

Replat 'A' of Las Vistas Subdivision 1

A CITY OF FARMINGTON CLASS 3 SUBDIVISION

12.53± ACRES

LOCATED IN THE NW/4 OF THE SW/4 OF THE SW/4 AND THE
NW/4 OF THE NE/4 OF THE SW/4 OF THE SW/4 OF SECTION 26,
T30N, R13W, N.M.P.M., CITY OF FARMINGTON, NEW MEXICO

CURRENT ZONING: R-S2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND ABOVE DESCRIBED, HAVE MADE A SUBDIVISION OF SAID LAND, AND THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS:

REPLAT 'A' OF LAS VISTAS SUBDIVISION 1

THAT THE SAID SUBDIVISION, AS SHOWN ON THIS PLAT, IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS, AND THE STREETS AND EASEMENTS SHOWN ARE DEDICATED FOR PUBLIC USE AS SUCH, INCLUDING PUBLIC UTILITIES AND INCLUDING OVERHANG OF SERVICE WIRES OF POLE TYPE UTILITIES, AND FOR UNDERGROUND OR BURIED SERVICE WIRES WITH THE RIGHT TO INCLUDE NECESSARY MAINTENANCE OF THE SAME, AND RIGHT OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS.

WATER RIGHTS AS MAY OCCUR UNDER DEDICATED STREETS ARE RESERVED TO THE UNDERSIGNED DEVELOPERS.

IN WITNESS WHEREOF, THE UNDERSIGNED CAUSED THESE PRESENTS TO BE EXECUTED THIS 20 DAY OF September, 2007

Jaime Wisner DAN BAKER, PARTNER
JAIMÉ WISNER, PARTNER DAN BAKER, PARTNER
HIGH GROUND DEVELOPMENT, LLC HIGH GROUND DEVELOPMENT, LLC
A COLORADO LIMITED LIABILITY COMPANY A COLORADO LIMITED LIABILITY COMPANY

Dolores Cammon
DOLORES CAMMON, MANAGING GENERAL PARTNER
CAMMON-COLLINS PARTNERSHIP

AFFIDAVIT

NOW COMES JAIMÉ WISNER BEING FIRST DULY SWORN UPON HIS OATH AND STATES THAT THE SUBDIVISION IS A SUBDIVISION ACCORDING TO SAN JUAN COUNTY STANDARDS, AND FALLS WITHIN THE MUTUAL PLANNING AND PLATTING JURISDICTION OF SAN JUAN COUNTY, NEW MEXICO, AND THE CITY OF FARMINGTON, NEW MEXICO.

Jaime Wisner
JAIMÉ WISNER, PARTNER

STATE OF NEW MEXICO)

COUNTY OF SAN JUAN)

THE FOREGOING DEDICATION AND AFFIDAVIT WERE ACKNOWLEDGED BEFORE ME THIS 20 DAY OF September, 2007 BY JAIMÉ WISNER, PARTNER OF HIGH GROUND DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ON BEHALF OF SAID PARTNERSHIP.

MY COMMISSION EXPIRES: 2-20-2011
Beatt
NOTARY PUBLIC

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF September, 2007 BY DAN BAKER, PARTNER OF HIGH GROUND DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ON BEHALF OF SAID PARTNERSHIP.

MY COMMISSION EXPIRES: 2-20-2011
Beatt
NOTARY PUBLIC

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF Sept, 2007 BY DOLORES CAMMON, MANAGING GENERAL PARTNER OF CAMMON-COLLINS PARTNERSHIP.

MY COMMISSION EXPIRES: 01/07/08
Jennifer R. Morgan
2/26/09
NOTARY PUBLIC
Julie Alford

ACCEPTANCE

THE UNDERSIGNED DEVELOPMENT SERVICES ADMINISTRATOR CERTIFIES THAT THE REPLAT SHOWN HEREON WAS DULY SUBMITTED TO THE CITY OF FARMINGTON, SAN JUAN COUNTY, NEW MEXICO AND IS HEREBY APPROVED FOR RECORDING AND FILING.

Cynthia A. Sogf
DEVELOPMENT SERVICES ADMINISTRATOR

Gregory M. DeL
WEST COMMUNICATIONS

Paul A. Ramel
PUBLIC SERVICE COMPANY OF NEW MEXICO
GAS SERVICES DISTRIBUTION

Jeff Smith
CITY WATER AND WASTEWATER ADMINISTRATOR

Harry Collette
FARMINGTON ELECTRICAL UTILITY

Paul A. Ramel
PUBLIC SERVICE COMPANY OF NEW MEXICO
GAS SERVICES TRANSMISSION

Jeff Smith
FARMINGTON CITY ENGINEER

REFERENCES

(ALL RECORDS LISTED BELOW ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK, SAN JUAN COUNTY, NEW MEXICO, UNLESS OTHERWISE NOTED.)

- R-1 LAS VISTAS SUBDIVISION 1 FILED FOR RECORD AUGUST 9, 2007 IN BOOK 1460, PAGE 795.
- R-2 LAS VISTAS SUBDIVISION 2 FILED FOR RECORD AUGUST 9, 2007 IN BOOK 1460, PAGE 796.

DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4SW/4SW/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4NE/4SW/4SW/4) OF SECTION TWENTY-SIX (26), IN TOWNSHIP THIRTY(30) NORTH OF RANGE THIRTEEN(13) WEST, N.M.P.M., SAN JUAN COUNTY, NEW MEXICO.

CONTAINING 12.53 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CITY OF FARMINGTON GPS CONTROL GRID ESTABLISHED 1996.

NOTES

- THE DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS AND STORM WATER SYSTEM UNTIL THEY ARE PRESENTED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY OF FARMINGTON.
- THE DEVELOPER IS ALSO RESPONSIBLE FOR MAINTENANCE OF THE WATER SYSTEM FOR A PERIOD OF ONE YEAR DURING WARRANTY, WHICH BEGINS AFTER THE SUBDIVISION PLAT HAS BEEN RECORDED.
- MAINTENANCE COST SHALL BE EQUALLY DIVIDED BETWEEN ALL LOT OWNERS ON SHARED DRIVEWAY.
- THIS SUBDIVISION IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAS VISTAS SUBDIVISION 1.
- BUILDINGS SHALL BE LOCATED ONLY IN BUILDING ENVELOPES AS DEFINED IN COVENANTS AND RESTRICTIONS FOR LAS VISTAS SUBDIVISION 1.
- DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE.
- ALL SEWER SYSTEMS SHALL BE SEPTIC SYSTEMS.
- EACH LOT OWNER IS RESPONSIBLE FOR PROVIDING ON LOT DETENTION TO MEET LOCAL, STATE AND FEDERAL STORMWATER POLLUTION PREVENTION AND RUNOFF REQUIREMENTS.
- EACH LOT OWNER SHALL PAY \$900.54 FOR ZONE 6 PRESSURE ZONE FEES TO THE CITY OF FARMINGTON, WATER/WASTEWATER DEPARTMENT WHEN PURCHASING A NEW WATER METER FOR THEIR PROPERTY.

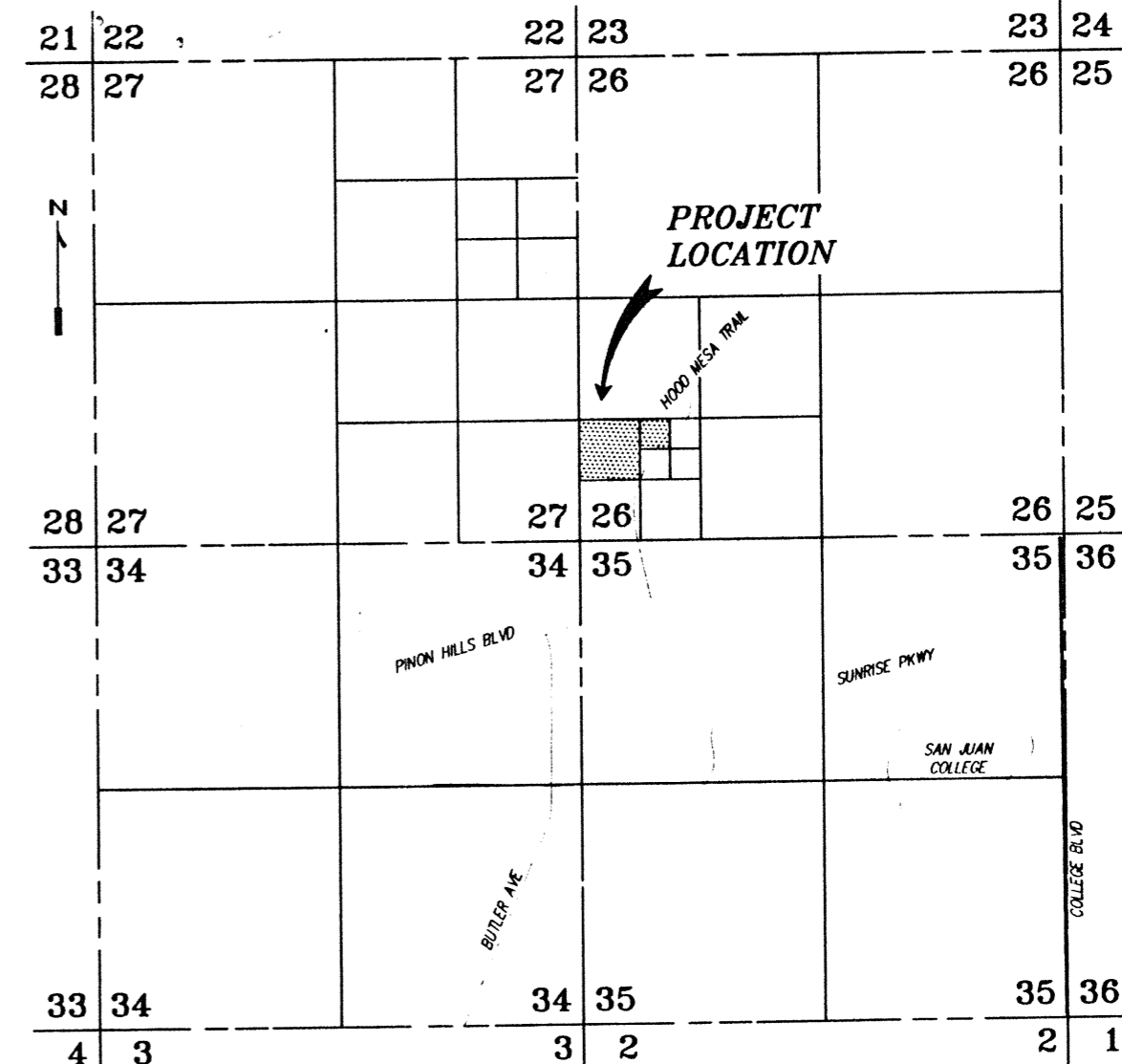
SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LOT LAYOUT

OWNERS/SUBDIVIDERS

HIGH GROUND DEVELOPMENT, LLC
1129 MAIN AVENUE
DURANGO, COLORADO 81301
(970) 946-6903

200717734 10/19/2007 01:44P K-191
1of2 B1464 P916 R 16.00
San Juan County, NM Clerk FRAN HANHARDT



T30N, R13W
LOCATION MAP
SCALE: 1" = 2000'

THE PURPOSE OF THIS REPLAT IS CHANGE THE NAME OF VISTA GRANDE TO VISTA GRANDE DRIVE, TO ABANDON TWO ACCESS AND UTILITY EASEMENTS AND TO CREATE TWO ACCESS AND UTILITY EASEMENTS.

SURVEYOR'S NOTE

THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

CERTIFICATION

I, HERB L. BLAIR, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT FOR WHICH I AM RESPONSIBLE, CONSISTING OF TWO SHEETS WAS PREPARED BY ME AT THE DIRECTION OF THE OWNERS FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 9-26-07

Herb L. Blair
HERB L. BLAIR
NEW MEXICO REG. NO. 18057



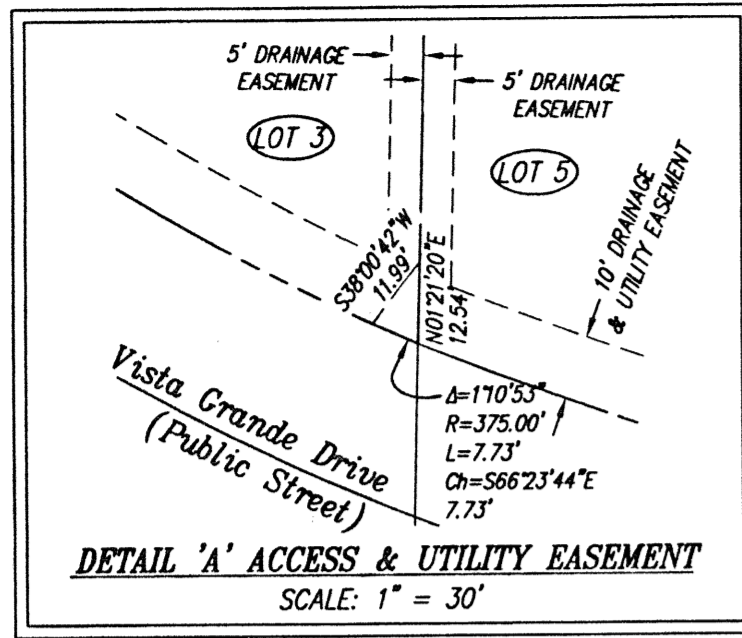
DATE: 09/07

SHEET 1 OF 2

SOUDER, MILLER & ASSOCIATES, 2101 SAN JUAN BLVD,
FARMINGTON, NEW MEXICO 87401 TELE: 505-325-7535
Albuquerque - Las Cruces - Santa Fe, NM
Cortez, CO - Monticello, UT



INDEXING INFORMATION FOR COUNTY CLERK	
OWNER	HIGH GROUND DEVELOPMENT, LLC
SECTIONS	26 & 27
T	30 N, R 13 W
SUBDIVISION NAME	LAS VISTAS 1 REPLAT 'A'
DATE OF FIELD WORK	6-30-09



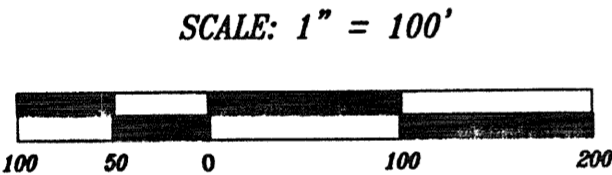
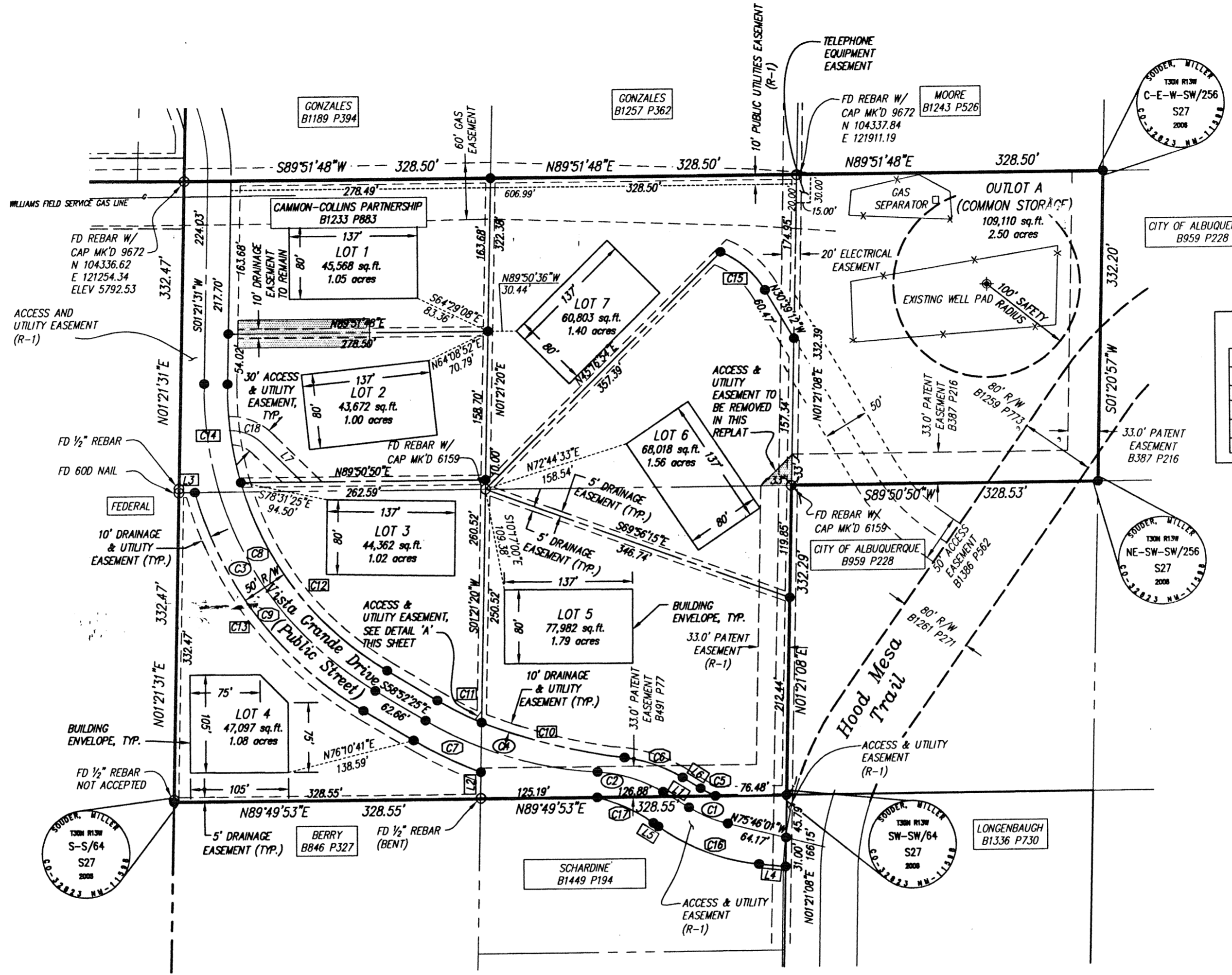
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DRIVEWAY ACCESS & UTILITY EASEMENTS

LINE TABLE		
LINE	BEARING	LENGTH
L7	S45°41'41"E	59.20

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C18	45°16'37"	50.00'	39.51'	N68°20'00"W	38.49'

- LEGEND**
- ◆ FOUND SECTION CORNER AS NOTED
 - ◇ CALCULATED CORNER AS NOTED
 - FOUND CORNER AS NOTED
 - SET 5/8" REBAR WITH PLASTIC CAP MARKED 18057
 - ⓐ LOT LINE CURVE DATA SYMBOL
 - ⓑ CENTERLINE CURVE DATA SYMBOL
 - ⓒ RIGHT-OF-WAY LINE CURVE DATA SYMBOL
 - ⓓ LINE DATA SYMBOL
 - ④ LOT NUMBER
 - ESMT EASEMENT
 - FD FOUND
 - RBC REBAR W/CAP
 - TYP TYPICAL
 - ▨ EASEMENT TO BE ABANDONED BY THIS PLAT



LINE TABLE

LINE	BEARING	LENGTH
L1	N58°22'27"W	32.35'
L2	S01°21'20"W	28.55'
L3	N89°50'50"E	17.08'
L4	S83°52'58"E	28.60'
L5	S54°09'32"E	6.69'
L6	S58°22'27"E	22.31'

SITE INFORMATION

GROSS AREA = 12.53 ACRES
 STREETS (PUBLIC) 1.30 ACRES 10.4% OF TOTAL AREA
 OPEN SPACE 2.50 ACRES
 GROSS DENSITY 1 LOT/1.79 ACRES
 NET DENSITY 1 LOT/0.98 ACRE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	172°3'34"	150.00'	45.53'	S67°04'14"E	45.36'
C2	28°22'05"	150.00'	74.27'	N72°33'29"W	73.51'
C3	60°13'56"	375.00'	394.22'	S28°45'27"E	376.32'
C4	27°52'07"	400.00'	194.56'	S72°48'28"E	192.65'
C5	81°2'30"	126.00'	18.05'	S62°28'41"E	18.04'
C6	24°21'27"	156.00'	66.32'	N70°33'10"W	65.82'
C7	10°45'58"	425.00'	79.86'	S64°15'24"E	79.74'
C8	60°13'56"	350.00'	367.94'	S28°45'27"E	351.23'
C9	43°25'45"	400.00'	303.19'	S37°09'32"E	295.99'
C10	14°09'10"	641.24'	158.39'	S75°39'19"E	157.99'
C11	8°06'46"	375.00'	53.10'	S62°55'48"E	53.05'
C12	42°53'15"	350.00'	261.99'	S37°25'47"E	255.91'
C13	43°25'45"	400.00'	303.19'	S37°09'32"E	295.99'
C14	17°20'40"	350.00'	105.95'	S07°18'49"E	105.55'
C15	36°39'30"	100.00'	63.98'	N48°58'57"W	62.90'
C16	29°43'26"	225.00'	116.73'	S89°01'15"E	115.42'
C17	21°46'10"	175.00'	66.49'	N65°02'37"W	66.09'

KEYED NOTES

① 100 FT. BUILDING SETBACK REQUIRED FROM ALL EXISTING WELL PADS.

200717734 10/19/2007 01:44P
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