

METRO VERDE SOUTH, PHASE 2A

BEING A PORTION OF A 127.457 ACRE TRACT
DESCRIBED IN INSTRUMENT NO. 1306549 RECORDED
ON MARCH 18, 2013 IN THE DONA ANA COUNTY RECORDS
CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO
SCALE: 1"=50'
DECEMBER 12, 2014

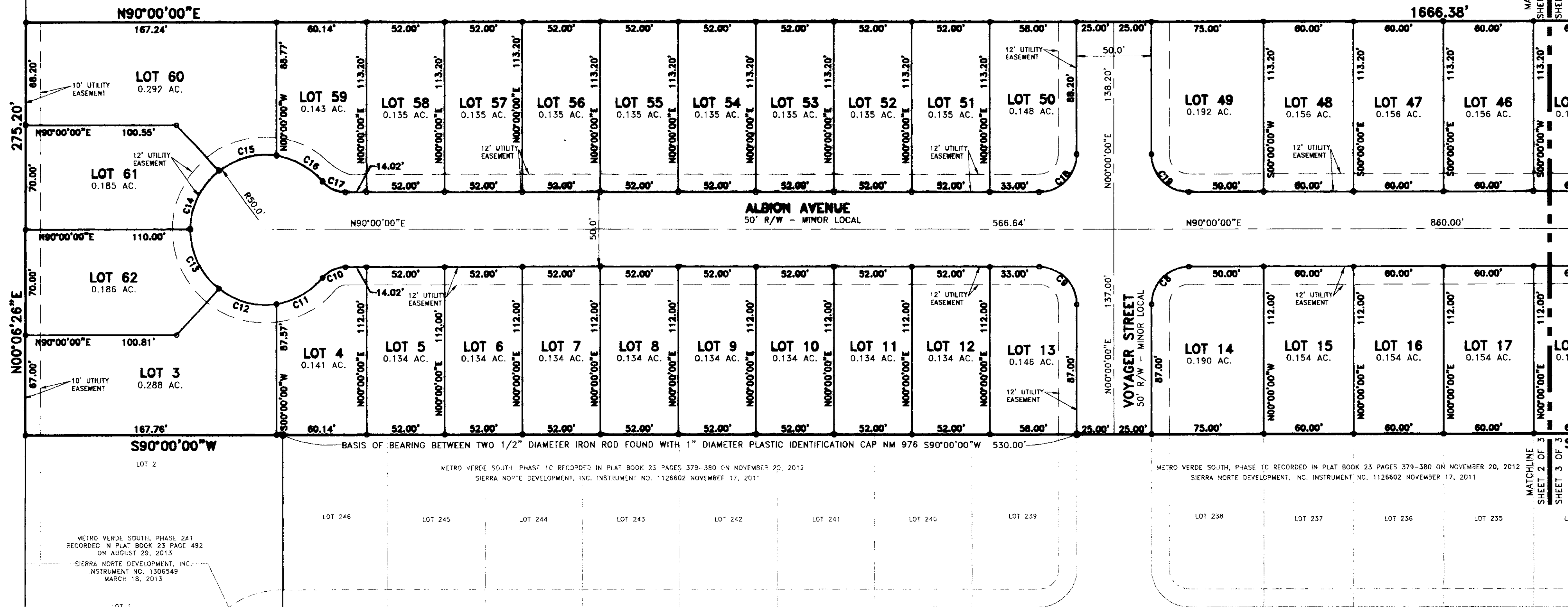
TIE TO A U.S.G.L.O. BRASS CAP
FOUND FOR THE W/4 OF SECTION
16, T.22S., R.2E., N.M.P.M. OF
THE U.S.G.L.O. SURVEYS
N 00°06'26" E
597.41'

PROPOSED METRO VERDE SOUTH, PHASE 2B
SIERRA NORTE DEVELOPMENT, INC. INSTRUMENT NO. 1306549 MARCH 18, 2013

MATCHLINE
SHEET 2 OF 3
SHEET 3 OF 3

PRESTON THOMAS
W/4 REF: BOOK 275, PAGES 443-452
DATE: MAY 6, 1997

MATCHLINE
SHEET 2 OF 3
SHEET 3 OF 3

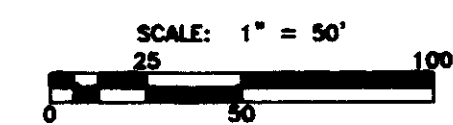


- NOTES:**
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN AS PER FIRM FLOOD INSURANCE MAP COMMUNITY PANEL 35013C0525E EFFECTIVE DATE SEPTEMBER 27, 1991.
 - THE DEVELOPER IS RESPONSIBLE FOR: (A) ALL EASEMENTS, MAIN LINE EXTENSIONS, AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT. (B) COMPLIANCE WITH ALL APPLICABLE CITY UTILITY STANDARDS.
 - BUILDING PERMITS FOR ANY GRADING OR FOR CONSTRUCTION OF STRUCTURES ON INDIVIDUAL LOTS WITHIN THIS SUBDIVISION SHALL NOT BE ISSUED UNLESS AND UNTIL THE REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION HAVE PROGRESSED TO A POINT WHERE THEY CAN BE UTILIZED FOR THE PURPOSES FOR WHICH THEY WERE INTENDED YET BEFORE ALL PUNCH LIST ITEMS ARE COMPLETE AS DETERMINED IN WRITING BY THE CITY OF LAS CRUCES PUBLIC WORKS DIRECTOR, PURSUANT TO AND CONSISTENT WITH THE CITY'S SUBDIVISION SUBSTANTIAL COMPLETION AND BUILDING PERMITS ORDINANCE, AS REVISED.
 - POST-DEVELOPMENT RUNOFF IS MANAGED THROUGH A SYSTEM OF STORM DRAINS AND REGIONAL PONDING. DETAILS CAN BE FOUND IN THE FINAL DRAINAGE REPORT FOR THIS DEVELOPMENT.

SETBACKS

FRONT SETBACKS	12'
SECONDARY FRONT SETBACKS	12'
GARAGES	20'
SIDE SETBACKS	5'
REAR SETBACKS	15'

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 LIGHTING FIXTURES, FOR MouldING AROUND DOORS AND WINDOWS, FOR DECORATIVE BANDING, FOR HARDWARE FOR DOORS AND WINDOWS, FOR CANALES AND FOR DOWNSPOUTS. PORCHES AND/OR DECKS MAY ENCROACH 3' INTO THE FRONT SETBACK AND 7' INTO THE REAR SETBACK. COURTYARD WALLS MAY BE WITHIN THE SETBACKS.



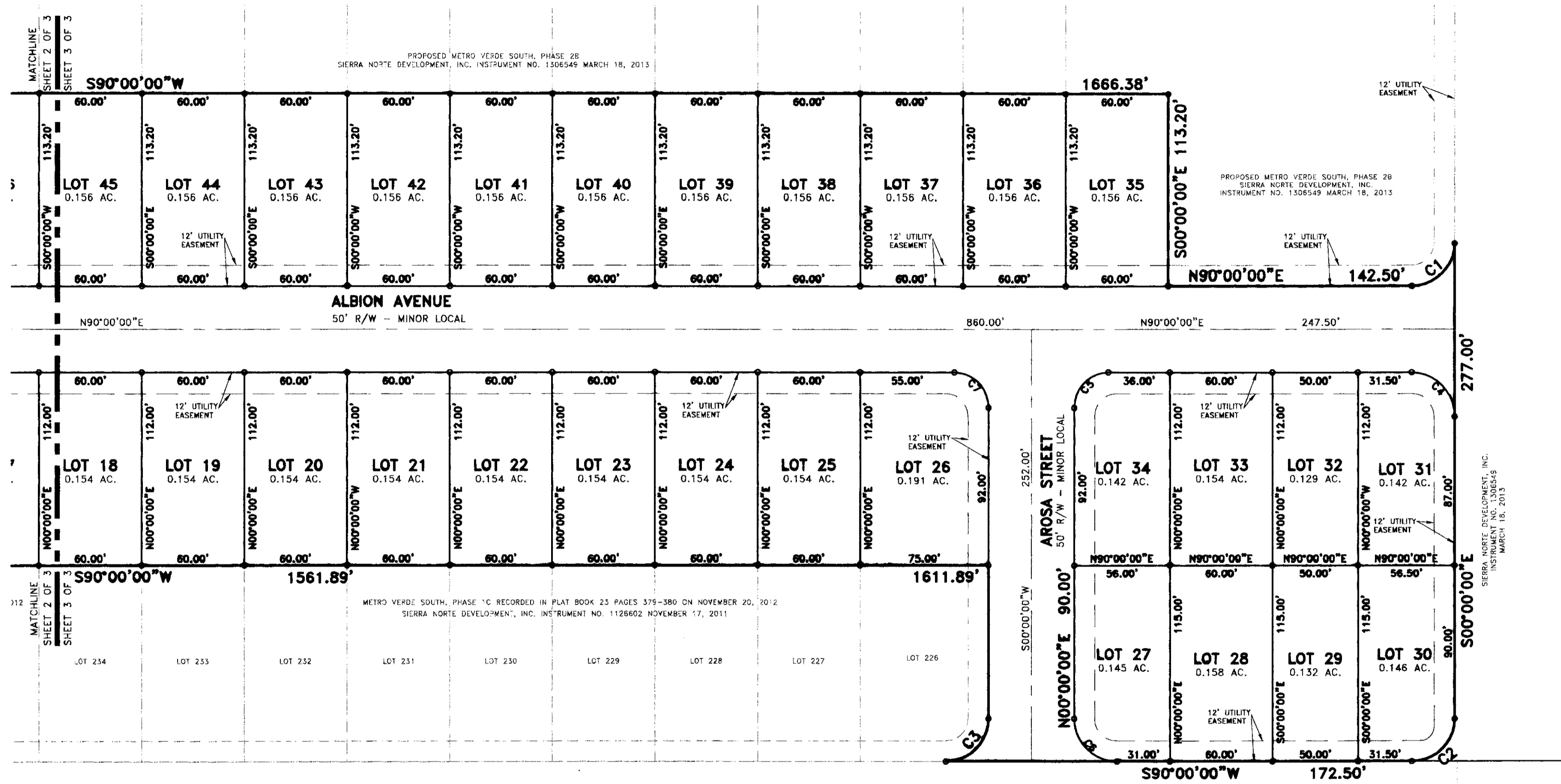
- = 1/2" DIAMETER IRON ROD FOUND WITH 1" DIAMETER PLASTIC IDENTIFICATION CAP NM 9761
- = 1/2" DIAMETER IRON ROD SET WITH 1" DIAMETER PLASTIC IDENTIFICATION CAP NM 9761

TIERRA SURVEYS, LLC.
P.O. Box 1857
Mesilla Park, NM 88047
(575) 520-6505
File Id: 14021.dwg

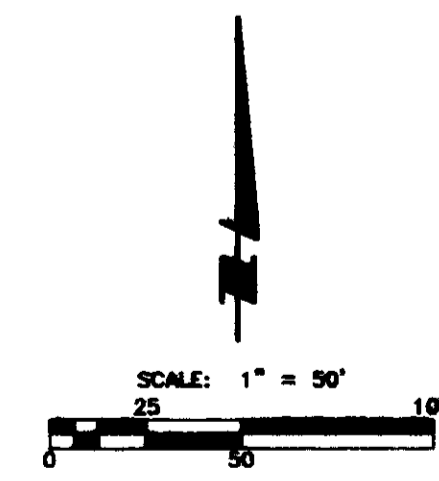
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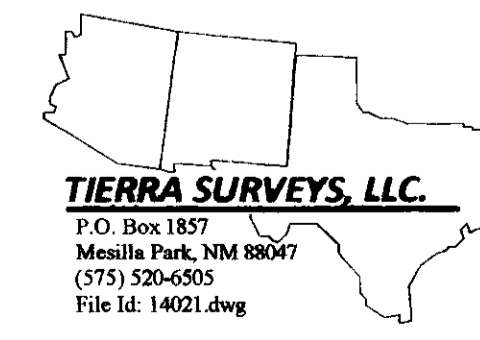
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C2	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C3	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C4	25.00	39.27	25.00	35.36	N45°00'00"W	90°00'00"
C5	20.00	31.42	20.00	28.28	S45°00'00"W	90°00'00"
C6	25.00	39.27	25.00	35.36	S45°00'00"E	90°00'00"
C7	20.00	31.42	20.00	28.28	N45°00'00"W	90°00'00"
C8	25.00	39.27	25.00	35.36	S45°00'00"W	90°00'00"
C9	25.00	39.27	25.00	35.36	N45°00'00"W	90°00'00"
C10	20.00	17.45	9.33	16.90	S65°00'09"W	49°59'41"
C11	50.00	36.10	18.88	35.32	N80°41'21"E	41°22'04"
C12	50.00	40.71	21.56	39.59	S75°18'10"E	46°38'54"
C13	50.00	45.36	24.38	43.82	S25°59'21"E	51°58'43"
C14	50.00	45.36	24.38	43.82	S25°59'21"W	51°58'43"
C15	50.00	40.71	21.56	39.59	S75°18'10"W	46°38'54"
C16	50.00	36.10	18.88	35.32	N80°41'21"W	41°22'04"
C17	20.00	17.45	9.33	16.90	S65°00'09"E	49°59'41"
C18	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C19	25.00	39.27	25.00	35.36	S45°00'00"E	90°00'00"



- = 1/2" DIAMETER IRON ROD FOUND WITH 1" DIAMETER PLASTIC IDENTIFICATION CAP NM 9761
- = 1/2" DIAMETER IRON ROD SET WITH 1" DIAMETER PLASTIC IDENTIFICATION CAP NM 9761



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