NORTHERLY PORTION OF N. E. PORTION OF UNIT ELEVEN RIO RANCHO ESTATES

TOWN OF ALAMEDA GRANT SANDOVAL COUNTY, NEW MEXICO

APRIL – 1963

The Restrictive Covenants and Building Restrictions as recorded December 5, 1961, Miscellaneous Record No. 12 of Records of Sandoval County, Folio 517-520, in the office of the County Clerk of Sandoval County, New Mexico, shall run with the land and are imposed upon the property shown on this plat and are incorporated herein and made a part hereof in the same manner and extent as though fully set forth herein.

The foregoing subdivision of that certain parcel of land situate within the exterior boundaries of the Town of Alameda Grant, Sandoval County, New Mexico, and being identified as the Northerly Portion of the N.-Eastern Portion of Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico.

Bearings are referred to United States Coast and Geodetic Survey data as shown on their records.

Being more particularly described by metes and bounds survey as follows:

Beginning at the Southwest corner of the Northerly Portion of the Northeast Portion of Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, said Southwest corner being a point on the east boundary of the Northwest Portion of Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, at the same is shown and designated on the plat of said Northwest Portion of Unit Eleven, filed in the office of the County Clerk of Sandoval County, New Mexico, on December 11, 1962, whence United States Coast and Geodetic Survey Triangulation Station "Sage" (having New Mexico State Plane Co-ordinates y= 1,545,530.16, x= 359,015.07) bears S 23° 44' 50" W, 4,405.31 feet distance; thence,

North, 3,898.06 feet distance to the Northwest corner of the Northerly Portion of the Northwest Portion of Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, from said Northwest corner the Northeast corner of the aforementioned Northwest Portion of Unit Eleven, bears Ewsk, 50.00 feet distance; thence,

East, 1,376.72 feet distance to a Point of Curvature; thence,

Southeasterly, 1,022.99 feet distance along the arc of a curve bearing to the right (said arc having a radius of 1,900.34 feet and a long chord which bears S 73° 12' 10" E, 1,011.65 feet distance) to a Point of Reverse Curve; thence,

Southeasterly, 1,266.80 feet distance along the arc of a curve bearing to the left (said arc having a radius of 1,323.44 feet and a long chord which bears " 82° 21' 40" E, 1,201.20 feet distance) to a Point of Tangency; thence,

N 65° 37' 00" E, 697.81 feet distance to a Point of Curvature; thence,

Northeasterly, 1,195.94 feet distance along the arc of a curve bearing to the right (said arc having a radius of 2,176.18 feet and a long chord which bears " 81° 22' 21" E, 1,181.91 feet distance) to a Point of Tangency; thence,

S 82° 52' 10" E, 590.66 feet distance to the Northeast corner of the Northerly Portion of the Northwest Portion of Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico; thence,

South, 2,492.90 feet distance to the Southeast corner of the Northerly Portion of the Northwest Portion of Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico; thence,

S 59° 37' 20" W, 6,891.08 feet distance to the place of beginning and containing 557.095 acres, more or less.

Surveyed, platted, and subdivided, and comprising of Blocks 30 to 45, inclusive; and a 3.96 acre parcel within Block 39 which is identified as a Proposed Rio Park of Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, with the free consent of, and in accordance with the wishes and desires of, the undersigned owners and proprietors thereof, and that the owners of the property do hereby dedicate all roads, streets, circles, and boulevards which are shown hereon, to the County of Sandoval, New Mexico, and do hereby grant easements shown on the plat, including easements for overhang of service wires, including the rights of ingress and egress and the right to trim interfering trees.

[illegible] PRESIDENT — [illegible] SECRETARY

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }

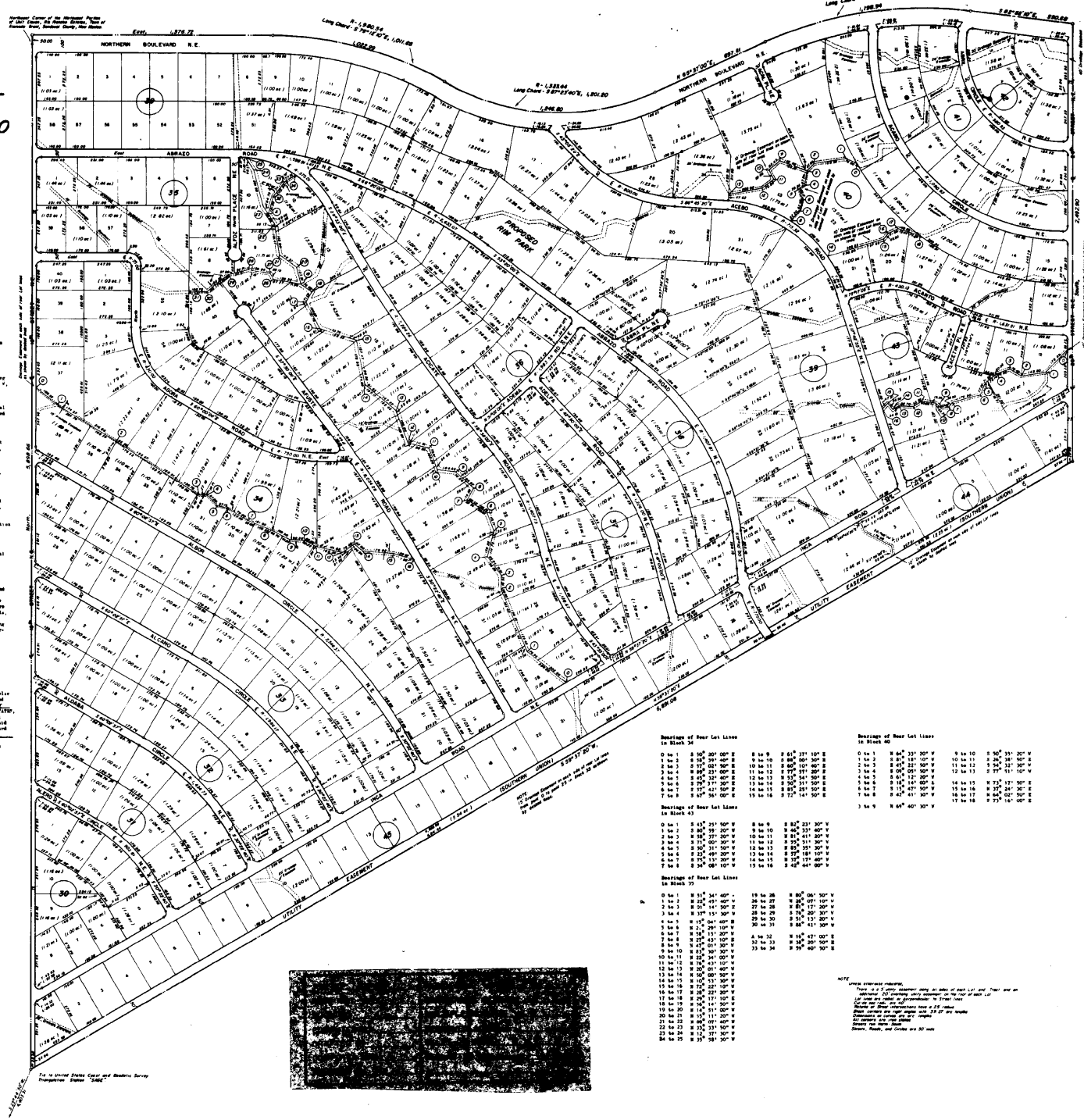
On this 18th day of April, 1963, before me, a Notary Public for said County and State, personally appeared [illegible] and [illegible] who, being by me duly sworn, did say that they are [illegible] and [illegible] respectively, of RIO RANCHO ESTATES, INC., a corporation organized under the laws of the State of New Mexico; that the seal affixed to the foregoing instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and that said [illegible] and [illegible] acknowledged said instrument to be the free act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and seal on the day and date last above written

My Commission Expires June 4, 1963

J. Edison McMillan
Notary Public

SCALE 1" = 200'



Bearings of Rear Lot Lines in Block 34

0 to 1	S 50° 20' 00" E	8 to 9	S 61° 37' 10" E
1 to 2	S 58° 39' 40" E	9 to 10	S 88° 10' 30" E
2 to 3	S 63° 40' 00" E	10 to 11	S 88° 01' 50" E
3 to 4	S 69° 23' 00" E	11 to 12	S 73° 37' 20" E
4 to 5	S 72° 12' 40" E	12 to 13	S 73° 37' 20" E
5 to 6	S 79° 17' 30" E	13 to 14	S 50° 31' 50" E
6 to 7	S 79° 17' 30" E	14 to 15	S 50° 31' 50" E
7 to 8	S 67° 36' 00" E	15 to 16	S 72° 16' 50" E

Bearings of Rear Lot Lines in Block 40

0 to 1	S 64° 33' 10" E	9 to 10	S 50° 35' 20" W
1 to 2	S 63° 33' 10" E	10 to 11	S 54° 38' 50" W
2 to 3	S 63° 33' 10" E	11 to 12	S 54° 38' 50" W
3 to 4	S 64° 01' 10" E	12 to 13	S 77° 51' 10" W
4 to 5	S 64° 01' 10" E		
5 to 6	S 64° 01' 10" E		
6 to 7	S 64° 01' 10" E		
7 to 8	S 18° 13' 10" E	14 to 15	S 73° 17' 30" E
8 to 9	S 65° 40' 10" W	15 to 16	S 73° 34' 30" E
		16 to 17	S 64° 02' 50" E
		17 to 18	S 73° 16' 00" E
		3 to 9	S 65° 40' 10" W

Bearings of Rear Lot Lines in Block 43

0 to 1	S 63° 35' 50" E	8 to 9	S 82° 33' 30" W
1 to 2	S 80° 39' 20" E	9 to 10	S 82° 33' 40" W
2 to 3	S 58° 37' 20" E	10 to 11	S 82° 41' 20" W
3 to 4	S 71° 00' 00" E	11 to 12	S 82° 41' 20" W
4 to 5	S 50° 31' 50" E	12 to 13	S 85° 35' 30" W
5 to 6	S 53° 49' 20" E	13 to 14	S 77° 18' 10" W
6 to 7	S 75° 13' 30" E	14 to 15	S 72° 17' 40" W
7 to 8	S 34° 08' 10" E	15 to 16	S 62° 44' 00" W

Bearings of Rear Lot Lines in Block 37

0 to 1	S 51° 34' 40" E	19 to 20	S 80° 06' 30" W
1 to 2	S 52° 34' 40" E	20 to 21	S 80° 07' 10" W
2 to 3	S 54° 14' 30" E	21 to 22	S 80° 17' 20" W
3 to 4	S 57° 15' 30" E	22 to 23	S 74° 20' 30" W
4 to 5	S 57° 04' 40" E	23 to 24	S 51° 13' 30" W
5 to 6	S 57° 29' 10" E	24 to 25	S 86° 41' 30" W
6 to 7	S 56° 29' 10" E		
7 to 8	S 23° 43' 10" E	4 to 32	S 15° 43' 00" E
8 to 9	S 23° 43' 10" E	32 to 33	S 38° 30' 30" E
9 to 10	S 47° 01' 30" E	33 to 34	S 39° 40' 30" E
10 to 11	S 32° 34' 00" E		
11 to 12	S 32° 34' 00" E		
12 to 13	S 30° 01' 40" E		
13 to 14	S 30° 01' 40" E		
14 to 15	S 10° 33' 30" E		
15 to 16	S 10° 33' 30" E		
16 to 17	S 28° 23' 20" E		
17 to 18	S 28° 17' 10" E		
18 to 19	S 56° 14' 30" E		
19 to 20	S 76° 51' 00" E		
20 to 21	S 76° 111' 20" E		
21 to 22	S 76° 111' 20" E		
22 to 23	S 75° 33' 50" E		
23 to 24	S 12° 37' 30" E		
24 to 25	S 35° 58' 30" E		

NOTE
Unless otherwise indicated,
There is a 5 foot easement along all sides of each Lot and Tract and an additional 10 foot easement along the rear of each Lot
Lot lines are radial to curvature in Cul-de-sac bulbs
Cul-de-sac bulbs are 50 feet
Returns at Street intersections have a 25 radius
Street corners are right angles with 25 ft arc lengths
All corners are set iron pipes
All corners are iron pipes
Streets are Home Street
Drives, Roads, and Circles are 50 wide

STATE OF NEW MEXICO } ss
COUNTY OF SANDOVAL }
This instrument was filed for record on

APR 22 1963

At 4:27 o'clock p m. Recorded in Vol. RR1 of records of said County Folio 50

J. Archibeque Clerk & Recorder
Deputy Clerk

I, Robert E. Walsh, New Mexico registered land surveyor No. 2127, do hereby certify that the plat shown hereon was made by me or under my direct supervision and that the information shown is to the best of my belief and knowledge.

Robert E. Walsh
REGISTERED LAND SURVEYOR No. 2127

I, [illegible] County Clerk of Sandoval County, New Mexico, do hereby certify that the plat shown hereon was approved and all roads, streets and alleys accepted for dedication to the County of Sandoval, New Mexico, by the County Commissioners at their meeting held on the [illegible] day of [illegible] 19[illegible]

[illegible]
County Clerk

CERTIFICATE
EXAMINED AND APPROVED BY G.C. PRICE, NMLS #438
THIS _____ DAY OF _____ 1963.

G.C. Price
G.C. PRICE
NMLS #438, COUNTY ENGINEER, SANDOVAL COUNTY

PLAT AND SURVEY BY ROBERT E. WALSH, N.M.L.S. NO. 2127
APRIL, 1963