

## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

**Please Print In Ink Only or Type**

Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

### APPLICANT/AGENT INFORMATION

Applicant Name: AMREP SOUTHWEST		Phone: 505-892-9200	
Address: 333 RIO RANCHO DRIVE NE		E-Mail: JARRODL@ASWINC.COM	
City: RIO RANCHO	State: NM	Zip: 87124	
Proprietary Interest: 100%		List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	

Agent Name: HUITT-ZOLLARS, INC.		Phone: 505-892-5141	
Address: 333 RIO RANCHO DRIVE NE		E-Mail: NVILLA@HUITT-ZOLLARS.COM	
City: RIO RANCHO	State: NM	ZIP Code: 87124	

### DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

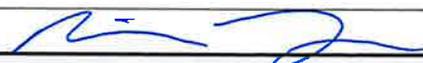
FINAL PLAT FOR PARKVIEW SUBDIVISION

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: RIO RANCHO ESTATES UNIT 12	Block(s): 32	Lot(s): 146
Existing Zoning: R-3	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 7	Total area of site (acres) 1.5

### ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: NINA VILLA	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: 		Date: 6-23-20

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**AMREP SOUTHWEST INC.**

333 Rio Rancho Dr. NE, Suite 202 Rio Rancho, NM 87124 505-892-9200

November 5, 2019

Ms. Amy Rincon  
Planning and Zoning Manager  
Development Services Dept.  
City of Rio Rancho  
3200 Civic Center Circle NE  
Rio Rancho, NM 87144

Dear Amy:

Please accept this letter as our authorization to have Huitt-Zollars to act as our agent for the following properties.

Unit 12, Lot 146 in North Hills Subdivision

If you have any questions regarding the request please feel free to contact me at 505-896-9037.

Sincerely,

Jarrod Likar, PE  
AMREP Southwest, Inc.

## CHECKLIST FOR SUBMITTAL OF FINAL PLATS

### Required Documentation

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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

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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

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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.**

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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 *AT RECORDING*
- Certification of County Clerk noting date, time and recording information *AT RECORDING*

**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

*Files to be e-mailed*

**Final Construction Plans – 7 copies**

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Yes No

*on file*

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**

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Yes No

*on file*

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**

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Yes No

*on file*

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**

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Yes No

*on file*

Traffic impact analysis drafted to the standards noted in the Development Process Manual and revised to address any comments from the preliminary plat review.

*NA*

Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway.

**Infrastructure List – 7 copies**

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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**

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Yes No

*NA*

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**

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Yes No

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

**Covenants – 3 copies**

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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)  
NA

**Signature**

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

Name (Print): NINA VILLA  Applicant  Agent

Signature:  Date: 6-23-20

**For Office Use Only**

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**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: \_\_\_\_\_



**BEFORE THE PLANNING & ZONING BOARD  
OF THE  
CITY OF RIO RANCHO, NEW MEXICO  
FINDINGS OF FACT  
Case No. 20-210-00001**

**APPROVAL OF A REQUEST FOR PRELIMINARY PLAT TO ALLOW THE SUBDIVISION OF RIO RANCHO ESTATES UNIT 12 BLOCK 32 LOT 146 INTO SEVEN LOTS.**

**Agent:** Huitt-Zollars Inc, 333 Rio Rancho Drive NE, Rio Rancho, NM 87124

**THIS MATTER**, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 28<sup>th</sup> day of January, 2020, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

**CONDITIONS OF APPROVAL:**

1. In accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 155.27, the Planning and Zoning Board authorizes the Development Services Department to approve all plans and data necessary for construction of the improvements.
2. Infrastructure plans shall be submitted, reviewed and approved by the Development Services Department; Department of Public Works; Department of Police; Fire and Rescue Department; the Parks, Recreation and Community Services Department (if landscaping, park or trail plans are required); and SSCAFCA prior to installation.
3. A Water/Waste water availability approval statement is required prior to commencement of construction.
4. Revisions and/or additions to the plat shall be submitted, reviewed and approved Infrastructure plans shall be submitted, reviewed and approved by the Development Services Department; Department of Public Works; Department of Police; Fire and Rescue Department; the Parks, Recreation and Community Services Department (if landscaping, park or trail plans are required); and SSCAFCA prior to scheduling of Final Plat hearing to include:
  - a. Add "Free Consent and" to dedication title block.
  - b. Add dedicate easements to purpose of plat statement.
  - c. Add E. City of Rio Rancho to Public Utility Easements.
  - d. City Clerk Block should read "... plat shown hereon approved ~~administratively~~ by the Rio Rancho Planning and Zoning Board ~~Chairman~~ on the ...
  - e. Remove Development Services Signature Block.
  - f. No Vehicle Access Easements (NVAE) are required as necessary.
5. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
6. The applicant shall address all of the preliminary plat reviewers' staff comments prior to submitting construction plans or the final plat, whichever is applicable.
7. Impact fee assessment will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.

**FINDINGS OF FACT:**

General Findings:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a preliminary plat.
2. The applicant has the authority to apply for a preliminary plat.
3. Neighboring property owners and applicant/agent received written notices of the applications and public hearing date and time.

Specific Findings:

1. The preliminary plat has been prepared, reviewed and conforms to the City of Rio Rancho plans and policies.

2. The preliminary plat meets to the requirements of the 155.23 Preliminary Plat approval; Plans and Data.
3. The preliminary plat conforms to the SU Special Use Zoning District for Level II Zoning per the Hidden Hills Development Plan requirements, and as set forth in Ordinance No 31, Enactment No. 19-28.

**THEREFORE**, the application for a preliminary plat is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on January 28, 2020, subject to the conditions, restrictions and stipulations specified above.

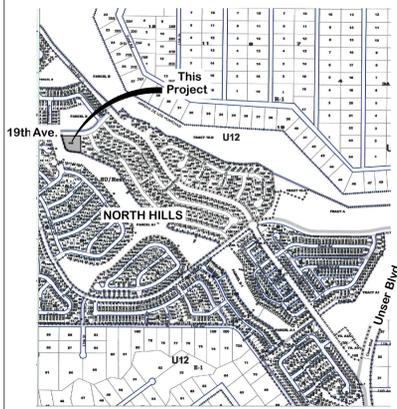
1-30-2020  
Date

  
By: Chair

**INFRASTRUCTURE LIST**  
**PARKVIEW SUBDIVISION**  
 JUNE 23, 2020  
 CITY OF RIO RANCHO CASE NO. 20-210-00001

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

TYPE OF IMPROVEMENT	LOCATION	FROM	TO
Asphalt Pavement Sidewalk Curb and Gutter 8" Waterline 8" Sanitary Sewer	Mulberry Court	19th Avenue	Lot 7
24" Storm Drain	Public SD Easement	Cul-de-sac Terminus	Open Space Parcel
8" Sanitary Sewer	Public SAS Easement	Lot 2	Open Space Parcel



**BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:**

- 1 Found Chisled "X" in Gutter
- 2 Found No. 5 rebar Bent, Accepted
- 3 Found Curb Pin
- 4 Set No. 5 rebar w/cap HZI LS 7482 or Nail with Washer, HZLS 7482

Found monuments are tagged with a washer stamped PLS 7482 where possible.

No.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	65°59'59"	74.55'	N49°03'35"W	81.21'	85.88'
(66°00'00") (75.00') (N49°20'00"W) (81.70') (86.39')					
C-2	59°04'26"	74.55'	S45°35'48"E	73.50'	76.86'
C-3	06°55'33"	74.55'	S78°35'48"E	9.01'	9.01'
C-4	90°00'00"	25.00'	S44°43'35"E	35.36'	39.27'
C-5	70°31'44"	25.00'	S35°32'17"W	28.87'	30.77'
C-6	05°46'31"	25.00'	S03°09'41"W	2.52'	2.52'
C-7	64°45'12"	25.00'	S38°25'33"W	26.77'	28.26'
C-8	250°31'43"	50.00'	S54°27'43"E	81.65'	218.62'
C-9	145°56'10"	50.00'	S02°09'56"E	95.61'	127.35'
C-10	95°36'43"	50.00'	N51°44'39"E	67.94'	83.43'
C-11	08°58'50"	50.00'	N04°45'50"E	7.83'	7.84'
C-12	90°00'00"	25.00'	N45°16'25"E	35.36'	39.27'

**SUBDIVISION DATA**

SUBDIVISION: PARKVIEW	PLAT ACRES: 1.0245
NO. OF LOTS: 7	LOT ACRES: 0.6822
NO. OF PARCELS: 0	PARCEL ACRES: 0
NO. OF TRACTS: 0	TRACT ACRES: 0
NO. OF EXIST. LOTS: 1	
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:	0.0340
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:	0.3423

**SUBDIVISION PLAT  
OF  
PARKVIEW  
WITHIN  
LOT 146 NORTH HILLS SUBDIVISION  
RIO RANCHO ESTATES UNIT 12**  
Situating Within City of Rio Rancho, Sandoval County, New Mexico  
DATE OF SURVEY: NOVEMBER 2019  
SHEET 1 of 1

**LEGAL DESCRIPTION**

Lot 146, as shown on the Plat of Lots 2-A, 3-A, 144 thru 146 and a Proposed Park, Rio Rancho Estates Unit 12, filed in the office of the Sandoval County Clerk, on July 19, 1969, in Volume 3, Folio 3861 (Rio Rancho Estates Book 1, Page 90) and the Summary Plat of Parcel A-1 North Hills Subdivision filed in the office of the Sandoval County Clerk, on February 21, 1990, in Volume 3 Folio 823B (Rio Rancho Estates Book 6, Page 9). Being more particularly described as follows:

Beginning a the Southeast corner of the Parcel of land herein described, from whence the NGS monument "SAGE" bears S13°02'48"W 16,016.83 feet; thence, N82°03'34"W along the south line of the Parcel of land herein described, 140.02 feet to a point on a curve; thence, continuing along the south line of the Parcel of land herein described, along a curve to the right said curve having a central angle of 65°59'59" a radius of 74.55 feet a chord bearing N49°03'35"W 81.21 feet and an arc length of 85.88 feet; thence, N16°03'35"W along the west line of the Parcel of land herein described, 157.77 feet to a point on the existing south Right-of-Way line of 19th Avenue; thence, S89°43'35"E along the north line of the Parcel of land herein described, and the south Right-of-Way line of 19th Avenue, 277.73 feet; thence, S00°16'25"E along the east line of the Parcel of land herein described, 223.00 feet to the Point of Beginning of the Parcel of land herein described.

Said Parcel containing 1.0245 acres (44,625 sq. ft.) more or less.

**PURPOSE OF PLAT**

The purpose of this Plat is to show the effects of the Summary Plat of Parcel A-1, a Replat of a portion of Tract "A" in North Hills Subdivision and a Replat of Parcel "A" in North Hills Unit 7 recorded on February 21, 1990 (Rio Rancho Estates Book 6, Page 9) where a portion of Lot 146 was incorporated into Parcel A-1. This Replat of Lot 146 will also divide Lot 146 into seven lots (146A thru 146G). This Plat also dedicated 5' for ROW along the south side of 19th Avenue.

**NOTES: UNLESS OTHERWISE INDICATED:**

- Distances shown hereon are horizontal ground distances in US Survey Feet.
  - Bearings are based on New Mexico State Plane Coordinates, Central Zone, NAD83.
  - Record measurements are shown in Parenthesis ( ).
  - Lot lines are radial or perpendicular to street lines (unless otherwise indicated).
  - All property corners set are either a 5/8" x 24" rebar with red or yellow plastic cap stamped LS 7482, or nail with shinner stamped LST482.
  - Reference documents:
    - Summary Plat of PARCEL "A-1" Filed 02/21/1990, in Volume 3, Folio 823B (R.R.E. Bk. 6, Pg. 9)
    - Subdivision Plat of NORTH HILLS UNIT 9 Filed 05/10/1990, in Volume 3, Folio 843A (R.R.E. Bk. 6, Pg. 11 & 12)
- N.V.A.E. - No Vehicle Access Easement  
 P.U.E. - Public Utility Easement  
 RAD - Radial bearing  
 AC - Acres  
 ROW - Right-of-Way

**SURVEYOR'S CERTIFICATE**

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

Kim C. Stelzer, NMPS No. 7482 Date



**JURISDICTIONAL AFFIDAVIT**

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Kim C. Stelzer, NMPS No. 7482 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

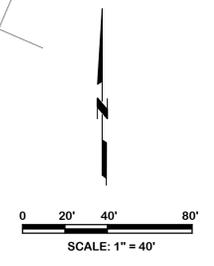
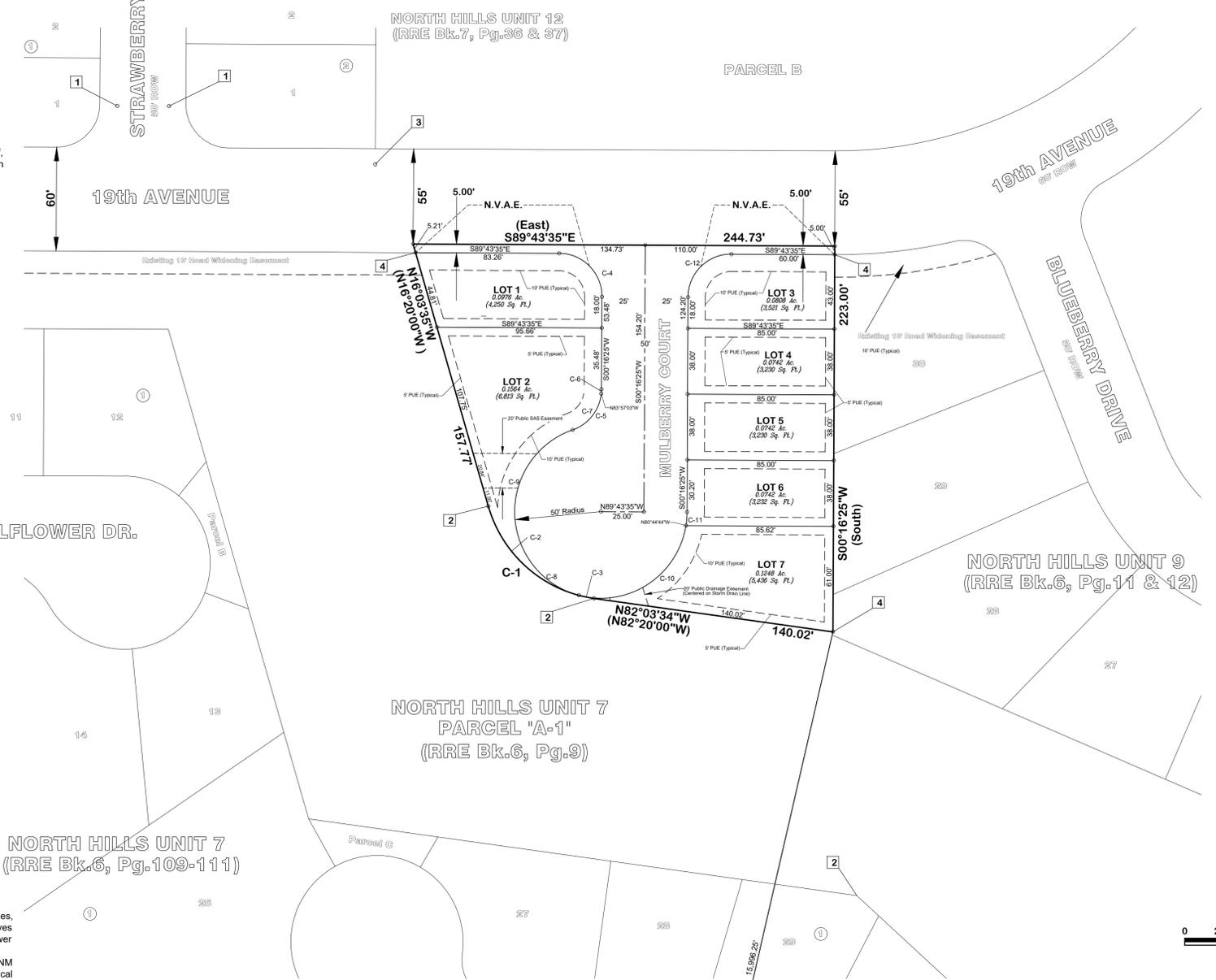
STATE OF NEW MEXICO )  
  ) SS  
COUNTY OF SANDOVAL )

This Instrument was filed for record on \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_M. recorded in Volume \_\_\_\_\_ of the records of said County, Folio \_\_\_\_\_

**HUITT-ZOLIARS**  
Huitt-Zoliars, Inc. Rio Rancho  
333 Rio Rancho Dr. NE, Suite 101  
Rio Rancho, NM 87124  
(505)892-5141

BY: \_\_\_\_\_  
Deputy

**BOOK XX PAGE XX**



**DEDICATION**

The real estate shown and described on this replat is surveyed and replatted with the free consent of and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate do hereby grant any and all easements shown or noted on the plat including the right of ingress and egress.

**AMREP SOUTHWEST INC.**

Jarrold D. Likar, Vice President

Carey A. Plant, Secretary

STATE OF \_\_\_\_\_ )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrold D. Likar, who being by me duly sworn, did say that he is the Vice President of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned Notary Public in and for said County and State, personally appeared Carey A. Plant, who being by me duly sworn, did say that she is the Secretary of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that she signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires \_\_\_\_\_

**PUBLIC UTILITY EASEMENTS**

This Plat grants a 5' PUE along the rear lot lines and side lot lines and a 10' PUE along the front lot lines unless otherwise shown.

Public Utility Easements shown on this plat are granted for the common and joint use of:

- City of Rio Rancho for installation, maintenance, and service of storm drain lines, manholes and inlets; sanitary sewer lines, manholes and service lines; water lines, valves and other equipment and facilities reasonably necessary to provide storm, sanitary sewer and water services.
- 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.
- 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.
- Qwest Corporation d/b/a Century Link for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, 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 the 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 the 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 erected 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/switch gears, as installed, shall extend ten (10) feet in front of transformer/switch gear doors and five (5) feet on each side.

**PUBLIC UTILITY EASEMENTS**

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 property(s) shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easements rights which may have been granted by prior plat, replat or other record document and which are not shown on this plat.

The Utility Company signatures shown hereon are by authorized Utility Company Representatives

City of Rio Rancho	Date
PNM Electric Services	Date
NM Gas Company	Date
Qwest d/b/a CenturyLink QC	Date
Sparklight	Date

FOUND NGS MONUMENT "SAGE"  
N.M. STATE PLANE COORDINATES  
X=1499,254.94 Y=1545,511.56  
CENTRAL ZONE NAD 1983  
DELTA ALPHA = -00°16'22"  
GRID TO GROUND = 1,000344204 Project  
ELEV. = 5,676 (NAVD88)

Plotted: 3/21/2020 12:20:21 PM. By: Stelzer, Kim  
H:\proj\R311838.ctb - Parkview Engineering-Survey-Const\Survey\Drawings\Plat.DWG  
Last Saved: 3/21/2020 12:27:41 PM. kstelzer