

**Boundary Survey
and
Topographic Map
for
Cabazon Del Norte
Being Comprised of
Lots 11, 12, 13, 74,
75 and 76, Block 93,
Rio Rancho Estates Unit 16**

City of Rio Rancho
Sandoval County, New Mexico

May 2025



Vicinity Map

N.T.S.

Indexing Information

Section 26, Township 12 North, Range 2 East, N.M.P.M.
as Projected into the Town of Alameda Grant
Subdivision: Rio Rancho Estates Unit 16
Owner: Will Street LLC
UPC #: 1-011-068-460-310 (Lot 11)
1-011-068-460-302 (Lot 12)
1-011-068-460-295 (Lot 13)
1-011-068-434-295 (Lot 74)
1-011-068-434-302 (Lot 75)
1-011-068-434-310 (Lot 76)

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (08/25/1964 RRE BK. 1, PGS. 62-63)
○	FOUND MONUMENT AS INDICATED
—	SET MONUMENT AS INDICATED
—	BLOCK WALL
—	CHAINLINK FENCE
—	UTILITY PEDESTAL
—	WATER VALVE
—	WATER METER
—	FIRE HYDRANT
—	SANITARY SEWER MANHOLE
—	UNDERGROUND GAS UTILITY LINE
—	UNDERGROUND WATER UTILITY LINE
—	UNDERGROUND SANITARY SEWER LINE
—	UNDERGROUND ELECTRIC UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE HAVING FILE NO. 1904861 AND AN EFFECTIVE DATE OF OCTOBER 31, 2019.
2. PLAT OF RECORD FOR RIO RANCHO ESTATES UNIT, 16 FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 25, 1964, IN RIO RANCHO ESTATES PLAT BOOK 1, PAGES 62-63.
3. PLAT FOR LOT 1-A, BLOCK "H", RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON SEPTEMBER 10, 2007, IN RIO RANCHO ESTATES PLAT BOOK 21, PAGE 46.
4. PLAT FOR LOT 3-A, BLOCK "H", RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON SEPTEMBER 07, 1999, IN RIO RANCHO ESTATES PLAT BOOK 12, PAGE 52.
5. PLAT FOR RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 08, 1966, IN RIO RANCHO ESTATES PLAT BOOK 1, PAGE 70.
6. PLAT FOR LOT 9-A, BLOCK "H", RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 30, 1997, IN RIO RANCHO ESTATES PLAT BOOK 10, PAGE 85.
7. PLAT FOR YUCATAN AT CABEZON, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 14, 2005, IN RIO RANCHO ESTATES PLAT BOOK 19, PAGES 53-54.

Easement Notes

1 EXISTING 5' P.U.E. (08/25/1964, RRE BK. 1, PG(S) 62-63)
(TYP. ON ALL SIDES OF LOTS)

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35043C2102D, DATED MARCH 18, 2008.

Benchmark -NAVD 88

THE BENCHMARK ELEVATIONS SHOWN HEREON WERE OBTAINED BY GPS OBSERVATION DERIVED FROM AN OPUS SOLUTION USING THE FOLLOWING THREE STATIONS:

P107 GRANTS_NM2006 CORS ARP
P034 SANDIA_LASNN2004 CORS ARP
NMSF SANTA FE CORS ARP

BASED UPON THE ACCURACIES AS DETERMINED USING THE NGS OPUS SOLUTIONS AND THE METHODS USED IN THE FIELD, THE PUBLISHED COORDINATES AND ELEVATIONS SHOWN HEREON HAVE THE FOLLOWING ACCURACIES:

X= 0.10
Y= 0.10
Z= 0.10

Legal Description

LOTS NUMBERED ELEVEN (11), TWELVE (12), THIRTEEN (13), SEVENTY-FOUR (74), SEVENTY-FIVE (75) AND SEVENTY-SIX (76) IN BLOCK NUMBERED NINETY-THREE (93) OF RIO RANCHO ESTATES, UNIT SIXTEEN (16), AN ADDITION TO THE CITY OF RIO RANCHO, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON AUGUST 25, 1964 (RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGES 62-63).

Notes

1. FIELD SURVEY PERFORMED IN MAY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM81 TICKET NO. 25AP160140 and 25AP160129)
6. THE COORDINATES SHOWN HEREON REFERENCED MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996688333, WITH AN ORIGIN OF (0,0)

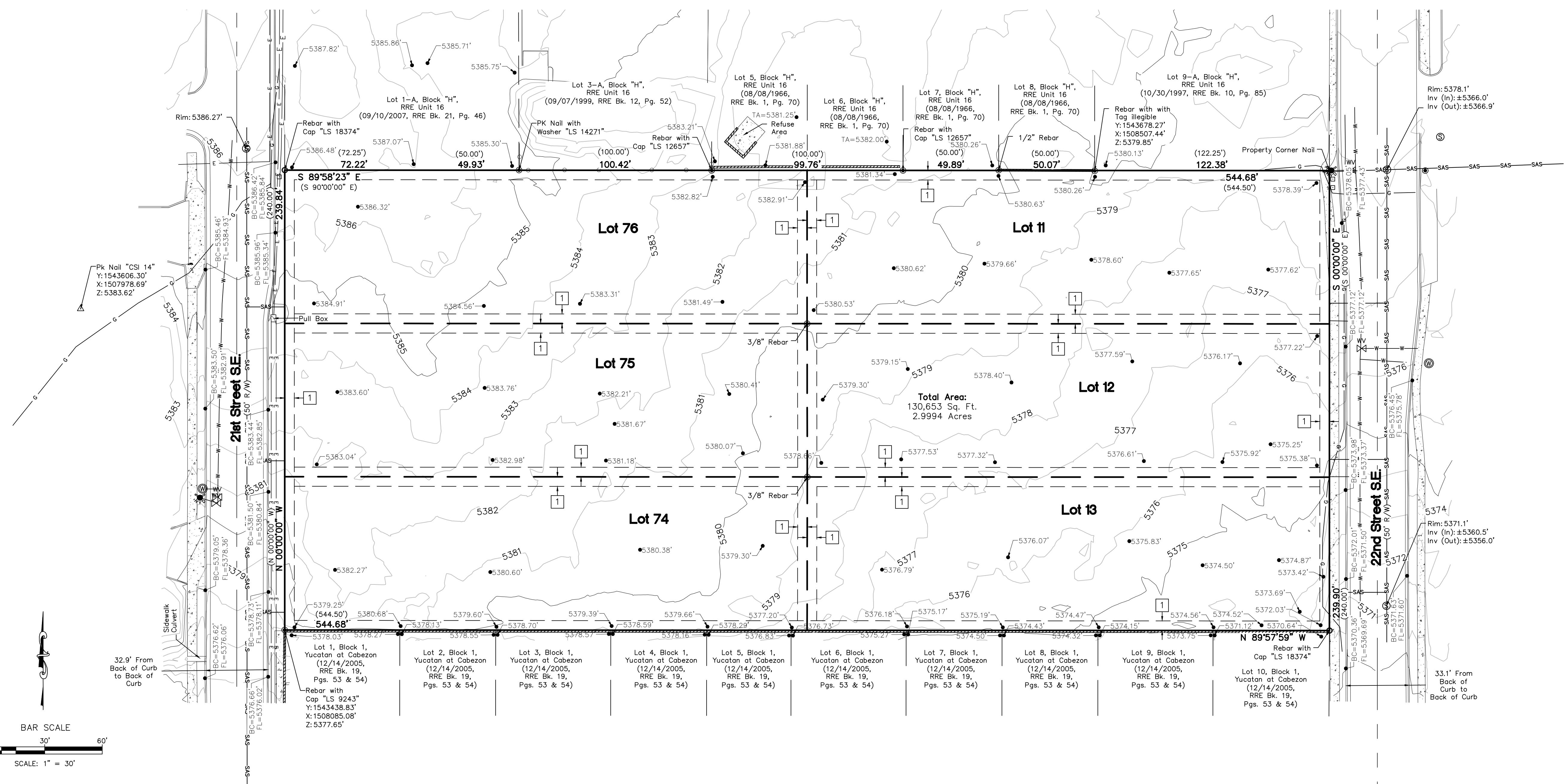
Surveyor's Certificate for Boundary Survey
I, BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Brian J. Martinez 6/18/25
BRIAN J. MARTINEZ
N.M.R.P.S. NO. 18374



Surveyor's Certificate for Topographic Map
I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 6/18/25
BRIAN J. MARTINEZ
N.M.R.P.S. NO. 18374



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, NM. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com