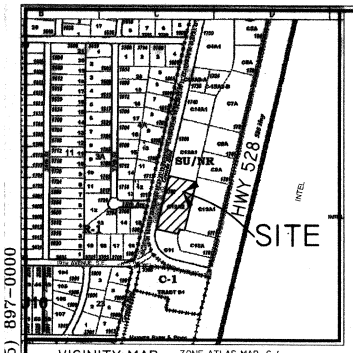
Land Records Corp. SW ALB11160 SA 3-29128.001 – COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO (505) 897-0000

SANDOVAL COUNTY
2008132321
Book- 411 Page- 13232
1 of 1
04/17/2008 01:37:54 PM

PLAT
OF
TRACTS C-12A2A AND C-12A2B
GATEWAY NORTH

BEING A REPLAT OF TRACT C12A-2
GATEWAY NORTH

SITUATE WITHIN
PROJECTED SECTION 31, T. 12 N., R. 3 E., N.M.P.M.,
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH , 2008



VICINITY MAP ZONE ATLAS MAP C-4
NOT TO SCALE

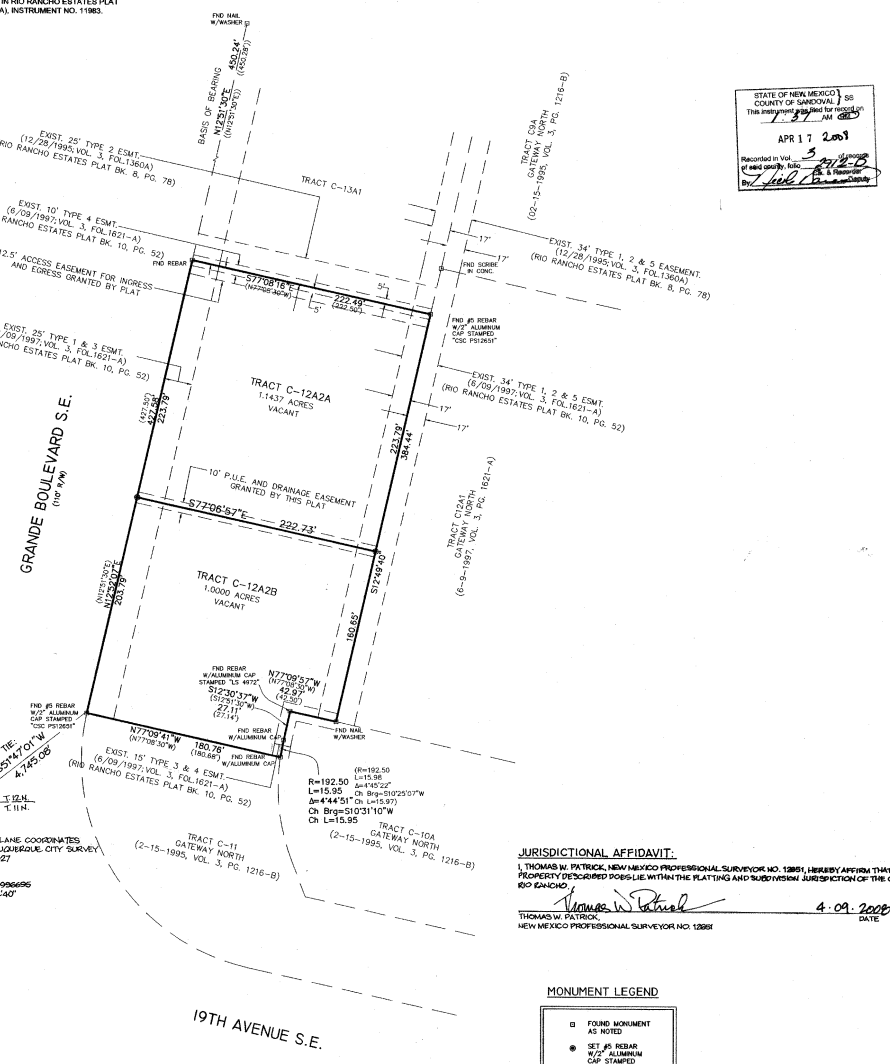
SUBJECT PROPERTY DESCRIPTION

TRACT C-12A2, GATEWAY NORTH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY PLAT OF GATEWAY NORTH, TRACTS C-12A1 AND C-12A2 (A REPLAT OF TRACT C-12A, GATEWAY NORTH), SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 31, T12N, R3E, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, MAY 1997", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JUNE 9, 1997, IN RIO RANCHO ESTATES PLAT BOOK NUMBER 10, PAGE 52, (VOLUME 3, FOLIO 1621-A), INSTRUMENT NO. 11983.

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS AND TO GRANT ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record on
APR 17 2008
at 1:37 PM
Recorded in Vol. 3 Folio 27
of said county, folio
By: Deputy
County Clerk & Recorder



NEW MEXICO STATE PLANE COORDINATES ESTABLISHED FOR ALBUQUERQUE CITY SURVEY (CENTRAL ZONE) NAD27
Y=1,554,792.15
X=373,336.28
GROUND TO GRID=0.9996695
DELTA ALPHA=-00°14'40"
ELEVATION=5204.21

NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF TRACT C-13A1, GATEWAY NORTH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "SUMMARY PLAT OF GATEWAY NORTH, TRACTS C-13A1 THROUGH C-15A1, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON DECEMBER 28, 1995, VOLUME 3, FOLIO 1360-A.
2. BEARINGS AND DISTANCES SHOWN ON THIS SURVEY IN PARENTHESIS () ARE PER THE SUMMARY PLAT OF GATEWAY NORTH, TRACTS C-12A1 AND C-12A2, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY NEW MEXICO JUNE 9, 1995 IN BOOK 10, PAGE 92.
3. BEARING AND DISTANCES SHOWN ON THIS SURVEY IN DOUBLE PARENTHESIS (()) ARE PER THE SUMMARY PLAT OF GATEWAY NORTH, TRACTS C-13A1 THROUGH C-15A1, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON DECEMBER 28, 1995 IN BOOK 8, PAGE 78.
4. THIS PROPERTY LIES WITHIN FEMA FLOOD INSURANCE RATE MAP NO. 35043C0894C DATED JULY 16, 1996

CONSENT STATEMENT

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires, and do further grant an access easement for ingress and egress as shown hereon.

by: Jack Corder 3-12-08
TRUSTEE- FIRST BAPTIST CHURCH OF RIO RANCHO Date
BY: JACK CORDER

ACKNOWLEDGEMENT

State of New Mexico }
County of Sandoval } ss

This instrument was acknowledged before me this 12th day of March, 2008,
by: Jack Corder
Mark V. Howard
Notary Public

My Commission Expires: 8/8/2010

OFFICIAL SEAL
Mark V. Howard
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8/8/2010

EASEMENTS:

TYPE 1 EASEMENT: A landscaping easement and drainage easement GRANTED to the owners, the Developer, and to the Maintenance Association, including the right to landscape, irrigate, maintain and replace surface and subsurface utilities including signage and lighting.

TYPE 2 EASEMENT: an underground Utility Easement GRANTED to the city of Rio Rancho, the Gas Company of New Mexico and to Rio Rancho Utilities for gas lines, water sanitary sewer and drainage conduits including appurtenances.

TYPE 3 EASEMENT: an underground Easement for Elelric Power, Telephone, Television and Security Communications GRANTED to the Public Service Company of New Mexico.

TYPE 4 EASEMENT: a Landscaping Easement GRANTED to the Owners, the Developer and Maintenance Association.

TYPE 5 EASEMENT: a surface and/or underground Drainage Easement and a Reciprocal Access Easement GRANTED to the Owners, the Developer, the Maintenance Association and their assigns. Access probision include all behicles including truck, bus and delivery systerm and for pedestrian and bicycle use.

SURVEYOR'S CERTIFICATION:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND TO THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE.

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
3-12-2008
DATE

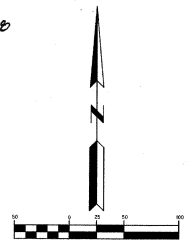
JURISDICTIONAL AFFIDAVIT:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO.

THOMAS W. PATRICK,
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
4-09-2008
DATE

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"
- SET PK NAIL W/TAG STAMPED "CSC PS12651"



SITE DATA

CASE NUMBERS	
FEMA MAP NO.	35043C0894C
FLOOD ZONE DESIGNATION	ZONE "X"
ZONING	SU/NR
MILES OF DEDICATED RIGHT OF WAY CREATED	NONE
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	2
TOTAL AREA	2.1437 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	N/A
PROPOSED LAND USE	SU/NR

UTILITY APPROVALS

PNM GAS AND ELECTRIC SERVICES — 3/25/08 DATE

CABLEONE — 3/31/08 DATE

QWEST COMMUNICATIONS — 4/10/08 DATE

CITY OF RIO RANCHO — 4/15/08 DATE
DEPARTMENT OF PUBLIC WORKS

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

APPROVED THIS 15th DAY OF April, 2008.

Rob Anderson Dir
ROB ANDERSON, DIRECTOR

DSD ENGINEER 4/15/08

CITY CLERKS CERTIFICATE

I, ROMAN MONTOYA, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON

THIS 15th DAY OF April, 2008.

By:

TREASURER'S CERTIFICATE

I, Ceci Boss Chavez TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES, HAVE BEEN PAID IN FULL.

By: SANDOVAL COUNTY TREASURER 4-17-08 DATE

BOOK 22, PAGE 27

SHEET 1 OF 1

SUMMARY PLAT
TRACTS C-12A2A AND C-12A2B
GATEWAY NORTH

ENG PATH: K:\N793-02\FIRST BAPTIST CHURCH\DWGS\TRACTS\SURVEY\DISPLAY\PROPERTY\TRACT C&2A&2 REPLAT.DWG

N793-02M DATABASE	
DATE:	03/10/08
SCALE:	1"= 50'
CHKD:	
DRAWN:	SLN
JOB NO:	N793-02M

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000