

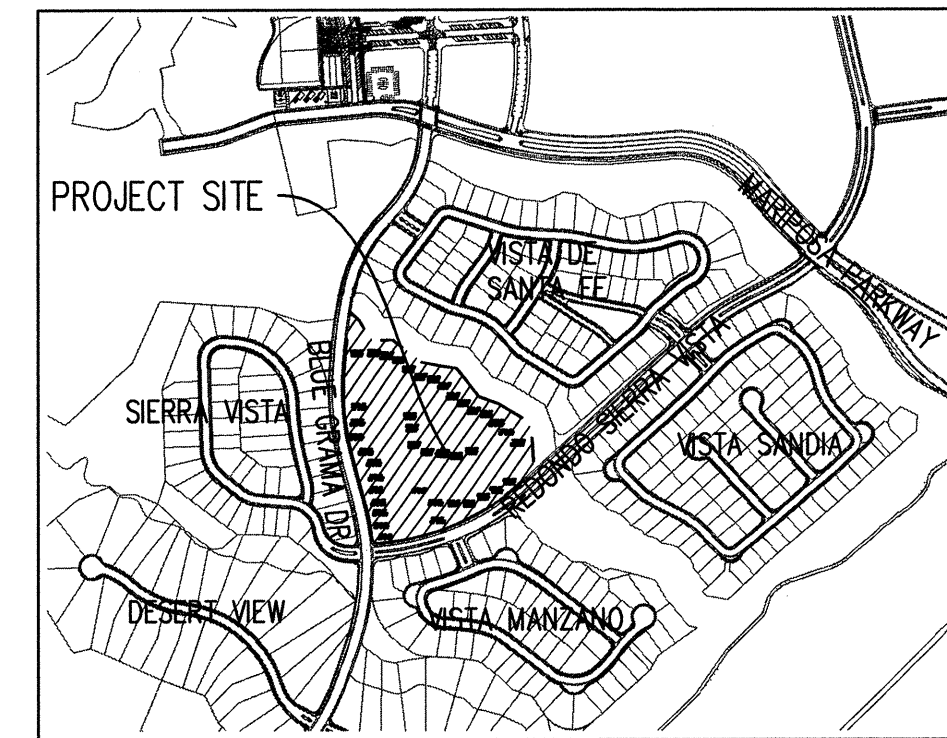
# PRELIMINARY PLAT

## JEMEZ VISTA @ MARIPOSA

### (REPLAT OF TRACT 1A-3)

#### RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

December, 2017



LOCATION MAP  
NOT TO SCALE

DEVELOPER/OWNER:  
PRICE LAND AND DEVELOPMENT GROUP  
303 ROMA AVE NW  
SUITE 110  
ALBUQUERQUE, NM 87102

AGENT/ENGINEER:  
BOHANNAN HUSTON INC.  
COURTYARD I  
7500 JEFFERSON STREET NE  
ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION:  
A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 11, 14, AND 23 TOWNSHIP 13 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND BEING ALL OF TRACT 1A-3 OF THE PRELIMINARY/FINAL PLAT OF TRACTS A1-1 THRU A1-10 & TRACTS OS-1 THRU OS-10, MARIPOSA EAST, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

PURPOSE OF PLAT:  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1A-3, MARIPOSA EAST, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, INTO 1 SEPERATE SUBDIVISION AND 5 SEPERATE TRACTS: JEMEZ VISTA, AT MARIPOSA CONSISTING OF 41 LOTS AND GRANTED EASEMENTS.

EXISTING ZONING\*:

JEMEZ VISTA AT MARIPOSA R-4  
\*THE ZONING IS IN ACCORDANCE WITH THE ADOPTED MARIPOSA MASTER PLAN DATED FEBRUARY 13, 2002 AND DEVELOPMENT AGREEMENT

PROPOSED ZONING: NO ZONE CHANGE.

SUBDIVISION DATA:  
JEMEZ VISTA, AT MARIPOSA

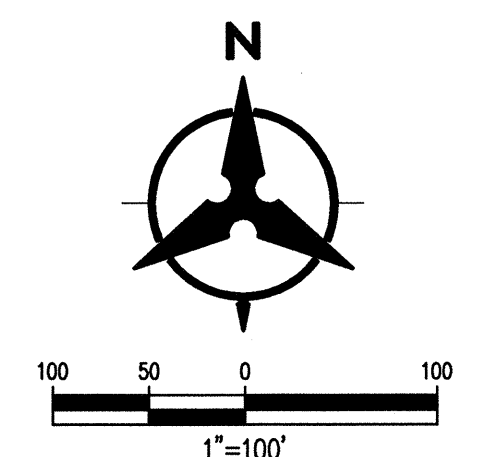
TRACT 1A-3-A = 0.17 ACRES  
TRACT 1A-3-B = 0.27 ACRES  
TRACT 1A-3-C = 0.02 ACRES  
TRACT 1A-3-D = 0.11 ACRES  
TRACT 1A-3-E = 0.05 ACRES

TRACT 1A-3-A THRU 1A-3-E WILL BE DEDICATED TO THE MARIPOSA HOA TO BE OWNED AND MAINTAINED.

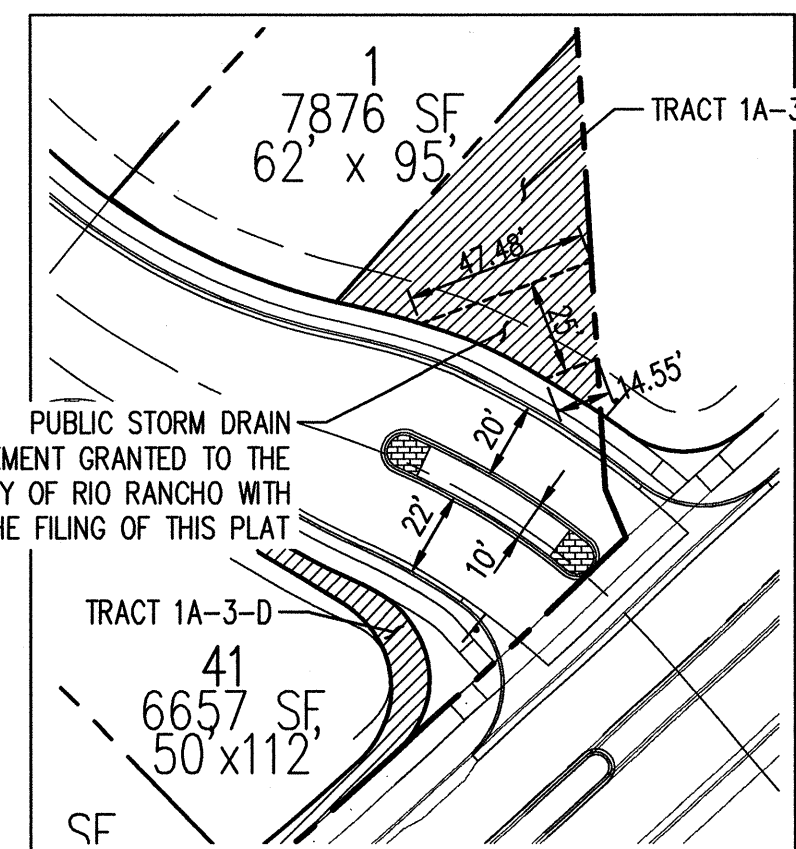
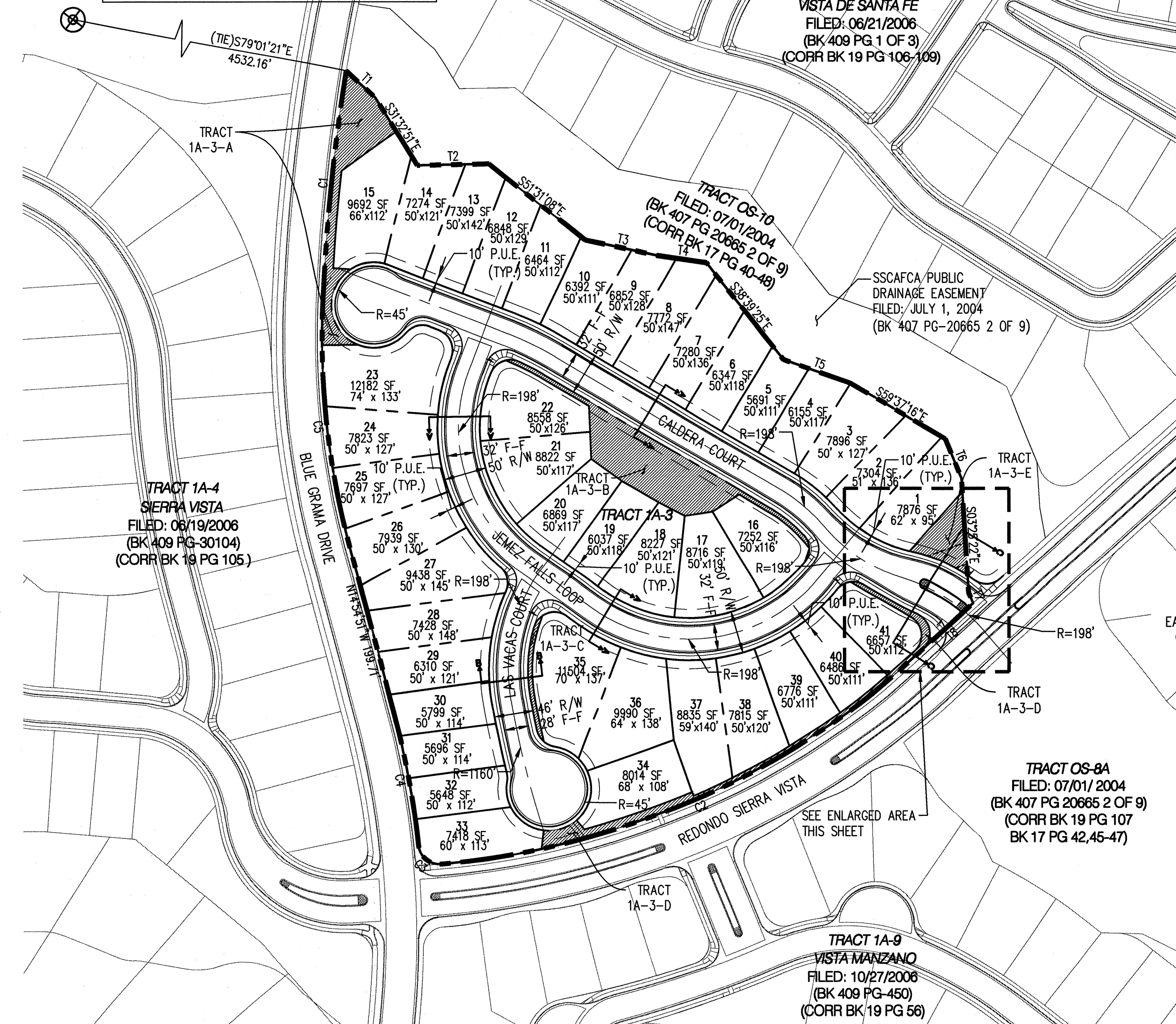
TOTAL ACREAGE: 10.0952 ACRES  
TOTAL NUMBER OF LOT: 41 LOTS  
MINIMUM LOT SIZE: 50'  
BUILDING SETBACKS: 10' FRONT; 10' BACK; 5' SIDES; 20' GARAGE

- A PRIVATE COMMUNICATION EASEMENT LOCATED WITHIN THE PUE IS GRANTED TO HARVARD INVESTMENTS CORPORATION, ITS SUCCESSORS AND ASSIGNS ("HARVARD"), THE SUBSERVIENT EASEMENTS GRANTED THEREUNDER AND THE RIGHTS ASSIGNED THEREUNDER WILL CONTINUE FOR SO LONG AS HARVARD AND/OR THE GRANTEE LEGALLY EXIST AS ENTITIES AND HARVARD AND/OR THE GRANTEE MAINTAIN THE IMPROVEMENTS WITHIN THE EASEMENT (THE "IMPROVEMENTS"). PRIOR TO INSTALLATION, HARVARD AND/OR THE GRANTEE SHALL DELIVER TO THE CITY OF RIO RANCHO (THE "CITY") CITY ENGINEER CONSTRUCTION PLANS FOR SUCH IMPROVEMENTS FOR THE CITY'S REVIEW AND APPROVAL. HARVARD AND/OR THE GRANTEE SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY AND ALL PRIVATE COMMUNICATION IMPROVEMENTS CONSTRUCTED IN THE [PUE] PUBLIC RIGHT-OF-WAY PURSUANT TO THIS PLAT. HARVARD AND/OR THE GRANTEE SHALL BE LIABLE FOR AND SHALL INDEMNIFY THE CITY AGAINST ANY AND ALL CLAIMS, LIABILITIES, DAMAGES, COSTS OR EXPENSES INCURRED BY THE CITY AS A RESULT OF THE FAILURE OF SUCH IMPROVEMENTS. HARVARD AND/OR THE GRANTEE SHALL COMPLY WITH ANY AND ALL RULES PROMULGATED BY THE CITY ENGINEER FROM TIME TO TIME REGARDING THE DEPTH AND LOCATION OF SUCH IMPROVEMENTS.
- THE PUBLIC RIGHT-OF-WAYS SHOWN ON THIS PLAT ARE DEDICATED SUBJECT TO THE RIGHT OF THE MARIPOSA COMMUNITY ASSOCIATION, INC., A NEW MEXICO NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND HARVARD INVESTMENTS, A NEW MEXICO CORPORATION ("HARVARD") AND/OR EITHER OF THEIR DESIGNEES, TO, WITHIN SUCH PUBLIC RIGHTS-OF-WAY, (I) DESIGN, INSTALL, CONSTRUCT, USE, ACCESS AND OPERATE LANDSCAPING AND ENHANCEMENT OF LANDSCAPING USING NATIVE AND SUPPLEMENTAL VEGETATION AND IMPROVEMENTS RELATED THERETO; (II) DESIGN, INSTALL, CONSTRUCT, USE, ACCESS AND OPERATE LANDSCAPING IRRIGATION FACILITIES; AND (III) REPAIR AND MAINTAIN OF SUCH LANDSCAPING AND RELATED IRRIGATION FACILITIES (ALL SUCH LANDSCAPING AND FACILITIES ARE REFERRED TO AS THE "IMPROVEMENTS") FOR THE BENEFIT OF THE ASSOCIATION AND ITS MEMBERS FOR SO LONG AS THE ASSOCIATION CONTINUES TO LEGALLY EXIST AND TO MAINTAIN SUCH IMPROVEMENTS. PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAYS SHOWN ON THIS PLAT, HARVARD OR THE ASSOCIATION SHALL DELIVER TO THE CITY OF RIO RANCHO (THE "CITY") CITY ENGINEER PLANS FOR SUCH IMPROVEMENTS FOR THE CITY'S REVIEW AND APPROVAL. THE CITY ENGINEER SHALL TIMELY REVIEW THE PLANS AND THE ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY AND ALL IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY PURSUANT TO THIS PLAT. THE ASSOCIATION SHALL BE LIABLE FOR AND SHALL INDEMNIFY THE CITY AGAINST ANY AND ALL CLAIMS, LIABILITIES, DAMAGES, COSTS OR EXPENSES INCURRED BY THE CITY AS A RESULT OF THE LEAKING OR FAILURE OF SUCH IMPROVEMENTS. HARVARD AND THE ASSOCIATION SHALL COMPLY WITH ANY AND ALL RULES PROMULGATED BY THE CITY ENGINEER FROM TIME TO TIME REGARDING THE DEPTH AND LOCATION OF SUCH IMPROVEMENTS.

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PERIMETER FENCE



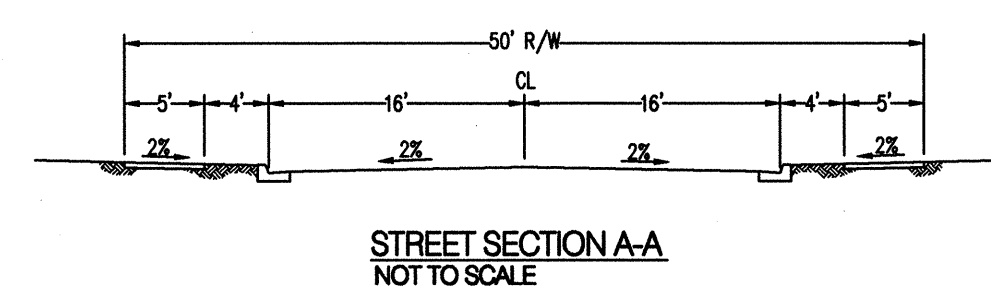
USGS BRASS DISK STAMPED "BREAK"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 1,506,159.40 Y = 1,588,298.12  
GROUND TO GRID FACTOR = 0.9996283  
DELTA ALPHA = -00'15"38.3"  
NGVD 29 ELEVATION = 6114.708



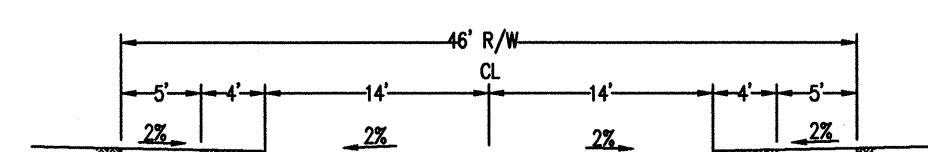
ENLARGED AREA  
SCALE: 1"=50'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	06°24'21" RT	135.42'	270.56'	2420.00'	270.42'	N05°54'30"E
C2	37°09'56" RT	324.77'	626.61'	966.00'	615.68'	S66°13'41"W
C3	89°09'10" RT	24.63'	38.90'	25.00'	35.09'	N50°36'46"W
C4	08°52'40" LT	79.96'	159.60'	1030.00'	159.44'	N10°28'31"W
C5	17°37'10" RT	150.33'	298.29'	970.00'	297.12'	N06°06'15"W

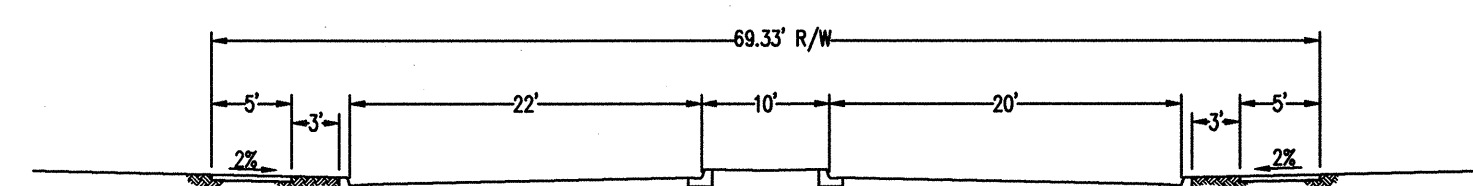
Tangent Data		
ID	BEARING	DISTANCE
T1	S47°22'36"E	46.44'
T2	N88°54'15"E	84.55'
T3	S78°25'31"E	87.25'
T4	S82°12'05"E	58.51'
T5	S70°20'06"E	83.55'
T6	S21°33'45"E	52.30'
T7	S22°58'44"E	13.91'
T8	S47°38'42"W	87.00'



STREET SECTION A-A  
NOT TO SCALE



STREET SECTION B-B  
NOT TO SCALE



STREET SECTION C-C  
NOT TO SCALE