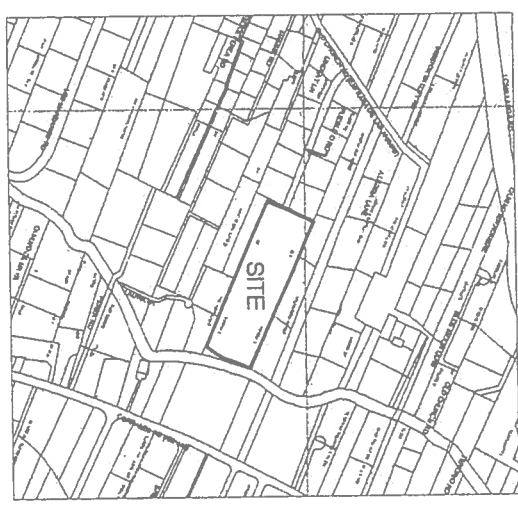


Preliminary Plat approved w/ condition
Feb, 2023



VICINITY MAP
NOT TO SCALE

Notes:

- 1. The basis of bearings for the survey is the south line of Tract A-1 as measured with the Vectors GPS Real Time Network. Bearings are New Mexico State Plane Bearings, NAD83, New Mexico Central Zone 3002. Distances are ground distances. Record bearings and distances shown in parentheses.
- 2. Documents used:
 - a. Plat of Tract A-1, Los Terras De Stromel, filed December 13, 1995 Recorded in Book 3, Page 1352A.
 - b. Plat of The Meadows recorded 01/23/2000 in Book 3, Page 1928B.
 - c. Plat of Pueblo Addition recorded 12/23/1983 in Book 8B, Page 153.
 - d. Plat of Wildwood Acres Subdivision recorded 11/21/1997 in Book 3, Page 1701A.
 - e. Bureau of Reclamation Drainage Map no. 1535182555 filed 04/18/1960 in M.R.G.C.D. RW Map Book 2, Page 13.
 - f. Plat of Tracts 95-B-3-B-1 and 95-B-3-2, MRGCD Map 18 filed 12/01/2004, in Volume 3 Folio 2477.
 - g. Warranty Deed, Los Terras del Stromel, Tract A-1, filed on October 22, 2021, Document No. 2021037132.
 - h. 10' PNM Public Utility Easement, filed March 11, 1996, Book Misc. 347, Pg. 047-048.
 - i. Correlate Acequia Contract and Grant of Easement, Book Misc. R11, Pg. 542-545.
 - 3. Flood Insurance Rate Map (FIRM) Panel 35043C2128 D, ZONE X, areas determined to have 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile and Zone X Shaded, Effective Date 3-18-2008.
 - 4. Private Access Easement for the benefit of Lots 1 thru 6. For access, private gate equipment and gate staking. Access is also granted to the public for vehicle turn around of Pueblo Road. No parking allowed within easement.
 - 5. This plat is recorded with a Private Roadway Maintenance Agreement recorded with Sandoval County, NM, in Book _____ Page _____ on _____ 2023.
 - 6. This plat is recorded with Restrictive and Permissive Covenants, recorded with Sandoval County, NM, in Book _____ Page _____ on _____ 2023.

Title Certification:

I hereby certify that, to the best of my knowledge, there are no delinquent taxes, suits, or actions a law affecting this property except those shown on this plat.

By: _____ Title: _____ Date: _____

Affidavit of Less than 1% Slope

I hereby affirm that this land has a slope of less than 1%.

By: Thomas W. Patrick, NMPS No. 12651 Date: 1-18-2023

Jurisdictional Affidavit

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, hereby certify that the subdivision shown hereon does lie within the planning and planning jurisdiction of the Village of Corrales.

By: Thomas W. Patrick, NMPS No. 12651 Date: 1-18-2023

Owner: **Beta Investments LLC**
9788 Coors Boulevard, NW, Suite C-400
Albuquerque, New Mexico 87114
505 510 4628

Developer: **Gamma Development LLC**
9788 Coors Boulevard, NW Suite C-400
Albuquerque, New Mexico, 87114
505 510 4628

Engineer: **David Soule, NMPSE 14522**
Rio Grande Engineering, SE Suite B
Rio Rancho, New Mexico, 87124
505 997 0000

Land Surveyor: **Thomas W. Patrick, NMPS 12651**
Community Sciences Corporation
4481 Corrales Road, Suite 2
Corrales, New Mexico, 87048
505 997 0000

Land Planner: **Cliff A. Sprick, NMPS 4972**
Community Sciences Corporation
4481 Corrales Road, Suite 2
Corrales, New Mexico, 87048
505 997 0000

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 (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - C. Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.
 - D. Comcast for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.
- Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes of providing utility services over and across adjoining access to, from, and over said easements, with the right and power to utilize the right of way and easement to land of Grantor for the purpose set forth including sufficient working area space for electric transformers, with extend easements to contain and remove trees, shrubs or bushes which interfere with the purposes set forth hereon, and the right to install and remove poles, conduits or busses which interfere with the purposes set forth hereon. Property owners shall be solely responsible for correcting any violation of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.
- Easements for electric, transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
- All lot owners shall have the right to utilize the Public Utility Easements to construct private utility services.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Lumen Technologies did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and Lumen do not warrant or release any easement or other rights which may have been granted by prior plat, replat, replat or other document and which are not shown on this plat.

Purpose of Plat

The purpose of this plat is to create six (6) new lots within Tract A-1, to grant Public Utility Easements, to grant Private Drainage, Road & Pathway Easements.

Free Consent

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this plat is created with our free will and consent in accordance with our expressed wishes and desires as shown hereon, do grant public utility easements and a private road easement, and do vacate a portion of an existing private road easement.

By: _____ Managing Member, Beta Investments LLC Date: _____

Acknowledgement:

STATE OF NEW MEXICO)
COUNTY OF _____) ss
This instrument acknowledged before me this _____ day of _____, 2023, by
_____ Managing Member, Beta Investments LLC

Notary Public _____

My Commission Expires: _____

VILLAGE OF CORRALES
JAN 18 2023
PLANNING & ZONING

PRELIMINARY PLAT
Lots 1 thru 6
Novo Farm Subdivision
Being a Replat of Tract A-1, Los Terras de Stromel
Lands of Beta Investments LLC

Situate within Projected Sections 28 and 33
MRGCD Map No. 18
T12N, R2E, N.M.P.M.
Town of Alameda Grant
Village of Corrales
Sandoval County, New Mexico
January 2023

Site Data:
FEMA FIRM Map No. 35043C2128D (3/18/2008)
Zoning A-1
Miles of 30' Private Roadway Easement 0.00125 mi
No. of Existing Tracts 1
No. of Lots Created 6
Total Area 7.9780 ac +/-
Acreage of Area of Private Roadway Easement 0.8003 ac

Case Number: _____
Date of Submission: 1/10/2023

Plat Approvals

Utility:	Date
Public Service Company of NM (PNM)	
New Mexico Gas Company	
Lumen Technologies	
Comcast Cable	
Middle Rio Grande Conservancy District	

Village of Corrales Approvals

Accepted by the Village of Corrales:
The proposed plan of subdivision as shown in the preliminary plat herein is approved and the Planning & Zoning Commission now is ready to receive the final plat of said subdivision for consideration.

Chair, Planning and Zoning Commission _____ Date _____

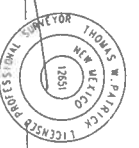
By: David Soule, NMPSE # 14522 Date: 1/18/23



Surveyor's Certification

I, Thomas W. Patrick, hereby affirm that I am a duly qualified Registered Professional Surveyor under the laws of the State of New Mexico and do hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions and land areas, shows all easements and restrictions as shown on the plat or record of the plat, and that I am duly qualified and registered as shown on the plat or record of the plat. I further certify that this plat meets the Minimum Requirements for the Minimum Standards for Surveying in New Mexico and is true and correct to the best of my knowledge and belief.

By: Thomas W. Patrick, NMPS No. 12651 Date: 1-18-2023



Indexing Information:
UPC #: 101608179497
Owner: Beta Investments LLC

Parcel Data:
Tract A-1,
Los Terras de Stromel
Proj Sec 28 and 33
T.12N, R.2E, N.M.P.M.
Corrales, New Mexico

PRELIMINARY PLAT
Lots 1 thru 6
Novo Farm Subdivision

Community Sciences Corporation
1 of 2

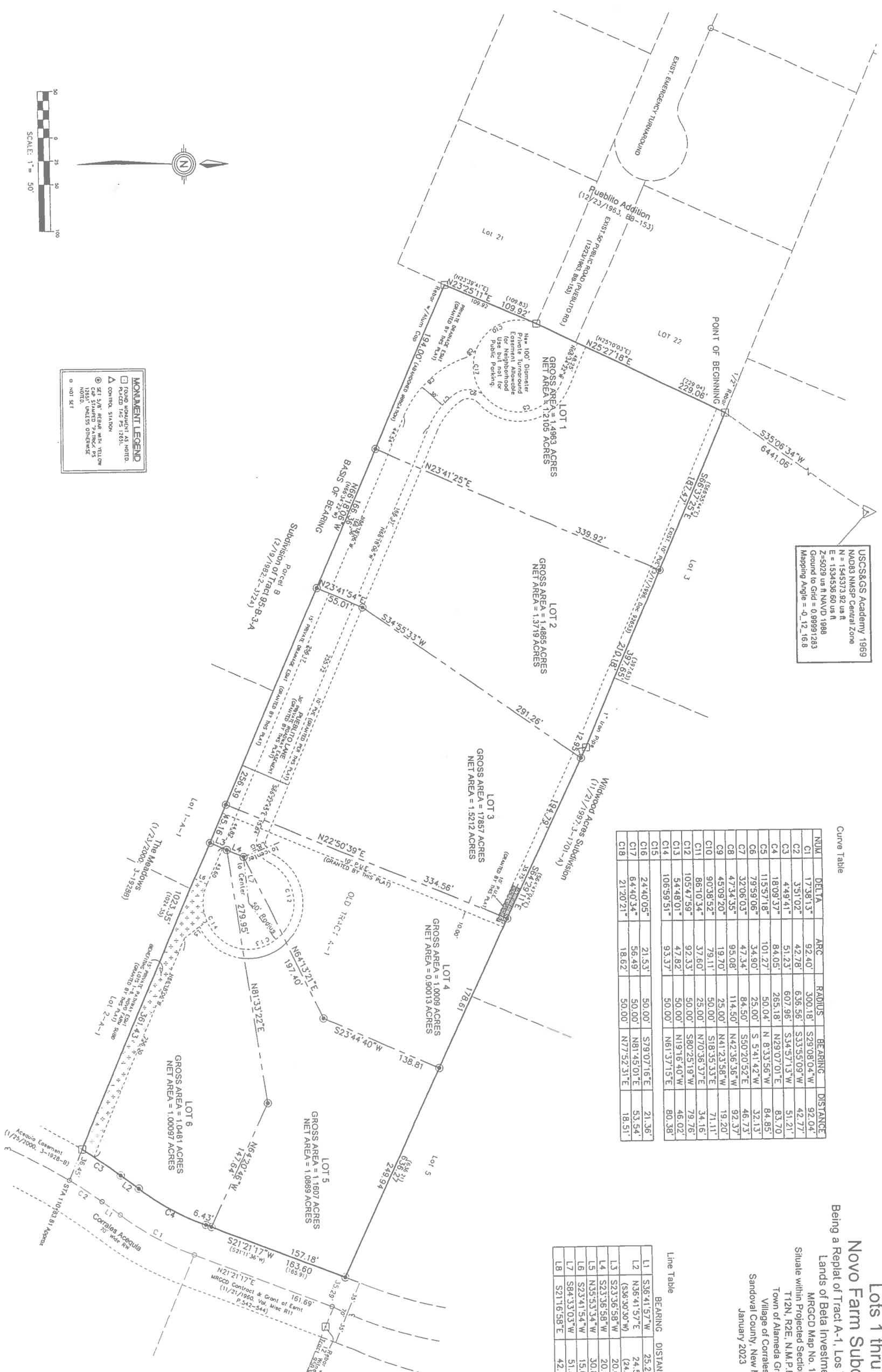
USC&GS Academy 1969
 NAD83 NAD83 Central Zone
 N = 1545373.92 us ft
 E = 1534536.60 us ft
 Z = 5029 us ft NAVD 1988
 Ground to Grid = 0.99991283
 Mapping Angle = -0.12_16.8

Curve Table

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	17.3813°	92.40'	300.18'	S29.08.04 W	92.04'
C2	3.5102°	4.278'	636.56'	S33.55.09 W	42.77'
C3	4.4941°	51.23'	607.96'	S34.57.13 W	51.21'
C4	18.0937°	84.05'	265.18'	N29.07.01 E	83.70'
C5	11.5578°	101.27'	50.04'	N.83.35.56 W	84.85'
C6	79.5906°	34.90'	25.00'	S.54.14.22 W	32.13'
C7	32.0603°	47.34'	84.50'	S50.20.52 E	46.73'
C8	47.34.35°	95.08'	114.50'	N47.35.35 W	92.37'
C9	45.0920°	19.70'	25.00'	N41.23.58 W	19.20'
C10	90.3852°	79.11'	50.00'	S18.35.33 E	71.11'
C11	86.1034°	37.60'	25.00'	N70.36.37 E	34.16'
C12	105.4759°	92.33'	50.00'	S80.25.19 W	79.76'
C13	54.4801°	47.82'	50.00'	N19.16.40 W	46.02'
C14	106.5951°	93.37'	50.00'	N61.37.15 E	80.38'
C15					
C16	24.4005°	21.53'	50.00'	S79.07.16 E	21.36'
C17	64.4034°	56.49'	50.00'	N81.45.01 E	53.54'
C18	21.2021°	18.62'	50.00'	N77.52.31 E	18.51'

Line Table

LINE	BEARING	DISTANCE
L1	S36.41.57 W	25.20'
L2	N36.41.57 E	24.57'
L3	S36.50.50 W	20.00'
L4	S23.36.58 W	20.00'
L5	N35.53.54 W	30.80'
L6	S23.41.54 W	15.03'
L7	S84.33.03 W	51.35'
L8	S21.16.58 E	42.43'



MONUMENT LEGEND
 FOUND UNMARKED AS NOTED
 PLACED TAC PS 1251
 CONTROL STATION
 SET 3/07 BEARS WITH YELLOW
 CAP STAINLESS TANK/PS
 MARK UNLESS OTHERWISE
 NOTED
 0 NOT SET

Indexing Information:

UPC #: 1018067179497
 Owner: Beta Investments LLC
 Parcel Data: Tract A-1, Lands of Beta Investments LLC, Proj Sec 28 and 33 T12N, R3E, N4MPM Corrales, New Mexico

PRELIMINARY PLAT
 Lots 1 thru 6
 Novo Farm Subdivision

DATE: 1/20/23
 SCALE: 1"=50'
 DRAWN: RICHARD
 CHECK: JAM
 DATE: 1/20/23
 COMMUNITY SCIENCES CORPORATION
 LAND SURVEYING
 4051 887 0000

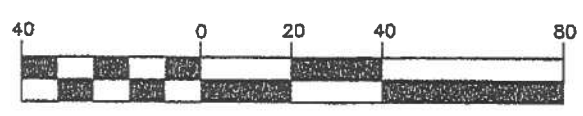
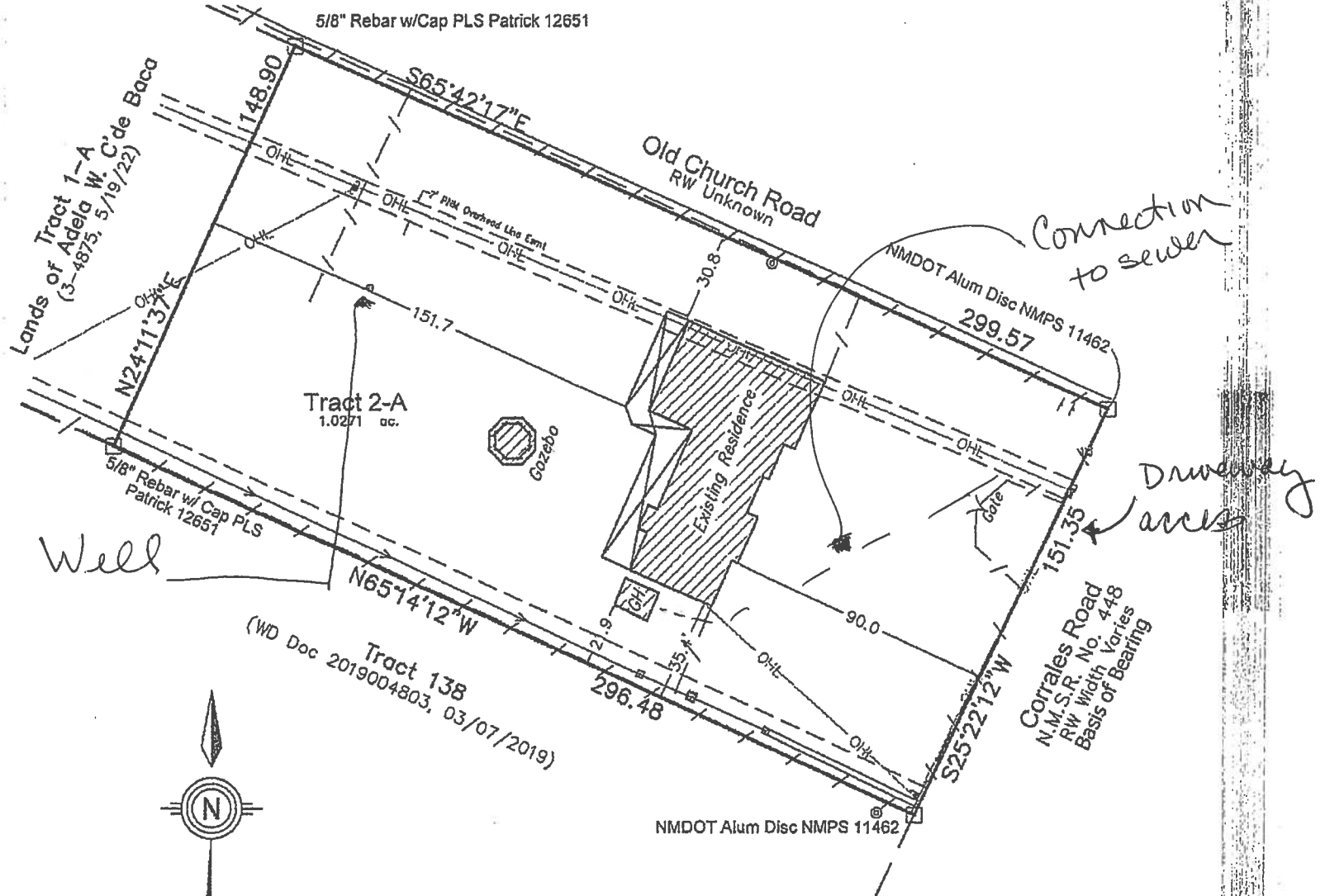
PRELIMINARY PLAT
 Lots 1 thru 6
 Novo Farm Subdivision
 Being a Replat of Tract A-1, Los Terras de Stromei
 Lands of Beta Investments LLC
 MRGCD Map No. 18
 Situate within Projected Sections 28 and 33
 T12N, R2E, N4M, P.M.
 Town of Alameda Grant
 Village of Corrales
 Sandoval County, New Mexico
 January 2023

DATE:
5/26/2022
SCALE:
1"=50'
CREW: RGR
GPS: VEJO
DRAWN:
DKS
JOB NO.
N2022-02
L C'DE BACA



Community Sciences Corporation
Land Surveying
(505) 897.0000

PLAT OF SURVEY
TRACT 2-A
LANDS OF ADELA W. C'DE BACA
VILLAGE OF CORRALES
SANDOVAL COUNTY, NEW MEXICO



SCALE: 1" = 40'

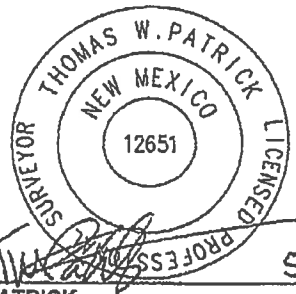
Legend

—	STREET SIGN
⊙	SEPTIC LID
⊠	CABLE MARKER
⊞	UTILITY PEDESTAL
⊞	UTILITY/POWER POLE
—O—	OVERHEAD UTILITY LINE
⊙	WELLHEAD
- / -	FENCE
▬	WALL (AS NOTED)
⊞	10" VALVE
⊞	WATER SPIGOT
X	GATE (TYP)
GH	GREENHOUSE
⊠	FOUND MONUMENT AS NOTED

SURVEYORS CERTIFICATION
I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE ACTUAL SURVEY ON THE GROUND ON 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 SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

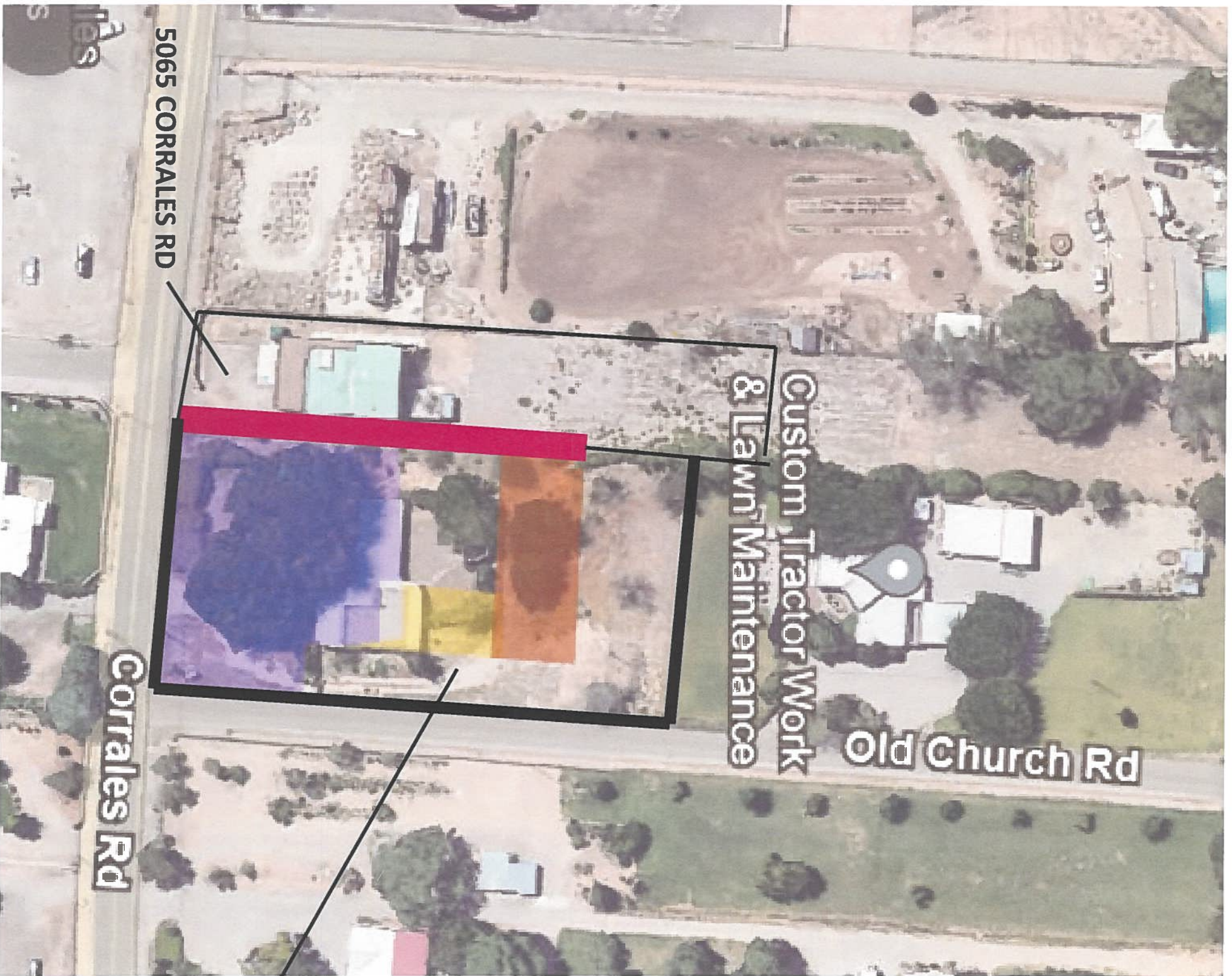
Legal Description
TRACT TWO-A (2-A) LANDS OF ADELA W. C'DE BACA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON MAY 18, 2022, IN VOLUME 3, FOLIO 4875, DOCUMENT NO. 2022P01871.

- Notes:**
1. BASIS OF BEARINGS BASED ON THE EAST LINE OF TRACT 2-A S MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE NAD 83.
 2. THIS PROPERTY LIES WITHIN ZONE X SHADED 0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF REDUCED RISK DUE TO LEVEE, AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) 35043-C-2126-D, EFFECTIVE DATE 3/18/2008.
 3. DOCUMENTS USED:
 - a. SUMMARY PLAT OF LANDS OF ADELA W. C'DE BACA, FILED 5/19/2022, 3-4875, DOC 2022P01871



THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

5-26-2022



SHORT TERM LIVING UNITS



CONNECTED LIVING QUARTERS
GARAGE AREA



COMMERCIAL USE - RESTAURANT/STORE



SHARED ACCESS ROAD FOR 5065 AND
5093 CORRALES RD

5093 Corrales Rd
Corrales Rd, NM 87048