PRELIMINARY PLAT
Vista Rancho - Phase 1


NOTES:
1. THE SUBdivider IS RESPONSIBLE FOR PROVIDING UTILITY STUB-OUTS TO EACH LOT AND FOR PROVIDING ANY AND ALL EASEMENTS NECESSARY TO PROVIDE UTILITY SERVICE TO LOTS CONTAINED HEREBIN.
2. ALL CORNERS ARE 2" IRON RODS SET EXCEPT AS OTHERWISE NOTED.
4. NO DISCREPANCIES FOUND BETWEEN THE FIELD SURVEY AND THE DEED OF RECORD.
5. REGIONAL PONDING LOCATED IN DEDICATED TRACTS TO BE MATTAINED BY HOME OWNERS ASSOCIATION AS STATED IN HOME OWNERS ASSOCIATION (HOA) DOCUMENTATION.
6. REGIONAL PONDING LOCATED IN EASEMENTS TO BE MATTAINED BY LAND OWNERS AS STATED IN HOME OWNERS ASSOCIATION (HOA) DOCUMENTATION.
7. THE PROPERTY HAS BEEN LOCATED ON CURRENT FEMA PANEL, 27: 35013C10B2 & 35013C09BG. BOTH DATED JULY 6, 2016. NO PORTION OF THE PROPOSED DEVELOPMENT IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
8. NO RESIDENTIAL DRIVEWAY ACCESS TO TAYLOR ROAD & LOPEZ ROAD FROM RESIDENTIAL LOTS WILL BE PERMITTED.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY PERI W. GREENE, PS 19761
P.O. BOX 1457
MESILLA PARK, NM 88047

UTILITY APPROVALS,

THIS PLAT IS APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERIGNED UTILITY COMPANIES TO THE SUBDIVISION.

EL PASO ELECTRIC COMPANY,

EASEMENTS SHOWN HERIN, COPIES OF WHICH HAVE BEEN PRESENTED TO EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (UNDERGROUND & DESIGNATED OVERHEAD FEEDER) ELECTRICAL UTILITIES.

EL PASO ELECTRIC COMPANY

COMCAST CABLE COMMUNICATIONS INC.

EASEMENTS SHOWN HERIN, COPIES OF WHICH HAVE BEEN PRESENTED TO THE ABOVE MENTIONED CABLE/TV COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (UNDERGROUND & DESIGNATED OVERHEAD FEEDER) ABOVE MENTIONED CABLE/TV COMPANY UTILITIES.

COMCAST CABLE COMMUNICATIONS INC.

QWEST CORPORATION (g/b/o C EnturyLink),

EASEMENTS SHOWN HERIN, COPIES OF WHICH HAVE BEEN PRESENTED TO THE ABOVE MENTIONED TELEPHONE COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (UNDERGROUND & DESIGNATED OVERHEAD FEEDER) ABOVE MENTIONED TELEPHONE COMPANY UTILITIES.

QWEST CORPORATION (g/b/o a CenturyLink)

DISCLAIMER: QWEST CORPORATION (g/b/o a CenturyLink).

THIS PLAT IS APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

LOWER RIO GRANDE PUBLIC WATER WORKS AUTHORITY,

EASEMENTS SHOWN HERIN, COPIES OF WHICH HAVE BEEN PRESENTED TO LOWER RIO GRANDE PWWA, ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND WATER UTILITIES.

LOWER RIO GRANDE PWWA

ZIA NATURAL GAS CO.

EASEMENTS SHOWN HERIN, COPIES OF WHICH HAVE BEEN PRESENTED TO ZIA NATURAL GAS COMPANY, ARE SATISFACTORY TO THE NEEDS FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND GAS UTILITIES.

ZIA NATURAL GAS CO.

SHEET LIST:
1. COVER SHEET
2. PHASE 1 - PRELIM PLAT

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