

DEDICATION

THE 38.35 ACRE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS
SONOMA RANCH NORTH, PHASE 8 AND 9

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 SHOWN ON THE PLAT AND THE CITY OF LAS CRUCES. THE CITY OF LAS CRUCES HAS REVIEWED THE PLAT 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 DESIRES/WRISHES OF THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON.

SONOMA RANCH NORTH, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

INSTRUMENT OF OWNERSHIP
WARRANTY DEED
INSTRUMENT # 19 0277160
FILED ON 08-05-2007

I, THE UNDERSIGNED OWNER SET MY HAND AND SEAL THIS _____ DAY OF _____, 2019

GEORGE B. RAWSON

STATE OF NEW MEXICO
COUNTY OF DOÑA ANA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY GEORGE RAWSON

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

FIRST BAPTIST CHURCH OF LAS CRUCES
A NEW MEXICO NON-PROFIT CORPORATION

INSTRUMENT OF OWNERSHIP
WARRANTY DEED
INSTRUMENT # 1116342
FILED ON 07-14-2011

I, THE UNDERSIGNED OWNER SET MY HAND AND SEAL THIS _____ DAY OF _____, 2019

AUTHORIZED REPRESENTATIVE _____

STATE OF NEW MEXICO
COUNTY OF DOÑA ANA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY AUTHORIZED REPRESENTATIVE _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I, DARRYL D. COSTER DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON 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.

DATE OF SURVEY _____

DARRYL D. COSTER

**SONOMA RANCH NORTH
PHASE 8 AND 9**

BEING LOT 8D OF SONOMA RANCH NORTH TRACT 1A, REPLAT NO. 1

FILED ON JULY 18, 2014 IN PLAT BOOK 23, PAGE 647.448

BEING TRACT 1B SONOMA RANCH NORTH, TRACT A

FILED ON JUNE 28, 2011 IN PLAT BOOK 23, PAGE 195-198

LOCATED IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 2 EAST

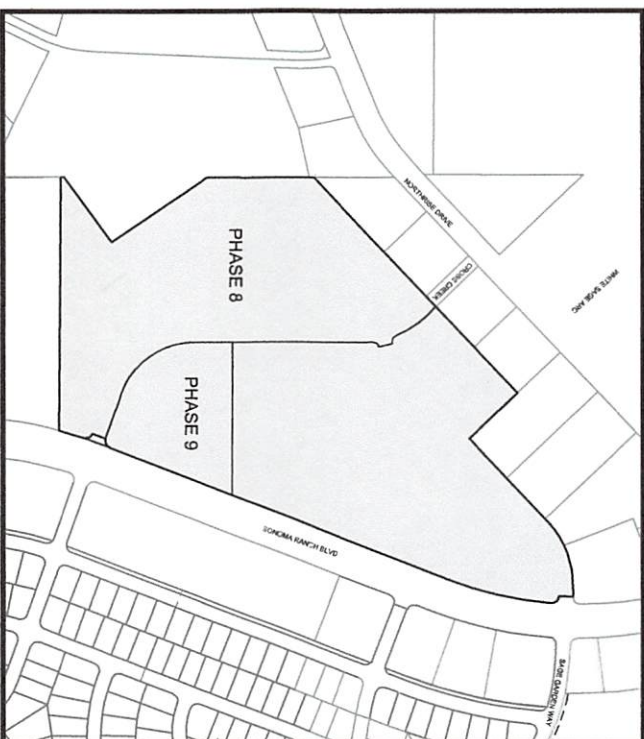
N.M.P.M. OF THE U.S.G.L.O. SURVEYS

CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO

PRELIMINARY PLAT

NOVEMBER 2019

38.35 AC. ±



DOÑA ANA COUNTY CLERK

PLAT NO. _____ RECEPTION NO. _____

STATE OF NEW MEXICO
COUNTY OF DOÑA ANA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR

RECORD ON THIS _____ DAY OF _____, 2019.

AT _____ A.M./P.M. AND DULY RECORDED IN PLAT BOOK NO. _____

PAGES _____ AND FILED IN THE RECORDS OF THE COUNTY CLERK

DOÑA ANA COUNTY, NEW MEXICO.

COUNTY CLERK _____

DEPUTY COUNTY CLERK _____

VICINITY MAP
SCALE 1" = 300'



CITY OF LAS CRUCES SUBDIVISION ADMINISTRATION
THIS PLAT WAS SUBMITTED TO AND CHECKED BY THE LAS CRUCES
PLANNING AND ZONING COMMISSION. IT CONFORMS WITH THE ZONING
ORDINANCE AND THE CITY OF LAS CRUCES HAS REVIEWED THE PLAT
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.

SUBDIVISION ADMINISTRATION

DATE: _____



**SOUDER, MILLER
& ASSOCIATES**

3500 Sedona Hills Parkway
Las Cruces, NM 88011
Phone (575) 647-0799
Toll Free (800) 647-0799

SONOMA RANCH NORTH,
PHASE 8 AND 9

SUBMITTED BY:
SONOMA RANCH SUBDIVISION LTD. CO.
LAS CRUCES, NEW MEXICO

PROJECT NUMBER
9328047
DATE
November 2019
DRAWN BY
CNC BY
DATE
10/21/2019
1 OF 4

SONOMA RANCH NORTH PHASE 8 AND 9

BEING LOT 6D OF SONOMA RANCH NORTH TRACT 1A, REPLAT NO. 1
FILED ON JULY 18, 2014 IN PLAT BOOK 23, PAGE 647-648
BEING TRACT 1B SONOMA RANCH NORTH, TRACT A
FILED ON JUNE 28, 2011 IN PLAT BOOK 23, PAGE 195-196
LOCATED IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 2 EAST
N.M.P.M. OF THE U.S.G.L.O. SURVEYS
CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
PRELIMINARY PLAT
NOVEMBER 2019
38.35 AC. ±

BASED ON RECORDS BASED ON THE 50' PLAT LINE OF
SONOMA RANCH NORTH, TRACT 1A REPLAT NO. 2, BASED
ON RECORDS OF THE COUNTY OF DOÑA ANA, NEW MEXICO
RECEIVED & FILED APRIL 21, 2017

NOTES:

- CURRENT ZONING OF THE PROPERTY IS R-3, R-3R1B, C-202, FC.
- PROPERTY LIES WITHIN ZONE "X" AN DESIGNATED FLOOD ZONE(S) AND SHOWN ON FLOOD INSURANCE RATE MAP 35013C-1010G, EFFECTIVE DATE JULY 6, 2016. EXCESS STORM WATER DISCHARGE FOR THE DEVELOPMENT SHALL BE RETAINED WITHIN A REGIONAL RETENTION POND. THE REGIONAL RETENTION POND IS LOCATED ON THE EAST CORNER OF THE BOUNDARY POND. DENOTES ON-LOT PONDING REQUIRED. EXCESS DRAINAGE TO BE RETAINED WITHIN THE POND. THIS POND IS A COMPACTION OF INFORMATION PROVIDED OR FOUND IN PUBLIC RECORD. THERE MAY BE OTHER DOCUMENTS AND CODES THAT WERE NOT PROVIDED OR NOT KNOWN ABOUT AT THE TIME OF PREPARATION OF THIS PLAT.

SEE SHEET 3

SHEET INDEX

ZONING CLASSIFICATION

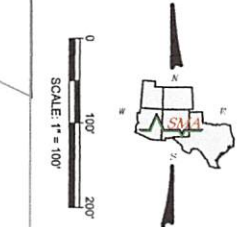
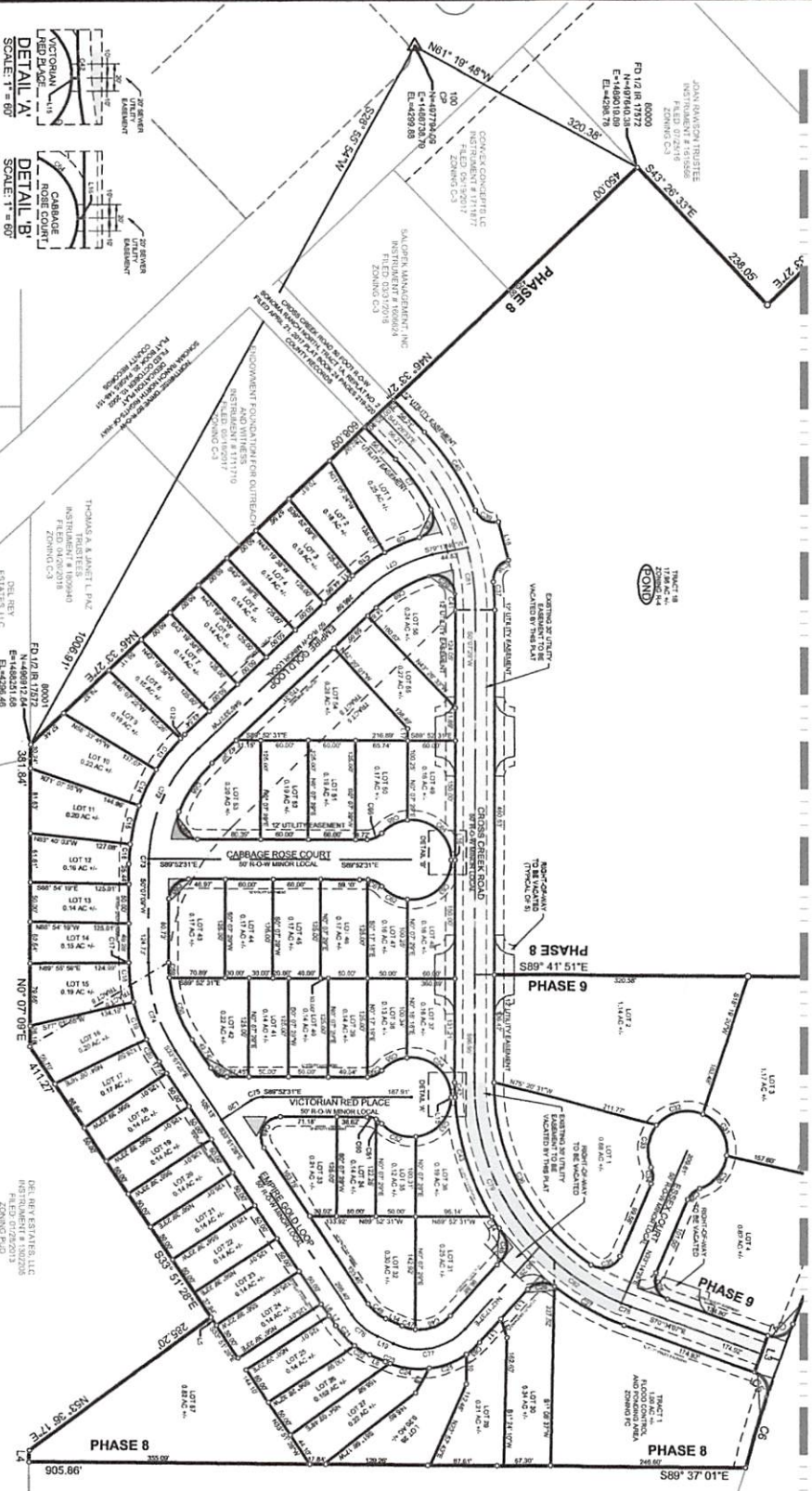
SEE SHEET 3

DUAL STREET FRONTAGE LOT - R-3 ZONING

NOT TO SCALE
BEHOLDING SHOWN ARE FOR
PHASE 3 DEVELOPMENT ALL
OTHER DEVELOPMENTS REFER
TO ZONING CODE

DUAL STREET FRONTAGE LOT - R-1B ZONING

NOT TO SCALE
BEHOLDING SHOWN ARE FOR
OTHER DEVELOPMENTS REFER
TO ZONING CODE



**SOUDER, MILLER
& ASSOCIATES**

3500 Sonoma Hills Parkway
Las Cruces, NM 88011
Phone (575) 647-0759
Toll Free (800) 647-0759

SONOMA RANCH NORTH,
PHASE 8 AND 9

SUBMITTED BY:
SONOMA RANCH SUBDIVISION LTD. CO.
LAS CRUCES, NEW MEXICO

PROJECT NUMBER	DATE
9328047	November 2019
DRAWN BY	TS
CHECKED BY	2
DATE	10/15/2019
	OF 4

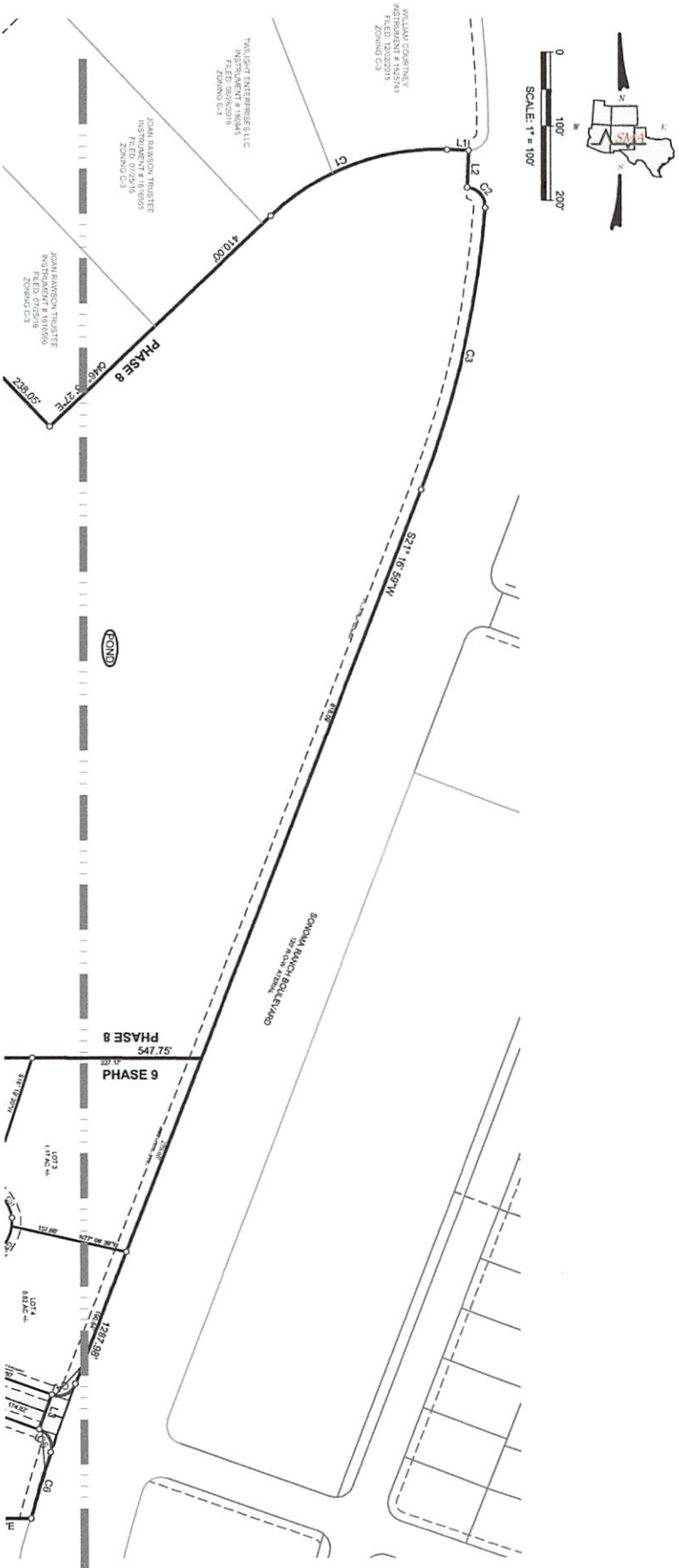
SONOMA RANCH NORTH PHASE 8 AND 9

BEING LOT 6D OF SONOMA RANCH NORTH TRACT A, REPLAT NO. 1
FILED ON JULY 18, 2014 IN PLAT BOOK 23, PAGE 647-648
BEING TRACT 1B SONOMA RANCH NORTH, TRACT 1
FILED ON JUNE 28, 2011 IN PLAT BOOK 23, PAGE 195-196
LOCATED IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 2 EAST
N.M.P.M. OF THE U.S.G.L.O. SURVEYS
CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
PRELIMINARY PLAT
NOVEMBER 2019
38.35 AC. ±



LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" IRON ROD W/ 1" PLASTIC CAP
MARKED "SMA 75 21204"
- △ CLEAR SIGHT TRIANGLES
- RIGHT-OF-WAY AND EASEMENT TO BE
VACATED BY THIS PLAT
- (SONOMA RANCH NORTH RIGHTS OF WAY
DEDICATION PLAT
REC# 30109, FILED OCT. 10, 2002
HATCHED AREA AS SHOWN ON LOT 24,
LOT 57 AND LOT 25, WILL BE CONSTRUCTED
WITH FLAT CURB ONLY.)
- MEASURED BEARINGS AND DISTANCES
EQUAL RECORD UNLESS OTHERWISE
NOTED.



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PHASE 8 AND 9

SUBMITTED BY:
SONOMA RANCH SUBDIVISION LTD. CO.
LAS CRUCES, NEW MEXICO

PROJECT NUMBER
9328047
DATE
November 2019
10/31/2019

SONOMA RANCH NORTH PHASE 8 AND 9

BEING LOT 60 OF SONOMA RANCH NORTH TRACT A, REPT. NO. 1
FILED ON JULY 18, 2014 IN PLAT BOOK 23, PAGE 641-648
BEING TRACT 18 SONOMA RANCH NORTH, TRACT A
FILED ON JUNE 28, 2011 IN PLAT BOOK 23, PAGE 185-195
LOCATED IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 2 EAST
M.A.P. OF THE U.S.G.L.O. SURVEYS
CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO
PRELIMINARY PLAT
NOVEMBER 2019
38.35 AC. ±

Line #	Direction	Length
L1	S87°35.5'E	29.42'
L2	N0°22'19"E	50.02'
L3	N49°55'5"E	60.05'
L4	S2°29'38"W	14.67'
L5	S33°17'22"E	12.00'
L6	S33°12'22"E	16.00'
L7	S35°12'22"E	14.88'
L8	S65°35'46"E	21.75'
L9	S39°08'04"W	38.16'
L10	N0°00'00"W	38.32'
L11	N42°17'37"E	40.05'
L12	N17°42'17"W	23.03'
L13	N42°17'37"E	50.89'
L14	S65°35'46"E	21.75'
L15	S89°32'31"E	5.00'
L16	N0°00'00"W	15.21'
L17	N0°00'00"W	50.00'
L18	S14°17'08"E	50.00'
L19	S65°35'46"E	21.75'
L20	N05°05'22"E	45.47'

Curve #	Arc Length	Radius	Delta Angle	Chord Direction	Chord Length
C43	154.68'	325.00'	27°39'22"	S17°10'42"E	157.11'
C44	28.81'	325.00'	4°43'22"	S33°13'43"E	20.80'
C45	34.11'	325.00'	7°01'10"	N8°12'03"E	31.51'
C46	40.27'	53.34'	62°56'11"	N68°46'13"E	47.43'
C47	17.42'	53.34'	18°11'20"	S37°11'28"E	17.78'
C48	29.55'	53.34'	31°44'48"	S40°42'37"E	29.17'
C49	54.10'	25.00'	123°56'57"	S29°08'01"W	44.14'
C50	11.51'	25.00'	27°04'10"	N19°20'28"E	11.70'
C51	9.24'	25.00'	21°10'18"	N41°41'18"W	9.19'
C52	47.24'	50.00'	64°28'37"	S68°09'11"E	45.17'
C53	42.54'	50.00'	63°30'01"	N41°16'00"E	66.64'
C54	84.41'	50.00'	89°48'48"	N44°14'23"W	74.74'
C55	30.18'	50.00'	41°27'28"	S62°39'50"W	35.40'
C56	21.02'	25.00'	48°11'22"	N68°01'48"E	20.41'
C57	24.44'	25.00'	58°01'02"	S81°15'59"E	23.48'
C58	64.41'	175.00'	27°39'20"	S20°10'45"E	63.68'
C59	19.30'	175.00'	6°19'11"	S3°02'28"E	19.29'
C60	30.27'	25.00'	90°00'20"	S49°07'19"W	35.38'
C61	21.02'	25.00'	48°11'22"	N65°46'48"W	20.41'
C62	37.04'	50.00'	42°27'01"	S57°54'28"E	36.20'
C63	83.55'	50.00'	89°44'22"	N47°56'40"E	74.18'
C64	83.55'	50.00'	89°44'22"	N47°56'40"E	74.18'
C65	37.18'	50.00'	42°34'48"	S80°05'48"W	36.31'
C66	21.02'	25.00'	48°11'24"	N68°17'18"E	20.41'
C67	48.83'	25.00'	111°50'08"	S33°14'58"E	41.83'
C68	74.86'	175.00'	24°30'52"	S34°18'01"W	74.31'
C69	78.07'	175.00'	25°33'41"	S39°20'18"W	77.43'
C70	46.28'	25.00'	120°46'34"	N55°59'24"W	30.34'
C71	101.55'	250.00'	29°05'27"	S61°08'11"W	100.48'
C72	168.09'	200.00'	44°42'57"	S24°11'59"W	162.18'
C73	6.01'	200.00'	1°43'18"	S0°46'48"W	6.01'
C74	118.68'	200.00'	33°58'37"	S10°55'08"E	118.67'
C75	14.83'	25.00'	33°38'57"	N72°06'01"E	14.81'
C76	43.40'	75.34'	31°44'18"	S40°43'31"E	42.84'
C77	88.65'	75.34'	17°00'37"	N75°25'56"E	82.22'
C78	12.84'	350.00'	2°27'09"	S68°56'29"E	12.84'
C79	228.78'	350.00'	43°14'25"	S21°43'15"E	223.24'
C80	228.12'	350.00'	43°14'02"	S21°38'32"E	222.80'
C81	228.12'	350.00'	43°14'02"	S21°38'32"E	222.80'
C82	175.62'	350.00'	24°02'58"	S55°55'28"E	125.60'
C83	22.58'	103.34'	12°31'17"	N46°33'18"E	22.54'

Curve Table					
Curve #	Arc Length	Radius	Delta Angle	Chord Direction	Chord Length
C1	289.68	325.00'	45°49'37"	S69°23'24"W	283.10'
C2	44.23	32.00'	82°11'41"	N41°13'31"W	36.03'
C3	388.48	135.00'	10°42'22"	N12°58'43"E	387.88'
C4	38.69	23.00'	88°11'02"	N65°34'29"E	34.81'
C5	38.48	25.00'	88°11'02"	N28°03'01"W	34.73'
C6	83.30	165.00'	3°39'56"	S16°11'02"W	83.28'
C7	78.01	275.00'	16°15'11"	S35°18'57"E	77.75'
C8	43.27	25.00'	100°12'03"	S22°44'42"W	38.35'
C9	47.84	225.00'	12°10'57"	S68°55'11"W	47.75'
C10	50.10	225.00'	12°43'11"	S47°03'31"W	50.00'
C11	5.96	225.00'	1°19'50"	S47°18'22"W	5.94'
C12	7.48	225.00'	1°54'03"	S45°28'28"W	7.48'
C13	50.10	225.00'	12°43'11"	S38°16'39"W	50.00'
C14	50.10	225.00'	12°43'11"	S25°10'17"W	50.00'
C15	50.10	225.00'	12°43'11"	S12°45'31"W	50.00'
C16	24.68	225.00'	6°19'41"	S31°50'01"W	24.50'
C17	0.72	225.00'	0°10'56"	S60°14'14"W	0.72'
C18	50.10	225.00'	12°43'11"	S47°03'31"E	50.00'
C19	50.10	225.00'	12°43'11"	S19°12'34"E	50.00'
C20	32.85	225.00'	8°18'38"	S29°43'09"E	32.48'
C21	33.38	103.34'	19°39'53"	S43°39'24"E	33.18'
C22	21.96	103.34'	12°39'25"	S69°31'35"E	21.86'
C23	6.47	103.34'	3°39'22"	S81°23'27"E	6.47'
C24	50.50	103.34'	27°39'50"	S83°11'07"E	50.00'
C25	50.50	103.34'	27°39'50"	N48°48'45"E	50.00'
C26	38.52	25.00'	83°41'17"	S44°06'38"W	33.36'
C27	101.24	325.00'	17°36'51"	S61°08'39"E	100.83'
C28	40.21	25.00'	83°18'32"	S23°24'51"E	36.35'
C29	21.02	25.00'	48°11'23"	S47°20'01"W	20.41'
C30	54.24	50.00'	64°27'00"	S39°12'19"W	53.32'
C31	64.30	50.00'	73°44'23"	S20°53'29"E	60.00'
C32	64.30	50.00'	73°44'23"	N19°22'48"E	60.00'
C33	64.24	50.00'	64°27'00"	N16°01'21"E	53.32'
C34	21.02	25.00'	48°11'23"	N2°11'01"W	20.41'
C35	43.88	25.00'	100°29'27"	N75°25'56"E	38.44'
C36	270.67	275.00'	58°23'35"	S28°04'20"E	269.81'
C37	35.53	325.00'	8°15'48"	S33°00'25"E	35.51'
C38	33.68	25.00'	81°46'43"	S34°45'19"W	32.73'
C39	33.68	25.00'	81°46'43"	S33°27'23"E	32.73'
C40	118.43	325.00'	20°52'40"	S33°00'17"E	117.77'
C41	20.35	275.00'	4°13'46"	N1°59'24"W	20.35'
C42	18.85	325.00'	3°19'55"	S17°20'25"E	18.80'



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PHASE 8 AND 9**

SUBMITTED BY :
**SONOMA RANCH SUBDIVISION LTD. CO.
LAS CRUCES, NEW MEXICO**

PROJECT NUMBER	DATE
9328047	November 2019
DRAWN BY	TS
CHECKED BY	4
DATE	10/31/2019