

# VALENCIA PARK UNIT FOUR

BEING A PORTION OF TRACT 1, VILLA VALENCIA PARCEL #2,  
AS RECORDED NOVEMBER 14, 2011 IN PLAT BOOK 23, PAGES  
228-229, AND A PORTION OF TRACT 2A, VILLA VALENCIA PARCEL #3,  
AS RECORDED JUNE 18, 2012 IN PLAT BOOK 23, PAGES 324-325,  
LOCATED IN PROJECTED SECTIONS 8 AND 17, TOWNSHIP 28 SOUTH,  
RANGE 3 EAST, N.M.P.M., OF THE U.S.G.L.O. SURVEYS WITHIN THE  
SANTA TERESA LAND GRANT, CITY OF SUNLAND PARK,  
DONA ANA COUNTY, NEW MEXICO  
15.503 ACRES

## DEDICATION

THE TRACT OF LAND SHOWN HEREON CONTAINING 15.503 ACRES OF LAND, MORE OR LESS, IS TO BE KNOWN AS VALENCIA PARK UNIT FOUR.

ALL RIGHTS OF WAY SHOWN HEREON ARE DEDICATED TO THE CITY OF SUNLAND PARK, UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF SUNLAND PARK. ALL RULES AND REGULATIONS OF THE CITY OF SUNLAND PARK AND SAID UTILITY COMPANIES WILL APPLY TO THE 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 WILL BE ALLOWED.

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

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS 28<sup>th</sup> DAY OF March 2016.

OWNER: Russell Hanson  
CHECKPOINT GINGER, LLC  
RUSSELL HANSON, MANAGER

INSTRUMENTS OF TITLE: INSTRUMENT NO. 1224115 (09/28/2012)  
INSTRUMENT NO. 1224118 (09/28/2012)

STATE OF TEXAS)  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF March 2016.

Erin Zamora  
(NOTARY PUBLIC)

DATE: 03/28/2016

MY COMMISSION EXPIRES: April 2, 2016



PLAT NO. 5471 RECEPTION: 1608782

STATE OF NEW MEXICO)  
COUNTY OF DONA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 29<sup>th</sup> DAY OF April, 2016 AT 5:00 O'CLOCK, AND DULY RECORDED IN PLAT RECORD 24, PAGE(S) 77-78 FILED IN THE RECORDS OF SAID COUNTY.

COUNTY CLERK

DEPUTY CLERK



## NOTES:

1. BASIS OF BEARING IS PLAT OF VILLA VALENCIA PARCEL #2, FILED IN BOOK 23, PAGES 228-229, AND VILLA VALENCIA PARCEL #3, FILED IN BOOK 23, PAGES 324-325, DONA ANA COUNTY, NEW MEXICO COUNTY RECORDS
2. ALL BOUNDARY INFORMATION SHOWN MATCHES RECORD INFORMATION.
3. THIS PARCEL OF LAND IS IN NOT WITHIN A FLOOD ZONE AREA ACCORDING TO NATIONAL FLOOD ZONE AREA RATE MAPS. (FEMA) MAP NO. 35013C 1050F EFFECTIVE DATE SEPTEMBER 3, 1992.
4. THE NUMBER OF LOTS IS 83.
5. ALL CULVERTS INSTALLED UNDER THE ROADWAYS WILL BE MAINTAINED BY THE CITY OF SUNLAND PARK OR THEIR ASSIGNS.
6. ALL PROPERTY CORNERS ARE TO BE SET.

## CITY PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN APPROVED BY THE CITY OF SUNLAND PARK AND ALL THE REQUIREMENTS FOR ESTABLISHING GRADES, DRAINAGE AND UTILITIES IN THE ATTACHED SUBDIVISION HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF SUNLAND PARK APPROVED FOR FILING WITH THE COUNTY CLERK OF DONA ANA COUNTY, NEW MEXICO.

BY: Javier Perea DATE: 4/7/16  
MAYOR

BY: Scott Johnson DATE: 3-22-16  
CRRUA UTILITIES DIRECTOR

BY: Lorraine Diaz DATE: 4/7/16  
CITY CLERK

## 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 COMPANIES TO THE SUBDIVISION.

## EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF ELECTRICAL UTILITIES.

BY: SCJ DATE: 3/28/16

## TIME WARNER CABLE

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO TIME WARNER CABLE, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF CABLE UTILITIES.

BY: Ray Morley DATE: 3-24-16

## QWEST CORPORATION d/b/a CENTURY LINK QC

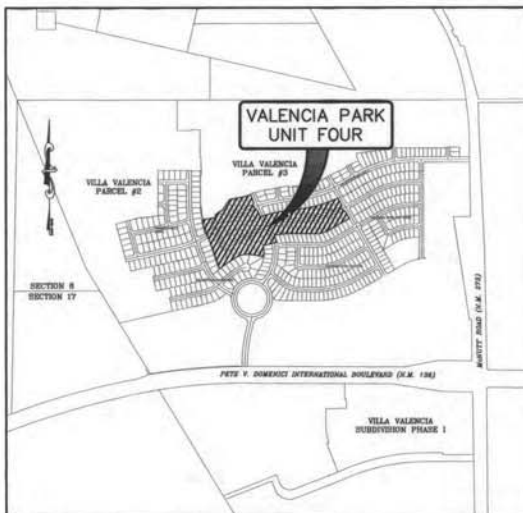
EASEMENTS SHOWN HEREON COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST CORPORATION d/b/a CENTURY LINK QC, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF TELEPHONE UTILITIES.

BY: Robert Brown III DATE: 3/23/16

## NEW MEXICO GAS COMPANY

EASEMENTS SHOWN HEREON ARE SATISFACTORY TO MEET THE NEED FOR INSTALLATION OF UNDERGROUND GAS UTILITIES.

BY: R.P. Pate DATE: 3-23-2016



## VICINITY MAP

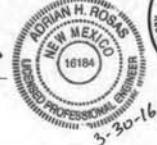
Scale: 1" = 1000'

SHEET INDEX:  
SHEET 1 OF 2- DEDICATION SHEET  
SHEET 2 OF 2- PLAT SHEET

## ENGINEER'S CERTIFICATION

I, ADRIAN H. ROSAS, A LICENSED ENGINEER IN THE STATE OF NEW MEXICO, HEREBY ATTEST TO THE ADEQUACY AND COMPLIANCE OF THE ENGINEERING PROVISIONS AND REQUIREMENTS OF THIS SUBDIVISION.

Adrian H. Rosas  
ADRIAN H. ROSAS, P.E. 16184

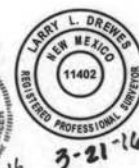


(SHEET 1 OF 2)

## SURVEYOR'S CERTIFICATION

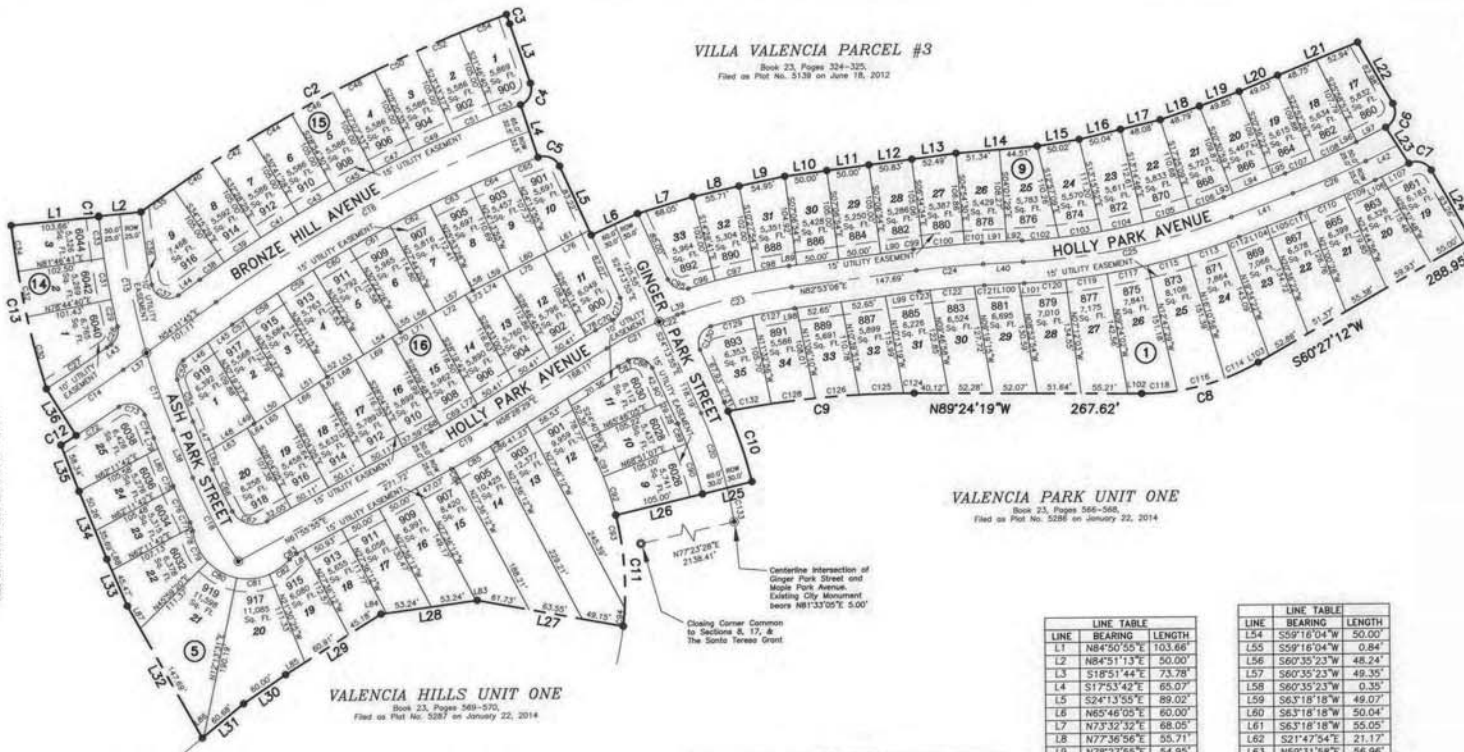
I, LARRY L. DREWES, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET MINIMUM STANDARDS FOR SURVEYING BY THE STATE OF NEW MEXICO.

Larry L. Drewes  
LARRY L. DREWES, PLS 11402



Land-Mark Professional  
Surveying, Inc.  
1420 Blossomer Drive, Suite 'A'  
El Paso, Texas 79932  
(915) 598-1300  
email: Larry@land-marksurvey.com  
"Serving Texas, New Mexico  
and Arizona"

VILLA VALENCIA PARCEL #2  
Filed as Plat No. 5208 on November 14, 2011



VILLA VALENCIA PARCEL #3  
Book 23, Pages 324-325,  
Filed as Plat No. 5138 on June 18, 2012

VALENCIA PARK UNIT ONE  
Filed as Plat No. 5288 on January 22, 2014

VALENCIA HILLS UNIT ONE  
Book 23, Pages 569-570,  
Filed as Plat No. 5287 on January 22, 2014

VALENCIA PARK UNIT FOUR  
BEING A PORTION OF TRACT 1,  
VILLA VALENCIA PARCEL #2,  
AS RECORDED NOVEMBER 14, 2011 IN  
PLAT BOOK 23, PAGES 228-229,  
AND A PORTION OF TRACT 2A, VILLA  
VALENCIA PARCEL #3, AS RECORDED  
JUNE 18, 2012 IN PLAT BOOK 23,  
PAGES 324-325, LOCATED IN  
PROJECTED SECTIONS 8 AND 17,  
TOWNSHIP 28 SOUTH, RANGE 3 EAST,  
N.M.P.M., OF THE U.S.G.L.O. SURVEYS  
WITHIN THE SANTA TERESA LAND  
GRANT, CITY OF SUNLAND PARK,  
DONA ANA COUNTY, NEW MEXICO  
15.503 ACRES

LINE TABLE

LINE	BEARING	LENGTH
L1	N84°50'55"E	103.66'
L2	N84°51'13"E	50.00'
L3	S18°51'44"E	73.78'
L4	S17°53'42"E	65.07'
L5	S24°13'55"E	89.02'
L6	N65°46'05"E	60.00'
L7	N73°32'32"E	68.05'
L8	N77°36'56"E	55.71'
L9	N78°27'55"E	54.93'
L10	N82°31'58"E	50.00'
L11	N82°53'06"E	50.00'
L12	N82°53'06"E	50.83'
L13	N82°53'06"E	52.49'
L14	N80°32'53"E	95.85'
L15	N81°17'50"E	50.02'
L16	N76°58'13"E	50.04'
L17	N76°57'04"E	48.08'
L18	N71°33'20"E	48.79'
L19	N70°15'39"E	49.85'
L20	N67°45'14"E	49.03'
L21	N68°02'44"E	101.89'
L22	S29°32'48"E	82.98'
L23	S32°22'47"E	50.31'
L24	S29°32'48"E	93.26'
L25	S76°38'47"E	60.00'
L26	S76°52'36"E	105.00'
L27	N79°29'06"E	174.43'
L28	S82°29'34"E	114.27'
L29	S56°07'55"E	132.97'
L30	S55°07'29"E	60.00'
L31	S55°07'29"E	63.07'
L32	N29°09'43"E	178.28'
L33	N2°31'18"E	60.02'
L34	N2°55'29"E	85.95'
L35	N2°05'57"E	56.34'
L36	N32°02'42"E	62.07'
L37	N24°41'49"E	33.92'
L38	S21°47'54"E	60.85'
L39	S71°42'33"E	6.87'
L40	N87°24'51"E	47.08'
L41	N69°23'08"E	77.45'
L42	N64°01'03"E	41.53'
L43	N54°31'45"E	5.86'
L44	S54°31'45"E	31.10'
L45	S54°31'45"E	35.74'
L46	S54°31'45"E	35.46'
L47	S24°17'54"E	39.68'
L48	S39°31'58"E	65.99'
L49	S57°55'25"E	2.37'
L50	S57°55'25"E	50.02'
L51	S57°55'25"E	50.01'
L52	S57°55'25"E	0.27'
L53	S59°16'04"E	49.73'

LINE TABLE

LINE	BEARING	LENGTH
L54	S59°16'04"E	50.00'
L55	S59°16'04"E	0.84'
L56	S60°35'23"E	48.24'
L57	S60°35'23"E	46.35'
L58	S60°35'23"E	0.35'
L59	S63°18'18"E	49.07'
L60	S63°18'18"E	50.04'
L61	S63°18'18"E	55.05'
L62	S21°47'54"E	21.17'
L63	N59°31'58"E	56.96'
L64	N59°31'58"E	9.04'
L65	N57°55'25"E	41.18'
L66	N57°55'25"E	50.24'
L67	N57°55'25"E	11.26'
L68	N59°16'04"E	36.89'
L69	N59°16'04"E	50.00'
L70	N59°16'04"E	11.67'
L71	N60°35'23"E	36.25'
L72	N60°35'23"E	49.89'
L73	N60°35'23"E	9.81'
L74	N63°18'18"E	40.10'
L75	N63°18'18"E	54.44'
L76	N63°18'18"E	59.61'
L77	N65°28'29"E	3.96'
L78	S58°28'29"E	12.91'
L79	S21°47'54"E	13.66'
L80	S21°47'54"E	47.18'
L81	S61°55'55"E	9.21'
L82	S24°40'59"E	26.41'
L83	S82°29'34"E	1.53'
L84	S82°29'34"E	6.25'
L85	S56°07'55"E	26.86'
L86	S56°07'55"E	2.39'
L87	N29°09'43"E	30.60'
L88	N29°09'43"E	14.54'
L89	S82°53'06"E	8.91'
L90	S82°53'06"E	38.75'
L91	S82°53'06"E	29.14'
L92	S87°24'51"E	17.94'
L93	S89°23'38"E	11.65'
L94	S89°23'38"E	50.02'
L95	S89°23'38"E	15.78'
L96	S84°01'03"E	0.72'
L97	S64°01'03"E	38.01'
L98	S82°53'06"E	2.37'
L99	S82°53'06"E	40.02'
L100	S87°24'51"E	40.88'
L101	S87°24'51"E	6.97'
L102	N89°24'19"E	16.29'
L103	S87°27'12"E	14.40'
L104	S89°23'38"E	34.76'
L105	S89°23'38"E	42.69'
L106	S84°01'03"E	8.92'
L107	S84°01'03"E	36.31'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	925.00'	0.74'	0.74'	N05°10'10"W	0702'45"
C2	1762.50'	490.03'	488.45'	N62°11'19"E	1555'48"
C3	775.00'	11.72'	11.72'	S18°51'44"E	051'59"
C4	20.00'	30.82'	22.86'	S32°16'40"W	8816'43"
C5	20.00'	30.18'	27.40'	S67°27'43"E	862'33"
C6	20.00'	32.66'	29.15'	S17°14'07"W	93'33'51"
C7	20.00'	30.17'	27.39'	S77'45'53"E	8628'00"
C8	1130.00'	143.62'	141.97'	S75°31'26"W	3088'29"
C9	530.00'	87.41'	87.31'	S16°17'05"E	92'58"
C10	365.00'	131.32'	130.62'	S03°24'44"E	20'36'52"
C11	1496.29'	21.06'	21.06'	N56°21'19"E	04'36'55"
C12	1063.33'	196.16'	195.89'	N11°44'50"W	1034'12"
C13	1475.00'	88.19'	88.18'	N56°14'32"E	325'33"
C14	900.00'	165.91'	165.67'	S10°25'36"E	1033'43"
C15	900.00'	420.73'	419.56'	S6°56'43"W	1450'04"
C16	900.00'	99.66'	99.62'	S18°45'12"E	605'24"
C17	900.00'	111.92'	111.68'	S28°12'39"E	1249'29"
C18	1000.00'	60.34'	60.33'	N60°12'12"E	372'26"
C19	500.00'	93.02'	92.89'	N16°54'16"W	102'33'44"
C20	400.00'	69.16'	69.08'	S67°43'42"E	924'25"
C21	400.00'	23.23'	23.23'	S70°02'44"W	519'39"
C22	400.00'	136.01'	134.45'	S71°57'50"W	1110'12"
C23	675.00'	79.65'	79.05'	S85°08'58"W	437'14"
C24	1000.00'	251.61'	250.56'	N18°25'16"E	18011'13"
C25	1000.00'	93.83'	93.80'	N64°42'20"E	522'35"
C26	1442.50'	86.25'	86.24'	S61°42'32"E	325'33"
C27	825.00'	23.67'	23.61'	N20°37'16"E	87'48'59"
C28	925.00'	32.80'	32.80'	S12°16'12"E	201'54"
C29	1063.33'	87.33'	87.31'	S14°40'46"E	442'21"
C30	925.00'	48.98'	48.97'	S09°44'19"E	302'01"
C31	1063.33'	54.39'	54.38'	S10°51'41"E	235'30"
C32	925.00'	48.91'	48.90'	S08°08'17"E	114'39'56"
C33	1063.33'	54.40'	54.44'	S07°55'45"E	256'01"
C34	1762.50'	46.71'	46.70'	S54°58'58"W	313'06"
C35	875.00'	86.42'	86.39'	S07°58'33"E	396'11"
C36	20.00'	40.03'	33.67'	S68°08'17"E	114'39'56"
C37	1657.50'	35.09'	35.08'	S50°08'06"W	112'48"
C38	1657.50'	51.62'	51.62'	S56°38'03"W	147'04"
C39	1762.50'	54.89'	54.89'	S56°38'03"W	147'04"
C40	1657.50'	51.57'	51.57'	S58°25'04"W	146'58"
C41	1762.50'	54.84'	54.83'	S58°25'04"W	146'58"
C42	1657.50'	51.57'	51.57'	S60°12'01"W	146'58"
C43	1657.50'	54.84'	54.83'	S60°12'01"W	146'58"
C44	1762.50'	54.84'	54.83'	S60°12'01"W	146'58"

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C45	1657.50'	51.57'	51.57'	S61°28'59"W	146'58"
C46	1762.50'	54.84'	54.83'	S61°28'59"W	146'58"
C47	1657.50'	51.57'	51.57'	S63°45'56"W	146'58"
C48	1762.50'	54.84'	54.83'	S63°45'56"W	146'58"
C49	1657.50'	51.57'	51.57'	S65°32'34"W	146'58"
C50	1762.50'	54.84'	54.83'	S65°32'34"W	146'58"
C51	1657.50'	51.57'	51.57'	S67°19'51"W	146'58"
C52	1762.50'	54.84'	54.83'	S67°19'51"W	146'58"
C53	1657.50'	34.58'	34.58'	S68°49'12"W	111'43"
C54	1762.50'	58.42'	58.41'	S69°11'17"W	155'54"
C55	875.00'	52.78'	52.77'	S20°04'18"E	372'29"
C56	20.00'	25.44'	23.76'	S18°05'36"E	725'21"
C57	1592.50'	14.46'	14.46'	S54°47'22"E	031'13"
C58	1592.50'	50.04'	50.04'	S55°56'58"W	148'01"
C59	1592.50'	48.99'	48.99'	S57°44'27"W	147'55"
C60	1592.50'	50.00'	50.04'	S59°32'53"W	147'56"
C61	1592.50'	54.38'	54.38'	S61°25'33"W	157'24"
C62	1592.50'	52.97'	52.97'	S63'21'25"W	154'21"
C63	1592.50'	52.63'	52.63'	S65°15'24"W	153'37"
C64	1592.50'	50.00'	50.00'	S67°08'10"W	154'50"
C65	1592.50'	36.28'	36.28'	S68°39'18"W	118'19"
C66	475.00'	40.00'	40.17'	S25°04'02"E	6'32'15"
C67	30.00'	46.98'	42.33'	S73°12'07"E	89'43'58"
C68	75.00'	12.83'	12.83'	N61°33'29"E	044'11"
C69	975.00'	46.30'	46.30'	N59°50'07"E	243'16"
C70	425.00'	23.74'	23.74'	S60°04'31"W	312'02"
C71	20.00'	29.99'	27.26'	N18°43'18"E	85'54'28"
C72	1607.50'	81.75'	81.74'	N61°33'29"E	306'29"
C73	20.00'	36.43'	31.60'	N72°10'30"W	1042'11"
C74	925.00'	29.06'	29.06'	S20°53'54"E	148'00"
C75	525.00'	3.10'	3.10'	S21°58'03"E	07'20'18"
C76	525.00'	44.35'	44.35'	S24°24'24"E	450'24"
C77	30.00'	5.78'	5.77'	N21°27'27"W	1102'19"
C78	30.00'	4.60'	4.60'	N11°32'44"W	847'06"
C79	65.00'	41.15'	40.46'	S25°17'17"E	36'16'11"
C80	65.00'	39.54'	38.93'	S60°50'51"E	2059'74"
C81	1025.00'	50.04'	50.03'	N69°22'12"E	247'49"
C82	65.00'	29.57'	29.32'	N54°02'11"E	2604'00"
C83	30.00'	10.95'	10.89'	S51°28'16"W	2055'14"
C84	1025.00'	2.93'	2.93'	N61°51'01"E	07'59'74"
C85	1025.00'	50.04'	50.03'	N69°22'12"E	247'49"
C86	1025.00'	8.88'	8.88'	N56°43'23"E	029'48"
C87	375.00'	14.14'	14.14'	S59°33'18"E	272'39"
C88	20.00'	33.21'	29.52'	N71°47'54"W	9507'58"

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C89	470.00'	25.30'	25.29'	N22°41'24"W	3705'02"
C90	470.00'	60.03'	61.98'	N17°22'02"W	733'42"
C91	365.00'	22.52'	22.52'	N22°54'56"W	332'07"
C92	365.00'	47.32'	47.29'	N17°26'02"W	725'42"
C93	365.00'	180.28'	178.45'	N10°32'01"W	2817'57"
C94	365.00'	20.89'	20.88'	N05°15'20"E	316'44"
C95	20.00'	28.91'	26.46'	S65°38'48"E	82'49'48"
C96	700.00'	32.95'	32.95'	S74°17'13"W	241'50"
C97	700.00'	48.63'	48.62'	S77°37'33"W	358'50"
C98	700.00'	39.94'	39.93'	S81°15'02"W	316'08"
C99	1025.00'	11.06'	11.06'	S83°11'59"W	037'06"
C100	1025.00'	49.40'	49.40'	S84°53'03"W	248'42"
C101	1025.00'	20.56'	20.56'	S86°50'22"W	108'57"
C102	775.00'	43.70'	43.69'	N89°47'56"E	313'50"
C103	775.00'	50.32'	50.21'	N87°18'32"E	344'58"
C104	775.00'	50.04'	50.03'	N76°35'05"E	341'58"
C105	775.00'	56.19'	56.18'	N74°39'29"E	409'14"
C106	775.00'	43.11'	43.11'	N70°59'15"E	311'14"
C107	975.00'	37.59'	37.59'	N68°17'22"E	212'33"
C1					