

Turtleback Mountain Resort, Canon del Luna, (Replat)

a Subdivision in the Pedro Armendaris No. 33 Grant and Section 22, Township 13 S., Range 4 W., NMPM, City of Elephant Butte, County of Sierra, State of New Mexico August 30, 2024

LEGEND

NEIGHBORHOOD BOUNDARY LOT LINE EASEMENT (CREATED THIS PLAT) LOT CORNERS TO BE STAKED WITH 1/2" REBAR W/CAP 12129

CANON DEL LUNA, A TURTLEBACK MOUNTAIN RESORT SUBDIVISION, LYING IN A PLANNED UNIT DEVELOPMENT ESTABLISHED UNDER THE CITY OF ELEPHANT BUTTE'S ORDINANCE NUMBER 91, PASSED FEBRUARY 3, 2006, PLATTED UNDER PHASE 2 OF THE PLANNED UNIT DEVELOPMENT, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT, THE POINT OF BEGINNING; FROM WHICH THE IRON PIPE AP-45 OF THE ELEPHANT BUTTE RESERVOIR RESERVATION BOUNDARY SURVEY BEARS SOUTH 59 ° 08'55" EAST, A DISTANCE OF 5260.86 FEET, AND FROM WHICH THE IRON PIPE CLOSING CORNER ON THE PERDO ARMENDARIS NO. 33 GRANT BOUNDARY BETWEEN SECTIONS 22 AND 27, T13S, R4W BEARS SOUTH 03 ° 08'06" WEST, A DISTANCE OF 3477.61 FEET;

THENCE NORTH 51 ° 29'49" WEST A DISTANCE OF 147.66 FEET TO A POINT; THENCE NORTH 26 ° 23'15" WEST A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 48 ° 12'09" WEST A DISTANCE OF 51.43 FEET TO A POINT THENCE NORTH 00 ° 48'38" WEST A DISTANCE OF 129.39 FEET TO A POINT THENCE NORTH 54 ° 02'11" WEST A DISTANCE OF 97.37 FEET TO A POINT; THENCE NORTH 16 ° 47'33" WEST A DISTANCE OF 247.54 FEET TO A POINT THENCE NORTH 07 ° 23'26" WEST A DISTANCE OF 131.32 FEET TO A POINT; THENCE NORTH 55 ° 25'28" WEST A DISTANCE OF 132.57 FEET TO A POINT; THENCE NORTH 05 ° 56'36" WEST A DISTANCE OF 180.99 FEET TO A POINT; THENCE NORTH 81 ° 45'55" EAST A DISTANCE OF 50.86 FEET TO A POINT; THENCE NORTH 81 ° 21'52" EAST A DISTANCE OF 87.87 FEET TO A POINT; THENCE NORTH 87 ° 08'45" EAST A DISTANCE OF 113.62 FEET TO A POINT; THENCE 174.15 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.03 FEET THROUGH A CENTRAL ANGLE OF 249 ° 14'54" SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 49 ° 26'01" EAST AND A CHORD LENGTH OF 65.88 FEET

THENCE SOUTH 13 ° 49'01" EAST A DISTANCE OF 63.26 FEET TO A POINT; THENCE SOUTH 44 ° 22'36" EAST A DISTANCE OF 270,95 FEET TO A POINT THENCE SOUTH 53 ° 08'50" EAST A DISTANCE OF 54.30 FEET TO A POINT; THENCE NORTH 76 ° 11'29" EAST A DISTANCE OF 68.58 FEET TO A POINT: THENCE NORTH 28 ° 01'27" EAST A DISTANCE OF 67.82 FEET TO A POINT; THENCE SOUTH 59 ° 02'52" EAST A DISTANCE OF 26.32 FEET TO A POINT; THENCE NORTH 80 ° 09'28" EAST A DISTANCE OF 104.11 FEET TO A POINT THENCE SOUTH 07 ° 53'22" EAST A DISTANCE OF 65.66 FEET TO A POINT; THENCE 358.04 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 461.50 FEET THROUGH A CENTRAL ANGLE OF 44 ° 27'02" SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 14 ° 20'09" WEST AND A CHORD LENGTH OF 349.12 FEET;

THENCE SOUTH 36 ° 33'40" WEST A DISTANCE OF 365.09 FEET TO A POINT, THE POINT OF BEGINNING;

CONTAINING 8.97 ACRES MORE OR LESS.

PUBLIC UTILITY APPROVALS

The rights of way and easements shown hereon have been approved by the subject utility organizations and carry their signed statements of approval. These rights of way and easements grant the right of ingress and egress for the construction and maintenance of the essential distribution facilities of the applicable utility, including the right to trim interfering trees and shrubs, and to remove or cause to be removed those objects planted or installed in said rights of way and easements which, in the judgment of the utility organization, cause impairment to the functions of that utility.

CITY OF ELEPHANT BUTTE, A MUNICIPAL CORPORATION	TDS	5
A MUNICIPAL CORPORATION	Ву:	C
Ву:	Title:	(
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SIERRA ELECTRIC COOPERATIVE	NEW MEXICO GAS COMPANY	
Bye	Ву:	
Ву:	Title:	N
Title:		
		N
NEW MEXICO WATER SERVICE COMPANY		
Bv:		

DEDICATION

ALL RIGHTS OF WAY AND PUBLIC AREAS SHOWN HEREON ARE DEDICATED TO THE CITY OF ELEPHANT BUTTE. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES, WHETHER SIGNATORY TO THIS PLAT OR NOT. AND TO THE CITY OF ELEPHANT BUTTE. ALL RULES AND REGULATIONS OF THE CITY OF ELEPHANT BUTTE AND SAID UTILITIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE

GRANTED FOR THE USE INDICATED. NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT IS ALLOWED. THE SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH

THE WISHES OF THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON

PLANNING AND ZONING COMMISSION APPROVAL

The hereon described Turtleback Mountain Resort, Canon del Luna (Replat). a Subdivision within the City of Elephant Butte, Sierra County, New Mexico, is hereby approved this day of , 2024 subject to compliance by the owners and developers of all lots within said Planned Unit Development, with all current regulations, standards and requirements of the City of Elephant Butte, New Mexico, and further compliance by said owner with all regulations, standards and requirements of the Environment Department of the State of New

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member

CITY OF ELEPHANT BUTTE APPROVA

The hereon described Turtleback Mountain Resort, Canon del Luna (Replat), a Subdivision within the City of Elephant Butte, Sierra County, New Mexico, is hereby approved this _____ ____ day of _____, 2024 subject to compliance by the owners and developers of all lots within said Planned Unit Development, with all current regulations, standards and requirements of the City of Elephant Butte, New Mexico, and further compliance by said owner with all regulations, standards and requirements of the Environment Department of the State of New Mexico.

CITY OF ELEPHANT BUTTE, A MUNICIPAL CORPORATION

Mayor

City Clerk

ENGINEER'S CERTIFICATE

I attest to the adequacy of and compliance with engineering provisions and requirements and certify that these drawings and plans were prepared under my supervision and that I am licensed as a Professional Engineer in the State of New Mexico

Signed: _ Sam Senn NMPE No. 7840

OWNER'S CERTIFICATION

This is to certify that the parcel of land hereon described **Turtleback** Mountain Resort, Canon del Luna, (Replat), a Subdivision within the City of Elephant Butte, Sierra County, New Mexico, is planned and platted with the free consent and in accordance with the wishes and desires of the undersigned owner:

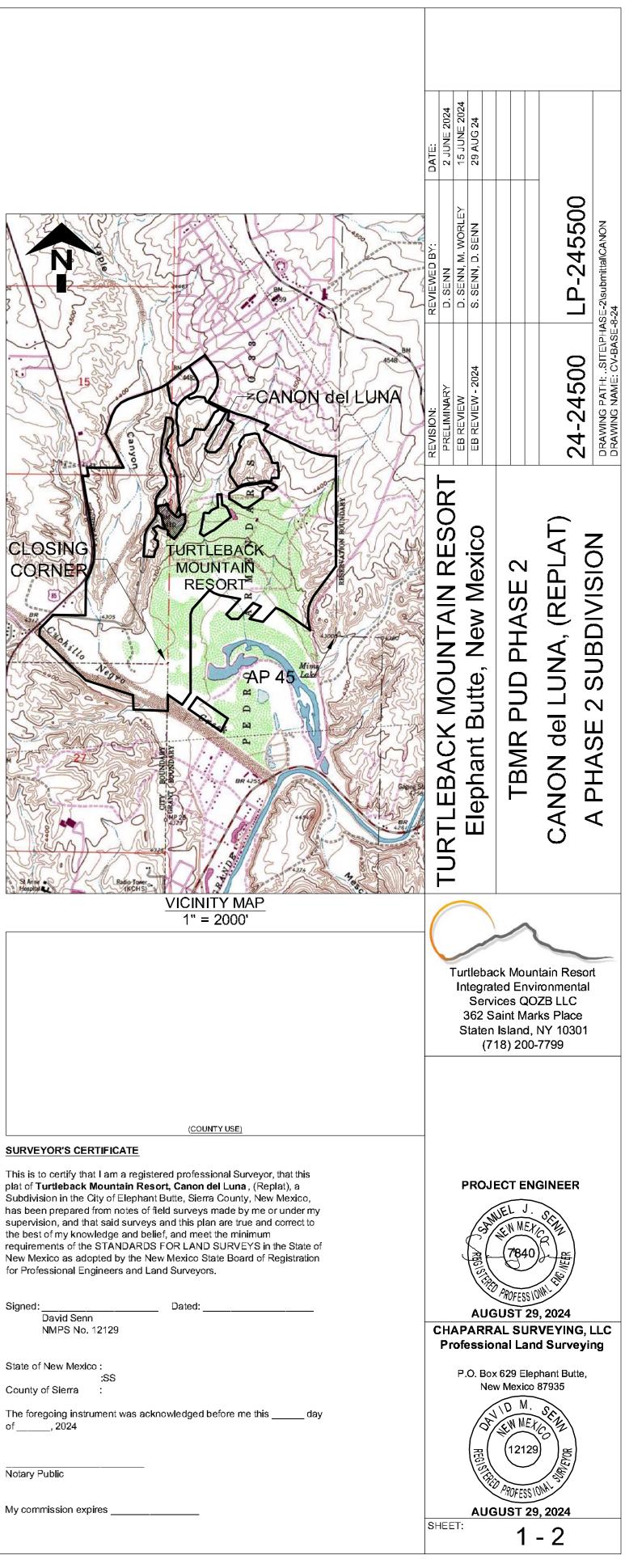
Turtleback Development Corporation 101 Clubhouse Road Elephant Butte, NM 87935 State of New Mexico: County of Sierra

The foregoing instrument was acknowledged before me this _____, 2024

Notary Public

My commission expires

Notary Public



Turtleback Mountain Resort, Canon del Luna, (Replat)

a Subdivision in the Pedro Armendaris No. 33 Grant and Section 22, Township 13 S., Range 4 W., NMPM, City of Elephant Butte, County of Sierra, State of New Mexico August 30, 2024

Number	Radius	Delta Angle	Arc Length	Chord Length	Chord Direction
C1	40.03	249°14'54"	174.15	65.88	S 49°26'01" E
C2	461.50	44°27'02"	358.04	349.12	S 14°20'09" W
С3	25.00	90°00'00"	39.27	35.36	N 08°26'20" W
C4	162.00	35°51'45"	101.40	99.75	N 35°30'27" W
C5	162.00	16°45'57"	47.40	47.24	N 09°11'36" W
C6	162.00	04°19'59"	12.25	12.25	N 01°21'22" E
С7	162.00	05°15'40"	14.88	14.87	N 06°09'12" E
C8	112.00	21°32'07"	42.10	41.85	N 19°33'05" E
C9	63.00	34°40'30"	38.13	37.55	N 12°58'54" E
C10	63.00	39°34'52"	43.52	42.66	N 24°08'48" W
C11	187.00	06°00'24"	19.60	19.60	N 40°56'02" W
C12	187.00	31°08'58"	101.66	100.42	N 22°21'21" W
C13	187.00	16°35'54"	54.17	53.98	N 01°31'05" E
C16	40.00	11°24'24"	7.96	7.95	S 80°58'04" W
C17	25.00	93°30'00"	40.80	36.42	S 39°55'16" W
C18	163.00	37°06'30"	105.57	103.73	S 25°22'59" E
C19	87.00	18°58'19"	28.81	28.68	S 34°27'04" E
C20	87.00	55°17'03"	83.95	80.73	S 02°40'37" W
C21	88.00	21°32'07"	33.08	32.88	S 19°33'05" W
C22	25.00	104*57'29"	45.80	39.66	S 43°41'42" E
C23	88.00	08°57'57"	13.77	13.76	N 79°20'35" E
C24	25.00	55°18'12"	24.13	23.20	N 47°12'31" E
C25	40.00	56°45'48"	39.63	38.03	N 47°56'18" E
C26	40.00	88°32'24"	61.81	55.84	S 59°24'36" E
C27	40.00	145°18'12"	101.44	76.36	S 57°30'43" W
C28	25.00	55°18'12"	24.13	23.20	N 77°29'17" W
C29	112.00	04°06'30"	8.03	8.03	S 76°54'52" W
C30	112.00	04°51'27"	9.50	9.49	S 81°23'50" W
C31	25.00	84°38'11"	36.93	33.66	S 41°30'28" W
C32	138.00	52°37'42"	126.76	122.35	S 27°07'29" E
C33	25.00	90°00'00"	39.27	35.36	N 81°33'40" E

BUILDING SET BACKS 20' FROM ANY PORTION OF THE LOT BOUNDED BY A STREET 7.5' FROM THE SIDES OF A LOT 10' FROM THE BACK OF THE LOT UNLESS OTHER WISE SHOWN

ENGINEERED FILL; THE LOT OWNER IS RESPONSIBLE FOR ENSURING THAT SUITABLE FILL IS IN PLACE PRIOR TO ANY CONSTRUCTION ON THE LOT. THE FILL AND ANY TESTS WILL BE DONE AT THE LOT OWNER EXPENSE.

GRADING AND DRAINAGE RUNOFF MAY FLOW INTO LOTS FROM OFF LOT SOURCES. 100% OF THE 100 YEAR STORM RUNOFF MUST BE CONTAINED ON THE LOT. RETAINING POND OVERFLOWS SHALL BE CONSTRUCTED TO PREVENT EROSION DAMMAGE DOWN STREAM AND OFF LOT. (AT LOT OWNERS EXPENSE) AN APPROVED GRADING AND DRAINAGE PLAN MUST BE COMPLETED PRIOR TO ANY BUILDING ON A LOT (AT LOT OWNERS EXPENSE) DRIVEWAYS MUST BE CONSTRUCTED TO ALLOW A 72 CFS FLOW AND TO PREVENT LOCALIZED PONDING AND RUN OFF OUTSIDE OF ROADSIDE DRAINAGE SWALES (DESIGN AND CONSTRUCTION AT LOT OWNERS EXPENSE)

Number	Direction	Distance
L1	S 26°23'15" E	60.00'
L2	N 48°12'09" E	51.43'
L3	N 36°33'40"E	16.28'
L4	S 80°09'28" W	26.53 '
L5	S 87°08'45"W	26.12'
L6	N 55°06'51" W	21.24'
L7	S 55°06'51"E	34.97'
L8	N 35°22'58"W	26.90'
L9	N 00°48'38" W	24.00'
L10	N 53°26'20"W	22.01'
L11	S 53°26'20" E	5.86'
L12	N 53°26'20"W	16.15'
L13	N 30°19'09"E	5.96'
L14	S 30°19'09" W	5.96'
L15	N 74°51'37"E	28.30'
L16	N 74°51'37"E	28.30'
L17	N 83°49'33" E	32.87'
L18	S 08°47'02" W	32.20'
L19	S 00°48'38" E	7.58'

Canon del Luna (Replat) 8.97 acres

Lot	Acres
Lot 1	0.14
Lot 2	0.11
Lot 3	0.12
Lot 4	0.12
Lot 5	0.12
Lot 6	0.11
Lot 7	0.40
Lot 8	0.49
Lot 9	0.34
Lot 10	0.31
Lot 11	0.27
Lot 12 - Hotel	3.68
CV-0S-01	0.91
CV-0S-02	1.59
CV-0S-03	0.33
CV-RD	0.67

olat)	8.97 acres
	% of Parent
	1.56
	1.23
	1.34
	1.34
	1.34
	1.23
	4.46
	5.46
	3.79
	3.46
	3.01
	40.98
	10.14
	17.73
	3.65
	7.51

Notary Public

REVIEWED BY: DATE:	D. SENN 2 JUNE 2024	D. SENN, M. WORLEY 15 JUNE 2024	S. SENN, D. SENN 29 AUG 24				LP-245500	DRAWING PATH:SITE\PHASE-2\submittal\CANON DRAWING NAME: CV-BASE-8-24
REVISION:	PRELIMINARY	EB REVIEW	EB REVIEW - 2024				24-24500	DRAWING PATH:SITE\PHASE- DRAWING NAME: CV-BASE-8-24
	TURTLEBACK MOUNTAIN RESORT Elephant Butte, New Mexico Elephant Butte, New Mexico TBMR PUD PHASE 2 CANON del LUNA, (REPLAT) A PHASE 2 SUBDIVISION A PHASE 2 SUBDIVISION							
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(COUNTY USE)

SURVEYOR'S CERTIFICATE

This is to certify that I am a registered professional Surveyor, that this plat of Turtleback Mountain Resort, Canon del Luna , (Replat), a Subdivision in the City of Elephant Butte, Sierra County, New Mexico, has been prepared from notes of field surveys made by me or under my supervision, and that said surveys and this plan are true and correct to the best of my knowledge and belief, and meet the minimum requirements of the STANDARDS FOR LAND SURVEYS in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors.

____ Dated: ____

Signed: David Senn NMPS No. 12129

> State of New Mexico : :SS

County of Sierra :

The foregoing instrument was acknowledged before me this _____ day of____, 2024

My commission expires _____