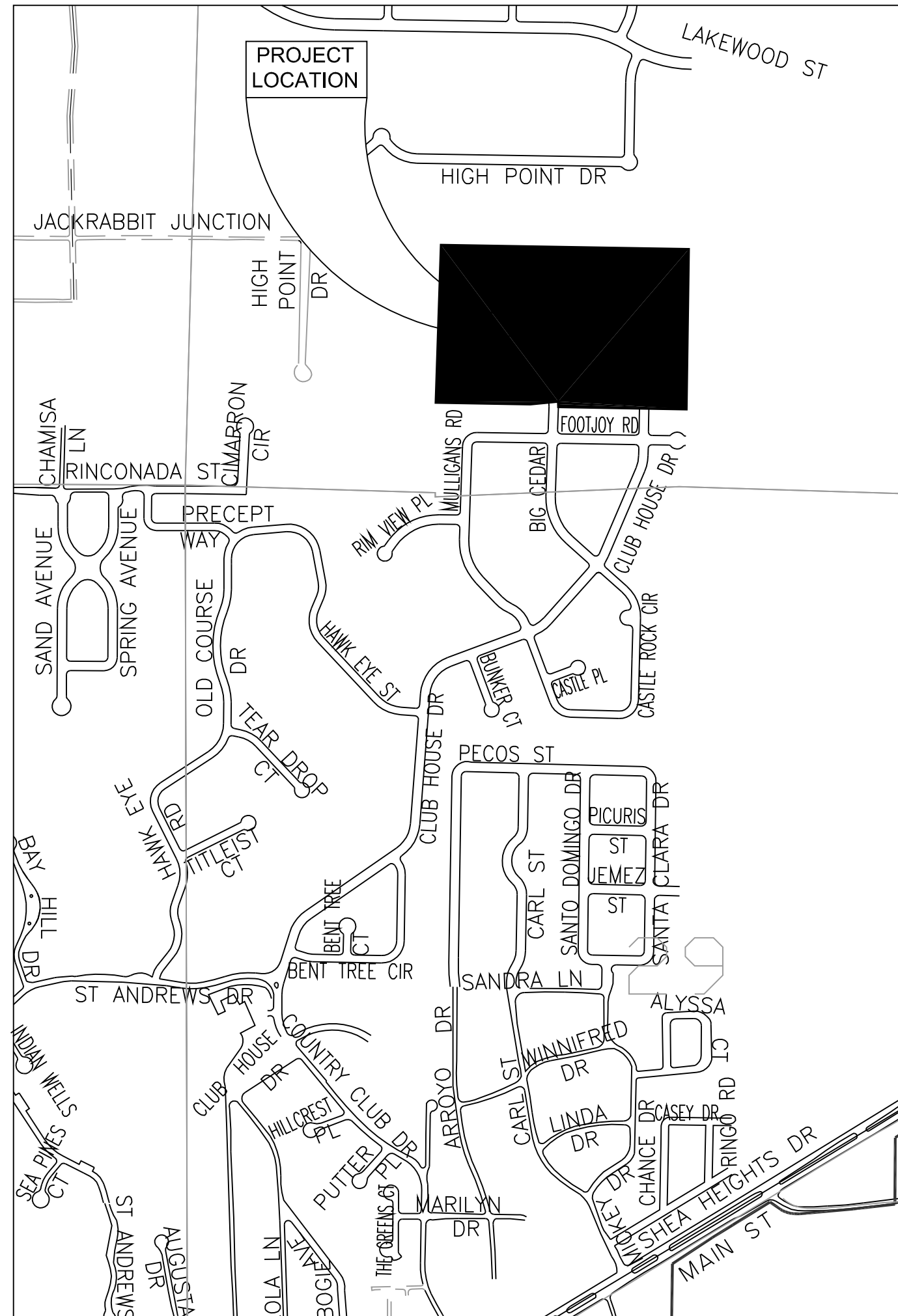


SANDSTONE AT SJCC, LLC., PD
ADULT LIVING COMMUNITY
LYING IN THE
SE1/4 SW1/4 OF SECTION 20, T30N, R12W, N.M.P.M.
FARMINGTON, SAN JUAN COUNTY, NEW MEXICO



VICINITY MAP
SCALE = NTS

LEGAL DESCRIPTION

A tract of land lying in the Southeast quarter of the Southwest quarter (SE1/4 SW1/4) of Section 20, T30N, R12W, N.M.P.M., San Juan County, New Mexico, being described as follows:

Commencing at the South Quarter Corner of Section 20, T30N, R12W N.M.P.M. and N00°49'32"E for a distance of 534.20 feet to the Northeast corner of Lot 448-G of San Juan Country Club Estates Phase II Number 4 Replat G as recorded for record in Book _____, Page _____ on _____, being THE TRUE POINT OF BEGINNING of said tract;

THENCE: Along the North boundary line of said Lot 448-G and N89°02'29"W for a distance of 165.81 feet;

THENCE: S25°43'34"W for a distance of 81.21 to a point on the North boundary of San Juan Country Club Estates Phase II Number 4 as recorded for record in Book 1462, Page 3 on 08/28/2007;

THENCE: Along the North line of said San Juan Country Club Estates Phase II Number 4 and the following bearings and distances and N89°02'29"W for a distance of 482.06 feet;

THENCE: ALONG the arc of a non-tangential curve to the left with a radius of 225.00 feet for a distance of 29.99 feet with a chord of N01°53'47"W for a distance of 29.97 feet;

THENCE: S84°17'07"W for a distance of 149.33 feet;

THENCE: N89°02'29"W for a distance of 503.72 feet to the Northwest corner of said subdivision;

THENCE: Leaving said Northwest corner and ALONG the East Boundary of Cimarron Subdivision Replat "D" as filed for record in Book 1230, Page 754 on 12/13/1996 and N01°55'20"E for a distance of 840.66 feet to the South 1/16 Quarter Corner of Section 20 T30N R12W and the Northeast Corner of said Subdivision;

THENCE: LEAVING said Northeast Corner of said Subdivision and ALONG the South Boundary line of Cimarron Subdivision Number Two as filed for record in Book 1244, Page 75 on 08/12/1997 and S89°02'29"E for a distance of 1319.47 to the Southeast Corner of said Subdivision and the Center South 1/16 Quarter Corner of Section 20, T30N, R12W;

THENCE: LEAVING said Southeast Corner of said Subdivision and S00°49'32"W for a distance of 779.38 feet and back to the POINT OF BEGINNING.
Said tract of land contains 25.47 acres more or less.

KNOW ALL MEN BY THESE PRESENTS:

That Sandstone at SJCC, LLC. a New Mexico Limited Partnership being the sole Owner and Proprietor of the land hereon described, has made a subdivision of said land, and that said subdivision is named and shall be known as:

SANDSTONE AT SJCC, LLC. PD

That the said subdivision as shown on this plat, is with the consent and in accordance with the desires of said Owner, and the streets and easements shown are dedicated for public use as such, together with easements for public utilities, including easements for overhang of service wires of pole type utilities, and easements for underground or buried service wires with the right to include necessary maintenance of the same, and right of ingress and egress to and from said easements.

Scott Bird
Managing Member
Sandstone at SJCC, LLC.,

AFFIDAVIT

Now comes Scott Bird, Managing Member at SANDSTONE AT SJCC, LLC., first duly sworn upon his oath and states that the subdivision shown hereon lies wholly within the planning and platting jurisdiction of the City of Farmington, New Mexico.

Scott Bird
Managing Member
Sandstone at SJCC, LLC.,

State of New Mexico)
County of San Juan) ss:

The foregoing dedication and affidavit were acknowledged before me by Scott Bird, Managing Member at Sandstone at SJCC, LLC., the _____ day of _____, 2023.

My Commission Expires:

Notary Public

ACCEPTANCE

Approved pursuant to Major Subdivision procedure of the City of Farmington UDC

Date: _____
City of Farmington Planning Commission

By: _____
Chairman

City Engineer

New Mexico Gas Company

Water and Wastewater

Enterprise Field Services, LLC.

Farmington Electrical Utility

Approved pursuant to Senate Bill 406, that requires all taxes, penalties, interest and fees through the current taxable year be paid prior to the division or combining of any real property in San Juan County.

San Juan County Treasurer
or Designee

Date

CERTIFICATION

I, Daryl D. Northup, a New Mexico Professional Surveyor certify that I conducted and am responsible for this Boundary Survey Plat, that this Boundary Survey is true and correct to the best of my knowledge and belief, and that this Boundary Plat meets the Minimum Standards for Surveying in New Mexico.

I further certify that this is a division of land as defined in the New Mexico Subdivision Act.

Date _____
Daryl D. Northup
Professional Land Surveyor No. 10474
State of New Mexico

SANDSTONE AT SJCC, LLC., PD
ADULT LIVING COMMUNITY
LYING IN THE
SE1/4 SW1/4 OF SECTION 20, T30N, R12W, N.M.P.M.
FARMINGTON, SAN JUAN COUNTY, NEW MEXICO

WATER RIGHTS DISCLAIMER
CHENEY-WALTERS-ECHOLS INC., HAS MADE NO DETERMINATION OF WATER RIGHTS FOR THIS PROPERTY. IF WATER RIGHTS ARE ADJUDICATED TO THIS PROPERTY THE OWNER RESERVES SAID WATER RIGHTS.

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE CITY OF FARMINGTON GPS CONTROL NETWORK. MONUMENTS USED ARE MON. 41, (N=97622.93, E=121886.97) AND MON. 28, (N=103688.72, E=120500.47).
NAD'92 (HARN) FEET SCALED BY 0.999668240 = COMBINED FACTOR AT "FARMPORT"
THEN MODIFIED BY: 2,000,000.00 SUBTRACTED FROM THE NORTHING
THEN MODIFIED BY: 2,500,000.00 SUBTRACTED FROM THE EASTING.

MONUMENT NOTE:
ALL INTERIOR MONUMENTS SHALL BE SET ACCORDING TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, TITLE 12 CHAPTER 8 PART 2.17.

TELEPHONE AND ELECTRICAL NOTE:
CHENEY-WALTERS-ECHOLS INC., ASSUMES NO RESPONSIBILITY FOR THE INSTALLATION OF TELEPHONE AND ELECTRICAL SERVICES.

GAS LINE DISCLAIMER
CHENEY-WALTERS-ECHOLS INC., DOES NOT GUARANTEE THAT THE GAS LINES SHOWN ARE ALL LINES ON THE PROPERTY AND THOSE SHOWN ARE LOCATED FROM EXISTING MARKERS ASSUMED TO BE CENTERLINE OF THE PIPELINE AND FROM EASEMENT DESCRIPTIONS FURNISHED BY THE PROPERTY OWNER.

SETBACK DISCLAIMER
BUILDING SETBACKS FROM GAS WELLS AND GAS LINES MUST BE DETERMINED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

DATE OF FIELD SURVEY
FEBRUARY 2, 2022.

SOILS NOTE:
CHENEY-WALTERS-ECHOLS INC. HAS MADE NO DETERMINATION AS TO THE STRUCTURAL STABILITY OF THE SOILS WITHIN THE SUBDIVISION AND MAKES NO RECOMMENDATION AS TO THE TYPES OF FOUNDATION OR FOOTINGS SUITABLE FOR BUILDING CONSTRUCTION WITHIN THE SUBDIVISION.

EPA CONSTRUCTION GENERAL PERMIT
THE DEVELOPER, EACH INDIVIDUAL LOT OWNER AND EVERY CONTRACTOR DOING WORK WITHIN THIS DEVELOPMENT SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE EPA'S CONSTRUCTION GENERAL PERMIT (CGP), EFFECTIVE FEBRUARY 2, 2023, WHICH WILL INCLUDE PREPARING, IMPLEMENTING, AND UPDATING AS NECESSARY A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
CHENEY-WALTERS-ECHOLS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLIANCE WITH THESE REGULATIONS.

WARNING HIGH-PRESSURE GAS PIPELINE(S)

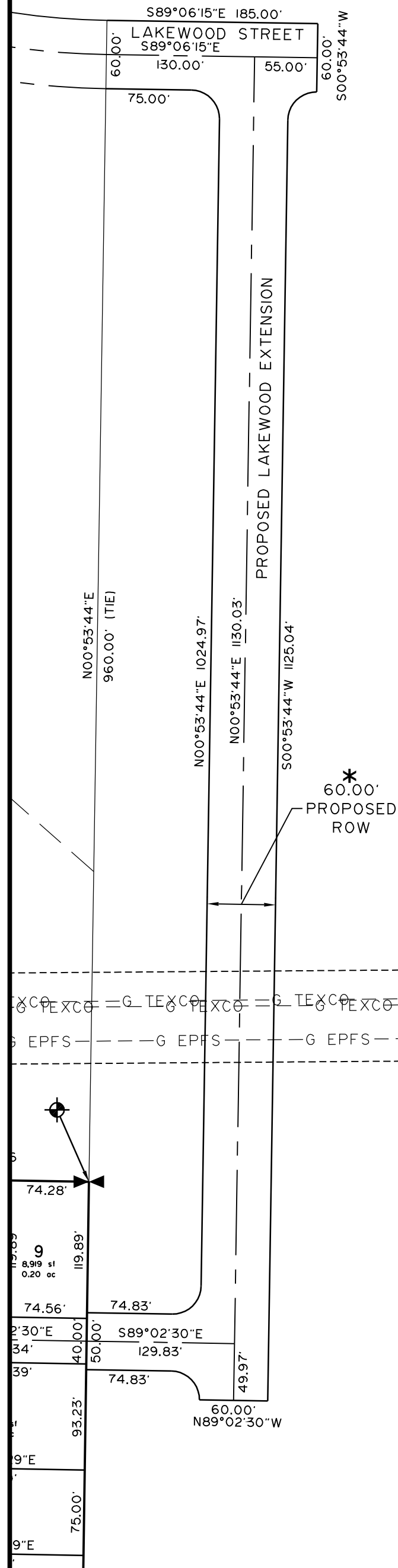
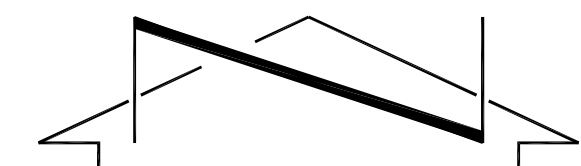
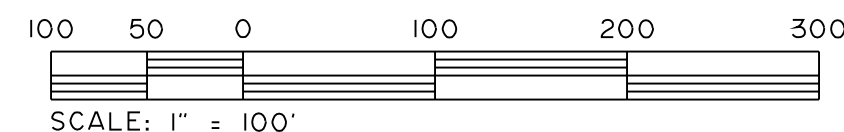
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT WRITTEN PERMISSION FROM ENTERPRISE

NOTE: ENTERPRISE FIELD SERVICES, LLC

NO DEEP ROOTED TREES OR SHRUBS ARE TO BE PLANTED AND NO ROAD, BUILDING, EXCAVATION, ROOF OVERHANGS, OR OTHER STRUCTURE OR OBSTRUCTIONS, INCLUDING FENCING OR UTILITIES ARE TO BE CONSTRUCTED WITHIN OR ACROSS THE RIGHT-OF-WAY OF ENTERPRISE FIELD SERVICES WITHOUT ITS WRITTEN CONSENT. ADDITIONALLY NO ROAD, RESERVOIR OR OTHER STRUCTURE OR EXCAVATIONS MAY BE CONSTRUCTED OR MAINTAINED WITHIN THE WIDTH OF THE EASEMENT AS SHOWN. ANY APPROVED CONSTRUCTION OVER OR ACROSS SAID RIGHT-OF-WAY WILL THEN BE IN ACCORDANCE WITH THE SPECIFICATIONS OF LAND DEPARTMENT, 614 REILLY AVE. FARMINGTON, NEW MEXICO 87401, ATTENTION RIGHT-OF-WAY DEPARTMENT. IF ANY PORTION OF THE IMPROVEMENTS LOCATED WITHIN ENTERPRISE'S RIGHT-OF-WAY MAY BE DAMAGED OR DESTROYED DURING REQUIRED MAINTENANCE OR CONSTRUCTION OPERATIONS BY ENTERPRISE OR ITS CONTRACTOR(S), ENTERPRISE WILL NOT BE HELD LIABLE FOR THE REPLACEMENT THEREOF, UNLESS, HOWEVER, SAID DAMAGE OR DESTRUCTION RESULTED FROM THE SOLE NEGLIGENCE OF ENTERPRISE OR ITS CONTRACTORS.

CURVE TABLE						
NUMBER	R =	L =	D =	T =	LC =	CD =
C1	225.00	29.99	7°38'13"	15.02	29.97	N01°53'47"W
C2	25.00	39.27	90°00'00"	25.00	35.36	N44°02'29"W
C3	25.00	39.27	90°00'00"	25.00	35.36	N45°57'31"E
C4	25.00	39.27	90°00'00"	25.00	35.36	S44°02'29"E
C5	45.00	70.69	90°00'00"	45.00	63.64	S44°02'29"E
C6	65.00	102.10	90°00'00"	65.00	91.92	S44°02'29"E
C7	65.00	38.98	34°21'41"	20.10	38.40	S71°51'38"E
C8	65.00	24.14	21°16'39"	12.21	24.00	S44°02'29"E
C9	65.00	38.98	34°21'41"	20.10	38.40	S16°13'19"E
C10	25.00	34.24	78°27'42"	20.41	31.62	N38°16'19"W
C11	50.00	225.98	258°57'04"	60.71	77.19	S51°58'22"W
C12	25.00	39.27	90°00'00"	25.00	35.36	S45°57'31"W
C13	45.00	70.69	90°00'00"	45.00	63.64	S45°57'31"W
C14	65.00	102.10	90°00'00"	65.00	91.92	S45°57'31"W
C15	65.00	38.98	34°21'41"	20.10	38.40	S18°08'22"W
C16	65.00	24.14	21°16'39"	12.21	24.00	S45°57'31"W
C17	65.00	38.98	34°21'41"	20.10	38.40	S73°46'41"W
C18	25.00	39.27	90°00'00"	25.00	35.36	N45°57'31"E
C19	25.00	39.27	90°00'00"	25.00	35.36	N44°02'29"W
C20	25.00	39.27	89°59'59"	25.00	35.36	S45°57'31"W
C21	45.00	70.69	89°59'59"	45.00	63.64	S45°57'31"W
C22	65.00	102.10	89°59'59"	65.00	91.92	S45°57'31"W
C23	65.00	5.00	4°24'14"	2.50	4.99	S03°09'38"W
C24	65.00	24.62	21°42'17"	12.46	24.48	S16°12'54"W
C25	65.00	56.04	49°24'08"	29.90	54.32	S51°46'06"W
C26	65.00	16.44	14°29'20"	8.26	16.39	S83°42'50"W
C27	25.00	78.54	180°00'00"	INFINITE	50.00	N89°02'29"W
C28	25.00	78.54	180°00'00"	INFINITE	50.00	S89°02'29"E
C29	45.00	19.68	25°03'27"	10.00	19.52	S11°34'12"E
C30	65.00	28.43	25°03'27"	14.44	28.20	S11°34'12"E
C31	65.00	2.77	2°26'16"	1.38	2.77	S22°52'48"E
C32	65.00	25.66	22°37'12"	13.00	25.50	S10°21'04"E
C33	45.00	19.45	24°46'02"	9.88	19.30	N13°20'33"E
C34	65.00	28.10	24°46'02"	14.27	27.88	N13°20'33"E
C35	25.00	39.24	89°56'14"	24.97	35.34	N44°04'23"W
C36	25.00	39.30	90°03'46"	25.03	35.37	N45°55'37"E
C37	25.00	39.27	89°59'59"	25.00	35.36	N44°06'16"W
C38	25.00	39.27	90°00'01"	25.00	35.36	S45°53'44"W

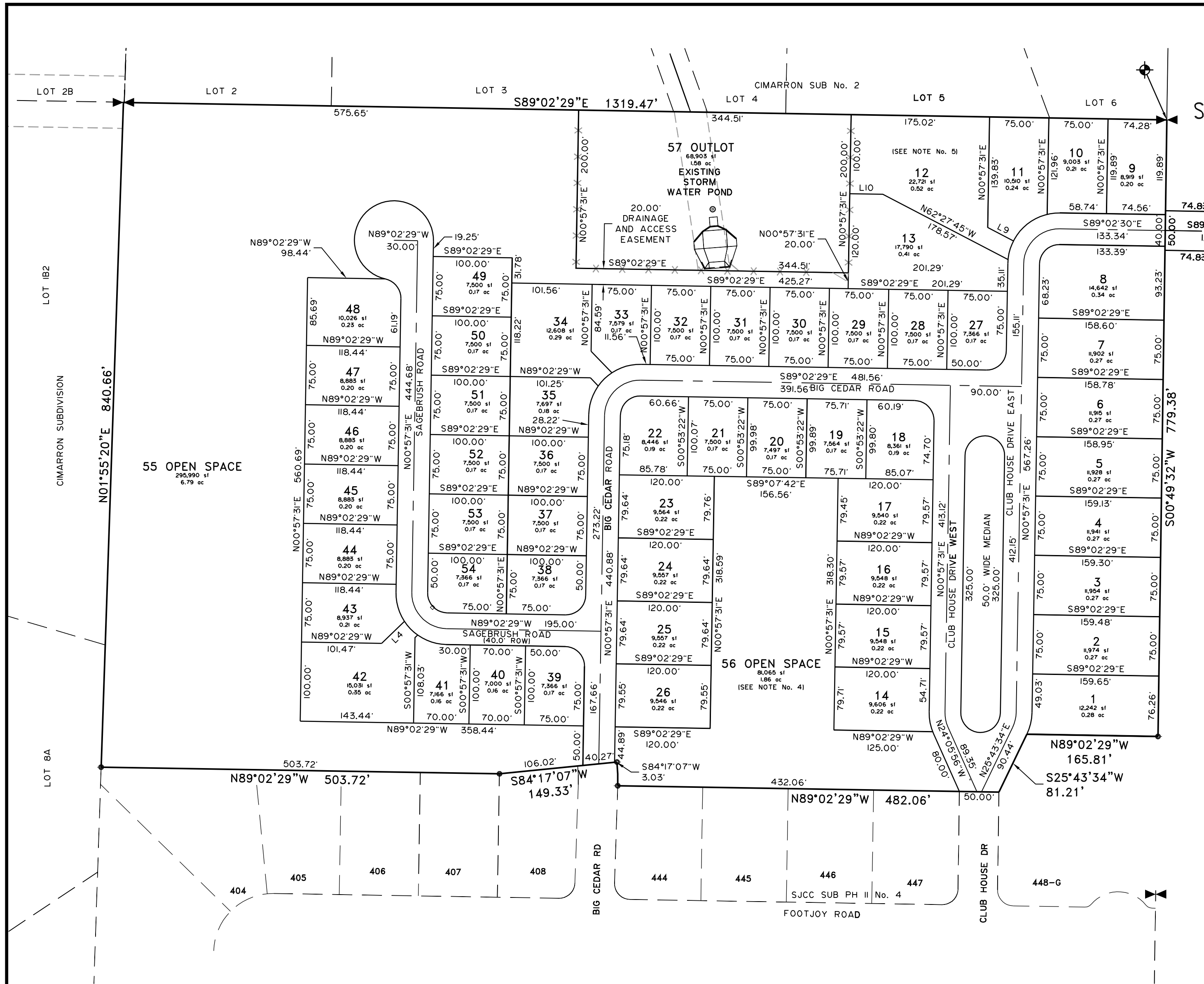
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°02'29"W	22.03
L2	N89°02'29"W	5.90
L3	N89°02'29"W	22.08
L4	S45°57'31"W	40.04
L5	S45°57'31"W	4.69
L6	N00°57'31"E	10.00
L7	N44°02'29"W	14.28
L8	N44°02'29"W	37.83
L9	N62°27'45"W	36.78
L10	N89°02'29"W	41.78



* THIS RIGHT OF WAY WILL BE DEDICATED BY SEPARATE INSTRUMENT AND IS NOT A PART OF THIS PLAT

* 60.00' PROPOSED ROW

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 FARMINGTON, SAN JUAN COUNTY, NEW MEXICO



BUILDING SETBACKS:
 FRONT SETBACK 20 FEET BUILDING, 25 FEET GARAGE
 REAR SETBACK 25 FEET
 SIDE YARD SETBACK 5 FEET
 STREET SIDE SETBACK 20 FEET

KEYED NOTES:

① 20.0' WIDE DRAINAGE EASEMENT.

◆ PROJECT BENCHMARK
 1976 BLM BRASS CAP CS 1/16 CORNER
 SEC 20 T30N R12W
 N = 109504.408
 E = 139755.196
 EL = 5652.09

PLAT NOTES:

- 1.) ALL STREETS SHALL HAVE 40 FOOT WIDE RIGHT OF WAY AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 2.) LOT 57 OUT LOT SHALL BE DEDICATED TO THE CITY OF FARMINGTON AS A CITY STORM WATER DETENTION POND.
- 3.) A 10.0' WIDE UTILITY EASEMENT SHALL BE PLATTED ALONG BOTH SIDES OF THE FRONTAGE RIGHT OF WAY OF ALL STREETS.
- 4.) THERE SHALL BE NO FURTHER SUBDIVISION OF THE PROPERTY.
- 5.) LOT 14 AND 15 SHALL BE EITHER A COMMUNITY CENTER AND/OR A MEDICAL AID CENTER. BOTH LOTS SHALL BE NON-RESIDENTIAL USE ONLY.
- 6.) LOTS 14-17, 23-26 AND 42-48 HAVE AN ADDITION 20.0' ADDED TO THE DEPTH OF THE LOT.

- LEGEND**
- x-x-x- EXISTING FENCE LINE
 - EXISTING FOUND REBAR
 - ◆ SET REBAR WITH CAP LS 10474
 - ▶ SECTION CORNER AS CALLED

REFERENCE LIST:

- R-1. CIMARRON SUBDIVISION, BK1206, PG892.
- R-2. CIMARRON SUBDIVISION REPLAT "B", BK1223, PG804.
- R-3. CIMARRON SUBDIVISION REPLAT "A", BK1217, PG516.
- R-4. CIMARRON SUBDIVISION NUMBER TWO REPLAT "D", BK1355, PK98.
- R-5. CIMARRON SUBDIVISION NUMBER TWO REPLAT "B", BK1284, PG601.
- R-6. CIMARRON SUBDIVISION NUMBER TWO REPLAT "C", BK1332, PG540.
- R-7. CIMARRON SUBDIVISION NUMBER TWO REPLAT "F", BK1355, PG100.
- R-8. CIMARRON SUBDIVISION REPLAT "D", BK1230, PG754.
- R-9. CIMARRON SUBDIVISION NUMBER TWO, BK1244, PG75.
- R-10. SAN JUAN COUNTY CLUB ESTATES PHASE II NUMBER 4, BK1462, PG3.
- R-11. SAN JUAN COUNTY CLUB ESTATES PHASE II NUMBER 4 REPLAT "F", BK1684, PG701.
- R-12. SAN JUAN COUNTY CLUB ESTATES PHASE II NUMBER 4 REPLAT "G", BK____, PG____.

