

VICINITY MAP NOT TO SCALE

LOT OF RECORD & OTHER REFERENCE DOCUMENTS:

- 1. LOT 3 : "BECKNER ROAD EXTENSION DEDICATION PLAT PREPARED FOR BUILDING SERVICES OF SANTA FE, BEATY FAMILY LTD. CO. AND THE CITY OF SANTA FE SHOWING PUBLIC R/W DEDICATION OF A PORTION OF LOT 3 AS SHOWN ON PLAT RECORDED IN BOOK 710 PAGES 21-22, AS RECORDED AS INST.# 1796166 IN BK. 804 PAGES 09-10.
2. LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.
3. ROADWAY & UTILITY RIGHT OF WAY GOVERNOR MILES ROAD NAVA ADE SUBD. TO RICHARDS AVE. SE1/4 SB, T16N, R9E, NMPM SANTA FE COUNTY, N.M. PREPARED BY RICHARD A. MORRIS, L.S.#10277, RECORDED IN PLAT BK. 362 PG.07.
4. WARRANTY DEED, JOHN ARDISSONE AND MAY T. ARDISSONE TO BUILDING SERVICES OF SANTA FE, BK 462 PAGE 621.
5. ALTA/NSPS ALTA/NSPS LAND TITLE SURVEY PREPARED FOR BRANCH FAMILY HOLDINGS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY SHOWING LOT 3A 3800 GOVERNOR MILES RD. PREPARED BY DIEGO J. SISNEROS, NMPMS 13986, JUNE 9, 2020, BEARING FILE NUMBER 10328ALTA.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

APPROVED BY THE CITY PLANNING COMMISSION APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF JUNE 21, 2021, AS CASE NO. 2020-2924. Brian Gutierrez, Planning Commission Chairperson, 8/31/2021. Brian Gutierrez for Janet Clau, Planning Commission Secretary, 8/31/2021.

REVIEWED BY CITY OF SANTA FE APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.8(7). Dr. Dee Bernersner, City Engineer for Land Use, 9/1/21. Noah Berke, City Planner, 9/1/21.

NOTES THIS PLAT IS SUBJECT TO PROVISION OF THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION, RECORDED AS INST.# OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY. THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT(ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

SOME OF THESE LOTS REQUIRE ON-LOT PONDING FOR IMPERVIOUS SURFACE IMPROVEMENTS. REFER TO MS4 TABLES ON SHEET 2 OF THIS PLAT. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14. LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES. THE PROPERTY AND STRUCTURES SHALL BE CONNECTED TO THE CITY'S PUBLIC SEWER COLLECTION SYSTEM.

PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE. WASTEWATER U.E.C. CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.

NO WALLS, FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

ANY AND ALL DEVELOPMENT SHALL MEET THE IFC CODE REQUIREMENTS 2009 EDITION OR THE MOST CURRENT EDITION THE GOVERNING BODY HAS ADOPTED AT THE TIME OF PERMITTING.

NO CONSTRUCTION TRAFFIC WILL BE ALLOWED WITHIN NAVA ADE FOR THIS PROJECT.

GUNNISON'S PRAIRIE DOG NOTE: THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE(ARTICLE 14-8.12)

FLOOD ZONE THIS PROPERTY LIES WITHIN OTHER AREAS ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0394D, EFFECTIVE DATE JUNE 17, 2008.

PARK AREA DEDICATED TO THE HOA PHASE 1: 0 acres PHASE 2: 1.02 acres PHASE 3: 1.95 acres TOTAL: 2.97 acres \*\* ANYWHERE THIS PLAT REFERS TO "VISTA DE LA SIERRA" IT SHALL MEAN AND REFER TO "VISTAS DE LA SIERRA!"

SURVEYORS CERTIFICATE I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 19TH DAY OF MARCH, 2019, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO. Diego J. Sisneros, Diego J. Sisneros, NMPMS#13986 7/16/2021

DEDICATION AND AFFIDAVIT KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO SUBDIVIDE THOSE LANDS SHOWN HEREON. OPEN SPACE TRACTS A THROUGH I ARE HEREBY GRANTED TO THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION. OPEN SPACE TRACTS SERVE AS DRAINAGE EASEMENTS FOR MITIGATION OF STORM WATER. MAINTENANCE OF PARK IMPROVEMENTS WITHIN THE OPEN SPACE IS THE RESPONSIBILITY OF THE VISTA DE LA SIERRA HOA. DRAINAGE EASEMENTS ARE HEREBY CREATED FOR THE MITIGATION OF STORM WATERS OF THE SUBDIVISION LOTS AND ROADS. THE MAINTENANCE OF THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE H.O.A.

ROADS SHOWN HEREON AS PUBLIC RIGHT OF WAY, CREATED BY THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE & MAINTENANCE. TRAIL EASEMENTS SHOWN HEREON, CREATED BY THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR A PUBLIC NON-MOTORIZED PEDESTRIAN TRAIL AND THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF SAID TRAIL. MAINTENANCE IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

"QWEST CORPORATION, D/B/A CENTURYLINK QC" FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDED COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES. THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE SUBDIVISION.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND 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 DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, 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 ELECTRICAL 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 ERRECTED 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 SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS PLAT CONTAINS 94.058 ACRES, MORE OR LESS. THIS DEDICATION LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

STORM WATER AGREEMENT: THE PROPERTY OWNER AND BY ACCEPTANCE OF TITLE TO A LOT, EACH SUBSEQUENT LOT OWNER, HEREBY AGREES THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS LOCATED ON A RESIDENTIAL LOT WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED BY THE LOT OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. ALL DRAINAGE EASEMENTS, CULVERTS AND DETENTION PONDS LOCATED WITHIN DESIGNATED OPEN SPACE WILL BE MAINTAINED BY THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION AND KEPT FULLY FUNCTIONAL, CONSISTENT WITH THE ORIGINAL DESIGN. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER 10 DAYS WRITTEN NOTICE TO THE RESPECTIVE LOT OWNER OR TO THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION IN THE CASE OF COMMON IMPROVEMENTS, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN THE DEFAULTING OWNER'S LOT OR IN THE CASE OF COMMON IMPROVEMENTS, ALL OF THE LOTS, FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. IN THE CASE OF A LIEN RELATED TO WORK ON COMMON IMPROVEMENTS, UPON PAYMENT OF A LOT OWNER'S PRORATA SHARE, A LOT OWNER MAY OBTAIN A WRITTEN RELEASE OF SUCH LIEN, IN RECORDABLE FORM, FROM THE CITY, BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER APPROVES AND AGREES THAT THE FOREGOING STORMWATER AGREEMENT IS PERPETUAL AND RUNS WITH THE LAND, AND IS BINDING UPON ON PRESENT AND FUTURE LOT OWNERS, AND EACH LOT OWNER'S HEIRS, SUCCESSORS AND ASSIGNS.

DRAINAGE FACILITIES MAINTENANCE ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS.

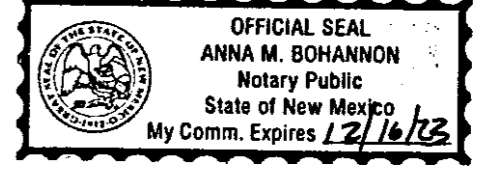
INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE INSPECTOR AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

- A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.
F. ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(C)(ii).

OWNER LOT 3: VOLS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Notary Public section with signature of Greg Gonzales, Notary Public, State of New Mexico, My Comm. Expires 12/16/23. County of Santa Fe, August 21, 2021. The foregoing instrument was acknowledged before me by Greg Gonzales, member of VOLS LLC, a New Mexico Limited Liability Company. Notary Public, Commission Expires 12-16-23.



TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

PARENT PARCEL: LOT 3A BECKNER ROAD EXTENSION DEDICATION PLAT PREPARED FOR BUILDING SERVICES OF SANTA FE, BEATY FAMILY LTD CO. AND THE CITY OF SANTA FE, RECORDED AS INST.#1796166 IN BOOK 804 PAGES 9-10. UPC: 1-050-095-387-083 PLSS LOCATION: SECTION 8, T16N, R9E, NMPM CITY: SANTA FE COUNTY: SANTA FE STATE: NEW MEXICO SHEET 1 OF 4 DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 7505 MALLARD WAY, SUITE A SANTA FE, N.M., 87507 471-6660 FILE# 10508PH1 DATE:7/16/2021

SURVEY SHEET INDEX SHEET 2: MS4 RETAINAGE, LOT & CURVE TABLES AND ADDRESSES SHEET 3: LARGE TRACTS, PHASING, EASEMENT VACATION AND TEMPORARY & OFFSITE EASEMENTS SHEET 4: PHASE 1 SUBDIVISION DATA

UTILITY COMPANIES David R Aikin, 7/19/2021, COMCAST

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Fernando Vigil, July 19, 2021, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM ELECTRIC)

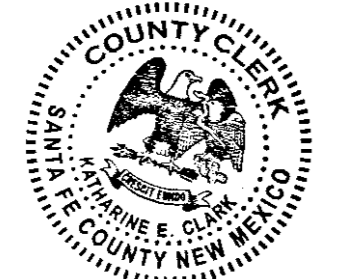
Frank A. Quinn, 7/21/2021, NM GAS COMPANY (NMGC)

QWEST CORPORATION d/b/a CENTURYLINK QC THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE SUBDIVISION. Doug Dale, 7/19/2021, QWEST CORPORATION, D/B/A CENTURYLINK QC

CONTROL REFERENCE -BEARINGS ARE GRID, REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1992), CENTRAL ZONE FROM GPS STATE PLANE PROJECTION VIA DATA COLLECTION PROGRAM "CARLSON SURVEY". DISTANCES ARE REFERRED TO 6800 AMSL. -DATUM DERIVED FROM DAWSON2 GPS BASE STATION N=1,687,626.870 E=1,708,833.475 ELE=6572.376'. ESTABLISHED FROM SANTA FE COUNTY CONTROL STATIONS USING DATA FROM THE 1992 BLUEBOOK REPORT FOR NGS AND S.F. CO.

SANTA FE COUNTY SIGNATURES Santa Fe County Treasurer, July 26, 21

COUNTY OF SANTA FE, SS STATE OF NEW MEXICO I hereby certify that this instrument was filed for record on the 21 day of September, 2021 A.D. at 3:26 o'clock P.M. and was duly recorded in book 804, page(s) 9-10 of the records of Santa Fe County. Witness my Hand and Seal of office KATHARINE E. CLARK County Clerk, Santa Fe county, N.M. Deputy



LOT DATA TABLES

PHASE 1 MS4 RETAINAGE											
Lot #	Lot Width	Impervious Area Accommodated By Off-Lot Ponding (Square FT)	Impervious Volume Accommodated By Off-Lot Ponding (Cubic FT)	Lot #	Lot Width	Impervious Area Accommodated By Off-Lot Ponding (Square FT)	Impervious Volume Accommodated By Off-Lot Ponding (Cubic FT)	Lot #	Lot Width	Impervious Area Accommodated By Off-Lot Ponding (Square FT)	Impervious Volume Accommodated By Off-Lot Ponding (Cubic FT)
1	45	2925	129	52	50	3580	158	103	50	1543	68
2	45	2925	129	53	50	3580	158	104	50	1543	68
3	45	2925	129	54	50	3580	158	105	50	1543	68
4	40	2550	112	55	50	3580	158	106	50	1543	68
5	40	2550	112	56	50	1543	68	107	50	1543	68
6	40	2550	112	57	50	1543	68	108	50	1543	68
7	45	2925	129	58	50	1543	68	109	50	1543	68
8	50	1543	68	59	50	1543	68	110	50	1543	68
9	50	1543	68	60	50	1543	68	111	50	1543	68
10	45	2925	129	61	50	1543	68	112	50	1543	68
11	45	2925	129	62	50	1543	68	113	50	1543	68
12	45	2925	129	63	50	1543	68	114	50	1543	68
13	40	2550	112	64	50	1543	68	115	45	1326	58
14	40	2550	112	65	50	1543	68	116	40	1178	52
15	40	2550	112	66	50	1543	68	117	40	1178	52
16	40	2550	112	67	50	1543	68	118	40	1178	52
17	40	2550	112	68	50	1543	68	119	40	1178	52
18	40	2550	112	69	50	1543	68	120	40	1178	52
19	40	2550	112	70	50	1543	68	121	40	1178	52
20	45	2925	129	71	50	1543	68	122	40	1178	52
21	45	2925	129	72	50	1543	68	123	40	1178	52
22	45	2925	129	73	50	1543	68	124	40	1178	52
23	40	2550	112	74	50	1543	68	125	40	1178	52
24	40	2550	112	75	50	1543	68	126	40	1178	52
25	40	2550	112	76	50	1543	68	127	40	1178	52
26	40	2550	112	77	50	1543	68	128	40	1178	52
27	40	2550	112	78	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
28	40	2550	112	79	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
29	40	2550	112	80	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
30	45	2925	129	81	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
31	45	2925	129	82	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
32	45	2925	129	83	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
33	40	2550	112	84	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
34	40	2550	112	85	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
35	40	2550	112	86	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
36	40	2550	112	87	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
37	40	2550	112	88	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
38	40	2550	112	89	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
39	45	2925	129	90	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
40	45	2925	129	91	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
41	45	2925	129	92	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
42	40	2550	112	93	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
43	40	2550	112	94	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
44	40	2550	112	95	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
45	45	2925	129	96	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
46	50	3580	158	97	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
47	50	3580	158	98	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
48	50	3580	158	99	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
49	50	3580	158	100	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
50	50	3580	158	101	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
51	50	3580	158	102	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			

"THE CONSTRUCTION OF IMPERVIOUS AREA, SUCH AS STRUCTURES AND PAVING, THAT EXCEEDS THE SQUARE FOOTAGE LIMITATIONS SHOWN IN THE TABLES ABOVE MAY REQUIRE ON-LOT PONDING."

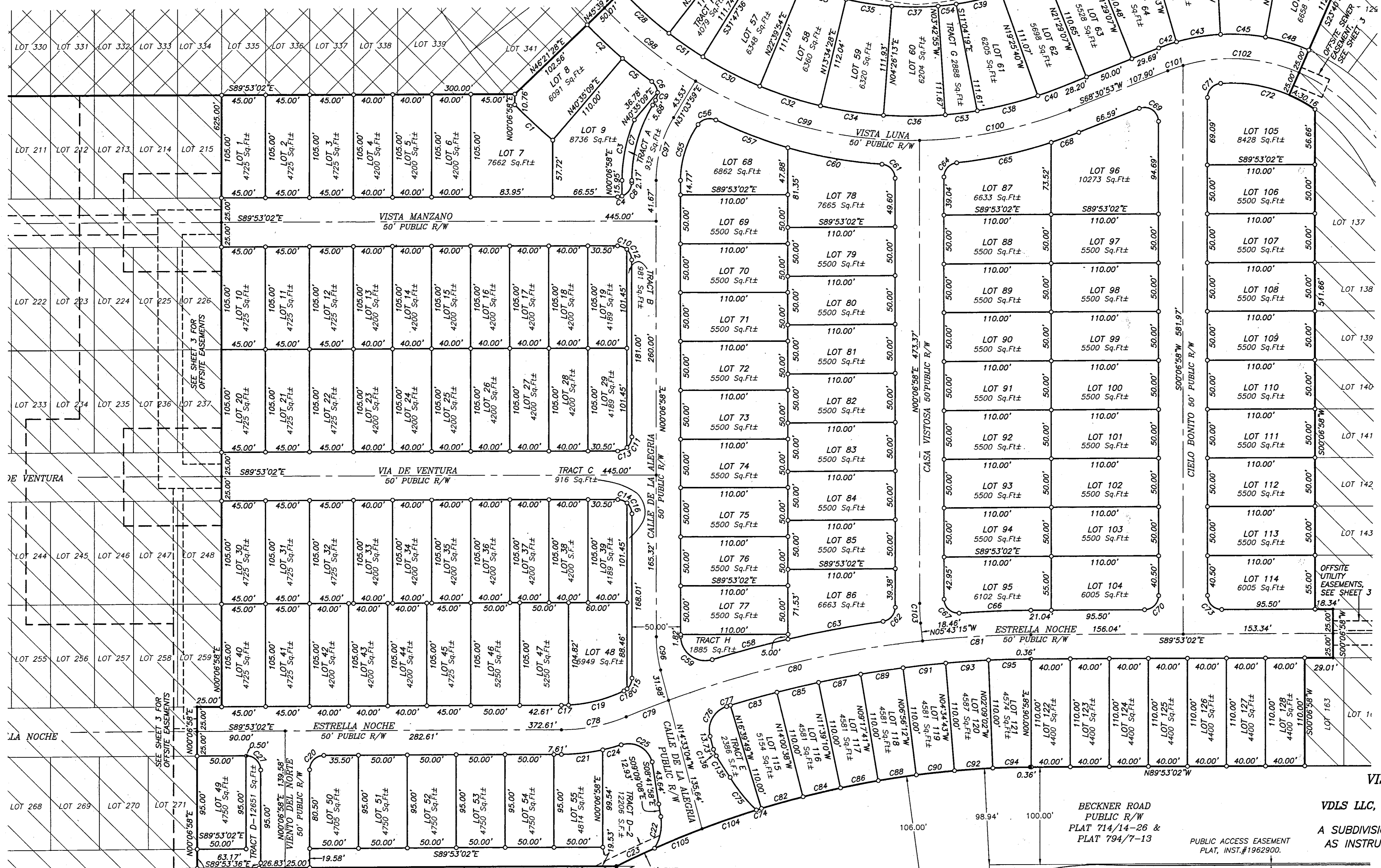
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	570.00'	53.41'	53.39'	S46°43'48"E	5°22'06"
C2	460.00'	50.10'	50.07'	S46°17'39"E	6°14'24"
C3	160.00'	63.57'	63.15'	S11°29'51"W	22°45'47"
C4	14.50'	4.58'	4.56'	S81°04'34"W	18°04'48"
C5	460.00'	38.09'	38.08'	S51°47'11"E	4°44'40"
C6	14.50'	13.32'	12.85'	S27°51'02"E	52°36'57"
C7	150.00'	81.03'	80.05'	S15°35'28"W	30°57'01"
C8	14.50'	18.20'	17.03'	S36°04'34"W	71°55'12"
C9	14.50'	8.25'	8.14'	S14°45'43"W	32°36'32"
C10	14.50'	10.36'	10.14'	S69°25'03"E	40°55'58"
C11	14.50'	12.42'	12.04'	S24°38'59"W	49°04'02"
C12	14.50'	12.42'	12.04'	S24°25'03"E	49°04'02"
C13	14.50'	10.36'	10.14'	S69°38'59"W	40°55'58"
C14	14.50'	10.36'	10.14'	S69°25'03"E	40°55'58"
C15	14.50'	12.42'	12.04'	S24°38'59"W	49°04'02"
C16	14.50'	12.42'	12.04'	S24°25'03"E	49°04'02"
C17	150.00'	7.40'	7.40'	S88°42'13"W	2°49'31"
C18	14.50'	3.96'	3.95'	S57°00'11"W	15°38'21"
C19	150.00'	58.82'	58.45'	S76°03'24"W	22°28'06"
C20	14.50'	22.78'	20.51'	N45°06'58"E	90°00'00"
C21	200.00'	42.72'	42.64'	N83°59'50"E	12°14'15"
C22	47.50'	33.83'	33.12'	S11°15'11"W	40°48'37"
C23	956.98'	43.19'	43.19'	S65°02'45"W	2°35'10"
C24	200.00'	19.58'	19.57'	N75°04'27"E	5°36'31"
C25	25.00'	40.65'	36.32'	S61°08'56"W	93°10'24"
C26	8.00'	5.52'	5.41'	S19°53'17"W	39°32'39"
C27	14.50'	22.78'	20.51'	S44°53'02"E	90°00'00"
C28	410.00'	65.15'	65.08'	N47°35'00"W	9°06'15"
C29	354.34'	47.35'	47.32'	S46°28'16"W	7°39'24"
C30	410.00'	65.65'	65.58'	N62°39'20"W	9°10'29"
C31	304.80'	47.83'	47.78'	S62°53'40"E	8°59'28"
C32	410.00'	65.66'	65.59'	N71°49'51"W	9°10'32"
C33	304.80'	47.84'	47.84'	S71°53'16"W	9°00'05"
C34	410.00'	65.36'	65.29'	N80°59'07"W	9°08'01"
C35	304.80'	47.50'	47.45'	S80°51'20"E	8°55'42"
C36	410.00'	63.44'	63.37'	N89°59'05"W	8°51'55"
C37	304.80'	47.53'	47.46'	S89°47'13"E	8°56'03"
C38	410.00'	63.87'	63.81'	S76°30'08"W	8°55'33"
C39	304.80'	47.67'	47.62'	N77°44'50"E	8°57'38"
C40	410.00'	25.22'	25.22'	S70°16'37"W	3°31'28"
C41	304.80'	21.25'	21.24'	N71°16'12"E	3°59'38"
C42	200.00'	19.14'	19.14'	S71°15'25"W	5°29'03"
C43	200.00'	45.90'	45.80'	S80°34'27"W	13°09'01"
C44	189.15'	67.60'	67.24'	N79°00'54"E	20°28'39"
C45	200.00'	46.28'	46.17'	N86°13'19"W	13°15'27"
C46	189.15'	18.60'	18.59'	S87°55'45"E	5°38'02"
C47	310.24'	13.85'	13.85'	S80°58'07"E	2°33'27"
C48	200.00'	46.32'	46.22'	N72°57'29"W	13°16'13"
C49	310.24'	68.21'	68.07'	S73°23'30"E	12°35'49"
C50	287.61'	4.11'	4.11'	S67°47'31"E	0°49'08"
C51	410.00'	42.45'	42.43'	N55°06'07"W	5°55'58"
C52	304.80'	30.63'	30.61'	S55°31'13"E	5°45'26"
C53	410.00'	33.04'	33.03'	S83°16'26"W	4°37'04"
C54	304.80'	18.72'	18.71'	N83°59'13"E	3°31'06"
C55	100.00'	60.68'	59.76'	N17°30'02"E	34°46'08"
C56	14.50'	20.60'	18.91'	N75°34'36"E	81°22'59"
C57	460.00'	79.31'	79.21'	S68°40'18"E	9°52'42"
C58	1117.00'	80.42'	80.41'	S75°10'29"W	4°07'31"
C59	25.00'	46.69'	40.19'	N53°23'09"W	107°00'14"
C60	460.00'	98.24'	98.06'	S79°43'43"E	12°14'13"
C61	14.50'	21.75'	19.77'	S42°51'56"E	85°57'47"
C62	14.50'	20.80'	19.06'	S41°13'07"W	82°12'18"
C63	1117.00'	99.11'	99.07'	S79°46'45"W	5°05'01"
C64	14.50'	21.38'	19.50'	N42°21'32"E	84°29'09"
C65	460.00'	99.14'	98.95'	N78°25'40"E	12°20'53"
C66	1117.00'	73.56'	73.55'	S88°13'46"W	3°46'24"
C67	14.50'	23.73'	21.17'	N46°46'14"W	93°46'24"
C68	460.00'	30.02'	30.01'	N70°23'03"E	3°44'20"

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C69	14.50'	28.24'	23.99'	S55°41'04"E	111°36'05"
C70	14.50'	22.78'	20.51'	S45°06'58"W	90°00'00"
C71	14.50'	21.78'	19.79'	N43°09'01"E	86°04'06"
C72	150.00'	102.13'	100.17'	N44°53'02"W	90°00'00"
C73	14.50'	22.78'	20.51'	S74°18'34"E	39°00'44"
C74	954.20'	5.49'	5.49'	N38°32'58"W	14°31'48"
C75	169.73'	43.04'	42.93'	N29°16'59"E	87°40'06"
C76	25.00'	38.25'	34.63'	N73°13'37"E	0°13'10"
C77	1067.00'	4.09'	4.09'	N78°57'06"E	22°19'43"
C78	175.00'	68.20'	67.77'	N69°00'25"E	2°26'21"
C79	1092.00'	46.49'	46.48'	N69°00'25"E	14°03'10"
C80	1092.00'	267.83'	267.16'	N87°11'52"E	5°50'13"
C81	1092.00'	111.24'	111.20'	N74°39'47"W	2°39'10"
C82	957.00'	44.31'	44.31'	S74°39'47"E	2°39'10"
C83	1067.00'	49.40'	49.40'	S77°10'06"W	2°21'29"
C84	957.00'	39.39'	39.38'	N77°10'06"E	2°21'29"
C85	1067.00'	43.91'	43.91'	S79°31'35"W	2°21'29"
C86	957.00'	39.39'	39.38'	N79°31'35"E	2°21'29"
C87	1067.00'	43.91'	43.91'	S79°31'35"E	2°21'29"
C88	957.00'	39.39'	39.38'	S81°53'04"E	2°21'29"
C89	1067.00'	43.91'	43.91'	S81°53'04"E	2°21'29"
C90	957.00'	39.39'	39.38'	S84°14'33"W	2°21'29"
C91	1067.00'	43.91'	43.91'	N84°14'33"E	2°21'29"
C92	957.00'	39.37'	39.37'	S86°36'00"W	2°21'52"
C93	1067.00'	44.03'	44.03'	N86°36'13"E	2°21'52"
C94	957.00'	39.04'	39.04'	S88°56'50"W	2°20'15"
C95	1067.00'	43.40'	43.39'	N88°57'04"E	2°19'49"
C96	133.81'	34.25'	34.16'	N07°13'03"W	14°40'02"
C97	125.00'	67.52'	66.71'	N15°35'28"E	30°57'01"
C98	435.00'	120.16'	119.78'	N51°01'13"W	15°49'37"
C99	435.00'	241.08'	238.00'	N74°48'37"W	31°45'12"
C100	435.00'	157			

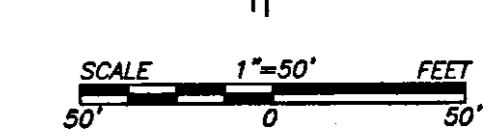
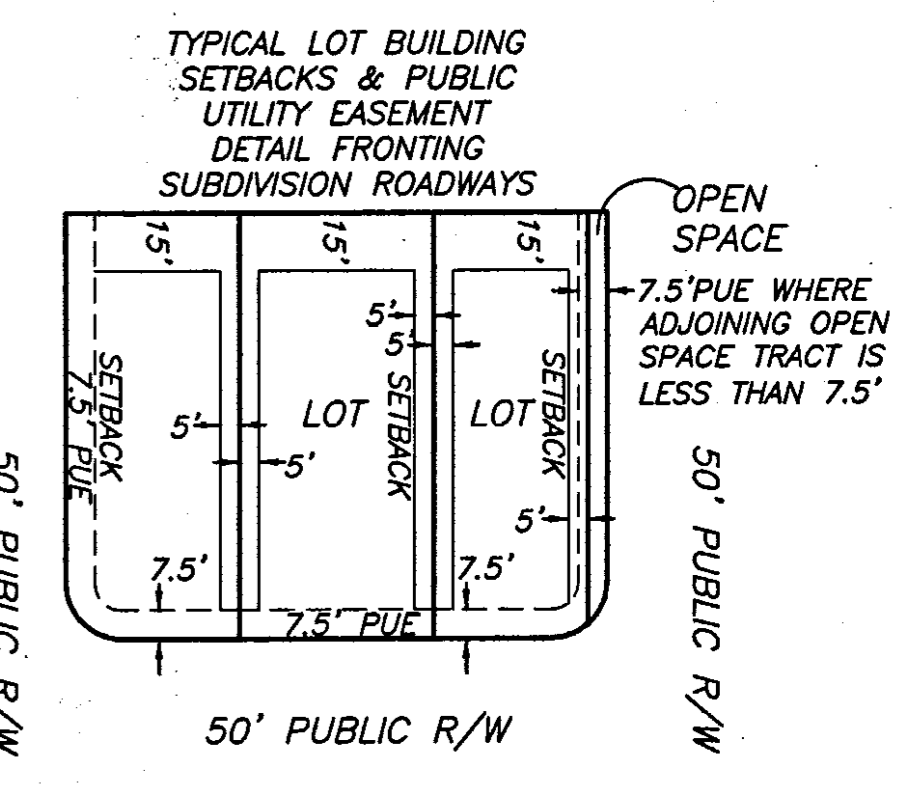


- LEGEND:**
- DENOTES REBAR, OR AS SHOWN FOUND
  - DENOTES REBAR, OR AS SHOWN SET
  - DENOTES CALCULATED POINT NOT SET
  - PUE DENOTES PUBLIC UTILITY EASEMENT
  - ▨ DENOTES FUTURE PHASE
  - ▩ DENOTES FUTURE PHASE 3

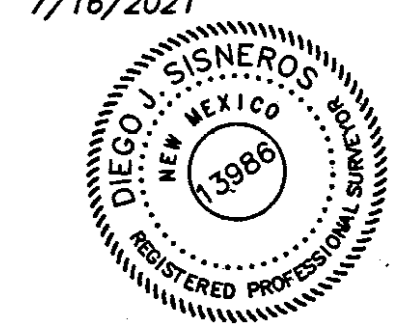
"ON-LOT PONDING REQUIREMENTS ARE SHOWN ON THE MS4 TABLES ON SHEET S-102."



NOTE: LOT BEARINGS ARE TYPICAL AND MATCH OPPOSING LOT OR ROADWAY BEARING UNLESS SHOWN OTHERWISE.



Diego J. Sineros  
DIEGO J. SENEROS, N.M.P.S.#13988 7/16/2021



**FINAL SUBDIVISION PLAT**  
**VISTAS DE LA SIERRA PHASE 1**  
 PREPARED FOR  
**VDLS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY**  
 SHOWING  
 A SUBDIVISION OF LOT 3A AS SHOWN ON PLAT RECORDED  
 AS INSTRUMENT #1796166 IN BOOK 804 PAGES 09-10

SHEET 4 OF 4  
 DAWSON SURVEYS INC.  
 PROFESSIONAL LAND SURVEYORS  
 7505 MALLARD WAY, SUITE A  
 SANTA FE, N.M., 87507 471-6660  
 FILE# 10508PH1 DATE:7/16/2021