

VILLAGE OF BOSQUE FARMS

Post Office Box 660
Peralta, NM 87042

1455 West Bosque Loop
Bosque Farms, NM 87068

Phone: (505) 869-2358
Fax: (505) 869-3342
Email: Clerkadmin@bosquefarmsnm.gov



Sharon Eastman, Chairwoman

Commission:
Dan Garrison
Joe Hale
Michael Baber
Kevin Schaus

THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS WILL HOLD A REGULAR MEETING ON MONDAY, JULY 7TH, 2025 IN COUNCIL CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT 6:30PM.

[Microsoft Teams Meeting Link](#)

1. **CALL TO ORDER & ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**
4. **PUBLIC COMMENT FOR NON-AGENDA ITEMS**
(Comments are limited to 3 Minutes, time cannot be distributed to peers in attendance)
5. **COMMISSION TO REVIEW AND TAKE ACTION ON PREVIOUS MINUTES**
Attachment A 6-2-25 P&Z minutes.pdf
6. **COMMISSION TO REVIEW AND TAKE ACTION ON ADJUSTMENT OF PROPERTY LINES 275 SUNFLOWER AVENUE.**
7. **COMMISSION TO REVIEW AND TAKE ACTION ON RV CONDITIAONAL USE PERMIT FOR 1935 ELEDORADO LOOP.**
8. **COMMISSION TO OPEN A PUBLIC HEARING FOR FENCE VARIANCE FOR 1775 PEARL LOOP.**
9. **COMMISSION TO CLOSE PUBLIC HEARING FOR FENCE VARIANCE FOR 1775 PEARL LOOP.**
10. **COMMISSION TO PROVIDE RECOMMENDATION FOR VILLAGE COUNCIL REGARDING FENCE VARIANCE FOR 1775 PEARL LOOP.**
11. **DEPARTMENTAL REPORTS**

“PRESERVING RURAL AMERICA”

12. CHAIR & COMMISSION REPORTS

TIME AND PLACE OF NEXT MEETING

**THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS VILLAGE
PLANNING & ZONING COMMISSION WILL BE HELD ON MONDAY, AUGUST 4TH,
2025.**

ADJOURNMENT

PLEASE NOTE: The Planning & Zoning Commission may revise the order of the agenda items considered at this Open Meeting. If you are an individual with a disability who needs a reader, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at (505) 991-6611 at least three (3) calendar days prior to the meeting. Public documents including the agenda and minutes can be provided in digital or hardcopy format. The Village of Bosque Farms strictly prohibits any form of unlawful discrimination based on race, color, religion, gender identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any program, activity, or service sponsored by the Village. Contact the office of the Village Clerk/administrator for more information.



MINUTES
VILLAGE OF BOSQUE FARMS
PLANNING & ZONING COMMISSION
REGULARLY SCHEDULED MEETING
MONDAY, JUNE 2ND, 2025 AT 6:30 P.M.
COUNCIL CHAMBERS LOCATED
1455 WEST BOSQUE LOOP

1. **Call to Order**

Meeting called to order at
6:30PM

**Please turn off cell
phones or set to silent
mode**

2. **Pledge of Allegiance**

Chairwoman Eastman led the Pledge of Allegiance

3. **Roll Call/Determination of Quorum**

SE	✓	DG	✓	MB	✓	KS	X	JH	X
Quorum present		Yes	No						

4. **Approval of Agenda**

A C T I O N	Motion	Approval of the Agenda		
	Made by:	Commissioner Garrison	Commissioner Eastman-Yes Commissioner Garrison -Yes Commissioner Baber- Yes Commissioner Schaus- Yes Commissioner Hale- Absent	
	Second by:	Commissioner Schaus		
	Motion carried?	PASSED		

5. Public Comment

None.

6. Commission to Review and Take Action on Previous Minutes.

A C T I O N	Motion	Approval of Minutes	
	Made by:	Commissioner Garrison	Commissioner Eastman - Yes Commissioner Garrison - Yes Commissioner Baber - Yes Commissioner Schaus - Yes Commissioner Hale - Absent
	Second by:	Commissioner Baber	
	Motion carried?	PASSED	FAILED

7. Departmental Reports

Clerk Administrator Limon shared the following updates:

- Inspection request documentation has been sent to the Village Attorney as of 5/12/25. Mr. Jarmie was out of the country, however, and is working on reviewing correspondence for the Clerk's office, as we've had several high demand information requests come through that span over the past five fiscal years.
- A site inspection will be performed at 1775 Pearl Loop due to a misunderstanding of Village Ordinance. A permit was pulled for a panel fence replacement for 8 feet in height with a 2-foot gap at the bottom to allow for drainage. However, a report was issued to code enforcement that after installation the panel measured 9feet in height. At 9am tomorrow June 3rd Code enforcement and animal control will visit the property and take pictures and measure the fence and the Clerk Administrator will advise property owner how to best come into compliance.
- In the month of July, the Planning & Zoning Commission can expect 1 RV conditional use permit. The address is 1935 Eldorado loop, the applicant is new to Bosque Farms and was unaware a permit is required, applicant wanted to originally appear tonight however application was received past two-week deadline to advertise notice of conditional use.
- A new heat illness and prevention rule is currently being proposed in the state of New Mexico that could affect Village operations. The Clerk Administrator has reached out to the NMML directly to speak and provide guidance on how this will affect our operations and optional financial obligations as well.
- Village Staff is currently looking for ways to expend the reminding ARPA funds on infrastructure projects per recommendation of the Village Council. The Clerk Administrator has reached out directly to Bixby electric for an official contract to fix the lights that were identified in their previous diagnostic. Also, we've reached out to Molzen & Corbin to identify the best contact for TLC who could advise on what the reminder of costs and plans would be to finish sewer connections for Cole Green.
- The new business as of this report is Farmers Insurance
- Perry Sang Lee of Kelly Liquor's business license confusion has been resolved. Mr. Lee was approved last fiscal year by New Mexico Regulated licensing division when the clerk provided his information, Mr. Lee will have to renew his alcohol license again this year should he wish to sell tobacco. A new contract for Mr. Lee to file

appropriate paperwork has been provided once received. Village staff will have Mr. Lee on the agenda for the month of July.

- The preliminary budget meeting was held on the 21st and approved by the Council. The deputy clerk entered the budget as of May 31st.
- The Clerk Administrator will be traveling to Santa Fe Springs California (1hr away from current California residency) regarding UWS contract negotiations. June 6th.
- 5 Permits were pulled for the month of May:
 1. 1775 Pear Loop Replacing of existing fence line.
 2. 2095 Murray Loop Accessory Structure
 3. 250 Valle Verde Place solar panel installation.
 4. 145 Bosque Farms Solar panel installation.
 5. 1575 West Bosque Loop Accessory structure.

Chairwoman & Commission Reports

Commissioner Kevin Schaus stated that on the south loop there has been an increase in drunk driving accidents, and he would like to see an increase in patrols by BFPD.

Commissioner Schaus stated he would like to have guard rail or some sort of fix to prevent higher elevated properties, Clerk Administrator Limon stated he would reach out to Molzen & Corbin to see how he could better protect the homes in the area with their guidance.

8. **Time and Place of Next Meeting**

*THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS
PLANNING & ZONING COMMISSION WILL BE HELD ON MONDAY,
JUNE 2ND, 2025.*

ADJOURNMENT

7:18 PM



Village of Bosque Farms
1455 West Bosque Loop/ PO Box 660
Bosque Farms, NM 87068 /Peralta, NM 87042
(505) 869-2358
(505) 869-3342 Fax

10-2-16 Minor Subdivision Application

Applicant Anchor Engineering LLC. as agent for Guadalupe Duncan and Martin Moya

Phone # (505) 450-5524

Day _____ Evening _____

Address 275 Sunflower Ave Bosque Farms, NM 87068
Mailing _____

Property Owner Guadalupe Duncan and Martin Moya
If different than applicant _____

Property Owner Address 275 Sunflower Ave Bosque Farms, NM 87068

Phone # (505) 450-5524

Day _____ Evening _____

Legal Description of Property to be Subdivided Lot 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2

Section - Township 7 NORTH Range 2 EAST Lot(s) 56A, 56B AND 68

Address of Property to be Subdivided 275 SUNFLOWER AVE

Total Acreage of Property before Subdivision	LOT 56A - 0.5530	0.5182	
	LOT 56B - 0.0446	0.0253	
	LOT 68 - 0.5861 gross	0.5017	net
Acreage of Each Proposed Lot	LOT 56A-1 - 0.5374	0.5016	
	LOT 56B-1 - 0.2967	0.2822	
	LOT 68-A - 0.3796 gross	0.2925	net

Access to Property VIA LOCAL ROADWAY - SUNFLOWER AVE.

Road Easement Width 40 FOOT RIGHT OF WAY

Road Easement Frontage Footage of Each Lot _____

Property Zone District of Proposed Lots R-1A

Reason for Proposed Minor Subdivision This plat memorializes deeds for the property with the new plat and adjusts lot lines to make buildable lots that are near compliance with zoning for the area. This request also request a lot size variance.

I DO BY HEREBY CERTIFY that the statements I have made on this application are true and correct to the best of my knowledge.

Signature of Applicant [Signature] Date 6/5/25

SUBSCRIBED AND SWORN TO ME

STATE OF NEW MEXICO
NOTARY PUBLIC
Linda R. Herrera
Commission No. 1114817
Expires: June 01, 2028

Linda R. Herrera
06/01/2028
[Signature]
Notary Public

Date Application Received _____ Receipt # _____
Fee Paid _____ Receipt # _____
Date Sign Issued _____ to _____
Planning & Zoning Commission Meeting Date _____
Legal Published Valencia County News Bulletin Date (s) _____

10-2-16 Procedure for Minor Subdivision.

- A. Process. Minor subdivision as defined by this Ordinance may be approved by the Council following recommendation by the Commission in a two-step process of pre-application conference and submission of final plat.
- B. Qualifications. In order to qualify for approval of as a minor subdivision, the following conditions must exist:
- 1 The subdivision shall contain no more than 4 (four) lots, with the exception of certain replats which satisfy all other conditions stated herein.
 - 2 All subdivided lots shall front on existing dedicated public right-of-way with the exception of land-splits which satisfy all other conditions stated herein.
 - 3 No new public right-of-way is created and no existing public right-of-way is changed.
 - 4 The subdivision will not create a need for any addition to public facilities which currently exist to serve the area of the subdivision with the exception of land-splits which satisfy all other conditions herein.
 - 5 Subdividers with certain tracts of land which may not have adequate access off an existing dedicated public right-of-way and may require an addition to the public facilities, may be granted a lot-split subdivision by the Council following recommendation by the Commission. In order to qualify as a land-split subdivision the following conditions must be met:
 - a The land-split subdivision divides the tract into 2 (two) lots. These 2 (two) lots or any part thereof shall not be further subdivided as a land-split subdivision.
 - b The 2 (two) lots shall conform to the zoning regulations governing that zone district.
 - c Adequate ingress and egress to both lots must be provided by the subdivided by either a public dedicated roadway or a private roadway easement of at least 40'-(forty) feet in width.
 - d The Village of Bosque Farms shall not be responsible for any private roadway easements developed in a land-split subdivision.
 - e Application and approval for a land-split subdivision shall be made in accordance with the procedures for Minor Subdivision as stated in Sections 10-2-16 of this Ordinance.
 - 7 The subdivision shall not be in conflict with any provision of this Ordinance, or the Master Plan or Zoning Ordinance of the Village.
- C. Application, Review and Decision. As per Sections 10-2-10.A, 10-2-10.B., 10-2-10.D., 10-2-10.E., 10-2-10.F., 10-2-11 and 10-2-22.

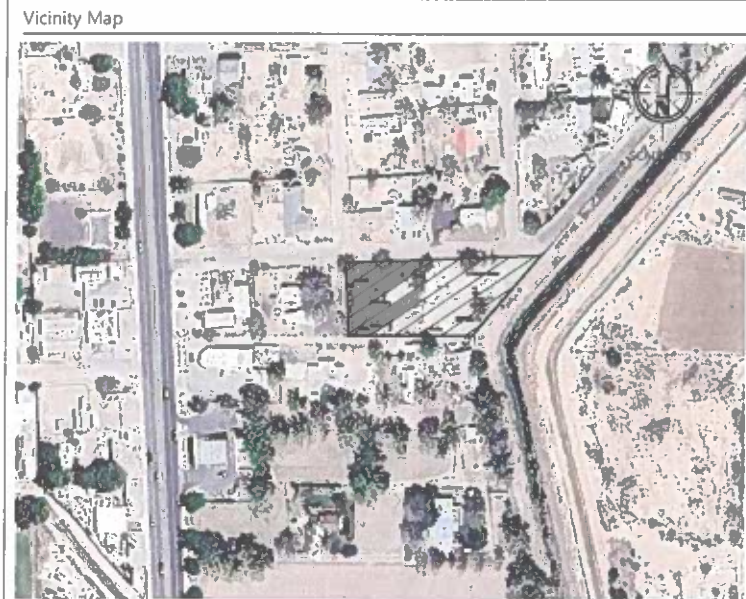
Additional Information from the Planning & Zoning Officer _____

Planning & Zoning Commission Recommendation to the Governing Body

Date of Council Meeting

Decision of Governing Body

Restrictions (if any)



Purpose of Plat

Survey Notes

- A THE BASIS OF BEARING FOR THIS PLAT ARE FROM FOUND IRON PIPE AT THE NORTHWEST CORNER AND NORTHEAST CORNER PER PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.
- B REFERENCE TO RECORDED PLAT IN PLAT BOOK B, PAGE 316 DATED 03/07/1960, FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.
- E WARRANTY DEED FILED 2/3/1987 IN DEED BOOK 278, PAGE 1926, DOCUMENT NO. 048579
- C GROSS ACREAGE 1.2137 ACRES
- D NUMBER OF EXISTING TRACTS 2
- E NUMBER OF TRACTS CREATED 3

Owner's Certification

THE PLATTING SHOWN HERE ON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF.

THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO SO ACT.

GUADALUPE M DUNCAN , OWNER LOTS6A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____

BY GUADALUPE M DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

GILBERT DUNCAN , OWNER LOTS6A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____

GILBERT DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Tax Certification

THIS PLAT SHOWN HEREON, LYING WITHIN THE TERRITORIAL LIMITS OF VALENCIA COUNTY, NEW MEXICO, IS HEREBY APPROVED THIS ____ DAY OF _____ BY THE TREASURER OF VALENCIA COUNTY, NEW MEXICO.

VALENCIA COUNTY TREASURER _____ DATE _____

VILLAGE OF BOSQUE FARMS

ADMINISTRATIVELY APPROVED BY THE VILLAGE OF BOSQUE FARMS

THIS ____ DAY OF _____

BY _____
PLANNING AND ZONING

BY _____
MAYOR

Legal Description - Lot 56A-1

A PORTION OF A LOT 56, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56A-1, SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 56A-1, BEING A FOUND IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING, THENCE,

N 87°12'50" E, A DISTANCE OF 154.98 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 03°07'38" E, A DISTANCE OF 154.29 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 156.09 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 02°46'49" W, A DISTANCE OF 146.91 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, AND BEING A FOUND IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 23409.1119 SQ FT, 0.5374 ACRES MORE OR LESS.

Legal Description - Lot 56B-1

A PORTION OF A LOT 56 AND LOT 68, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56B-1, SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 56B-1, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", BEING THE POINT AND PLACE OF BEGINNING, THENCE,

S 02°46'49" E, A DISTANCE OF 118.30 FEET TO A POINT BEING THE EAST POINT OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 87°12'43" W, A DISTANCE OF 25.54 FEET TO A POINT BEING THE EAST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 02°46'49" E, A DISTANCE OF 38.97 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 46.67 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 03°07'38" W, A DISTANCE OF 154.29 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 87°12'50" E, A DISTANCE OF 72.15 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, AND BEING A SET 5/8" REBAR, BEING THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 12923.6504 SQ FT, 0.2967 ACRES MORE OR LESS.

Legal Description - Lot 68-A

A PORTION OF A LOT 68, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 68-A, SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 68-A, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", BEING THE POINT AND PLACE OF BEGINNING, THENCE,

S 40°41'59" W, A DISTANCE OF 219.34 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 39.49 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 02°46'49" W, A DISTANCE OF 38.97 FEET TO A POINT BEING THE WEST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 87°12'43" E, A DISTANCE OF 25.54 FEET TO A POINT BEING THE WEST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 02°46'49" W, A DISTANCE OF 118.30 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 87°12'50" E, A DISTANCE OF 164.84 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, AND BEING A SET 5/8" REBAR, BEING THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 15228.6976 SQ FT, 0.3796 ACRES MORE OR LESS.

FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO

THIS ____ DAY OF _____, 20____, IN CABINET ____

NO. ____ BOOK ____ PAGE ____ BY ____
____, DEPUTY.

____, COUNTY CLERK.

AMOUNT _____, PAID BY _____ RECEIPT NO. _____

PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO
APRIL 2025

Public Utility Easement Notes:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF A PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION. (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Approvals

NEW MEXICO GAS COMPANY

CENTURY LINK

COMCAST

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM ELECTRIC COMPANY

In approving this plat, PNM Electric Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement right which may have been granted by prior plat, replat or other document which are not shown on this plat.

PNM ELECTRIC _____ DATE _____

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions, thereof, other than from existing turnouts.

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR, NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL SURVEYORS, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



4/18/25
DATE



INDEX INFORMATION FOR COUNTY CLERK

OWNER
MARTIN A MOYA
LOT 68 SUN VALLEY RANCH HOMES NO 2 & LOT 56B SUN VALLEY RANCH HOMES NO 2

GUADALUPE M DUNCAN & GILBERT DUNCAN & ANITA B MOYA
LOT 56A SUN VALLEY RANCH HOMES NO 2

FRM MAP
PANEL 35061C0230E
DATE AUGUST 19, 2010
ZONE "AE"

PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO
APRIL 2025



SCALE: 1" = 30'



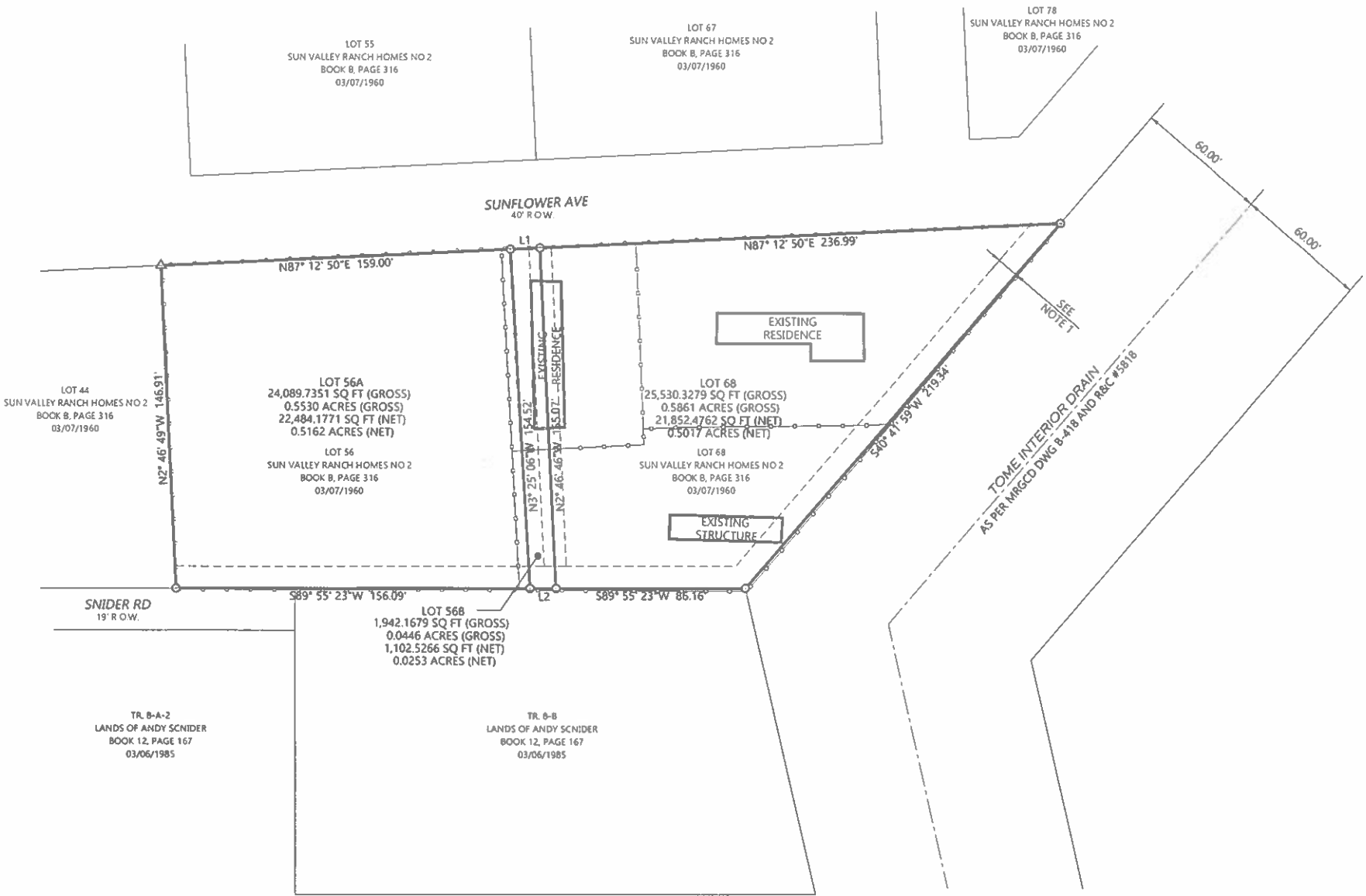
LINE DATA TABLE		
	BEARING	DISTANCE
L1	N87°12'50"E	13.41'
L2	N89°55'23"W	11.70'

Easement Notes

- EXISTING 10.00' PUBLIC UTILITY EASEMENT PER PLAT AS SHOWN AND RECORDED IN PLAT BOOK 8, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.

Legend

- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- NEW OWNERSHIP BOUNDARY PER TRANSFER DEED
- SET 5/8" REBAR WITH CA STAMPED "LS8911"
- FOUND IRON PIPE



PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
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APRIL 2025



SCALE: 1" = 30'



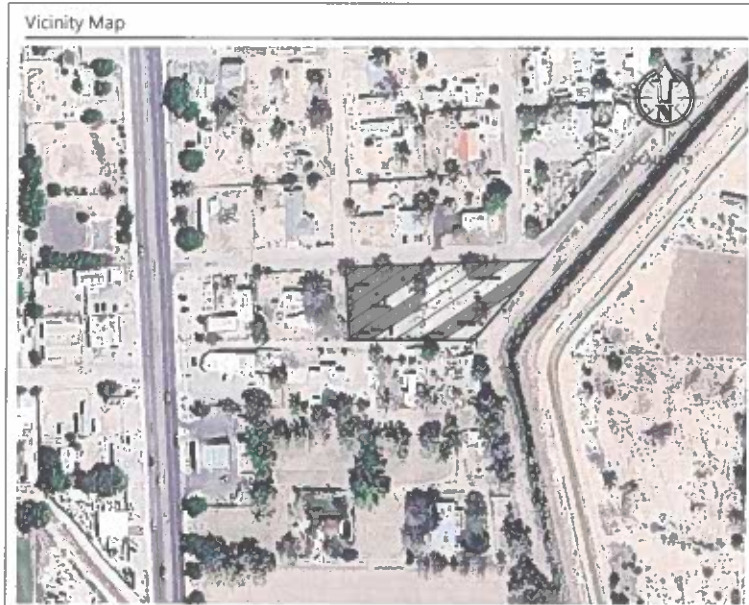
LINE DATA TABLE		
	BEARING	DISTANCE
L1	N87°12'43"E	25.54'
L2	N02°46'49"W	38.97'
L3	N89°55'23"W	39.49'

Easement Notes

- EXISTING 10.00' PUBLIC UTILITY EASEMENT PER PLAT AS SHOWN AND RECORDED IN PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.
- EASEMENT TO BE VACATED NOT IN USE.

Legend

- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS PLAT
- NEW OWNERSHIP BOUNDARY
- SET 5/8" REBAR WITH CA STAMPED "LS8911"
- FOUND IRON PIPE
- EASEMENT TO BE VACATED NOT IN USE



Purpose of Plat

- Survey Notes
- A THE BASIS OF BEARING FOR THIS PLAT ARE FROM FOUND IRON PIPE AT THE NORTHWEST CORNER AND NORTHEAST CORNER PER PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO
- B REFERENCE TO RECORDED PLAT IN PLAT BOOK B, PAGE 316 DATED 03/07/1960, FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO
- E WARRANTY DEED FILED 2/3/1987 IN DEED BOOK 278, PAGE 1926, DOCUMENT NO. 048579
- C GROSS ACREAGE 1.2137 ACRES
- D NUMBER OF EXISTING TRACTS: 2
- E NUMBER OF TRACTS CREATED: 3

Owner's Certification

THE PLATTING SHOWN HERE ON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF.

THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO SO ACT.

GUADALUPE M DUNCAN, OWNER LOT56A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____

BY GUADALUPE M DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

GILBERT DUNCAN, OWNER LOT56A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____

GILBERT DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Tax Certification

THIS PLAT SHOWN HEREON, LYING WITHIN THE TERRITORIAL LIMITS OF VALENCIA COUNTY, NEW MEXICO, IS HEREBY APPROVED THIS ____ DAY OF ____ BY THE TREASURER OF VALENCIA COUNTY, NEW MEXICO

VALENCIA COUNTY TREASURER _____ DATE _____

VILLAGE OF BOSQUE FARMS

ADMINISTRATIVELY APPROVED BY THE VILLAGE OF BOSQUE FARMS

THIS ____ DAY OF ____

BY _____
PLANNING AND ZONING

BY _____
MAYOR

Legal Description - Lot 56A-1

A PORTION OF A LOT 56, SUN VALLEY RANCH HOMES NO.2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56A-1, SUN VALLEY RANCH HOMES NO.2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 56A-1, BEING A FOUND IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING, THENCE:

N 87°12'50" E, A DISTANCE OF 154.98 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE;

S 03°07'38" E, A DISTANCE OF 154.29 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE;

S 89°55'23" W, A DISTANCE OF 156.09 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE;

N 02°46'49" W, A DISTANCE OF 146.91 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, AND BEING A FOUND IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINS 23409.1119 SQ. FT. 0.5374 ACRES MORE OR LESS.

Legal Description - Lot 56B-1

A PORTION OF A LOT 56 AND LOT 68, SUN VALLEY RANCH HOMES NO.2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56B-1, SUN VALLEY RANCH HOMES NO.2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 56B-1, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", BEING THE POINT AND PLACE OF BEGINNING, THENCE:

S 02°46'49" E, A DISTANCE OF 118.30 FEET TO A POINT BEING THE EAST POINT OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE;

S 87°12'43" W, A DISTANCE OF 25.54 FEET TO A POINT BEING THE EAST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE;

S 02°46'49" E, A DISTANCE OF 38.97 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE;

S 89°55'23" W, A DISTANCE OF 46.67 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE;

N 03°07'38" W, A DISTANCE OF 154.29 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE;

N 87°12'50" E, A DISTANCE OF 72.15 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, AND BEING A SET 5/8" REBAR, BEING THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINS 12923.6504 SQ. FT. 0.2967 ACRES MORE OR LESS.

Legal Description - Lot 68-A

A PORTION OF A LOT 68, SUN VALLEY RANCH HOMES NO.2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 68-A, SUN VALLEY RANCH HOMES NO.2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 68-A, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", BEING THE POINT AND PLACE OF BEGINNING, THENCE:

S 40°41'59" W, A DISTANCE OF 219.34 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE;

S 89°55'23" W, A DISTANCE OF 39.49 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911", THENCE;

N 02°46'49" W, A DISTANCE OF 38.97 FEET TO A POINT BEING THE WEST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911", THENCE;

N 87°12'43" E, A DISTANCE OF 25.54 FEET TO A POINT BEING THE WEST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911", THENCE;

N 02°46'49" W, A DISTANCE OF 118.30 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911", THENCE;

N 87°12'50" E, A DISTANCE OF 164.84 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, AND BEING A SET 5/8" REBAR, BEING THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINS 15228.6976 SQ. FT. 0.3796 ACRES MORE OR LESS.

ANITA B MOYA, OWNER LOT56A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____

BY ANITA B MOYA

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

MARTIN A MOYA, OWNER LOT56-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____

BY MARTIN A MOYA

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

MARTIN A MOYA, OWNER LOT68-A

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____

BY MARTIN A MOYA

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Valencia County Approvals

PLANNING AND ZONING DIRECTOR _____ DATE _____

FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO

THIS ____ DAY OF ____ 20____, IN CABINET ____

NO. ____ BOOK ____ PAGE ____ BY ____
____, DEPUTY.

____, COUNTY CLERK.

AMOUNT ____ PAID BY ____ RECEIPT NO. ____

PLAT OF

LOTS 56A, 56B & 68

SUN VALLEY RANCH HOMES NO.2

FORMERLY

LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2

M.R.G.C.D. PROPERTY MAP 62

WITHIN T.7N, R.2E, N.M.P.M.

VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO

APRIL 2025

Public Utility Easement Notes:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Approvals

NEW MEXICO GAS COMPANY _____

CENTURY LINK _____

COMCAST _____

MIDDLE RIO GRANDE CONSERVANCY DISTRICT _____

PNM ELECTRIC COMPANY

In approving this plat, PNM Electric Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement right which may have been granted by prior plat, replat or other document which are not shown on this plat.

PNM ELECTRIC _____ DATE _____

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions, thereof, other than from existing turnouts.

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR, NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL SURVEYORS, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID R. VIGIL, N.M.P.S. 8911

4/28/25

DATE

Anchor Engineering, LLC

575 Bosque Farms Blvd, Bosque Farms, NM 87068

505.342.1530

INDEX INFORMATION FOR COUNTY CLERK

OWNER

MARTIN A MOYA

LOT 68 SUN VALLEY RANCH HOMES NO.2 & LOT 56B SUN VALLEY RANCH HOMES NO.2

GUADALUPE M DUNCAN & GILBERT DUNCAN & ANITA B MOYA

LOT 56A SUN VALLEY RANCH HOMES NO.2

FRM MAP

PANEL 35061C0230E

DATE AUGUST 19, 2010

ZONE "AE"

PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO
APRIL 2025



SCALE: 1" = 30'



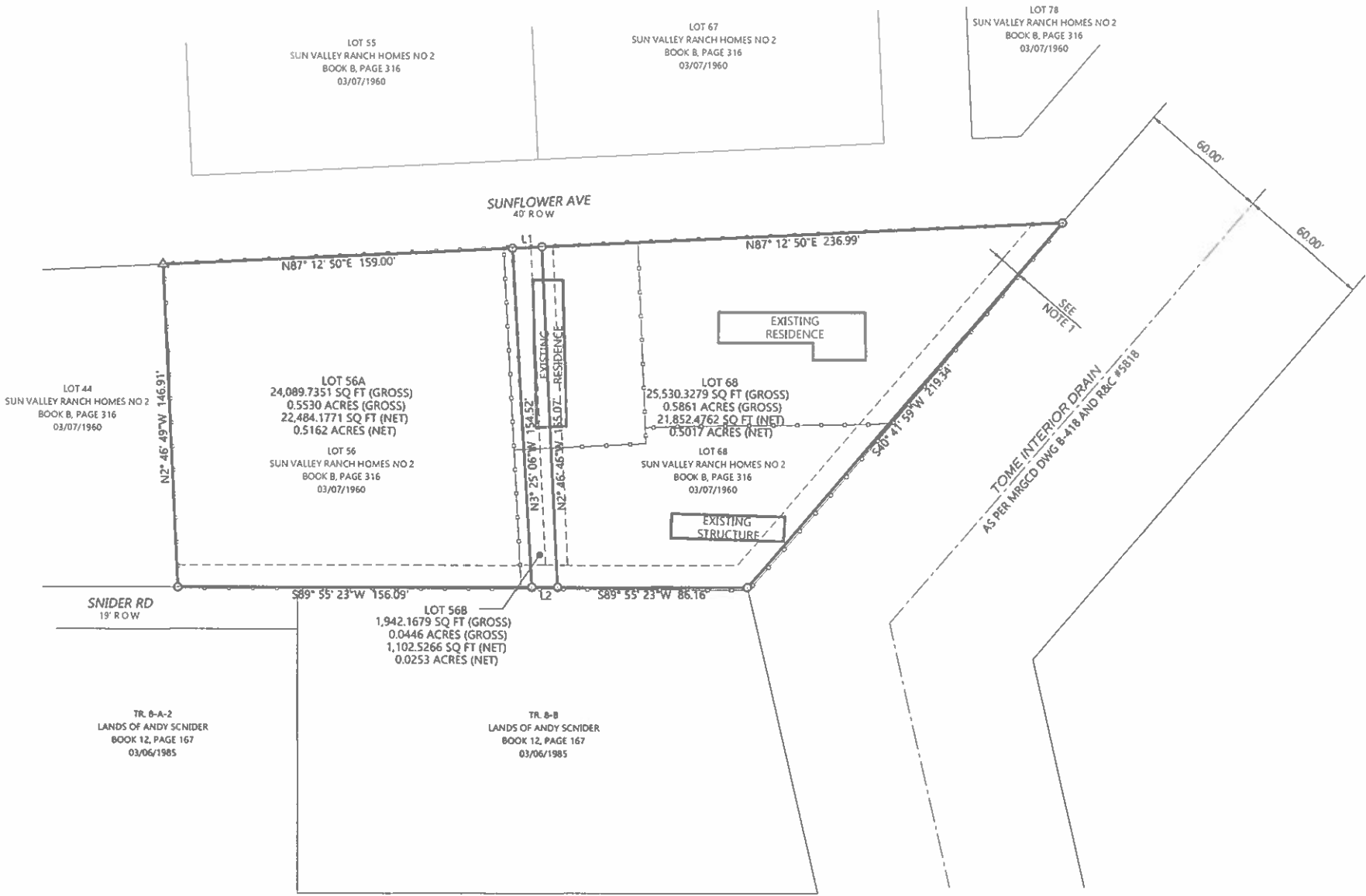
LINE DATA TABLE		
	BEARING	DISTANCE
L1	N87°12'50"E	13.41'
L2	N89°55'23"W	11.70'

Easement Notes

- EXISTING 10.00' PUBLIC UTILITY EASEMENT PER PLAT AS SHOWN AND RECORDED IN PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.

Legend

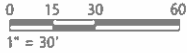
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- NEW OWNERSHIP BOUNDARY PER TRANSFER DEED
- SET 5/8" REBAR WITH CA STAMPED "LS8911"
- FOUND IRON PIPE



PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO
APRIL 2025



SCALE: 1" = 30'



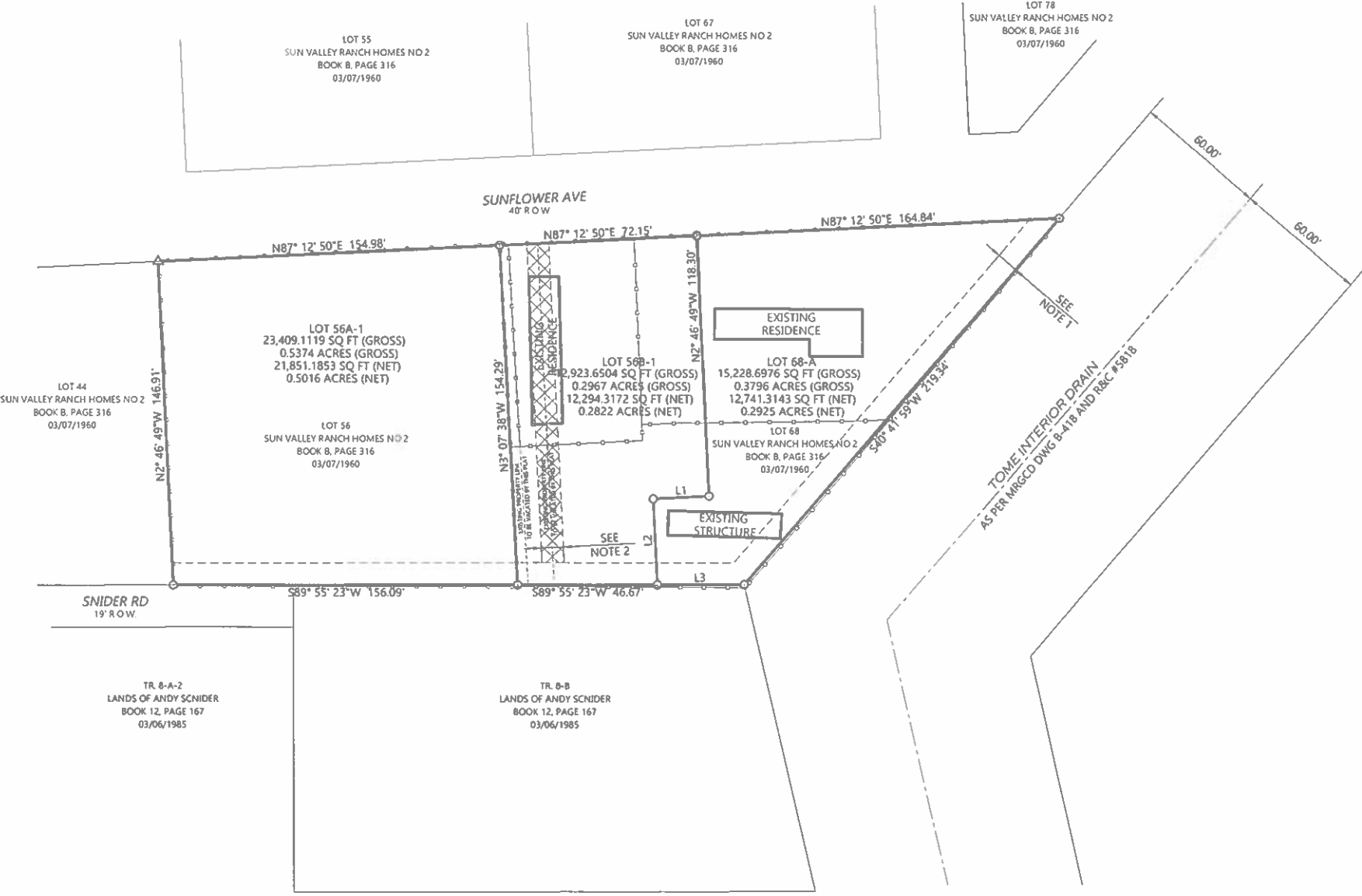
LINE DATA TABLE		
	BEARING	DISTANCE
L1	N87°12'43"E	25.54'
L2	N02°46'49"W	38.97'
L3	N89°55'23"W	39.49'

Easement Notes

- EXISTING 10.00' PUBLIC UTILITY EASEMENT PER PLAT AS SHOWN AND RECORDED IN PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.
- EASEMENT TO BE VACATED NOT IN USE.

Legend

- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS PLAT
- NEW OWNERSHIP BOUNDARY
- SET 5/8" REBAR WITH CA STAMPED "LS8911"
- FOUND IRON PIPE
- EASEMENT TO BE VACATED NOT IN USE



Vicinity Map



Purpose of Plat

Survey Notes

- A. THE BASIS OF BEARING FOR THIS PLAT ARE FROM FOUND IRON PIPE AT THE NORTHWEST CORNER AND NORTHEAST CORNER PER PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.
- B. REFERENCE TO RECORDED PLAT IN PLAT BOOK B, PAGE 316 DATED 03/07/1960, FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.
- C. WARRANTY DEED FILED 2/3/1987 IN DEED BOOK 278, PAGE 1926, DOCUMENT NO. 048579.
- D. GROSS ACREAGE: 1.2137 ACRES.
- E. NUMBER OF EXISTING TRACTS: 2.
- F. NUMBER OF TRACTS CREATED: 3.

Owner's Certification

THE PLATTING SHOWN HERE ON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF.

THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO SO ACT.

GUADALUPE M. DUNCAN, OWNER LOT 56A-1

STATE OF NEW MEXICO }
COUNTY OF VALENCIA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____.

BY GUADALUPE M. DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

GILBERT DUNCAN, OWNER LOT 56A-1

STATE OF NEW MEXICO }
COUNTY OF VALENCIA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____.

GILBERT DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Tax Certification

THIS PLAT SHOWN HEREON, LYING WITHIN THE TERRITORIAL LIMITS OF VALENCIA COUNTY, NEW MEXICO, IS HEREBY APPROVED THIS _____ DAY OF _____ BY THE TREASURER OF VALENCIA COUNTY, NEW MEXICO.

VALENCIA COUNTY TREASURER

DATE

VILLAGE OF BOSQUE FARMS

ADMINISTRATIVELY APPROVED BY THE VILLAGE OF BOSQUE FARMS

THIS _____ DAY OF _____

BY _____
PLANNING AND ZONING

BY _____
MAYOR

ANITA B. MOYA, OWNER LOT 56A-1

STATE OF NEW MEXICO }
COUNTY OF VALENCIA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____.

BY ANITA B. MOYA

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

MARTIN A. MOYA, OWNER LOT 56-1

STATE OF NEW MEXICO }
COUNTY OF VALENCIA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____.

BY MARTIN A. MOYA

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

MARTIN A. MOYA, OWNER LOT 68-A

STATE OF NEW MEXICO }
COUNTY OF VALENCIA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____.

BY MARTIN A. MOYA

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Valencia County Approvals

PLANNING AND ZONING DIRECTOR

DATE

FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO

THIS _____ DAY OF _____, 20____, IN CABINET _____

NO. _____ BOOK _____ PAGE _____ BY _____
DEPUTY.

_____, COUNTY CLERK.

AMOUNT _____, PAID BY _____ RECEIPT NO. _____

Legal Description - Lot 56A-1

A PORTION OF A LOT 56, SUN VALLEY RANCH HOMES NO. 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56A-1, SUN VALLEY RANCH HOMES NO. 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 56A-1, BEING A FOUND IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING, THENCE:

N 87°12'50" E, A DISTANCE OF 154.98 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 03°07'38" E, A DISTANCE OF 154.29 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 156.09 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 02°46'49" W, A DISTANCE OF 146.91 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, AND BEING A FOUND IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 23409.1119 SQ. FT., 0.5374 ACRES MORE OR LESS.

Legal Description - Lot 56B-1

A PORTION OF A LOT 56 AND LOT 68, SUN VALLEY RANCH HOMES NO. 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56B-1, SUN VALLEY RANCH HOMES NO. 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 56B-1, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", BEING THE POINT AND PLACE OF BEGINNING, THENCE,

S 02°46'49" E, A DISTANCE OF 118.30 FEET TO A POINT BEING THE EAST POINT OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 87°12'43" W, A DISTANCE OF 25.54 FEET TO A POINT BEING THE EAST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

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N 03°07'38" W, A DISTANCE OF 154.29 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 87°12'50" E, A DISTANCE OF 72.15 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, AND BEING A SET 5/8" REBAR, BEING THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 12923.6504 SQ. FT., 0.2967 ACRES MORE OR LESS.

Legal Description - Lot 68-A

A PORTION OF A LOT 68, SUN VALLEY RANCH HOMES NO. 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 68-A, SUN VALLEY RANCH HOMES NO. 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 68-A, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", BEING THE POINT AND PLACE OF BEGINNING, THENCE,

S 40°41'59" W, A DISTANCE OF 219.34 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 39.49 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911", THENCE,

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N 87°12'50" E, A DISTANCE OF 164.84 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, AND BEING A SET 5/8" REBAR, BEING THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 15228.6976 SQ. FT., 0.3796 ACRES MORE OR LESS.

INDEX INFORMATION FOR COUNTY CLERK

OWNER
MARTIN A. MOYA
LOT 68 SUN VALLEY RANCH HOMES NO. 2 & LOT 56B SUN VALLEY RANCH HOMES NO. 2

GUADALUPE M. DUNCAN & GILBERT DUNCAN & ANITA B. MOYA
LOT 56A SUN VALLEY RANCH HOMES NO. 2

FIRM MAP
PANEL 35061C0230E
DATE AUGUST 19, 2010
ZONE "AE"

PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO. 2

FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO. 2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO
APRIL 2025

Public Utility Easement Notes:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF A PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION, D/B/A CENTURYLINK, QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATIONS SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Approvals

NEW MEXICO GAS COMPANY

CENTURY LINK

COMCAST

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM ELECTRIC COMPANY

In approving this plat, PNM Electric Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement right which may have been granted by prior plat, replat or other document which are not shown on this plat.

PNM ELECTRIC

DATE

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions, thereof, other than from existing turnouts.

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR, NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL SURVEYORS, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID R. VIGIL
NEW MEXICO
PROFESSIONAL SURVEYOR
8911
DAVID R. VIGIL, N.M.P.S. 8911

4/28/25
DATE

Anchor
Engineering, LLC
575 Bosque Farms Blvd., Bosque Farms, NM 87068
505.342.1530

PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO
APRIL 2025



SCALE: 1" = 30'



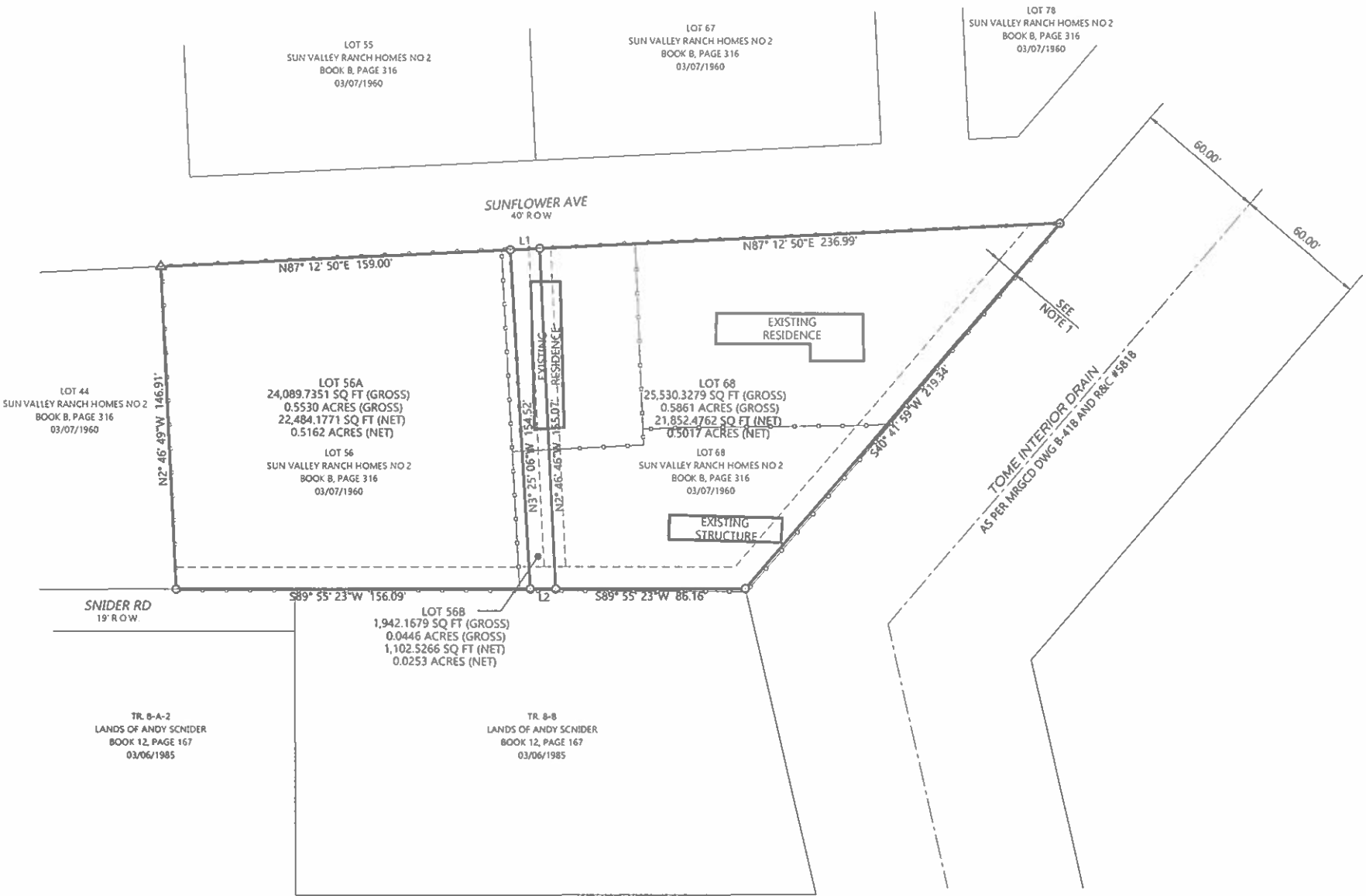
LINE DATA TABLE		
	BEARING	DISTANCE
L1	N87°12'50"E	13.41'
L2	N89°55'23"W	11.70'

Easement Notes

- EXISTING 10.00' PUBLIC UTILITY EASEMENT PER PLAT AS SHOWN AND RECORDED IN PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.

Legend

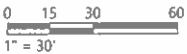
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- NEW OWNERSHIP BOUNDARY PER TRANSFER DEED
- SET 5/8" REBAR WITH CA STAMPED "LS8911"
- FOUND IRON PIPE



PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
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APRIL 2025



SCALE: 1" = 30'



LINE DATA TABLE		
	BEARING	DISTANCE
L1	N87°12'43"E	25.54'
L2	N02°46'49"W	38.97'
L3	N89°55'23"W	39.49'

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- EASEMENT TO BE VACATED NOT IN USE

Legend

- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS PLAT
- NEW OWNERSHIP BOUNDARY
- SET 5/8" REBAR WITH CA STAMPED "LS8911"
- FOUND IRON PIPE
- EASEMENT TO BE VACATED NOT IN USE



Purpose of Plat

Survey Notes

- A THE BASIS OF BEARING FOR THIS PLAT ARE FROM FOUND IRON PIPE AT THE NORTHWEST CORNER AND NORTHEAST CORNER PER PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO
- B REFERENCE TO RECORDED PLAT IN PLAT BOOK B, PAGE 316 DATED 03/07/1960, FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO
- E WARRANTY DEED FILED 2/3/1987 IN DEED BOOK 278, PAGE 1926, DOCUMENT NO 048579
- C GROSS ACREAGE 1.2137 ACRES
- D NUMBER OF EXISTING TRACTS 2
- E NUMBER OF TRACTS CREATED 3

Owner's Certification

THE PLATTING SHOWN HERE ON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF.

THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO SO ACT.

GUADALUPE M DUNCAN , OWNER LOT56A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____.

BY GUADALUPE M DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

GILBERT DUNCAN , OWNER LOT56A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____.

GILBERT DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Tax Certification

THIS PLAT SHOWN HEREON, LYING WITHIN THE TERRITORIAL LIMITS OF VALENCIA COUNTY, NEW MEXICO, IS HEREBY APPROVED THIS ____ DAY OF ____ BY THE TREASURER OF VALENCIA COUNTY, NEW MEXICO

VALENCIA COUNTY TREASURER _____ DATE _____

VILLAGE OF BOSQUE FARMS

ADMINISTRATIVELY APPROVED BY THE VILLAGE OF BOSQUE FARMS

THIS ____ DAY OF ____

BY _____
PLANNING AND ZONING

BY _____
MAYOR

Legal Description - Lot 56A-1

A PORTION OF A LOT 56, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56A-1, SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 56A-1, BEING A FOUND IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING, THENCE,

N 87°12'50" E, A DISTANCE OF 154.98 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 03°07'38" E, A DISTANCE OF 154.29 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 156.09 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 02°46'49" W, A DISTANCE OF 146.91 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, AND BEING A FOUND IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 23409.1119 SQ. FT., 0.5374 ACRES MORE OR LESS.

Legal Description - Lot 56B-1

A PORTION OF A LOT 56 AND LOT 68, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56B-1, SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 56B-1, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", BEING THE POINT AND PLACE OF BEGINNING, THENCE,

S 02°46'49" E, A DISTANCE OF 118.30 FEET TO A POINT BEING THE EAST POINT OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 87°12'43" W, A DISTANCE OF 25.54 FEET TO A POINT BEING THE EAST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 02°46'49" E, A DISTANCE OF 38.97 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 46.67 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 03°07'38" W, A DISTANCE OF 154.29 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 87°12'50" E, A DISTANCE OF 72.15 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, AND BEING A SET 5/8" REBAR, BEING THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 12923.6504 SQ. FT., 0.2967 ACRES MORE OR LESS.

Legal Description - Lot 68-A

A PORTION OF A LOT 68, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 68-A, SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 68-A, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", BEING THE POINT AND PLACE OF BEGINNING, THENCE,

S 40°41'59" W, A DISTANCE OF 219.34 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 39.49 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911" THENCE,

N 02°46'49" W, A DISTANCE OF 38.97 FEET TO A POINT BEING THE WEST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911" THENCE,

N 87°12'43" E, A DISTANCE OF 25.54 FEET TO A POINT BEING THE WEST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911" THENCE,

N 02°46'49" W, A DISTANCE OF 118.30 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911" THENCE,

N 87°12'50" E, A DISTANCE OF 164.84 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, AND BEING A SET 5/8" REBAR, BEING THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 15228.6976 SQ. FT., 0.3796 ACRES MORE OR LESS.

FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO

THIS ____ DAY OF ____ 20____, IN CABINET ____

NO. ____ BOOK ____ PAGE ____ BY ____
____, DEPUTY.

____, COUNTY CLERK.

AMOUNT _____, PAID BY _____ RECEIPT NO. _____

PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO
APRIL 2025

Public Utility Easement Notes:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION, D/B/A CENTURYLINK, QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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DISCLAIMER

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Approvals

NEW MEXICO GAS COMPANY

CENTURY LINK

COMCAST

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM ELECTRIC COMPANY

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PNM ELECTRIC _____ DATE _____

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions, thereof, other than from existing turnouts.

Surveyor's Certification

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DAVID R. VIGIL, N.M.P.S. 8911

4/28/25
DATE

Anchor
Engineering, LLC
575 Bosque Farms Blvd, Bosque Farms, NM 87068
505.362.1530

INDEX INFORMATION FOR COUNTY CLERK

OWNER
MARTIN A MOYA
LOT 68 SUN VALLEY RANCH HOMES NO 2 & LOT 56B SUN VALLEY RANCH HOMES NO 2

GUADALUPE M DUNCAN & GILBERT DUNCAN & ANITA B MOYA
LOT 56A SUN VALLEY RANCH HOMES NO 2

FIRM MAP
PANEL 35061C0230E
DATE AUGUST 19, 2010
ZONE "AE"

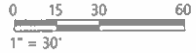
Valencia County Approvals

PLANNING AND ZONING DIRECTOR _____ DATE _____

PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
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M.R.G.C.D. PROPERTY MAP 62
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APRIL 2025



SCALE: 1" = 30'



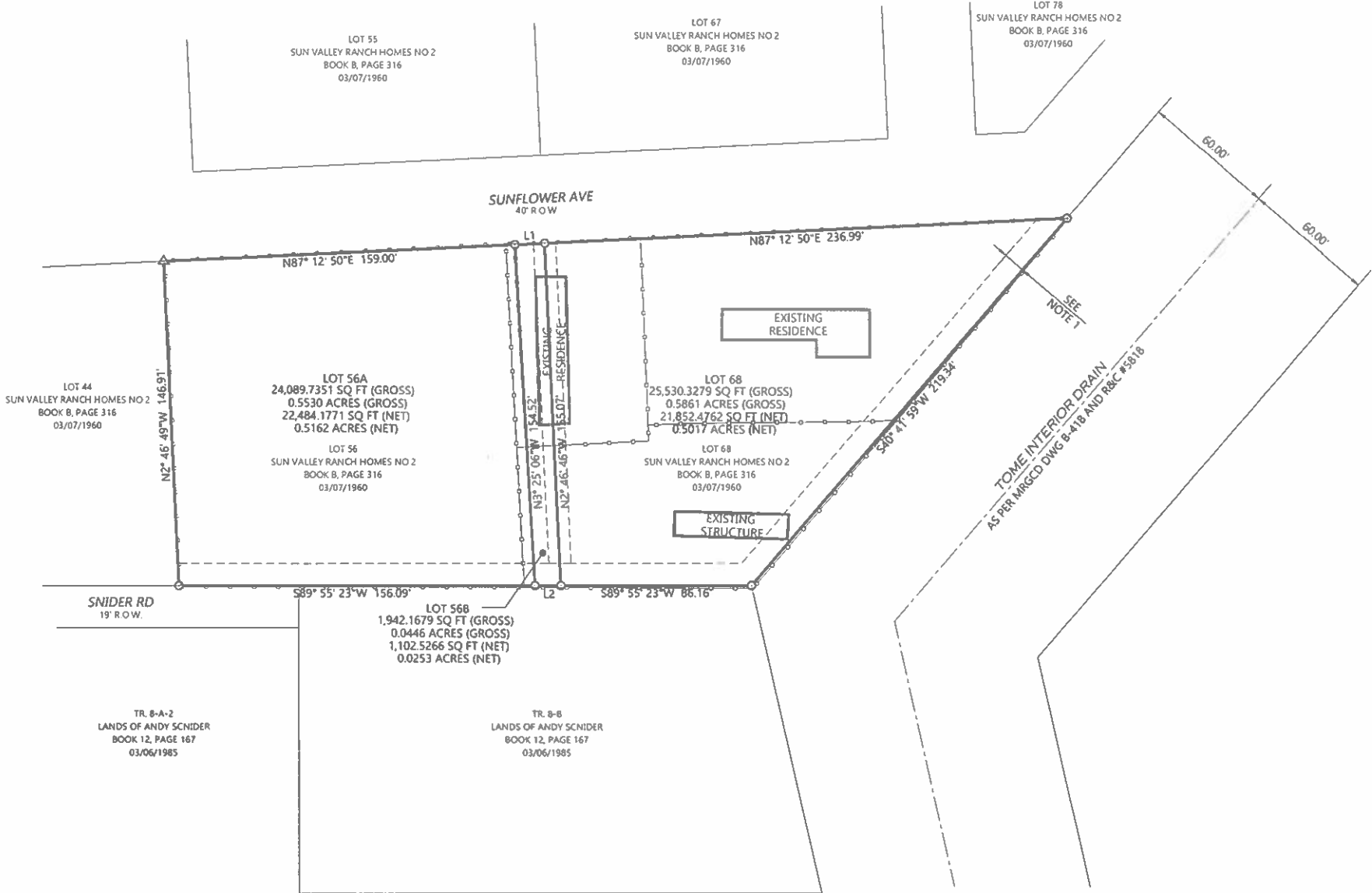
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Legend

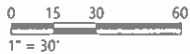
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- FOUND IRON PIPE



PLAT OF
LOTS 56A, 56B & 68
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- EASEMENT TO BE VACATED NOT IN USE.

Legend

- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS PLAT
- NEW OWNERSHIP BOUNDARY
- SET 5/8" REBAR WITH CA STAMPED "LS89111"
- FOUND IRON PIPE
- EASEMENT TO BE VACATED NOT IN USE



Purpose of Plat

- Survey Notes**
- A. THE BASIS OF BEARING FOR THIS PLAT ARE FROM FOUND IRON PIPE AT THE NORTHWEST CORNER AND NORTHEAST CORNER PER PLAT BOOK 8, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.
 - B. REFERENCE TO RECORDED PLAT IN PLAT BOOK 8, PAGE 316 DATED 03/07/1960, FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO
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 - F. NUMBER OF TRACTS CREATED 3

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THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO DO SO ACT

GUADALUPE M DUNCAN , OWNER LOTS6A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____

BY GUADALUPE M DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

GILBERT DUNCAN , OWNER LOTS6A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____

GILBERT DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Tax Certification

THIS PLAT SHOWN HEREON, LYING WITHIN THE TERRITORIAL LIMITS OF VALENCIA COUNTY, NEW MEXICO, IS HEREBY APPROVED THIS ____ DAY OF _____ BY THE TREASURER OF VALENCIA COUNTY, NEW MEXICO

VALENCIA COUNTY TREASURER _____ DATE _____

VILLAGE OF BOSQUE FARMS

ADMINISTRATIVELY APPROVED BY THE VILLAGE OF BOSQUE FARMS

THIS ____ DAY OF _____

BY _____
PLANNING AND ZONING

BY _____
MAYOR

Legal Description - Lot 56A-1

A PORTION OF A LOT 56, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK 8, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56A-1, SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 56A-1, BEING A FOUND IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING, THENCE,

N 87°12'50" E, A DISTANCE OF 154.98 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 03°07'38" E, A DISTANCE OF 154.29 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 156.09 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 02°46'49" W, A DISTANCE OF 146.91 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, AND BEING A FOUND IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINS 23409.1119 SQ FT, 0.5374 ACRES MORE OR LESS

Legal Description - Lot 56B-1

A PORTION OF A LOT 56 AND LOT 68, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK 8, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56B-1, SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 56B-1, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", BEING THE POINT AND PLACE OF BEGINNING, THENCE,

S 02°46'49" E, A DISTANCE OF 118.30 FEET TO A POINT BEING THE EAST POINT OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 87°12'43" W, A DISTANCE OF 25.54 FEET TO A POINT BEING THE EAST POINT OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 02°46'49" E, A DISTANCE OF 38.97 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 46.67 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 03°07'38" W, A DISTANCE OF 154.29 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

N 87°12'50" E, A DISTANCE OF 72.15 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, AND BEING A SET 5/8" REBAR, BEING THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINS 12923.6504 SQ FT, 0.2967 ACRES MORE OR LESS

Legal Description - Lot 68-A

A PORTION OF A LOT 68, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK 8, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 68-A, SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 68-A, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", BEING THE POINT AND PLACE OF BEGINNING, THENCE,

S 40°41'59" W, A DISTANCE OF 219.34 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", THENCE,

S 89°55'23" W, A DISTANCE OF 39.49 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT, BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911" WITH PLASTIC CAP STAMPED "LS8911" THENCE,

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N 87°12'50" E, A DISTANCE OF 164.84 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT, AND BEING A SET 5/8" REBAR, BEING THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINS 15228.6976 SQ FT, 0.3796 ACRES MORE OR LESS

ANITA B MOYA , OWNER LOT56A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____

BY ANITA B MOYA

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

MARTIN A MOYA , OWNER LOT56-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____

BY MARTIN A MOYA

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

MARTIN A MOYA , OWNER LOT68-A

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____

BY MARTIN A MOYA

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Valencia County Approvals

PLANNING AND ZONING DIRECTOR _____ DATE _____

FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO

THIS ____ DAY OF _____, 20____, IN CABINET ____

NO. ____ BOOK ____ PAGE ____ BY ____
____, DEPUTY

____, COUNTY CLERK.

AMOUNT _____, PAID BY _____ RECEIPT NO. _____

PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2

FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO
APRIL 2025

Public Utility Easement Notes:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Approvals

NEW MEXICO GAS COMPANY _____

CENTURY LINK _____

COMCAST _____

MIDDLE RIO GRANDE CONSERVANCY DISTRICT _____

PNM ELECTRIC COMPANY

In approving this plat, PNM Electric Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement right which may have been granted by prior plat, replat or other document which are not shown on this plat.

PNM ELECTRIC _____ DATE _____

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions, thereof, other than from existing turnouts

Surveyor's Certification

I DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR, NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL SURVEYORS, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

DAVID R. VIGIL, N.M.P.S. 8911

4/25/25
DATE

Anchor Engineering, LLC
575 Bosque Farms Blvd, Bosque Farms, NM 87068
505.362.1530

INDEX INFORMATION FOR COUNTY CLERK

OWNER
MARTIN A MOYA
LOT 68 SUN VALLEY RANCH HOMES NO 2 & LOT 56B SUN VALLEY RANCH HOMES NO 2

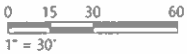
GUADALUPE M DUNCAN & GILBERT DUNCAN & ANITA B MOYA
LOT 56A SUN VALLEY RANCH HOMES NO 2

FIRM MAP
PANEL: 35061C0230E
DATE: AUGUST 19, 2010
ZONE: "AE"

PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO
APRIL 2025



SCALE: 1" = 30'



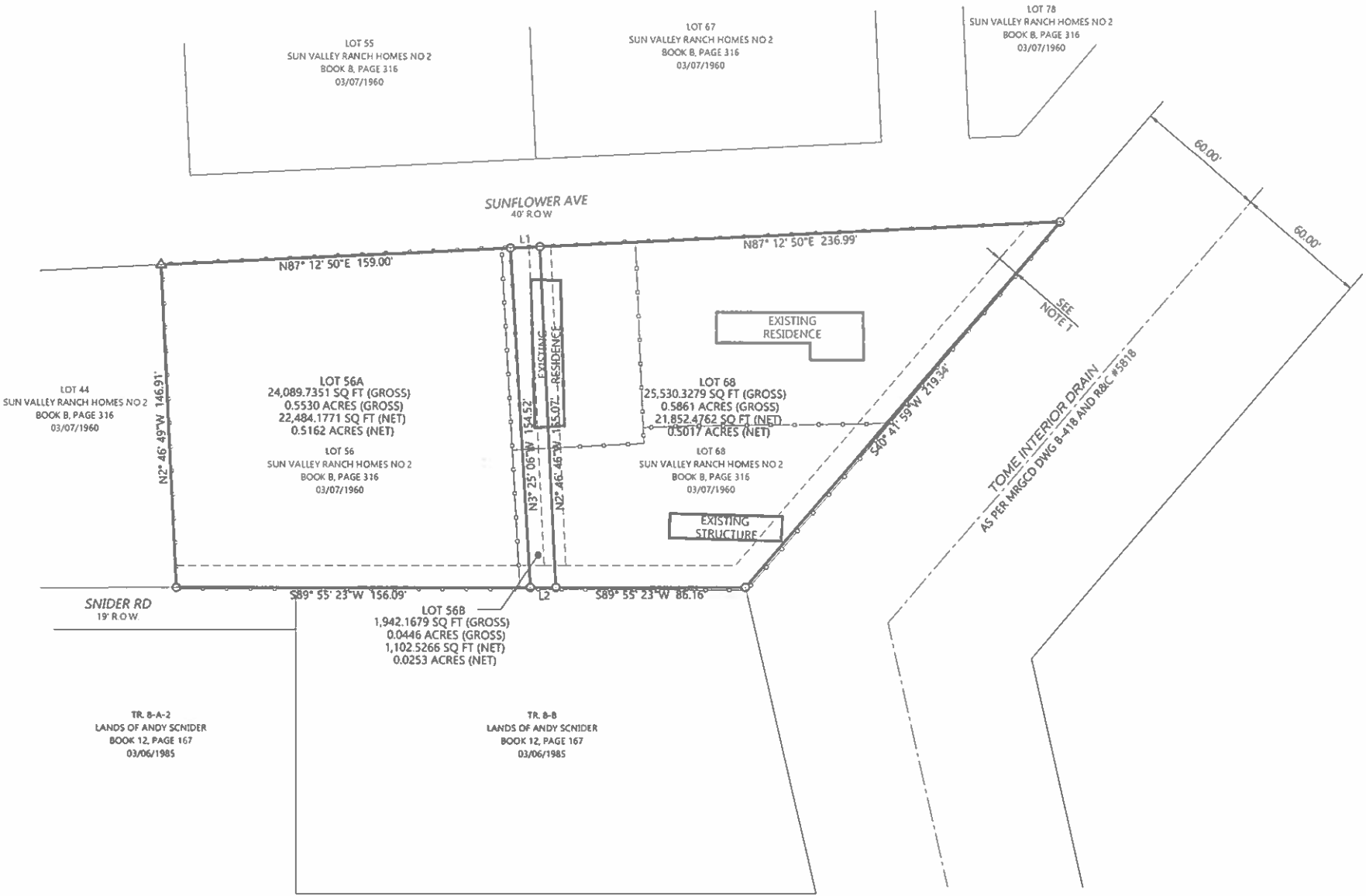
LINE DATA TABLE		
	BEARING	DISTANCE
L1	N87°12'50"E	13.41'
L2	N89°55'23"W	11.70'

Easement Notes

- EXISTING 10.00' PUBLIC UTILITY EASEMENT PER PLAT AS SHOWN AND RECORDED IN PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.

Legend

- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- NEW OWNERSHIP BOUNDARY PER TRANSFER DEED
- SET 5/8" REBAR WITH CA STAMPED "LS8911"
- FOUND IRON PIPE



PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
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APRIL 2025



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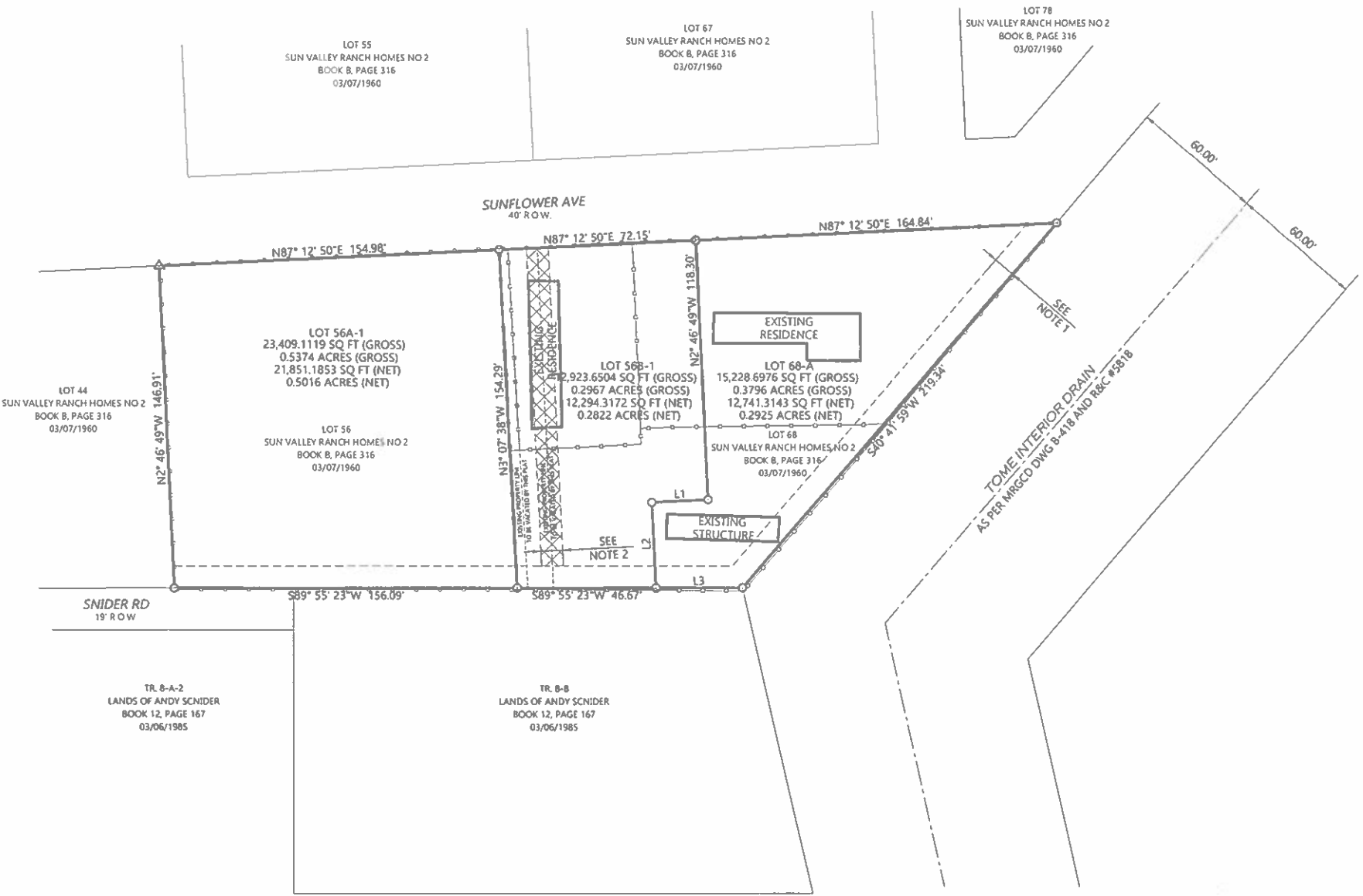
LINE DATA TABLE		
	BEARING	DISTANCE
L1	N87°12'43"E	25.54'
L2	N02°46'49"W	38.97'
L3	N89°55'23"W	39.49'

Easement Notes

- EXISTING 10.00' PUBLIC UTILITY EASEMENT PER PLAT AS SHOWN AND RECORDED IN PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.
- EASEMENT TO BE VACATED NOT IN USE.

Legend

- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS PLAT
- NEW OWNERSHIP BOUNDARY
- SET 5/8" REBAR WITH CA STAMPED "LS8911"
- FOUND IRON PIPE
- EASEMENT TO BE VACATED NOT IN USE





Purpose of Plat

Survey Notes

- A THE BASIS OF BEARING FOR THIS PLAT ARE FROM FOUND IRON PIPE AT THE NORTHWEST CORNER AND NORTHEAST CORNER PER PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO
- B REFERENCE TO RECORDED PLAT IN PLAT BOOK B, PAGE 316 DATED 03/07/1960, FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO
- E WARRANTY DEED FILED 2/3/1987 IN DEED BOOK 278, PAGE 1926, DOCUMENT NO. 048579
- C GROSS ACREAGE. 1.2137 ACRES
- D NUMBER OF EXISTING TRACTS 2
- E NUMBER OF TRACTS CREATED 3

Owner's Certification

THE PLATTING SHOWN HERE ON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF.

THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO SO ACT.

GUADALUPE M DUNCAN , OWNER LOT56A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____.

BY GUADALUPE M DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

GILBERT DUNCAN , OWNER LOT56A-1

STATE OF NEW MEXICO } SS
COUNTY OF VALENCIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____.

GILBERT DUNCAN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Tax Certification

THIS PLAT SHOWN HEREON, LYING WITHIN THE TERRITORIAL LIMITS OF VALENCIA COUNTY, NEW MEXICO, IS HEREBY APPROVED THIS ____ DAY OF _____, BY THE TREASURER OF VALENCIA COUNTY, NEW MEXICO

VALENCIA COUNTY TREASURER

DATE

VILLAGE OF BOSQUE FARMS

ADMINISTRATIVELY APPROVED BY THE VILLAGE OF BOSQUE FARMS

THIS ____ DAY OF ____

BY _____
PLANNING AND ZONING

BY _____
MAYOR

Legal Description - Lot 56A-1

A PORTION OF A LOT 56, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 56A-1. SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

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Legal Description - Lot 56B-1

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Legal Description - Lot 68-A

A PORTION OF A LOT 68, SUN VALLEY RANCH HOMES NO 2, AS IS SHOWN ON PLAT FILED IN BOOK B, PAGE 316, DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND NOW BEING DESIGNATED AS LOT 68-A. SUN VALLEY RANCH HOMES NO 2 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

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FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO

THIS ____ DAY OF ____ 20____, IN CABINET ____

NO. ____ BOOK ____ PAGE ____ BY ____
____ DEPUTY.

____, COUNTY CLERK.

AMOUNT ____ PAID BY ____ RECEIPT NO. ____

PLAT OF

LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2

FORMERLY

LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2

M.R.G.C.D. PROPERTY MAP 62

WITHIN T.7N, R.2E, N.M.P.M.

VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO

APRIL 2025

Public Utility Easement Notes:

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B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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Approvals

NEW MEXICO GAS COMPANY

CENTURY LINK

COMCAST

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM ELECTRIC COMPANY

In approving this plat, PNM Electric Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement right which may have been granted by prior plat, replat or other document which are not shown on this plat.

PNM ELECTRIC

DATE

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions, thereof, other than from existing turnouts.

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR, NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL SURVEYORS, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID R. VIGIL, N.M.P.S. 8911

4/28/25
DATE

INDEX INFORMATION FOR COUNTY CLERK

OWNER
MARTIN A MOYA
LOT 68 SUN VALLEY RANCH HOMES NO 2 & LOT 56B SUN VALLEY RANCH HOMES NO 2

GUADALUPE M DUNCAN & GILBERT DUNCAN & ANITA B MOYA
LOT 56A SUN VALLEY RANCH HOMES NO 2

FIRM MAP
PANEL 35061C0230E
DATE AUGUST 19, 2010
ZONE "AE"

Valencia County Approvals

PLANNING AND ZONING DIRECTOR

DATE

Anchor
Engineering, LLC
575 Bosque Farms Blvd, Bosque Farms, NM 87068
505.362.1530

PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2
FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
WITHIN T.7N, R.2E, N.M.P.M.
VILLAGE OF BOSQUE FARMS, VALENCIA COUNTY, NEW MEXICO
APRIL 2025



SCALE: 1" = 30'



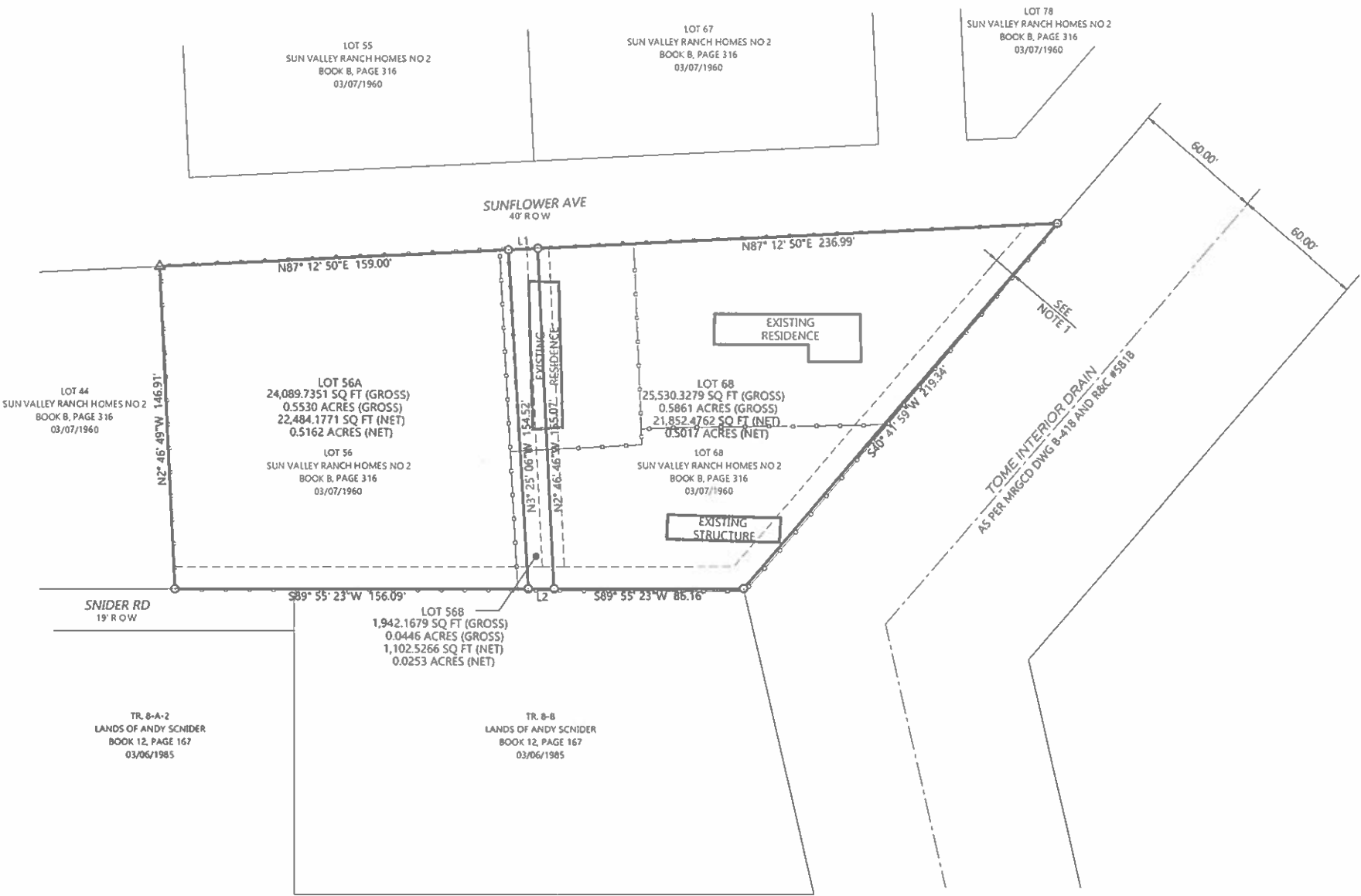
LINE DATA TABLE		
	BEARING	DISTANCE
L1	N87°12'50"E	13.41'
L2	N89°55'23"W	11.70'

Easement Notes

- EXISTING 10.00' PUBLIC UTILITY EASEMENT PER PLAT AS SHOWN AND RECORDED IN PLAT BOOK B, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.

Legend

- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- NEW OWNERSHIP BOUNDARY PER TRANSFER DEED
- SET 5/8" REBAR WITH CA STAMPED "LS8911"
- FOUND IRON PIPE



PLAT OF
LOTS 56A, 56B & 68
SUN VALLEY RANCH HOMES NO.2

FORMERLY
LOT 56A, 56B & 68, SUN VALLEY RANCH HOMES NO.2
M.R.G.C.D. PROPERTY MAP 62
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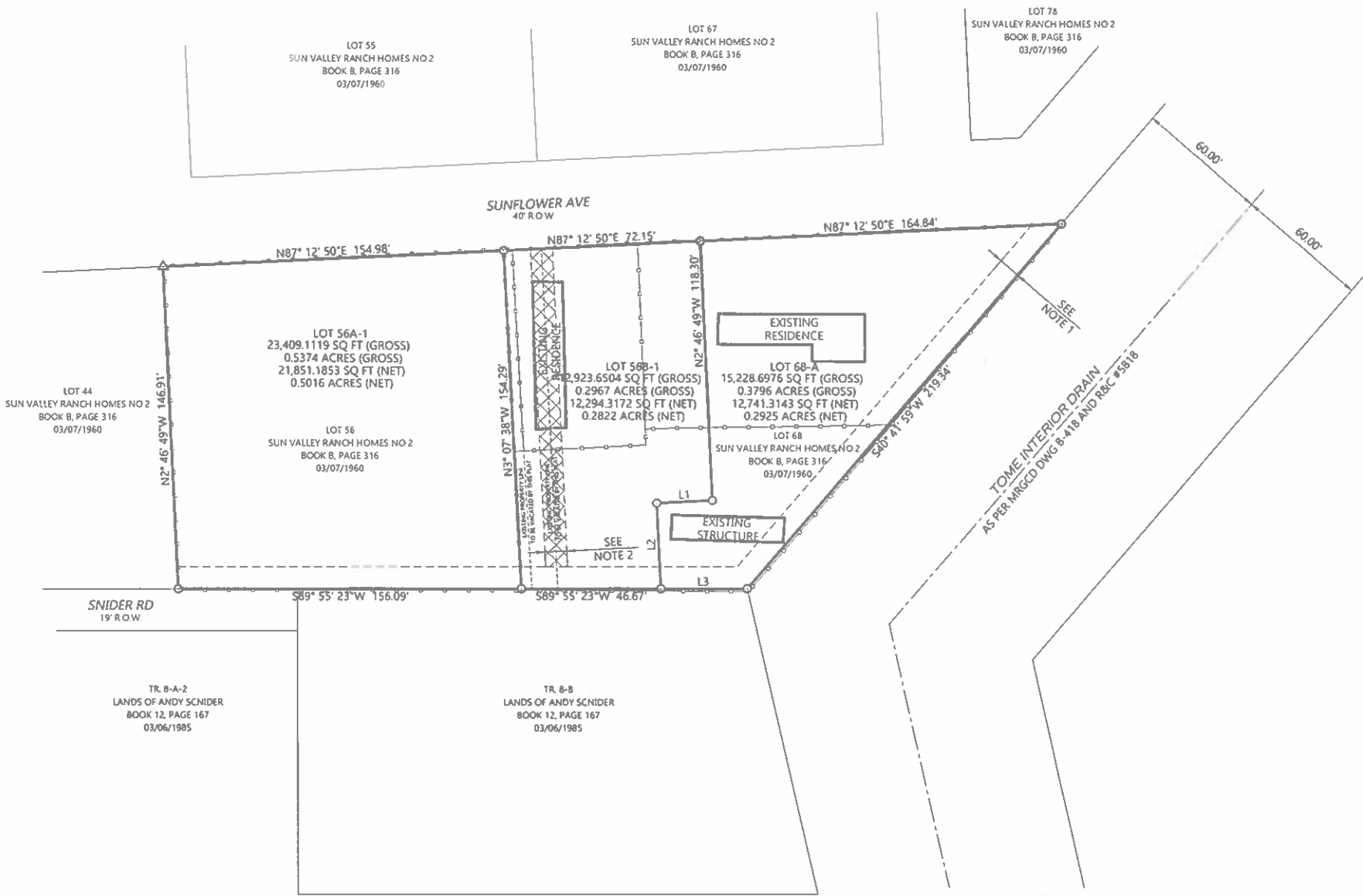
LINE DATA TABLE		
	BEARING	DISTANCE
L1	N87°12'43"E	25.54'
L2	N02°46'49"W	38.97'
L3	N89°55'23"W	39.49'

Easement Notes

- EXISTING 10.00' PUBLIC UTILITY EASEMENT PER PLAT AS SHOWN AND RECORDED IN PLAT BOOK 8, PAGE 316 DATED 03/07/1960 IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO.
- EASEMENT TO BE VACATED NOT IN USE

Legend

- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS PLAT
- NEW OWNERSHIP BOUNDARY
- SET 5/8" REBAR WITH CA STAMPED "LS8911"
- FOUND IRON PIPE
- EASEMENT TO BE VACATED NOT IN USE



ATTN: MICHAEL LIMON
VILLAGE OF BOSQUE FARMS

Post Office Box 660
Peralta, NM 87042

1455 West Bosque Loop
Bosque Farms, NM 871068

Phone: (505) 869-2358

Fax: (505) 869-3342

Email: Clerkadmin@bosquefarmsnm.gov



Chris Gillespie, Mayor

Council:

Ronita Wood

Michael Cheromiah

Erica DeSmet

Tim Baughman

RV CONDITIONAL USE PERMIT

Name of applicant: MICHAEL + BECKY PAYNE Date: 5-22-25
Address: 1935 EL DORADO LOOP Phone Number: 505-206-6903
Owner of recreational Vehicle: TYLER PAYNE
Reason for parking recreational vehicle on property:
SONS MENTAL HEALTH ISSUES AND FINANCIAL HARDSHIP

Definition of recreational vehicle: A structure which is designed or used as temporary living quarters for recreation, camping, or travel, and which may be a self-propelled motor vehicle or designed to be towed or mounted on a motor vehicle.

Conditions of Permit:

- Registered owner of RV must be the owner of the property or using the property for their primary residence.
- No RVs are allowed to be used as permanent residence while parked or stored on property.
- You are not allowed to connect your RV with home facilities such as gas, sewer or water at any time. However, you may make temporary electricity connection for the purpose of recharging batteries.
- This permit may be revoked if any false statements are made herein.
- Permit is expired after 30 days for visitation purposes.
- Permit is expired after 120 days for construction purposes.

The Village of Bosque Farms supporting ordinance codes:

10-1-5 (L)

Recreational vehicle storage. On any lot in residential use, the storage of, such as, but not limited to, a boat, pick-up camper shell, travel trailer, or other recreational vehicle is allowed, provided:

(1)

It is not used as additional living quarters for more than 60 days per year for an occasional guest. The property owner will notify the Planning and Zoning Administrator/Officer when guests will be staying more than 14 consecutive days.

(2)

It does not have a permanent connection to utilities.

(3)

It is not parked or stored within 10 feet of any roadway, right-of-way or multi-use path; and

(4)

Such recreational vehicle shall be stored on private property.

10-1-8 (C)

Conditional uses. Conditional uses are governed by § 10-1-13 of this Section 10-1. The following uses shall be allowed in this zone district only upon permit granted by the Commission:

(1)

Accessory living quarters.

(2)

Mobile home/manufactured home, provided it meets current installation requirements, or recreational vehicles as a conditional use when used as temporary dwelling unit during construction of a standard site-built dwelling unit or on-site assembly of modular dwelling unit in accordance with §§ 10-1-5K and 10-1-13.

(a)

A development review/building permit shall be obtained within 30 days following issuance of the conditional use permit.

(b)

Active and continuous construction shall begin within 90 days following issuance of a conditional use permit.

(c)

The mobile home/manufactured home shall be removed within 10 days of the expiration of the conditional use permit.

(d)

The recreational vehicle shall no longer be used as a residence after expiration of the conditional use permit.

10-1-9 (2)

Mobile home/manufactured home, provided it meets current installation requirements, or recreational vehicle as a conditional use when used as temporary dwelling unit during construction of a standard site-built dwelling unit or on-site assembly of a modular dwelling unit, in accordance with §§ 10-1-5K and 10-1-18B of this Section 10-1.

(a)

A development review/building permit shall be obtained within 30 days following issuance of the conditional use permit.

(b)

Active and continuous construction shall begin within 90 days following issuance of the conditional use permit.

(c)

The mobile home/manufactured home shall be removed at the expiration of the conditional use permit.

(d)

The recreational vehicle shall no longer be used as a residence after expiration of the conditional use permit.

I HAVE READ, UNDERSTAND AND AGREE TO THE CONDITIONS ABOVE

Signed

Michael Byrne

Date

5-22-25

This permit is approved for the following dates _____ to _____

Approved by _____ Date _____ Permit Number _____


Village of Bosque Farms
P.O. Box 660
Peralta NM, 87042
(505) 869-2358



Michael Angelo Limon
Clerk Administrator
clerkadmin@bosquefarmsnm.gov
Fermin Otero
Code Enforcement

GENERAL PROVISION OF THE FLOODPLAIN DEVELOPMENT PERMIT TERMS

- No work may start until a permit has been issued.
- The permit may be revoked if:
 - a. Any false statements are made herein.
 - b. The effective Flood Insurance Rate Map has been revised.
 - c. The work is not done in accordance with the Floodplain Damage Prevention Ordinance of the presiding jurisdiction or other local, state, and federal regulatory requirements.
 - d. The work is different than what is described and submitted to the community as part of the Floodplain Development Permit application.
- If revoked, all work must cease until permit is reissued.
 - a. If the permit cannot be reissued, applicant acknowledges that they will be responsible to correct the issue which may require removal of any development that may have occurred.
- Development shall not be used or occupied until the project has received final inspection, a final elevation and approval by the community.
- The permit will expire if no work has commenced within 3 months of issuance and by the expiration date noted on the permit.
- Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and acknowledges that it is their responsibility to ensure that all necessary permits are obtained.
 - a. This includes but is not limited to documentation showing compliance with the endangered species act.
- Applicant hereby gives consent to the local Floodplain Administrator and his/her representative (including state and federal agencies) to make reasonable inspections required to verify compliance.
- Applicant acknowledges, that the project will be designed to minimize any potential drainage onto surrounding properties and will be responsible for any drainage issues that may arise.
- I, the applicant certify that all statements herein and in attachments to this application are, to the best of my knowledge, true and accurate. Furthermore, I have read and understand the relevant Floodplain Damage Prevention Ordinance for my community and will adhere to the ordinance and will or have already obtained all necessary state, federal and local permits for the proposed development.

APPLICANTS NAME:	John L. Padiua	
APPLICANTS SIGNATURE:		DATE: 5-9-25

Village of Bosque Farms
P.O. Box 660
Peralta NM, 87042
(505) 869-2358



Michael Angelo Limon
Clerk Administrator
clerkadmin@bosquefarmsnm.gov
Fermin Otero
Code Enforcement

*PLEASE NOTE ALL CONTRACTORS MUST BE LICENSED FROM THE STATE AND REGISTERED WITH THE VILLAGE.

OWNER INFORMATION

OWNER: <u>John L. Padilla</u>		
ADDRESS: <u>1775 Pearl Loop</u>		
CITY: <u>Bosque Farms</u>	STATE: <u>N.M.</u>	ZIP CODE: <u>87068</u>
TELEPHONE: <u>505-916-7010</u>	TELEPHONE: <u>505-916-7010</u>	
CONTACT NAME: <u>John Padilla</u>		
EMERGENCY TELEPHONE: <u>Same</u>		
EMAIL: <u>jennertp@gmail.com</u>		

CONTRACTOR/DEVELOPER INFORMATION

OWNER: <u>Jason Vigil</u>		
ADDRESS: <u>P.O. Box 1784</u>		
CITY: <u>Los Lunas</u>	STATE: <u>N.M.</u>	ZIP CODE: <u>87031</u>
TELEPHONE: <u>505-379-5547</u>	TELEPHONE: <u>505-379-5547</u>	
CONTACT NAME: <u>Jason Vigil</u>		
EMERGENCY TELEPHONE: <u>Same</u>		
EMAIL: <u>Jasonbuilders34@yahoo.com</u>		

CONTRACTOR/ DEVELOPER INFORMATION

OWNER:		
ADDRESS:		
CITY:	STATE:	ZIP CODE:
TELEPHONE:	TELEPHONE:	
CONTACT NAME:		
EMERGENCY TELEPHONE:		
EMAIL:		

OWNER:		
ADDRESS:		
CITY:	STATE:	ZIP CODE:
TELEPHONE:	TELEPHONE:	
CONTACT NAME:		
EMERGENCY TELEPHONE:		
EMAIL:		

PROJECT OVERVIEW

PROJECT ADDRESS: <u>1775 Pearl Loop Bosque Farms N.M. 87068</u>		
LEGAL DESCRIPTION: <u>Existing Fence Replacement</u>		
DETAILED DESCRIPTION OF PROJECT: <u>Replace Wood Fence with metal, Privacy Fence</u>		
ESTIMATED COST OF PROJECT: <u>5,550.00</u>		
*If work is on, within or connected to an existing structure <u>N/A</u>		
VALUATION OF EXISTING STRUCTURE:	SOURCE OF EVALUATION:	WHEN THE EXISTING STRUCTURE WAS BUILT

- If the value of an addition, remodeled or alteration to a structure equals or exceeds 50% of the value of this structure before the addition, remodel or alteration, the entire structure must be treated as a substantially improved structure and is required to comply with the relevant Floodplain Damage Prevention Ordinance. A relocated structure, including mobile homes, manufactured homes or cabins, must be treated as a new construction.

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Michael Angelo Limon
Clerk Administrator
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Fermin Otero
Code Enforcement

CHANNEL IMPROVEMENTS	STRUCTURAL DEVELOPMENT	MISCELLANEOUS	TYPE
<input type="checkbox"/> Bank Stabilization	<input type="checkbox"/> New Construction	<input type="checkbox"/> Bridge	<input type="checkbox"/> Temporary
<input type="checkbox"/> Grade Control	<input type="checkbox"/> Residential Building	<input type="checkbox"/> Culvert	<input type="checkbox"/> Permanent
<input type="checkbox"/> Drop Structure	<input type="checkbox"/> Non-Residential	<input type="checkbox"/> Demolition	<input type="checkbox"/> Rehabilitation
<input type="checkbox"/> Outfall	<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Fence	<input type="checkbox"/> Emergency Repair
<input type="checkbox"/> Fill	<input type="checkbox"/> Rehabilitation (>50%)	<input type="checkbox"/> Grading/Parking Lot	<input type="checkbox"/> Maintenance
<input type="checkbox"/> Other _____	<input type="checkbox"/> Substantial Improvement (>50%)	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Other _____		

Flood Hazard Data (TO BE COMPLETED BY FLOODPLAIN ADMINSTRATOR)

Is property in a flood hazard area?	Firm for property:
Special Flood hazard area?	Elevation certificate?
Surveyor:	Pre elevation and post elevation required?
Flood map number:	Other:

Floodplain Development Permit Checklist

The following documents may be required at the desecration of the approving community official:

- ☐ Tax assessor map
- ☐ Maps and/or plans showing the location, scope and extent of development.
- ☐ Floodproofing Certificate: Certificate and supporting documentation used to provide the certification.
- ☐ Documentation showing compliance with the Endangered Species Act
- ☐ No-Rise Certificate: Certificate and supporting documentation used to provide the certification.
- ☐ Elevation Certificate.
 - ☐ Constructional Drawing.
 - ☐ Building Under Construction.
 - ☐ Finished Construction.
- ☐ Grading Plans.
- ☐ Detailed Hydraulic and hydrology model for development in a Zone A.
- ☐ Conditional Letter of Map Revision (CLOMR).
- ☐ Structure valuation documentation.
- ☐ Non-conversion agreement: Required for all structures that are constructed with an enclosure.
- ☐ Wetland Permit from the U.S. Army Corps of Engineers.
- ☐ Copies of all federal, local and state permits that may be required.
- ☐ Manufactured home anchoring certificate: Certificate and supporting documentation used to provide the certification.
- ☐ Other documents deemed necessary. _____

Michael Angelo Limon
Clerk Administrator
clerkadmin@bosquefarmsnm.gov
Fermin Otero
Code Enforcement

Permit Action

- ☒ **Permit Approved:** The information submitted for the proposed project was reviewed and is in compliance with the approved floodplain management standards.
- ☐ **Permit Approved with Conditions:** The information submitted for the proposed project was reviewed. In order for the proposed project to be approved certain restrictions or conditions must be met. These restrictions or conditions are attached.
- ☐ **Permit Denied:** The proposed project does not meet approved floodplain management standards. (Explanation below).
- ☐ **Variance Granted:** A variance was granted from the base (1%) flood elevation established by FEMA consistent with variance requirements of Title 44 of the Code of Federal Regulations Part 60.6 (Variance Action documentation is on file).

SIGNATURE OF COMMUNITY OFFICIAL:

PRINT NAME AND TITLE OF COMMUNITY OFFICIAL

DATE:

PERMIT NUMBER:

PERMIT EXPIRES:

CONDITIONS/RESTRICTIONS/DENIAL:

REASONS FOR DENIAL OF PERMIT: FORM NOT COMPLETELY FILLED OUT, REQUIRED DOCUMENTS NOT SUBMITTED, FUNDS NOT SUBMITTED WITH DOCUMENTS, ALL CONTRACTORS NOT REGISTERED WITH THE VILLAGE, OMISSIONS OR FALSE STATEMENTS ON DOCUMENT.

Village of Bosque Farms
P.O. Box 660
Peralta NM, 87042
(505) 869-2358



Michal Angelo Limon
Clerk Administrator
clerkadmin@bosquefarmsnm.gov
Fermin Otero
Code Enforcement

Required Documents to be submitted with Developmental Review Applications:

Home/accessory structure:

- ☐ Development review form (filled out completely).
- ☐ Plans showing the location, details, and extent of development.
- ☐ Plat Map.
- ☐ Floodproofing Certificate (if classified as an accessory structure).
- ☐ Elevation Certificate (Before and after construction, Bosque Farms requires 6" of freeboard).
- ☐ Contractor information (all contractors must be registered with the Village of Bosque Farms).
- ☐ Deed of ownership for property.

Manufactured Home (all the above and):

- ☐ Manufactured home anchoring details.
- ☐ Compliance with venting requirements.
- ☐ Foundation details/plans.

Documents needed for an address assignment:

- ☐ Plat map
- ☐ Letter signed by the owner requesting and address assignment.
- ☐ Deed of ownership

Others:

- Sheds/connex boxes and other structures will be handled on a case-by-case basis.
- Commercial properties will be handled on a case-by-case basis.
- **No permit will be issued if the property has an existing violation.**
- All submissions are final, no changes will be accepted.

Fees:

- ☐ Payment schedule for fees (only accepting cash, check or money order):
 - \$35 Developmental Review/Building Permit
 - \$35 Flood Review
 - \$30 Address Assignment

DATE: May 10, 2023

Customer: John Padilla

Job Address: 1775 Pearl Loop bosque farm

JOB DESCRIPTION: 140 l.f. fence	Materials & Labor
<p>Removal of 140 l.f. existing wood fence on west side of property.</p> <p>1. Removal will start with 60 ft of fence and replaced with 4in square tubing set 3ft in ground with concrete, metal c purlins will be installed to tubing. A 2in x 4in cattle panel will be installed on the bottom purlin and buried so animals cannot dig under.</p> <p>9ft 9in ash gray metal panels will be installed on this 60 ft portion of fence.</p> <p>2. The remaining 80 ft of fence will also be removed and replaced with 4in square tubing set 2ft 6in in ground with concrete. Metal c purlins will be installed and 5ft 9in ash gray panels will be installed.</p> <p>materials</p> <p>labor</p>	<p>\$4179.78</p> <p>\$1770.22</p>
<p>Total amount</p> <p>Upon approval of quote materials total will be due.</p> <p>Labor total will be due upon completion.</p>	<p>\$ 5950.00</p>

If you have any questions, please feel free to contact me at any time.

Thank you for your time and consideration.

VILLAGE OF BOSQUE FARMS

1455 West Bosque Loop
Bosque Farms, NM 87068
(505) 869-2358 – Phone

PO Box 660
Peralta, NM 87042
(505) 869-3342 - Fax

VARIANCE APPLICATION

As Per Ordinance 10-1-16

Instructions: Submit this form with the applicable administrative fee along with any additional information to the Village Planning & Zoning Administrator/Officer at least twenty (20) days prior to the scheduled Planning & Zoning meeting.

Applicant John Padilla
If applicant is not the property owner, a notarized statement from the property owner must accompany this application.

Mailing Address 1775 Pearl Loop

Address of the
Proposed Variance 9 foot fence height request for privacy of home.

Telephone Day 505-916-7010 Evening _____

Agent/Representative
(if applicable) Jason Vigil

Address PO Box 1784 Los Lunas - New Mexico

Telephone Day 505-379-5547 Evening _____

Zoning of Property Residential

Directions to
Property _____

Reason for the
Proposed Variance Protection and Privacy of home

(be specific) _____

I DO HEREBY CERTIFY that the statements I have made on this Application are true and correct to the best of my knowledge.

Applicant(s)' Signature John L Padilla Date 6-23-25

SUBSCRIBED AND SWORN TO before me _____

My Commission Expires _____

Notary Public

_____ Chairman, Planning & Zoning Commission

Date of Governing Body Public Hearing _____

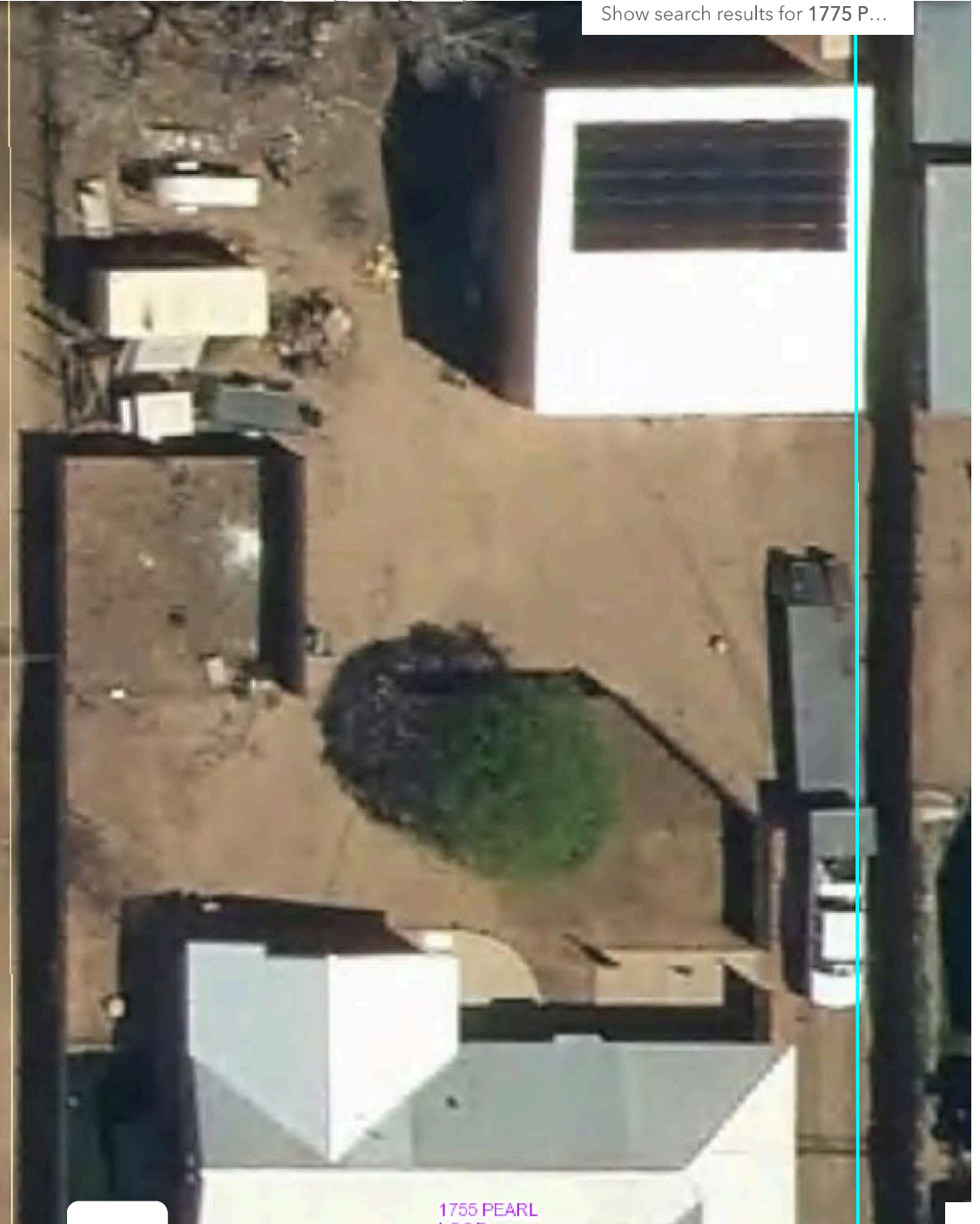
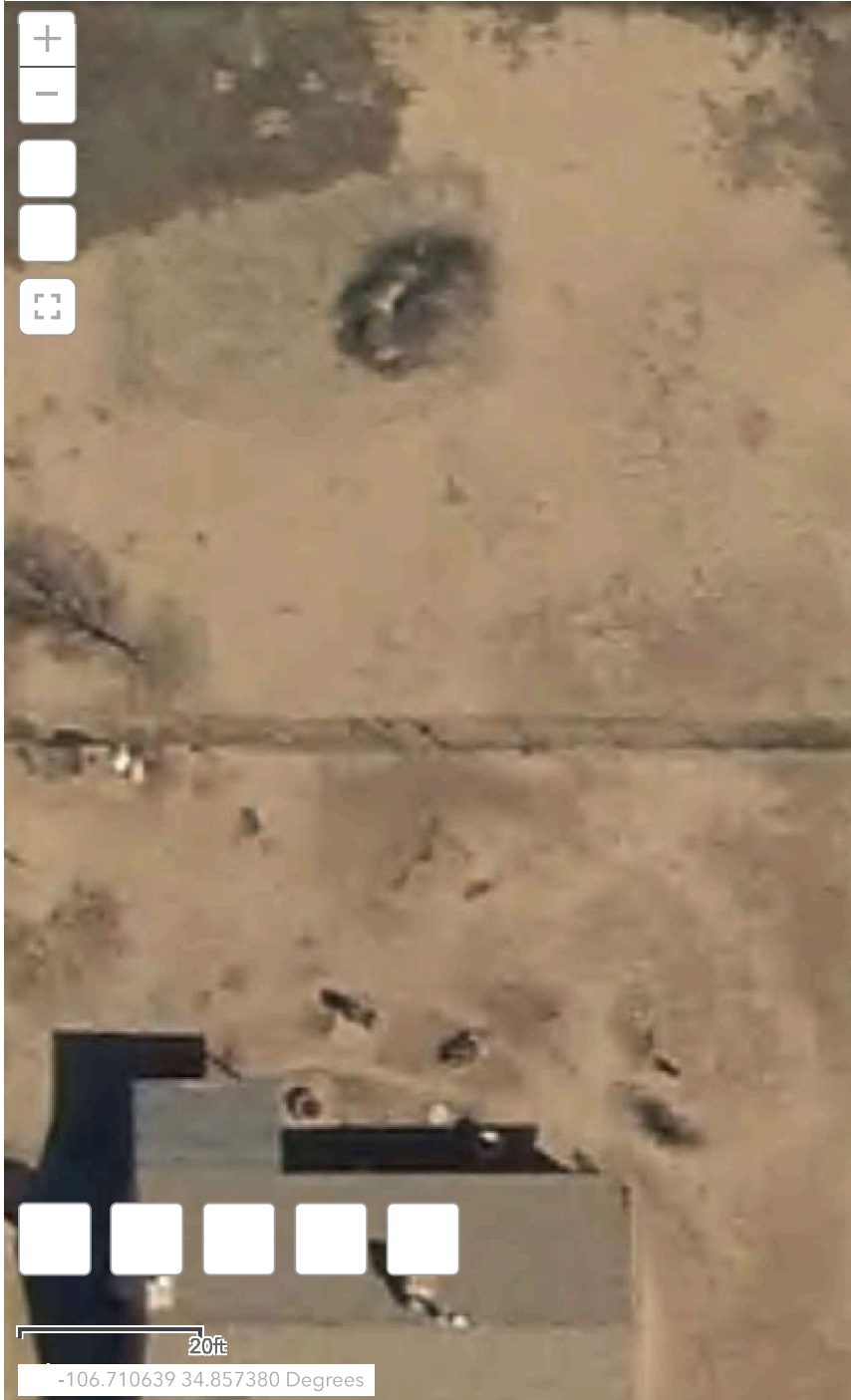
Governing Body Decision _____

Restrictions (if applicable) _____

_____ Mayor, Village of Bosque Farms



Show search results for 1775 P...



VILLAGE OF BOSQUE FARMS

Post Office Box 660
Peralta, NM 87042

1455 West Bosque Loop
Bosque Farms, NM 87068

Phone: (505) 869-2358
Fax: (505) 869-3342
Email: Clerkadmin@bosquefarmsnm.gov



Chris Gillespie, Mayor

Council:

Ronita Wood
Michael Cheromiah
Erica DeSmet
Tim Baughman

Clerk Notes for July Regular Meeting

- The Clerk's office has met with Molzen & Corbin to discuss the best practice to address traffic issues on Mitchell and Morrison Drive. Along Mitchell there is risk to expose sewer lines that connect to the nearby businesses, Fred Black has provided information on the area that the Village back in 2022 purchased signs from the EPA that advertised no parking due to lines in the area. Field crew have been instructed to get updated costs and install signs to protect the area as soon as possible. Also, Molzen will be looking at costs of performing a traffic study to see if road should be restriped the way that it was or if a new design is required and what the costs would be to repave the entire length of Mithcell.
- Code 360 sent over an invoice to the Clerk's office detailing updated ordinances, however the list of when changes occur is not present. The Clerk Administrator will contact code 360 to discuss missing updates that are active on the website or if previous administrators followed the correct process.
- The Clerk Administrator drove out to Santa Fe Springs California to meet with UWS regarding our contract that is upcoming for renewal in July. The Clerk Administrator provided input on costs and requests for programs to save residents on monthly billing and get more resources for residents to participate in clean up events and or have designated areas to dispose of items. Contract should appear before the governing body in the month of July or August.
- The planning and zoning commission has requested the inspection of 1290 Truchas trail utilizing ordinance 10-1-23. A letter to the property owner has been drafted and is currently under review from our legal counsel.
- The Clerk's office has hosted weekly meetings with Prodigy builders, key updates from meetings is that Wasting for the crew is currently meeting operational needs with the assistance of a 3rd party.
- Roberta is training and passing along more supervisor roles and duties to our field supervisor, Trenching and First aid field training was provided by the NMML to our crew, all members were in attendance thanks to the coverage from Prodigy staffing.
- The Water & Wastewater crew have had minor tech upgrades to assist with field reports and communications with the office. More review and advancement to occur with the assistance of AT&T. Prodigy has begun scheduled meeting with Molzen & Corbin to design a blending plan, we can expect this to be completed mid-July.

“PRESERVING RURAL AMERICA”

- The Clerk's office has filed two tort claims for the month of June – 1 being due to a Water main break that happened in Late May. A field report images of damage were provided to our insurance. The second being a car that was affected by a police spike strip during a pursuit, Field report, images and quotes for repair have been provided to our insurance.
- Estaban from NMDOT has installed a sound modem on the traffic lights on the south loop as well as a power back up. These additions should address downtime at the intersection and pinpoint the cause of power outages throughout the area.

Planning & Zoning May Regular Meeting

- The following properties pulled permits for the month of June:
- 1235 Green Acres remodeled an existing fence line but updated the material.
- 225 Del Norte Court pulled a Car Port permit.
- 1575 West Bosque Loop pulled a permit for a garage.
- The Clerk's office was approached for a proposed development of two lots on McNew Road. The Blankley Family is looking to divide one of its 15 Acre Parcel's into 1 acre lots. The 2nd Acre Parcel is roughly 17 acres and only the front half is proposed to be developed. The Clerk Administrator will look to have the developer provide engineering plans and review them with Molzen & Corbin and Prodigy to ensure this kind of development would not harmfully impact the wastewater treatment plant and is within scope of the current land use plan.