

Chapter II.1

RECORDABLE AND DEVELOPMENT DOCUMENTS

1. INTRODUCTION

This chapter presents detailed specifications for the preparation of significant development related documents which ultimately are filed or "recorded" with the Sandoval County Clerk.

The major and most significant document discussed is the Final Plat as required by the current Subdivision Ordinance of the City of Rio Rancho. The preparation of a preliminary plat is also discussed in detail since the preliminary plat, when approved by the Planning and Zoning Board, becomes the basis for preparation of the Final Plat.

Examples of appropriate dedication statements on plats and formats for grants of easement by separate instrument for certain purposes, are also included.

The other major types of documents discussed are Construction Plans, including but not limited to; Site Development Plans, Grading and Drainage Plans and Landscaping Plans, Traffic Impact Analysis, Geotech Report, Drainage Master Plan, Drainage Implementation Plan, and a Water and Waste Water Availability Statement. Detailed criteria for these three types of plans have been developed to assure that information may be consistently found on the plans and that no information is lost due to illegibility when the documents are scanned for record.

2. PLAT REQUIREMENTS

A. Governing Regulations

Subdivision Ordinance (Chapter 155-Subdivisions)

This ordinance is the primary regulation governing plat preparation for subdivided land within the jurisdiction of the City of Rio Rancho planning and zoning. Additional requirements related to processing and recording are promulgated by the Sandoval County Clerk.

B. General Requirements for all Plats

"Plat" means, for the purposes of this section, a formal graphic presentation of subdivided land prepared in the manner specified herein and containing required descriptions of subdivided land, acknowledgment by owners of consent to subdivision, dedications, and certification by the plat preparer. This section covers requirements for (1) Preliminary Plats which are required as a step toward Final Plat preparation and approval; (2) plats intended for abbreviated procedure called Summary Plats [generally Final Plats involving minor subdivisions with no increase in the number of lots, a decrease in the number of lots, minor boundary changes, or are for a limited special purpose and which by their nature are appropriate for abbreviated processing; (City of Rio Rancho Ordinance Chapter 155.26)] and (3) Final Plats of proposed subdivisions submitted for approval to the Planning and Zoning Board.

The following are requirements for all plats (detailed requirements for specific types of plats are given in subsequent subsections):

1. Title of Plat

The name of the subdivision or legal description created by the plat should be placed near the upper right hand corner of each plat sheet and should be the boldest lettering on the sheet.

2. Subtitle of Plat

Immediately below the Title of Plat and in the form of a brief statement is the subtitle of the Plat. Examples are "Replat of (lands being replatted)...to... (new name)" or "Subdivision Plat" or "Annexation Plat".

3. Date of Plat

The month and year in which the plat is prepared should be placed immediately below the Subtitle of the plat on each sheet.

4. Location Map

A reduced scale vicinity map showing the relationship of the lands of the plat to well known principal landmarks and municipal boundaries should be placed in the upper left hand corner of the plat sheet or "first sheet" if a multiple sheet plat.

5. Scale and North Arrow

Drawing scale must be shown as both equivalent scale and graphic scale, preferably immediately below the north arrow which must be shown in proper orientation with respect to the plat lines on each plat sheet. A north arrow must also be provided to orient the location map.

6. Purpose of Plat

The purpose of plat statement is a description of the intent of the platting action application. This should delineate at a minimum 1) what is being created by the plat, 2) all dedications of Right-of-Way, 3) easements granted and 4) any vacations of Rights-of-Way or easements.

7. Plat Boundary Lines

Plat boundary lines must be shown as the boldest lines on the plat sheet and must be properly oriented and annotated giving the bearings of all lines in degrees, minutes, and seconds and the basis for such bearings. The distances of all lines must be drawn to correct scale and dimensioned in feet correct to hundredths or other functional reference system.

8. Tie to Permanent Survey Monuments

Tie to Permanent Survey Monuments from the plat boundary lines must be shown giving monument identification, New Mexico State Plane, Central Meridian Datum Coordinates, , and bearings and distances of courses establishing ties; bearings in degrees, minutes and seconds, and distances in feet and hundredths. (See Chapter II.6, Surveys and Permanent Monumentation of the DPM, City of Rio Rancho ordinances; Chapter 155.24, (C), (3), (a), and Chapter 155.25, (C), (5) for more information)

9. Existing Easements

Existing easements within, along, or intersecting the plat boundaries must be shown giving correct location, dimensions, and purpose or nature of right of easement. Existing easements which are to remain in the Final Plat should be drawn in light lines or dashed lines and clearly labeled. Easements intended to be abandoned or vacated by Final Plat approval should be shown as ghost lines, easily distinguished from lines for easements to remain, and must be clearly labeled including the intent to abandon or vacate. Vacation of easements will require additional documentation; see subsection D of this chapter.

10. Existing Public Right-of-Way

Existing public right-of-way along or intersecting the plat boundary or boundary streets of the plat must be shown giving correct locations and dimensions, purpose or nature, and name, if applicable.

11. Total Area of Plat

Total area of plat within the plat boundaries must be shown in acres, rounded to four decimal places for the type of plat being prepared.

12. Monument Description and Location

Monument description and location must be shown for all found monuments and for all monuments set or, if a Preliminary Plat, intended to be set within or related to the plat boundary and ties thereto. Monument description must include the registration number of the surveyor who set the monument or the number which appears on found monuments. Reference DPM Chapter II.6- Surveys and Permanent Monumentation

13. Disclosure Statement

A disclosure statement is required of all plats packages with the exception of abbreviated process plats [City of Rio Rancho Ordinance Chapter 155.26 (A)]. The preliminary and final plat shall be accompanied by a disclosure statement in accordance with the standardized format provided in **Appendix 2.1.2** of this chapter. The purpose of the disclosure statement is to permit the prospective purchaser, lessee, or other person acquiring an interest in the subdivided land to make an informed decision about the purchase, lease, or other conveyance of the land.

14. Signature Blocks

The signature block will conform to the sample provided per section 21, C., 7, d, on page 19 -21 of this chapter.

15. Registered Surveyor Certification

Certification by the registered land surveyor who performed the surveys for the plat and who prepared the plat certifying the accuracy of the surveys and the plat and that the surveys were either performed by the surveyor or under his supervision and that the plat was prepared by the surveyor or under his supervision. If the plat is prepared from record documents only, the certification should so state.

Note: Plats which do not contain clearly identified ties to permanent survey monuments by either record or existing found monuments will not be accepted.

16. Jurisdictional affidavit

Jurisdictional affidavit by surveyor stating the subject property is within the platting jurisdiction of the City of Rio Rancho.

Preliminary Plat Requirements

Reference City of Rio Rancho, Chapter 155: Subdivisions, for subdivision procedures. The following requirements for Preliminary Plats are general requirements:

1. Scale

Must be 1" = 200', or larger (1" = 100' preferable)

2. Additional Data Required – Construction Plans

a. Proposed Monumentation

- (1) Proposed bench mark locations
- (2) Proposed Permanent Survey Monument(s) location and method of tie to plat boundary
- (3) Proposed subdivision control monuments location and type

b. Existing Conditions

- (1) Type and width of paving on existing streets intersecting, along, or within 150' of the plat boundary
- (2) Existing utilities within and adjacent to plat
 - (a) Location and size of:
 - water wells
 - water reservoirs
 - water lines
 - sanitary sewers
 - storm drains, channels and other facilities
 - (b) Location of:
 - gas lines
 - fire hydrants
 - power lines and poles
 - telephone lines and poles
 - street light

- existing structures
- (c) If not on or immediately adjacent to site, direction to, distance to, and size of:
- nearest water lines
 - nearest sanitary sewers with invert elevation
- (3) Ground elevation and site based on mean sea level as established by the National Geodetic Survey North American Vertical Datum, 1988 (NAVD, '88):
- (a) For land having slopes less than 1%:
- by contour lines at intervals of not more than 1' and spot elevations not more than 100' apart at selected locations sufficient to define all breaks in grade and drainage features.
- (b) For lands sloping between 1% and 5%:
- contour lines at intervals not to exceed 2'
- (c) For lands sloping more than 5%:
- by contour lines at intervals not to exceed 5'
- (4) Existing property lines to be eliminated
- by light dashed lines clearly annotated to indicate elimination intent

3. Proposal Elements – Preliminary Plat

- a. Plat boundary gross area in acres to the nearest tenth of an acre
- b. Proposed public right-of-way locations and widths, street widths, and street names
- c. Proposed private way, locations and widths and street widths
- d. Proposed easements of any nature, locations, dimensions, nature or purpose, ownership and any limitations thereto
- e. Proposed block and lot lines with number or letter identification of each block and lot to be created. Lot fronts must be designated on any double fronting residential lots by placement of a one-foot No Vehicular Access Easement on one

of the frontages. Access and addressing must be from the minor street. Areas of all lots in acreage or square feet must be shown on the plat.

- f. Locations, dimensions, and approximate area of reserved or dedicated public lands.
- g. Proposed ground elevations presented as specified in C.2.b.3. of this section.
- h. Locations, dimensions, and approximate areas of proposed multi- family or non-residential areas
- i. Proposed locations of any planned water wells, reservoirs
- j. Any significant topographic features or conditions on-site
- k. Zoning of properties abutting and adjacent to the site
- l. City of Rio Rancho Plat Book & Page numbers and Sandoval County Clerk recordation for all abutting or adjacent properties

D. Final Plat Detailed Requirements

The following detailed requirements for Final Plats are in addition to the general requirements for all plats given in subsection B.

1. Scale

Must be either 1" = 100', or 1" = 50' (1" =50' preferable, when practical)

2. Additional Data Required – Construction Plans

a. Monuments

(1) Permanent Survey Monuments:

The location, description, and the registration number of the surveyor setting permanent survey monuments must be shown. Ties from Permanent Survey Monuments to the City of Rio Rancho control survey network must be shown. Site location must be determined in the New Mexico State Plane, Central Meridian Datum Coordinate System, or applicable ground distance and bearing , must be shown from any Permanent Monument with New Mexico State Plain Central Meridian Coordinates. The New Mexico State Plane Central Meridian Datum Coordinate delta alpha, and the combined sea level and scale factor (grid factor) must be shown at least one (1) of the Permanent

Survey Monuments or, the same data must be shown for the centroid of the area within the plat boundary. The point referenced must be clearly labeled.

(2) Subdivision Control Monuments:

All subdivision control monuments set must be accurately and completely described and shown on the plat giving the nature of the monument and the registration number of the surveyor who set it. If monumentation is to be deferred, proposed monument locations, descriptions and surveyors' registration numbers must be shown on the plat as prescribed above for set monuments, except that symbols for deferred monuments shall be different than those used for set or found monuments.

Additionally, a legend identifying the deferred monuments symbol must be provided labeled with the following statement:

"Deferred monumentation should be set no later than (two) 2 years after the date of filing of this plat with the Sandoval County Clerk."

Reference DPM Chapter II.6 Surveys and Permanent Monumentation.

(3) Bench Marks:

Reference DPM Chapter II.6 Surveys and Permanent Monumentation.

(4) Existing Monumentation:

All existing monumentation, including found property corners, must be shown on the plat, giving accurate description, location and registration number of surveyor who set the monument, if available. Reference DPM Chapter II.6 Surveys and Permanent Monumentation.

b. Plat Boundary:

In addition to the boundary items required by Subsection B, both record and measured distances and bearings must be shown and identified for all courses in the plat boundary on Final Plats.

c. Plat Area:

The total gross area expressed to four decimal places within the plat boundary must be shown on the Final Plat located on the plat as specified in the Subsection B.

d. Planning and Platting Jurisdiction:

Final Plats must contain a jurisdictional statement indicating that the plat either does or does not lie with the municipal boundaries at the time of submission for final City approval. If the plat does not lie within the municipal boundaries, the plat must contain a statement that the plat either does or does not lie within the planning and platting jurisdiction of the City of Rio Rancho.

e. Interior Data:

The following additional data must be shown within the plat boundary of all Final Plats.

(1) All existing public rights-of-ways which will remain and those to be created by the plat. Required information includes the following:

(a) Names of streets

(b) Right-of-way widths and locations

(c) Right-of-way data including the length, central angle, and radius of all curves in right-of-way lines; and

(d) Centerline data including the length, central angle, and radius of all curves.

(2) All easements, both existing and those to be created by the plat giving the following information:

(a) Location and dimensions by bearing and distance

(b) Purpose

(c) Limitations (if any)

(3) Any easements intended to be abandoned, identified as "to be abandoned or vacated by this plat"

Note: Easements may only be vacated by this means if legal consent of all those holding legal interest in the easement is provided on the Final Plat. If vacated by separate procedure or instrument, the approved document must be identified by title and Sandoval County Clerk recordation identification.

(4) All block and lot lines giving the following information:

(a) Location and dimensions of all lot lines by bearing and distance;

(b) Areas of all lots in acreage or square feet;

- (c) Number or letter identification, in progression, for each lot and each block. No lot identification may be duplicated within a single block and no block identification may be duplicated within a plat boundary; and
 - (d) Corner lot fronts must be designated by an “F” for all single-family residential lots.
- (5) Any lots dedicated or reserved for public use must be identified giving location and dimensions by bearing and distance, area in acres or square feet, and the intended purposes. If dedicated by a separate instrument, the document identification and County Clerk recordation information is to be included.

f. Exterior Data:

The following information concerning elements exterior to the plat boundary must be shown on the Final Plat:

- (1) Identification of lands adjoining the platted land, giving the identity of recorded subdivision plats, including the County Clerk recordation information, and City of Rio Rancho Plat Book and Page numbers. Other parcels of land with other types of legal descriptions shall use the most accurate identification available.
- (2) All streets on adjacent lands which intersect the boundary or boundary streets of the plat must be shown giving the location, dimensions of right-of-way and name. Private ways which intersect the plat boundary or boundary streets must be shown similarly.

g. Subdivision Data:

The following additional general information must be shown on the Final Plat:

- (1) The total miles of full-width streets and the total miles of half-width streets, as well as the total miles of all streets created by the plat;
- (2) The total number of lots and or tracts created by the plat;
- (3) The case number of the plat as assigned by the City Development Services Department; and
- (4) The date, including at least the month and year, of the survey

3. *Metes and bounds description*

A metes and bounds description, of the exterior boundary of the platted land must be given on the Final Plat. The caption portion of the description must include reference to the most recent recorded identification of the lands being subdivided or platted and the County recordation information therein. The description is to be located within the central one third of the area of the first sheet of the Final Plat, beginning near the upper margin.

4. *Consent and dedication statements*

a. A statement or statements must be on the Final Plat clearly stating that the proposed plat represents the desires of the owners and that all dedications, grants of easements and other public features of the plat are given for public use in perpetuity with the knowledge and free consent of the owners. Separate clauses of such statements may be necessary for specific special purpose features such as drainage easements. Unless otherwise approved by the planning authority, all grants of easements to the City must generally allow use for other purposes (e.g., drainage easements must also allow for installation of underground sanitary sewer and water lines). The granting of easements shall not obligate the City of Rio Rancho to maintain natural arroyos, drainage channels, or facilities that do not meet the standards of the City Engineer for design and construction, nor shall this granting require the protection of property lying outside of the easements granted.

b. All lands dedicated for public rights-of-way are to be dedicated in fee simple and the dedication statement must so state.

c. If lands are to be dedicated as parks within or associated with the plat, the dedicated park land must be clearly indicated on the plat, as described herein for public areas. A separate deed for the dedicated land is required to be provided to the City after the plat to complete the land transfer.

d. If the plat includes any private ways, there must be a statement on the plat establishing the permanent legal character of such private ways, and the statement must be acknowledged by the owners. The statement must indicate the permanent owners of the rights granted in the private ways. A typical form of such statement might read:

"Private ways (streets) shown hereon are hereby granted as permanent access easements to be indivisibly and privately and collectively owned by the owners of the individual properties which the easements serve."

Similar statements must be provided if other ownerships are intended; however, the permanence of access rights to individual properties must be indicated.

If any private way on the plat serves more than one (1) lot and is not to be paved prior to request for plat approval, a bond assuring required paving must be posted with the City.

- e. All owners' signatures on the plat must be acknowledged in the manner required for acknowledgment of deeds.

5. Certifications/ Signatures:

The following certifications/signatures are required to be on the Final Plat:

- a. Certification by the registered land surveyor who performed the surveys for the plat and who prepared the plat certifying the accuracy of the surveys and the plat and that the surveys were either performed by the surveyor or under his supervision and that the plat was prepared by the surveyor or under his supervision. If the plat is prepared from record documents only, the certification should so state. Reference DPM Chapter II.6 Surveys and Permanent Monumentation.

Note: Plats which do not contain clearly identified ties to permanent survey by either record or existing found monuments will not be accepted.

- b. Jurisdictional affidavit by surveyor stating the subject property is within the platting jurisdiction of the City of Rio Rancho.
- c. Certification by utilities that respective needs, if reasonable, are met by the plat. Cable One, Qwest Communications, PNM Electric Services and New Mexico Gas Services are the firms currently providing local service which should make such certification by authorized representatives.
- d. Certification by the City Engineer or his/ her designee that:
 - 1) The requirements of the Department of Public Works, Utility Division have been met;
 - 2) Required monumentation is in place or that satisfactory arrangements for deferred monumentation have been made, including financial security and that surveys have been found in compliance with design standards;
 - 3) Water courses and storm drainage provisions are approved; and
 - 4) Street and alley configuration, right-of-way width, street width, and any private ways are approved.

- e. Certification of the Planning and Zoning Board Chairman noting the date that the plat was approved by the Planning and Zoning Board and acceptance of all dedications and/or vacations (if applicable)
- f. Certification of the City Clerk noting the date that the plat was approved by the Planning and Zoning Board
- g. Certification of the Sandoval County Treasurer that all current and previous property taxes have been paid in full
- h. Certification of the Sandoval County Clerk noting the date, time and recording information
- i. Certification by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) that its needs have been met. Either the SSCAFCA Chairman of the Board or the City Engineer can provide more detailed limits for questionable cases.

***Note:** The requirement for SSCAFCA approval applies only to plats lying generally east of the north and south diversion channels constructed under SSCAFCA auspices and west of the Middle Rio Grande Conservancy District channels on the west side of the Rio Grande.*

- j. Certification by the Park Recreation and Community Services Department Director or his/her designee that park dedication requirements have been met.
- k. Certification by the Development Services Department Director or his/her designee that requirements have been met for change in City of Rio Rancho ownership or rights, involving any rights-of-way, grants of easement, or public lands to be altered by the plat.
- l. Certification by the Planning and Zoning Board Chairman of plat approval noting date and time of the Planning and Zoning Board approval.
- m. Certification of the City Clerk of the date the plat was approved either by the Planning and Zoning Board or administratively by the Development Services Department Director.
- n. Certification by the Mayor of conditional acceptance of all dedications and grants of easement for public use. This certification must be accompanied by a statement on the plat indicating such approval and acceptance. An acceptable form of such statement is shown in subsection 7 of this chapter.

<p><i>Note: Street names must not contain more than 13 letters and spaces. In order to assure that street names will receive approval, the Department of Development</i></p>

Services, Planning Division should be contacted to review proposed for possible conflicts with existing street names. See Chapter 12 for street naming

- o. If lot lines are changed from existing locations and public infrastructure such as water systems, and sanitary sewer systems are in place prior to the proposed platting, the owners of the lands being replatted or seeking such lot line change must certify acceptance of responsibility for any necessary relocation of water or sanitary sewer services to the lots affected by the lot line change.

6. Graphic standards

a. Materials

- (1) Preliminary Plats must be drawn on stable reproducible transparent material.
- (2) Final Plats must be drawn in permanent black ink on stable reproducible, polyester, transparent material or produced by other means resulting in a permanent, stable, and reproducible transparency. All signatures must be original, not reproduced. Plat sheet size for single sheet plats may be any of the following sizes currently accepted by the County Clerk: a (8 ½" x 14"), b (12" x 18") c (18" x 24"). The maximum acceptable sheet size for any plat is 24"X 36". The sheet size chosen must accommodate adequately all required data at the required scale. Multiple sheets may be required for large or complex plats. Sheet size for multiple sheet plats must be at least 18" x 24".
Spliced plat sheets are not acceptable.
- (3) Adhesive materials or notes may not be used for line work or dimensions bearings of lines, or notes on Final Plats. Signatures must be original. Plats assembled with adhesive materials are not be considered acceptable.

b. Drafting Standards

The following standards provide minimums required to achieve satisfactory microfilm reduction and reproduction with current methods. Use of larger sizes of lines and letters is encouraged, providing relative size relationships are maintained.

(1) Lines (See Appendix 2.1.1)

Plat boundary lines must be the most outstanding lines on the plat and must be clearly distinguished solid lines.

Interior property lines must be solid lines if created by the plat or distinctively dashed lines if existing and to remain or existing and to be changed by the plat. The lines must be less bold than the plat boundary. Dashed lines used for existing property must be distinguished by either pattern or notation to

identify clearly, whether they are to remain, relocated or eliminated by the plat.

Easement lines must be dashed lines of a pattern distinctively different from that used for existing property lines. Easement lines to be created by the plat must be clearly distinguished from existing easement lines by either pattern of dashing or notation. Existing easement lines to remain must be similarly and further distinguished from existing easement lines which are to be altered by the plat.

Public right-of-way lines, other than coincident with plat boundaries must be solid lines if created by the plat or if existing and to remain. Existing public right-of-way lines must be dashed if they are to be altered by the plat. Notation must be provided to distinguish existing lines of public right-of-way which are to remain clearly from lines of public right-of-way to be created by the plat.

Border lines must be provided on plat sheets, drawn as a solid line.

(2) Lettering Standards

Plat title or subdivision name lettering must be the boldest lettering on the sheet.

Plat subtitle or purpose lettering must be at least 6.3 mm high.

Plat boundary dimensions and bearings of lines must be of font size lettering at least 10 point.

The minimum height of freehand lettering for any information on the plat must be no smaller than 1/4 inch tall.

The minimum height of mechanical/font size lettering must be no smaller than 12 point.

Typed lettering must be of a clear, vertical type style. Gothic or elite is preferred. Italic type styles are acceptable for notable elements only on the plat. Typed material must be smear-proofed by a suitable fixative spray. Typed material which does not provide for satisfactory reduction and reproduction by current methods employed by the City and the County will not be acceptable.

***Note:** Adhesive or pressure applied lettering will not be acceptable. Subject to the requirements for permanency and smear proofing all changes to final plats either added or erased by hand must be done and initialed by the Surveyor of Record.*

7. Acceptable forms of language

In general, the plat must be in common English. The following are examples of acceptable forms of language for generally required plat elements. The persons preparing the plat and those who are signatory to any aspect of the plat are cautioned that it is their responsibility to assure that the statements they make or certify to on the plat express clearly their desired intent, and that they have the legal right and authority to certify, consent, or dedicate as their signature indicates.

a. Surveyor's Certification

"I, _____, a registered professional land surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, and meets the minimum requirements of monumentation and surveys of the City of Rio Rancho Subdivision Ordinance Chapter 155, and that it is true and correct to the best of my knowledge and belief.

John Q. Surveyor NMS No. 0000	Date
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Note: Title reports, when used, must be current as of the dates of the plat.

b. Jurisdictional Affidavit

"I, _____, New Mexico Professional Surveyor Number _____ hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

John Q. Surveyor NMLS No. 0000	Date
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c. Free consent and dedication

"The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-way shown hereon to the City of Rio Rancho (Sandoval County) in fee simple with warranty covenants and do hereby grant all utility easements shown hereon to the public use forever including the rights of ingress and egress (both surface and subsurface). The undersigned owner(s) and/or proprietor(s) also grant to the City of Rio Rancho in perpetuity all sanitary sewer, water line, and drainage easements shown hereon including the right to construct, operate, inspect, and maintain sanitary sewers, water lines, and drainage facilities therein. Unless specifically limited elsewhere on this plat, all easements granted to the City of Rio Rancho may be used for any or all of the purposes of sanitary sewer, water line, or drainage facility even though only one of these purposes is stated on the easement as drawn on the plat."

Note: Any special easements, private ways, reverter clauses, or other qualifying statements should be inserted in the body of this declaration prior to the concluding statement and signatures. If park land is dedicated, a separate deed is also needed and the County recordation information of such deed should be referenced. If cash in lieu of dedication is provided, the fact must be noted on the plat.

"The undersigned owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do hereby represent that I/we am/are authorized to so act."

Owner/Proprietor name typed or printed

Owner/Proprietor's Signature	Date
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If there are other holders of equitable interest in the property being platted or subdivided, the following statement should be added to the consent and dedication material:

"The undersigned holder of an equitable interest (either by reason of a mortgage, deed of trust, purchase contract, or option contract) in some or all of the real property included in the (plat or subdivision) herein described, hereby ratifies that (plat or subdivision) and subordinates (his, her, etc.) interest in the property to that (plat or subdivision).

Equitable Interest Holder's Name Typed or Printed

Equitable Interest Holder's Holder of Equitable Interest Signature	Date
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Note: Each owner/proprietor's or interest holder's signature must be acknowledged as required for a deed (i.e., notarized). If the owner(s)/proprietor(s) is a corporation, the signatory on behalf of such corporation must be empowered to bind the corporation in this manner and the signatory's office in the corporation must be

d. Sample Signature Block for Plats (applicable signatures vary with the complexity of the plat)

Subdivision Case Number _____ Date _____

Utilities Approvals:

Cable One _____ Date _____

Public Service Company of New Mexico _____ Date _____

Qwest Communications _____ Date _____

New Mexico Gas Company _____ Date _____

Note: The utility companies may require additional language stating that the Public Utility Easements are granted for their common and joint use. Contact should be made with these companies prior to submittal of the initial plat to clarify their requirements.

City Approvals:

Department of Public Works _____ Date _____

Parks, Recreation & Community Services Dept. Dir. _____ Date _____

Development Services Department Director _____ Date _____

For Subdivisions:

RIO RANCHO PLANNING AND ZONING BOARD

Approved the _____ day of _____, 20__

By PZB chairperson's name _____ Chairman _____ Date _____

CITY CLERK CERTIFICATE:

I, City Clerk's name, City Clerk of the City of Rio Rancho, Sandoval County, New Mexico do certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board on the ____ day of _____, 20__.

City Clerk's name, City Clerk

For Summary Plats:

Development Services Department Director Date

CITY CLERK CERTIFICATE:

I, City Clerk's name, City Clerk of the City of Rio Rancho, New Mexico do certify that the summary plat shown hereon was approved administratively by the Rio Rancho Director of the Development Services Department on the ____ day of _____, 20__.

City Clerk's name, City Clerk

County Approvals

County Treasurer

I, County Treasurer's Name, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years of property taxes due and payable for the property shown hereon have been paid in full.

Sandoval County Treasurer Date

County Clerk

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL SS

This instrument was filed for record on _____, 20__ at _____, ____m., recorded in Volume____, of records of said County, Folio_____ as Document No. _____.

(Rio Rancho Estates Plat Book Number _____, page_____

County Clerk and Recorder

Date

Southern Sandoval County Arroyo Flood Control Authority

Chair of the Board, Southern Sandoval Arroyo
Flood Control Authority (SSCAFCA)

Date

NOTE: SSCAFCA's signature block will vary depending on the plat. Contact SSCAFCA for the correct wording.

*Dry Utilities, then SSCAFCA's signature should be obtained prior to the City Engineer. When these are complete, Development Services Department will route for Planning & Zoning Board Chairman's signature or Department Director signature and City Clerk. Other signatures may be obtained in any order most convenient to the applicant/agent.

8. *Disclosure Statement*

A disclosure statement is required of all plats with the exception of summary plats. [City of Rio Rancho Ordinance Chapter 155.26 (A)]. Plats shall be accompanied by a disclosure statement in accordance with the standardized format provided in **Appendix 2.1.2** of this chapter. A disclosure statement shall be required for all subdivisions. The purpose of the disclosure statement is to permit the prospective purchaser, lessee, or other person acquiring an interest in the subdivided land to make an informed decision about the purchase, lease, or other conveyance of the land.

CHECKLIST FOR SUBMITTAL OF PRELIMINARY/BULK PLATS

Yes No

- Letter of authorization from the property owner if application is to be managed by another representative. Letter must include name of subdivision, agent and signature of property owner.

Preliminary Plat – 7 paper copies (folded) *NOTE: An additional 15 copies will need to be provided after staff has reviewed and the plat is scheduled for PZ Board hearing.*

Yes No

- Title of Plat
- Subtitle of Plat
- Date of Plat
- Location map with major roads labeled
- North arrow
- Scale of at least 1 inch to 200 feet in standard engineering increments (100 feet is preferable)
- Statement noting purpose of plat
- Plat boundary (boldest lines on plat) annotated with bearings in degrees, minutes and seconds, with basis for bearings noted or shown and dimensions in feet to the nearest hundredth foot (0.00)
- Location and description of all monuments found or set within the plat area and tie to State Plane Coordinate System, Central New Mexico Zone
- Easements (existing) including location, dimensions, type and party receiving easement
- Easements (proposed) including location, dimensions, type and party receiving easement
- Right-of-way (existing along or intersecting plat boundary) including name, location, dimensions and purpose or nature
- Right-of-way (proposed) including name, location, dimensions, purpose or nature and ownership (public or private)

Yes No

- Monument Description and Location
- Disclosure Statement
- Legal description, County recording information (date of recordation and all applicable volume, folio and document numbers) and City of Rio Rancho book and page number for the subject property and abutting properties
- Signature Blocks for Utilities, City departments, County Treasurer, County Clerk and, if necessary, Southern Sandoval County Flood Control Authority.
- Registered New Mexico Surveyor Certification
- Jurisdictional Affidavit
- Name and address of applicant and agent
- Zoning of subject property
- Area of plat to the nearest ten-thousandth (0.0000) acre
- Area (in acres) and mileage of street right-of way created
- Area (in acres) and mileage of street right-of way vacated
- Lot, tract (land reserved by applicant for future subdivision or development ancillary to the subdivision, e.g. landscaped area, utility corridor) and parcel (land dedicated to the City or other public agency) boundaries
- Numbers or letters to identify each lot and block (contiguous grouping of lots)
- Letters to identify each tract or parcel
- Purpose of tracts and parcels
- Boundaries of vacated right-of-way, easements or lot lines

Preliminary Construction Plans – 7 copies

Yes No

- Preliminary construction plans drafted to the standards noted in the Development Process Manual. Preliminary construction plans typically include overall grading, drainage, roadway, utility and landscaping sheets that clearly depict on-site and off-site infrastructure necessary to provide an adequate level service to the subdivision. One hundred percent complete construction plans may also be submitted, but applicant does so at their own risk.

Drainage Report – 3 copies

Yes No

- Drainage report drafted to the standards noted in the Development Process Manual.

Soils Analysis – 3 copies

Yes No

- Soils analysis (geotechnical report) drafted to the standards noted in the Development Process Manual.

Traffic Impact Analysis – 3 copies

Yes No

- Traffic impact analysis drafted to the standards noted in the Development Process Manual.
- Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway.

Recreational Facilities Analysis – 3 copies

Yes No

- Provide a report on what recreational facilities are available within a quarter-mile of proposed platted area.

School Impact Analysis – 3 copies

Yes No

- Estimate of number of students by formula (dwelling units x .71)
- Identify which schools will service this platted area

Water and Wastewater Availability Statement – 2 copies

Yes No

- Statement of water and wastewater availability issued by the Department of Public Works noting approval by the Utilities Commission. NOTE: This should be received prior to submittal of Preliminary Plat.

Infrastructure List – 7 copies

Yes No

- List of all proposed onsite and offsite infrastructure improvements within public right-of-way or publically-held easements, including, but not limited to roads (street name, description of improvement, point of beginning and end), drainage (proposed legal description, description of improvement, location), and water and wastewater lines (line size, point of beginning and end).

Financial Guarantee Statement – 2 copies

Yes No

- Statement describing the means of financial guarantee for proposed infrastructure improvements per Chapter 155.27 (not applicable if infrastructure is installed and accepted prior to final plat approval)

Signature

I have reviewed the Preliminary/Bulk Plat Application and find it complete.

Name (Print): _____ Applicant Agent

Signature: _____ Date: _____

RESERVED FOR CITY STAFF USE:

CHECKED BY _____ DATE _____

____ ACCEPTABLE

____ UNACCEPTABLE

____ ADDITIONAL INFORMATION REQUESTED

CHECKLIST FOR SUBMITTAL OF FINAL PLATS

Required Documentation

The application will not be accepted for review until the documentation listed below is provided and deemed complete. "Yes" indicates that the information is provided and complete. "No" indicates the information was not provided and is not applicable. All "No" responses shall be clarified in writing by the applicant or agent.

Letter of Authorization – 1 copy

Yes No

- Letter of authorization from applicant if application is to be managed by another representative. Letter must include name of subdivision, agent and signature of applicant.

Findings of Fact – 7 copies

Yes No

- Copy of Findings of Fact noting conditions of preliminary plat approval.

Final Plat – 7 paper copies (folded) *NOTE: An additional 15 copies will need to be provided after staff has reviewed and the plat is scheduled for PZ Board hearing.*

Yes No

A. IDENTIFICATION

- Subdivision name
- Date of Plat
- Scale (1 inch to 200 feet, preferably 1 inch to 100 feet), Equivalent and Graphic
- North Arrow
- Location Map, Scale, North Arrow & Reference to Zoning Atlas Page #
- Reference To:
- (A) Federal Section
- (B) Projected Section
- (C) Land Grant
- (D) County and City Control Systems

Yes No

Disclosure Statement

B. MONUMENTS

Subdivision Control Monuments

(A) Centerline Monumentation

(B) Block Control with Surveyor's Registration Number

(C) Type of Corners Found or Set

(D) Bond

Permanent Survey Monuments

(A) Type of Monuments

(B) Monuments, Existing or Set

(C) X and Y Coordinates (N.M.S.P.)

(D) Reference Zone

(E) Delta Alpha

(F) Combined Ground to Grid Factor

(G) Bond

Bench Marks

(A) Location Found or Set

(B) Bond

C. PERIMETER

Written Description, Metes & Bounds

Bearing in Degrees, Minutes & Seconds

Distances in Feet & Hundredths

Record Distances & Bearings

Yes No

- Measured Distances & Bearings
- Basis for Bearings Shall Be Grid or Rotation Factor to Grid
- Total Gross Acreage of Subdivision
- Property Corners Found or Set
- Property Lines Eliminated Shown as Dashed Line

D. BLOCK AND LOT

- Block Identification
- Lot Identification
- Bearing on Non-Radial Lines
- Bearing on Non-Perpendicular Lines
- Distances Lot Perimeter

E. ADJACENT LAND

- The Location and Dimension of Streets that Intersect the Boundary or Boundary Streets of the Subject Subdivision
- Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name File, Date and City Book and Page Number
- Graphic Presentation, by Dashes, Lines or Lots Contiguous to Boundary of Subdivision

F. STREET RIGHT-OF-WAY

- Name of Streets (Ensure No Duplication)
- Right-of-Way Width Noted
- Centerline Data, Tangent Distances & Bearings
- Centerline Data, Curves, Radius, Central Angles, Arc
- Mileage of Streets Created: Total, Full-Width, Half-Width
- Street Vacation Application Number

Yes No

- Private Streets or Access Easements so Designated
- Identify Private Way or Street Documentation Addressing Lots Serviced and Maintenance Responsibility

G. EASEMENTS

- All Easements of Record or Apparent are Shown
- Location by Distance & Bearing
- Dimension
- Purpose
- Proposed Shown in Dashed Lines and Labeled
- Existing Shown in Dashed Lines and Labeled with Recordation Data
- Vacated Shown in Ghost Lines and Labeled
- Apparent Shown and Labeled
- Limitations

H. DRAINAGE RIGHT-OF-WAY

- Location
- Dimension

I. PUBLIC AREAS

- Location
- Dimension
- Purpose

J. FREE CONSENT

- Statement that the subdivision is with free consent and in accordance with the desires of the subdivider

Yes No

K. CERTIFICATIONS

- Jurisdictional Affidavit
- Certification and seal of surveyor that plat was prepared in accordance with the Minimum Standards for Surveying in New Mexico and the City of Rio Rancho subdivision ordinance
- Jurisdictional affidavit by surveyor stating that the subject property is within the platting jurisdiction of the City of Rio Rancho
- Certification by either the Planning and Zoning Board Chairman (if plat approved at a Planning and Zoning Board hearing) or by the Development Services Department Director (if approved administratively as a summary plat)
- Certification of City Clerk noting date plat was approved by the Planning and Zoning Board or by the Development Services Department Director (whichever is applicable)
- Certification of franchised utility companies (Cable One, Qwest, PNM) and Department of Public Works
- Certification of County Treasurer that all current and previous property taxes have been paid in full
- Certification of County Clerk noting date, time and recording information

L. DEDICATION

- Signed statement by the subdivider dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting all required easement for public use
- Notary signature

M. ACKNOWLEDGMENT

- Acknowledged in the manner required for the acknowledgment of deeds
- Notary signature

N. SURVEY

- Certification by land surveyor meeting the minimum requirements for monuments and surveys of Chapter II.6 of the City of Rio Rancho Design Process Manual

Yes No

- Digital submittals are required and must contain a minimum of the following:
Coordinate system
 - (A) Data shall be ground coordinates tied to the New Mexico State Plane,
Central Meridian: Datum, NAD83
 - (B) The submittal shall disclose the coordinate system and datum

- Content
 - (A) A single drawing in model space showing only parcel lines, street center
lines, and easement lines
 - (B) Only Final Plat data will be provided
 - (C) Parcel lines shall be in one separate layer
 - (D) Street center lines shall be in one separate layer
 - (D) Access easement lines and all other easements that are 20 feet wide or
greater shall be in a second separate layer
 - (E) All other easement lines shall be in a third separate layer

- File format
 - (A) DXF files in ASCII format. Other formats directly compatible with
Arc/Info GIS may be accepted (i.e. shapefiles, coverage export files)
 - (B) Files may be transmitted as PDF attachments to e-mail, Flash Drive or
CD-ROM
 - (C) One hard copy of the final plat shall accompany the electronic submittal

- File names
 - (A) <DSD Project#>.dxf used as a standard naming convention

- Quality assurance
 - (A) DXF file submitted shall be validated by a Records and GIS Section
designee as a condition to final sign-off
 - (B) Validation review will be performed in a timely manner

Final Construction Plans – 7 copies

Yes No

- Final construction plans (100% complete) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Drainage Report – 3 copies

Yes No

- Drainage Report drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Soils Analysis – 3 copies

Yes No

- Soils analysis (geotechnical report) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Traffic Impact Analysis – 3 copies

Yes No

- Traffic impact analysis drafted to the standards noted in the Development Process Manual and revised to address any comments from the preliminary plat review.
- Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway.

Infrastructure List – 7 copies

Yes No

- List of all proposed onsite and offsite infrastructure improvements within public right-of-way or publically-held easements, including, but not limited to roads (street name, description of improvement, point of beginning and end), drainage (proposed legal description, description of improvement, location), and water and wastewater lines (line size, point of beginning and end).

Engineer's Opinion of Probable Cost – 2 copies

Yes No

- List of costs of proposed infrastructure improvements (onsite and offsite) drafted to the standards noted in the Development Process Manual. This cost estimate will form the basis of the financial guarantee (if applicable).

Development Agreement – 3 copies

Yes No

Development Agreement drafted to the standards noted in the Development Process Manual (if applicable).

Covenants – 3 copies

Yes No

Draft of covenants that notes private improvements to be maintained by association and dues to be paid by association members if proposing privately owned and maintained infrastructure typically dedicated to and maintained by the City (if applicable)

Signature

I have reviewed the Final Plat Application and find it complete.

Name (Print): _____ Applicant Agent

Signature: _____ Date: _____

For Office Use Only

I have reviewed the Final Plat Application and find it complete incomplete.

Name (Print): _____ Title: _____

Signature: _____ Date: _____

Case No.: _____

If incomplete, date that application was brought into compliance: _____

3. GRANT OF DRAINAGE EASEMENT

This easement grant is made and executed this _____ day of _____ 20____, by and between _____, hereinafter called the "Grantor" and the City of Rio Rancho, New Mexico, a municipal corporation, hereinafter called the "City".

1. The Grantor is the owner of the following described real property within the City of Rio Rancho Unit Block Lot .
- 2 For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and deliver to the City of Rio Rancho a perpetual easement over and across a portion of Grantor's property for the purpose of permitting the flow, conveyance, and discharge of storm water runoff. [For the purpose of constructing and maintaining a storm water detention facility].
3. The land affected by the grant of this easement and right-of-way is more particularly described as follows:
- 4 A perpetual easement on the areas designated on this plat as "drainage easement" ["detention area"] is hereby dedicated to the City of Rio Rancho for the purpose of permitting the conveyance of storm water runoff and for the purpose of constructing, maintaining, operating, removing, and replacing storm water drainage facilities, either above or below ground. No fence, wall, planting, building, or other obstruction may be placed or maintained in said easement area and there shall be no alteration of the grades or contours in said dedicated area without the approval of said City Engineer or his/ her designee of the City of Rio Rancho. No obstructions may be placed in said easement area which would prevent ingress and egress to same by maintenance vehicles or which would prevent said vehicles traveling on said drainage way for maintenance purposes.
5. No fence, wall, planting, building or other obstruction may be placed or maintained in the easement without the written approval of the City Engineer of the City of Rio Rancho, and there shall be no alteration of the grades or contours in said easement after the drainage facilities are constructed without the written approval of the City Engineer or his/ her designee. Any violation of this provision will be promptly corrected upon receipt of notice from the City, or the City shall have the right to remove or otherwise eliminate such violation and assess the cost to the property owner.
6. Said easement is intended to be permanent in nature for the uses end purposes recited above to the City, it successors and assigns, until such time as the City releases said easement in writing.

7. The obligation of the Grantor set forth herein shall be binding upon the Grantor, his heirs, and assigns, and the property of the Grantor as described herein and will run with said property until released by the City.
8. The City shall not be liable for any damages to the Grantor resulting from its construction, modification, or maintenance of said facilities.

Required Indemnification Note:

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify the drainage facility under this covenant.

9. The written notice provided for herein shall be accomplished by mailing same to:

The Grantor may change said address by written notice, certified mail, return receipt requested to the City Engineer, Rio Rancho City Hall, 3200 City Center Circle NE, Rio Rancho, New Mexico 87144.

IN WITNESS WHEREOF, the parties have set their hands and seals this _____ day of _____ 20____,

GRANTOR

By: _____

Title: _____

REVIEWED BY THE CITY OF RIO RANCHO LEGAL DEPARTMENT

City Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)

) SS.

COUNTY OF SANDOVAL)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____

(Name of Grantor)

Notary Public

My Commission Expires:

Appendix 2.1.1

CAD STANDARDS AND NAMING CONVENTIONS FOR DIGITAL PLAN & PLAT SUBMITTALS

All drawing entities must reside on their own respective layers with specified layer names, colors, line types and text styles (if applicable) assigned to each entity **BY LAYER**. All symbols and line types must follow City of Rio Rancho design standards specifications where applicable. All digital plans submitted shall be referenced to at least two known existing section monuments with the basis of bearing clearly stated including bearings and distances. This will assist us in projecting the data to the City of Rio Rancho control grid standard (New Mexico State Plane Coordinate System, NAD 83, US Feet).

LAYER GROUP	LAYER NAME	COLOR	LINETYPE TEXTSTYLE	LAYER DESCRIPTION
ROADWAY R-O-W	C-RW	CYAN	CONTINUOUS	ROADWAY RIGHT-OF-WAY LINES
	C-RW-ABND	8(GRAY)	DOT2	ABANDONED RIGHT-OF-WAY
	C-RW-DIM	135(DRK CYAN)		R.O.W. WIDTH, DISTANCE, etc. - DIMENSIONS
ROADWAY CENTERLINES	33(LT BROWN)	33(LT BROWN)	DOT2	FUTURE/PROPOSED RIGHT-OF-WAY
	C-RW-PTS	WHITE		POINTS OF CURVATURE & TANGENCY (TIC MARKS)
	C-RW-CL	YELLOW	CENTER2	ROADWAY CENTERLINES
	C-RW-CL-DIM	53(DRK YELLOW)		CENTERLINE BEARING, DISTANCE, & CURVE DIM.'S
	C-RW-CL-MON	RED		UNPAVED ROADWAY CENTERLINE
	C-RW-CL-NMS	BLUE		ROADWAY NAMES
	C-RW-CL-PTS	WHITE		POINTS OF CURVATURE & TANGENCY (TIC MARKS)
ARROYO & RAILROAD R.O.W. & C.L	C-RW-CL-UNP	33(LT BROWN)	DASHED	UNPAVED STREET CENTERLINE
	C-RWAR	150(BLUE)	PHANTOM2 (ROW2)	ARROYO RIGHT-OF-WAY
	C-RWRR	12(DRK RED)	PHANTOM2	RAILROAD RIGHT-OF-WAY
	C-RWAR-CL	141	DIVIDE	ARROYO CENTERLINE
	C-RWRR-CL	YELLOW	TRACKS	RAILROAD CENTERLINE
	C-RWAR/RR-DIM	135		ARROYO OR RAILROAD R.O.W. WIDTH DIMENSION
	C-RWAR/RR-CL-DIM	MAGENTA		BEARING, DISTANCE, & CURVE DIM.'S
	C-RWAR/RR-CL-MON	RED		CENTERLINE MONUMENTS
	C-RWAR/RR-CL-NMS	130(CYAN)		ARROYO OR RAILROAD NAMES
	PRIVATE STREET R.O.W.	C-RWPV	WHITE	PHANTOM2
C-RWPV-ABND			DOT2	ABANDONED PRIVATE RIGHT-OF-WAY
C-RWPV-DIM				PRIV. R.O.W. WIDTH, DISTANCE, etc. - DIMENSIONS
C-RWPV-FUTR			DOT2	FUTURE/PROPOSED PRIVATE RIGHT-OF-WAY
C-RWPV-PTS				CURVATURE & TANGENCY POINTS (TIC MARKS)
PRIVATE STREET CENTERLINES	C-RWPV-CL		CENTER2	PRIVATE STREET CENTERLINES
	C-RWPV-CL-DIM	MAGENTA		BEARING, DISTANCE, WIDTH, & CURVE DIM.'S
	C-RWPV-CL-MON	RED		PRIVATE CENTERLINE MONUMENTS
	C-RWPV-CL-NMS	BLUE		PRIVATE STREET NAMES
	C-RWPV-CL-PTS	WHITE		CURVATURE & TANGENCY POINTS (TIC MARKS)
PARCELS	C-PL	WHITE	CONTINUOUS	PROPERTY LINES (& PARCEL BOUNDARIES)
	C-PL-AC	MAGENTA		PROPERTY ACREAGES (LOTS & TRACTS)
	C-PL-DTL	143		PROPERTY LINE DETAILS & ATTRIBUTES
	C-PL-DIM	254(LT GRAY)		PROPRTY LINE BEARINGS & CURVE DIM.'S
	C-PL-NUM	201(LT MGNTA)	SIMPLEX	LOT NUMBERS & TRACTS
	C-PL-PTS	WHITE		POINTS OF CURVATURE & TANGENCY (TIC MARKS)
SECTIONS	C-SEC	254	CONTINUOUS	SECTION LINES
	C-SEC-DIM	252(GRAY)		SECTION LINE BEARINGS, DISTANCES, etc.
	C-SEC-MID	50(YELLOW)	DASHED	SECTION MID-LINES
CITY LIMIT BOUNDARIES SUBDIVISION BOUNDARIES	C-SEC-MON	RED		SECTION (SURVEY) MONUMENTS
	C-BOUN-CITY	30(ORANGE)	PHANTOM	CITY LIMIT LINES
	C-BOUN-SUB	204(DRK MGNTA)	CONTINUOUS	SUBDIVISION BOUNDARY
	C-BOUN-SUB-DIM			SUBDIVISION BOUNDARY BEARINGS, DIM'S, etc.
	C-BOUN-SUB-MON	RED		SUBDIVISION BOUNDARY MONUMENTS
	C-BOUN-SUB-NMS	9		SUBDIVISION PHASE/UNIT/PARCEL NAMES/NO.'S
	C-BOUN-SUB-PTS	204(DRK MGNTA)		
SITE/PROPERTY BOUNDARIES	C-BOUN-SITE	204(DRK MGNTA)	CONTINUOUS	SITE BOUNDARY
	C-BOUN-SITE-DIM			SITE BOUNDARY BEARINGS, DIM'S, etc
	C-BOUN-SITE-MON	RED		SITE BOUNDARY MONUMENTS
	C-BOUN-SITE-PTS	204(DRK MGNTA)		SITE BOUNDARY TIC MARKS

Appendix 2.1.2

DISCLOSURE STATEMENTS- Subdivisions

Disclosure statements

Prior to selling, leasing or otherwise conveying any land in a subdivision, the subdivider shall disclose in writing such information as the City of Rio Rancho requires by regulation, to permit the prospective purchaser, lessee, or other person(s) acquiring an interest in the subdivider's land, to make an informed decision about the purchase, lease or other conveyance of the land.

Disclosure statement format

- (1) All subdivisions shall be required to file a disclosure statement that substantially complies with the following requirements and formats:**
- a. Name of subdivision.
 - b. Name and address of subdivider.
 - c. Condition of title.
 - d. Statement of all restrictions or reservations of record that subject the subdivided land to any conditions effecting its use or occupancy.
 - e. Description of utilities being provided by the developer.
(name of entity providing electricity, if available); and
(name of entity providing gas service, if applicable); and
(name of entity providing water, if available); and
(name of entity providing telephone, if available); and
(name of entity providing wastewater disposal, if available); and
(name of entity providing solid waste disposal, if available).
 - f. Water and Wastewater availability
 - g. Liquid waste disposal method
 - h. Solid waste disposal method
 - i. A statement of terrain management.
 - j. A statement of private access maintenance (describe what measures will be taken to ensure private road maintenance).

- (2) Disclosure statements for Major subdivisions containing six to 99 lots shall include the following information:**

DISCLOSURE STATEMENT

PLEASE REVIEW PRIOR TO THE PURCHASE OF PROPERTY LOCATED WITHIN THE SUBDIVISION

This disclosure statement is intended to provide you with information to make an informed decision on the purchase or lease of the property described in this statement. You should read carefully all the information contained in this statement before you decide to buy or lease the described property. Various public

agencies may have issued opinions on both the subdivision proposal and the information contained in this disclosure statement. Summaries of these opinions are contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The City of Rio Rancho has reviewed this disclosure statement to determine whether the subdivider can fulfill the conditions that the subdivider claims in the disclosure statement. However, the City of Rio Rancho does not vouch for the accuracy of what is said in the disclosure statement. In addition, this disclosure statement is not a recommendation or endorsement of the subdivision by either the City or the State. It is informative only.

The City of Rio Rancho recommends that you inspect the property before buying, leasing, or otherwise acquiring it. If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or other acquisition, to inspect the property in person. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction you must give the subdivider written notice of your intent to rescind within three (3) days after the date of your inspection of the property.

County regulations require that any deed, real estate contract, lease, or other instrument conveying an interest in a parcel in the subdivision, be recorded with the County Clerk.

Building permits, wastewater permits or other use permits must be issued by State or City officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease, or otherwise acquire an interest in the property. You should also determine whether such permits are required for construction of additional improvements before you occupy the property.

1. NAME OF SUBDIVISION

(name of subdivision)

2. NAME AND ADDRESS OF SUBDIVIDER

(name of subdivider)

(address of subdivider)

3. CONDITION OF TITLE

Include the following information (where applicable):

(name of mortgages)

(name and address of each mortgagee)

(balance owing on each mortgage)

(summary of release provisions of each mortgage)

(number of real estate contracts on the subdivided land for which the subdivider is making payments as a purchaser)

(name and address of each person holding a real estate contract as owner of the subdivided land for which the subdivider is making payments as a purchaser)

(balance owing on each real estate contract)

- (summary of default provisions of each real estate contract)
- (summary of release provisions of each real estate contract)
- (statement of any other encumbrances on the land)
- (statement of any other conditions relevant to the state of title)

4. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY
(statement of all deed and plat restrictions affecting the subdivided land)
5. UTILITIES (estimated cost per lot)

TABLE INSET:

(name of entity providing electricity, if available)	(estimated cost)
(name of entity providing gas service, if available)	(estimated cost)
(name of entity providing water, if available)	(estimated cost)
(name of entity providing telephone, if available)	(estimated cost)
(name of entity providing wastewater disposal, if available)	(estimated cost)
(name of entity providing solid waste disposal, if available)	(estimated cost)

6. INSTALLATION OF UTILITIES

TABLE INSET:

(electricity)	(date)
(gas)	(date)
(water)	(date)
(phone)	(date)
(sewer)	(date)
(solid waste disposal)	(date)

7. UTILITY LOCATION

(if all utilities are to be provided to each parcel in the subdivision, please state here)

(if all utilities are to be provided to some but not all parcels in the subdivision, state which utilities will be provided to each parcel)

(state whether each utility will be above ground or underground)

8. WATER and WASTEWATER AVAILABILITY

(describe the maximum annual water requirements of the subdivision including water for indoor and outdoor domestic uses)

(describe the availability and sources of water to meet the subdivision's maximum annual water requirements)

(describe the means of water delivery within the subdivision)

(describe any limitations and restrictions on water use in the subdivision)

(summarize the provisions of any covenants or other restrictions requiring the use of water saving fixtures and other water conservation measures)

(describe what measures, if any, will be employed to monitor or restrict water use in the subdivision)

9. FOR SUBDIVISIONS WITH COMMUNITY WASTEWATER SYSTEMS

(if applicable)

(name and address of entity providing wastewater disposal)

(statement that individual or clustered wastewater systems are prohibited, if such is the case)

(identify, by lot and block number within the subdivision, which lots will be served by which community wastewater system)

(if the wastewater systems within the subdivision have not been accepted for maintenance by the City, state how the wastewater systems will be maintained and describe the lot owner's responsibilities and obligations with respect to maintenance of the wastewater systems)

10. FOR SUBDIVISIONS WITH INDIVIDUAL OR CLUSTERED WASTEWATER SYSTEMS (if applicable)

(state whether wastewater will be provided by the subdivider or by the prospective purchaser/lessee/conveyee)

(if the wastewater systems are provided by purchaser/lessee/conveyee, state the estimated cost of a complete wastewater system, including installation costs)

(if wastewater systems are provided by the subdivider, state the cost, if any, to the purchaser/lessee/conveyee)

(identify, by lot and block number within the subdivision, which lots will be served by which cluster wastewater systems)

(state how the wastewater systems will be maintained and describe the lot owner's responsibilities and obligations with respect to maintenance of the wastewater systems)

11. FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS (if applicable)
(name and address of entity providing water)
(source of water and means of delivery)
(summary of any legal restrictions on either indoor or outdoor usage)
(statement that individual wells are prohibited, if such is the case)
(State of New Mexico drinking water permit number)
12. FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR MULTIPLE HOUSEHOLD WELLS (if applicable)
(define whether wells will be provided by the subdivider or by the prospective purchaser/lessee/conveyee)
(if wells are provided by purchaser/lessee/conveyee, state the estimated cost to complete a domestic well, including drilling, pressure tank, control devices, storage and treatment facilities)
(if wells are provided by the subdivider, state the cost, if any, to the purchaser/lessee/conveyee)
(summary of legal restrictions on either indoor or outdoor usage)
(average depth to groundwater and the minimum and maximum well depths to be reasonably expected)
(recommend total depth of well)
(estimated yield in gallons per minute of wells completed to recommended total depth)
13. LIFE EXPECTANCY OF THE WATER SUPPLY
(state the life expectancy of each source of water supply for the subdivision under full development of the subdivision)
12. WATER QUALITY
(describe the quality of water in the subdivision available for human consumption)
(describe any quality that would make the water unsuitable for use within the subdivision)
(state the name, the contaminant level, the maximum contaminant level, the expected adverse effects of the contaminant for domestic use, and the recommended treatment method to reduce the contaminant level to or below the maximum contaminant level for any contaminants which exceed the maximum contaminant levels listed in the current State of New Mexico Drinking Water Bureau Regulations (Title 20, Chapter 7, Part 1))
13. SEWER SYSTEMS
(describe the performance standards that must be obtained, design flow and any other conditions affecting the wastewater systems that are proposed and that have been approved by the City for use within the subdivision)

NOTE: NO SEWER SYSTEM MAY BE USED IN THIS SUBDIVISION OTHER THAN A SYSTEM THAT MEETS THE PERFORMANCE STANDARDS APPROVED BY CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS.

14. SOLID WASTE DISPOSAL

(describe the means of solid waste disposal that is proposed for use within the subdivision)

15. TERRAIN MANAGEMENT (Also known as a grading and drainage report, or plan)

(describe the suitability for residential use of the soils in the subdivision as defined in the Natural Resource Conservation District's Soil Survey for Sandoval County)

(describe any measures necessary for overcoming soil and topographic limitations, and who will be responsible for implementing these measures) (identify by lot and block numbers all parcels within the subdivision that are subject to flooding)

(identify by lot and block number all parcels within the subdivision located in whole or in part on slopes in excess of 8%)

(describe the surface drainage for all lots in the subdivision)

(describe the subsurface drainage for all lots in the subdivision)

(describe the nature, location and completion dates of all storm drainage systems and structures constructed or required to be constructed in the subdivision, and identify the entity which is responsible for construction)

16. SUBDIVISION ACCESS

(names of town nearest to subdivision)

(distance from nearest town to subdivision and the route over which that distance is computed)

(describe access roads to subdivision)

(state whether the subdivision is accessible by conventional vehicle)

(state whether or not subdivision is ordinarily accessible at all times of the year and under all weather conditions)

(describe the width and surfacing of all roads within the subdivision)

(state whether the roads within the subdivision have been accepted for maintenance by the City)

(if the roads within the subdivision have not been accepted for maintenance by the City, state how the roads will be maintained and describe lot owners responsibilities and obligations with respect to road maintenance)

17. MAINTENANCE

(state whether the roads and other improvements within the subdivision will be maintained by the City, the subdivider or an association of lot owner(s), and what measures have been taken to make sure that maintenance takes place)

18. CONSTRUCTION GUARANTEES (if applicable)

(describe any proposed roads, drainage structures, water or wastewater treatment facilities or other improvements that will not be completed before parcels in the subdivision are offered for sale)

19. ADVERSE OR UNUSUAL CONDITIONS

(state any activities or conditions adjacent to or nearby the subdivision, such as feed lots, dairies, cement plants or airports, that would subject the subdivided land to anything unusual affecting its use or occupancy)

20. FIRE PROTECTION

(distance to nearest fire station from subdivision)
(route over which that distance is computed)
(state whether the fire department is full-time or semi-staffed)

21. POLICE PROTECTION

List the various police units that patrol the subdivision.
(sheriff's department, if applicable)
(municipal police, if applicable)
(state police, if applicable)

22. PUBLIC SCHOOLS

(name of and distance to nearest public elementary school serving the subdivision)
(name of and distance to nearest public junior high or middle school serving the subdivision)
(name of and distance to nearest public high school serving the subdivision)

(3) All Major subdivisions containing one hundred (100) or more lots shall be required to file a disclosure statement that substantially complies with the following requirements and formats for subdivision.

DISCLOSURE STATEMENT

PLEASE REVIEW PRIOR TO THE PURCHASE OF PROPERTY LOCATED
WITHIN THE SUBDIVISION

This disclosure statement is intended to provide you with information to make an informed decision on the purchase or lease of the property described in this statement. You should read carefully all the information contained in this statement before you decide to buy or lease the described property.

Various public agencies may have issued opinions on both the subdivision proposal and the information contained in this disclosure statement. Summaries of these opinions are contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The City of Rio Rancho has examined this disclosure statement to determine whether the subdivider can fulfill the conditions that the subdivider claims in the disclosure statement. However, the City of Rio Rancho does not vouch for the accuracy of what is said in the disclosure statement. In addition, the disclosure statement is not a recommendation or endorsement of the subdivision by the City. It is informative only.

The City of Rio Rancho recommends that you inspect the property before buying, leasing or otherwise acquiring it. If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or other acquisition, to inspect the property in person. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction you must give the subdivider written notice of your intent to rescind within three (3) days after the date of your inspection of the property.

County regulations require that any deed, real estate contract, lease, or other instrument conveying an interest in a parcel in the subdivision, be recorded with the County Clerk.

Building permits, wastewater permits or other use permits must be issued City officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease, or otherwise acquire an interest in the property. You should also determine whether such permits are required for construction of additional improvements before you occupy the property.

1. NAME OF SUBDIVISION
(name of subdivision)
2. NAME AND ADDRESS OF SUBDIVIDER
(name of subdivider)
(address of subdivider)
3. NAME AND ADDRESS OF PERSON IN CHARGE OF SALES, LEASING OR OTHER CONVEYANCE IN NEW MEXICO (optional)
(name of person in charge of sales, leasing or other conveyance)
(address of person in charge of sales, leasing or other conveyance)
(telephone number of person in charge of sales, leasing or other conveyance)
4. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED

TABLE INSET:

Present	Anticipated
(number of parcels)	(number of parcels)
(number of acres in subdivision)	(number of acres in subdivision)

5. SIZE OF LARGEST PARCEL OFFERED FOR SALE OR LEASE WITHIN THE SUBDIVISION
(size of largest parcel in acres)
6. SIZE OF SMALLEST PARCEL OFFERED FOR SALE OR LEASE WITHIN THE SUBDIVISION
(size of smallest parcel in acres)
7. PROPOSED RANGE OF SELLING OR LEASING PRICES (optional)

TABLE INSET:

(\$ = lowest amount)	(size of parcels sold, leased or conveyed)
(\$ = highest amount)	(size of parcels sold, leased or conveyed)

8. FINANCING TERMS (optional)
 - (interest terms)
 - (term of loan or contract)
 - (minimum down payment)
 - (service charges and/or escrow fees)
 - (premium for credit life or other insurance if it is a condition for giving credit)
 - (closing costs)
9. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE
 - (name of person who is recorded as having legal title)
 - (address of person who is recorded as having legal title)

NOTE: IF ANY OF THE HOLDERS OF EQUITABLE TITLE NAMED ABOVE IS A CORPORATION, LIST THE NAMES AND ADDRESSES OF ALL OFFICERS OF THAT CORPORATION.

10. NAME AND ADDRESS OF PERSONS HAVING EQUITABLE TITLE
 - (name of person who is recording as having equitable title)
 - (address of person who is recording as having equitable title)

NOTE: IF ANY OF THE HOLDERS OF EQUITABLE TITLE NAMED ABOVE IS A CORPORATION, LIST THE NAMES AND ADDRESS OF ALL OFFICERS OF THAT CORPORATION.

11. CONDITION OF TITLE
 - Include here the following information (where applicable)
 - (number of mortgages)
 - (name and address of each mortgage)
 - (balance owing on each mortgage)
 - (summary of the release provisions of each mortgage)
 - (number of all real estate contracts on the subdivided land for which the subdivider is making payments as a purchaser)
 - (name and address of each person holding a real estate contract as owner of the subdivided land for which the subdivider is making payments as a purchaser)
 - (balance owing on each real estate contract)
 - (summary of default provisions of each real estate contract)
 - (statement of any other encumbrances on the land)
 - (statement of any other conditions relevant to the state of the title)
12. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY
 - (state here all deed and plat restrictions affecting the subdivided land)
13. ESCROW AGENT
 - (name of escrow agent)

(address of escrow agent)
 (statement of whether or not the subdivider has any interest in or financial ties to the escrow agent)

14. UTILITIES (estimated cost per lot)

TABLE INSET:

(name of entity providing electricity, if available)	(estimated cost)
(name of entity providing gas service, if available)	(estimated cost)
(name of entity providing water, if available)	(estimated cost)
(name of entity providing telephone, if available)	(estimated cost)
(name of entity providing wastewater disposal disposal, if available)	(estimated cost)
(name of entity providing solid waste disposal, if available)	(estimated cost)

15. INSTALLATION OF UTILITIES

TABLE INSET:

(electricity)	(date)
(gas)	(date)
(water)	(date)
(phone)	(date)
(wastewater disposal)	(date)
(solid waste disposal)	(date)

16. UTILITY LOCATION

(if all utilities are to be provided to each parcel in the subdivision, please state here)

(if all utilities are to be provided to some but not all parcels in the subdivision, state which utilities will be provided to each parcel)

(state whether each utility will be above ground or underground)

17. **WATER AND WASTEWATER AVAILABILITY**
 (describe the maximum annual water requirements of the subdivision including water for indoor and outdoor domestic uses)
 (describe the availability and sources of water to meet the subdivision's maximum annual water requirements)
 (describe the means of water delivery within the subdivision)
 (describe any limitations and restrictions on water use in the subdivision)
 (summarize the provisions of any covenants or other restrictions requiring the use of water saving fixtures and other water conservation measures)
 (describe what measures, if any, will be employed to monitor or restrict water use in the subdivision)
18. **FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS**
 (name and address of entity providing water)
 (source of water and means of delivery)
 (summary of any legal restrictions on either indoor or outdoor usage)
 (statement that individual wells are prohibited, if such is the case)
 (State of New Mexico Drinking Water Bureau's number)
19. **FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR MULTIPLE HOUSEHOLD WELLS**
 (define whether wells will be provided by the subdivider or by the prospective purchaser/lessee/conveyee)
 (if wells are provided by purchaser/lessee/conveyee, state the estimated cost to complete a domestic well, including drilling, pressure tank, control devices, storage and treatment facilities)
 (if wells are provided by the subdivider, state the cost, if any, to the purchaser/lessee/ conveyee)
 (summary of legal restrictions on either indoor or outdoor usage)
 (average depth to groundwater and the minimum and maximum well depths to be reasonably expected)
 (recommend total depth of well)
 (estimated yield in gallons per minute of wells completed to recommended total depth)
 (State of New Mexico wells shall be permitted by the State Engineer's Office.)
20. **LIFE EXPECTANCY OF THE WATER SUPPLY**
 (state the life expectancy of each source of water supply for the subdivision under full development of the subdivision)
21. **SURFACE WATER***
 *Not applicable where subdivider intends to provide water for domestic use.
 (provide a detailed statement of the source and yield of the surface water supply and any restrictions to which the surface water supply is subject)
22. **NEW MEXICO STATE ENGINEER'S OPINION ON WATER AVAILABILITY**
 Include here the approved summary of the opinion received by the City from the New Mexico State Engineer regarding:

(whether or not the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses)

(whether or not the subdivider can fulfill the proposals in this disclosure statement concerning water, excepting water quality)

23. WATER QUALITY

(describe the quality of water in the subdivision available for human consumption)

(describe any quality that would make the water unsuitable for use within the subdivision)

(state the name, the contaminant level, the maximum contaminant level, the expected adverse effects of the contaminant for domestic use, and the recommended treatment method to reduce the contaminant level to or below the maximum contaminant level for any contaminants which exceed the maximum contaminant levels established by the Water Quality Control Commission or the New Mexico Environment Department, Drinking Water Quality Bureau)

24. NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON WATER QUALITY

Include here the approved summary of the opinion received by the City of Rio Rancho from the New Mexico Environment Department on:

(whether or not the subdivider can furnish water of an acceptable quality for human consumption and measures to protect the water supply from contamination in conformity with state regulations)

(whether or not the subdivider can fulfill the water quality proposal made in this disclosure statement)

(whether or not the subdivider's proposal for water quality conforms to the City water quality regulations)

25. WASTEWATER SYSTEMS

(describe the performance standards that must be obtained, design flow and any other conditions affecting the wastewater systems that are proposed and that has been approved by the City for use within the subdivision)

26. THE NEW MEXICO ENVIRONMENT DEPARTMENT GROUND WATER QUALITY BUREAU OPINION ON WASTEWATER SYSTEMS

Include here the approved summary of the New Mexico Environment Department, Ground Water Quality Bureau on:

(whether there are sufficient wastewater facilities to fulfill the requirements of the subdivision in conformity with state and City ordinance/regulations)

(whether or not the subdivider can fulfill the wastewater proposals made in this disclosure statement)

(whether or not the subdivider's proposal for wastewater disposal conforms to the City's wastewater ordinance/regulations)

27. SOLID WASTE DISPOSAL

(describe the means of solid waste disposal that is proposed for use within the subdivision)

28. NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON SOLID WASTE DISPOSAL

Include here the approved summary of the opinion received from the New Mexico Environment Department on:

(whether or not there are sufficient solid waste disposal facilities to fulfill the needs of the subdivision in conformity with state regulations)

(whether or not the subdivider can fulfill the solid waste proposals made in this disclosure statement)

(whether or not the subdivider's proposal for solid waste disposal conforms to the City's regulations on solid waste disposal)

29. TERRAIN MANAGEMENT (Also known as grading and drainage plan or report)

(describe the suitability for residential use of the soils in the subdivision

(describe any measures necessary for overcoming soil and topographic limitations, and who will be responsible for implementing these measures)

(identify by lot and block numbers all parcels within the subdivision that are subject to flooding)

(identify by lot and block number all parcels within the subdivision located in whole or in part on slopes in excess of 8%)

(describe the surface drainage for all lots in the subdivision)

(describe the subsurface drainage for all lots in the subdivision)

(describe the nature, location and completion dates of all storm drainage systems and structures constructed or required to be constructed in the subdivision, and identify the entity which is responsible for construction)

30. NATURAL RESOURCES CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT

Include here the approved summary of the opinion received by the City from the Soil & Water Conservation District on:

(whether or not the subdivider can furnish sufficient terrain management to protect against flooding, inadequate drainage and soil erosion)

(whether or not the subdivider can satisfy the terrain management proposals made in this disclosure statement)

(whether or not the subdivider's terrain management proposals conform to the City regulations on terrain management)

31. SUBDIVISION ACCESS

(state whether or not subdivision is accessible by conventional vehicle)

(state whether or not subdivision is ordinarily accessible at all times of the year and under all weather conditions)

(describe the width and surfacing of all roads within the subdivision)

(state whether the roads within the subdivision have been accepted for maintenance by the City)

(if the roads within the subdivision have not been accepted for maintenance by the City, state how the roads will be maintained and describe lot owners responsibilities and obligations with respect to road maintenance)

32. NEW MEXICO DEPARTMENT OF TRANSPORTATION'S OPINION ON ACCESS

Include here the approved summary of the opinion received by City Department of Public Works from the New Mexico Department of Transportation on:

- (whether or not the subdivider can fulfill the state-highway access requirements for the subdivision in conformity with state regulations)
- (whether or not the subdivider can satisfy the access proposal made in this disclosure statement)
- (whether or not the subdivider's access proposals conform to the City's regulations on access)
33. **CONSTRUCTION GUARANTEES**
(describe any proposed roads, drainage structures, water treatment facilities or other improvements that will not be completed before parcels in the subdivision are offered for sale)
34. **ADVERSE OR UNUSUAL CONDITIONS**
(state any activities or conditions adjacent to or nearby the subdivision, such as feed lots, dairies, cement plants or airports, that would subject the subdivided land to anything unusual affecting its use or occupancy)
35. **RECREATIONAL FACILITIES**
(describe all recreational facilities, actual and proposed in the subdivision)
(state the estimated date of completion of each proposed recreational facility)
(state whether or not there are any bonds, letters of credit or other collateral securing the construction of each proposed recreational facility and describe any such bond, letter of credit or other collateral)
36. **FIRE PROTECTION**
(distance to nearest fire station from subdivision)
(route over which that distance is computed)
(state whether the fire department is full-time or semi-staffed)
37. **POLICE PROTECTION**
(sheriff's department, if applicable)
(municipal police, if applicable) (state police, if applicable)
38. **PUBLIC SCHOOLS**
(name of and distance to nearest public elementary school serving the subdivision)
(name of and distance to nearest public junior high or middle school serving the subdivision)
(Name of and distance to nearest public high school serving the subdivision)
39. **HOSPITALS**
(Name of nearest hospital)
40. **PUBLIC TRANSPORTATION**
Describe all public transportation that serves the subdivision on a regular basis
-