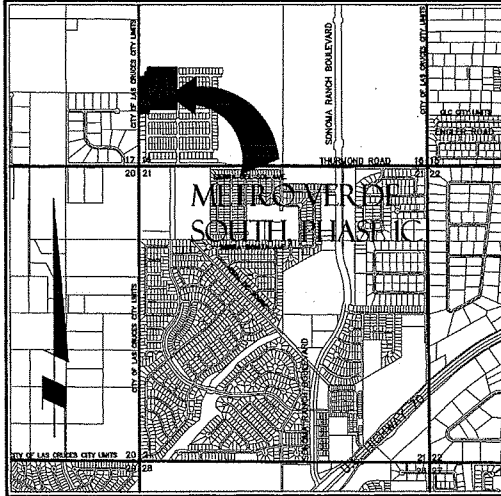


METRO VERDE SOUTH, PHASE 1C
 LOCATED IN THE SW¼ OF SECTION 16, T.22S., R.2E., N.M.P.M.,
 CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO
 SCALE: 1"=60' SEPTEMBER 26, 2012



VICINITY MAP
 NOT TO SCALE

DEDICATION

THE TRACT OF LAND HEREON IS TO BE KNOWN AS METRO VERDE SOUTH, PHASE 1C AND CONTAINS 11.599 ACRES OF LAND, MORE OR LESS

ALL RIGHTS-OF-WAY SHOWN HEREON FOR STREETS ARE DEDICATED TO THE CITY OF LAS CRUCES. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF LAS CRUCES. ALL RULES AND REGULATIONS OF THE CITY OF LAS CRUCES AND SAID UTILITY COMPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENTS THAT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THE PLAT IS ALLOWED.

THE SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON. IN WITNESS WHEREOF SAID

OWNERS HAVE SET THEIR HAND AND SEALS THIS 9th DAY OF October 2012

[Signature]
 SIERRA NORTE DEVELOPMENT, INC.
 3590 W. PICACHO AVENUE
 LAS CRUCES, NEW MEXICO 88007

INSTRUMENT OF OWNERSHIP:
 SIERRA NORTE DEVELOPMENT, INC.
 CLERK'S INSTRUMENT #1129652
 DATE: NOVEMBER 17, 2011

ACKNOWLEDGMENT

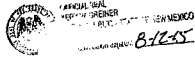
STATE OF NEW MEXICO) SS.
 COUNTY OF DONA ANA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

9th DAY OF OCT 2012 BY

John Moscatto
 ON BEHALF OF SIERRA NORTE DEVELOPMENT, INC.

[Signature]
 NOTARY PUBLIC



SHEET INDEX
 DEDICATION SHEET 1 OF 2
 PLAT SHEET 2 OF 2

DONA ANA COUNTY CLERK
 PLAT NO: 52109 RECEPTION NO: 28709

STATE OF NEW MEXICO)
 COUNTY OF DONA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 20 DAY OF NOV 2012 AT 11:40 O'CLOCK A M AND DULY RECORDED IN PLAT RECORD 23

PAGE(S) 29-30 IN THE RECORDS OF THE DONA ANA COUNTY CLERK

BY: *[Signature]* DATE: 11/20/12
 DONA ANA COUNTY CLERK

BY: Cindy Chavez DATE: 11/20/12
 DONA ANA COUNTY DEPUTY CLERK



SURVEYOR'S CERTIFICATION
 I, KERY W. GREINER, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

[Signature] 10-9-12
 KERY W. GREINER, PS 9761 DATE



UTILITY APPROVALS
 THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERSIGNED UTILITY COMPANIES TO THE SUBDIVISION.

EL PASO ELECTRIC COMPANY
 EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF ELECTRICAL UTILITIES.

BY: *[Signature]* DATE: 10/11/12

COMCAST CABLE COMMUNICATIONS, INC.
 EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE ABOVE MENTIONED CABLE TV COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF CABLE TV COMPANY UTILITIES.

BY: *[Signature]* DATE: 10/8/12

CENTURY LINK COMMUNICATIONS, INC.
 EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO CENTURY LINK COMMUNICATIONS, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF TELEPHONE COMPANY UTILITIES.

BY: *[Signature]* DATE: 10/5/12

MOONGATE WATER CO.
 EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO MOONGATE WATER, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF UNDERGROUND WATER UTILITIES.

BY: *[Signature]* DATE: 10-9-12

CITY OF LAS CRUCES APPROVALS
 THIS PLAT HAS BEEN APPROVED BY THE CITY OF LAS CRUCES. ALL THE REQUIREMENTS FOR APPROVAL IN THE ABOVE PLAT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF LAS CRUCES. SUBJECT TO ANY AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY FOR APPROVAL OF THE PLAT.

[Signature] 10-22-12
 DIRECTOR OF COMMUNITY DEVELOPMENT DATE

[Signature] 11/2/12
 DIRECTOR OF UTILITIES DATE

[Signature] 10-31-12
 DIRECTOR OF PUBLIC WORKS DATE

CITY PLANNING AND ZONING COMMISSION APPROVAL
 THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES PLANNING AND ZONING COMMISSION. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING. APPROVED FOR FILING WITH THE COUNTY CLERK.

BY: *[Signature]* DATE: 10/23/12
 CHAIRMAN

BY: *[Signature]* DATE: 10/23/12
 SECRETARY

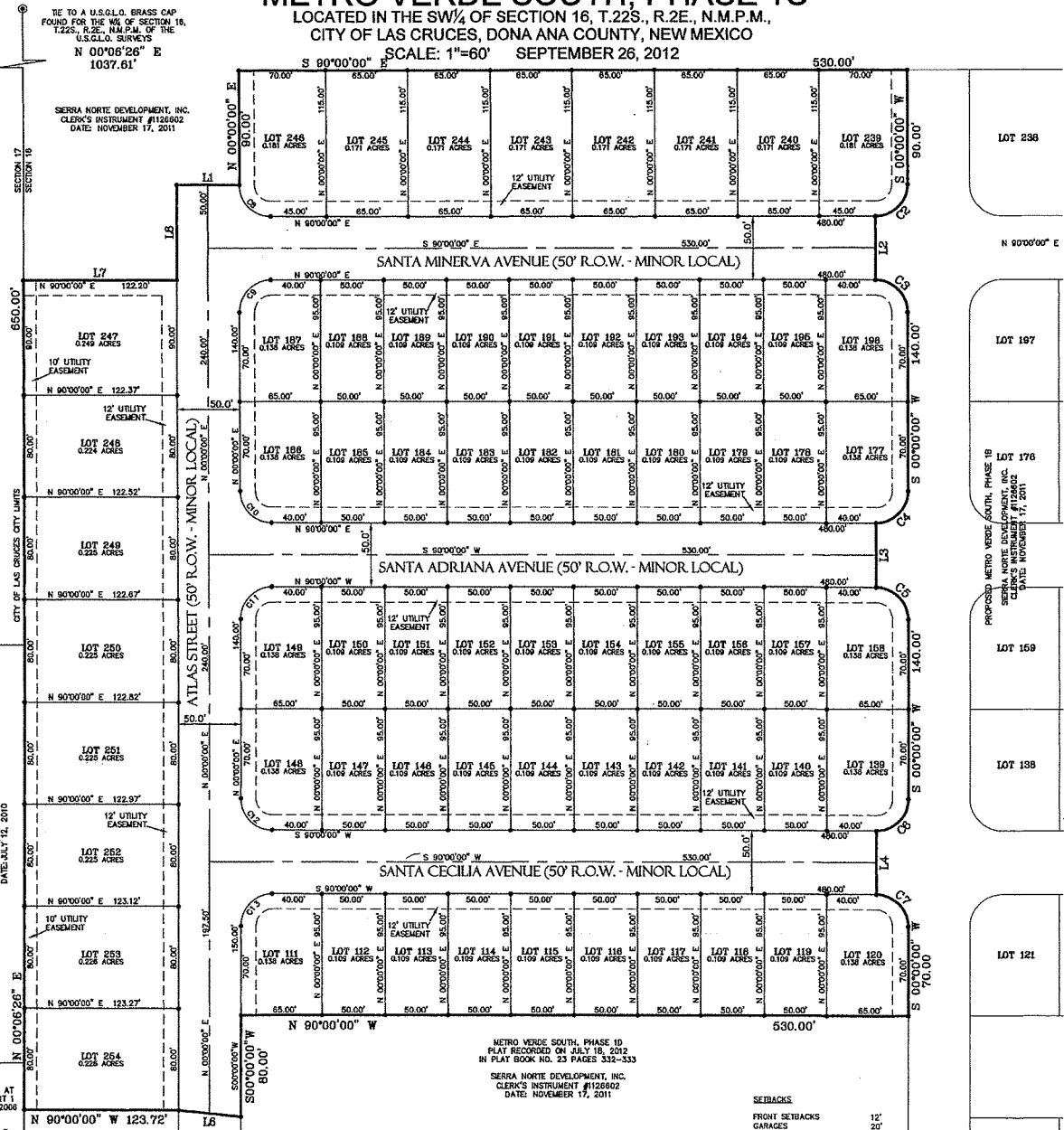


DIAMONDBACK
 LAND SURVEYING CO., INC.
 4068 MISSION BELL AVENUE
 LAS CRUCES, NM 88011
 (575) 520-6505
 FILE ID: 11085

METRO VERDE SOUTH, PHASE 1C

LOCATED IN THE SW¼ OF SECTION 16, T.22S., R.2E., N.M.P.M.,
CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO

SCALE: 1"=60' SEPTEMBER 26, 2012



LINE TABLE

LINE	BEARING	LENGTH
L1	S90°00'00" W	50.00'
L2	S00°00'00" W	50.00'
L3	S00°00'00" W	50.00'
L4	S00°00'00" W	50.00'
L5	N00°00'00" E	50.00'
L6	N64°17'22" W	50.26'
L7	N90°00'00" E	122.20'
L8	N00°00'00" E	75.00'

- LEGEND**
- 1/2" IRON ROD FOUND WITH PLASTIC IDENTIFICATION CAP (#718)
 - 1" IRON ROD TO BE SET WITH YELLOW PLASTIC CAP IDENTIFICATION (#781)
 - ⊙ U.S.G.L.O. BRASS CAP FOUND
 - - - DENOTES PHASE BOUNDARY

CURVE TABLE

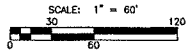
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	25.00'	39.27'	35.36'	S45°00'00" W	90°00'00"
C3	25.00'	39.27'	35.36'	S45°00'00" E	90°00'00"
C4	25.00'	39.27'	35.36'	S45°00'00" W	90°00'00"
C5	25.00'	39.27'	35.36'	S45°00'00" E	90°00'00"
C6	25.00'	39.27'	35.36'	S45°00'00" W	90°00'00"
C7	25.00'	39.27'	35.36'	S45°00'00" E	90°00'00"
C8	25.00'	39.27'	35.36'	S45°00'00" W	90°00'00"
C9	25.00'	39.27'	35.36'	S45°00'00" E	90°00'00"
C10	25.00'	39.27'	35.36'	S45°00'00" W	90°00'00"
C11	25.00'	39.27'	35.36'	S45°00'00" E	90°00'00"
C12	25.00'	39.27'	35.36'	S45°00'00" W	90°00'00"
C13	25.00'	39.27'	35.36'	S45°00'00" E	90°00'00"

- SETBACKS**
- FRONT SETBACKS 12'
 - GARAGES 20'
 - SIDE SETBACKS 5'
 - REAR SETBACKS 12'

SIDE AND REAR SETBACKS MAY BE REDUCED TO 0' FOR GARAGE AND ACCESSORY UNITS. ALL SETBACKS FOR RESIDENCES ADJACENT TO INTERNAL DEVELOPMENT OPEN SPACE (PARKS, PONDS, ETC.) MAY BE REDUCED TO 0'. A 10' SEPARATION BETWEEN BUILDINGS OR GROUPS OF ATTACHED BUILDINGS SHALL BE MAINTAINED, WITH THE FOLLOWING EXCEPTIONS: FIRST, AN ENCROACHMENT OF THE ROOF OVERHANG BY 12" OR LESS ONLY AT ROOF HEIGHT; AND, SECOND, AN ENCROACHMENT OF 6" OR LESS FOR LISTED FEATURES, FOR MOULDING AROUND DOORS AND WINDOWS, FOR DECORATIVE BANNING, FOR HARDWARE FOR DOORS AND WINDOWS, AND FOR CHALKS AND DOWNSPUTS. PORCHES AND/OR DECKS MAY ENCROACH 3" INTO THE FRONT SETBACK AND 7" INTO THE REAR SETBACK. COURTYARD WALLS MAY BE WITHIN THE SETBACKS.

- THE DEVELOPER IS RESPONSIBLE FOR (A) ESTABLISHMENT OF ALL EASEMENTS, INSTALLATION OF MAIN LINE EXTENSIONS, AND INSTALLATION OF SUBSIDIARIES NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT AND (B) COMPLIANCE WITH ALL CITY UTILITY STANDARDS.
- NO DISCREPANCIES FOUND BETWEEN THE FIELD SURVEY AND THE DEED OF RECORD. BASED ON THE FOLLOWING ANNEXATION PLAT INFORMATION:
 *SIERRA NORTE II ANNEXATION PLAT BOOK: 21, PAGES 789 DATE: SEPTEMBER 26, 2008
- BASIS OF BEARING WAS DETERMINED USING GPS OBSERVATIONS BETWEEN TWO U.S.G.L.O. BRASS CAPS ON THE SOUTH LINE OF SECTION 16, T.22S., R.2E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS
 * N. 89°55' E., 40.30 CHAINS (2859.80)
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AN AREA TO BE DETERMINED OUTSIDE OF THE 500-YEAR FLOOD PLAIN AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 30013C0025 E. REVISED SEP. 27, 1991.
- THE CITY AGREES TO REIMBURSE THE DEVELOPER FOR THE CONSTRUCTION COSTS OF TWO PARKS IN METRO VERDE SOUTH PHASE 1. THE AMOUNT OF REIMBURSEMENT WILL BE BASED ON THE CURRENT PARK IMPACT FEE OF \$800 PER LOT AND PROJECTED BUILD OUT CALCULATED AT 260 RESIDENTIAL LOTS. TOTAL REIMBURSEMENT EQUALS \$208,000. THE DEVELOPER MAY CHOOSE TO PROVIDE ADDITIONAL AMENITIES AND CONSTRUCTION VALUE IN EXCESS OF THE \$208,000. PARK CONSTRUCTION COSTS INCURRED BY THE DEVELOPER THAT EXCEED THE \$208,000 MAY BE CONSIDERED IN THE FUTURE FOR ADDITIONAL REIMBURSEMENT.
- DRAINAGE WILL BE DIRECTED TOWARDS EXISTING LINEAR PONDS IN PHASES 1A, 1B, AND 1D.

TO A U.S.G.L.O. BRASS CAP FOUND FOR THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20, AND 21, T.22S., R.2E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS
 N 00°08'26" E
 1037.61'



17 16 N 89°55'00" E 2660.18'
 20 21 RECORD = N. 89°55' E., 40.30 CHAINS (2859.80) BASIS OF BEARING

U.S.G.L.O. BRASS CAP FOUND FOR THE ¼ OF SECTION 16, T.22S., R.2E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS
 16
 1/4 21



DIAMONDBACK
 LAND SURVEYING CO., INC.
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380