

**METRO PARK VILLAGE, PHASE 1A**

BEING A PORTION OF A 65,068 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 1303713 RECORDED ON FEBRUARY 12, 2013 OF THE DONA ANA COUNTY RECORDS CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO JANUARY 22, 2016

DEDICATION  
THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS METRO PARK VILLAGE, PHASE 1A, AND CONTAINS 18,175 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 PLAN 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 AS SHOWN ON THIS PLAN AND WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAN ARE 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 20th DAY OF JANUARY 2016.

*John Noscato*  
JOHN NOSCATO, VICE PRESIDENT  
SERRA NORTE DEVELOPMENT, INC.  
3390 W. PEACHO AVENUE  
LAS CRUCES, NEW MEXICO 88007

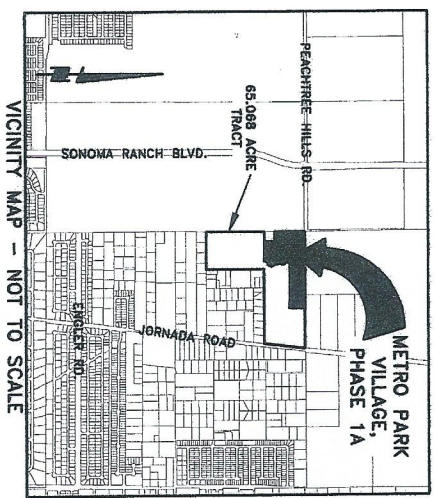
INSTRUMENT OF TITLE: INSTRUMENT NO. 1303713 RECORDED FEBRUARY 12, 2013

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY

OF JANUARY 2016 BY JORDI HOSCHKE

*Jordi Hoschke*  
(NOTARY PUBLIC) 8-12-19



UTILITY APPROVALS  
THIS PLAN HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAN 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 SIGNATORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND ONLY) OVERHEAD AND/OR (UNDERGROUND AND DESPANNED OVERHEAD FEEDER) ELECTRICAL UTILITIES.  
DATE: 1/21/16

QUEST CORPORATION, d/b/a CENTURYLINK CO  
EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QUEST CORPORATION, d/b/a CENTURYLINK CO, ARE SIGNATORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND ONLY) OVERHEAD AND/OR (UNDERGROUND AND DESPANNED OVERHEAD FEEDER) TELEPHONE FACILITIES.  
DATE: 2/11/16

COMCAST CABLE COMPANY  
EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST, ARE SIGNATORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND AND/OR UNDERGROUND) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) CABLE/TELEVISION/INTERNET UTILITIES.  
DATE: 2/11/16

MOONGATE WATER COMPANY  
EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO MOONGATE WATER COMPANY, ARE SIGNATORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF WATER UTILITIES.  
DATE: 1-29-16

CITY OF LAS CRUCES APPROVALS  
THIS PLAN HAS BEEN APPROVED BY THE CITY OF LAS CRUCES AND ALL THE REQUIREMENTS FOR APPROVAL OF THE ABOVE PLAN HAVE BEEN MET TO THE SATISFACTION OF THE CITY ENGINEER AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY OF THIS PLAN.  
DATE: 2-3-16

BY: *David Wei*  
DIRECTOR OF COMMUNITY DEVELOPMENT  
DATE: 2/17/16

BY: *Greg A. Fox*  
DIRECTOR OF UTILITIES  
DATE: 2-10-16

CITY PLANNING AND ZONING COMMISSION APPROVAL  
THIS PLAN HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES PLANNING AND ZONING COMMISSION. IT CONCURS WITH THE GENERAL OFFICERS OF EXISTING UTILITIES AND THOSE OPENING WITH THE COUNTY CLERK.  
DATE: 2/17/16

CHAIRMAN: *Shirley White*  
DATE: 2/17/16

SECRETARY: *Charles R. Brans*  
DATE: 2/17/16



SURVEYOR'S CERTIFICATION  
THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAN WAS PREPARED FROM FIELD NOTES OF A MEASUREMENT CORRECTING 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.  
DATE OF SURVEY: 1-22-16  
*Kerry Torres*  
KERRY TORRES, PS 9761  
P.O. BOX 1857  
MERRILL PARK, NM 88047

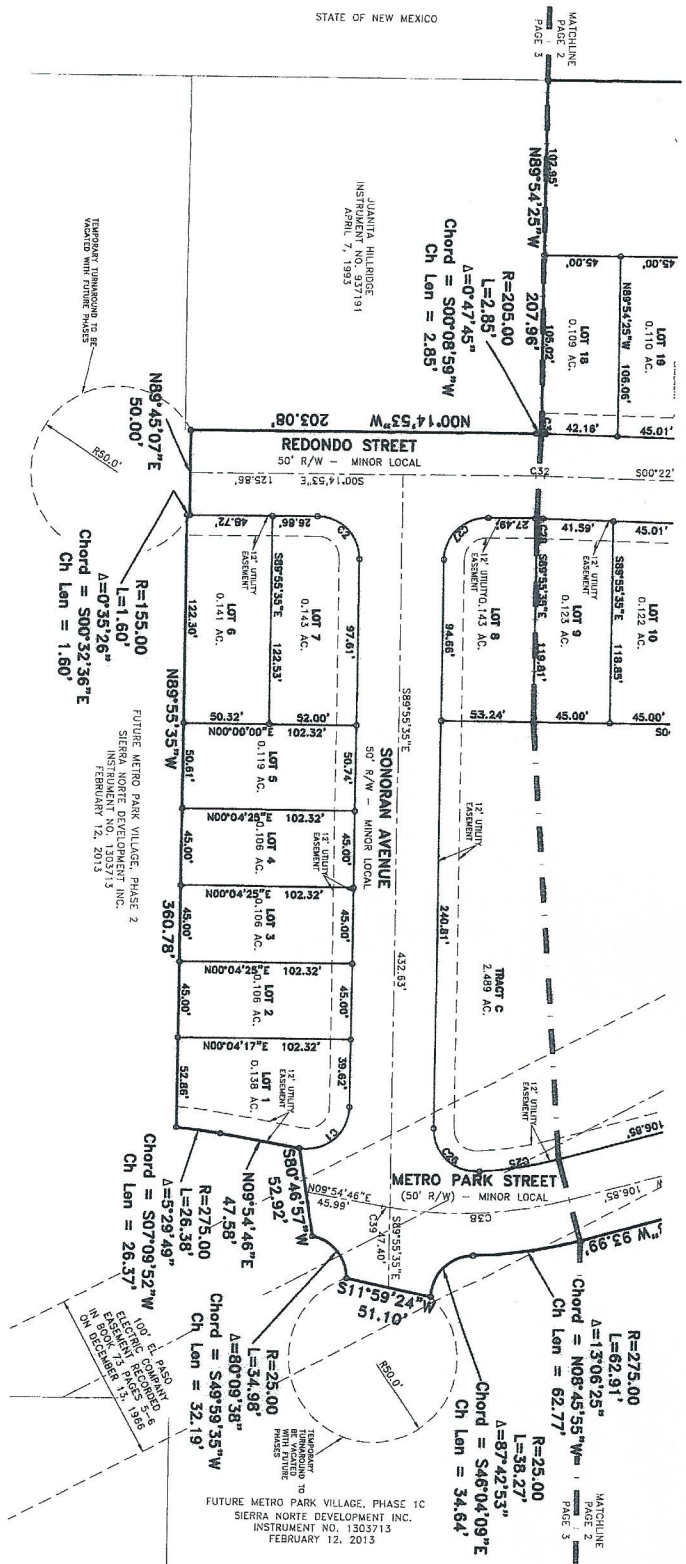
PLAT NO. 5410  
(STATE OF NEW MEXICO)  
SS.  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 15th DAY OF MARCH 2016 AT 11:19 O'CLOCK AND DULY RECORDED IN PLAT RECORD 04 PAGE(S) 01-104 FILED IN THE RECORDS OF SAID COUNTY.  
COUNTY CLERK: *Shirley White*  
DEPUTY CLERK: *Charles R. Brans*





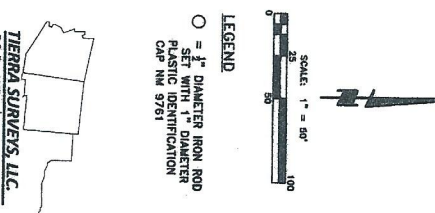
# METRO PARK VILLAGE, PHASE 1A

BEING A PORTION OF A 65.068 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 1303713 RECORDED ON FEBRUARY 12, 2013 OF THE DONA ANA COUNTY RECORDS CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO  
 SCALE: 1" = 50'



- NOTES:**
1. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" UNDESIGNED AN AREA DETERMINED TO BE OUTSIDE OF THE SO-CALLED FLOOD INSURANCE RATE MAP COMMUNITY PANEL 35013-00232E EFFECTIVE DATE EFFECTIVE DATE SEPTEMBER 27, 1991.
  2. THE DEVELOPER IS RESPONSIBLE FOR: (A) ALL EASEMENTS, MAIN LINE EXTENSIONS, AND STUBBOUS NECESSARY TO PROVIDE SERVICE TO ALL UTILITY STANDARDS.
  3. 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 UTILIZED FOR THE PROJECT HAVE PROCEEDED TO A POINT WHERE THEY CAN BE UTILIZED FOR THE PROJECT. ALL PUBLIC IMPROVEMENTS ARE TO BE PERFORMED IN WRITING BY THE CITY OF LAS CRUCES PUBLIC WORKS DIRECTOR, PURSUANT TO AND CONSISTENT WITH THE CITY'S SUBDIVISION PERMITTING, COMPLETION AND BUILDING PERMITS ORDINANCE, AS REVISED.
  4. POST-DEVELOPMENT RUNOFF IS MANAGED THROUGH A SYSTEM OF STORM DRAINS AND REGIONAL PONDING. TRACTS A AND D ARE FOR RUNOFF AND DETENTION OF METRO PARK VILLAGE. TRACTS B AND C ARE FOR DETENTION AND SHALL BE ALLOWED TO CONTINUE.
  5. TRACTS B AND C ARE PUBLIC AREAS FOR PARK USE. THEY WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF LAS CRUCES.
  6. TRACTS A AND D ARE PUBLIC AREAS FOR DRAINAGE USE. THEY 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. SETBACKS FOR RESIDENCES ADVANCED TO INTERNAL DEVELOPMENT OPEN SPACE (PARKS, COURTS, ETC.) MAY BE REDUCED TO 0'.
- A 10' SEPARATION BETWEEN BUILDINGS OR GROUPS OF ATTACHED FIRST FLOOR ENCLAVES SHALL BE MAINTAINED WITH THE FOLLOWING EXCEPTIONS: ONLY AT ROOF HEIGHTS; AND SIDE SETBACKS MAY BE REDUCED TO 5' OR LESS FOR LIGHTING FIXTURES; FOR HANGING ARCHING DOORS AND WINDOWS; FOR DECORATIVE BANDING; FOR HARDWARE FOR DOORS AND WINDOWS; FOR CANALS; AND FOR DOWNPOUTS. PORCHES AND/OR DECKS MAY BE EXTENDED INTO THE FRONT SETBACK AND 7' INTO THE REAR SETBACK. COURTYARD WALLS MAY BE WITHIN THE SETBACKS.



**TIERRA SURVEYS, LLC.**  
 P.O. Box 1887  
 Mesilla Park, NM 88047  
 PLS: 505.833.5442

# METRO PARK VILLAGE, PHASE 1A

BEING A PORTION OF A 65.066 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 1303713 RECORDED ON FEBRUARY 12, 2013 OF THE DONA ANA COUNTY RECORDS CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO SCALE: 1" = 50'

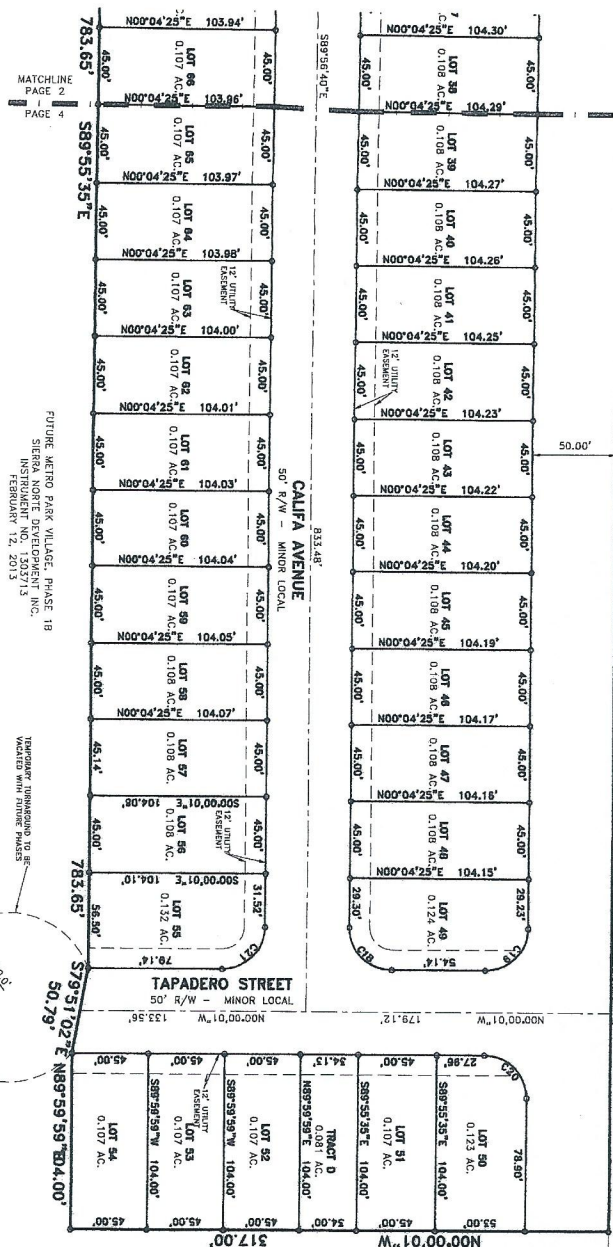
FEDERAL LAND BOOK 170 PAGE 16

85' ACCESS & EASEMENT PER PEACHTREE HILLS AMENATION RECORDED PAGES 789-791 ON DECEMBER 4, 2009

PEACHTREE HILLS ROAD PROPOSED 100' R/W - MINOR ARTERIAL

BASED ON BEARING IS BETWEEN USULDO BRAGA CAR PAVES AS SHOWN ON THE 1988-89 AND 1990-91 RECORDS

1588.48'



**METRO PARK VILLAGE, PHASE 1B**

BEING A PORTION OF A 65.068 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 1303713 RECORDED ON FEBRUARY 12, 2013 OF THE DONA ANA COUNTY RECORDS CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO JANUARY 22, 2016

**DEDICATION**

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS METRO PARK VILLAGE, PHASE 1B, AND CONTAINS 5.511 ACRES OF LAND, MORE OR LESS.

ALL RIGHTS OF WAY AND PUBLIC AREAS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAS CRUCES. THE CITY OF LAS CRUCES IS GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS INSTRUMENT THE RIGHT TO USE THE TRACT OF LAND SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF (OVERHEAD ONLY) (OVERHEAD AND/OR UNDERGROUND) TELEPHONE FACILITIES. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE AND ENJOYMENT OF THE SUBDIVISION AND WILL NOT INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAN AND ALSO GRANTED.

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 22<sup>nd</sup> DAY OF January 2016

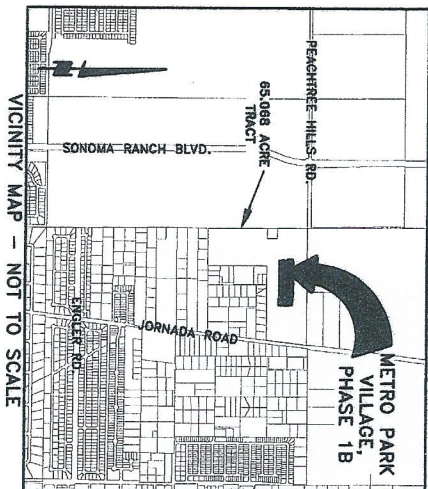
*John Moscato*  
JOHN MOSCATO, VICE PRESIDENT  
SERRA NORTE DEVELOPMENT, INC.  
3590 W. PICACHO AVENUE  
LAS CRUCES, NEW MEXICO 88007

INSTRUMENT OF TITLE: INSTRUMENT NO. 1303713 RECORDED FEBRUARY 12, 2013 (STATE OF NEW MEXICO) SS (COUNTY OF DONA ANA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY

OF January 2016 BY John Moscato

*Joseph Sison*  
(NOTARY PUBLIC)  
STATE OF NEW MEXICO  
NOTARY PUBLIC - COMM. NO. 8-12-19



**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM AWARE OF THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY: 1-21-16  
SURVEYOR: *Joseph Sison*  
REGISTERED LAND SURVEYOR, P.E.  
P.O. BOX 9581  
MESQUITA PARK, NM 88047



PLAT NO. 5403 RECEPTION NO. 10051050  
(STATE OF NEW MEXICO) SS (COUNTY OF DONA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 18<sup>th</sup> DAY OF March 2016 AT 11:19 O'CLOCK AND DULY RECORDED IN PLAT RECORD 24 PAGE(S) 15-16 FILED IN THE RECORDS OF SAID COUNTY.

COUNTY CLERK: *Anna Loug*  
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 (UNDERGROUND ONLY) (OVERHEAD ONLY) (OVERHEAD AND/OR UNDERGROUND) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL UTILITIES.

BY: *[Signature]* DATE: 1/22/16

ONEST CORPORATION, 4/9/a CENTURYLINK OC

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO ONEST CORPORATION, 4/9/a CENTURYLINK OC, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (OVERHEAD AND/OR UNDERGROUND) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE FACILITIES.

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: 2/1/16

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 (UNDERGROUND ONLY) (OVERHEAD ONLY) (OVERHEAD AND/OR UNDERGROUND) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) CABLE/TELEVISION/INTERNET UTILITIES.

BY: *[Signature]* DATE: 1-29-16

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: 2-1-16

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 BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT SUBJECT TO ANY AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY OF THIS PLAN.

BY: *David Wein* DATE: 2-3-16  
DIRECTOR OF COMMUNITY DEVELOPMENT

BY: *[Signature]* DATE: 2/12/16  
DIRECTOR OF UTILITIES

BY: *[Signature]* DATE: 2-10-16  
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 PROVISIONS AND IS IN ACCORDANCE WITH THE GENERAL CITY PLANNING AND IS APPROVED FOR FILING WITH THE COUNTY CLERK.

CHAIRMAN: *[Signature]* DATE: 2/12/16

SECRETARY: *[Signature]* DATE: 2/12/16



TIERRA SURVEYS, LLC  
P.O. Box 1587  
Mesilla Park, NM 88047  
(757) 526-6503  
File # 1433446

**METRO PARK VILLAGE, PHASE 1B**

BEING A PORTION OF A 65,068 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 1303713 RECORDED ON FEBRUARY 12, 2013 OF THE DONA ANA COUNTY RECORDS CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO SCALE: 1" = 50' JANUARY 22, 2016

FUTURE METRO PARK VILLAGE, PHASE 1A  
SIERRA NORTE DEVELOPMENT INC.  
INSTRUMENT NO. 1303713  
FEBRUARY 12, 2013

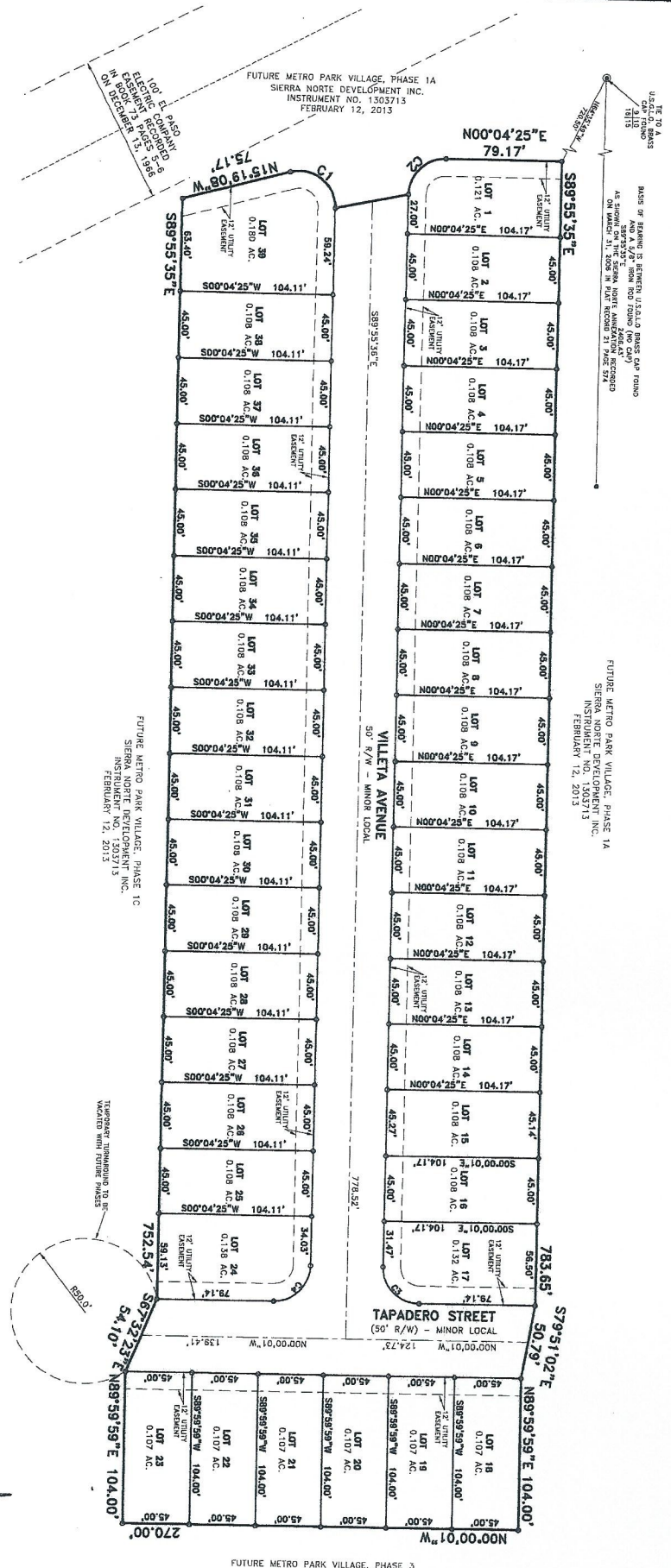
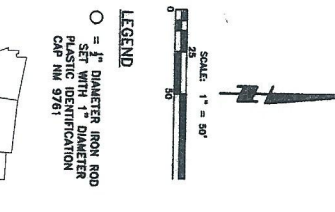
FUTURE METRO PARK VILLAGE, PHASE 1C  
SIERRA NORTE DEVELOPMENT INC.  
INSTRUMENT NO. 1303713  
FEBRUARY 12, 2013

FUTURE METRO PARK VILLAGE, PHASE 3  
SIERRA NORTE DEVELOPMENT INC.  
INSTRUMENT NO. 1303713  
FEBRUARY 12, 2013

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	45.00'	32.81'	39.77'	S87°22'30"W	109°23'32"
C2	25.00'	39.57'	28.00'	35.36'	S44°59'30"E	90°00'00"
C3	25.00'	39.57'	28.00'	35.36'	N44°59'12"E	90°04'25"
C4	25.00'	39.57'	28.00'	35.36'	N44°57'48"W	89°55'35"

- NOTES:
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" UNSHADED AN AREA DETERMINED TO BE OUTSIDE OF THE 300-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE MAP COMMUNITY PANEL 39013C0525E EFFECTIVE DATE SEPTEMBER 27, 1991.
  - THE DEVELOPER IS RESPONSIBLE FOR: (A) ALL EASEMENTS, MAIN LINE UTILITY LEAD LOTS, (B) COMPLIANCE WITH ALL APPLICABLE CITY UTILITY STANDARDS.
  - BUILDING PERMITS FOR ANY GRADING OR FOR CONSTRUCTION OF FOUNDATIONS ON INDIVIDUAL LOTS WITHIN THIS SUBDIVISION SHALL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION HAVE BEEN COMPLETED. THE REQUIRED PUBLIC IMPROVEMENTS FOR THE PURPOSES FOR WHICH THEY WERE THEN CAN BE BEFORE ALL PUNCH LIST ITEMS ARE COMPLETE AS DETERMINED IN WRITING BY THE CITY OF LAS CRUCES PUBLIC WORKS DIRECTOR, SUBSTANTIAL COMPLETION WITHIN THE CITY'S SUBDIVISION.
  - POST-DEVELOPMENT RUNOFF IS MANAGED THROUGH A SYSTEM OF STORM DRAINS AND CHANNELS. EROSION CONTROL MEASURES MUST NOT BE BLOCKED AND SHALL BE ALLOWED TO CONTINUE.

- 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'.
- SEPARATION BETWEEN BUILDINGS OR GROUPS OF ATTACHED BUILDINGS SHALL BE WITHIN THE FOLLOWING EXCEPTIONS:
- FIRST, AN ENCROACHMENT OF THE REAR SETBACKS OF ONE LESS FOR LIGHTING FIXTURES, FOR HANGING AROUND DOORS AND WINDOWS, FOR DECORATIVE BANDING, FOR HARDWARE FOR DOORS AND WINDOWS, FOR DOOR KICKS, AND FOR DOWNSPOUTS, PORCHES AND/OR DECKS MAY ENCRUCH ON THE REAR SETBACK.
  - SECOND, PORCHES AND/OR DECKS MAY ENCRUCH ON THE REAR SETBACK AND 7' INTO THE REAR SETBACK COURTYARD WALLS MAY BE WITHIN THE SETBACKS.



**TERRA SURVEYS, LLC**  
1000 S. GARDEN ST. SUITE 100  
LAS CRUCES, NM 87801  
(505) 526-6505  
File # 14133486

DEDICATION

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS METRO PARK VILLAGE, PHASE 1C, AND CONTAINS 65.068 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 AND REGULATIONS OF THE CITY OF LAS CRUCES AND THE SAID UTILITY COMPANIES. 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 PLAN ARE 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 28th DAY OF JANUARY 2016.

*[Signature]*  
 JOHN AGUIRRE, VICE PRESIDENT  
 SERRA NORTE DEVELOPMENT, INC.  
 3590 W. PICACHO AVENUE  
 LAS CRUCES, NEW MEXICO 88007

INSTRUMENT OF TITLE: INSTRUMENT NO. 1303713 RECORDED FEBRUARY 12, 2013

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF JANUARY 2016, BY JOHN AGUIRRE

*[Signature]*  
 (NOTARY PUBLIC)  
*[Signature]*  
 8-12-19

SURVEYOR'S CERTIFICATION

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

DATE OF SURVEY 1-22-16

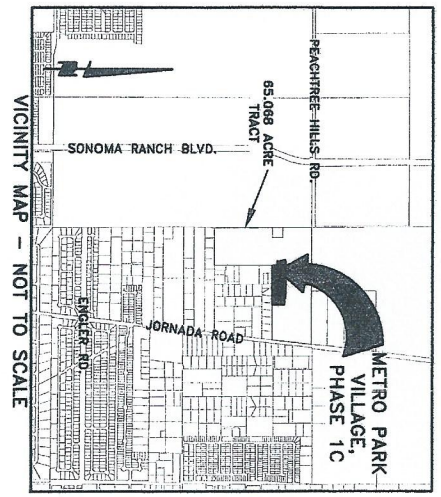
*[Signature]*  
 KERRY W. GRENEMER, PS 9761  
 MESILLA PARK, NM 88047



**METRO PARK VILLAGE, PHASE 1C**

BEING A PORTION OF A 65.068 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 1303713 RECORDED ON FEBRUARY 12, 2013 OF THE DONA ANA COUNTY RECORDS CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO

JANUARY 22, 2016



PLAT NO. S4111 RECEPTION NO. 1105148

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 16th DAY OF MARCH 2016 AT 11:02 O'CLOCK AND DULY RECORDED IN PLAT RECORD 21 PAGE(S) 29-40 FILED IN THE RECORDS OF SAID COUNTY.

*[Signature]*  
 COUNTY CLERK  
 COUNTY OF DONA ANA



UTILITY APPROVALS

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS INSTRUMENT DOES NOT CONSTITUTE AN ENDORSEMENT OF 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 (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL UTILITIES.

BY: *[Signature]* DATE: 1/26/16

QUEST CORPORATION, d/b/a CENTURYLINK QC

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QUEST CORPORATION, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (OVERHEAD AND/OR UNDERGROUND) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE FACILITIES.

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: 2/1/16

CONCAST CABLE COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO CONCAST, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (OVERHEAD AND/OR UNDERGROUND) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) CABLE/TELEVISION/INTERNET UTILITIES.

BY: *[Signature]* DATE: 1-28-16

MOONKATE WATER COMPANY

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

BY: *[Signature]* DATE: 2-1-16

CITY OF LAS CRUCES APPROVALS

THIS PLAT HAS BEEN APPROVED BY THE CITY OF LAS CRUCES AND ALL THE NECESSARY EASEMENTS HAVE BEEN OBTAINED AND THE PLAT IS SUBJECT TO THE SATISFACTION OF THE CITY OF LAS CRUCES AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY OF THIS PLAT.

BY: *[Signature]* DATE: 2-3-16

DIRECTOR OF COMMUNITY DEVELOPMENT

BY: *[Signature]* DATE: 2/17/11

DIRECTOR OF UTILITIES

BY: *[Signature]* DATE: 2-10-16

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 CONCORDS WITH THE EXPANSION OF EXISTING UTILITIES AND IS APPROVED FOR FILING WITH THE COUNTY CLERK.

BY: *[Signature]* DATE: 2/24/16

CHAIRMAN

BY: *[Signature]* DATE: 2/23/16

SECRETARY



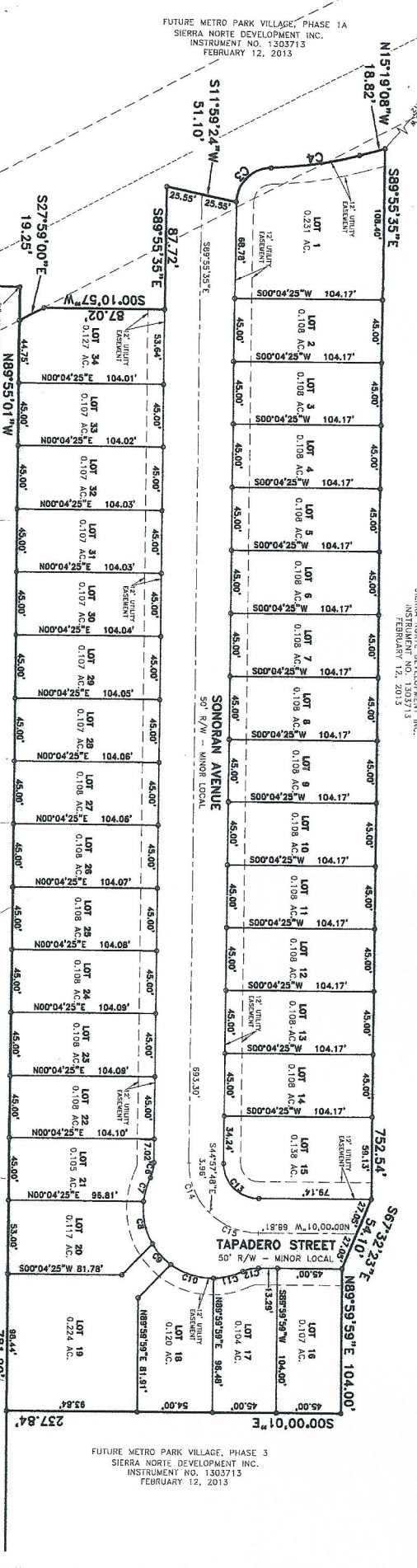
# METRO PARK VILLAGE, PHASE 1C

BEING A PORTION OF A 65,068 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 1303713 RECORDED ON FEBRUARY 12, 2013 OF THE DONA ANA COUNTY RECORDS CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO SCALE: 1" = 50'

FUTURE METRO PARK VILLAGE, PHASE 1B SIERRA NORTE DEVELOPMENT INC. INSTRUMENT NO. 1303713 FEBRUARY 12, 2013

FUTURE METRO PARK VILLAGE, PHASE 2 SIERRA NORTE DEVELOPMENT INC. INSTRUMENT NO. 1303713 FEBRUARY 12, 2013

FUTURE METRO PARK VILLAGE, PHASE 1A SIERRA NORTE DEVELOPMENT INC. INSTRUMENT NO. 1303713 FEBRUARY 12, 2013



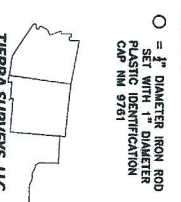
CURVE	POINTS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C2	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C3	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C4	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C5	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C6	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C7	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C8	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C9	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C10	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C11	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C12	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C13	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C14	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"
C15	50.00	20.17	10.22	20.03	N17°25'03"E	27°13'45"

CURVE TABLE

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

NOTE: 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:  
 1. FIRST AS SHOWN ON THE PLAN.  
 2. 12' OR LESS ONLY AT ROOF HEIGHT, AND SECOND AN ELEVATION OF 12' OR LESS FOR DECORATIVE BANDING, FOR HOUNDING AROUND DOORS AND WINDOWS, FOR PORCHES AND FOR DOWNSPOUTS. PORCHES AND/OR DECKS MAY EXTEND BEYOND THE FRONT SETBACK AND 7' INTO THE REAR SETBACK. COURTYARD WALLS MAY BE WITHIN THE SETBACKS.

NOTES:  
 1. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" UNSHADOWED AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN AS PER EFFECTIVE DATE EFFICIENT DATE SEPTEMBER 27, 1991.  
 2. THE DEVELOPER IS RESPONSIBLE FOR: (A) ALL EASEMENTS, MAIN LINE EASEMENTS AND STORMS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT. (B) COMPLIANCE WITH ALL APPLICABLE CITY UTILITY STANDARDS.  
 3. BUILDING PERMITS FOR ANY GRADING OR FOR CONSTRUCTION OF BUILDINGS AND FOUNDATIONS WITHIN THIS SUBDIVISION SHALL NOT BE ISSUED UNLESS THE SUBDIVISION HAS PROCEEDED 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 ENGINEER AND THE PUBLIC WORKS DIRECTOR. SUBSTANTIAL COMPLETION AND BUILDING PERMITS ORDINANCE, AS REVISED.  
 4. POST-DEVELOPMENT RUNOFF IS MANAGED THROUGH A SYSTEM OF DRAINS AND REGIONAL PONDING. HISTORIC DRAINS MUST NOT BE BLOCKED AND SHALL BE ALLOWED TO CONTINUE.



LEGEND  
 ○ = 1/2" DIAMETER IRON ROD SET WITH 1" DIAMETER POST WITH 1/2" DIAMETER CAP  
 CAP DIM 9751

TERRA SURVEYS, LLC  
 7700 Boylston  
 Las Vegas, NV 89127  
 File ID: 14133.046