225.00' | 40.02' | 1°52'19" | S71°16'38"E | 40.02' |
| C383 | 1225.00' | 20.36' | 0°57'09" | S72°41'22"E | 20.36' |
| C384 | 25.00' | 21.77' | 49°53'27" | S48°13'13"E | 21.09' |
| C385 | 25.00' | 19.17' | 43°56'44" | N1°18'08"W | 18.71' |
| C386 | 25.00' | 17.36' | 39°47'10" | N84°30'33"E | 17.01' |
| C387 | 25.00' | 19.17' | 43°56'44" | S42°38'36"W | 18.71' |
| C388 | 1175.00' | 24.85' | 1°12'43" | S74°59'30"E | 24.85' |
| C389 | 1175.00' | 40.10' | 1°57'20" | S73°24'29"E | 40.10' |
| C390 | 1175.00' | 40.03' | 1°57'07" | S71°27'16"E | 40.03' |
| C391 | 1175.00' | 23.66' | 1°09'14" | S69°54'05"E | 23.66' |
| C392 | 50.00' | 45.71' | 52°22'51" | N43°08'03"W | 44.14' |
| C393 | 50.00' | 32.83' | 37°37'09" | S1°51'57"W | 32.24' |
| C394 | 25.00' | 23.65' | 54°11'38" | S47°46'21"W | 22.77' |
| C395 | 25.00' | 15.62' | 35°48'05" | N87°13'48"W | 15.37' |
| C396 | 575.00' | 7.06' | 0°42'14" | N68°58'39"W | 7.06' |

### Parcel Curve Table

| Curve # | Radius | Length | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C397 | 575.00' | 40.05' | 3°59'28" | N66°37'48"W | 40.04' |
| C398 | 575.00' | 29.91' | 2°58'48" | N63°08'40"W | 29.90' |
| C399 | 1025.00' | 10.36' | 0°34'44" | N61°56'38"W | 10.36' |
| C400 | 1025.00' | 40.22' | 2°14'54" | N63°21'27"W | 40.22' |
| C401 | 1025.00' | 40.09' | 2°14'27" | N65°36'08"W | 40.08' |
| C402 | 1025.00' | 40.02' | 2°14'13" | N67°50'27"W | 40.01' |
| C403 | 1025.00' | 40.01' | 2°14'11" | N70°04'39"W | 40.00' |
| C404 | 1025.00' | 20.70' | 1°09'26" | N71°46'27"W | 20.70' |
| C405 | 25.00' | 21.41' | 49°04'40" | N47°48'50"W | 20.77' |
| C406 | 25.00' | 19.17' | 43°56'44" | S1°18'08"E | 18.71' |
| C407 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C408 | 25.00' | 16.09' | 36°52'12" | N39°06'20"E | 15.81' |
| C409 | 25.00' | 0.29' | 0°39'51" | S16°36'38"W | 0.29' |
| C410 | 25.00' | 39.60' | 90°44'49" | N29°05'42"W | 35.59' |
| C411 | 2636.00' | 165.04' | 3°35'14" | N72°40'29"W | 165.02' |
| C412 | 225.00' | 24.66' | 6°16'48" | S30°13'29"W | 24.65' |
| C413 | 225.00' | 50.76' | 12°55'33" | S39°49'40"W | 50.65' |
| C414 | 225.00' | 1.57' | 0°23'57" | S46°29'25"W | 1.57' |
| C415 | 325.00' | 44.92' | 7°55'06" | S42°43'50"W | 44.88' |
| C416 | 325.00' | 72.87' | 12°50'46" | S32°20'54"W | 72.71' |
| C417 | 325.00' | 72.87' | 12°50'46" | S19°30'08"W | 72.71' |
| C418 | 325.00' | 72.87' | 12°50'46" | S6°39'22"W | 72.71' |
| C419 | 325.00' | 72.87' | 12°50'46" | S6°11'23"E | 72.71' |
| C420 | 325.00' | 10.79' | 1°54'09" | S13°33'51"E | 10.79' |
| C421 | 25.00' | 28.33' | 64°55'55" | N36°51'48"W | 26.84' |
| C422 | 25.00' | 10.94' | 25°04'05" | N8°08'12"E | 10.85' |
| C423 | 25.00' | 16.09' | 36°52'12" | N39°06'20"E | 15.81' |
| C424 | 25.00' | 23.18' | 53°07'48" | N84°06'20"E | 22.36' |
| C425 | 375.00' | 61.54' | 9°24'08" | N24°35'01"E | 61.47' |
| C426 | 500.00' | 45.52' | 5°12'56" | N11°54'27"W | 45.50' |
| C427 | 500.00' | 63.30' | 7°15'12" | S5°40'23"E | 63.26' |
| C428 | 500.00' | 63.30' | 7°15'12" | S1°34'49"W | 63.26' |
| C429 | 500.00' | 63.30' | 7°15'12" | S8°50'02"W | 63.26' |
| C430 | 500.00' | 63.30' | 7°15'12" | S16°05'14"W | 63.26' |
| C431 | 500.00' | 63.30' | 7°15'12" | S23°20'26"W | 63.26' |
| C432 | 500.00' | 63.30' | 7°15'12" | S30°35'39"W | 63.26' |
| C433 | 500.00' | 63.30' | 7°15'12" | S37°50'51"W | 63.26' |
| C434 | 500.00' | 45.52' | 5°12'56" | S44°04'55"W | 45.50' |
| C435 | 50.00' | 28.09' | 32°11'14" | S62°47'00"W | 27.72' |
| C436 | 50.00' | 31.89' | 36°32'55" | N82°50'55"W | 31.36' |
| C437 | 2646.00' | 240.32' | 5°12'14" | S66°31'53"E | 240.24' |
| C438 | 2646.00' | 123.40' | 2°40'20" | S65°15'56"E | 123.39' |
| C439 | 2646.00' | 116.92' | 2°31'54" | S67°52'03"E | 116.91' |
| C440 | 25.00' | 23.09' | 52°54'52" | N42°14'39"W | 22.28' |
| C441 | 25.00' | 20.73' | 47°30'20" | N7°57'57"E | 20.14' |
| C442 | 375.00' | 8.22' | 1°15'23" | N46°03'42"E | 8.22' |
| C443 | 375.00' | 48.03' | 7°20'19" | N41°45'51"E | 48.00' |
| C444 | 375.00' | 48.03' | 7°20'19" | N34°25'32"E | 48.00' |
| C445 | 375.00' | 48.03' | 7°20'19" | N27°05'13"E | 48.00' |
| C446 | 375.00' | 48.03' | 7°20'19" | N19°44'54"E | 48.00' |
| C447 | 375.00' | 48.03' | 7°20'19" | N12°24'35"E | 48.00' |
| C448 | 375.00' | 48.03' | 7°20'19" | N5°04'16"E | 48.00' |
| C449 | 375.00' | 48.03' | 7°20'19" | N2°16'03"W | 48.00' |
| C450 | 375.00' | 48.04' | 7°20'24" | N9°36'24"W | 48.01' |
| C451 | 375.00' | 8.11' | 1°14'20" | N13°53'46"W | 8.11' |
| C452 | 2453.00' | 80.97' | 1°53'29" | S88°45'57"E | 80.97' |
| C453 | 30.00' | 47.12' | 90°00'00" | N44°42'42"W | 42.43' |
| C454 | 1025.00' | 40.03' | 2°14'15" | S7°16'35"E | 40.02' |
| C455 | 1025.00' | 26.88' | 1°30'10" | S7°08'47"E | 26.88' |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 10 | 7290.0130 sf |
| 2 | 10 | 6875.0000 sf |
| 3 | 10 | 6875.0000 sf |
| 4 | 10 | 6875.0000 sf |
| 5 | 10 | 6875.0000 sf |
| 6 | 10 | 6875.0000 sf |
| 7 | 10 | 6875.0000 sf |
| 8 | 10 | 6932.7748 sf |
| 9 | 10 | 7193.5264 sf |
| 10 | 10 | 7193.5259 sf |
| 11 | 10 | 7193.5259 sf |
| 12 | 10 | 7193.5259 sf |
| 13 | 10 | 7193.5259 sf |
| 14 | 10 | 8958.8634 sf |
| 15 | 10 | 9798.6164 sf |
| 16 | 10 | 9659.0267 sf |
| 17 | 10 | 8636.2296 sf |
| 18 | 10 | 6655.0000 sf |
| 19 | 10 | 6688.6613 sf |
| 20 | 10 | 6774.4332 sf |
| 21 | 10 | 6774.4332 sf |
| 22 | 10 | 6774.4332 sf |
| 23 | 10 | 6774.4332 sf |
| 24 | 10 | 6774.4332 sf |
| 25 | 10 | 6774.4332 sf |
| 26 | 10 | 6774.4332 sf |
| 27 | 10 | 6755.8264 sf |
| 28 | 10 | 6774.4332 sf |
| 29 | 10 | 6774.4332 sf |
| 30 | 10 | 6158.5619 sf |
| 31 | 10 | 6158.5619 sf |
| 32 | 10 | 6158.5619 sf |
| 33 | 10 | 6158.5619 sf |
| 34 | 10 | 6158.5619 sf |
| 35 | 10 | 6158.5619 sf |
| 36 | 10 | 6158.5619 sf |
| 37 | 10 | 6158.5619 sf |
| 38 | 10 | 6158.5619 sf |
| 39 | 10 | 6158.5619 sf |
| 40 | 10 | 7141.9950 sf |
| 41 | 10 | 10721.0589 sf |
| 42 | 10 | 10110.2973 sf |
| 43 | 10 | 6863.4406 sf |
| 44 | 10 | 6000.0000 sf |
| 45 | 10 | 6497.2368 sf |
| 46 | 10 | 6820.0928 sf |
| 47 | 10 | 7389.5356 sf |
| 48 | 10 | 7842.0989 sf |
| 49 | 10 | 8014.9370 sf |
| 50 | 10 | 7902.4197 sf |
| 51 | 10 | 7508.0031 sf |
| 52 | 10 | 6920.3169 sf |
| 53 | 10 | 6539.5684 sf |
| 54 | 10 | 6476.3890 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 55 | 10 | 6585.4609 sf |
| 56 | 10 | 6144.7984 sf |
| 57 | 10 | 8395.5042 sf |
| 58 | 10 | 12041.1888 sf |
| 59 | 10 | 8204.2298 sf |
| 60 | 10 | 6003.4556 sf |
| 61 | 10 | 6002.5322 sf |
| 62 | 10 | 5958.9638 sf |
| 64 | 10 | 4199.9998 sf |
| 65 | 10 | 4238.5434 sf |
| 66 | 10 | 6900.4881 sf |
| 67 | 10 | 11408.6081 sf |
| 68 | 10 | 7553.8890 sf |
| 69 | 10 | 4443.3880 sf |
| 70 | 10 | 4400.7921 sf |
| 71 | 10 | 4400.6568 sf |
| 72 | 10 | 4400.5214 sf |
| 73 | 10 | 4400.3861 sf |
| 74 | 10 | 4400.2508 sf |
| 75 | 10 | 4400.1154 sf |
| 76 | 10 | 4402.3549 sf |
| 77 | 10 | 4436.4949 sf |
| 78 | 10 | 4522.6330 sf |
| 79 | 10 | 4661.4259 sf |
| 80 | 10 | 4847.0566 sf |
| 81 | 10 | 5015.5247 sf |
| 82 | 10 | 5129.3501 sf |
| 83 | 10 | 5188.4440 sf |
| 84 | 10 | 5193.0135 sf |
| 85 | 10 | 5143.0750 sf |
| 86 | 10 | 5038.4545 sf |
| 87 | 10 | 4878.8265 sf |
| 88 | 10 | 4689.9019 sf |
| 89 | 10 | 4542.2366 sf |
| 90 | 10 | 4447.2875 sf |
| 91 | 10 | 4404.7484 sf |
| 92 | 10 | 4414.4833 sf |
| 93 | 10 | 4476.9852 sf |
| 94 | 10 | 4555.1822 sf |
| 95 | 10 | 7306.2510 sf |
| 96 | 10 | 7705.1913 sf |
| 97 | 10 | 6293.2924 sf |
| 98 | 10 | 4655.5273 sf |
| 99 | 10 | 4599.0326 sf |
| ROW DEDICATION #1 | 10 | 4516.6062 sf |
| ROW DEDICATION #2 | 10 | 6789.3888 sf |
| TRACT 63A | 10 | 6680.0650 sf |
| TRACT CC-1 | 10 | 32345.9433 sf |
| TRACT CC-2 | 10 | 14526.9807 sf |
| TRACT MM | 10 | 9535.3814 sf |
| TRACT SS | 10 | 748.6439 sf |
| TRACT YY | 10 | 9820.4884 sf |
| TRACT ZZ | 10 | 285248.4386 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 11 | 7359.0876 sf |
| 2 | 11 | 6602.7755 sf |
| 3 | 11 | 6050.0000 sf |
| 4 | 11 | 6483.7819 sf |
| 5 | 11 | 7535.3492 sf |
| 6 | 11 | 6737.8833 sf |
| 7 | 11 | 7919.7806 sf |
| TRACT FF | 11 | 2167.6944 sf |
| TRACT GG | 11 | 9742.2520 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 12 | 10096.9666 sf |
| 2 | 12 | 8634.5520 sf |
| 3 | 12 | 6301.0941 sf |
| 4 | 12 | 6325.0000 sf |
| 5 | 12 | 8445.4485 sf |
| TRACT HH | 12 | 2247.9683 sf |
| TRACT II | 12 | 2179.5595 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 13 | 7476.0976 sf |
| 2 | 13 | 6600.0000 sf |
| 3 | 13 | 6600.0000 sf |
| 4 | 13 | 6600.0000 sf |
| 5 | 13 | 6600.0000 sf |
| 6 | 13 | 6600.0000 sf |
| 7 | 13 | 6600.0000 sf |
| 8 | 13 | 6600.0000 sf |
| 9 | 13 | 7476.0906 sf |
| 10 | 13 | 7476.0975 sf |
| 11 | 13 | 6600.0000 sf |
| 12 | 13 | 6600.0000 sf |
| 13 | 13 | 6600.0000 sf |
| 14 | 13 | 6600.0000 sf |
| 15 | 13 | 6600.0000 sf |
| 16 | 13 | 6600.0000 sf |
| 17 | 13 | 6600.0000 sf |
| 18 | 13 | 7476.0907 sf |
| TRACT DD | 13 | 2179.5595 sf |
| TRACT EE | 13 | 2179.5595 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 14 | 7171.7124 sf |
| 2 | 14 | 6600.0000 sf |
| 3 | 14 | 6600.0000 sf |
| 4 | 14 | 6600.0000 sf |
| 5 | 14 | 6600.0000 sf |
| 6 | 14 | 6600.0000 sf |
| 7 | 14 | 6600.0000 sf |
| 8 | 14 | 6600.0000 sf |
| 9 | 14 | 7154.6248 sf |
| TRACT BB | 14 | 10844.4563 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 15 | 5556.0974 sf |
| 2 | 15 | 5550.0000 sf |
| 3 | 15 | 5550.0000 sf |
| 4 | 15 | 5550.0000 sf |
| 5 | 15 | 5550.0000 sf |
| 6 | 15 | 5550.0000 sf |
| 7 | 15 | 5550.0000 sf |
| 8 | 15 | 5550.0000 sf |
| 9 | 15 | 8068.4779 sf |
| 10 | 15 | 7095.0000 sf |
| 11 | 15 | 7095.0000 sf |
| 12 | 15 | 7095.0000 sf |
| 13 | 15 | 7095.0000 sf |
| 14 | 15 | 7095.0000 sf |
| 15 | 15 | 8056.5221 sf |
| TRACT AA | 15 | 90261.2949 sf |
| TRACT JJ | 15 | 6081.3132 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 16 | 4644.6530 sf |
| 2 | 16 | 4602.5735 sf |
| 3 | 16 | 4579.4335 sf |
| 4 | 16 | 4618.7706 sf |
| 5 | 16 | 4720.7653 sf |
| 6 | 16 | 4883.2079 sf |
| 7 | 16 | 5044.3161 sf |
| 8 | 16 | 5141.8609 sf |
| 9 | 16 | 5173.5623 sf |
| 10 | 16 | 5139.5812 sf |
| 11 | 16 | 5039.7452 sf |
| 12 | 16 | 4879.5114 sf |
| 13 | 16 | 4771.4281 sf |
| 14 | 16 | 7076.2945 sf |
| 15 | 16 | 8095.1084 sf |
| 16 | 16 | 7201.4685 sf |
| 17 | 16 | 4741.9169 sf |
| 18 | 16 | 4595.4948 sf |
| TRACT XX | 16 | 25578.0111 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 17 | 4919.8697 sf |
| 2 | 17 | 4950.6311 sf |
| 3 | 17 | 4945.4720 sf |
| 4 | 17 | 4970.2100 sf |
| 5 | 17 | 5024.6915 sf |
| 6 | 17 | 5015.2543 sf |
| 7 | 17 | 4959.1674 sf |
| 8 | 17 | 4920.1122 sf |
| 9 | 17 | 4943.7224 sf |
| 10 | 17 | 4946.0052 sf |
| 11 | 17 | 4927.0608 sf |
| 12 | 17 | 5022.6707 sf |
| 13 | 17 | 4970.2529 sf |
| 14 | 17 | 5685.7411 sf |
| 15 | 17 | 5894.6758 sf |
| 16 | 17 | 5882.8307 sf |
| 17 | 17 | 5764.8893 sf |
| 18 | 17 | 5676.2045 sf |
| 19 | 17 | 5616.5345 sf |
| 20 | 17 | 5503.7323 sf |
| 21 | 17 | 5431.7104 sf |
| 22 | 17 | 5453.2561 sf |
| 23 | 17 | 5527.3913 sf |
| 24 | 17 | 5558.2902 sf |
| 25 | 17 | 5545.8751 sf |
| 26 | 17 | 5470.9077 sf |
| TRACT VV | 17 | 1649.1286 sf |
| TRACT WW | 17 | 3351.2814 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 18 | 5179.9224 sf |
| 2 | 18 | 5202.1379 sf |
| 3 | 18 | 5202.2733 sf |
| 4 | 18 | 5202.3065 sf |
| 5 | 18 | 5208.5652 sf |
| 6 | 18 | 5149.9731 sf |
| 7 | 18 | 5035.3740 sf |
| 8 | 18 | 4972.0903 sf |
| 9 | 18 | 4934.4372 sf |
| 10 | 18 | 4922.0789 sf |
| 11 | 18 | 4919.1665 sf |
| 12 | 18 | 5527.2203 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 13 | 18 | 5693.7393 sf |
| 14 | 18 | 5778.4218 sf |
| 15 | 18 | 5846.3617 sf |
| 16 | 18 | 5920.5701 sf |
| 17 | 18 | 5992.8997 sf |
| 18 | 18 | 6065.2291 sf |
| 19 | 18 | 6101.3938 sf |
| 20 | 18 | 6101.3938 sf |
| 21 | 18 | 6101.3938 sf |
| TRACT TT | 18 | 2519.2739 sf |
| TRACT UU | 18 | 1657.1140 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 19 | 7160.0445 sf |
| 2 | 19 | 6823.6383 sf |
| 3 | 19 | 7150.9750 sf |
| 4 | 19 | 7806.2761 sf |
| 5 | 19 | 7902.1721 sf |
| 6 | 19 | 7975.1837 sf |
| 7 | 19 | 8026.8892 sf |
| 8 | 19 | 6610.6511 sf |
| 9 | 19 | 6026.0941 sf |
| 10 | 19 | 6050.0000 sf |
| 11 | 19 | 6294.2316 sf |
| 12 | 19 | 7074.2476 sf |
| 13 | 19 | 8035.1272 sf |
| 14 | 19 | 8206.2617 sf |
| 15 | 19 | 7969.4418 sf |
| 16 | 19 | 7157.4397 sf |
| 17 | 19 | 6352.3753 sf |
| 18 | 19 | 6050.0204 sf |
| 19 | 19 | 6046.3626 sf |
| TRACT KK | 19 | 7874.8084 sf |
| TRACT QQ | 19 | 8248.6882 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| 1 | 20 | 8246.0287 sf |
| 2 | 20 | 6078.1694 sf |
| 3 | 20 | 6561.1584 sf |
| 4 | 20 | 6756.5856 sf |
| 5 | 20 | 6756.5856 sf |
| 6 | 20 | 6756.5856 sf |
| 7 | 20 | 6756.5856 sf |
| 8 | 20 | 6756.5856 sf |
| 9 | 20 | 6756.5856 sf |
| 10 | 20 | 6756.5856 sf |
| 11 | 20 | 6561.1584 sf |
| 12 | 20 | 6050.0000 sf |
| 13 | 20 | 6050.0000 sf |
| 14 | 20 | 6798.0967 sf |
| 15 | 20 | 6500.0000 sf |
| 16 | 20 | 6500.0000 sf |
| 17 | 20 | 6500.0000 sf |
| 18 | 20 | 6500.0000 sf |
| 19 | 20 | 7476.0941 sf |
| 20 | 20 | 7491.8488 sf |
| 21 | 20 | 6300.2369 sf |
| 22 | 20 | 7378.1645 sf |
| 23 | 20 | 7667.1957 sf |
| 24 | 20 | 8084.4007 sf |
| 25 | 20 | 8289.3137 sf |
| 26 | 20 | 8289.4814 sf |
| 27 | 20 | 8085.1424 sf |
| 28 | 20 | 7668.3131 sf |
| 29 | 20 | 7180.6507 sf |
| 30 | 20 | 6374.0732 sf |
| 31 | 20 | 8614.2877 sf |
| TRACT LL | 20 | 2244.3868 sf |
| TRACT NN | 20 | 6996.4686 sf |
| TRACT PP | 20 | 10405.2490 sf |
| TRACT RR | 20 | 1139.7798 sf |

### Parcel Area Table

| Lot No. | Block No. | Area (sf) |
|---|---|---|
| TRACT AAA | N/A | 1016.4942 sf |

### Parcel Line Table

| Line # | Direction | Length |
|---|---|---|
| L1 | N20°40'14"E | 2.84 |
| L2 | N01°31'23"E | 4.29 |
| L3 | N14°27'00"E | 38.65 |
| L4 | N20°09'23"E | 19.41 |
| L5 | N46°41'24"E | 12.61 |
| L6 | S46°41'24"W | 10.25 |
| L7 | S83°37'56"E | 125.92 |
| L8 | S89°42'42"E | 45.08 |
| L9 | S00°17'18"W | 12.00 |
| L11 | N89°42'33"W | 13.00 |
| L12 | S46°41'50"W | 21.37 |
| L13 | N43°16'50"W | 92.32 |

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

| | | | |
|---|---|---|---|
| Designed: DMG | Drawn: DER | Checked: ALS | Sheet 8 of 8 |
| Scale: as shown | Date: 11/22/22 | Job: A18026 | |

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**CITY OF RIO RANCHO**
**ORDINANCE**

**ORDINANCE NO.** **ENACTMENT NO.**

**AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS LOS DIAMANTES PHASE 2, BLOCK 10, LOTS 63-68 FROM R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3: MIXED RESIDENTIAL DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

**WHEREAS:** in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by the City of Rio Rancho, and assigned City Case No. 23-100-00007; and

**WHEREAS:** the Governing Body adopted the Unit 10 Specific Area Plan August 24, 2016 under Resolution No. 68, Enactment No. 16-065; amended on July 25, 2018 under Resolution No. 50, Enactment No. 18-0049 and on January 26, 2023 under Resolution No. 125, Enactment No. 23-016; and

**WHEREAS:** the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on November 14, 2023, regarding the proposed changes to the Zoning Classification and Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

**WHEREAS:** the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

**WHEREAS:** a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of Rio Rancho on November 16, 2023 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

**WHEREAS:** the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances

and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendment promotes the health, safety, morals, and general welfare of the City;

**NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:**

**Section 1. Rezoning of Property and Change in Land Use.**

The Official Zone Map is hereby amended by assigning a zoning designation on approximately 0.94 acres from R-1: Single-Family Residential District to R-3: Mixed Residential District on the lands legally described as:

> Lots 63-68, Block 10, Los Diamantes 2, filed in the office of the County Clerk of Sandoval County New Mexico, Correction Plat for Los Diamantes Subdivision Phase 2, Being a Replat of Tract 1-A-1, Los Diamantes Phase 1 Subdivision together with Lots 2 and 3, Block 73, Rio Rancho Estates Unit 10 and a portion of Westside Blvd NE, within Town of Alameda Land Grant, Projected Sections 33 & 34, Township 12 North, Range 2 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico November, 2022.

**Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:**

The property identified in Section 1, above, is subject to all requirements of the R-3: Mixed-Residential Zoning District set forth in R.O. 2003 Section 154.11 (as of the effective date of this ordinance or as subsequently amended).

**Section 3. Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

**Section 4. Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2023.

_____

Greggory D. Hull, Mayor

ATTEST:

_____

Rebecca A. Martinez, City Clerk
(SEAL)

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: 23-220-00017**

AGENDA DATE:
November 14, 2023

DEPARTMENT:
Development Services

SUBJECT:
**Final Plat.** The applicant, Amreston Homes, through their agent, Nina Villa, of Huitt-Zollars, Inc., is requesting approval of a Final Plat for the subject property legally described as U11, Blk CC, Lots 42A and 44-A. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
This Preliminary Plat was originally heard and approved by the Planning and Zoning Board on December 13, 2022 under case #22-210-00018. During the same meeting, a subdivision variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 ft minimum easements on side and rear lot lines, was also approved under case #22-280-00007. A Preliminary Plat Amendment was heard and approved by the Planning and Zoning Board on April 23, 2023 modifying the public access easement and public utility easements.

All lots will have 5 ft PUE's on the rear property lines and adjacent to right of way, and 10 ft PUEs on the front portion of each lot, adjacent to a 32 ft private access easement. The private access easement is dedicated as 16 ft on each side of the front property lines. The properties are currently zoned R-3: Mixed Residential, total 0.7 acres, and would be platted into 10 lots.

SURROUNDING LAND USE/ZONING: Properties to the north are zoned SU: Special Use/Mixed Use District as part of the Bendecido Village Master Plan. Properties to the east are zoned C-1: Retail Commercial, while the properties to the south and west are zoned R-3: Mixed Residential.

GENERAL INFORMATION:
1. Layout: The Sunrise Place subdivision will consist of 10 lots and 1 tract.
2. Acreage: 0.7 acres.
3. Access: The site will be accessed from 19th St via a 32 ft wide access easement that will be owned and maintained by a homeowners association.
4. Zoning: The subject property is zoned R-3: Mixed Residential per Ordinance No. 80 Enactment No. 81-15.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, CenturyLink, PNM, and New Mexico Gas Company.
6. Water and Wastewater Availability: The applicant has received an approved water/wastewater availability statement from the Utilities Department
7. Drainage: As stated in the Drainage Report provided by the applicant, "the land north of the site generally slopes from north to south. The developed site will drain towards 5th St SE which will ultimately drain west into the Lisbon Channel."

8. Roads and Sidewalks: No public roads; a private access easement is provided for lot access, which will be called "Sunrise Lane SE".
9. Recreation Facilities/Open Space: None
10. Easements: There is a five foot wide public utility easement within all new lots adjacent to all existing road rights-of-way shown hereon granted by this plat. There is also a five foot wide public utility easement within all rear property lines granted by this plat and a 10 ft public utility easement in the front portion of each lot, adjacent to the private access easement. There will be a 32 ft wide private access easement to be owned and maintained by the homeowners association.
11. Public Site Dedications: None.
12. Vacations: Existing five (5) foot wide public utility easement around the interior of existing Lots 42A and 44-A, Block CC, as shown on Summary Plat of a Replat of Lots 41 and 42 and Plat of Lots 43-A and 44-A, to be vacated by this plat.
13. Variances: The applicant requested approval of a subdivision variance to eliminate the 5' PUE's on the interior side of Lots 1-10 (PUE's were relocated to the front and rear).

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
The proposed plat would conform with the subdivision requirements of R.O. 2003 Chapter 155 Subdivisions, with the approved Subdivision Variance.

Staff recommends the Planning and Zoning Board find the proposed final plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. Criteria is satisfied.

CONFORMANCE WITH ZONING ORDINANCE:
The proposed preliminary plat will create 10 lots intended for attached duplexes and triplexes. The lots meet the minimum 1,200sf lot area of the R-3: Mixed Residential (attached) zoning district, as the lots range in size from 2395sf to 2774sf. Lot widths measure 30ft wide, which also meets the 30ft minimum requirement.

Staff recommends the Planning and Zoning Board find the proposed final plat conforms to the requirements of R.O. Chapter 154 Planning and Zoning.

CONFORMANCE WITH THE COMPREHENSIVE PLAN AND UNSER BOULEVARD NORTH SPECIFIC PLAN:
In Chapter 2 of the Comprehensive Plan, within the Urban Design subsection, it lists various design elements that are to be incorporated into future developments. One such element calls for the need for "infill and redevelopment [to] take place to ensure adequate infrastructure is available to a site and to help address drainage in areas that were prematurely platted in the 1960's" (2.3.7. Urban Design).

FINDING: This application would be an action in meeting with said design element, in that it develops a vacant parcel of land in an existing, largely-developed area; as well as allows for onsite water, sewer, and drainage improvements where they were previously lacking. The application additionally conforms with the zoning and land use in the Unser Boulevard North Specific Plan; Criteria is satisfied.

CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT:
The Planning and Zoning Board approved the Preliminary Plat for Sunrise Place on December 13, 2022, with amendment to the plat approved by the Board on April 25, 2023. Staff recommends the Planning and Zoning Board find this criteria has been met.

IMPACT:

Staff recommends the Planning and Zoning Board approve the Final Plat subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction to approve the applicant's request for Final Plat.
2. The applicant has the authority to make an application to request Final Plat approval.
3. Due process was provided to the applicant.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155 Subdivisions.
2. The Final Plat conforms to the R-3: Mixed Residential District.
3. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat if the infrastructure is not complete and accepted prior to recording.
4. The applicant shall address all staff comments prior to recording.
5. 32 ft Private Access Easement shall be dedicated specifically to the Home Owners' Association (HOA) for maintenance.
6. The applicant shall provide HOA formation documents for the subdivision prior to recording.
7. Plat will be Book 34, Pg. 71

ALTERNATIVES:

The Planning and Zoning Board may:

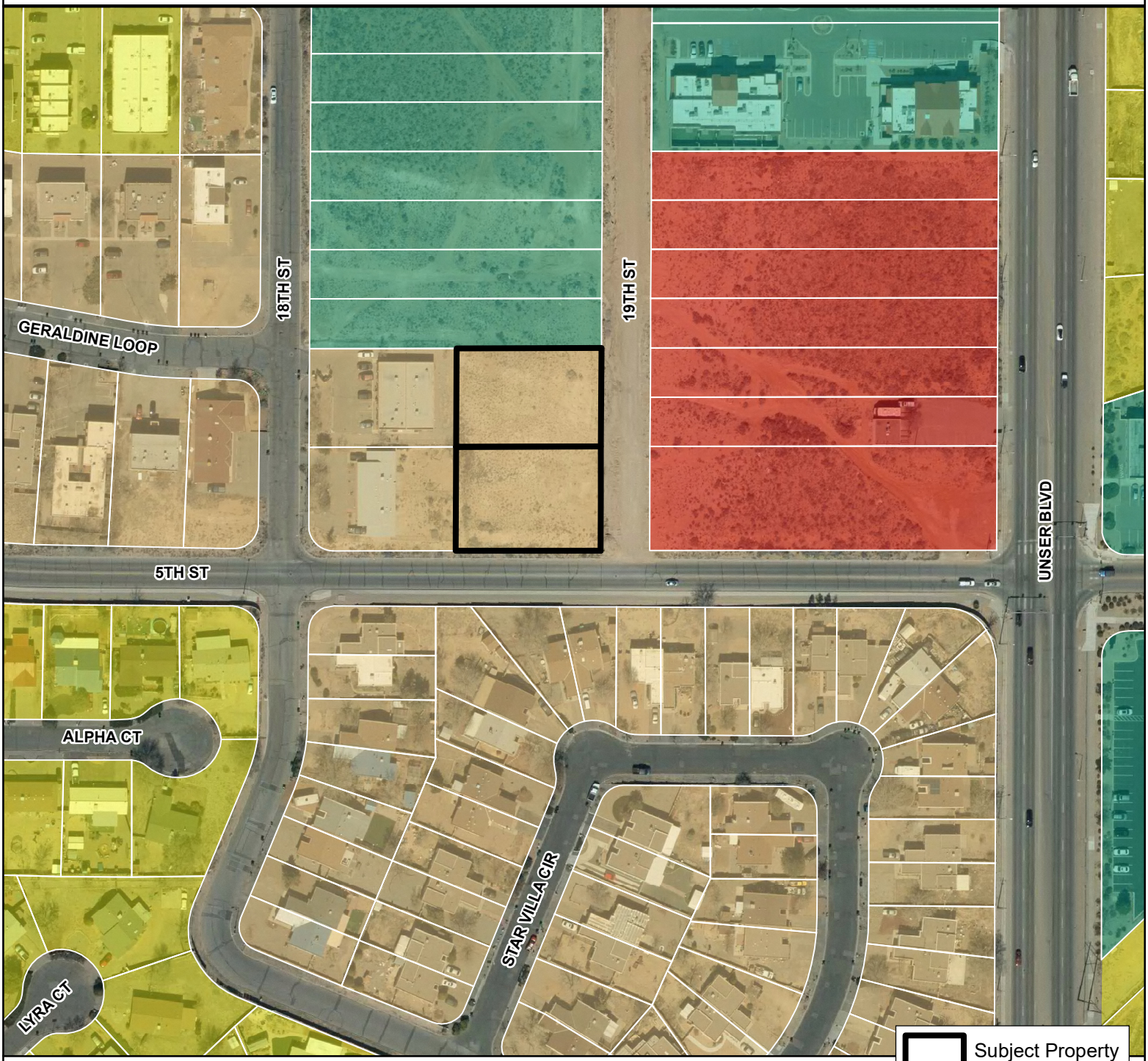
1. Approve the final plat with staff recommendations and conditions.
2. Approve the final plat with amendments to recommendations and/or conditions.
3. Deny the final plat.
4. Postpone the item and continue the public hearing for the final plat in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Final Plat with findings and conditions

ATTACHMENT: Location_Zoning Map.pdf
ATTACHMENT: SUNRISE PLACE PLAT.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Comments Memo_22-210_00018.pdf
ATTACHMENT: ENGINEERING Additional Comments.pdf

# 439/444 19TH ST SE - FINAL PLAT




Subject Property

**Zoning**

- C-1
- R-1
- R-3
- SU

0 50 100 200
Feet

N
W E
S

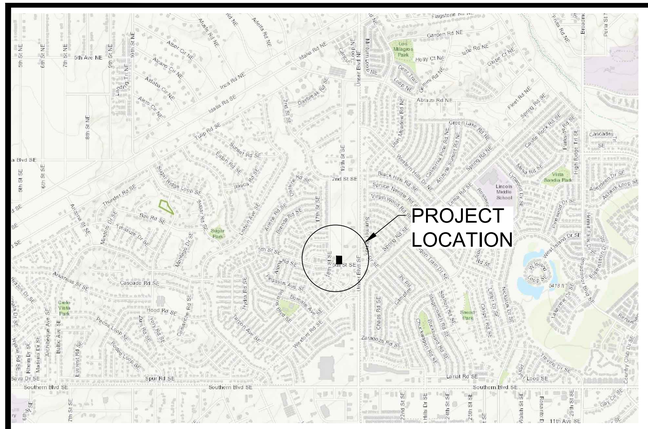
Map Created by Liz Ruiz Carlos on 11/22/2022

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

# SUBDIVISION PLAT
# OF
# SUNRISE PLACE
## BEING
# LOT 42A
## OF
## SUMMARY PLAT
## A REPLAT OF LOTS 41 AND 42, BLOCK CC, UNIT ELEVEN
**FILED APRIL 26, 1985, IN VOLUME 3, FOLIO 521-A, DOCUMENT NO. 63841**
**TOWN OF ALAMEDA GRANT**
**CITY OF RIO RANCHO**
**SANDOVAL COUNTY, NEW MEXICO**
## AND
# LOT 44-A
## OF
## LOTS 43-A AND 44-A, BLOCK CC, UNIT ELEVEN
**FILED JANUARY 6, 1986, IN R.R.E. BOOK 4, PAGE 55**
**TOWN OF ALAMEDA GRANT**
**CITY OF RIO RANCHO**
**SANDOVAL COUNTY, NEW MEXICO**

**SHEET 1 OF 1**

**JUNE 2023**




LOCATION MAP
ZONE ATLAS SHEET NO. 53
NOT TO SCALE

**NOTES: UNLESS OTHERWISE INDICATED:**

Existing five (5) foot wide public utility easement around the interior of existing Lots 42A and 44-A, Block CC, as shown on Summary Plat of a Replat of Lots 41 and 42 and Plat of Lots 43-A and 44-A, to be vacated by this plat.

There is a five (5) foot wide public utility easement within all new lots adjacent to all existing road rights-of-way shown hereon granted by this plat. There is also a five (5) foot wide public utility easement within all lots on rear property lines granted by this plat.

All property corners are set with a 5/8" x 24" rebar with yellow plastic cap stamped LS 7482, or nail with shinner stamped LS74825 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

P.U.E. - Public Utility Easement

RAD - Radial bearing

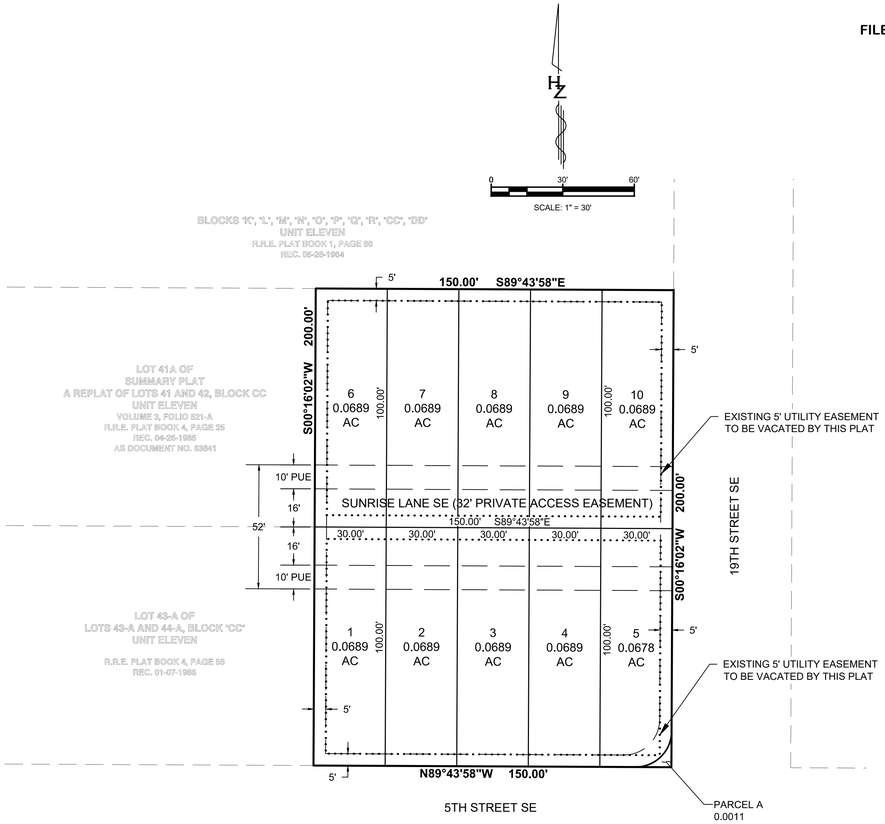
AC - Acres

R/W - Right-of-Way

**LEGAL DESCRIPTION:**

A Tract of land being all of Lot 42A, Block CC, Summary Plat, a Replat of Lots 41 and 42, recorded on April 26, 1985 in Volume 3, Folio 521-A, as Document Number 63841, and a Tract of land being all of Lot 44-A, Block CC, of Lots 43-A and 44-A, recorded on January 6, 1986 in R.R.E. Plat Book 4, Page 55, being located within Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 0.6887 acres.




**SUBDIVISION DATA**

| | | | |
|---|---|---|---|
| SUBDIVISION: SUNRISE PLACE | | PLAT ACRES | 0.6887 |
| NO. OF LOTS: | 10 | LOT ACRES: | 0.6879 |
| NO. OF PARCELS: | 1 | PARCEL ACRES: | 0.0011 |
| NO. OF TRACTS: | 0 | TRACT ACRES: | 0.0 |

NO. OF EXIST. PARCELS: 0

ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: 0

NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: 0

**PURPOSE OF PLAT**

1. TO COMBINE LOTS 42A AND 44-A TO CREATE SUNRISE PLACE.
2. TO SUBDIVIDE SUNRISE PLACE INTO 10 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 PARCEL.
3. TO VACATE EXISTING 5' WIDE UTILITY EASEMENTS ON THE INTERIOR OF LOTS 42A AND 44-A.
4. DEDICATE THE 5' WIDE P.U.E.'S AS NOTED HEREON.
5. AT THE FRONT OF THE LOTS, THERE WILL BE A 16' WIDE PRIVATE ACCESS EASEMENT, PUBLIC WATERLINE EASEMENT, AND PUBLIC SANITARY SEWER EASEMENT. ADJACENT TO THE PRIVATE ACCESS EASEMENT, A 10' WIDE PUBLIC UTILITY EASEMENT WILL BE GRANTED.
6. PARCEL A WILL BE DEDICATED TO THE CITY OF RIO RANCHO AS PUBLIC RIGHT-OF-WAY.

**PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. City of Rio Rancho for installation, maintenance, and service of storm drain lines, manholes and inlets; sanitary sewer lines, manholes and service lines; water lines, valves and other equipment and facilities reasonably necessary to provide storm, sanitary sewer and water services.
B. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
C. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
D. Qwest Corporation d/b/a Century Link for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
E. Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of the grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of the grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of national electrical safety code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switch gears, as installed, shall extend ten (10) feet in front of transformer/switch gear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

The Utility Company signatures shown hereon are by authorized Utility Company Representatives

City of Rio Rancho Date

PNM Electric Services Date

NM Gas Company Date

Qwest d/b/a/CenturyLink QC Date

Sparklight Date

**DEDICATION**

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO COMBINE LOTS 42A AND 44-A TO CREATE SUNRISE PLACE AND SUBDIVIDE SUNRISE PLACE INTO 10 SINGLE FAMILY RESIDENTIAL LOTS AND 1 PARCEL; ALSO TO THE GRANTING OF INTERIOR LOT 'PUBLIC UTILITY EASEMENTS' AS NOTED AND SHOWN HEREON. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. AT THE FRONT OF THE LOTS, A 16' WIDE EASEMENT WILL BE GRANTED FOR USE AS A PRIVATE ACCESS EASEMENT, A PUBLIC WATERLINE EASEMENT, AND A PUBLIC SANITARY SEWER EASEMENT. ADJACENT TO THE PRIVATE ACCESS EASEMENT, A 10' PUBLIC UTILITY EASEMENT WILL BE GRANTED. PARCEL A WILL BE DEDICATED TO THE CITY OF RIO RANCHO AS PUBLIC RIGHT-OF-WAY. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

AMRESTON HOMES, LLC

Jarrod D. Likar, Vice President of Land Development

STATE OF _____ )
)SS
COUNTY OF _____ )

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of Land Development of Amreston Homes, LLC, a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

**SURVEYOR'S CERTIFICATE**

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

**JURISDICTIONAL AFFIDAVIT**

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR


HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



**SUBDIVIDER:**

AMRESTON HOMES
409 RIO RANCHO DRIVE NE
RIO RANCHO, NM 87124
BRYAN ARAGON, PHONE NO. (505) 896-9009

**AGENT/ENGINEER:**

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
NINA VILLA, PHONE NO. (505) 892-5141


**CITY CLERKS CERTIFICATE**

I, Rebecca Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Rebecca Martinez, City Clerk

**RIO RANCHO PLANNING AND ZONING BOARD**

Approved at their meeting on this _____ day of _____ 20____.

Chairman

**TREASURER'S CERTIFICATE**

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer Date

**COUNTY FILING CERTIFICATION**

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

**Book Page**


Plotted: 6/13/2023 3:14:42 PM, By:Villa, Nina
H:\proj\R315888.01 - Sunrise Place - 5th and 19th Street\05 Design\05.11 Survey\PLAT\SUNRISE PLACE PLAT.dwg
Last Saved:6/13/2023 3:13:51 PM, nvilla

Rio Rancho
City of Vision

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

# PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

| Administrative Permit | Plan | Subdivision | Zoning |
|---|---|---|---|
| ☐ Community Residential Care Facility | ☐ Comprehensive Plan Amendment | ☒ Final Plat | ☐ Annexation |
| ☐ Development Review Committee (DRC) | ☐ Corridor Plan Amendment | ☐ Preliminary Plat | ☐ Appeal |
| ☐ Home Occupation | ☐ Master Plan | ☐ Summary Plat | ☐ Conditional Use Permit |
| ☐ Model Home / Sales Office | ☐ Master Plan Amendment | ☐ Vacation of Plat | ☐ Master Sign Plan |
| ☐ Residential Child Care Facility 6 or < | ☐ Specific Area Plan Amendment | ☐ Street Name Change | ☐ Site Plan |
| ☐ Sign Permit | ☐ Text Amendment | ☐ Subdivision Interpretation | ☐ Special Exception |
| ☐ Other | | ☐ Subdivision Variance | ☐ Variance |
| | | | ☐ Zone Map Amendment |
| | | | ☐ Zoning Certification |
| | | | ☐ Zoning Interpretation |

**Please Print In Ink Only or Type**
**Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.**

## APPLICANT/AGENT INFORMATION

| | | | |
|---|---|---|---|
| Applicant Name: AMRESTON HOMES | | | Phone: 505-892-9200 |
| Address: 409 NM HWY 528 | | | E-Mail: BRYANA@ASWINC.COM |
| City: RIO RANCHO | State: NM | | Zip: 87124 |
| Proprietary Interest: OWNER | List Owners: AMRESTON HOMES | | |
| Deed or Ownership Verification Provided: (Initials) | | Letter of Authorization Provided: (Initials) | |
| Agent Name: HUITT-ZOLLARS, INC. | | | Phone: 505-892-5141 |
| Address: 333 RIO RANCHO DRIVE NE, SUITE 101 | | | E-Mail: NVILLA@HUITT-ZOLLARS.COM |
| City: RIO RANCHO | State: NM | | ZIP Code: 87124 |

## DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

FINAL PLAT APPLICATION FOR SUBDIVISION TO BE KNOWN AS SUNRISE PLACE

## SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

| | | |
|---|---|---|
| Subdivision/Unit : UNIT 11 | Block(s): CC | Lot(s): 42A AND 44-A |
| Existing Zoning: R-3 | Proposed Zoning: R-3 | |
| No. of existing lots: 2 LOTS | No. of proposed lots: 10 | Total area of site (acres) 0.7 |

## ACKNOWLEDGEMENT

**I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.**

| | | |
|---|---|---|
| Print Name: NINA VILLA | Applicant: | Agent: HUITT-ZOLLARS, INC. |
| Signature: | | Date: 10-13-23 |

## FOR OFFICIAL USE ONLY

| H.T.E. PROJECT # | FEE | RECEIPT # |
|---|---|---|
| | | |
| | | |
| | | |

**APPLICATION ACCEPTED BY:** _____ **DATE:** _____

October 3, 2022

Ms. Amy Rincon
Planning and Zoning Manager
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Amy:

Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

Rio Rancho Estates Unit 11, Block CC, Lot 42 A

Rio Rancho Estates Unit 11, Block CC, Lot 44 A

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator

**City of Rio Rancho**
**Development Services**
3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

November 21, 2022

Huitt-Zollars, Inc.
333 Rio Rancho Drive NE
Suite 101
Albuquerque, NM 87124

**RE: Preliminary Plat (Sunrise Place)/Variance/Subdivision Variance– U11, Blk CC, Lot 42A and 44A (Case #22-210-00018/#22-280-00007/#22-110-00020)**

Please review the following staff comments for the Preliminary Plat. Please make any necessary revisions and return to City staff via a PDF file to confirm changes have been made.

**Planning and Zoning:**

- Preliminary Plat:
  -Water and Wastewater Availability Statement required
  -Per 157.03: (6) Private streets shall have designation, but it shall not be boulevard, drive, street, road, avenue, court, place or circle.
  -Lot widths/areas suggest R-3 attached (28' minimum lot width & 1200sf/.0275acres) vs. R-3 detached require 35' minimum lot width & 3000sf/.0689acres

| District | Minimum Lot Area (in square feet) | Minimum Lot Width (in feet) | Setbacks (in feet) | | | | | | | Maximum Building Height[1] (in feet) |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Front | Rear | Side[2] | Corner | Garages | | | |
| | | | | | | | Front Loaded | Side Loaded | Alley Loaded | |
| E-1 | 21,780 | no min | 35 | 25 | 10 | 10 | 35 | 35 | 0 | 32 |
| M-H | 5,000 | 50 | 20 | 15 | 5 | 10 | 20 | 15 | 0 | 22 |
| R-1[4] | 7,000 | 60 | 20 | 15 | 5[3] | 10 | 20 | 15 | 0 | 32 |
| R-2 | 5,000 | 50 | 15 | 15 | 5[3] | 10 | 20 | 15 | 0 | 32 |
| R-3 detached | 3,000 | 35 | 15 | 5 | 5[3] | 10 | 20 | 15 | 0 | 32 |
| R-3 attached | 1,200 | 28 | 20 | 0 | 0 | 10 | 20 | NA | 0 | 32 |
| R-3 M-F | 10,000 | 70 | 20 | 15 | 7.5 | 10 | NA | NA | 0 | 50 |

  -label widths of easements
- Variance:
  -Clarify request…Variance to R-3 Attached or R-3 Detached setbacks?
  (Lot sizes/widths suggest R-3 Attached; Setbacks for R-3 Attached: F -20', R -0', S -0', C -10')
- Subivision Variance:
  Per justification letter, PUE's to be placed on front and rear of lots 1-10, but seemingly only shown on rear of lots; need to be depicted accurately

-Fire and Waste Management Approval will be included as conditions of approval

**Fire and Rescue:** RRFR Comments: Per- International Fire Code 2015

1. Confirm fire hydrants are in approved distances and locations
2. Turning radius shall be 28 feet, IFC Appendix D
3. No crash gates shall be allowed. No Dead ends

4. No construction is to begin until fire hydrants are fully operational.
5. IFC Appendix D107- exceeds 30 units shall be provided with two separate and approved fire apparatus access roads.
• Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

**Engineering:**
- Revision of dead-end street subject to:
  - variance acceptance, fire approval, and waste management approval.
- Public utilities are to be within easements specific to type utility and/or ROW, PUE is designated for dry utilities. WL shown with cap, is there a future phase to the west? FH not shown, but will be required at dead end, this is to be within easement and/or ROW
- Existing PUEs and lot lines mentioned but shown. Either is properly referenced by document or called out to be eliminated and/or vacated.
- Proposed PUES shown incorrectly and not acceptable. Lot lines adjacent to ROW (street recommended to be ROW) require a 10' PUE.
- Check minimum lot width per 154.50

**Parks, Recreation, and Community Services:** No recommendation for or against approval of preliminary plat, variance or subdivision variance. Park and Trail Impact Fees will be paid for each residence.

**MCOG:** MRMPO has no adverse comments. For informational purposes:
• 5th St is functionally classified as a Major Collector.

**SSCAFCA:** SSCAFCA has reviewed and has the following comments:
(1) The grading and drainage plan/ report must conform to any currently approved master drainage plan for this area, and
(2) storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2).

If you have any additional questions or concerns please feel free to contact me at any time.

Respectfully,

Liz Ruiz Carlos
Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 896-8785 lruizcarlos@rrnm.gov

**City of Rio Rancho**
**Development Services**
3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

December 7, 2022

Huitt-Zollars, Inc.
333 Rio Rancho Drive NE
Suite 101
Albuquerque, NM 87124

**RE: Preliminary Plat (Sunrise Place)/Variance/Subdivision Variance– U11, Blk CC, Lot 42A and 44A (Case #22-210-00018/#22-280-00007/#22-110-00020)**

Please review the following staff comments for the Preliminary Plat. Please make any necessary revisions and return to City staff via a PDF file to confirm changes have been made.

*****Additional engineering comments**

- Revision of dead-end street subject to:
  - variance acceptance, fire approval, and waste management approval.
  1. Fire comments don't support a dead-end street.
  2. Waste management approval; not sure at what point in this should this be required

- Public utilities are to be within easements specific to type utility and/or ROW, PUE is designated for dry utilities. WL shown with cap, is there a future phase to the west? FH not shown, but will be required at dead end, this is to be within easement and/or ROW
  1. Utility plan shows Public WL and SAS, FH and Cap at end. Public access easement does not cover these, ROW how ever does, or additional easements.

- Existing PUEs and lot lines mentioned but shown. Either is properly referenced by document or called out to be eliminated and/or vacated.
  1. Addressed

- Proposed PUES shown incorrectly and not acceptable. Lot lines adjacent to ROW (street recommended to be ROW) require a 10' PUE.

> There is a ten (10) foot wide public utility easement within all new lots adjacent to all existing road rights-of-way shown hereon granted by this plat, except for corner lots where the easement width adjacent to the side street is only five (5) feet wide. There is also a five (5) foot wide public utility easement within all lots on rear property lines granted by this plat.

Above note on revised plat is conflicting:

1. Proposed Sunrise lane SE is not a ROW and/or existing as the note calls out, so a 10' PUE is not established as intended along the frontage of the lots.
2. 19th ST SE is an existing ROW, so by this note a 10' PUE is to be established on the east edge of lot 10 & 5. The 5' PUE parallel/adjacent to 19th ST SE, I believe is to be 10" PUE.
3. Additionally a "no vehicular access" easement may be considered as the size of the lot may place an access point too close to moving traffic.
   * PUE are designated for dry utilities, wet/public utilities require a proper easement or ROW. I don't recall the submitted utility plan calling out any private utilities.

- Check minimum lot width per 154.50
  1. Zoning comment.

Also, there needs to be reference to a permanent survey monument. Looking at this closely, there are no survey points shown. No curve lengths, no tables. Typical dimension leaders not shown, respective call outs not labeled. No Key-Notes, just the “NOTES” that are to be revised.

If you have any additional questions or concerns please feel free to contact me at any time.

Respectfully,

Liz Ruiz Carlos
Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 896-8785 lruizcarlos@rrnm.gov

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: 23-210-00001**

AGENDA DATE:
November 14, 2023

DEPARTMENT:
Development Services

SUBJECT:
**Preliminary Plat Amendment.** The Applicant, Mountain Hawk West Development Company, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Mountain Hawk Unit 23, Phase 3 Preliminary Plat on the land legally described as Mountain Hawk 23, Block 1, Tract D. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Mountain Hawk West Development Company, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Mountain Hawk Unit 23, Phase 3 Preliminary Plat on the land legally described as MH23, Block 1, Tract D of approximately 0.9 acres.

The proposed subdivision is located in the northwest end of Mountain Hawk Unit 23, with Unser Frontage Rd NE and Unser Blvd NE, an arterial road, to the north of the property. The property is accessed from Crowed Eagle Lp NE via Columbine Rd NE. Columbine Rd NE is accessed from Unser Frontage Rd NE via Westphalia Blvd NE, a minor arterial road. All streets unless noted are currently designated as residential streets.

The proposed subdivision is part of the Mountain Hawk Estates Master Plan, originally adopted as the Hawksite Master Plan on March 24, 2001 (R. 27, Enact. 01-027), and amended December 11, 2019 (R. 128, Enact. 19-126).

The original Preliminary Plat for Mountain Hawk Phase 3 was approved at the March 28, 2023 Planning and Zoning Board with findings and conditions. The original Preliminary Plat created five (5) residential lots zoned R-3: Mixed Residential District and one (1) tract. Additionally, the Preliminary Plat created a "Temporary Access Easement" granted to the City of Rio Rancho on Lots 29 and 30 in Block 50, Unit 25 with a turnaround 50 feet in radius.

The Preliminary Plat Amendment retains the original lot count of five (5) residential lots zoned R-3: Mixed Residential District. While the configuration of all residential lots remains generally the same, the lot lines for all five lots have been adjusted to account for a newly-created tract, "Tract F". Tract F comprises approx. 0.0589 acres, while the existent Tract E has been slightly modified to approx. 0.0509 acres. Lot 29 is also smaller than on the approved Preliminary Plat, and conforms to the R-3 zoning regulations.

Both tracts are reserved as private tracts, to be maintained by the owner. The "Temporary Access Easement" granted to the City of Rio Rancho remains the same without any changes.

NOTIFICATIONS: No notifications required for this action.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Preliminary Plat Amendment Case no. 23-210-00001 subject to the following findings of fact and conditions of approval:

General Findings of Fact

1. The Planning and Zoning Board has jurisdiction over the subject property and the applicant's request for approval of the preliminary plat amendment.
2. The applicant has the authority to apply for a preliminary plat amendment.
3. Neighboring property owners and the applicant/agent received due process and were allowed to comment at the public hearing.

Specific Findings of Fact and Conditions of Approval:

1. The preliminary plat amendment has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary plat amendment conforms toe the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions.
3. The preliminary plat amendment conforms to the requirements of the R-3: Mixed Residential Zoning District.
4. The preliminary plat amendment conforms to the Mountain Hawk Master Plan, adopted as amended under Resolution No. 128, Enactment No. 19-126.
5. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval of the preliminary plat amendment, or the Planning and Zoning Board approval shall be null and void.
6. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
7. Impact fee assessment will be based on the date of the of original preliminary plat approval and shall be valid for four (4) years from March 28, 2023.
8. The applicant shall address all of the preliminary plat reviewers staff comments prior to submitting construction plans or the final plat, whichever is applicable.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the preliminary plat amendment.
2. Deny the preliminary plat amendment.
3. Modify the preliminary plat and approve such modifications.
4. Postpone the item and continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Preliminary Plat Amendment with findings and conditions.

ATTACHMENT: LocationZoneMap.pdf
ATTACHMENT: Application
ATTACHMENT: Authorization

ATTACHMENT: Amended Preliminary Plat
ATTACHMENT: Original Preliminary Plat
ATTACHMENT: Amendments Marked on Plat.pdf

# MOUNTAIN HAWK 23, PHASE 3




DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

Map Created by Brian Babyak on March 10, 2023

0 0.0325 0.065 0.13

Miles

N W E S

RioRancho
City of Vision

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

# PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

| Administrative Permit | Plan | Subdivision | Zoning |
|---|---|---|---|
| ☐ Community Residential Care Facility | ☐ Comprehensive Plan Amendment | ☒ Final Plat | ☐ Annexation |
| ☐ Development Review Committee (DRC) | ☐ Corridor Plan Amendment | ☐ Preliminary Plat | ☐ Appeal |
| ☐ Home Occupation | ☐ Master Plan | ☐ Summary Plat | ☐ Conditional Use Permit |
| ☐ Model Home / Sales Office | ☐ Master Plan Amendment | ☐ Vacation of Plat | ☐ Master Sign Plan |
| ☐ Residential Child Care Facility 6 or < | ☐ Specific Area Plan Amendment | ☐ Street Name Change | ☐ Site Plan |
| ☐ Sign Permit | ☐ Text Amendment | ☐ Subdivision Interpretation | ☐ Special Exception |
| ☐ Other | | ☐ Subdivision Variance | ☐ Variance |
| | | | ☐ Zone Map Amendment |
| | | | ☐ Zoning Certification |
| | | | ☐ Zoning Interpretation |

**Please Print In Ink Only or Type**
**Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.**

**APPLICANT/AGENT INFORMATION**

| | | | |
|---|---|---|---|
| Applicant Name: | MOUNTAIN HAWK WEST DEVELOPMENT COMPANY, LLC | Phone: | 505-892-9200 |
| Address: | 409 NM HWY 528 NE | E-Mail: | bryana@aswinc.com |
| City: | Rio Rancho | State: NM | Zip: 87124 |
| Proprietary Interest: | OWNER | List Owners: | MOUNTAIN HAWK WEST DEVELOPMENT CO. |
| Deed or Ownership Verification Provided: (Initials) | | Letter of Authorization Provided: (Initials) | |

| | | | |
|---|---|---|---|
| Agent Name: | HUITT-ZOLLARS, INC. | Phone: | 505-892-5141 |
| Address: | 333 RIO RANCHO DRIVE NE, SUITE 101 | E-Mail: | nvilla@huitt-zollars.com |
| City: | RIO RANCHO | State: NM | ZIP Code: 87124 |

**DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)**

FINAL PLAT SUBMITTAL FOR MOUNTAIN HAWK UNIT 23 PHASE 3

**SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)**

| | | | |
|---|---|---|---|
| Subdivision/Unit : | HAWKSITE SUBDIVISION TRACT 23 | Block(s): | Lot(s): |
| Existing Zoning: | R-3 | Proposed Zoning: | R-3 |
| No. of existing lots: | 1 | No. of proposed lots: 5 | Total area of site (acres) 0.9 |

**ACKNOWLEDGEMENT**

**I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.**

| | | | |
|---|---|---|---|
| Print Name: | NINA VILLA | Applicant: | Agent: HUITT-ZOLLARS, INC. |
| Signature: | | | Date: 10-13-23 |

**FOR OFFICIAL USE ONLY**

| H.T.E. PROJECT # | FEE | RECEIPT # |
|---|---|---|
| | | |
| | | |
| | | |

**APPLICATION ACCEPTED BY:** _____ **DATE:** _____

**AMREP** SOUTHWEST INC. 333 Rio Rancho Dr. NE, Suite 202 Rio Rancho, NM 87124 505-892-9200

September 10, 2020

Ms. Amy Rincon
Planning and Zoning Manager
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Amy:

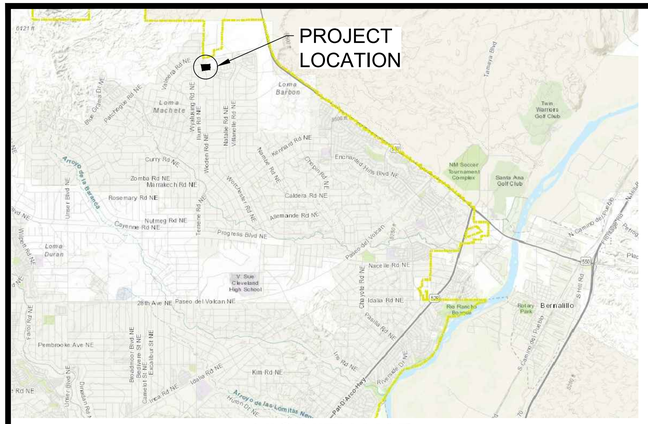
Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

Mountain Hawk Tract 23

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator




VICINITY MAP
NOT TO SCALE
ZONE ATLAS SHEET NO. 167

## NOTES: UNLESS OTHERWISE INDICATED:

There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Unser Blvd. NE and Unser Frontage Road NE from Block 1, Lot 29.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to road rights-of-way being granted hereon. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 24" rebar with red or yellow plastic cap stamped LS 7482, or nail with shinner stamped LS7482 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

## DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING PUBLIC WATER, SANITARY SEWER, DRAINAGE AND PRIVATE LANDSCAPE EASEMENTS WITHIN TRACT 'D'. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT 'D' INTO 5 SINGLE FAMILY RESIDENTIAL LOTS AND 2 TRACTS AS SHOWN HEREON. ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AND 'NO VEHICULAR ACCESS' EASEMENTS AS NOTED AND SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'E' AND TRACT 'F' AS SHOWN HEREON, SAID TRACT 'E' AND TRACT 'F' ARE HEREBY RESERVED AS PRIVATE TRACTS, AND ARE TO BE OWNED AND MAINTAINED BY THE OWNER. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE AND TO BE MAINTAINED BY THE CITY OF RIO RANCHO. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

MOUNTAIN HAWK WEST DEVELOPMENT COMPANY LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

_____
Jarrod D. Likar, Vice President

STATE OF _____ )
)SS
COUNTY OF _____ )

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of Mountain Hawk West Development Company LLC, a New Mexico Limited Liability Company organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

_____
Notary Public

My Commission Expires_____

# PLAT OF
# MOUNTAIN HAWK 23 SUBDIVISION PHASE 3
# BEING TRACT D
# OF
# MOUNTAIN HAWK 23 SUBDIVISION PHASE 2

**FILED APRIL 15, 2022, IN BOOK 3, PAGE 4860**
**DOCUMENT NUMBER 2022P01856**
**AND**

# UNIT TWENTY-FIVE
# BLOCK 150, LOTS 29 AND 30

**FILED MARCH 5, 1971, IN BOOK 2, PAGE 53**
**WITHIN PROJECTED SECTION 8 & 9, T. 13 N., R. 3 E., N.M.P.M.**
**TOWN OF ALAMEDA GRANT**
**CITY OF RIO RANCHO**
**SANDOVAL COUNTY, NEW MEXICO**

**SHEET 1 OF 1**

**APRIL 2023**

## SUBDIVIDER:

MOUNTAIN HAWK WEST DEVELOPMENT COMPANY, LLC
409 RIO RANCHO DRIVE NE
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 892-9200

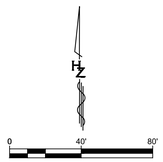
## AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
NINA VILLA, PHONE NO. (505) 892-5141

## LEGAL DESCRIPTION:

A Tract of land being all of Tract D, Mountain Hawk 23 Subdivision, Phase 2, recorded on April 15, 2022 in Book 3, Page 4860, as Document Number 2022P01856, being located within projected Sections 8 and 9, Township 13 North, Range 3 East, New Mexico Principal Meridian, Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico.
Said Tract contains 0.8775 acres, more or less, (5) Lots, and (2) Tracts.

A temporary public access easement to be granted on Block 150, Lots 29 and 30 of Unit Twenty-Five, recorded on March 5, 1971 in Book 2, Page 53, being located within projected Sections 8 and 9, Township 13 North, Range 3 East, New Mexico Principal Meridian, Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico.

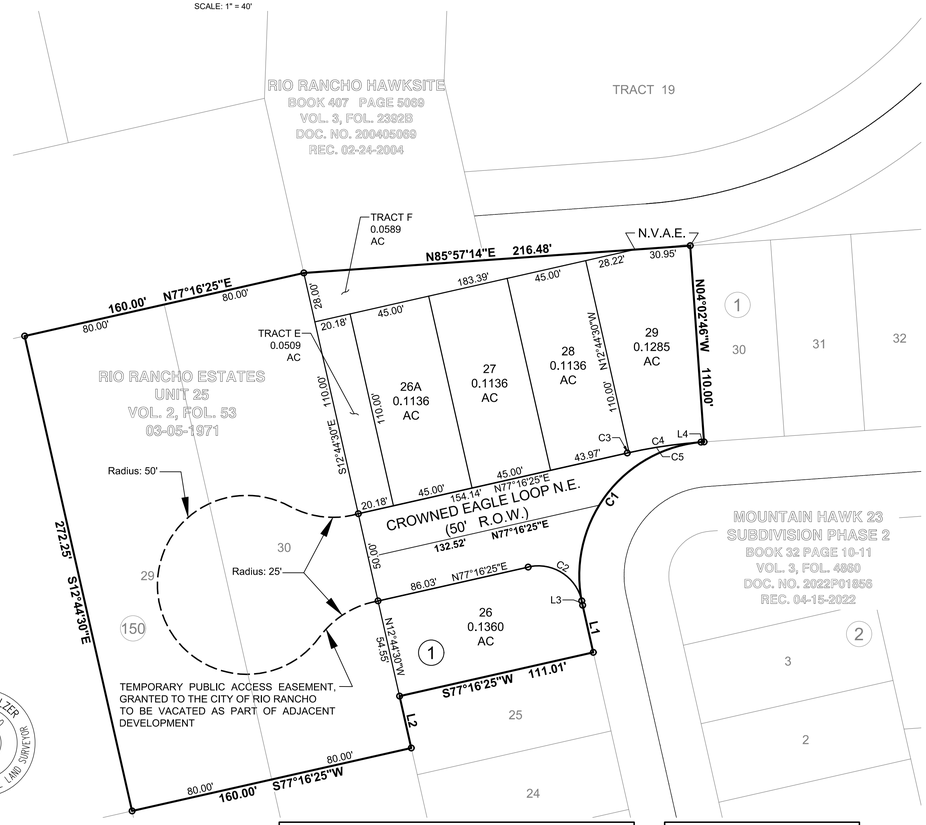



## NOTES

1. Basis of Bearings: Plat of Mountain Hawk 23 Subdivision, Phase 1, recorded on August 20, 2021 in Book 3, Page 4738, as Document Number 2021P01734.
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.9996513 .
4. Elevations are NAVD88.
5. No buildings existing on the surveyed property.

## SUBDIVISION DATA

| | | | |
|---|---|---|---|
| SUBDIVISION: MOUNTAIN HAWK 23, PHASE 3 | | PLAT ACRES | 0.8775 |
| NO. OF LOTS: | 5 | LOT ACRES: | 0.6055 |
| NO. OF PARCELS: | 0 | PARCEL ACRES: | 0 |
| NO. OF TRACTS: | 2 | TRACT ACRES: | 0.1098 |
| NO. OF EXIST. TRACTS: | 1 | | |
| ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: | | | 0.0250 |
| NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: | | | 0.1622 |




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | Δ | RADIUS | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
| C1 | 98°40'49" | 75.00' | S36°36'49"W | 113.79' | 129.17' |
| C2 | 90°00'00" | 25.00' | S57°43'35"E | 35.36' | 39.27' |
| C3 | 0°12'54" | 275.00' | N77°22'52"E | 1.03' | 1.03' |
| C4 | 8°27'55" | 275.00' | N81°43'16"E | 40.59' | 40.63' |
| C5 | 8°40'49" | 275.00' | N81°36'49"E | 41.62' | 41.66' |

| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | DISTANCE |
| L1 | S12°43'35"E | 27.00' |
| L2 | S12°44'30"E | 29.70' |
| L3 | N12°43'35"W | 2.55' |
| L4 | N85°57'14"E | 1.73' |

## PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Qwest Corporation d/b/a Century Link for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
D. Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.
E. City of Rio Rancho for installation, maintenance, and service of storm drain lines, manholes and inlets; sanitary sewer lines, manholes and service lines; water lines, valves and other equipment and facilities reasonably necessary to provide storm, sanitary sewer and water services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of the grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of the grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of national electrical safety code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switch gears, as installed, shall extend ten (10) feet in front of transformer/switch gear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

The Utility Company signatures shown hereon are by authorized Utility Company Representatives

_____
City of Rio Rancho Date

_____
PNM Electric Services Date

_____
NM Gas Company Date

_____
Qwest d/b/a/CenturyLink QC Date

_____
Sparklight Date

## PURPOSE OF PLAT

1. TO DIVIDE TRACT 'D' INTO 5 SINGLE FAMILY RESIDENTIAL LOTS AND 2 TRACTS.
2. TRACT 'E' AND TRACT 'F' WILL BE PRIVATE TRACTS TO BE OWNED AND MAINTAINED BY THE OWNER.
3. VACATE THE EXISTING PUBLIC WATER EASEMENT, SANITARY SEWER EASEMENT, DRAINAGE EASEMENT, AND LANDSCAPE EASEMENT ON TRACT 'D'.
4. TO GRANT A TEMPORARY PUBLIC ACCESS EASEMENT TO THE CITY OF RIO RANCHO. THIS EASEMENT WILL BE VACATED UPON FUTURE DEVELOPMENT.

## CITY CLERKS CERTIFICATE

I, Rebecca Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

_____
Rebecca Martinez, City Clerk

## RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

_____
Chairman

## TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

_____
Jennifer A. Taylor, Sandoval County Treasurer Date

## COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

_____ _____
COUNTY CLERK DATE

**Book xx Page xx**

## SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

_____
Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

## JURISDICTIONAL AFFIDAVIT

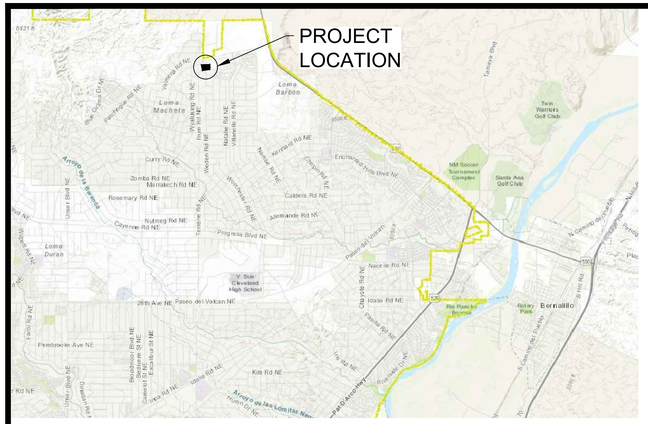
I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

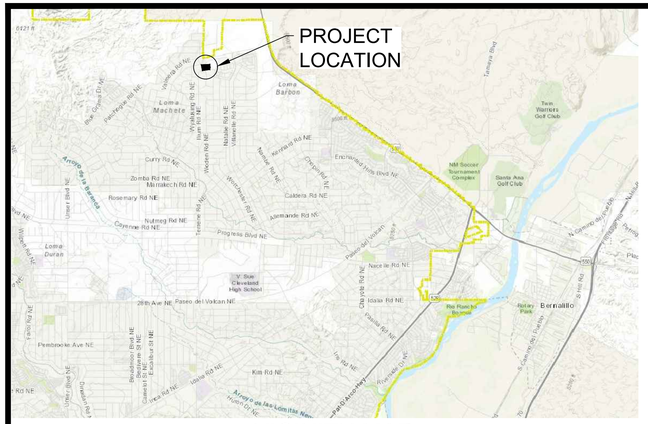
_____
Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 4/17/2023 2:57:58 PM, By:Villa, Nina
H:\proj\R312827.01 - Mountain Hawk 23 PH 1 Design Engineering\05 Design\05.11 Survey\PLAT\Hawksite23-Phase 3 -FINAL PLAT.dwg
Last Saved:4/17/2023 2:47:54 PM, nvilla


PROJECT LOCATION
Loma Machete
Loma Barbon
Loma Durán
Curry Rd NE
Zomba Rd NE
Matriarch Rd NE
Rosemary Rd NE
Nutmeg Rd NE
Cayenne Rd NE
Progress Blvd NE
Caldera Rd NE
Encantado Vista Blvd NE
Arroyo de la Entrada
Mill Pond Rd NE
Mill Pond Dr NE
Mill Soccer Tournament Complex
Santa Ana Golf Club
Twin Warriors Golf Club
Tamayo Blvd
Tamayo Dr NE
Tamayo Trail NE
Tamayo Loop NE
Tamayo Ct NE
Tamayo Pl NE
Tamayo Way NE
Tamayo Cir NE
Tamayo Ln NE
Tamayo Ave NE
Tamayo Rd NE
Tamayo Blvd NE


PROJECT LOCATION
Loma Machete
Loma Barbon
Loma Durán
Twin Warriors Golf Club
Mill Soccer Tournament Complex
Santa Ana Golf Club
Encinoso Vista Blvd NE
Caldera Rd NE
Jaramillo Rd NE
Progress Blvd NE
Nace Rd NE
Rosario Rd NE
Nutmeg Rd NE
Cayenne Rd NE
Curry Rd NE
Zomba Rd NE
Mimbreño Rd NE
Winchester Rd NE
Tamarisco Rd NE
Nuñez Rd NE
Meadowlark Rd NE
Chaparral Rd NE
Ubiarco Rd NE
Ubiarco Blvd NE
Arroyo de la Manteca
Arroyo de las Lomitas
Paseo del Volcan NE
28th Ave NE
V. Sue Cleveland High School
Rio Rancho Blvd NE
Rotary Park
Bernalillo
Pembroke Ave NE
Kiln Rd NE
Iris Rd NE
Idalia Rd NE
Loma Colorado Main Channel
Rio Rancho Drain
Rio Rancho Dr NE
Unser Blvd NE
Coronado Pkwy
Meadowlark Rd NE
Escalante Rd NE
Reclamation Blvd NE
Galeria Boulevard NE
Galeria Dr NE
Escalante Dr NE
Tierra Rd NE
Tierra Pintada Blvd NE
Tierra Pintada Dr NE
Tierra Pintada Ave NE
Tierra Pintada Ct NE
Tierra Pintada Pl NE
Tierra Pintada Loop NE
Tierra Pintada Cir NE
Tierra Pintada Way NE
Tierra Pintada Trl NE
Tierra Pintada Pkwy NE
Tierra Pintada Ln NE
Tierra Pintada

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: 22-210-00010**

AGENDA DATE:
November 14, 2023

DEPARTMENT:
Development Services

SUBJECT:
**Preliminary Plat Amendment.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1E Phases 1 and 2 Subdivision creating 123 residential lots and 20 tracts zoned R-1: Single Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1E Phases 1 and 2 Subdivision creating 123 residential lots and 20 tracts zoned R-1: Single Family Residential District. The property is legally described as LE, Tract 13 and both phases comprise approximately 32.6954 acres.

The original Preliminary Plat for the Lomas Encantadas 1E Phases 1 and 2 Subdivision was approved by the Planning and Zoning Board on July 26, 2022.

The Preliminary Plat was extended at the June 27, 2023 Planning and Zoning Board Meeting.

A preliminary plat amendment is needed prior to final plat, as slight lot line adjustments have been made to multiple tracts within the plat. The changes to the plat include:

1. Elimination of Tract I within Phase 1 (The portion of Tract I in Phase 2 remains).
2. Lot line adjustment between Tract J and Lot 7.
3. Original Tract L removed; Tract T has been renamed the new Tract L.

The proposed subdivision of Lomas Encantadas 1E Phases 1 & 2 is located on the north side of Paseo Del Volcan NE, northeast of Camino Encantadas (a proposed Minor Arterial), and southwest of Enchanted Hills Boulevard NE (see attached location map). The subject property is located in the central portion of Tract 13, to the north of Lomas Encantadas 1F Phase I (see plat page 1 for location within tract). The proposed subdivision is part of the Lomas Encantadas Master Plan, originally adopted in 2004 and amended in February 2020.

NOTIFICATIONS: No notifications required for this action.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the preliminary plat amendment with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a preliminary plat amendment.
2. The applicant has the authority to apply for a preliminary plat amendment.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The preliminary plat amendment has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary plat amendment conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat amendment conforms to the requirements of the R-1: Single-Family Residential Zoning District.
4. The preliminary plat amendment conforms to the Lomas Encantadas Master Plan, adopted as amended under Resolution No. 11, Enactment No. 20-009.
5. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
6. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
7. Impact fee assessment will be based on the date of original preliminary plat approval and valid for four (4) years from July 26, 2022.
8. The applicant shall address all of the Preliminary Plat reviewers' comments prior to submitting construction plans or the Final Plat, whichever is applicable. The reviewing comments include:

   a. Under Dedication on sheet 1, line 5, remove language "to hereon and" and on line 9 add "and" to reflect, "owned and maintained."

   b. Under Purpose of Plat numbers 3 and 4, identify what entity will be maintaining the specified tracts.

   c. Ensure drainage calculations and drawings match for Pond 1E-1 D. Include grading details for proposed ponds.

   d. Show where drainage exiting Parker Road will flow.

   e. Provide updated signal analysis for Lincoln Ave. and Camino Encantadas NE, Lincoln Ave and Paseo del Volcan, and applicable adjoining subdivisions.

   f. Provide an overlay showing proposed roads and access that meets the State Access Management Manual (SAMM) for Camino Encantadas for surrounding and adjoining developments.

   g. Under Subdivision Data, change "Unit 1-F" to "Unit 1-E."

   h. Identify total lot acreage, total tract acreage, and total right-of-way acreage specific to LE 1E Phases 1& 2 on the plat.

   i. Ensure document "UPDATED LOT WIDTH TABLE Lomas Encantadas 1E lot summary" is consistent with the modified lot and tract lines in the preliminary plat amendment.

   j. Under Dedication on Sheet 1, Line 4, amend the tract count to reflect 20 tracts.

ALTERNATIVES:

The Planning and Zoning Board may:

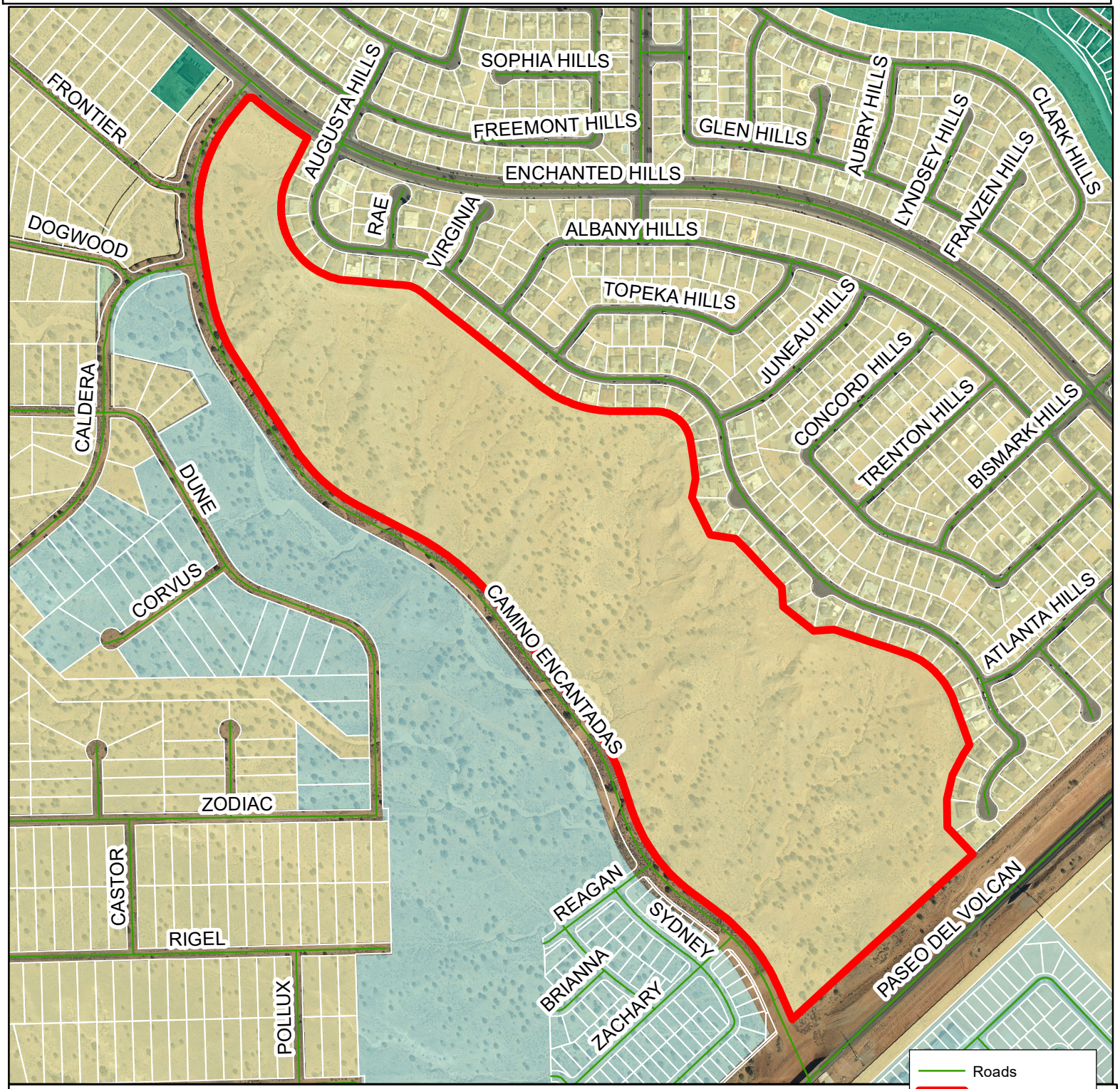
1. Approve the preliminary plat amendment.
2. Deny the preliminary plat amendment.
3. Modify the preliminary plat and approve such modifications.
4. Postpone the item and continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Preliminary Plat Amendment with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Amended Preliminary Plat
ATTACHMENT: Notated Plat Changes
ATTACHMENT: Application
ATTACHMENT: Authorization

# LOMAS ENCANTADAS 1E
# PHASES 1 & 2
# PRELIMINARY PLAT AMENDMENT




Roads
Subject Property
**Zoning**
OS
R-1
R-4
SU

RioRancho
City of Vision

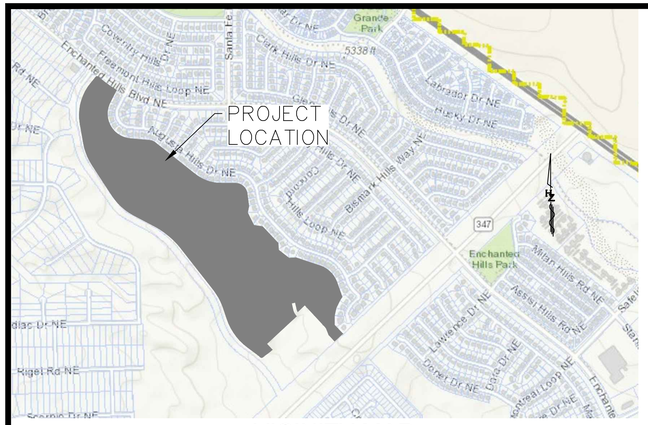
0 195 390 780 1,170 1,560
Feet

N
W E
S

GIS
Moving Spatial Data Forward

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tim Dvorak on 11/3/2023




# VICINITY MAP

NOT TO SCALE

## NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide public utility easement along Camino Encantadas Right–of–Way within this Subdivision (Unit 1–E), as shown on Vacation and Replat of Lomas Encantadas, is being vacated by this plat. Said easement to remain inside new Tract 13–A–1 as shown hereon and being vacated within the subdivision boundaries.

There are two twenty (20) foot wide public drainage easements (all of Tracts 'S' & 'T'), and a single fourteen (14) foot wide public drainage easement (Tract 'C'), all being granted by this plat.

All of Tracts 'A', 'B', 'D' thru 'K', and 'M' thru 'R' to be dedicated as private landscaping easements, owned and maintained by the Lomas Encantadas Master Association, Inc. as shown hereon.

There is a ten (10) foot wide public utility easement within all new lots adjacent to all road rights–of–way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide (lot frontage hereon designated by letter "F"). There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

There is a one (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Archer Road NE from Block 1, Lot 15 and Block 2, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Ava Road NE from Block 2, Lot 14. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to George Loop NE from Block 2, Lot 26.

All property corners are set with a 5/8" x 24" rebar with red or yellow plastic cap stamped LS 7482, or nail with shiner stamped LS 7482 (unless otherwise indicated).

Basis of Bearings: the line between found brass cap monuments NM44–R1A and NM44–R1B being N. 52 35'48" w. on former New Mexico State Road No. 44 (N.M.S.R. 550).

Bearings are NM State Plane Grid Bearings (Central Zone)

Distances shown are ground distances (U.S. survey ft.)

Elevations are NAVD88.

Combined Scale Factor = 0.9996612633

No buildings are existing on the surveyed property.

Information in parenthesis ( ) are record where different from actual field survey.

P.L.W.Q. – Private Landscaping / Water Quality Easement

P.L.E. – Private Landscaping Easement

D.E. – Public Drainage Easement

N.V.A.E. – No Vehicle Access Easement

P.U.E. – Public Utility Easement

RAD – Radial bearing

AC – Acres

R/W – Right–of–Way

"F" – Lot Frontage

## SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

Kim C. Stelzer, NMPS No. 7482 Date

## JURISDICTIONAL AFFIDAVIT

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

Kim C. Stelzer, NMPS No. 7482 Date

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

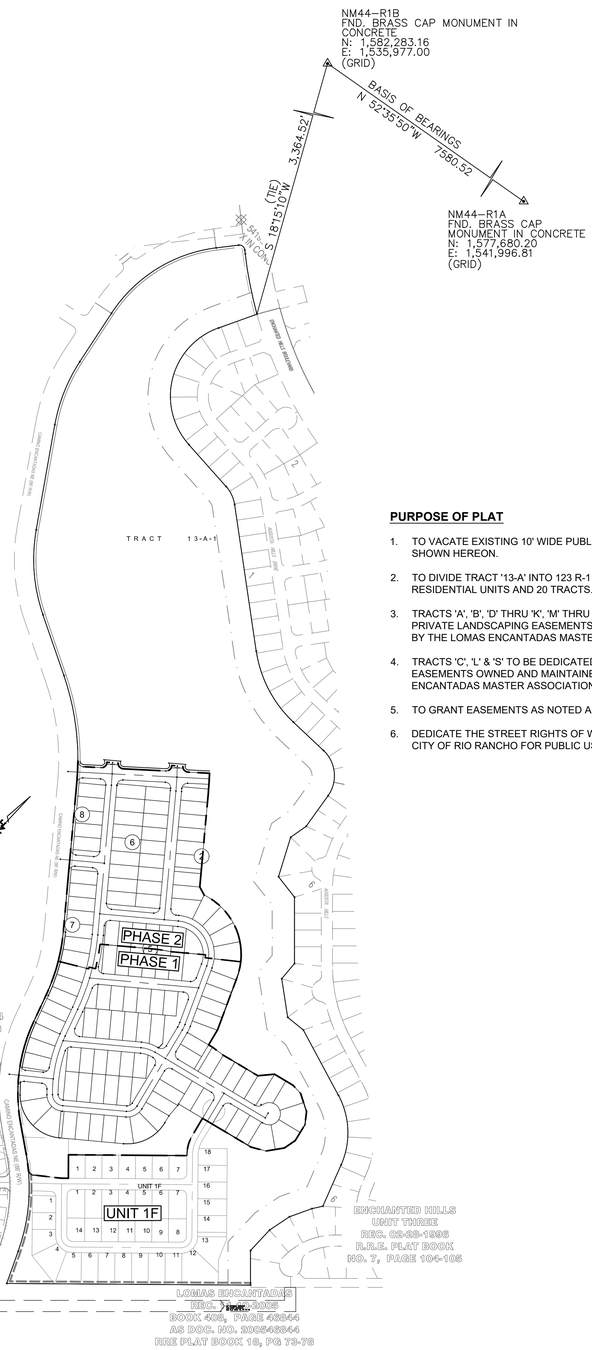
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Last Saved:10/31/2023 11:50:45 AM, ddueman

## SUBDIVISION DATA

| | | | |
|---|---|---|---|
| SUBDIVISION: LOMAS ENCANTADAS UNIT 1-E | | PLAT ACRES | 90.4145 |
| TOTAL NO. OF LOTS: | 123 | LOT ACRES: | 21.3882 |
| NO. OF PHASE 1 LOTS: | 74 | PARCEL ACRES: | 0 |
| NO. OF PHASE 2 LOTS: | 49 | TRACT ACRES: | 61.7981 |
| NO. OF PARCELS: | 0 | SUBDIVISION TRACT ACRES: | 4.0159 |
| NO. OF TRACTS: | 20 | TOTAL 1E SUBDIVISION ACRES: | 32.6954 |
| NO. OF EXIST. TRACTS: | 1 | TRACT 13-A-1 ACRES: | 57.7191 |

ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: 1.2577

NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: 7.2913




## PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.
2. TO DIVIDE TRACT '13-A' INTO 123 R-1 SINGLE FAMILY RESIDENTIAL UNITS AND 20 TRACTS.
3. TRACTS 'A', 'B', 'D' THRU 'K', 'M' THRU 'R' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
4. TRACTS 'C', 'L' & 'S' TO BE DEDICATED AS PUBLIC DRAINAGE EASEMENTS OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
5. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
6. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE

## DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '13-A' INTO 123 R-1 SINGLE FAMILY RESIDENTIAL LOTS AND 21 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '13-A-1' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A', 'B', 'D' THRU 'K', AND 'M' THRU 'R' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'C', 'L' AND 'S' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PUBLIC DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'N' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS PRIVATE LANDSCAPING/WATER QUALITY EASEMENT TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.

Jarrod D. Likar, Vice President

STATE OF _____ )
)SS
COUNTY OF _____ )

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of Lomas Encantadas Development Company, LLC., a New Mexico Company organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. CITY OF RIO RANCHO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF STORM DRAIN LINES, MANHOLES AND INLETS; SANITARY SEWER LINES, MANHOLES AND SERVICE LINES; WATER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE STORM, SANITARY SEWER AND WATER SERVICES.
B. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
C. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
D. QWEST CORPORATION D/B/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
E. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), SPARKLIGHT, COMCAST AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC , SPARKLIGHT, COMCAST AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED UTILITY COMPANY REPRESENTATIVES

CITY OF RIO RANCHO DATE

PNM ELECTRIC SERVICES DATE

NM GAS COMPANY DATE

QWEST D/B/A/CENTURYLINK QC DATE

SPARKLIGHT DATE

COMCAST DATE .

# PLAT
# OF
# LOMAS ENCANTADAS UNIT 1-E, PHASE 1 & 2
# A SUBDIVISION OF TRACT 13-A LOMAS ENCANTADAS

**FILED XXXXXXXX XX, 20XX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXXX)**
**WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.**
**CITY OF RIO RANCHO**
**SANDOVAL COUNTY, NEW MEXICO**

**SHEET 1 OF 4**

**OCTOBER 2023**

## LEGAL DESCRIPTION:

A Tract of land being all of Tract 13-A, Lomas Encantadas, recorded on XXXXXXXXXX XX, 20XX in Book XXX, Page XXXXX, as Document Number XXXXXXXX, RRE Plat Book XX, Pg. XX-XX, being located within Sections 22, 23, and 26, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 90.4145 acres, (123) Lots, (20) Tracts.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.
409 NM-528 NE,
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
DONALD DUNEMAN, PHONE NO. (505) 892-5141

## CITY CLERKS CERTIFICATE

I, Rebecca Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Rebecca Martinez, City Clerk

## RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Fred Radosevich, Chairman

## TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer Date

## COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES _____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

**Book Page**

# PLAT
# OF
# LOMAS ENCANTADAS UNIT 1-E, PHASE 1 & 2
## A SUBDIVISION OF TRACT 13-A LOMAS ENCANTADAS

FILED XXXXXXXX XX, 20XX, IN BOOK XXX, PAGE XXX,
AS DOCUMENT NUMBER XXXXXXXX)
WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 4

OCTOBER 2023

PHASE 2

PHASE 1

ENCHANTED HILLS UNIT 3 REC. 03-03-1986 R.R.E. PLAT BOOK NO. 7, PAGE 104-105

SCALE: 1" = 50'

TRACT 13-A-1

### EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. TO BE VACATED THIS PLAT
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
3. EXISTING 100' MINIMUM WIDTH OPEN SPACE REQUIREMENT PER CITY OF RIO RANCHO SHOWN ON PLAT OF LOMAS ENCANTADAS, DOC. NO. 200546844.
4. 10' WIDE (P.U.E.) ADJACENT TO PARKER ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 13-A-1 (GRANTED BY THIS PLAT).
5. TRACTS 'A', 'B', 'D' THRU 'K', AND 'M' THRU 'R' ARE ENCUMBERED WITH PRIVATE LANDSCAPING EASEMENTS (GRANTED BY THIS PLAT).
6. TRACTS 'C', 'L' & 'S' ARE ENCUMBERED WITH A PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT).
7. 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT TO BE VACATED WITH THIS PLAT.
8. EXISTING PRIVATE WATER QUALITY DRAINAGE EASEMENT, GRANTED BY LOMAS ENCANTADAS UNIT 1-F SUBDIVISION PLAT RECORDED ON XXXXXXXX XX, 20XX IN BOOK XXX, PAGE XXXXX, AS DOCUMENT NUMBER XXXXXXXX.

### ABBREVIATIONS

| | | |
|---|---|---|
| P.L.W.Q. | - | Private Landscaping / Water Quality Easement |
| P.L.E. | - | Private Landscaping Easement |
| D.E. | - | Public Drainage Easement |
| N.V.A.E. | - | No Vehicle Access Easement |
| P.U.E. | - | Public Utility Easement |
| RAD | - | Radial bearing |
| AC | - | Acres |
| R/W | - | Right-of-Way |
| "F" | - | Lot Frontage |

LOMAS ENCANTADAS UNIT 1-E PHASE 2

LOMAS ENCANTADAS UNIT 1-E PHASE 1

CAMINO ENCANTADAS NE (86' R/W)

OLIVIA DRIVE NE

GEORGE LOOP NE

PRESTON ROAD NE

AVA ROAD NE

AVA COURT NE

ARCHER ROAD NE

REAGAN ROAD NE

TRACT A

UNIT 1F

T R A C T 13-A-1


KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



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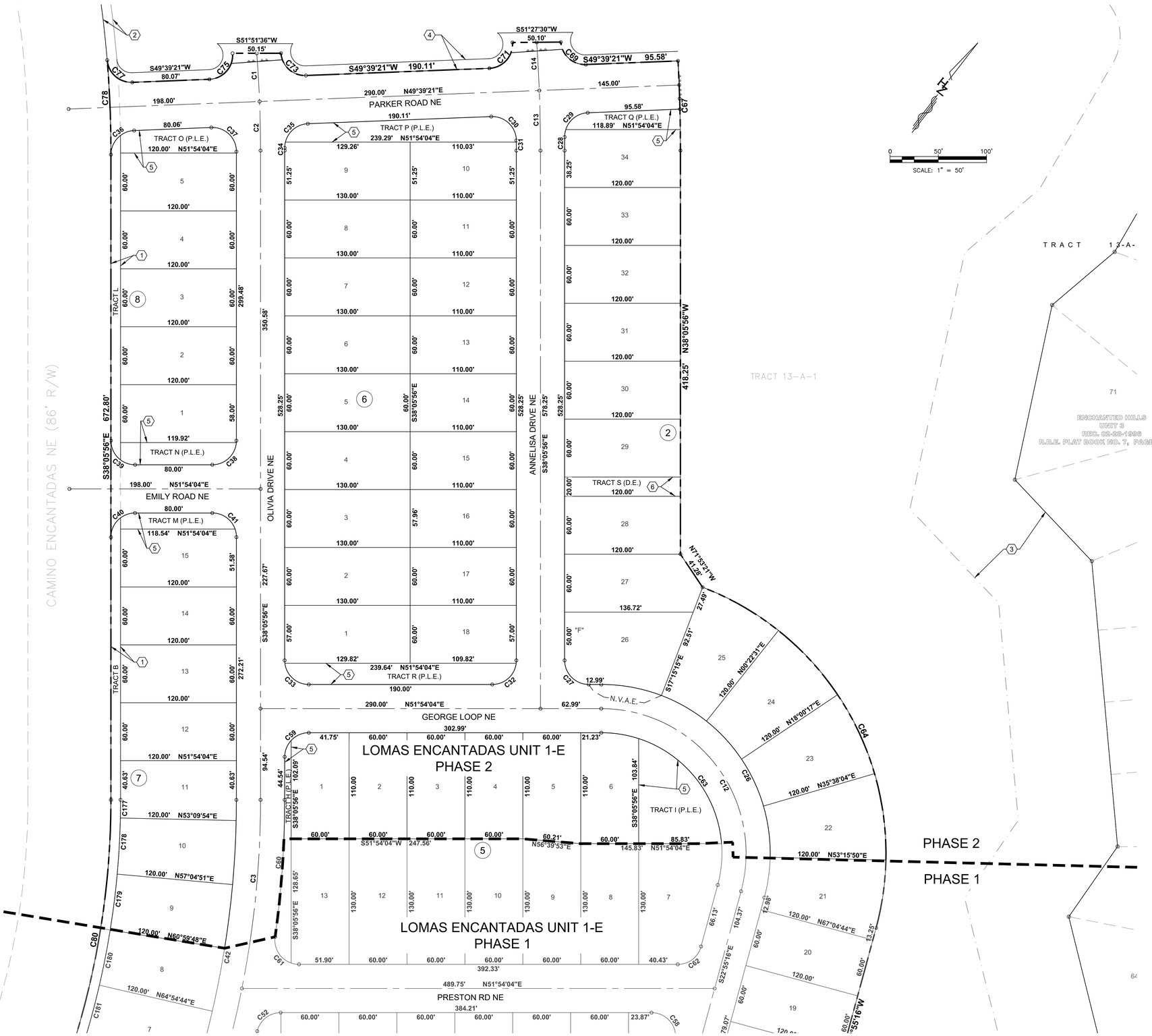

Book Page

# PLAT
# OF
# LOMAS ENCANTADAS UNIT 1-E, PHASE 1 & 2
## A SUBDIVISION OF TRACT 13-A LOMAS ENCANTADAS

**FILED XXXXXXXX XX, 20XX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXXX)**
**WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.**
**CITY OF RIO RANCHO**
**SANDOVAL COUNTY, NEW MEXICO**

**SHEET 3 OF 4**

**OCTOBER 2023**




## EASEMENTS

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KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR


HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



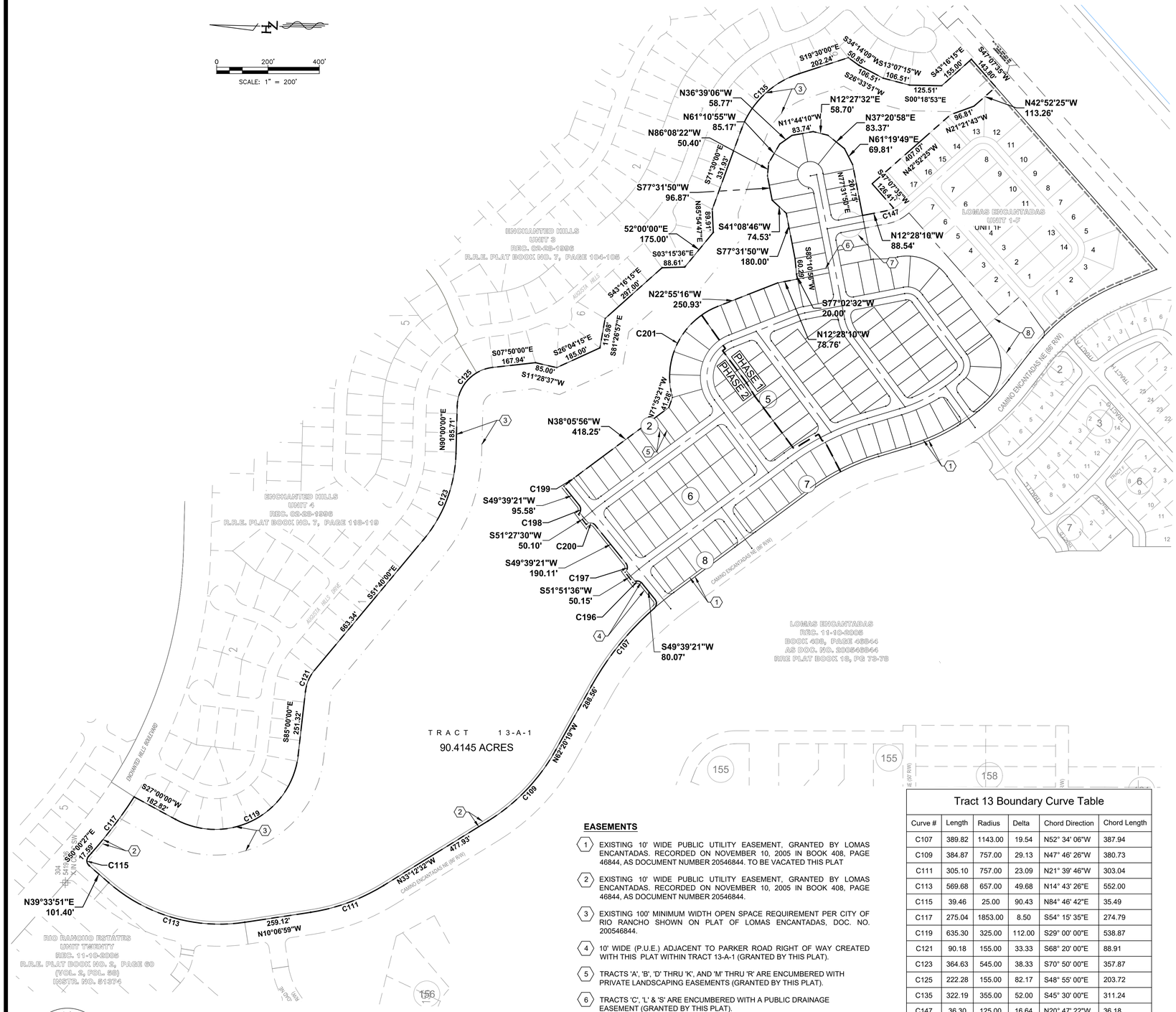
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**Book Page**

# PLAT
# OF
# LOMAS ENCANTADAS UNIT 1-E, PHASE 1 & 2
## A SUBDIVISION OF TRACT 13-A LOMAS ENCANTADAS
WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

**SHEET 4 OF 4**

**OCTOBER 2023**




**EASEMENTS**

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6. TRACTS 'C', 'L' & 'S' ARE ENCUMBERED WITH A PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT).
7. 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT TO BE VACATED WITH THIS PLAT.
8. EXISTING PRIVATE WATER QUALITY DRAINAGE EASEMENT, GRANTED BY LOMAS ENCANTADAS UNIT 1-F SUBDIVISION PLAT RECORDED ON XXXXXXXX XX, 20XX IN BOOK XXX, PAGE XXXXX, AS DOCUMENT NUMBER XXXXXXXX.

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR


HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



Plotted: 10/31/2023 12:37:13 PM, By:Dunenan, Donnie
H:\proj\R30\7\60.01 - LE 1E Phase 1 Eng and Survey Svcs\05 Design\05.11 Survey\PLAT\FINAL PLAT - LE - 1E - PH 1-2.dwg
Last Saved:10/31/2023 11:50:45 AM, ddunenan


| ROW / PROPERTY Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C15 | 40.98 | 25.00 | 93.92 | S5° 50' 47"W | 36.54 |
| C16 | 37.35 | 25.00 | 85.60 | N84° 23' 40"W | 33.97 |
| C17 | 110.17 | 75.00 | 84.16 | S86° 01' 07"E | 100.53 |
| C18 | 84.26 | 75.00 | 64.37 | N19° 42' 57"E | 79.90 |
| C19 | 39.27 | 25.00 | 90.00 | S32° 31' 50"W | 35.36 |
| C20 | 39.27 | 25.00 | 90.00 | N57° 28' 10"W | 35.36 |
| C21 | 39.27 | 25.00 | 90.00 | S32° 31' 50"W | 35.36 |
| C22 | 218.63 | 50.00 | 250.53 | N47° 44' 02"W | 81.65 |
| C23 | 30.77 | 25.00 | 70.53 | N42° 15' 58"E | 28.87 |
| C24 | 39.27 | 25.00 | 90.00 | S57° 28' 10"E | 35.36 |
| C25 | 31.92 | 175.00 | 10.45 | N17° 41' 43"W | 31.88 |
| C26 | 321.25 | 175.00 | 105.18 | N75° 30' 36"W | 278.00 |
| C27 | 39.27 | 25.00 | 90.00 | S83° 05' 56"E | 35.36 |
| C28 | 13.97 | 1613.00 | 0.50 | N38° 20' 49"W | 13.97 |
| C29 | 38.51 | 25.00 | 88.25 | S5° 31' 49"W | 34.81 |
| C30 | 40.08 | 25.00 | 91.86 | N84° 24' 46"W | 35.93 |
| C31 | 10.43 | 1563.00 | 0.38 | N38° 17' 24"W | 10.43 |
| C32 | 39.27 | 25.00 | 90.00 | N6° 54' 04"E | 35.36 |
| C33 | 39.27 | 25.00 | 90.00 | S83° 05' 56"E | 35.36 |
| C34 | 2.76 | 1323.00 | 0.12 | N38° 09' 31"W | 2.76 |
| C35 | 38.34 | 25.00 | 87.87 | S5° 43' 07"W | 34.69 |
| C36 | 38.29 | 25.00 | 87.75 | S5° 46' 42"W | 34.66 |
| C37 | 40.25 | 25.00 | 92.25 | N84° 13' 18"W | 36.04 |
| C38 | 39.27 | 25.00 | 90.00 | N6° 54' 04"E | 35.36 |
| C39 | 39.27 | 25.00 | 90.00 | S83° 05' 56"E | 35.36 |
| C40 | 39.27 | 25.00 | 90.00 | S6° 54' 04"W | 35.36 |
| C41 | 39.27 | 25.00 | 90.00 | N83° 05' 56"W | 35.36 |
| C42 | 338.52 | 973.00 | 19.93 | N28° 07' 55"W | 336.82 |
| C43 | 160.13 | 627.00 | 14.63 | S25° 28' 53"E | 159.70 |
| C44 | 37.35 | 25.00 | 85.60 | N10° 00' 14"E | 33.97 |
| C45 | 40.98 | 25.00 | 93.92 | S80° 14' 13"E | 36.54 |
| C46 | 33.15 | 25.00 | 75.97 | S13° 55' 02"W | 30.77 |
| C47 | 200.12 | 577.00 | 19.87 | S34° 00' 09"E | 199.11 |
| C48 | 36.72 | 25.00 | 84.16 | S86° 01' 07"E | 33.51 |
| C49 | 28.09 | 25.00 | 64.37 | N19° 42' 57"E | 26.63 |
| C50 | 39.27 | 25.00 | 90.00 | N57° 28' 10"W | 35.36 |
| C51 | 55.91 | 125.00 | 25.63 | S64° 42' 57"W | 55.45 |
| C52 | 33.36 | 25.00 | 76.45 | S13° 40' 26"W | 30.94 |
| C53 | 114.07 | 1023.00 | 6.39 | N21° 21' 33"W | 114.01 |
| C54 | 47.97 | 25.00 | 109.93 | S73° 07' 55"E | 40.94 |
| C55 | 78.28 | 175.00 | 25.63 | S64° 42' 57"W | 77.63 |
| C56 | 39.27 | 25.00 | 90.00 | N32° 31' 50"E | 35.36 |
| C57 | 22.80 | 125.00 | 10.45 | N17° 41' 43"W | 22.77 |
| C58 | 45.89 | 25.00 | 105.18 | N75° 30' 36"W | 39.71 |
| C59 | 39.27 | 25.00 | 90.00 | S6° 54' 04"W | 35.36 |

| ROW / PROPERTY Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C60 | 142.45 | 1023.00 | 7.98 | N34° 06' 35"W | 142.33 |
| C61 | 42.75 | 25.00 | 97.98 | S79° 06' 35"E | 37.73 |
| C62 | 32.65 | 25.00 | 74.82 | N14° 29' 24"E | 30.38 |
| C63 | 229.46 | 125.00 | 105.18 | N75° 30' 36"W | 198.57 |
| C177 | 18.82 | 853.00 | 1.26 | N37° 28' 01"W | 18.82 |
| C178 | 58.30 | 853.00 | 3.92 | N34° 52' 37"W | 58.28 |
| C179 | 58.30 | 853.00 | 3.92 | N30° 57' 41"W | 58.28 |
| C180 | 58.30 | 853.00 | 3.92 | N27° 02' 44"W | 58.28 |
| C181 | 58.30 | 853.00 | 3.92 | N23° 07' 47"W | 58.28 |
| C182 | 44.77 | 853.00 | 3.01 | N19° 40' 06"W | 44.76 |
| C183 | 2.58 | 747.00 | 0.20 | S18° 15' 50"E | 2.58 |
| C184 | 69.27 | 747.00 | 5.31 | S21° 01' 11"E | 69.25 |
| C185 | 69.20 | 747.00 | 5.31 | S26° 19' 49"E | 69.17 |
| C186 | 69.27 | 747.00 | 5.31 | S31° 38' 47"E | 69.25 |
| C187 | 6.96 | 747.00 | 0.53 | S34° 33' 42"E | 6.96 |
| C189 | 57.05 | 747.12 | 4.37 | S41° 45' 03"E | 57.03 |
| C190 | 28.82 | 195.00 | 8.47 | S48° 10' 22"E | 28.80 |
| C191 | 123.16 | 195.00 | 36.19 | S70° 30' 03"E | 121.12 |
| C192 | 134.45 | 195.00 | 39.50 | N71° 39' 12"E | 131.80 |
| C193 | 45.14 | 195.00 | 13.26 | N45° 16' 09"E | 45.04 |
| C194 | 123.16 | 195.00 | 36.19 | N20° 32' 38"E | 121.12 |
| C195 | 50.78 | 195.00 | 14.92 | N5° 00' 34"W | 50.63 |

| Tract 13 Boundary Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C107 | 389.82 | 1143.00 | 19.54 | N52° 34' 06"W | 387.94 |
| C109 | 384.87 | 757.00 | 29.13 | N47° 46' 26"W | 380.73 |
| C111 | 305.10 | 757.00 | 23.09 | N21° 39' 46"W | 303.04 |
| C113 | 569.68 | 657.00 | 49.68 | N14° 43' 26"E | 552.00 |
| C115 | 39.46 | 25.00 | 90.43 | N84° 46' 42"E | 35.49 |
| C117 | 275.04 | 1853.00 | 8.50 | S54° 15' 35"E | 274.79 |
| C119 | 635.30 | 325.00 | 112.00 | S29° 00' 00"E | 538.87 |
| C121 | 90.18 | 155.00 | 33.33 | S68° 20' 00"E | 88.91 |
| C123 | 364.63 | 545.00 | 38.33 | S70° 50' 00"E | 357.87 |
| C125 | 222.28 | 155.00 | 82.17 | S48° 55' 00"E | 203.72 |
| C135 | 322.19 | 355.00 | 52.00 | S45° 30' 00"E | 311.24 |
| C147 | 36.30 | 125.00 | 16.64 | N20° 47' 22"W | 36.18 |
| C196 | 40.27 | 25.00 | 92.30 | S3° 30' 28"W | 36.06 |
| C197 | 38.34 | 25.00 | 87.87 | N86° 24' 25"W | 34.69 |
| C198 | 38.51 | 25.00 | 88.25 | N86° 13' 08"W | 34.81 |
| C199 | 92.92 | 1733.00 | 3.07 | N39° 38' 05"W | 92.90 |
| C200 | 40.08 | 25.00 | 91.86 | S3° 43' 27"W | 35.93 |
| C201 | 434.12 | 295.27 | 84.24 | N65° 05' 15"W | 396.06 |

| CL Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 50.05 | 1298.00 | 2.21 | N41° 26' 56"W | 50.05 |
| C2 | 50.87 | 1298.00 | 2.25 | N39° 13' 18"W | 50.86 |
| C4 | 150.49 | 998.00 | 8.64 | N22° 29' 05"W | 150.35 |
| C5 | 22.62 | 602.00 | 2.15 | S19° 14' 29"E | 22.62 |
| C6 | 177.34 | 602.00 | 16.88 | S28° 45' 25"E | 176.70 |
| C7 | 70.84 | 602.00 | 6.74 | S40° 34' 01"E | 70.80 |
| C12 | 275.35 | 150.00 | 105.18 | N75° 30' 36"W | 238.29 |
| C13 | 62.23 | 1588.00 | 2.25 | N39° 13' 18"W | 62.23 |
| C14 | 50.03 | 1588.00 | 1.81 | N41° 14' 49"W | 50.03 |

| Boundary Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C64 | 434.12 | 295.27 | 84.24 | N65° 05' 15"W | 396.06 |
| C67 | 92.92 | 1733.00 | 3.07 | N39° 38' 05"W | 92.90 |
| C69 | 38.51 | 25.00 | 88.25 | N86° 13' 08"W | 34.81 |
| C71 | 40.08 | 25.00 | 91.86 | S3° 43' 27"W | 35.93 |
| C73 | 38.34 | 25.00 | 87.87 | N86° 24' 25"W | 34.69 |
| C75 | 40.27 | 25.00 | 92.30 | S3° 30' 28"W | 36.06 |
| C77 | 38.20 | 25.00 | 87.55 | N86° 34' 16"W | 34.59 |
| C78 | 93.74 | 1143.00 | 4.70 | S40° 26' 54"E | 93.71 |
| C80 | 293.29 | 843.00 | 19.93 | S28° 07' 55"E | 291.81 |
| C82 | 469.13 | 757.00 | 35.51 | S35° 55' 07"E | 461.66 |
| C84 | 73.85 | 843.00 | 5.02 | S51° 09' 45"E | 73.83 |
| C85 | 35.96 | 25.00 | 82.43 | S89° 51' 55"E | 32.94 |

**Book Page**

# PLAT
# OF
# LOMAS ENCANTADAS UNIT 1-E, PHASE 1 & 2
## A SUBDIVISION OF TRACT 13-A LOMAS ENCANTADAS

FILED XXXXXXXX XX, 20XX, IN BOOK XXX, PAGE XXX,
AS DOCUMENT NUMBER XXXXXXXX)
WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 4

OCTOBER 2023

LOMAS ENCANTADAS UNIT 1-E PHASE 2

LOMAS ENCANTADAS UNIT 1-E PHASE 1

PHASE 2

PHASE 1

CAMINO ENCANTADAS NE (86' R/W)

OLIVIA DRIVE NE

GEORGE LOOP NE

PRESTON ROAD NE

AVA ROAD NE

AVA COURT NE

ARCHER ROAD NE

REAGAN ROAD NE

ELIMINATED PORTION OF TRACT 'I'

MODIFIED LOT 7/TRACT 'J' LOT LINE

RENAMED TRACT 'T' TO TRACT 'L'

DELETED TRACT 'L'

ENCHANTED HILLS UNIT 3
REC. 03-03-1986
R.R.E. PLAT BOOK NO. 7, PAGE 104-105

TRACT 13-A-1

TRACT A

UNIT 1F

SCALE: 1" = 50'

### EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. TO BE VACATED THIS PLAT
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
3. EXISTING 100' MINIMUM WIDTH OPEN SPACE REQUIREMENT PER CITY OF RIO RANCHO SHOWN ON PLAT OF LOMAS ENCANTADAS, DOC. NO. 200546844.
4. 10' WIDE (P.U.E.) ADJACENT TO PARKER ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 13-A-1 (GRANTED BY THIS PLAT).
5. TRACTS 'A', 'B', 'D' THRU 'K', AND 'M' THRU 'R' ARE ENCUMBERED WITH PRIVATE LANDSCAPING EASEMENTS (GRANTED BY THIS PLAT).
6. TRACTS 'C', 'L' & 'S' ARE ENCUMBERED WITH A PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT).
7. 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT TO BE VACATED WITH THIS PLAT.
8. EXISTING PRIVATE WATER QUALITY DRAINAGE EASEMENT, GRANTED BY LOMAS ENCANTADAS UNIT 1-F SUBDIVISION PLAT RECORDED ON XXXXXXXX XX, 20XX IN BOOK XXX, PAGE XXXXX, AS DOCUMENT NUMBER XXXXXXXX.

### ABBREVIATIONS

| | | |
|---|---|---|
| P.L.W.Q. | - | Private Landscaping / Water Quality Easement |
| P.L.E. | - | Private Landscaping Easement |
| D.E. | - | Public Drainage Easement |
| N.V.A.E. | - | No Vehicle Access Easement |
| P.U.E. | - | Public Utility Easement |
| RAD | - | Radial bearing |
| AC | - | Acres |
| R/W | - | Right-of-Way |
| "F" | - | Lot Frontage |

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 10/31/2023 11:47:55 AM, By:Duneman, Donnie
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Last Saved: 10/31/2023 11:25:12 AM, duneman

Book Page

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

# PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

| Administrative Permit | Plan | Subdivision | Zoning |
|---|---|---|---|
| ☐ Community Residential Care Facility | ☐ Comprehensive Plan Amendment | ☒ Final Plat | ☐ Annexation |
| ☐ Development Review Committee (DRC) | ☐ Corridor Plan Amendment | ☐ Preliminary Plat | ☐ Appeal |
| ☐ Home Occupation | ☐ Master Plan | ☐ Summary Plat | ☐ Conditional Use Permit |
| ☐ Model Home / Sales Office | ☐ Master Plan Amendment | ☐ Vacation of Plat | ☐ Master Sign Plan |
| ☐ Residential Child Care Facility 6 or < | ☐ Specific Area Plan Amendment | ☐ Street Name Change | ☐ Site Plan |
| ☐ Sign Permit | ☐ Text Amendment | ☐ Subdivision Interpretation | ☐ Special Exception |
| ☐ Other | | ☐ Subdivision Variance | ☐ Variance |
| | | | ☐ Zone Map Amendment |
| | | | ☐ Zoning Certification |
| | | | ☐ Zoning Interpretation |

**Please Print In Ink Only or Type**
**Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.**

**APPLICANT/AGENT INFORMATION**

| | | | |
|---|---|---|---|
| Applicant Name: | LOMAS ENCANTADAS DEVELOPMENT COMPANY | | Phone: 505-389-2191 |
| Address: | 409 NM-528 NE | | E-Mail: BryanA@aswinc.com |
| City: | RIO RANCHO | State: NM | Zip: 87124 |
| Proprietary Interest: | OWNER | List Owners: | LOMAS ENCANTADAS DEVELOPMENT COMPANY |
| Deed or Ownership Verification Provided: (Initials) | | Letter of Authorization Provided: (Initials) | |

| | | | |
|---|---|---|---|
| Agent Name: | HUITT-ZOLLARS, INC. | | Phone: 505-892-5141 |
| Address: | 333 RIO RANCHO DRIVE NE, SUITE 101 | | E-Mail: dduneman@huitt-zollars.com |
| City: | RIO RANCHO | State: NM | ZIP Code: 87124 |

**DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)**

PRELIMINARY PLAT AMENDMENT AND FINAL PLAT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1E PHASE 1

**SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)**

| | | |
|---|---|---|
| Subdivision/Unit : Lomas Encantadas | Block(s): Tract 13 | Lot(s): |
| Existing Zoning: R-1 | Proposed Zoning: R-1 | |
| No. of existing lots: 1 | No. of proposed lots: 74 | Total area of site (acres) 25.5 |

**ACKNOWLEDGEMENT**

**I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.**

| | | |
|---|---|---|
| Print Name: DONNIE DUNEMAN | Applicant: | Agent: HUITT-ZOLLARS, INC. |
| Signature: | | Date: 10/31/23 |

**FOR OFFICIAL USE ONLY**

| H.T.E. PROJECT # | FEE | RECEIPT # |
|---|---|---|
| | | |
| | | |
| | | |

**APPLICATION ACCEPTED BY:** _____ **DATE:** _____

LOMAS ENCANTADAS
Development Company
333 Rio Rancho Drive, Suite 202
Rio Rancho, NM 87124

June 14, 2021

Ms. Amy Rincon
Planning and Zoning Manager
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Amy:

Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

Lomas Encantadas Tract 13

Lomas Encantadas Unit 1F

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,

Bryan Aragon, PE
Lomas Encantadas Development Company, LLC

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item:**

AGENDA DATE:
November 14, 2023

DEPARTMENT:
Development Services

SUBJECT:
**2024 Planning and Zoning Board Regular Meeting Calendar.**
Meetings generally occur twice a month on the second and fourth Tuesdays. Note: there will be only one scheduled meeting for November and December and the meetings will be scheduled for the third Tuesday.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2024_PZB_Calendar AR.docx

# NOTICE OF REGULAR MEETINGS
# PLANNING AND ZONING BOARD

*The Planning and Zoning Board of the City of Rio Rancho*
*will meet on the following dates at 6:00 PM*
*in the Council Chambers of City Hall located at 3200 Civic Center Circle NE:*

*January 9, 2024*
*January 23, 2024*
*February 13, 2024*
*February 27, 2024*
*March 12, 2024*
*March 26, 2024*
*April 9, 2024*
*April 23, 2024*
*May 14, 2024*
*May 28, 2024*
*June 11, 2024*
*June 25, 2024*
*July 9, 2024*
*July 23, 2024*
*August 13, 2024*
*August 27, 2024*
*September 10, 2024*
*September 24, 2024*
*October 8, 2024*
*October 22, 2024*
*November 19, 2024*
*December 17, 2024*

Agendas for Planning and Zoning Board meetings are available at least seventy-two hours (unless an emergency meeting is called) in advance in the City Hall Lobby and on the City's website at www.rrnm.gov.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the meeting, please contact the City Clerk at (505) 891-5004 on or before the Friday prior to the meeting date. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Posting Locations:

- City of Rio Rancho website
- City Hall Lobby

Sharon Bitah, *Administrative Assistant*
November 14, 2023

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item:**

AGENDA DATE:
November 14, 2023

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - OCTOBER 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2023 PZ MONTHLY COMPARISONS.pdf

# 2023 BUILDING ACTIVITY COMPARISON

| PERMIT TYPES | MAR #s | APR #s | MAY | JUNE | JUL | JULY VALUATION | AUG | AUGUST VALUATION | SEPT | SEPTEMBER VALUATION | OCT | OCTOBER VALUATION | ANNUAL TOTALS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single Family | 94 | 79 | 50 | 80 | 92 | $21,209,979 | 115 | $24,368,154 | 80 | $15,813,262 | 85 | $18,673,476 | **764** | **$160,836,754** |
| Additions/Residential | 17 | 16 | 11 | 11 | 12 | $1,101,521 | 16 | $2,249,296 | 24 | $888,906 | 17 | $1,300,225 | **147** | **$7,466,221** |
| New Commercial | 0 | 0 | 0 | 3 | 0 | $0 | 0 | $0 | 0 | $0 | 1 | $946,598 | **7** | **$16,993,196** |
| New Office/Institution | 0 | 0 | 2 | 2 | 2 | $195,000 | 1 | $10,000,000 | 0 | $0 | 0 | $0 | **7** | **$12,512,251** |
| New Industrial | 0 | 0 | 0 | 0 | 1 | $4,522,039 | 0 | $0 | 2 | $1,609,680 | 0 | $0 | **3** | **$6,131,719** |
| Non-Residential Interior Tenant Improvement | 5 | 4 | 3 | 4 | 1 | $50,000 | 0 | $0 | 2 | $199,654 | 3 | $276,000 | **34** | **$5,049,373** |
| Office/Institution Addition | 0 | 0 | 0 | 1 | 0 | $0 | 0 | $0 | 0 | $0 | 0 | $0 | **1** | **$160,881** |
| Industrial Addition | 0 | 0 | 0 | 0 | 0 | $0 | 0 | $0 | 0 | $0 | 0 | $0 | **0** | **$0** |
| New Multi-Family | 3 | 1 | 0 | 2 | 0 | $0 | 0 | $0 | 0 | $0 | 0 | $0 | **6** | **$12,900,414** |
| Telecommunication Tower | 2 | 2 | 1 | 1 | 0 | $0 | 5 | $54,200 | 1 | $18,000 | 0 | $0 | **14** | **$200,925** |
| Demolition - Non-Residential | 0 | 1 | 0 | 0 | 0 | $0 | 0 | $0 | 0 | $0 | 1 | $500,000 | **2** | **$520,000** |
| Demolition - Residential | 0 | 0 | 0 | 0 | 0 | $0 | 0 | $0 | 0 | $0 | 0 | $0 | **0** | **$0** |
| Fence | 11 | 7 | 14 | 17 | 7 | $41,150 | 7 | $49,010 | 11 | $77,591 | 10 | $56,050 | **101** | **$973,318** |
| Garages | 7 | 7 | 3 | 3 | 3 | $82,460 | 4 | $150,666 | 7 | $438,487 | 5 | $239,414 | **48** | **$2,062,239** |
| Pool | 5 | 13 | 6 | 5 | 9 | $571,098 | 7 | $518,805 | 7 | $541,194 | 12 | $963,690 | **79** | **$5,668,977** |
| Reroofs/Windows/ Doors | 77 | 96 | 86 | 66 | 38 | $462,156 | 65 | $780,073 | 68 | $1,243,168 | 48 | $704,626 | **629** | **$8,814,587** |
| Retaining Wall | 17 | 4 | 12 | 20 | 3 | $14,002 | 43 | $6,470,950 | 40 | $11,618,521 | 25 | $10,016,717 | **184** | **$42,558,852** |
| Small Shed (120 sq.ft. or less) | 16 | 20 | 16 | 16 | 10 | $43,850 | 19 | $77,370 | 17 | $83,102 | 20 | $90,002 | **165** | **$715,686** |
| Sheds | 8 | 8 | 7 | 13 | 11 | $73,390 | 6 | $99,045 | 12 | $173,224 | 6 | $195,618 | **77** | **$1,546,768** |
| Solar (Rooftop & Ground Mount) | 75 | 81 | 147 | 99 | 125 | $1,924,366 | 97 | $1,979,472 | 102 | $2,011,434 | 122 | $1,865,164 | **965** | **$47,281,965** |
| Business Registrations (Occupancy Inspection) | 15 | 14 | 16 | 8 | 12 | | 19 | | 10 | | 16 | | **132** | **$0** |
| Building Inspections | 2,716 | 2,559 | 2,807 | 3,022 | 2,755 | | 3,240 | | 3,105 | | 3,543 | | **28,608** | **$0** |
| Engineering Inspections | 142 | 138 | 165 | 151 | 166 | | 240 | | 169 | | 253 | | **1,703** | **$0** |
| R.O.W. Permits (Fees) | 25 | 36 | 37 | 17 | 20 | $8,682 | 27 | $8,278 | 28 | $18,945 | 22 | $28,873 | **258** | **$112,108** |
| **TOTALS:** | **3,235** | **3,086** | **3,383** | **3,541** | **3,267** | **$30,299,693** | **3,911** | **$46,805,319** | **3,685** | **$34,735,168** | **4,189** | **$35,856,453** | **33,934** | **$332,506,234** |

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item:**

AGENDA DATE:
November 14, 2023

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - OCTOBER 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Oct Summary Plat.pdf

## SUMMARY PLAT ACTIVITY
## October 2023

| CASE # | RECEIVED | LOCATION | COMMENTS | RECORDED |
|---|---|---|---|---|
| 20-200-00010 | 03/23/20 | 12A, 16A, 16B, BLOCK 22, U10 | Under Review | |
| 21-200-00003 | 01/27/21 | UNIT 16 BLOCK 91 TRACT A SPLIT | RECORDING | |
| 21-200-00004 | 02/01/21 | LOT COMBO U10, BLK 25, LOTS 57 & 58 | Awaiting Signatures | |
| 21-200-00010 | 03/03/21 | UNIT 20 BLOCK 142 LOTS 14 AND 15 | Under Review | |
| 21-200-00011 | 03/08/21 | MOUNTAIN HAWK 27 - VACATION OF EASEMENTS | Under Review | |
| 21-200-00014 | 03/11/21 | UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL | Under Review | |
| 21-200-00016 | 03/23/21 | U16, BLOCK M, LOT 6A GRANTING EASEMENTS | Under Review | |
| 21-200-00017 | 04/01/21 | RIDGELINE ESTATES, BLK A, LOT 20 | Under Review | |
| 21-200-00018 | 04/13/21 | EH2 BLOCK 1 PARCEL C - SPLIT INTO PARCEL C-1 & PARCEL C-2 | RECORDED | X |
| 21-200-00027 | 06/04/21 | U10 B36 L21 AND 22 COMBINATION | Under Review | |
| 21-200-00033 | 07/30/21 | UNIT 16, BLOCK 18A, LOTS 9 & 10 | Awaiting Signatures | |
| 21-200-00035 | 08/19/21 | UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO | Awaiting Signatures | |
| 21-200-00037 | 08/24/21 | MOUNTAIN HAWK 38-A & 40-A | Under Review | |
| 21-200-00045 | 09/01/21 | BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS | Under Review | |
| 22-200-00007 | 03/03/22 | UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT | Awaiting Signatures | |
| 22-200-00008 | 03/17/22 | UNIT 16, BLOCK F, LOTS 6 & 7 COMBO | Awaiting Signatures | |
| 22-200-00012 | 04/18/22 | UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION | Under Review | |
| 22-200-00013 | 04/19/22 | UNIT 11, BLK 34, LOTS 23 & 24 COMBO | Awaiting Signatures | |
| 22-200-00016 | 05/12/22 | LA PLAZUELA, TRACTS 2A & 2B | Under Review | |
| 22-200-00024 | 08/17/22 | MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION) | RECORDED | |
| 22-200-00027 | 09/14/22 | RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1 | RECORDED | |
| 22-200-00029 | 09/26/22 | UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION | RECORDED | X |
| 22-200-00031 | 10/12/22 | LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5) | Awaiting Signatures | |
| 22-200-00033 | 10/19/22 | RR Estates Unit 16, Blk J, Lot 1 | Under Review | |
| 22-200-00034 | 10/19/22 | Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION | RECORDED | X |
| 22-200-00035 | 11/09/22 | Unit 20, Block 106, Lot 4 Vacation of Easement | Awaiting Signatures | |
| 22-200-00040 | 12/08/22 | UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35 | Under Review | |
| 23-200-00001 | 01/10/23 | UNIT 11, BLOCK P, LOTS 15 AND 16 COMBO, SUMMARY PLAT | Under Review | |
| 23-200-00004 | 02/14/23 | PETROGLYPH MEDICAL PLAZA, BLOCK A, LOTS 6A1A AND 7A1 COMBINATION SUMMARY PLAT | Under Review | |
| 23-200-00005 | 02/21/23 | UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT | Awaiting Signatures | |
| 23-200-00010 | 03/13/23 | UNIT 17, TRACT U SPLIT | Under Review | |

## SUMMARY PLAT ACTIVITY

## October 2023

| | | | | |
|---|---|---|---|---|
| 23-200-00011 | 03/28/23 | MELON RIDGE, BLK 2, TRACT B AND LOTS 2, 3 LOT LINE ADJUSTMENT | Under Review | |
| 23-200-00012 | 04/14/23 | U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO) | Under Review | |
| 23-200-00015 | 5/8/2023 | UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO | Under Review | |
| 23-200-00016 | 6/5/2023 | SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS | Under Review | |
| 23-200-00017 | 6/12/2023 | LANDS OF QUAIL RANCH, TRACT 2-E AND 2-A | Under Review | |
| 23-200-00019 | 6/23/2023 | EH2, BLOCK 1, PARCELS C1 AND C2 LOT LINE ADJUSTMENT | Under Review | |
| 23-200-00021 | 7/6/2023 | THE VILLAGE, TRACT E2 LOT SPLIT | Under Review | |
| 23-200-00022 | 7/10/2023 | CORRALES SOUTH, BLOCK H, LOT 16B1B1, LOT SPLIT | Under Review | |
| 23-200-00023 | 7/18/2023 | LD2, BLOCK 10, TRACT 63A / SUMMARY PLAT | Under Review | |
| 23-200-00024 | 8/29/2023 | SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE | Under Review | |
| 23-200-00026 | 9/7/2023 | SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN | Under Review | |
| 23-200-00028 | 9/14/2023 | CS, BLK A, LOT A-1-A (LOT SPLIT) | Under Review | |
| **23-200-00031** | **10/4/2023** | **SUMMARY PLAT - LOT COMBO - U10, BLK A, L** | Under Review | |
| **23-200-00033** | **10/11/23** | **SUMMARY PLAT - UNIT 11, BLOCK V, LOTS 32** | | |
| **TOTAL TO DATE:** | | **45** | | |