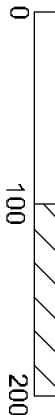


1" = 100'



Turtleback Mountain Resort, Las Palomas

a Subdivision in the
Pedro Armendaris No. 33 Grant and Section 15, Township 13 S., Range 4 W., NMPM,
City of Elephant Butte, County of Sierra, State of New Mexico
12 August 2024



- LEGEND**
- NEIGHBORHOOD BOUNDARY
 - LOT LINE
 - EASEMENT (CREATED THIS PLAT)
 - BUILDING ENVELOPE
 - DRAINAGE EASEMENT (CREATED THIS PLAT)
 - PROPERTY CORNER
 - 1/2" REBAR W/CAP 12129
 - LOT CORNERS TO BE STAKED WITH 1/2" REBAR W/CAP 12129
 - NMDOT RW - ALCP

- PROPERTY CORNER
- 1/2" REBAR W/CAP 12129
- LOT CORNERS TO BE STAKED WITH 1/2" REBAR W/CAP 12129
- NMDOT RW - ALCP

LAS PALOMAS, 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 PLATE 207 OF THE PLANNED UNIT DEVELOPMENT, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT THAT LIES UPON THE TURTLEBACK MOUNTAIN RESORT BOUNDARY, THE POINT OF BEGINNING OF THE TURTLEBACK MOUNTAIN RESORT RESERVATION BOUNDARY SURVEY BEARS SOUTH 28° 50' 46" EAST A DISTANCE OF 8690.53 FEET, AND FROM WHICH THE IRON PIPE CLOSING CORNER ON THE PEDRO ARMENDARIS NO. 33 GRANT BOUNDARY BETWEEN SECTIONS 22 AND 27 T13S, R4W, BEARS SOUTH 03° 52' 28" WEST, A DISTANCE OF 8318.13 FEET;

THENCE SOUTH 34° 25' 24" EAST A DISTANCE OF 8318.13 FEET;

THENCE SOUTH 34° 25' 24" EAST A DISTANCE OF 384.92 FEET TO A POINT;

THENCE 898.84 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 108° 23' 28" SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 18° 46' 20" WEST AND A CHORD LENGTH OF 1302.44 FEET;

THENCE 441.15 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 592.60 FEET THROUGH A CENTRAL ANGLE OF 37° 03' 17" SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 53° 22' 28" WEST AND A CHORD LENGTH OF 319.35 FEET;

THENCE SOUTH 34° 54' 48" WEST A DISTANCE OF 121.45 FEET TO A POINT;

THENCE 38.75 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 88° 48' 24" SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 79° 1' 59" WEST AND A CHORD LENGTH OF 34.99 FEET;

THENCE NORTH 56° 16' 49" WEST A DISTANCE OF 105.87 FEET TO A POINT;

THENCE 63.44 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 102° 10' 19" SAID CURVE HAVING A CHORD DIRECTION OF NORTH 56° 25' 42" EAST AND A CHORD LENGTH OF 58.06 FEET;

THENCE 88.06 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 151.60 FEET THROUGH A CENTRAL ANGLE OF 02° 11' 01" SAID CURVE HAVING A CHORD DIRECTION OF NORTH 56° 25' 42" EAST AND A CHORD LENGTH OF 58.06 FEET;

A POINT THAT LIES UPON THE TURTLEBACK MOUNTAIN RESORT BOUNDARY, MARKED WITH A NEWMEXICO DEPARTMENT OF TRANSPORTATION ALUMINUM CAP, 16 FEET TO A POINT THAT LIES UPON THE TURTLEBACK MOUNTAIN RESORT BOUNDARY, MARKED WITH A NEWMEXICO DEPARTMENT OF TRANSPORTATION ALUMINUM CAP;

THENCE NORTH 54° 51' 29" EAST A DISTANCE OF 237.09 FEET TO THE POINT OF BEGINNING;

CONTAINING 12.80 ACRES MORE OR LESS.

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 herein described **Turtleback Mountain Resort, LAS PALOMAS**, a Subdivision within the City of Elephant Butte, 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.

By: _____ chairman

By: _____ member

By: _____ member

CITY OF ELEPHANT BUTTE APPROVAL

The herein described **Turtleback Mountain Resort, LAS PALOMAS**, a Subdivision within the City of Elephant Butte, 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.

By: _____ Mayor

By: _____ 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 by me or under my supervision, and that I am licensed as a Professional Engineer in the State of New Mexico.

Signed: _____ Dated: _____

Sam Stern
N.M.P.E. No. 7840

OWNERS' CERTIFICATION

This is to certify that the parcel of land herein described **Turtleback Mountain Resort, LAS PALOMAS**, a Subdivision within the City of Elephant Butte, New Mexico, is planned and platted with the free consent and in accordance with the wishes and desires of the undersigned owner.

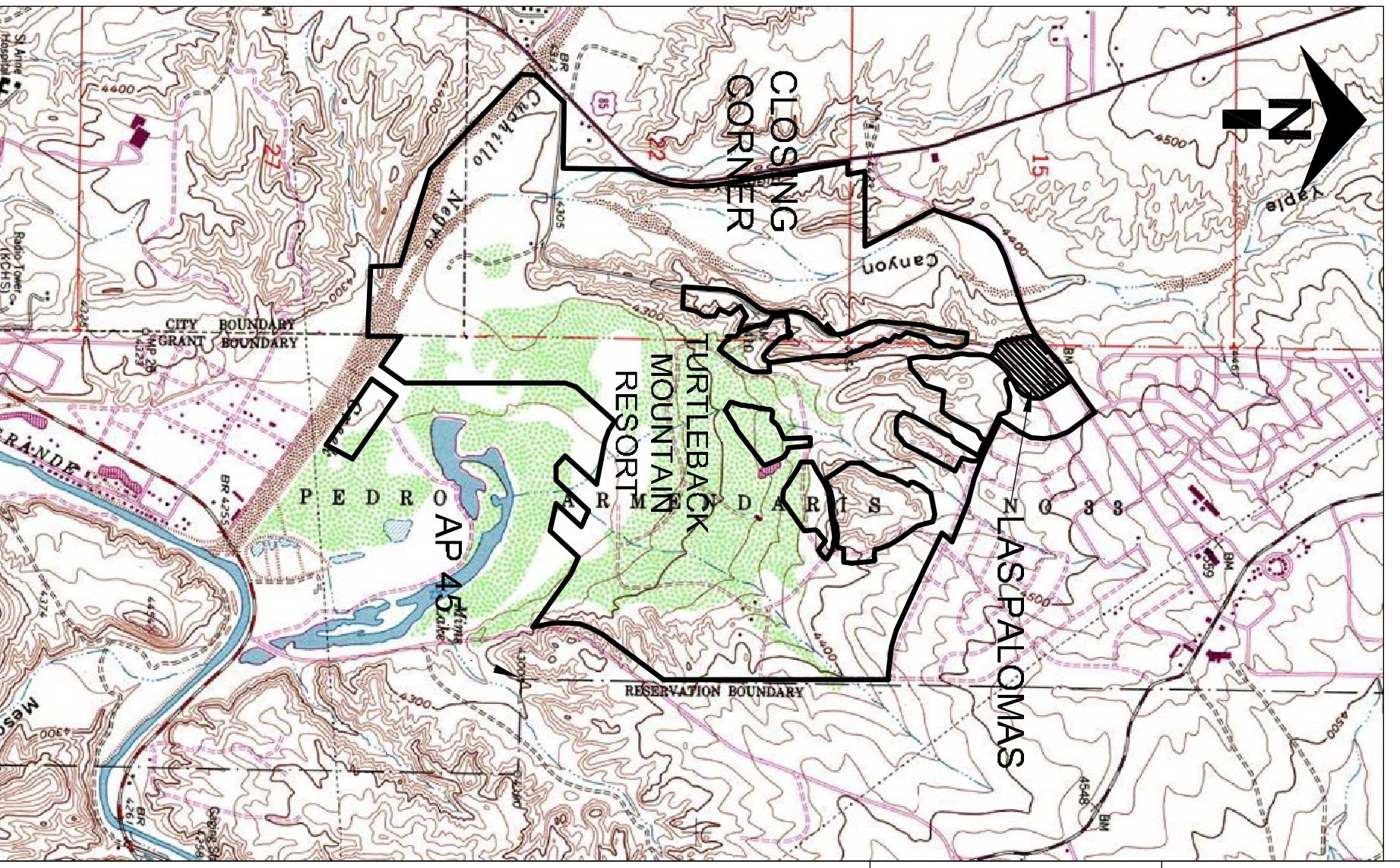
INTEGRATED ENVIRONMENTAL SERVICES QUZB LLC
3422 SAINT MARKS PLACE
STATION ISLAND, NY 10301

Signed: _____ Dated: _____

David Stern
N.M.P.S. No. 12129

State of New Mexico: _____
County of Sierra: _____
The foregoing instrument was acknowledged before me this _____ day of _____, 2024.

Notary Public: _____
My commission expires _____



VICINITY MAP
1" = 2000'

SURVEYOR'S CERTIFICATE

This is to certify that I am a registered professional Surveyor, that this plat of **Turtleback Mountain Resort, LAS PALOMAS**, a Subdivision in the City of Elephant Butte, 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. I certify that I am duly qualified to perform the duties of a Professional Land Surveyor in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors.

Signed: _____ Dated: _____

David Stern
N.M.P.S. No. 12129

State of New Mexico: _____
County of Sierra: _____
The foregoing instrument was acknowledged before me this _____ day of _____, 2024.

Notary Public: _____
My commission expires _____

REVISION:	REVIEWED BY:	DATE:
PRELIMINARY	S. SENN	26 MAY 06
FINAL	S. SENN, D. SENN	28 JUL 06
EB REVIEW	S. SENN, D. SENN	17 DEC 07
EB REVIEW - 2024	S. SENN, D. SENN	12 AUG 24
24-24500		LP-245500
DRAWING PATH: ..\SITE\PHASE-2\submit\LA-CIMA		
DRAWING NAME: lc-base-2024		

TURTLEBACK MOUNTAIN RESORT
Elephant Butte, New Mexico

TBMR PUD PHASE 2A

LAS PALOMAS

FINAL PLAT

Turtleback Mountain Resort
Integrated Environmental
Services OQZB LLC
3622 Saint Marks Place
Station Island, NY 10301
(718) 200-7799

PROJECT ENGINEER

Professional Engineer
N.M.P.E. No. 7840

CHA PARARAL SURVEYING, LLC
Professional Land Surveying
P.O. Box 629 Elephant Butte,
New Mexico 87335

AUGUST 12, 2024

REGISTERED PROFESSIONAL SURVEYOR
DAVID M. SENN
12129
NEW MEXICO
AUGUST 12, 2024

SHEET: 1 - 2

OPEN SPACE (L.C.O.S.#)
TO BE MAINTAINED BY
HOME OWNERS ASSOCIATION
(TURTLEBACK OWNERS
ASSOCIATION, INC 2804961)

BASIS OF BEARING, GPS OBSERVATION (NGS #4)
ALL ROADS WITHIN LAS PALOMAS ARE 30 FEET WIDE AS
MEASURED FROM BACK OF CURB UNLESS OTHER WISE
SHOWN. ROADS ARE PRIVATE. TO BE MAINTAINED BY THE
TURTLEBACK OWNERS ASSOCIATION.
OPEN SPACE SHALL BE RESERVED FOR ACCESS, DRAINAGE
AND UTILITIES AS NEEDED.

FOR ACCESS AND UTILITY EASEMENTS, REFERENCE
SHOULD BE MADE TO THE TURTLEBACK MOUNTAIN
RESORT AS FILED ON 19 DAY OF JANUARY 2007, PLAT BOOK
188 PAGE 999 SIERRA COUNTY RECORDS

NO PERMANENT STRUCTURES SHALL BE BUILT WITHIN THE
LIMITS OF THE SHOWN UTILITY EASEMENTS

Subdivider responsible for utility sub-cuts and providing any easements
necessary to provide utility services to lots contained therein.

Turtleback Mountain Resort, LAS PALOMAS

a Subdivision in the
 Pedro Armendaris No. 33 Grant and Section 15, Township 13 S., Range 4 W., NMPM,
 City of Elephant Butte, County of Sierra, State of New Mexico
 12 August 2024

NUMBER	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	322.50	106°23'28"	598.84	516.44	S 18°46'20" W	
C2	502.50	37°03'17"	324.98	319.35	S 53°26'26" W	
C3	253.00	88.48'24"	381.75	341.99	S 79°18'59" W	
C4	80.00	45°26'10"	63.44	61.79	N 78°59'54" W	
C5	1531.60	02°10'19"	58.06	58.06	N 56°25'42" E	
C6	85.00	52°32'53"	77.95	75.25	N 16°23'51" E	
C7	85.00	06°35'08"	9.77	9.76	N 45°57'21" E	
C8	85.00	00°44'42"	1.11	1.11	N 49°37'16" E	
C9	85.00	89°15'18"	132.41	119.42	S 85°22'44" E	
C10	85.00	06°19'41"	9.39	9.38	S 37°35'14" E	
C11	15.00	90°00'00"	23.56	21.21	S 10°34'46" W	
C12	95.00	06°19'41"	10.49	10.49	S 52°24'46" W	
C13	105.00	30°52'19"	56.58	55.89	S 64°41'05" W	
C14	15.00	90°00'00"	23.56	21.21	S 43°51'18" W	
C15	667.50	06°17'21"	73.27	73.23	N 68°54'57" E	
C16	135.00	28°24'34"	62.23	61.68	N 48°47'25" W	
C17	667.50	03°34'55"	63.03	63.00	S 48°47'25" W	
C18	135.00	04°27'45"	10.51	10.51	N 51°28'48" E	
C19	667.50	05°36'50"	65.40	65.37	S 55°23'17" W	
C20	667.50	05°15'52"	61.27	61.25	S 60°49'28" W	
C21	667.50	05°23'04"	62.73	62.71	S 66°08'47" W	
C22	157.50	04°12'02"	11.55	11.54	S 14°10'16" W	
C23	115.00	28°49'03"	57.84	57.23	N 65°25'32" W	
C24	115.00	16°35'37"	33.31	33.19	N 42°43'12" W	
C25	282.50	11°42'28"	38.31	38.25	S 28°34'10" W	
C26	187.50	11°42'28"	38.31	38.25	N 28°34'10" W	
C27	282.50	21°01'41"	96.34	95.80	S 12°12'05" E	
C28	187.50	21°01'41"	68.81	68.43	N 12°12'05" W	
C29	282.50	18°24'50"	84.36	84.00	S 07°31'10" W	
C30	187.50	18°24'50"	60.26	60.00	N 07°31'10" E	
C31	282.50	18°24'50"	84.36	84.00	S 25°56'00" W	
C32	187.50	18°24'50"	60.26	60.00	N 25°56'00" E	
C33	282.50	18°24'50"	84.36	84.00	S 44°20'50" W	
C34	187.50	18°24'50"	60.26	60.00	N 44°20'50" E	
C35	282.50	18°24'50"	84.36	84.00	S 62°45'59" W	
C36	187.50	18°24'50"	60.26	60.00	N 62°45'59" E	
C37	562.50	05°16'09"	51.73	51.71	S 69°20'00" W	
C38	15.00	92°45'44"	24.29	21.72	N 21°33'07" E	
C39	637.50	04°02'05"	44.88	44.88	N 69°57'02" E	
C40	562.50	05°46'04"	56.63	56.60	S 60°45'31" W	
C41	637.50	04°32'01"	50.44	50.43	N 60°08'30" E	
C42	15.00	92°45'44"	24.29	21.72	S 71°12'58" E	
C43	562.50	05°23'40"	52.36	52.94	S 55°10'39" W	
C44	637.50	05°23'40"	60.02	60.00	N 55°10'39" E	
C45	562.50	05°23'40"	52.36	52.94	N 49°46'58" W	
C46	637.50	05°23'40"	60.02	60.00	N 49°46'58" E	
C47	562.50	03°18'03"	52.04	52.02	S 44°26'07" W	
C48	283.00	03°10'41"	1.39	1.39	N 40°19'13" E	
C49	637.50	05°10'35"	57.60	57.58	N 44°29'51" E	
C50	625.10	05°27'43"	59.59	59.57	S 36°37'44" W	
C51	28.00	83°00'16"	36.22	33.13	N 47°47'14" E	
C52	25.00	47°09'28"	20.58	20.00	S 67°07'54" E	
C53	140.00	05°15'18"	12.84	12.84	N 58°54'28" W	
C54	65.00	42°02'43"	47.70	46.64	S 61°15'28" E	
C55	25.00	14°37'17"	6.38	6.36	S 74°58'11" E	
C56	140.00	12°49'38"	31.34	31.28	N 77°14'48" W	
C57	65.00	30°21'30"	34.44	34.04	S 25°03'26" E	
C58	115.00	21°42'38"	43.56	43.32	S 00°58'33" W	
C59	115.00	23°52'22"	47.92	47.57	S 23°46'03" W	
C60	1591.60	10°50'24"	23.33	23.33	N 55°38'47" E	
C61	113.00	133°2'41"	27.19	27.12	S 42°28'35" W	
C62	113.00	12°07'44"	44.42	44.14	S 60°18'47" W	
C63	113.00	28°47'18"	57.78	57.18	S 85°46'18" W	
C64	25.00	30°16'44"	13.21	13.06	S 52°31'10" E	
C65	25.00	06°10'22"	2.69	2.69	S 40°27'59" E	
C66	25.00	17°32'07"	7.65	7.62	N 02°28'57" W	
C67	25.00	49°58'53"	21.81	21.12	N 13°44'26" E	
C68	35.00	129°24'36"	79.05	63.29	N 35°03'04" W	
C69	15.00	90°00'00"	23.56	21.21	N 35°07'14" E	
C70	667.50	03°07'45"	36.46	36.45	N 70°24'12" E	
C71	157.50	55°41'47"	153.10	147.15	N 44°07'11" E	
C72	157.50	39°24'10"	108.31	106.19	N 07°37'50" W	
C73	15.00	97°05'29"	25.42	22.48	N 75°52'39" W	
C74	65.00	06°19'41"	7.18	7.18	S 52°24'46" W	

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

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.

Name	Acres	Parent Name	Percent of Parent
Turtleback Mountain Resort	1049.38	N/A	
Las Palomas	12.80	Turtleback Mountain Resort	1.22
1	0.17	Las Palomas	1.30
2	0.11	Las Palomas	0.89
3	0.10	Las Palomas	0.81
4	0.10	Las Palomas	0.81
5	0.10	Las Palomas	0.81
6	0.10	Las Palomas	0.81
7	0.10	Las Palomas	0.81
8	0.10	Las Palomas	0.81
9	0.13	Las Palomas	0.99
10	0.17	Las Palomas	1.33
11	0.14	Las Palomas	1.08
12	0.10	Las Palomas	0.81
13	0.11	Las Palomas	0.82
14	0.20	Las Palomas	1.57
15	0.15	Las Palomas	1.21
16	0.08	Las Palomas	0.66
17	0.10	Las Palomas	0.75
18	0.10	Las Palomas	0.76
19	0.10	Las Palomas	0.76
20	0.10	Las Palomas	0.82
21	0.10	Las Palomas	0.75
22	0.12	Las Palomas	0.97
23	0.12	Las Palomas	0.97
24	0.12	Las Palomas	0.97
25	0.12	Las Palomas	0.97
26	0.14	Las Palomas	1.11
27	0.12	Las Palomas	0.91
28	0.10	Las Palomas	0.81
29	0.10	Las Palomas	0.82
30	0.13	Las Palomas	0.99
31	0.16	Las Palomas	1.26
32	0.16	Las Palomas	1.26
33	0.19	Las Palomas	1.48
34	0.15	Las Palomas	1.16
35	0.13	Las Palomas	1.00
36	0.12	Las Palomas	0.92
37	0.12	Las Palomas	0.92
38	0.14	Las Palomas	1.07
39	0.21	Las Palomas	1.62
40	0.12	Las Palomas	0.91
41	0.12	Las Palomas	0.91
42	0.12	Las Palomas	0.91
43	0.12	Las Palomas	0.91
44	0.12	Las Palomas	0.91
45	0.12	Las Palomas	0.91
46	0.16	Las Palomas	1.23
47	0.12	Las Palomas	0.91
48	0.12	Las Palomas	0.91
49	0.12	Las Palomas	0.91
50	0.12	Las Palomas	0.91
51	0.12	Las Palomas	0.91
52	0.12	Las Palomas	0.91
LP.OS-01	4.08	Las Palomas	31.85
LP.OS-02	0.10	Las Palomas	0.78
LP.OS-03	0.07	Las Palomas	0.54
LP.OS-04	0.08	Las Palomas	0.65
LP.OS-05	0.13	Las Palomas	1.00
LP.OS-06	0.12	Las Palomas	0.91

SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed Professional Surveyor in the State of New Mexico, do hereby certify that I am a registered professional surveyor, that this plat of **Turtleback Mountain Resort, LAS PALOMAS**, a Subdivision in the City of Elephant Butte, 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.

FOR LAND SURVEYORS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Signed: _____ Date: _____
 David Stern
 NMLS No.: 12129

State of New Mexico: _____
 County of Sierra: _____

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

Notary Public: _____
 My commission expires: _____

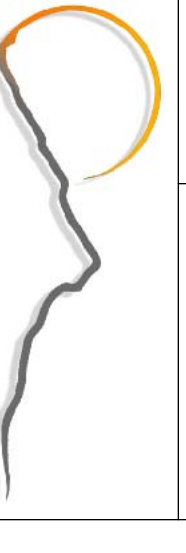
TURTLEBACK MOUNTAIN RESORT

Elephant Butte, New Mexico

TBMR PUD PHASE 2

LAS PALOMAS

FINAL PLAT - DATA



Turtleback Mountain Resort
 Integrated Environmental Services OOBZ LLC
 362 Saint Marks Place
 Staten Island, NY 10301
 (718) 200-7799

REVISION:

PRELIMINARY	S. SENN	DATE: 26 JUL 06
FINAL	S. SENN, D. SENN	28 JUL 06
EB REVIEW	S. SENN, D. SENN	17 DEC 07
EB REVIEW - 2024	S. SENN, D. SENN	12 AUG 24

REVIEWED BY:

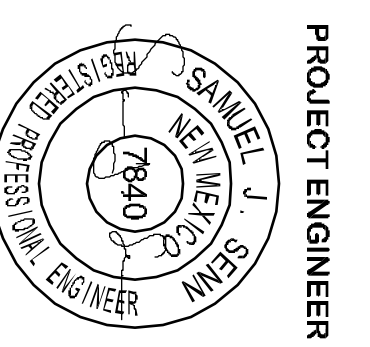
S. SENN
S. SENN, D. SENN
S. SENN, D. SENN
S. SENN, D. SENN

24-24500

DRAWING PATH: ..SITE\PHASE-2\submit\LA-CIMA
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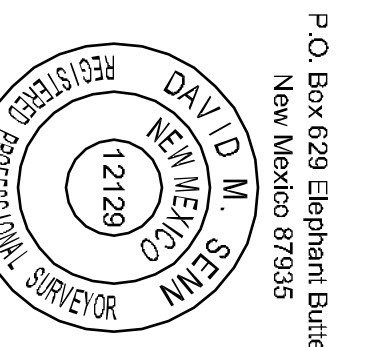
LP-245500

PROJECT ENGINEER



CHAPARRAL SURVEYING, LLC
 Professional Land Surveying
 P.O. Box 629 Elephant Butte,
 New Mexico 87335

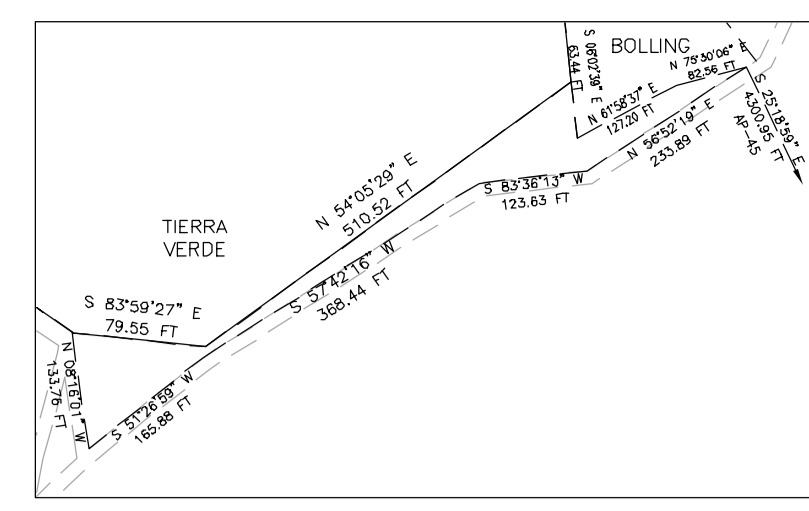
AUGUST 12, 2024



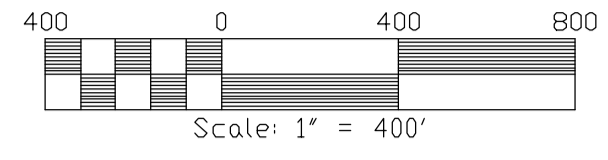
DAVID D. M. SENN
 Notary Public
 State of New Mexico
 Commission Expires: _____

SHEET: **2 - 2**

Radius = 2500 FT
Delta = 90°07'52"
Length = 39.33 FT
Chord Len. = 35.40 FT
Chord Dir. = S 80°04'35" E



INSET 1



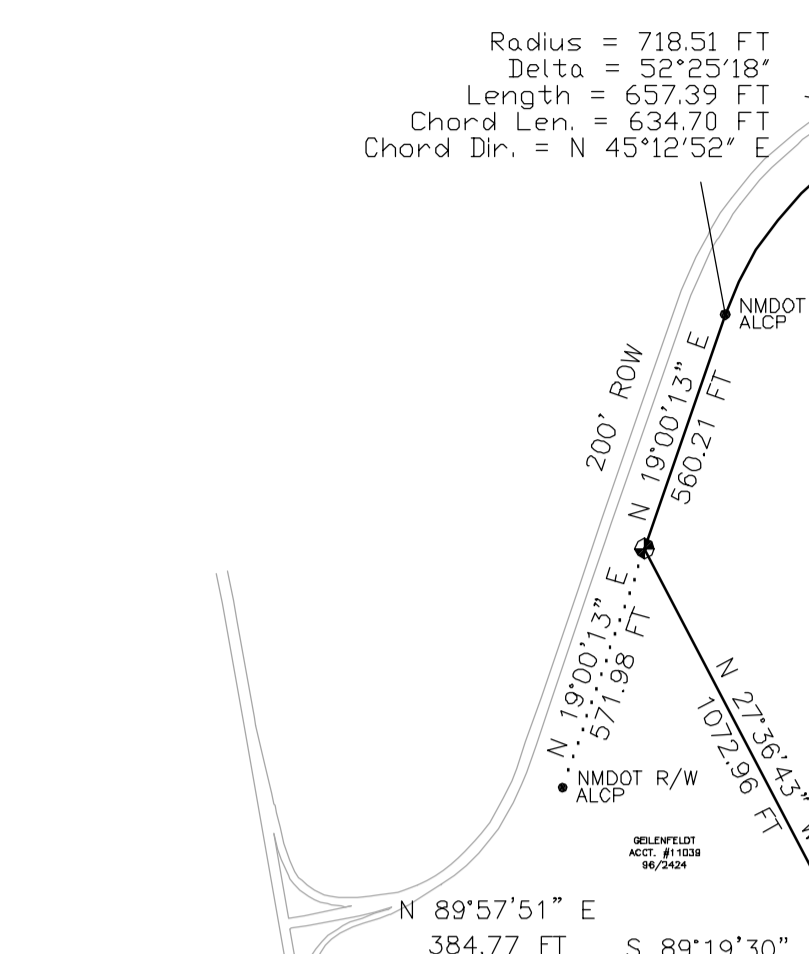
Radius = 1531.60 FT
Delta = 16°04'58"
Length = 429.92 FT
Chord Len. = 428.51 FT
Chord Dir. = N 63°23'02" E

Radius = 718.51 FT
Delta = 52°25'18"
Length = 657.39 FT
Chord Len. = 634.70 FT
Chord Dir. = N 45°12'52" E

Radius = 554.82 FT
Delta = 68°30'00"
Length = 355.18 FT
Chord Len. = 624.51 FT
Chord Dir. = S 00°45'39" E

Radius = 3309.81 FT
Delta = 08°47'22"
Length = 507.74 FT
Chord Len. = 507.24 FT
Chord Dir. = S 68°55'24" E

Radius = 25.00 FT
Delta = 107°47'00"
Length = 47.03 FT
Chord Len. = 40.40 FT
Chord Dir. = S 10°38'13" E



Radius = 1531.30 FT
Delta = 42°16'16"
Length = 1129.75 FT
Chord Len. = 1104.30 FT
Chord Dir. = N 11°18'52" E

Radius = 1531.30 FT
Delta = 13°29'10"
Length = 360.43 FT
Chord Len. = 359.60 FT
Chord Dir. = N 39°11'35" E

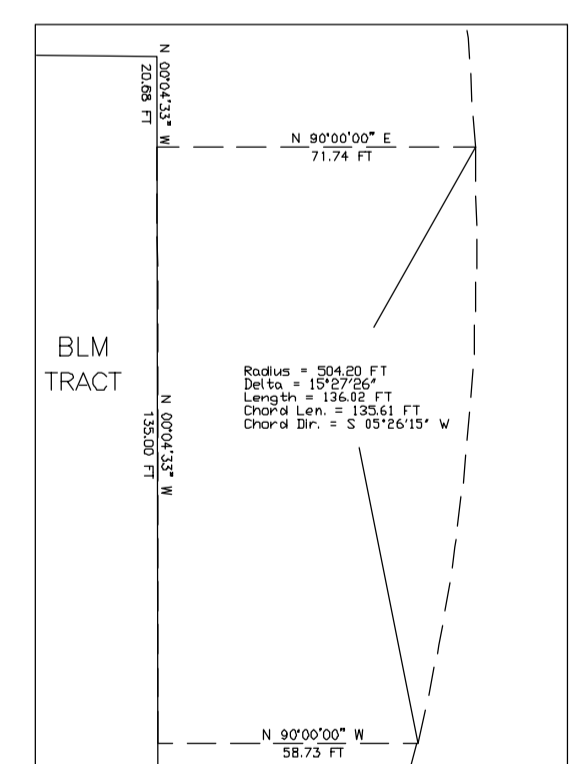
Radius = 543.45 FT
Delta = 33°15'40"
Length = 315.48 FT
Chord Len. = 311.07 FT
Chord Dir. = N 62°44'11" W

Radius = 914.36 FT
Delta = 45°07'49"
Length = 720.22 FT
Chord Len. = 701.74 FT
Chord Dir. = S 13°51'08" W

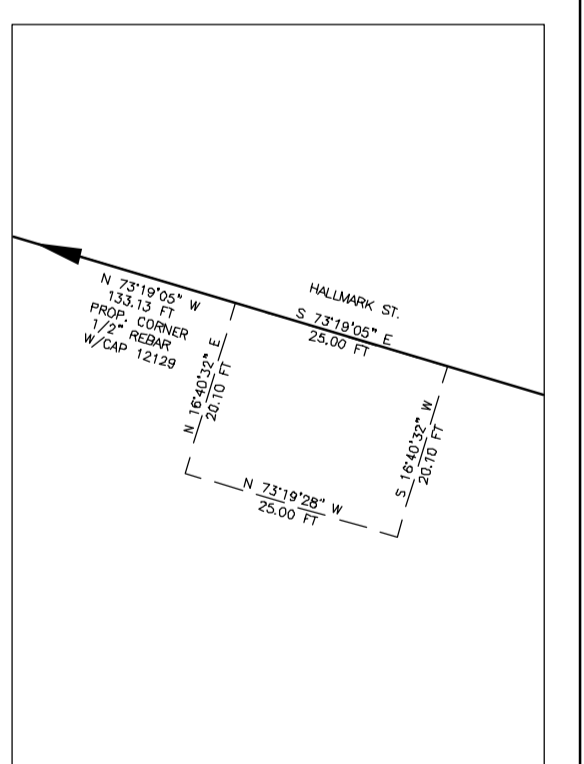
Radius = 214.60 FT
Delta = 41°03'31"
Length = 153.78 FT
Chord Len. = 150.51 FT
Chord Dir. = S 20°34'20" W

BOUNDARY CONTAINS 1049.38 ACRES MORE OR LESS. (967.89ac NET)

BLM TRACT 29.46 AC
ELEPHANT BUTTE WWTP TRACT 5.82 AC
CORONADO SPRINGS 18.53 AC
SOLD OUTLOTS 11.80 AC
ROADS (DEDICATED ACCESS) 15.88 AC



LIFT STATION #1 SITE



LIFT STATION #2 SITE

NOTES:

- BASIS OF BEARING, GPS OBSERVATION (WGS 84)
- WARRANTY DEED, BOOK 103, PAGE 1596 - 1616, COUNTY OF SIERRA RECORDS, USED AS BASIS OF BOUNDARY, SIERRA COUNTY ASSESSOR ACCOUNT NUMBER 2009
- THIS TRACT IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD AND SUCH EASEMENTS THAT MAY EXIST ON THE GROUND.
- REFERENCE PLAT OF SURVEY BOOK 1 PAGE 3754
- REFERENCE LAWYERS TITLE POLICY A75-2360332
- UNLESS OTHERWISE NOTED ALL UTILITY EASEMENTS ARE FOR ANY AND ALL UTILITIES
- PRIOR TO CONSTRUCTION OF FACILITIES WITHIN THE EASEMENTS, PLANS SHALL BE REVIEWED AND APPROVED BY THE OWNER OR ITS REPRESENTATIVE

- LEGEND**
- SECTION LINE
 - GRANT BOUNDARY
 - EASEMENT CENTERLINE
 - EASEMENT BOUNDARY
 - RIGHT OF WAY
 - PROPERTY LINE
 - FENCE LINE

- 1/2" REBAR W/CAP 12129
- 5/8" REBAR W/CAP 541

ADJOINER INFORMATION

OWNER COUNTY ACCT. # BOOK/PAGE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	150.00	21°37'36"	56.62	56.28	N 24°06'13" W
C2	400.00	22°25'53"	156.60	155.60	N 23°42'04" W
C3	500.00	12°01'34"	104.95	104.75	N 18°29'55" W
C4	500.00	17°24'44"	151.95	151.37	N 15°48'20" W
C5	200.00	21°29'34"	75.02	74.59	N 17°50'45" W
C6	500.00	12°32'49"	109.49	109.28	N 22°19'07" W
C7	150.00	24°53'21"	65.16	64.65	N 03°36'02" E
C8	150.00	19°08'06"	50.09	49.86	N 00°43'24" W
C9	250.00	23°13'34"	101.34	100.65	N 01°19'20" E
C10	300.00	20°49'21"	109.03	108.43	N 02°31'26" E
C11	150.00	23°01'49"	60.29	59.89	N 19°24'09" W
C12	150.00	40°52'14"	107.00	104.75	N 10°28'57" W
C13	150.00	13°28'16"	35.27	35.19	N 03°13'03" E
C14	150.00	38°25'53"	100.61	98.74	N 15°41'51" E
C15	490.00	37°03'17"	316.90	311.40	N 53°26'26" E
C16	335.00	106°23'28"	622.05	536.46	N 18°46'20" E
C17	100.00	84°25'29"	147.35	134.38	N 47°47'16" E
C18	100.00	81°42'33"	142.61	130.83	N 46°25'48" E
C19	150.00	75°31'25"	197.72	183.71	N 49°31'22" E
C20	218.00	22°55'51"	87.25	86.67	N 00°17'44" E
C21	661.60	14°12'35"	164.08	163.66	N 04°03'54" W
C22	500.00	13°20'03"	116.36	116.10	N 09°42'25" W
C23	537.70	38°54'00"	365.06	358.09	N 03°04'34" W
C24	300.00	59°05'14"	309.38	295.85	N 07°01'03" E
C25	480.00	44°27'02"	372.39	363.12	N 14°20'09" E
C26	340.00	85°41'26"	508.50	462.41	N 34°57'22" E
C27	643.20	04°04'15"	45.70	45.69	N 79°50'12" E
C28	1214.90	06°25'01"	136.06	135.99	N 85°04'50" E
C29	500.00	29°30'36"	257.52	254.69	N 73°32'02" E
C30	500.00	29°21'09"	256.15	253.36	N 73°27'18" E
C31	440.00	14°02'04"	107.78	107.51	N 81°06'51" E
C32	500.00	54°26'57"	475.16	457.48	S 78°40'42" E
C36	150.00	15°27'00"	40.45	40.33	S 77°41'05" E
C37	200.00	27°34'03"	96.23	95.30	S 71°37'33" E
C38	240.00	32°09'28"	134.70	132.94	S 73°55'16" E

OWNER'S CERTIFICATION

This is to certify that the Boundary Survey Plat of the Turtleback Mountain Resort, and easements created herein, is plotted with the free consent and in accordance with the wishes and desires of the undersigned owner:

INTEGRATED ENVIRONMENTAL SERVICES QUZB LLC
362 SAINT MARKS PLACE
STATON ISLAND, NY 10301

PARENT TRACT PLAT SHEET (REFERENCE ONLY)
TURTLEBACK MOUNTAIN RESORT
IN THE PEDRO ARMENDARIS GRANT NO. 33,
SECTIONS 15, 22 AND 27, T13S, R4W, NMPM
CITY OF ELEPHANT BUTTE, AND CITY OF TRUTH OR CONSEQUENCES,
COUNTY OF SIERRA, STATE OF NEW MEXICO
12 AUGUST 2024

Senn & Associates
Professional Land Surveying
P.O. Box 629 Elephant Butte, New Mexico 87835

CERTIFICATE

This is to certify that I am a registered Professional Land Surveyor, that this plat is prepared from notes of field surveys made by me or under my supervision, that said surveys and this plat are true and correct to the best of my knowledge and belief.

This plat meets the minimum requirements for the Standards of Land Survey in New Mexico.

Dave M. Senn
New Mexico Professional Surveyor
License Number 12129

INDEXING INFORMATION FOR COUNTY CLERK
TURTLEBACK MOUNTAIN PARTNERS, LLC
PEDRO ARMENDARIS GRANT NO. 33
SECTIONS 15, 22 AND 27 T13S, R4W