

LOCATION MAP

- PURPOSE OF PLAT**
- To create Lot 9-A, 14-A and 15-A as shown hereon.
 - To eliminate lot lines as shown hereon.
 - To vacate easements and right-of-way as shown hereon.
 - To grant easements as shown hereon.
 - To dedicate public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.

- SUBDIVISION DATA**
- Total Number of Existing Lots: 4
 - Total Number of Existing Tracts: 0
 - Total Number of Lots Created: 3
 - Total Number of Tracts Created: 0
 - Gross Subdivision Acreage: 5.2433 Acres

- NOTES**
- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
 - Distances are ground distances.
 - Bearings and distances in parenthesis are record.
 - Basis of boundary are the following plats of record entitled:
 - "PORTION OF UNIT TEN, RIO RANCHO ESTATES" (01-31-1962, RRE PLAT BOOK 1, PAGE 12)
 - "NORTHEASTERLY PORTION UNIT TEN, RIO RANCHO ESTATES" (05-13-1968, RRE PLAT BOOK 1, PAGE 73)
 - "LOT 2-A & 2-B, BLOCK 27, RIO RANCHO ESTATES UNIT 10" (04-17-2019, VOLUME 3, FOLIO 4378)
 - "LOT 12-A & 13-A, BLOCK 28, RIO RANCHO ESTATES UNIT 10" (- - - , VOLUME 3, FOLIO)
 - "WESTSIDE BOULEVARD S.E. RIGHT-OF-WAY PLAN" (DATED 09-29-2019)
 - "DONATION DEED - LOT 9, BLOCK 27" (02-20-2020, 2020004190)
 - "DONATION DEED - LOT 14, BLOCK 28" (02-20-2020, 2020004302)
 - "SPECIAL WARRANTY (DONATION DEED) - LOT 15, BLOCK 28" (02-28-2020, 2020005222)

- all being records of Sandoval County, New Mexico.
- Field Survey performed in May, 2020.
 - City of Rio Rancho, Sandoval County, New Mexico Zone:
 - Lot 9, Block 27 - NC (COZ & OZ OVERLAY)
 - Lot 10, Block 27 - R-1 (COZ & OZ OVERLAY)
 - Lot 14, Block 28 - SU (COZ & OZ OVERLAY)
 - Lot 15, Block 28 - R-1 (COZ & OZ OVERLAY)
 - 100 Year Flood Zone Designation: Zone X, as shown on Panel 2102 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008.
 - Title Commitment: None provided.
 - Lot 9, Block 27 - 1500 Westside Boulevard SE, Rio Rancho, NM 87124.
 - Lot 10, Block 27 - 1508 Wellspring Avenue SE, Rio Rancho, NM 87124.
 - Lot 14, Block 28 - 1617 Wellspring Avenue SE, Rio Rancho, NM 87124.
 - Lot 15, Block 28 - 1601 Wellspring Avenue SE, Rio Rancho, NM 87124.
 - No vehicular access shall be allowed to Westside Boulevard SE.
 - Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2020 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume _____, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Eileen Garbagni, County Clerk and Recorder

By: _____ Deputy

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
 - New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
 - Cable One for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
 - City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, QWEST and CABLE ONE did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and CABLE ONE do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION - LOT 15, BLOCK 28

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 15-A and the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of easements and granting of public utility easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the property subdivided hereon.

Owner(s): LD Development, LLC, a New Mexico limited liability company

Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2020, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, LD Development, LLC, a New Mexico limited liability company on behalf of said limited liability company.

Notary Public My Commission Expires

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 35, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being the Remainder of Lot 9, Block 27, all of Lot 10, Block 27, the Remainder of Lot 14, Block 28, the Remainder of Lot 15, Block 28 and a Vacated Portion of Westside Boulevard S.E. & Wellspring Avenue S.E., Portion of Unit Ten, Rio Rancho Estates, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on January 31, 1962, in Rio Rancho Estates Plat Book 1, Page 12, and containing 5.2433 acres more or less.

FREE CONSENT AND DEDICATION - LOT 9, BLOCK 27

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 9-A and the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of easements and granting of public utility easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the property subdivided hereon.

Owner(s): AB Southwest, LLC, a Delaware limited liability company

John H. Lewis, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2020, this instrument was acknowledged before me by John H. Lewis, Managing Member, AB Southwest, LLC, a Delaware limited liability company on behalf of said limited liability company.

Notary Public My Commission Expires

FREE CONSENT AND DEDICATION - LOT 10, BLOCK 27

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 10-A and the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of easements and granting of public utility easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the property subdivided hereon.

Owner(s): Jeri Cook-Martin

Jeri Cook-Martin Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2020, this instrument was acknowledged before me by Jeri Cook-Martin.

Notary Public My Commission Expires

FREE CONSENT AND DEDICATION - LOT 14, BLOCK 28

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 14-A and the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of easements and granting of public utility easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the property subdivided hereon.

Owner(s): EPJ Limited Partnership, a New Mexico limited partnership

Eric Springer, Partner Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2020, this instrument was acknowledged before me by Eric Springer, Partner, EPJ Limited Partnership, a New Mexico limited partnership on behalf of said limited partnership.

Notary Public My Commission Expires

**SUMMARY PLAT FOR
LOT 9-A, BLOCK 27 AND
LOT 14-A & 15-A, BLOCK 28,
RIO RANCHO ESTATES, UNIT 10
(BEING A REPLAT OF THE REMAINDER OF LOTS 9 & 10, BLOCK 27
AND THE REMAINDER OF LOTS 14 & 15, BLOCK 28, AND A VACATED
PORTION OF WESTSIDE BOULEVARD S.E. & WELLSRING ROAD S.E.,
PORTION OF UNIT TEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 35
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2020**

DSD CASE NO.
UTILITY APPROVALS

City of Rio Rancho	Date
New Mexico Gas Company	Date
Qwest Communications d/b/a CenturyLink QC	Date
Public Service Company of New Mexico	Date
Cable-One	Date

DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

Approved on the _____day of _____, 2020.

Matthew B. Geisel, Acting Director Date

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the _____day of _____, 2020.

Rebecca A. Martinez, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

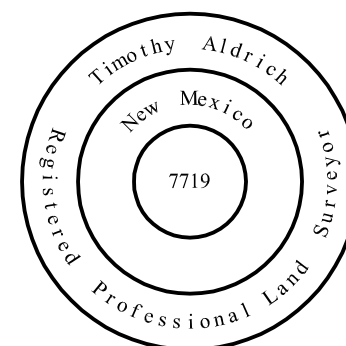
I, Laura M. Montoya, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

Laura M. Montoya, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

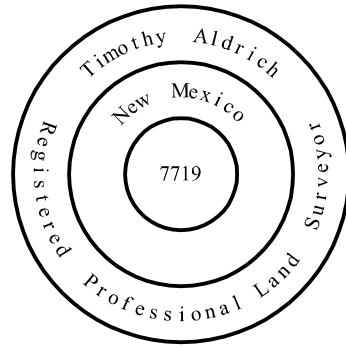
Timothy Aldrich, P.S. No. 7719 11-22-20 Date



SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 11-22-20 Date






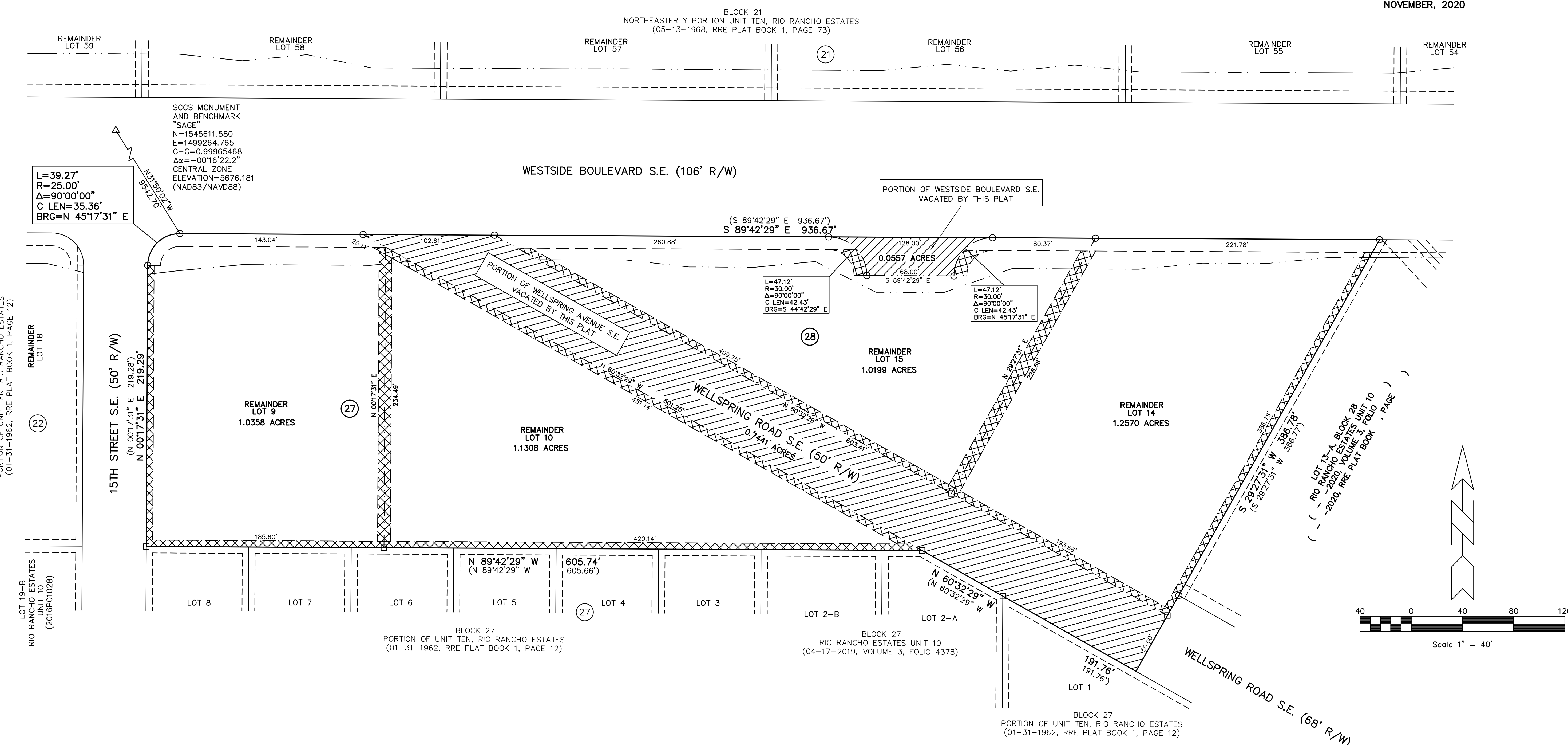
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Checked By:	TA	Drawing Name:	15010PL2.DWG
Job No.:	15-010	Sheet:	1 of 3




ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

SUMMARY PLAT FOR
 LOT 9-A, BLOCK 27 AND
 LOT 14-A & 15-A, BLOCK 28,
 RIO RANCHO ESTATES, UNIT 10
 (BEING A REPLAT OF THE REMAINDER OF LOTS 9 & 10, BLOCK 27
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 RIO RANCHO ESTATES, UNIT 10)
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 35
 TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 NOVEMBER, 2020

-  PUBLIC STREET RIGHT-OF-WAY VACATED BY THIS PLAT
-  PUBLIC UTILITY EASEMENTS VACATED BY THIS PLAT
-  LOT LINE ELIMINATED BY THIS PLAT



- PROPERTY CORNERS**
-  - FOUND 1/2" REBAR
 -  - FOUND 1/2" REBAR WITH CAP "LS 7719"
 -  - SET 1/2" REBAR WITH CAP "LS 7719"

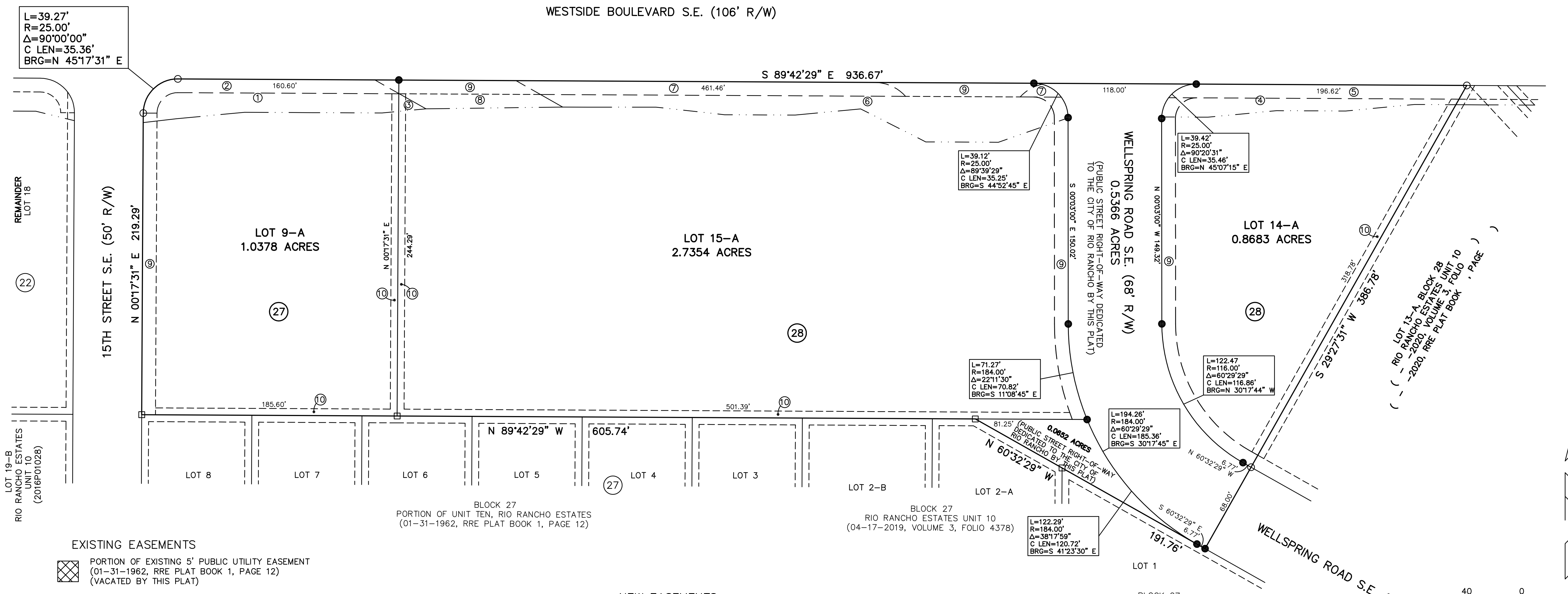
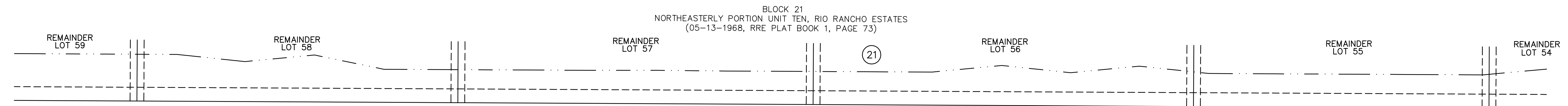
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Checked By:	TA	Drawing Name:	15010PL2.DWG
Job No.:	15-010	Sheet:	2 of 3


 LDRICH LAND SURVEYING
 P.O. BOX 30701, ALBUQU., N.M. 87190
 505-884-1990

SUMMARY PLAT FOR
 LOT 9-A, BLOCK 27 AND
 LOT 14-A & 15-A, BLOCK 28,
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 (BEING A REPLAT OF THE REMAINDER OF LOTS 9 & 10, BLOCK 27
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 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 NOVEMBER, 2020

PROPERTY CORNERS

- - FOUND 1/2" REBAR
- - FOUND 1/2" REBAR WITH CAP "LS 7719"
- - SET 1/2" REBAR WITH CAP "LS 7719"

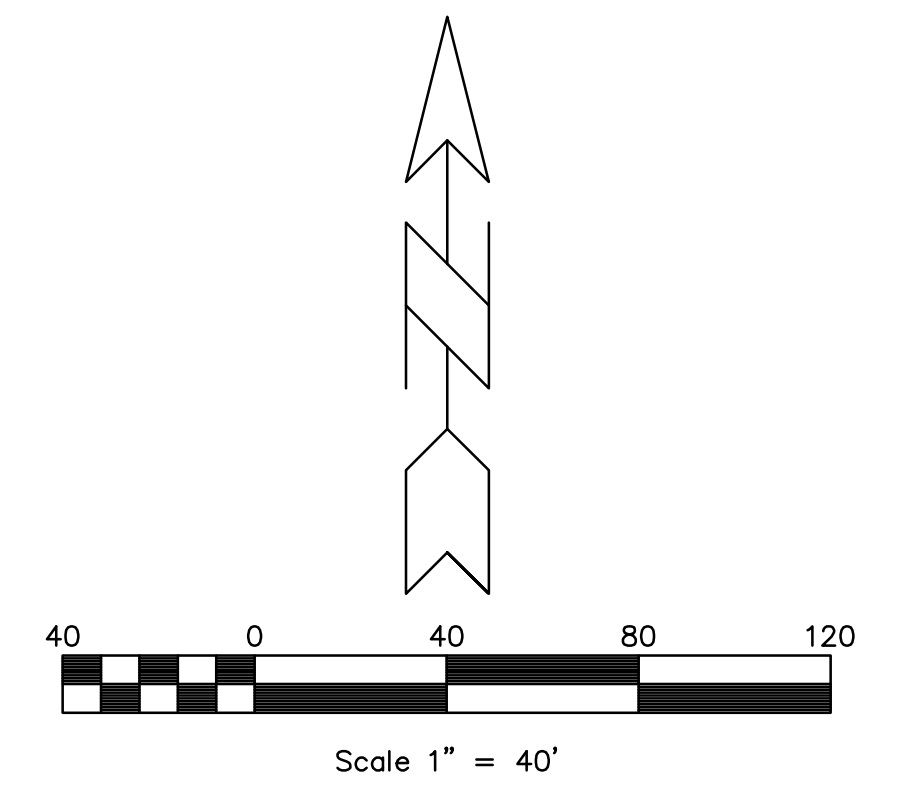


EXISTING EASEMENTS

- ① PORTION OF EXISTING 5' PUBLIC UTILITY EASEMENT (01-31-1962, RRE PLAT BOOK 1, PAGE 12) (VACATED BY THIS PLAT)
- ② EXISTING CONSTRUCTION MAINTENANCE & SLOPE EASEMENT - WIDTH VARIES (02-20-2020, 2020004191)
- ③ EXISTING 10' PUE (02-20-2020, 2020004192)
- ④ EXISTING CONSTRUCTION MAINTENANCE & SLOPE EASEMENT - WIDTH VARIES (02-20-2020, 2020004311)
- ⑤ EXISTING CONSTRUCTION MAINTENANCE & SLOPE EASEMENT - WIDTH VARIES (02-20-2020, 2020004303)
- ⑥ EXISTING 10' PUE (02-20-2020, 2020004304)
- ⑦ EXISTING CONSTRUCTION MAINTENANCE & SLOPE EASEMENT - WIDTH VARIES (02-28-2020, 2020005223)
- ⑧ EXISTING 10' PUE (02-28-2020, 2020005224)

NEW EASEMENTS

- ⑨ CONSTRUCTION MAINTENANCE & SLOPE EASEMENT - WIDTH VARIES (GRANTED BY THIS PLAT)
- ⑩ 10' PUE (GRANTED BY THIS PLAT)
- ⑪ 5' PUE (GRANTED BY THIS PLAT)



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Checked By:	TA	Drawing Name:	15010PL2.DWG
Job No.:	15-010	Sheet:	3 of 3