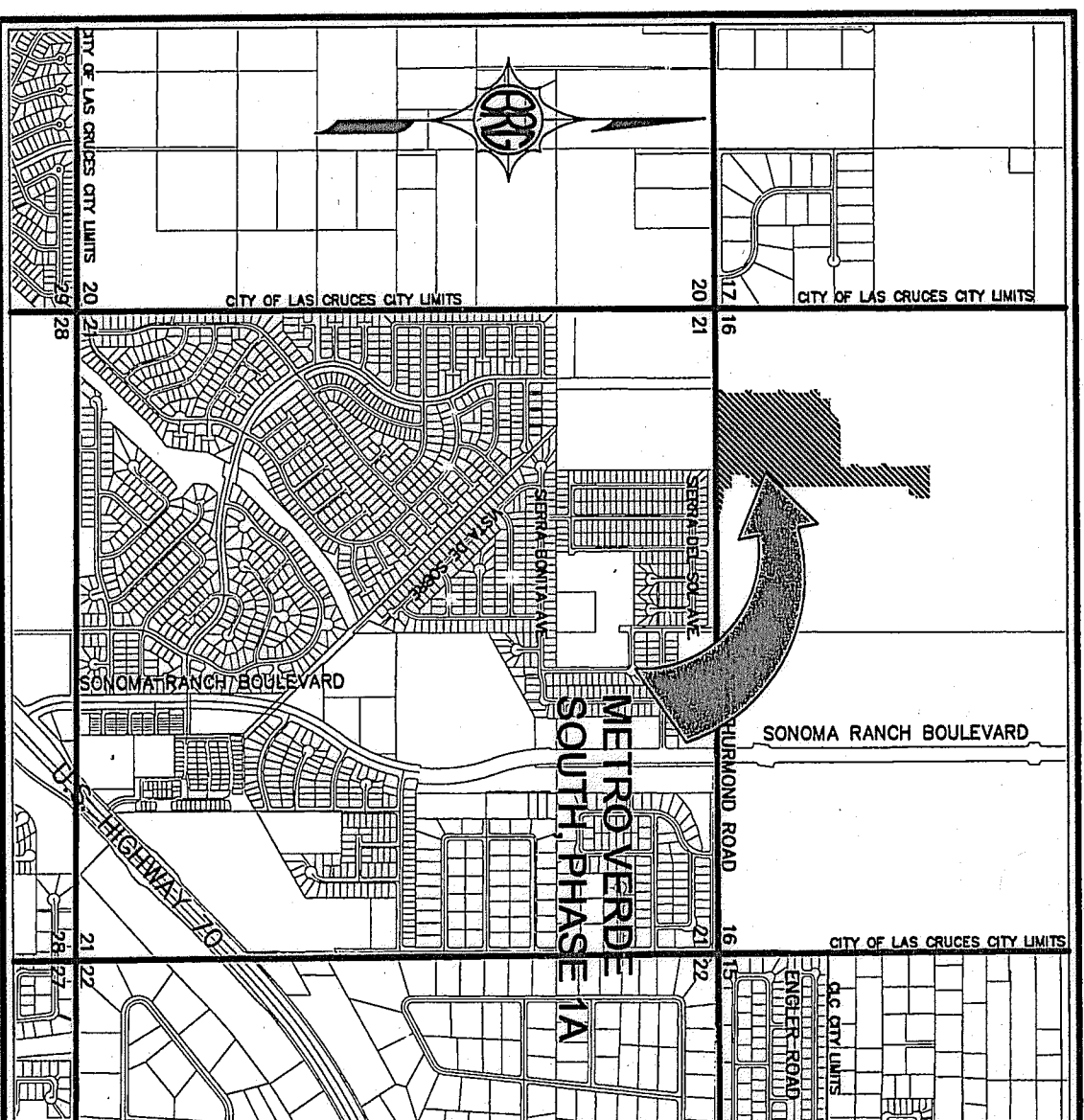


METRO VERDE SOUTH, PHASE 1A
 LOCATED IN THE SW¹/₄ OF SECTION 16, T.22S., R.2E., N.M.P.M.,
 CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO
 SCALE: 1"=60' NOVEMBER 21, 2011



VICINITY MAP
 NOT TO SCALE

DEDICATION
 THE TRACT OF LAND HEREON IS TO BE KNOWN AS METRO VERDE SOUTH, PHASE 1A AND CONTAINS 20.664 ACRES OF LAND, MORE OR LESS.

ALL RIGHTS-OF-WAY SHOWN HEREON FOR STREETS ARE DEDICATED TO THE CITY OF LAS CRUCES. TRACTS C-2, AND E SHOWN HEREON FOR EXCESS STORMWATER RETENTION PONDS ARE DEDICATED TO THE CITY OF LAS CRUCES. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE REGULATORY 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 AND SAID UTILITY COMPANIES WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS THEREON. NO ENCROACHMENTS WILL BE PERMITTED FOR THE USES 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 _____ DAY OF _____ 20____.
 SIERRA NORTE DEVELOPMENT, INC.
 3590 W. PICACHO AVENUE
 LAS CRUCES, NEW MEXICO 88007

INSTRUMENT OF OWNERSHIP:
 SIERRA NORTE DEVELOPMENT, INC.
 CLERKS INSTRUMENT #1126602
 DATE: NOVEMBER 17, 2011

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF DONA ANA)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

21st DAY OF November 20 11 BY

Royal Jones
 ON BEHALF OF SIERRA NORTE DEVELOPMENT, INC.
Aminda Yarnolds
 NOTARY PUBLIC
 Comm. expires 7/13/15

DONA ANA COUNTY CLERK
 PLAT NO: 5105 RECEPTION NO: 122154
 STATE OF NEW MEXICO)
 COUNTY OF DONA ANA)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
 ON THIS 25 DAY OF Jan 2012 AT 2:57 O'CLOCK
 P M AND DULY RECORDED IN PLAT RECORD 23
 PAGE(S) 244-249 IN THE RECORDS OF THE DONA ANA COUNTY CLERK.
 BY: *[Signature]* DATE: 1/25/12
 DONA ANA COUNTY CLERK
 BY: *[Signature]* DATE: 1/25/12
 DONA ANA COUNTY DEPUTY CLERK

SHEET INDEX

DEDICATION SHEET	1 OF 4
PLAT SHEET	2 OF 4
PLAT SHEET	3 OF 4
PLAT SHEET	4 OF 4

SURVEYOR'S CERTIFICATION
 I, KERY W. GREINER, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT 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] KERY W. GREINER, PS 9761 DATE: 1-23-11
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NEW MEXICO
 9761

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: 11/29/11

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: 11/23/11

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

BY: *[Signature]* DATE: 11-22-11

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.

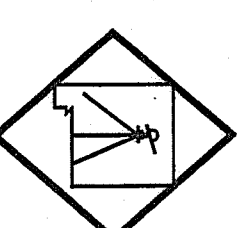
BY: *[Signature]* DATE: 11-23-11

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 COMPLETED 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.

DIRECTOR OF COMMUNITY DEVELOPMENT
 DATE: 11-30-11
[Signature]
 DIRECTOR OF UTILITIES
 DATE: 11/18/12
[Signature]
 DIRECTOR OF PUBLIC WORKS
 DATE: 1-13-12
[Signature]

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: 1/24/12
 CHAIRMAN
 BY: *[Signature]* DATE: 1/24/12
 SECRETARY



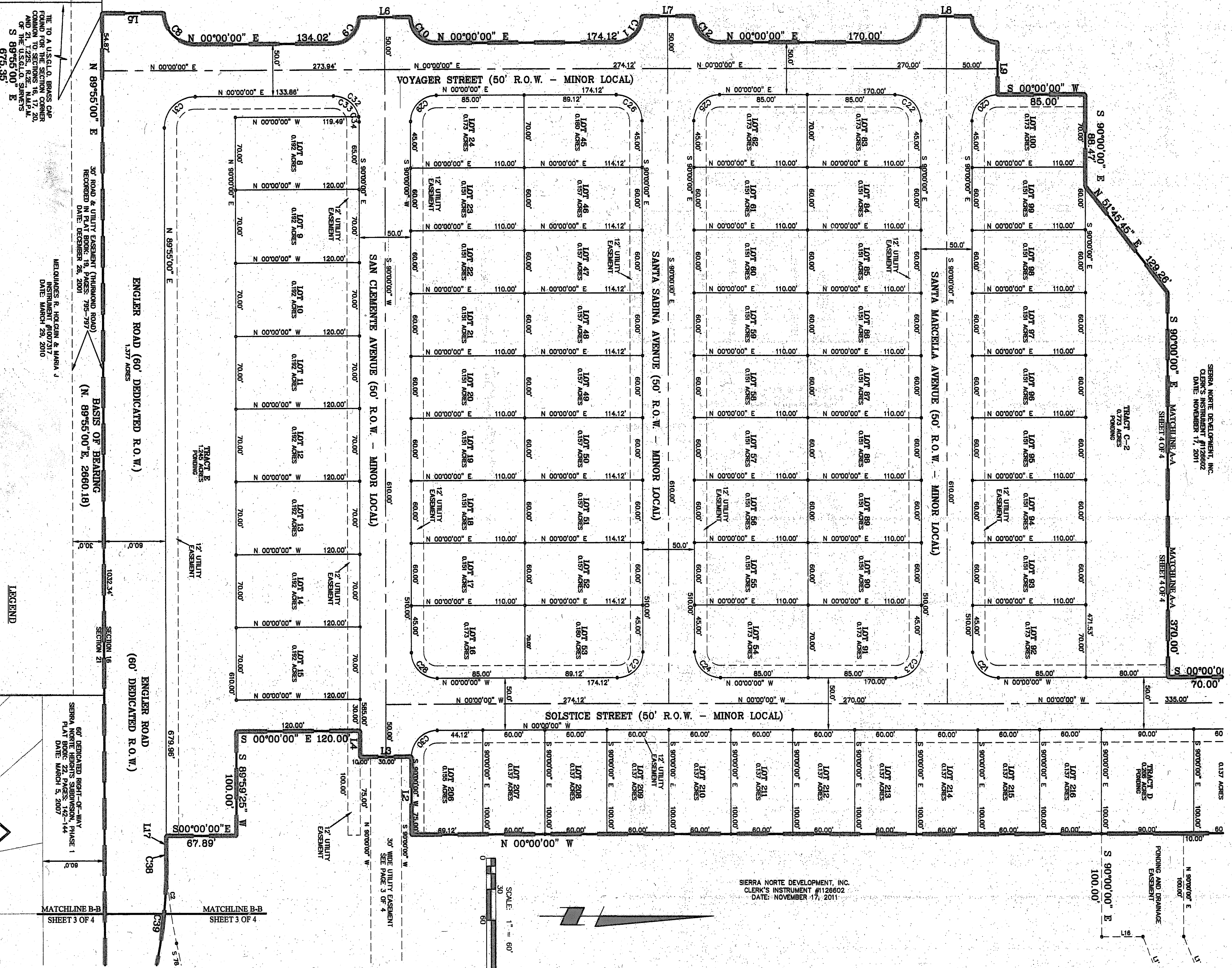
DIAMONDBACK
 LAND SURVEYING CO. INC.
 4068 MISSION BELL AVENUE
 LAS CRUCES, NM 88011
 (575) 520-6505
 FILE ID: 11111

METRO VERDE SOUTH, PHASE 1A

SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #126602
DATE: NOVEMBER 17, 2011

TRACT C-2
0.773 ACRES
PAVING

TRACT D
0.288 ACRES
PAVING



TO A USUAL BRASS CAP
FOUND ON SECTION 16,
COMMON TO SECTIONS 16, 17, 20,
AND 21, T.25S., R.2E., N.M.P.M.,
OF THE U.S.G.L.O. SURVEYS
S 89°55'00" E
67°5.35'

30' ROAD & UTILITY EASEMENT (THUNDER ROAD)
RECORDED IN PLAT BOOK 19, PAGES 795-797
DATE: DECEMBER 26, 2001

MELQUIADES R. HORGAIN & MARIA J
INSTRUMENT #0072010
DATE: MARCH 29, 2010

BASIS OF BEARING
(N. 89°55'00" E, 2660.18)

ENGELER ROAD (60' DEDICATED R.O.W.)
1.377 ACRES

ENGELER ROAD
(60' DEDICATED R.O.W.)

SAN CLEMENTE AVENUE (50' R.O.W. - MINOR LOCAL)

SANTA SABINA AVENUE (50' R.O.W. - MINOR LOCAL)

SANTA MARCELA AVENUE (50' R.O.W. - MINOR LOCAL)

SOLSTICE STREET (50' R.O.W. - MINOR LOCAL)

LEGEND

- 1/2" IRON ROD SET WITH PLASTIC IDENTIFICATION CAP #751
- BOUNDARY LINES & CORNER (IRON RODS TO BE SET)
- DENOTES PHASE BOUNDARY

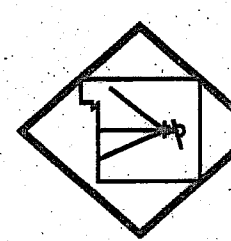
SIERRA NORTE HEIGHTS SUBDIVISION, PHASE 1
PLAT BOOK 22, PAGES 142-144
DATE: MARCH 5, 2007

MATCHLINE B-B
SHEET 3 OF 4

MATCHLINE B-B
SHEET 3 OF 4



SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #126602
DATE: NOVEMBER 17, 2011



DIAMONDBACK
LAND SURVEYING CO., INC.
4088 MISSION BELL AVENUE
LAS CRUCES, NM 88011
(575) 520-6505
FILE ID: 111111

207

METRO VERDE SOUTH, PHASE 1A

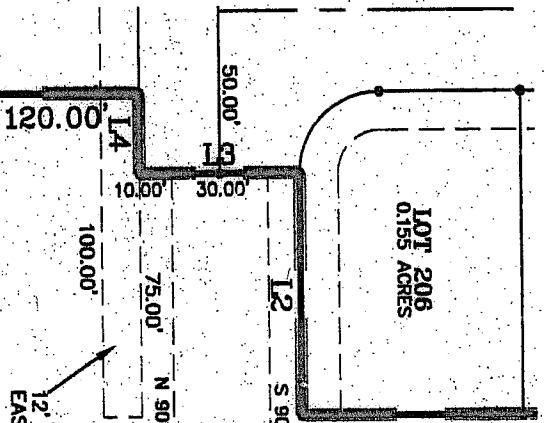
MATCHLINE C-C
SHEET 4 OF 4

SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #1126602
DATE: NOVEMBER 17, 2011

3.246 ACRES
PONDING AND DRAINAGE EASEMENT

SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #1126602
DATE: NOVEMBER 17, 2011

MATCHLINE C-C
SHEET 4 OF 4



30' WIDE UTILITY EASEMENT (0.349 ACRES)
CLERK'S RECEPTION # _____
DATE: _____
(SEE NOTE #7)

SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #1126602
DATE: NOVEMBER 17, 2011

MATCHLINE B-B
SHEET 2 OF 4

ACCESS & UTILITY EASEMENT
CLERK'S RECEPTION # _____
DATE: _____

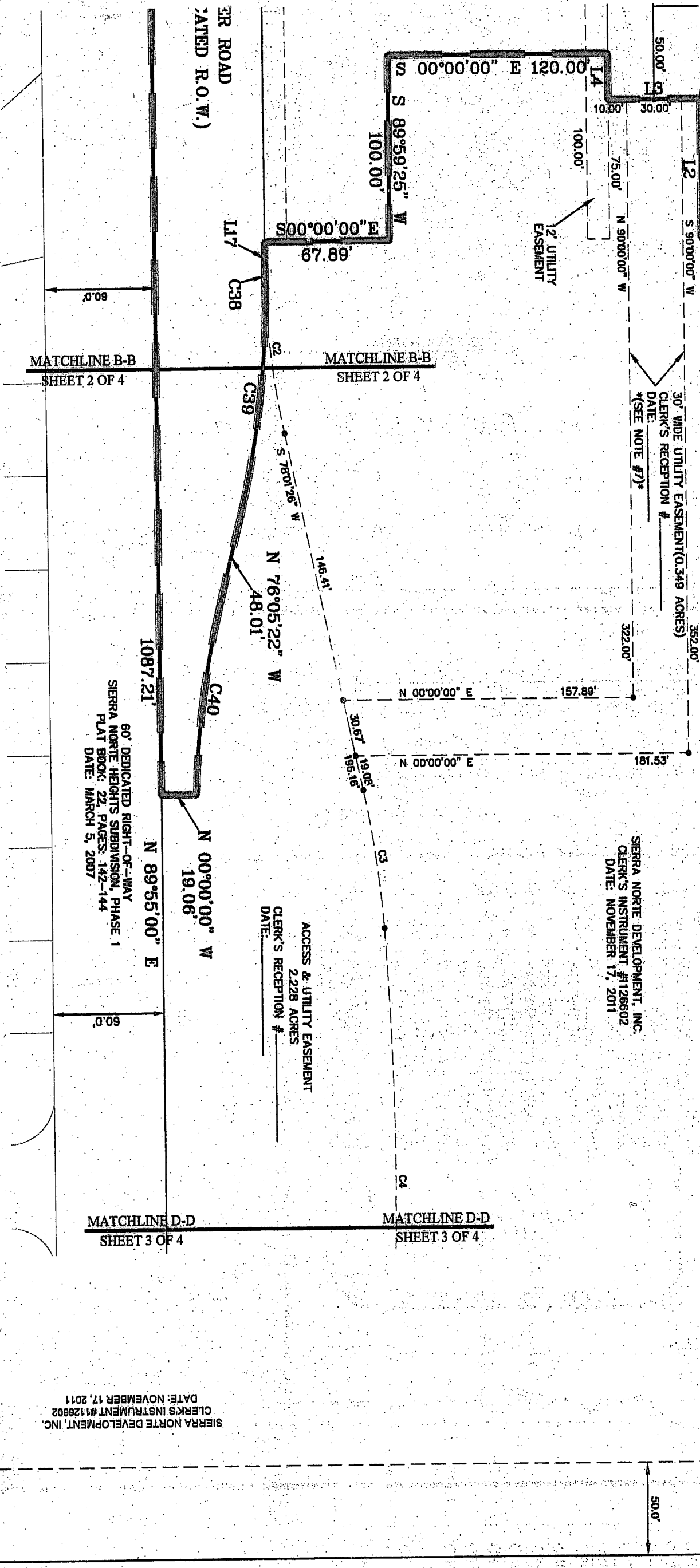
MATCHLINE B-B
SHEET 2 OF 4

60' DEDICATED RIGHT-OF-WAY
SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #142-144
DATE: MARCH 5, 2007

MATCHLINE D-D
SHEET 3 OF 4

SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #1126602
DATE: NOVEMBER 17, 2011

SR ROAD
(ADDED R.O.W.)



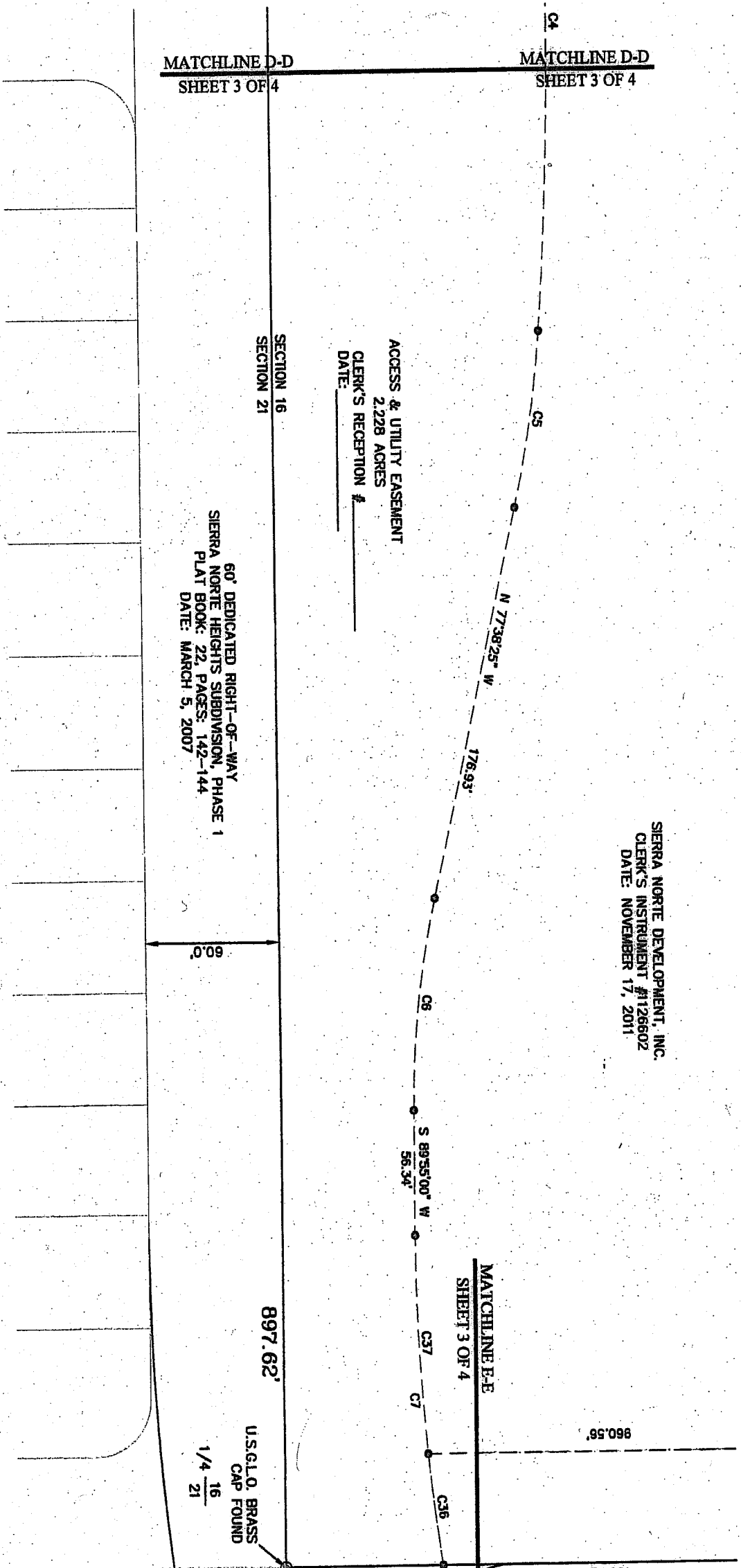
MATCHLINE D-D
SHEET 3 OF 4

SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #1126602
DATE: NOVEMBER 17, 2011

ACCESS & UTILITY EASEMENT
CLERK'S RECEPTION # _____
DATE: _____

MATCHLINE D-D
SHEET 3 OF 4

60' DEDICATED RIGHT-OF-WAY
SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #142-144
DATE: MARCH 5, 2007



MATCHLINE E-E
SHEET 3 OF 4

MATCHLINE E-E
SHEET 3 OF 4

SONOMA RANCH BOULEVARD, PHASE 2
PLAT BOOK: 22, PAGES: 532-536
DATE: AUGUST 11, 2008

MATCHLINE E-E
SHEET 3 OF 4

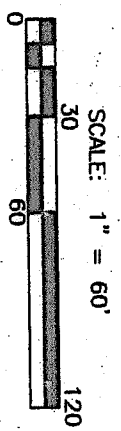
MATCHLINE E-E
SHEET 3 OF 4

MATCHLINE E-E
SHEET 3 OF 4

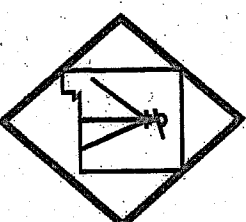
MATCHLINE E-E
SHEET 3 OF 4

LEGEND

- = 1/2" IRON ROD SET WITH PLASTIC IDENTIFICATION CAP #9761
- ⊙ = U.S.G.L.O. BRASS CAP FOUND
- = BOUNDARY LINES & CORNER (IRON RODS TO BE SET)
- - - = DENOTES PHASE BOUNDARY



SHEET 3 OF 4



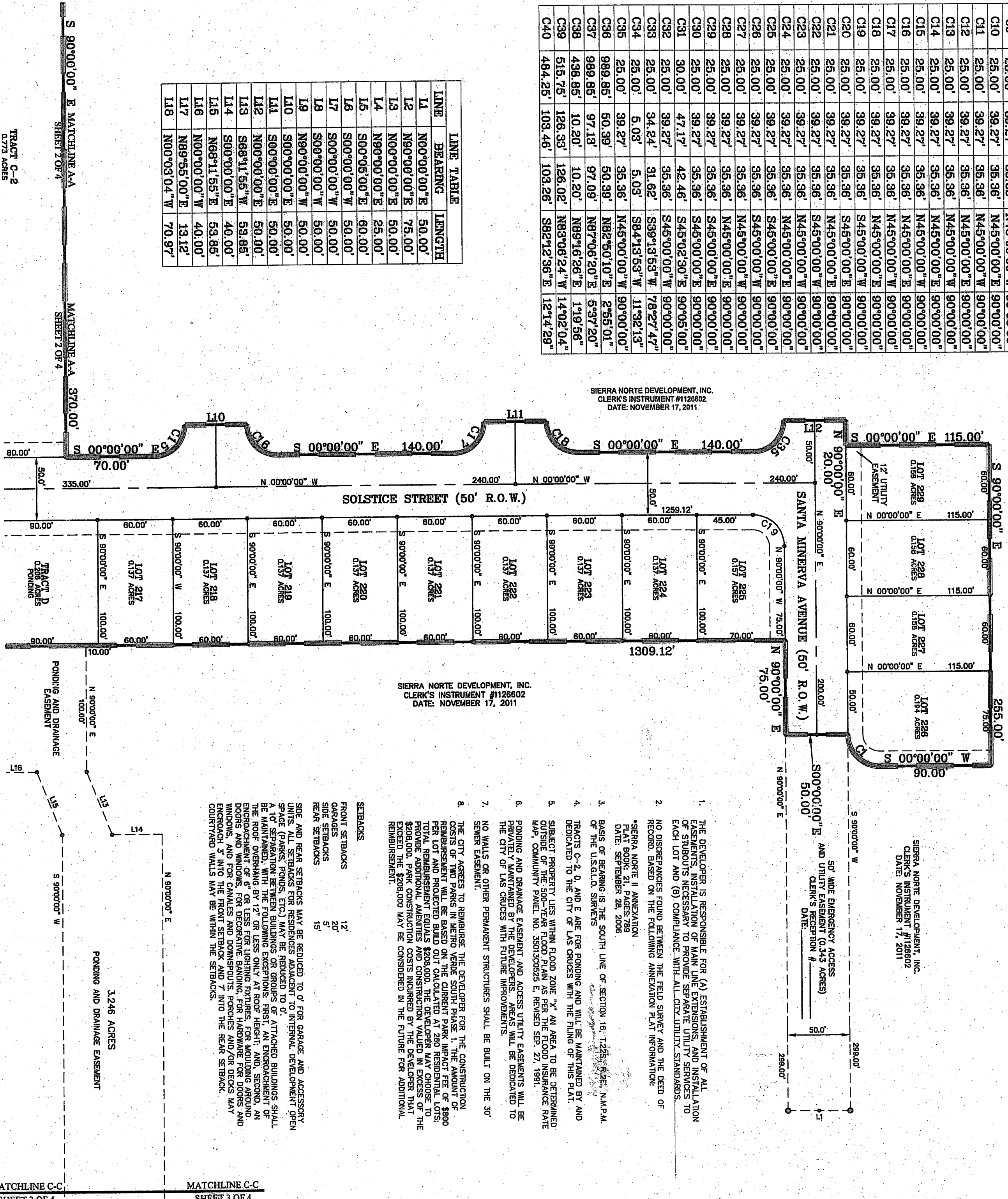
DIAMONDBACK
LAND SURVEYING CO., INC.
4068 MISSION BELL AVENUE
LAS CRUCES, NM 88011
(575) 520-6505
FILE ID: 111111

2008

METRO VERDE SOUTH, PHASE 1A

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	39.27'	35.36'	N45°00'00"E	90°00'00"
C2	438.85'	91.33'	91.17'	N83°58'40"E	11°55'26"
C3	560.00'	75.72'	75.66'	S81°53'50"W	7°44'49"
C4	1863.17'	274.33'	274.33'	N81°43'47"W	8°26'38"
C5	564.64'	79.93'	79.87'	N81°43'47"W	8°06'40"
C6	440.00'	95.55'	95.37'	S83°51'43"E	12°26'35"
C7	989.85'	147.62'	147.39'	N85°36'50"E	8°32'21"
C8	30.00'	47.08'	42.40'	N44°57'30"E	89°55'00"
C9	25.00'	39.27'	35.36'	N45°00'00"W	90°00'00"
C10	25.00'	39.27'	35.36'	N45°00'00"W	90°00'00"
C11	25.00'	39.27'	35.36'	N45°00'00"W	90°00'00"
C12	25.00'	39.27'	35.36'	N45°00'00"E	90°00'00"
C13	25.00'	39.27'	35.36'	N45°00'00"W	90°00'00"
C14	25.00'	39.27'	35.36'	N45°00'00"E	90°00'00"
C15	25.00'	39.27'	35.36'	N45°00'00"W	90°00'00"
C16	25.00'	39.27'	35.36'	N45°00'00"E	90°00'00"
C17	25.00'	39.27'	35.36'	N45°00'00"W	90°00'00"
C18	25.00'	39.27'	35.36'	N45°00'00"E	90°00'00"
C19	25.00'	39.27'	35.36'	S45°00'00"W	90°00'00"
C20	25.00'	39.27'	35.36'	S45°00'00"E	90°00'00"
C21	25.00'	39.27'	35.36'	N45°00'00"E	90°00'00"
C22	25.00'	39.27'	35.36'	S45°00'00"W	90°00'00"
C23	25.00'	39.27'	35.36'	N45°00'00"W	90°00'00"
C24	25.00'	39.27'	35.36'	S45°00'00"E	90°00'00"
C25	25.00'	39.27'	35.36'	S45°00'00"W	90°00'00"
C26	25.00'	39.27'	35.36'	S45°00'00"E	90°00'00"
C27	25.00'	39.27'	35.36'	N45°00'00"W	90°00'00"
C28	25.00'	39.27'	35.36'	N45°00'00"E	90°00'00"
C29	25.00'	39.27'	35.36'	S45°00'00"W	90°00'00"
C30	25.00'	39.27'	35.36'	S45°00'00"E	90°00'00"
C31	30.00'	47.17'	42.46'	S45°02'30"E	90°05'00"
C32	25.00'	39.27'	35.36'	S45°00'00"W	90°00'00"
C33	25.00'	34.24'	31.62'	S59°13'53"W	78°27'47"
C34	25.00'	5.03'	5.03'	S64°13'53"W	11°32'13"
C35	25.00'	39.27'	35.36'	N45°00'00"W	90°00'00"
C36	989.85'	50.39'	50.39'	N82°50'10"E	2°55'01"
C37	989.85'	97.13'	97.09'	N87°06'20"E	5°37'20"
C38	438.85'	10.20'	10.20'	N89°16'26"E	1°19'56"
C39	515.75'	126.33'	126.02'	N83°06'24"W	14°02'04"
C40	484.25'	103.46'	103.26'	S82°12'36"E	12°14'29"

LINE	BEARING	LENGTH
L1	N00°00'00"E	50.00'
L2	N90°00'00"E	75.00'
L3	N00°00'00"E	50.00'
L4	N90°00'00"E	25.00'
L5	S00°05'00"E	60.00'
L6	S00°00'00"W	50.00'
L7	S00°00'00"W	50.00'
L8	S00°00'00"W	50.00'
L9	N90°00'00"W	50.00'
L10	S00°00'00"E	50.00'
L11	S00°00'00"E	50.00'
L12	N00°00'00"E	50.00'
L13	S68°11'55"W	53.85'
L14	S00°00'00"E	40.00'
L15	N68°11'55"E	53.85'
L16	N00°00'00"W	40.00'
L17	N89°55'00"E	13.12'
L18	N00°03'04"W	70.97'



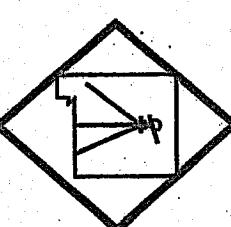
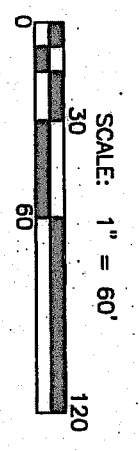
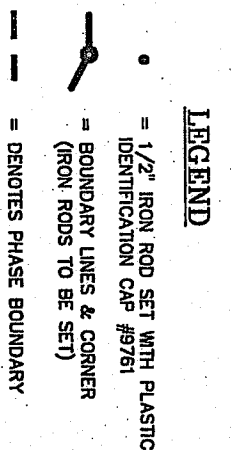
SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #1126602
DATE: NOVEMBER 17, 2011

SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #1126602
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SIERRA NORTE DEVELOPMENT, INC.
CLERK'S INSTRUMENT #1126602
DATE: NOVEMBER 17, 2011

1. THE DEVELOPER IS RESPONSIBLE FOR (A) ESTABLISHMENT OF ALL EASEMENTS, INSTALLATION OF MAIN LINE EXTENSIONS, AND INSTALLATION OF STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT AND (B) COMPLIANCE WITH ALL CITY UTILITY STANDARDS.
2. 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 28, 2008
3. BASIS OF BEARING IS THE SOUTH LINE OF SECTION 16; T.22S., R.2E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS
4. TRACTS C-2, D, AND E ARE FOR PONDING AND WILL BE MAINTAINED BY AND DEDICATED TO THE CITY OF LAS CRUCES WITH THE FLANK OF THIS PLAT.
5. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AN AREA TO BE DETERMINED OUTSIDE OF THE 500-YEAR FLOOD PLAN AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3501300293 E, REVISED SEP. 27, 1991.
6. PONDING AND DRAINAGE EASEMENT AND ACCESS UTILITY EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE DEVELOPERS. AREAS WILL BE DEDICATED TO THE CITY OF LAS CRUCES WITH FUTURE IMPROVEMENTS.
7. NO WALLS OR OTHER PERMANENT STRUCTURES SHALL BE BUILT ON THE 30' SEWER EASEMENT.
8. 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 280 RESIDENTIAL LOTS. TOTAL REIMBURSEMENT EQUALS \$208,000. THE DEVELOPER MAY CHOOSE TO PROVIDE ADDITIONAL AMENITIES \$208,000. THE DEVELOPER MAY CHOOSE TO REIMBURSE THE CITY FOR THE COSTS INCURRED BY THE DEVELOPER THAT EXCEEDS THE \$208,000 MAY BE CONSIDERED IN THE FUTURE FOR ADDITIONAL REIMBURSEMENT.

- SETBACKS**
- FRONT SETBACKS 12'
 - GARAGES 20'
 - SIDE SETBACKS 5'
 - REAR SETBACKS 15'
- NOTE: 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 LIGHTING FIXTURES, FOR MOUNTING AROUND DOORS AND WINDOWS, FOR DECORATIVE BRACING, FOR PORCHES AND/ OR DECKS AND WINDOWS, AND AT THE FRONT SETBACK AND 7' INTO THE REAR SETBACK. COURTYARD WALLS MAY BE WITHIN THE SETBACKS.



DIAMONDBACK
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FILE ID: 111111