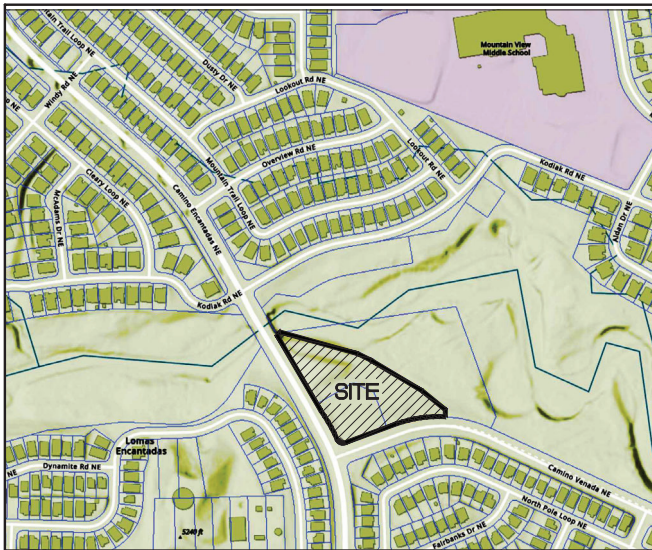




Vicinity Map

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY AND AUGUST 2026.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN SECTION 26, TOWNSHIP 13 NORTH, RANGE 3 EAST, NMPM.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. SUBDIVISION DATA
NUMBER OF LOTS REPLATTED: 2
NUMBER OF LOTS CREATED: 2
MILES OF ROAD CREATED: 0
ACREAGE IN ROADS: 0
ACREAGE DEDICATED BY THIS PLAT: 0
TOTAL PLATTED ACREAGE: 4.0283 ACRES
6. LOT LINES TO BE ELIMINATED SHOWN HEREON AS:
7. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND OR GRID-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996644433, WITH AN ORIGIN OF (0,0).

Documents

1. PLAT OF RECORD FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE, ON JULY 30, 2025, IN VOLUME 3, FOLIO 5447, RIO RANCHO ESTATES PLAT BOOK NO. 36, PAGE 85-86.
2. PLAT OF RECORD FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE, ON NOVEMBER 10, 2005, IN VOLUME 3, FOLIO 2601-A, RIO RANCHO ESTATES PLAT BOOK NO. 18, PAGE 73-78.
3. SPECIAL WARRANTY DEED FOR TRACT 5, LOMAS ENCANTADAS, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE, ON JANUARY 9, 2026, IN BOOK 429, PAGE 585, AS DOC. NO. 2026000585.
4. SPECIAL WARRANTY DEED FOR TRACT 17 (NOW KNOWN AS TRACT 17-A) LOMAS ENCANTADAS, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 8, 2024, IN BOOK 427, PAGE 21843, AS DOC. NO. 2024021843.

Indexing Information

Section 26, Township 13 North, Range 3 East, N.M.P.M.
Subdivision: Lomas Encantadas
Owner: City of Rio Rancho (Tract 17-A)
Owner: PG Properties, LLC (Tract 5)
UPC #: 1018073348095 (Tract 5)
UPC #: 1017074362105 (Tract 17-A)

Filing Information

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS
THIS INSTRUMENT WAS FILED FOR RECORD ON
____: ____ AM/PM, _____, 20____
RECORDED IN VOLUME _____, OF RECORDS OF SAID
COUNTY, FOLIO _____
BY: _____
DEPUTY

Purpose of Plat

1. ELIMINATE LOT LINES AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Legal Description

TRACT NUMBERED FIVE (5) OF LOMAS ENCANTADAS, SANDOVAL COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON NOVEMBER 10, 2005, IN VOLUME 3, FOLIO 2601-A (RIO RANCHO ESTATES PLAT BOOK NO. 18, PAGE 73-78).

AND

TRACT NUMBERED SEVENTEEN-A (17-A) OF LOMAS ENCANTADAS, SANDOVAL COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JULY 30, 2025, IN VOLUME 3, FOLIO 5447 (RIO RANCHO ESTATES PLAT BOOK NO. 36, PAGE 85-86).

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD;

AND

PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "A" WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITHOUT A BASE FLOOD ELEVATION (BFE) AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35043C1904D, DATED MARCH 18, 2008.

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____, 20____

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20____

BY: _____
NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

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

SANDOVAL COUNTY TREASURER _____ DATE _____

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

CITY OF RIO RANCHO _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____

PNM ELECTRIC _____

NEW MEXICO GAS COMPANY _____

SPARKLIGHT _____

COMCAST _____

EZEE FIBER _____

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

BRIAN J. MARTINEZ _____ DATE _____
N.M.R.P.S. No. 18374

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ _____ DATE _____
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sheet 1 of 3
261349
RRE Plat Book __, Page __



Easement Notes

- 1 EXISTING 5' P.U.E. (7/30/2025, VOL. 3, FOL. 5447) (RRE BK. 36, PG. 85-86)
PORTION TO BE VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- 2 EXISTING 10' P.U.E. (11/10/2005, VOL. 3, FOL. 2601-A) (RRE BK. 18, PG. 73-78)
- 3 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

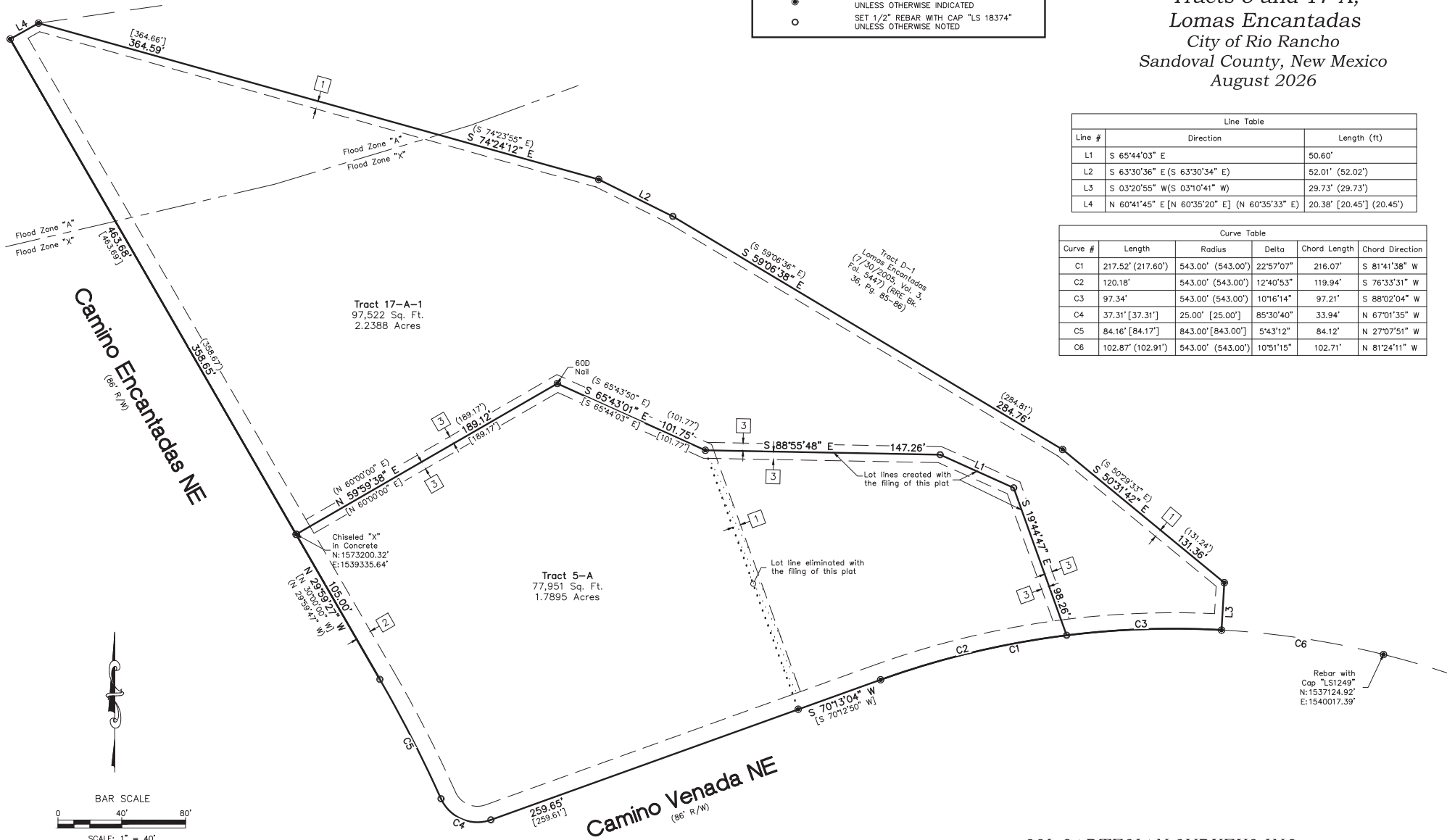
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT
	(7/30/2025, VOL. 3, FOL. 5447) (RRE BK. 36, PG. 85-86)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT
	(11/10/2005, VOL. 3, FOL. 2601-A) (RRE BK. 18, PG. 73-78)
●	FOUND REBAR WITH CAP "LS 12649"
	UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374"
	UNLESS OTHERWISE NOTED

Summary Plat for Tracts 5-A and 17-A-1, Lomas Encantadas Being Comprised of Tracts 5 and 17-A, Lomas Encantadas City of Rio Rancho Sandoval County, New Mexico August 2026

Line Table		
Line #	Direction	Length (ft)
L1	S 65°44'03" E	50.60'
L2	S 63°30'36" E (S 63°30'34" E)	52.01' (52.02')
L3	S 03°20'55" W (S 03°10'41" W)	29.73' (29.73')
L4	N 60°41'45" E (N 60°35'20" E) (N 60°35'33" E)	20.38' [20.45'] (20.45')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	217.52' (217.60')	543.00' (543.00')	22°57'07"	216.07'	S 81°41'38" W
C2	120.18'	543.00' (543.00')	12°40'53"	119.94'	S 76°33'31" W
C3	97.34'	543.00' (543.00')	10°16'14"	97.21'	S 88°02'04" W
C4	37.31' [37.31']	25.00' [25.00']	85°30'40"	33.94'	N 67°01'35" W
C5	84.16' [84.17']	843.00' [843.00']	5°43'12"	84.12'	N 27°07'51" W
C6	102.87' (102.91')	543.00' (543.00')	10°51'15"	102.71'	N 81°24'11" W



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

Sheet 2 of 3

261349

RRE Plat Book __, Page __

*Summary Plat for
Tracts 5-A and 17-A-1,
Lomas Encantadas
Being Comprised of
Tracts 5 and 17-A,
Lomas Encantadas
City of Rio Rancho
Sandoval County, New Mexico
August 2026*

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF, EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND/OR CABLES, AND/OR UTILITIES, SAID UTILITIES, COMPRISE THE RIGHT OF EGRESS/INGRESS/EGRESS FOR CONSTRUCTION OF MAINTENANCE AND REPLACEMENT SAID UTILITIES INCLUDING THE RIGHT TO INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

MELVIN PARKER, MEMBER PG PROPERTIES, LLC	DATE
---	------

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: MELVIN PARKER, MEMBER, PG PROPERTIES, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF, EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND TUBES FOR UNDERGROUND CABLES, AND UTILITY COMPANIES HAVE THE RIGHT OF ACCESS, EGRESS, CONSTRUCTION, MAINTENANCE, REPAIRS AND REPLACEMENT SAID P.U.E. INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

REPRESENTATIVE, TITLE	DATE
CITY OF RIO RANCHO	

STATE OF NEW MEXICO } SS
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: REPRESENTATIVE, TITLE, CITY OF RIO RANCHO

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. 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.
- B. 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.
- C. Qwest Corporation d/b/a Centurylink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Sparklight for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- E. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
- F. EZEE Fiber for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.
- G. City of Rio Rancho for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide 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 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 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/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com