NOTES:

1. TRACTS "A, "B", AND "C" TO BE D TO THE CITY OF LAS CRUCES FOR EASEMENTS AND PEDESTRIAN ACCE
2. SUBDIVIDER RESPONSIBLE FOR UTIL OUTS AND FOR PROVIDING ANY AN EASEMENTS NECESSARY TO PROVIE SERVICE TO LOTS CONTAINED HER
3. DRIVEWAY PLACEMENT SHALL COMP ORDINANCE 2010 (ARTICLE VI OF CRUCES DESIGN STANDARDS)
4. (P) – DENOTES EXCESS DRAINAGE RETAINED ON LOT PONDING. LOT C RESPONSIBLE FOR MAINTENANCE O PONDING.
5. NO DIRECT ACCESS TO LOTS FROM DRIVE WILL BE PERMITTED.
6. THE RECORD AND MEASURED BEARI DISTANCES ON THIS PLAT ARE EQU
7. THE WATER PROVIDER FOR THIS SU AGREES TO MEET OR EXCEED CITY SERVICE STANDARDS, INCLUDING TH PROTECTION STANDARD, NOW AND I FUTURE. THE WATER SYSTEM IN TH DIVISION IS SUBJECT TO INSPECTIO TESTING BY CITY STAFF TO VERIFY LIANCE WITH CITY WATER SERVICE S FOR THE PUBLIC HEALTH, WELFARE, SAFETY.

INTERSTATE 10
(N.M. HIGHWAY COMMISSION)
(NMP I-010-2 (31) 143)
(200' R/W)

FRONTAGE RD. (STERN DR.)
MINOR ARTERIAL (80' R/W)

C155
C154
C153

ADDITIONAL 10' OF R/W TO BE DEDICATED WITH THIS SUBDIVISION

BRAVIA DOVE LOOP
MINOR LOCAL (50' R/W)

SPOTTED DOVE DRIVE
MINOR LOCAL (50' R/W)

RINGNECK DRIVE
MINOR LOCAL (50' R/W)

BISET DOVE STREET
MINOR LOCAL (50' R/W)

BASIS OF BEARING
S12°37'10"W
493.63'

N45°28'14"E
296.67'

N44°27'16"W
296.65'

S45°19'21"W
300.16'

S45°28'14"W
756.20'

ROW Rail Found

Iron Rod Found (Not Used)

Iron Rod Found

Steel Pipe Found

Concrete Monument Found

Tract "B" Drainage & Utility & Lift Station Easement 0.335 AC.

Tract "C" Drainage Easement 0.041 AC.

Gates
Clerk Book 502
Page 64
03/05/04
University Estates
Lot 6 / Block 4

Yandell
Deed Book 257
Page 115
07/17/79
University Estates
Replat Lots 7-13 / Block 4
Lot 7 / Block 4

Carsey
Clerk Book 257
Page 1763
03/08/01
University Estates
Replat Lots 7-13 / Block 4
Lot 8 / Block 4

Hall
Clerk Book 288
Pages 1740-41
08/31/01

Tie to City Benchmark #292
State Plane Coordinate
NAD 1983
New Mexico Central
(U.S. Feet)
N 483258
E 1487849

Bess