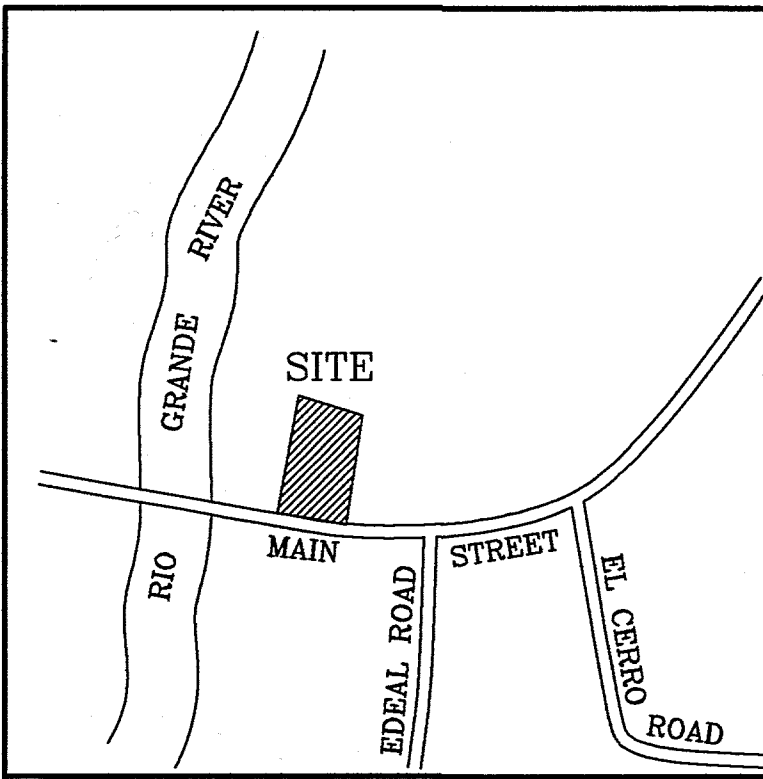
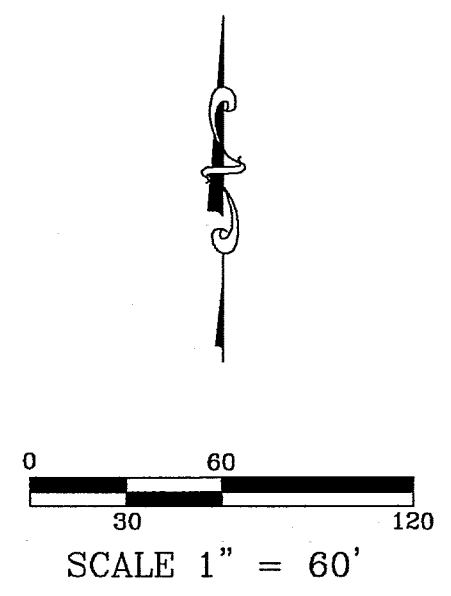


202002802



VICINITY MAP



- LEGEND**
- = SET #4 REBAR W/CAP PS 10024
 - = FOUND #5 REBAR W/CAP PS 10024
 - = FOUND #4 REBAR W/CAP PS 6446
 - = FOUND #5 REBAR
 - ✕ = FENCELINE
 - ▽ = WATER VALVE
 - ⊙ = UTILITY POLE
 - ⊕ = FIRE HYDRANT
 - ⊗ = SANITARY SEWER MANHOLE
 - ⊠ = UNDERGROUND UTILITY BOX

FILED IN THE OFFICE OF THE VALENCIA COUNTY CLERK THIS 6
DAY OF MARCH, 2020, IN CABINET M, NO. 455
BOOK _____ PAGE _____, BY Reggie Cardenas, DEPUTY.
COUNTY CLERK.
AMOUNT 225, PAID BY VILLAGE OF LOS LUNAS RECEIPT NO. _____

LAND DIVISION PLAT
TRACT B-1
LANDS OF MARVIN CAUSEY
&
TRACT A
M.R.G.C.D. MAP 72
LOS LUNAS, VALENCIA COUNTY, NEW MEXICO
JANUARY 2020

PURPOSE

- THE PURPOSE OF THIS PLAT:
- TO SURVEY THE TWO EXISTING TRACTS AND DIVIDE THEM CREATING THE 4 NEW TRACTS SHOWN.
 - TO VACATE THE EXISTING 52' ROADWAY EASEMENT.
 - TO VACATE THE EXISTING 5' WEST EASEMENT.
 - TO GRANT THE NEW 10' PUBLIC UTILITY EASEMENT SHOWN.
 - TO GRANT THE NEW 20' PUBLIC UTILITY EASEMENT SHOWN.
 - TO GRANT THE NEW 30' PUBLIC UTILITY EASEMENT SHOWN.

LEGAL DESCRIPTION

ONE (1) TRACT OF LAND SITUATE WITHIN SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN IN LOS LUNAS, VALENCIA COUNTY, NEW MEXICO, BEING TRACT A, AS SUCH TRACT IS SHOWN ON MAP 72 OF THE SURVEYS OF THE MIDDLE RIO GRANDE CONSERVANCY BEING BETTER DESCRIBED ON THE SURVEY PLAT TITLED 'ALTA/ACSM LAND TITLE SURVEY TRACT A, COMPRISING OF TRACTS 34A1, 34A2, 34B1, 34B2, & 33B2A1A, M.R.G.C.D. MAP 72', FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO ON JUNE 1, 2005, IN CABINET J, PAGE 588.

TOGETHER WITH:

ONE (1) TRACT OF LAND SITUATE WITHIN SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN IN LOS LUNAS, VALENCIA COUNTY, NEW MEXICO, BEING TRACT B-1, AS SUCH TRACT IS SHOWN ON MAP 72 OF THE SURVEYS OF THE MIDDLE RIO GRANDE CONSERVANCY, BEING BETTER DESCRIBED ON THE SURVEY PLAT TITLED 'SUMMARY REPLAT AND LAND DIVISION TRACT B', LANDS OF MARVIN CAUSEY', FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO ON DECEMBER 5, 1995, IN CABINET I, PAGE 823.

OWNER'S CERTIFICATION

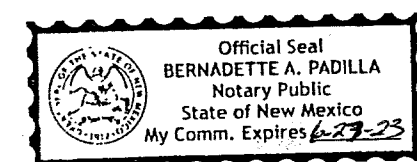
THIS PLATTING SHOWN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF.

THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO SO ACT

OWNER: State of New Mexico SS
COUNTY OF VALENCIA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
20th DAY OF June, 2020, BY Harold E. Priggo

MY COMM. EXPIRES 6/27/23 Bernadette A. Padilla
NOTARY PUBLIC



SURVEYORS CERTIFICATION

I, TIMOTHY MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

Tim S. Martinez
TIM S. MARTINEZ, NMPS #13982
DATE 2-26-20



INDEX INFORMATION FOR COUNTY CLERK

OWNER: LOS LUNAS RIVERFRONT LLC

SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 EAST

SUBDIVISION: NA

FIRM MAP: EFFECTIVE DATED: AUGUST 19, 2010

COMMUNITY PANEL NUMBER - 35061C 0240 E

ZONE AE

TM SURVEYING
TIM MARTINEZ - NMPS# 13982
1130 LA VEGA ROAD
BOSQUE FARMS, NEW MEXICO 87068
PHONE: (505) 869-0711
FAX: (505) 869-0499

M 455

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. [TELEPHONE COMPANY] FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. [CABLE COMPANY] FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/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, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

UTILITY APPROVALS:

R. J. Cardenas 2/26/2020
PNM-ELECTRIC DATE

Don Duval 2/27/2020
CENTURY LINK DATE

Michael J. Madala 3/5/2020
VILLAGE WATER & SEWER DEPT. DATE

Jeffrey 2/26/20
COMCAST DATE

Jeffrey 2/26/2020
NEW MEXICO GAS COMPANY DATE

APPROVALS:

THIS PLAT SHOWN HEREON, LYING WITHIN THE TERRITORIAL JURISDICTION OF THE VILLAGE OF LOS LUNAS, VALENCIA COUNTY, NEW MEXICO, IS HEREBY APPROVED THIS
6 DAY OF March, 2020 BY
THE COMMUNITY DEVELOPMENT DIRECTOR AND BY THE
VILLAGE CLERK/TREASURER OF THE VILLAGE OF LOS
LUNAS, VALENCIA COUNTY, NEW MEXICO.

Gregory J. Montan 3/5/2020
VILLAGE CLERK/TREASURER DATE

Gregory J. Montan 3/6/2020
COMMUNITY DEVELOPMENT DIRECTOR DATE

Approved by Valencia County
P&Z Office
James 3/6/2020
Signature Date
COMMUNITY DEVELOPMENT DIRECTOR

OTHER EASEMENTS

PER DOCUMENT FILED IN BOOK 361, PAGE 22289.

- (A) A NON-EXCLUSIVE LANDSCAPING EASEMENT IS GRANTED WITHIN COMMON AREAS TO THE OWNERS ASSOCIATION, INCLUDING THE RIGHT TO LANDSCAPE, IRRIGATE AND MAINTAIN AND REPLACE SURFACE AND SUBSURFACE FACILITIES RELATED THERETO.
- (B) A NON-EXCLUSIVE ACCESS AND PARKING EASEMENT FOR VEHICLES AND BICYCLES IS GRANTED TO THE OWNERS, OCCUPANTS, UNIT OWNERS AND THEIR AGENTS AND CUSTOMERS WITHIN THE PORTIONS OF THE COMMON AREAS ON EACH TRACT DESIGNATED BY THE OWNER AND APPROVED BY THE ARC AS DRIVEWAYS AND PARKING AREAS.
- (C) A NON-EXCLUSIVE SIGNAGE EASEMENT IS GRANTED WITHIN PARCEL II LOCATED ADJACENT TO NEW MEXICO STATE ROAD 6 FOR PURPOSES OF PLACING A SIGN TO IDENTIFY THE LOS LUNAS RIVERFRONT PLAZA AND TO ALLOW MAINTENANCE OF THE SIGN AND SUBSURFACE POWER FOR LIGHTING THE SIGN.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|-----------|------------|--------------|---------------|-------------|---------|
| C1 | 22868.31' | 238.71' | 238.71' | N 71°37'11" W | 00°35'44" | 119.36' |
| C2 | 22868.31' | 59.68' | 59.68' | S 71°12'04" E | 00°08'56" | 29.84' |

TAX CERTIFICATION

I, THE UNDERSIGNED CERTIFY THAT A SEARCH OF THE TAX RECORDS FOR THE TRACTS OF LAND SHOWN HEREON HAS BEEN MADE, AND HAVE DETERMINED THAT ALL TAXES DUE AND PAYABLE FOR THE PREVIOUS TEN (10) YEARS HAVE BEEN MADE.

David A. Smith DATE 2/28/2020
VALENCIA COUNTY TREASURER
#084499 R 084670