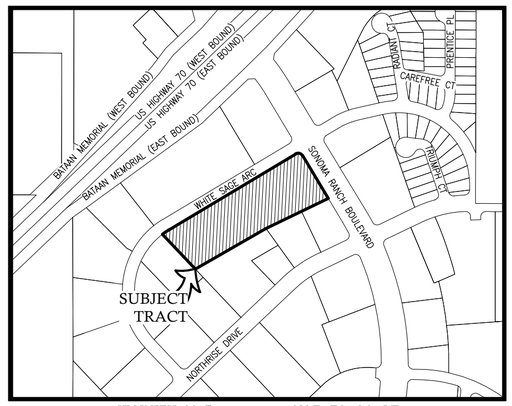
FITNESS ONE SUMMARY SUBDIVISION, REPLAT No. 1

BEING A 4.304 ± ACRE REPLAT OF LOT 1, OF FITNESS ONE SUMMARY SUBDIVISION,
AS SHOWN IN PLAT RECORD 24, PAGES 324-326, FILED JUNE 28, 2018;
LOCATED IN PROJECTED SECTION 28, T22S, R2E, NMPM, USGLO;
WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1" = 100' AUGUST 28, 2023



VICINITY MAP NOT TO SCALE

LEGEND

- SUBJECT TRACT BOUNDARY LINES & CORNER; ALL MONUMENTS ARE INDIVIDUALLY DESCRIBED
- NEW BOUNDARY LINES & CORNER; ALL MONUMENTS ARE SET #5 STEEL REBAR W/ PLASTIC YELLOW CAP (NMPLS#5983) IN EXISTING SOIL UNLESS OTHERWISE NOTED
- (F) FIELD MEASUREMENT
- (R) RECORD MEASUREMENT
- S.I.R. SET #5 STEEL REBAR W/ PLASTIC YELLOW CAP (NMPLS #5983) IN EXISTING SOIL
- PK SET #5 PK NAIL W/ SHINER IN ASPHALT (NMPLS#5983)

0 50' 100' 200'
1"=100'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST
C1(F)	36.93'	350.00'	6°02'45"	N55°43'22"E	36.91'
C2(F)	39.29'	25.00'	90°02'17"	S76°17'14"E	35.37'

RECORD CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST
C1(R)	37.308'	350.00'	6°06'27"	N55°40'59.66"E	37.29'
C2(R)	39.27'	25.00'	90°00'00"	S76°15'47"E	35.355'

DEDICATION

THE 4.304± ACRE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS:
FITNESS ONE SUMMARY SUBDIVISION, REPLAT No.1

ALL RIGHTS–OF–WAY AND PUBLIC AREAS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAS CRUCES. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF LAS CRUCES. ALL RULES AND REGULATIONS OF THE CITY OF LAS CRUCES AND SAID UTILITIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE OF EASEMENTS, AS SHOWN ON THIS PLAT, IS ALLOWED.

THE SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON.

OWNERS OF RECORD:

SONOMA LLC.
P.O. BOX 271068
FORT COLLINS, COLORADO 80527

INSTRUMENT OF OWNERSHIP:

REC# 1622248 , SEPTEMBER 26, 2016

I, THE UNDERSIGNED OWNER, HEREBY SET MY HAND AND SEAL
THIS DAY OF , 20 .

BOBBY SHANNON WOOD, MANAGER
SONOMA LLC
P.O. BOX 271068
FORT COLLINS, COLORADO 80527

ACKNOWLEDGMENT

STATE OF)
) SS
COUNTY OF)
THIS DAY OF , 20 .
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS_____DAY OF_____, 20___,

BY BOBBY SHANNON WOOD ACTING AS MANAGER, ON BEHALF OF SONOMA LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PARTITION LINE THAT SEPARATES TRACT 1A AND 1B.
2. THE SUBDIVIDER IS RESPONSIBLE FOR (A) ALL EASEMENTS, MAIN LINE EXTENSIONS, AND STUB–OUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO THIS LOT AND (B) COMPLIANCE WITH ALL APPLICABLE UTILITY STANDARDS.
3. BASIS OF BEARINGS, DISTANCE MEASUREMENTS, AND ACREAGE ARE IN THE 1983 NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MODIFIED TO GROUND. THERE MINOR DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD SURVEY AND THE PLAT OF RECORD. BOTH ARE SHOWN.
4. THE PLAT OF RECORD FOR FITNESS ONE SUMMARY SUBDIVISION (PB 24, PGS 324–326) WERE USED TO PREPARE THE BOUNDARY FOR THIS SUBJECT PROPERTY.
5. SUBJECT PROPERTY IS WITHIN FLOOD ZONE X; AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM #35013C1101G, EFFECTIVE JULY 6, 2016.
6. EXCESS STORM DRAINAGE RUNOFF IS TO BE RETAINED ON–SITE BY ON–LOT PONDS. POND MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. (P) DENOTES ON–LOT PONDING.
7. LOTS LOCATED AT STREET INTERSECTIONS WITH (CST) SYMBOL WILL BE SUBJECT TO CLEAR–SIGHT REGULATIONS AND RESTRICTIONS.

DOÑA ANA COUNTY CLERK RECORDING BLOCK

PLAT NO: _____ RECEPTION NO: _____

STATE OF NEW MEXICO)
)SS
COUNTY OF DOÑA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS

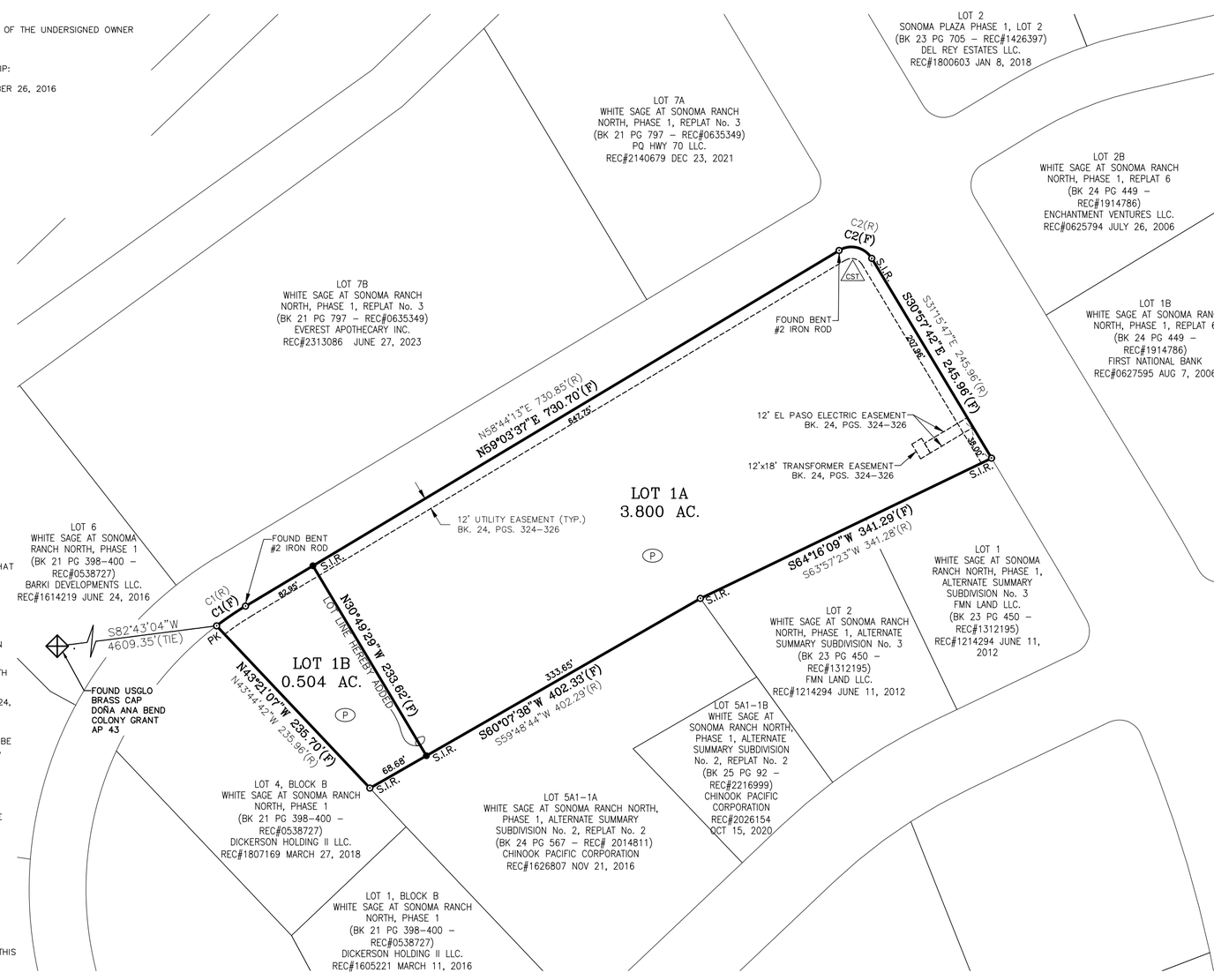
_____ DAY OF_____, 20_____ AT_____

O'CLOCK_____AM/PM AND DULY RECORDED IN PLAT BOOK No._____,

PAGE(S)_____ AND FILED IN THE RECORDS OF THE COUNTY

CLERK, DOÑA ANA COUNTY, NEW MEXICO.

DOÑA ANA COUNTY CLERK



CITY PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES PLANNING AND ZONING COMMISSION. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING AND IS APPROVED FOR FILING WITH THE COUNTY CLERK.

CHAIRMAN DATE

SECRETARY DATE

CITY OF LAS CRUCES APPROVALS

THIS PLAT IS APPROVED BY THE CITY OF LAS CRUCES, AND ALL THE REQUIREMENTS FOR APPROVAL OF THE PLAT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF LAS CRUCES, SUBJECT TO ANY AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY FOR APPROVAL OF THIS PLAT.

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

DIRECTOR OF UTILITIES DATE

DIRECTOR OF PUBLIC WORKS DATE

UTILITY APPROVALS

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

EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND &/OR OVERHEAD) (UNDERGROUND & DESIGNATED OVERHEAD FEEDER) ELECTRICAL FACILITIES.

EL PASO ELECTRIC COMPANY

_____ DATE: _____

COMCAST CABLE COMMUNICATIONS INC.

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST CORPORATION, ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND &/OR OVERHEAD FEEDER), (UNDERGROUND & DESIGNATED OVERHEAD FEEDER) CABLE/TELVISION/INTERNET UTILITIES.

COMCAST

_____ DATE: _____

Qwest Corporation, d/b/a/ CenturyLink QC TELEPHONE COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE ABOVE TELEPHONE COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND &/OR OVERHEAD), (UNDERGROUND & DESIGNATED OVERHEAD FEEDER) TELEPHONE FACILITIES.

Qwest Corporation d/b/a CenturyLink QC

_____ DATE: _____

Qwest Corporation, d/b/a/ CenturyLink QC DISCLAIMER

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

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR 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. AND THAT THIS PLAT & SURVEY IS A SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

DATE OF SURVEY

LARRY O. UNDERWOOD, NMPEPS No. 5983
1430 W. AMADOR AVENUE

LARRY O. UNDERWOOD NEW MEXICO 5983 LAND SURVEYOR REGISTERED PROFESSIONAL ENGINEER

LIBBIN UNDERWOOD
ENGINEERING & SURVEYING
1430 W. AMADOR AVE, LAS CRUCES, NM | (575) 647-4329

PROJECT: 2360 | DRAWN BY: PA | SHEET 1 OF 1