

EDGEMONT SUBDIVISION – PHASE III

A 29.647 ACRE SUBDIVISION LOCATED WITHIN THE SANTA TERESA LAND GRANT SECTION 16, T.28S., R.3E., N.M.P.M., OF THE U.S.G.L.O. SURVEYS CITY OF SUNLAND PARK, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1" = 100'
OCTOBER 4, 2010

DEDICATION

THE 29.647 ACRE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS EDGEMONT SUBDIVISION – PHASE III.

ALL RIGHTS OF WAY SHOWN HEREON ARE DEDICATED TO THE CITY OF SUNLAND PARK. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF SUNLAND PARK. ALL RULES AND REGULATIONS OF THE CITY OF SUNLAND PARK AND SAID UTILITY COMPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT WILL BE ALLOWED.

THIS SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON.

INSTRUMENT OF OWNERSHIP: CLERKS BOOK 752, PAGES 433-438, (10/3/2006), INSTRUMENT NO. 1101392, (01/13/2011) DOÑA ANA COUNTY RECORDS.

I, THE UNDERSIGNED OWNER, HEREBY SET MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

JACK WINTON
McNUTT PROPERTIES, LLC.
6300 ESCONDIDO
EL PASO, TEXAS 79912

STATE OF NEW MEXICO }
DOÑA ANA COUNTY }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____
MY COMMISSION EXPIRES: _____

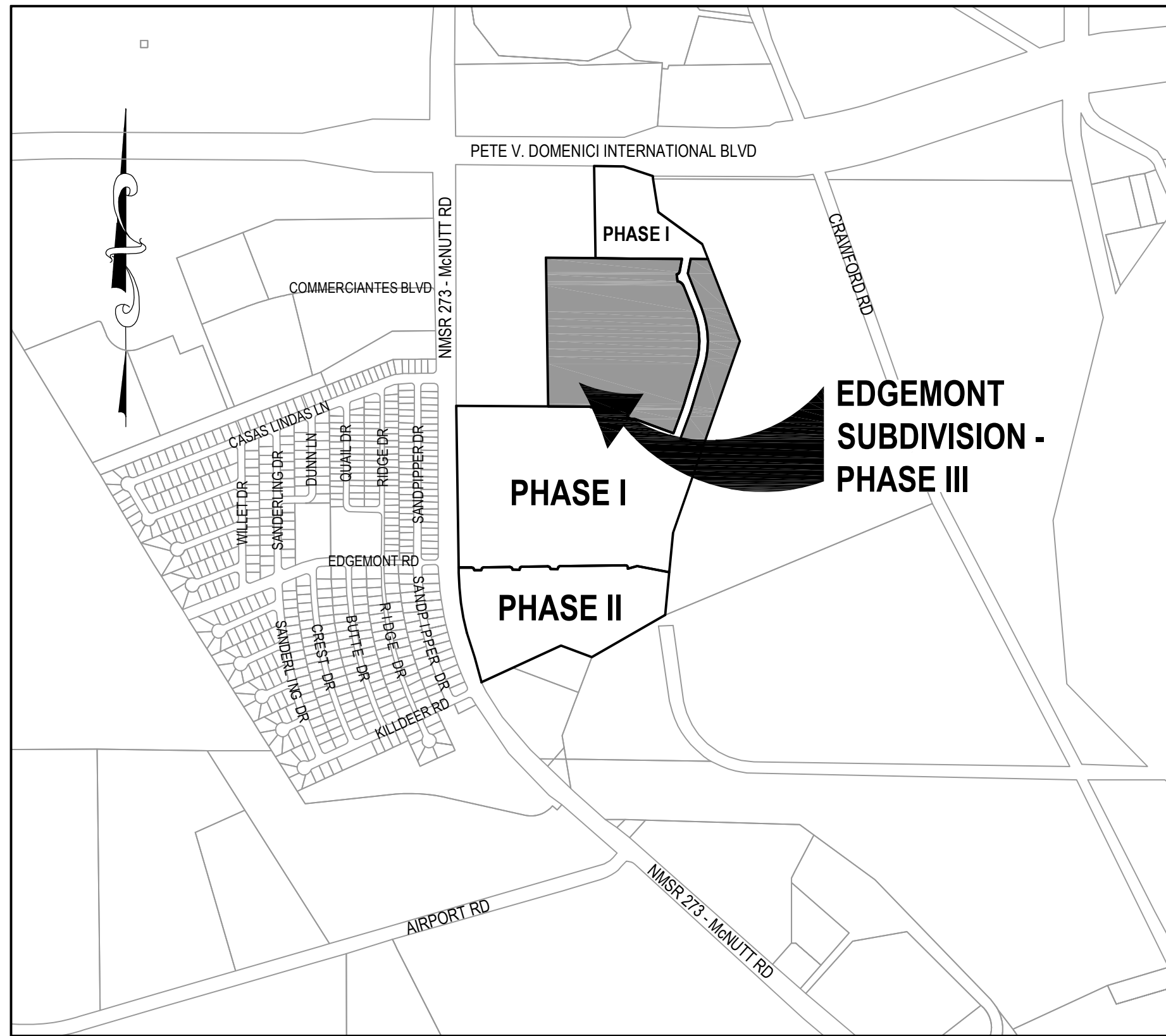
NOTARY PUBLIC _____ SEAL _____

COUNTY CLERK RECEPTION
PLAT NO. _____
RECEPTION NO. _____

STATE OF NEW MEXICO }
DOÑA ANA COUNTY }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THE _____ DAY OF _____, 20____, AT _____ O'CLOCK AND DULY RECORDED IN PLAT BOOK NO. _____, PAGE(S) _____, AND FILED IN THE RECORDS OF COUNTY CLERK, DOÑA ANA COUNTY, NEW MEXICO.

COUNTY CLERK _____ SEAL _____

DEPUTY CLERK _____ SEAL _____



VICINITY MAP

SECTION 16, T.28S., R.3E., SUNLAND PARK, DOÑA ANA COUNTY, NEW MEXICO

NOT TO SCALE

SURVEYOR'S CERTIFICATION

I, MICHAEL T. SANDERS, A NEW MEXICO 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.

MICHAEL T. SANDERS,
PLS 18619

DATE _____

SHEET 1 OF 3

CITY PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN APPROVED BY THE CITY OF SUNLAND PARK AND ALL THE REQUIREMENTS FOR ESTABLISHING GRADES, DRAINAGE AND UTILITIES IN THE ATTACHED SUBDIVISION HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF SUNLAND PARK APPROVED FOR FILING WITH THE COUNTY CLERK OF DOÑA ANA COUNTY, NEW MEXICO.

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

PLANNING DEPARTMENT _____ DATE _____

UTILITY APPROVALS

NOTE: THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE DEDICATED PARCELS.

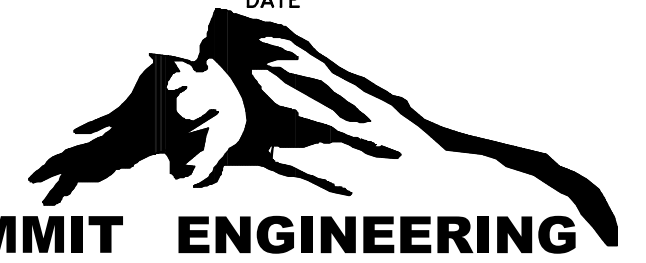
EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEED FOR INSTALLATION OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (UNDERGROUND AND/OR OVERHEAD) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL FACILITIES.
EL PASO ELECTRIC COMPANY
BY _____ DATE _____

EASEMENTS SHOWN HEREON ARE SATISFACTORY TO MEET THE NEED FOR INSTALLATION OF UNDERGROUND GAS UTILITIES.
NEW MEXICO GAS COMPANY
BY _____ DATE _____

EASEMENTS SHOWN HEREON ARE SATISFACTORY TO MEET THE NEED FOR INSTALLATION OF UNDERGROUND WATER AND SEWER UTILITIES.
CITY OF SUNLAND PARK
BY _____ DATE _____

EASEMENTS SHOWN HEREON COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST OF NEW MEXICO INC., ARE SATISFACTORY TO MEET THE NEED FOR INSTALLATION OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (UNDERGROUND AND/OR OVERHEAD) CABLE TELEVISION FACILITIES.
COMCAST OF NEW MEXICO INC.
BY _____ DATE _____

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST COMMUNICATIONS, INC., ARE SATISFACTORY TO MEET THE NEED FOR INSTALLATION OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (UNDERGROUND AND/OR OVERHEAD) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE FACILITIES.
QWEST COMMUNICATIONS INC.
BY _____ DATE _____



SUMMIT ENGINEERING

CIVIL ENGINEERING – DESIGN – CONSULTING
PO BOX 375 FAIRACRES, NM 88033 (575) 527-5321

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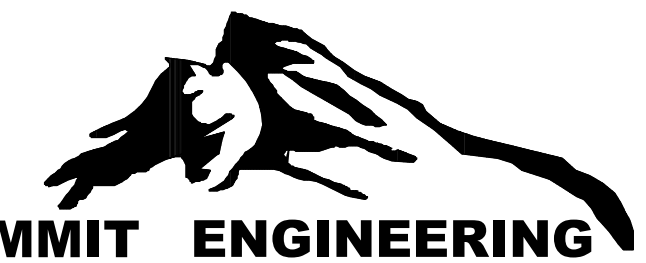
TIE TO A NMDOT ALUMINUM CAP FOUND FOR PETE V. DOMENICI INTERNATIONAL BOULEVARD STA. NO. 425+56.99
S45°14'06"E 928.84'



NOTES:

- ALL LOTS ARE WITHIN FLOOD ZONE "X" – DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ON F.E.M.A. FLOOD INSURANCE RATE MAPS NUMBER 35013C1050 F EFFECTIVE SEPTEMBER 27, 1992. NON-LOT AREAS WITHIN FLOOD ZONE "A" ARE DEPICTED ON THIS PLAT.
- ACCESS TO ALL LOTS SHALL BE THROUGH INTERNAL ROADWAYS, WITH NO ACCESS TO INDIVIDUAL LOTS FROM NMSR-273 (McNUTT ROAD).
- EDGEMONT SUBDIVISION – PHASE III IS INTENDED FOR USE AS SINGLE FAMILY RESIDENCES.
- EXCESS STORM WATER TO BE RETAINED WITHIN REGIONAL PONDING AREA (TRACT A OF PHASE I).
- WATER SERVICE SHALL BE PROVIDED BY CITY OF SUNLAND PARK.
- SEWER SERVICE SHALL BE PROVIDED BY CITY OF SUNLAND PARK.
- GAS SERVICE SHALL BE PROVIDED BY NEW MEXICO GAS COMPANY.
- THERE SHALL BE NO ENCROACHMENTS WITHIN DRAINAGE EASEMENTS.
- TRACTS B, C & D ARE DRAINAGE TRACTS (F.E.M.A. FLOOD ZONE "A"), TO BE DEDICATED TO THE CITY OF SUNLAND PARK WITH THE FILING OF THIS PLAT.
- TRACT F IS A PARK/OPEN SPACE AREA TO BE DEDICATED TO THE CITY OF SUNLAND PARK, WITH THE FILING OF THIS PLAT.
- COMMON AREA AS DEFINED BY THIS PLAT SHALL BE GOVERNED BY THE RESTRICTIVE COVENANTS FILED WITH THE DOÑA ANA COUNTY CLERK FOR EDGEMONT SUBDIVISION – PHASE III.

LEGEND	
FOUND NMDOT ALUMINUM CAP (AS DESCRIBED)	◆
FOUND MONUMENT (AS DESCRIBED)	●
FOUND 1/2" IRON ROD W/ CAP NO. 17572	⊙
SET 1/2" ROD WITH PLASTIC CAP NO. 18619	○
MEASURED BEARING	S33°00'56"W
RECORD BEARING	(S33°00'56"W)
FLOOD ZONE	--- -- --
UTILITY EASEMENT	-----



SUMMIT ENGINEERING

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SHEET 2 OF 3