

METRO VERDE SOUTH, PHASE 2B

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

DEDICATION

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS METRO VERDE SOUTH, PHASE 2B AND CONTAINS 12.837 ACRES OF LAND, MORE OR LESS.

ALL RIGHTS OF WAY AND PUBLIC AREAS SHOWN HEREON 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 THIS PLAT IS ALLOWED.

THIS SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON.

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS 29th DAY OF December, 2014.

John Moscato
JOHN MOSCATO, VICE PRESIDENT
SIERRA NORTE DEVELOPMENT, INC.
3590 W. PICACHO AVENUE
LAS CRUCES, NEW MEXICO 88007

INSTRUMENTS OF TITLE: INSTRUMENT NO. 1306549 FILED MARCH 18, 2013

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF December, 2014, BY John Moscato

Kerry W. Greiner
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: 8-12-15

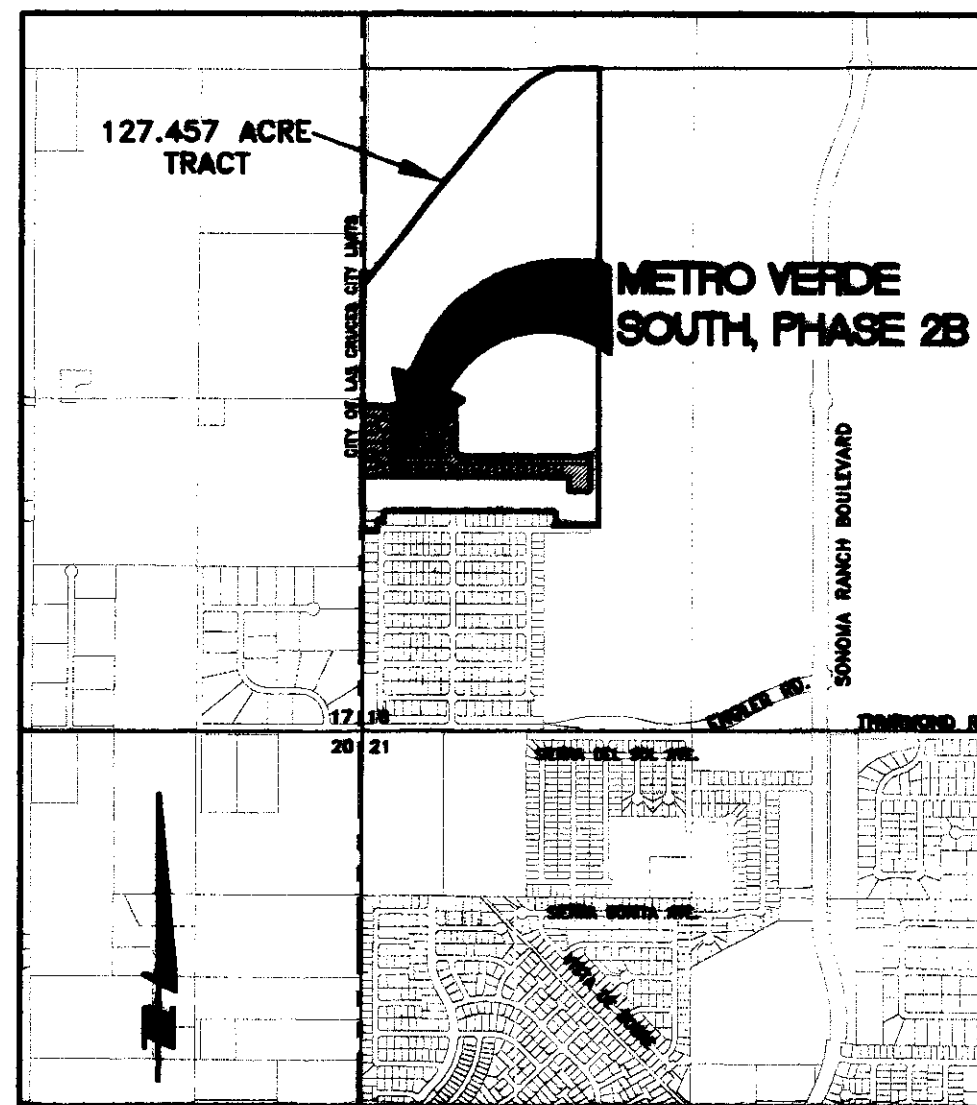
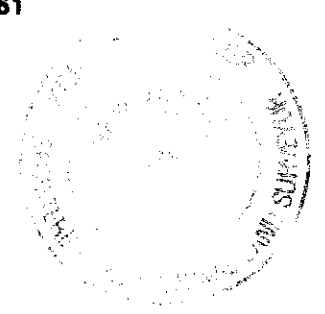
8-12-15

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12-12-14
DATE OF SURVEY

Kerry W. Greiner
KERRY W. GREINER, PS 9761
P.O. BOX 1857
MESILLA PARK, NM 88047



VICINITY MAP - NOT TO SCALE

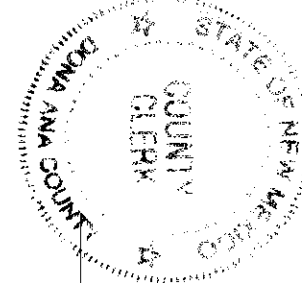
PLAT NO. 5386 RECEPTION NO. 506045

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 25 DAY OF March, 2015 AT 11:00 O'CLOCK AND DULY RECORDED IN PLAT RECORD 23 PAGE(S) 732-734 FILED IN THE RECORDS OF SAID COUNTY.

COUNTY CLERK

Renee Tang
DEPUTY CLERK



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 COMPANIES TO THE SUBDIVISION.

EL PASO ELECTRIC COMPANY

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

BY: [Signature] DATE: 12/12/14

QWEST CORPORATION, d/b/a CENTURYLINK QC

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST CORPORATION, d/b/a CENTURYLINK QC, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF TELEPHONE UTILITIES.

CENTURYLINK, INC. DISCLAIMER: THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THIS SUBDIVISION.

BY: [Signature] DATE: 12/18/14

COMCAST CABLE COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF CABLE UTILITIES.

BY: [Signature] DATE: 12/23/14

MOONGATE WATER COMPANY

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

BY: [Signature] DATE: 12-29-14

CITY OF LAS CRUCES APPROVALS

THIS PLAT HAS BEEN APPROVED BY THE CITY OF LAS CRUCES AND ALL THE REQUIREMENTS FOR APPROVAL OF 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 OF THIS PLAT.

BY: David Weir DATE: 1-9-15
DIRECTOR OF COMMUNITY DEVELOPMENT

BY: [Signature] DATE: 1/16/15
DIRECTOR OF UTILITIES

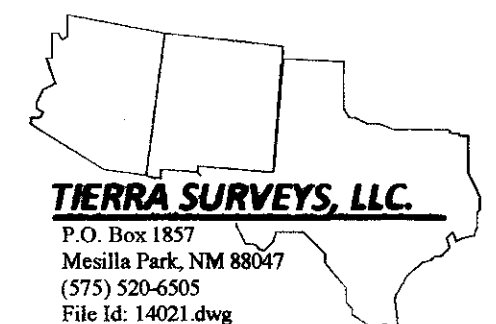
BY: [Signature] DATE: 1/26/15
DIRECTOR OF PUBLIC WORKS

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 AND IS APPROVED FOR FILING WITH THE COUNTY CLERK.

CHAIRMAN [Signature] DATE: 20 Jan 15

SECRETARY [Signature] DATE: 1/20/15



METRO VERDE SOUTH, PHASE 2B

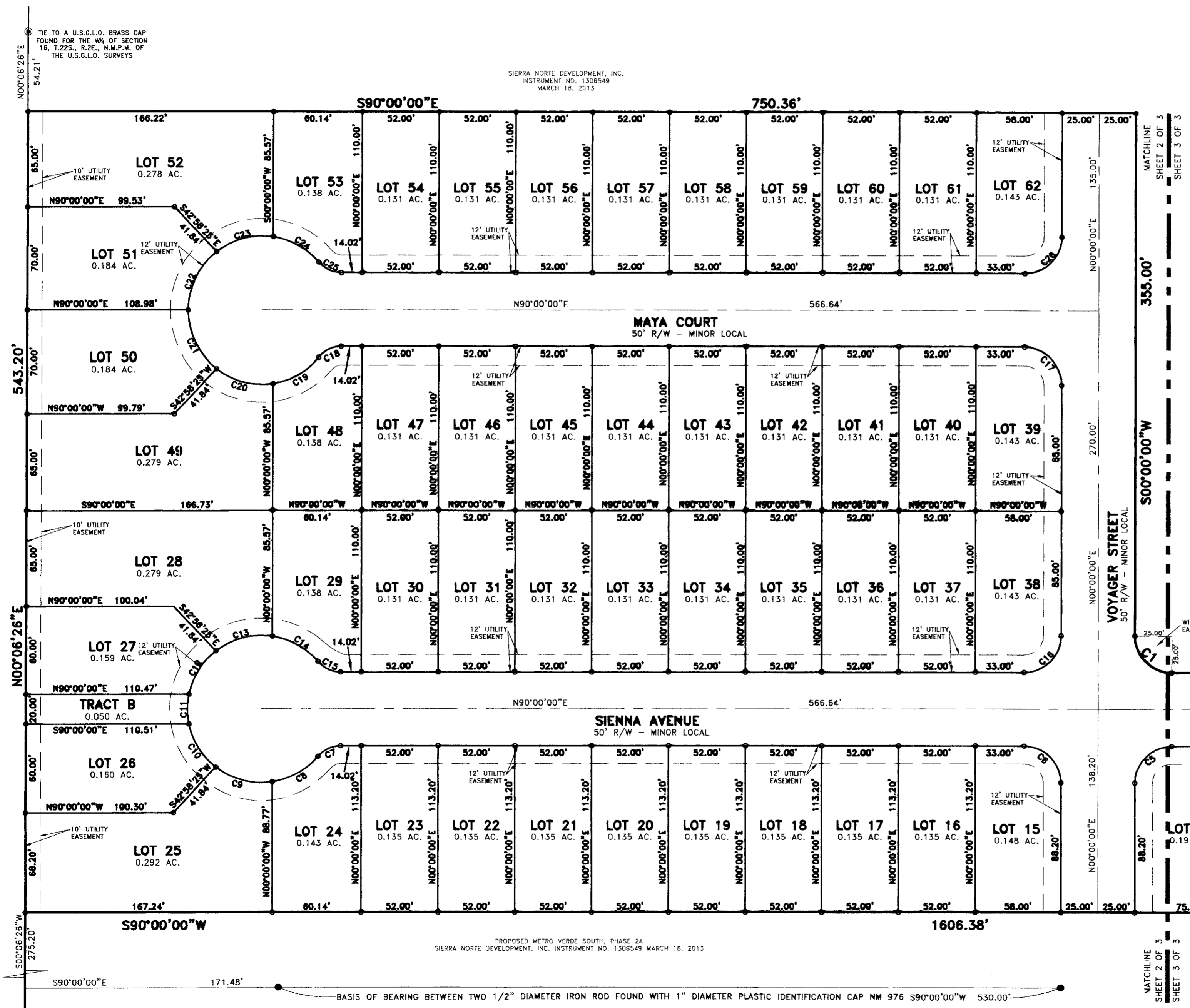
BEING A PORTION OF A 127.457 ACRE TRACT
DESCRIBED IN INSTRUMENT NO. 1306549 RECORDED
ON MARCH 18, 2013 IN THE DONA ANA COUNTY RECORDS
CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO
SCALE: 1"=50' DECEMBER 12, 2014

- 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 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.
 - TRACT A IS A PUBLIC AREA FOR PARK USE. IT WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF LAS CRUCES.
 - TRACT B IS A PUBLIC AREA FOR DRAINAGE USE. IT WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF LAS CRUCES.

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 CARNALES AND FOR DOWNSPOUTS. PORCHES AND/OR DECKS MAY ENCR OACH 3' INTO THE FRONT SETBACK AND 7' INTO THE REAR SETBACK. COURTYARD WALLS MAY BE WITHIN THE SETBACKS.



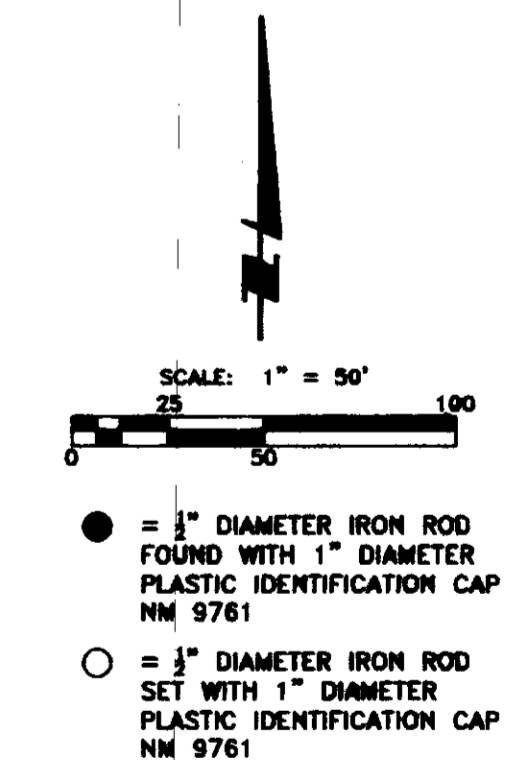
TIE TO A U.S.G.L.O. BRASS CAP FOUND FOR THE W/2 OF SECTION 16, T.22S., R.2E., N.M.S.P.M. OF THE U.S.G.L.O. SURVEYS

SIERRA NORTE DEVELOPMENT, INC.
INSTRUMENT NO. 1306549
MARCH 18, 2013

PRESTON THOMAS
WITY. DEED BOOK 275, PAGES 443-452
DATE: MAY 6, 1982

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

BASIS OF BEARING BETWEEN TWO 1/2" DIAMETER IRON ROD FOUND WITH 1" DIAMETER PLASTIC IDENTIFICATION CAP NM 976 S90°00'00"W 530.00'



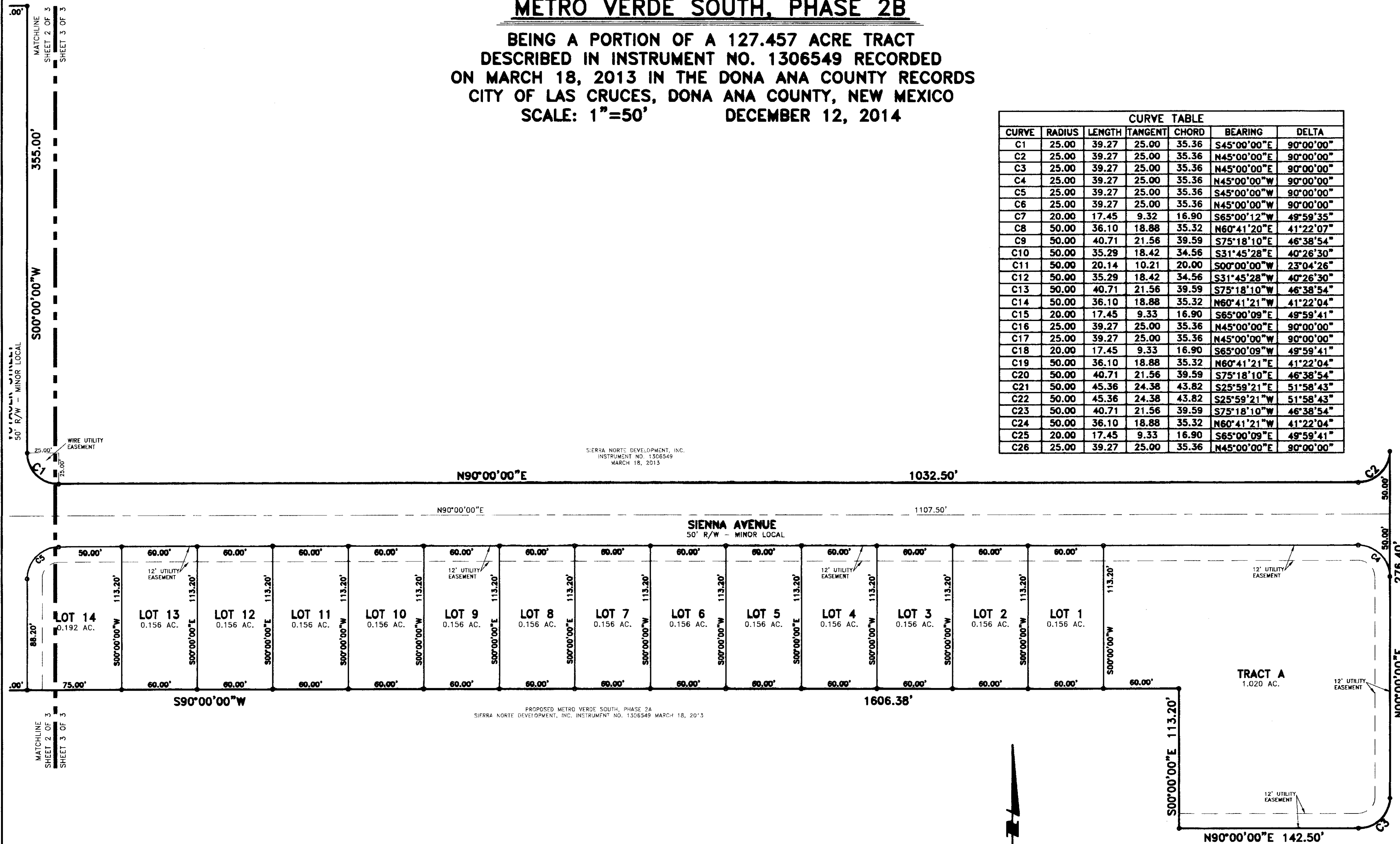
TIERRA SURVEYS, LLC.
P.O. Box 1857
Mesilla Park, NM 88047
(575) 520-6505
File Id: 14021.dwg

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METRO VERDE SOUTH, PHASE 2B

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
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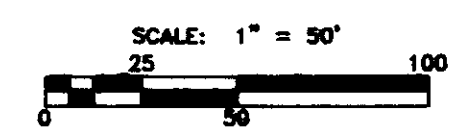
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	S45°00'00"E	90°00'00"
C2	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C3	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C4	25.00	39.27	25.00	35.36	N45°00'00"W	90°00'00"
C5	25.00	39.27	25.00	35.36	S45°00'00"W	90°00'00"
C6	25.00	39.27	25.00	35.36	N45°00'00"W	90°00'00"
C7	20.00	17.45	9.32	16.90	S65°00'12"W	49°59'35"
C8	50.00	36.10	18.88	35.32	N60°41'20"E	41°22'07"
C9	50.00	40.71	21.56	39.59	S75°18'10"E	46°38'54"
C10	50.00	35.29	18.42	34.56	S31°45'28"E	40°26'30"
C11	50.00	20.14	10.21	20.00	S00°00'00"W	23°04'26"
C12	50.00	35.29	18.42	34.56	S31°45'28"W	40°26'30"
C13	50.00	40.71	21.56	39.59	S75°18'10"W	46°38'54"
C14	50.00	36.10	18.88	35.32	N60°41'21"W	41°22'04"
C15	20.00	17.45	9.33	16.90	S65°00'09"E	49°59'41"
C16	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C17	25.00	39.27	25.00	35.36	N45°00'00"W	90°00'00"
C18	20.00	17.45	9.33	16.90	S65°00'09"W	49°59'41"
C19	50.00	36.10	18.88	35.32	N60°41'21"E	41°22'04"
C20	50.00	40.71	21.56	39.59	S75°18'10"E	46°38'54"
C21	50.00	45.36	24.38	43.82	S25°59'21"E	51°58'43"
C22	50.00	45.36	24.38	43.82	S25°59'21"W	51°58'43"
C23	50.00	40.71	21.56	39.59	S75°18'10"W	46°38'54"
C24	50.00	36.10	18.88	35.32	N60°41'21"W	41°22'04"
C25	20.00	17.45	9.33	16.90	S65°00'09"E	49°59'41"
C26	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"



SIERRA NORTE DEVELOPMENT, INC.
INSTRUMENT NO. 1306549
MARCH 18, 2013

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

SIERRA NORTE DEVELOPMENT, INC.
INSTRUMENT NO. 1306549
MARCH 18, 2013



- = 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.
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File Id: 14021.dwg

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