

RIVERSIDE NORTH SUBDIVISION,  
SUMMARY PLAT NO. 5

A REPLAT OF LOTS 1 & 2 OF RIVERSIDE NORTH SUBDIVISION , SUMMARY PLAT NO. 4 ROSWELL,  
CHAVES COUNTY, NEW MEXICO

KNOW ALL MEN BY THESE PRESENTS:

That Roswell North Main LLC, a New Mexico limited liability company, being the owner of the following described tracts of land to wit:

Being LOTS ONE (1) & TWO (2) of RIVERSIDE NORTH SUBDIVISION SUMMARY PLAT NO. 4, in the City of Roswell, County of Chaves and State of New Mexico, as shown on the Official Plat filed in the Chaves County Clerk's Office on June 26, 2018 and recorded in Book 3 of Plat Records, Chaves County, New Mexico, at Page 8 more particularly described as:

BEGINNING at the intersection of the south line of Tierra Berrenda Drive (60’ wide) and the easterly line of US Highway 285 (100 feet wide), said point also being the northwest corner of Lot 1, Riverside North Subdivision, Summary Plat No. 4, as recorded in the Official Records of Chaves County, New Mexico at Book 3 of Plats, Page 8; thence along the north line of said Lot 1, also being the south line of said Tierra Berrenda Drive, N 89°34’19” E (Bearings are relative to the west line of Lot 1, Riverside North Subdivision, Summary Plat No. 4 and assumed to bear N 00°27’26” W, a distance of 494.27 feet), a distance of 479.77 feet, thence leaving said north line of Lot 1, along the east line of said Lots 1 & 2, S 00°25’54” E, a distance of 493.66 feet; said point also being the Southeast corner of said Lot 2, thence along the south line of said Lot 2, S 89°29’58” W a distance of 479.55 feet; thence along the east line of US Highway 285, said line also being the west line of said Lots 1 & 2, N 00°27’26” W a distance of 494.27 feet to the POINT OF BEGINNING.

Containing a calculated area of 5.439 acres, more or less.

DESCRIPTION, FREE CONSENT AND DEDICATION:

Be it known that Roswell North Main LLC, a New Mexico limited liability company, is the owner and proprietor of Lots 1 & 2, Riverside North Subdivision Summary Plat No. 4, a subdivision, in the City of Roswell, County of Chaves and State of New Mexico, as shown on the Official Plat filed in the Chaves County Clerk's Office on June 26, 2018 and recorded in Book 3 of Plat Records, Chaves County, New Mexico, at Page 8.

Be it further known that the undersigned Owner and Proprietor of the above described Lot has caused the same to be platted into 3 lots. His/Her desire into what is known and hereby designated as Riverside North Subdivision, Summary Plat No. 5 in the city of Roswell, Chaves County, New Mexico and do hereby dedicate all streets, alleys, and easements shown on this plat for the public use and benefit.

IN WITNESS WHEREOF:

The aforementioned, Roswell North Main LLC, a New Mexico limited liability company, has executed this instrument this \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_.

Roswell North Main LLC, a New Mexico limited liability company

By:\_\_\_\_\_

Alfredo Barrenechea,  
Authorized Signatory

NOTARIAL:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ , 20\_\_, by \_\_\_\_\_

Witness my hand and seal\_\_\_\_\_

Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

CHAVES COUNTY FLOOD COMMISSIONER APPROVALS:

This is to certify that the foregoing plat has been examined and approved by the Chaves County Flood Commissioner on \_\_\_\_\_ \_\_\_\_, 2023.

\_\_\_\_\_  
Chaves County Flood Commissioner

INDEX OF SHEETS:

SHEET 1: SIGNATURES, LEGAL DESCRIPTION  
SHEET 2: SIGNATURES, GENERAL NOTES, LEGEND, LINE TABLE  
SHEET 3: GRAPHIC PLAN VIEW

UTILITY CONCURRENCE:

We concur as to the location and size of easements shown hereon.

_____	_____	_____	_____
Century Link	Date	XCEL Energy	Date
_____	_____	_____	_____
Sparklight	Date	New Mexico Gas Company	Date

CITY OF ROSWELL APPROVALS:

This is to certify that the foregoing plat has been examined and approved by the City of Roswell, Chaves County, New Mexico.

ATTEST:

\_\_\_\_\_  
City Manager

ATTEST:

\_\_\_\_\_  
City Clerk

SURVEYOR’S CERTIFICATION:

I, Albert R, Dehoyos, New Mexico Professional Surveyor No. 23261, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts..

This statement is neither a warranty nor guaranty, either expressed or implied.

Albert R. Dehoyos  
New Mexico Professional Land Surveyor No. 23261  
For and on behalf of Clark Land Surveying, Inc.

This survey plat is null and void without  
surveyor's original signature and seal.

RECORDING: } SS

STATE OF NEW MEXICO

COUNTY OF CHAVES

I hereby certify that this instrument was filed for record in my office at \_\_\_\_ o'clock \_\_\_\_M., this \_\_\_\_ day of \_\_\_\_\_ , \_\_\_\_\_, A.D., and is duly recorded under Reception No.

\_\_\_\_\_ of the records of Chaves County, New Mexico.

SURCHARGE: \_\_\_\_\_, RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
County Clerk



Revisions		Description	By	Date
No.				
1	City Comments	JEB		04/08/2023
0	Update Access easements / Create Lot 3	JEB		03/01/2023

SUMMARY PLAT NO. 5

A PORTION OF THE SW1/4 OF SECTION 16,  
TOWNSHIP 10 SOUTH, RANGE 24 EAST, NEW MEXICO P.M.,  
CITY OF ROSWELL, CHAVES COUNTY, STATE OF NEW MEXICO

Project No.	21115	Drawn By: jeb	Date: 03/01/2023
		Checked By: ARH	Sheet 1 of 3

RIVERSIDE NORTH SUBDIVISION,  
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A REPLAT OF LOTS 1 & 2 OF RIVERSIDE NORTH SUBDIVISION , SUMMARY PLAT NO. 4 ROSWELL,  
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NOTES:

1.      ● — Denotes monument found, marked as noted.  
         ○ — Denotes monument set, No. 5 rebar with aluminum cap, stamped "Dehoyos PS 23261", flush with grade.

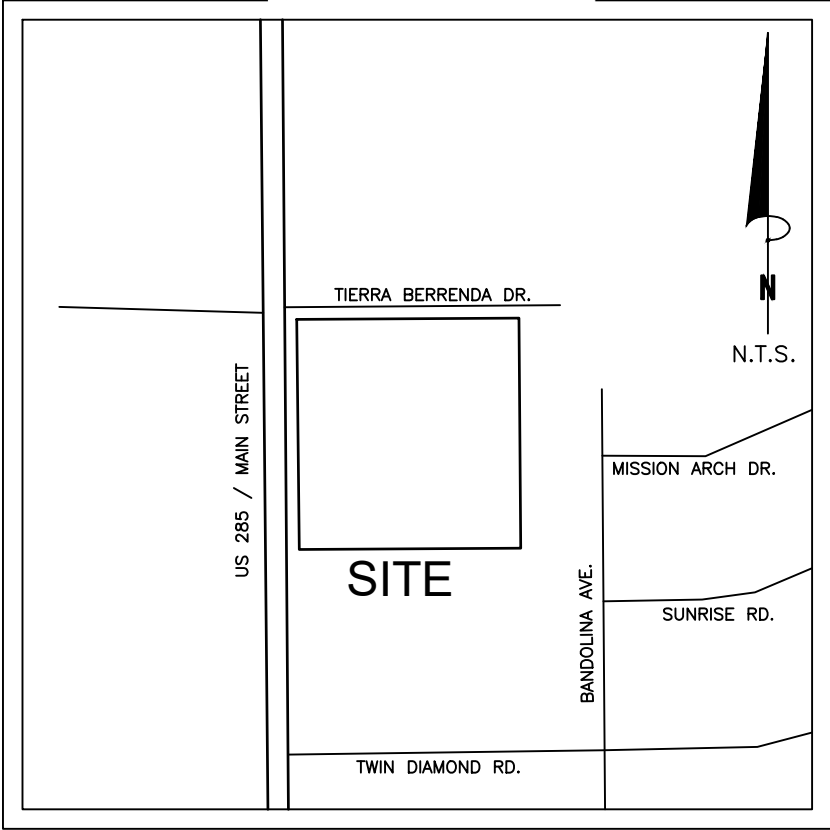
This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by First American Title Company, Commitment No. 2201392 dated December 19, 2022, at 6:00 am.

2. Basis of bearings is the west line of the property, monumented at the southeast corner of Lot 2, Riverside North Subdivision, Summary Plat No. 4, with a no. 3 rebar, flush with grade, and at the northwest corner of Lot 1, Riverside North Subdivision, Summary Plat No. 4, with a no. 5 rebar, flush with grade, and is measured to bear N00°27'26"W, a distance of 494.27 feet.
3. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
4. Number of lots in this subdivision: 3 lots.
5. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
6. The lineal units used in this drawing are U.S. Survey Feet.
7. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published August 03, 2021, referencing Flood Insurance Rate Map, Map Number 35005C1375D, with an effective date of September 25, 2009, indicates this parcel of land is located in Zone X (Area of minimal flood hazard) and Zone X (0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile).
8. Reciprocal Access Easements shall be utilized by all three (3) lots for future developments.

LEGEND

- ◆ SITE BENCHMARK  
● FOUND MONUMENT (AS NOTED)  
○ SET MONUMENT (NOTE 1)  
(M) MEASURED BEARING AND/OR DISTANCE.  
(R) RECORD BEARING AND/OR DISTANCE.

VICINITY MAP



LINE TABLE

LINE	BEARING	DISTANCE
L1	S67°03'33"W	19.12'
L2	S89°32'32"W	47.33'
L3	S00°27'26"E	7.00'
L4	S00°27'28"E	33.00'
L5	S67°51'19"E	19.22'
L6	S00°00'00"E	2.13'
L7	N90°00'00"W	27.90'
L8	N00°00'00"W	27.76'
L9	N90°00'00"E	27.90'
L10	S00°00'00"E	5.55'
L11	S00°25'54"E	20.10'
L12	N44°33'27"E	35.35'
L13	N45°25'47"W	21.21'
L14	N44°34'13"E	21.21'
L15	N45°25'47"W	21.21'
L16	S00°25'54"E	20.00'
L17	S00°25'54"E	13.00'
L18	S89°32'32"W	16.50'
L19	S89°32'32"W	16.50'



Revisions		
No.	Description	Date
1	City Comments	04/08/2023

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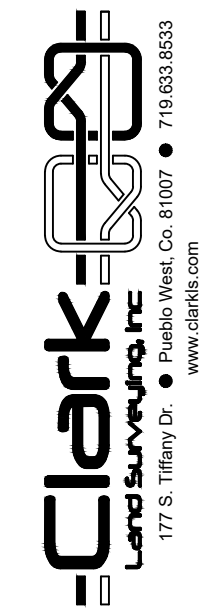
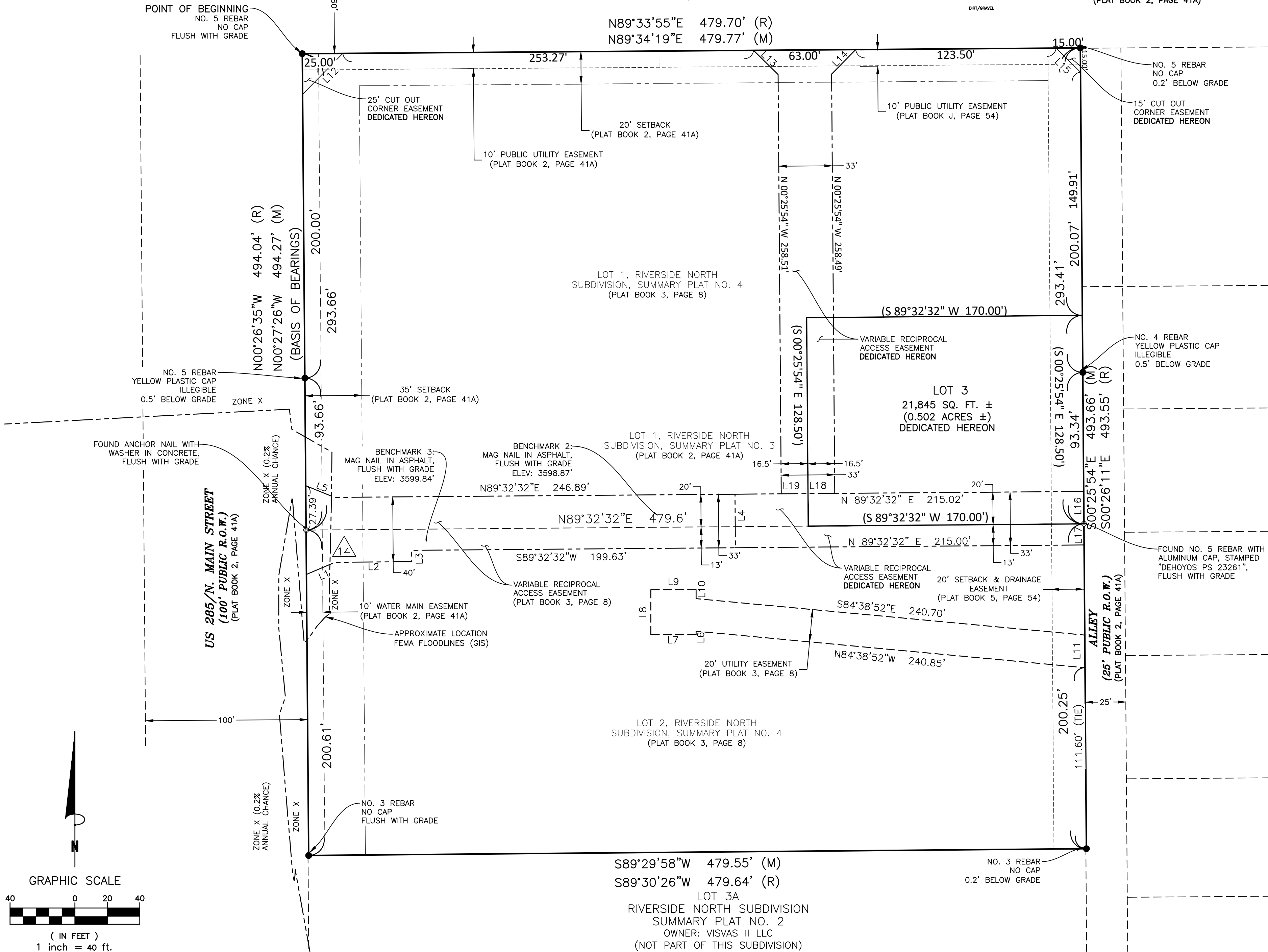
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**TIERRA BERRENDA DRIVE**  
**(60' PUBLIC R.O.W. - UNIMPROVED)**  
(PLAT BOOK 2, PAGE 41A)



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Project No. 211115  
Drawn By: JEB  
Checked By: ARH  
Date: 03/01/2023  
Sheet 3 of 3