

AMENDED AGENDA
City of Hobbs Planning Board – Regular Meeting
February 16, 2016 at 10:00 AM

W. M. “Tres” Hicks, Chairman
Bill Ramirez
Brett Drennan
Larry Sanderson

Guy Kesner, Vice Chairman
Bobby Shaw
Dwayne Penick

Tentative Amended Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, February 16, 2016 at 10:00 AM at the City of Hobbs Annex Building, First Floor Commission Chambers located at 200 E. Broadway, Hobbs, NM 88240.

AGENDA

- 1) **Call To Order.**
- 2) **Review and Consider Approval of Agenda.**
- 3) **Review and Consider Approval of Minutes.**

December 15, 2015 – Regular Meeting

- 4) **Communications from Citizens.**
- 5) **Review and Consider a proposed Ordinance repealing Section 2.44 of the Hobbs Municipal Code concerning the Hobbs Industrial Air Park Board.**
- 6) **Review and Consider proposed subdivision located southeast of the intersection of W. Illinois and Jennifer Lane and within the extra territorial planning and platting jurisdiction.**
- 7) **Review and Consider Homestead Estates Subdivision, as submitted by property owner CRV Investments, LLC.**
- 8) **Discussion Item:**
 - A. **Review and Discuss Title 16 (Subdivision) sub-committee progress.**
- 9) **Adjournment.**

The City will make every effort to provide reasonable accommodations for people with disabilities who wish to attend a public meeting. Please notify the City at least 24 hours before the meeting. Telephone 397-9351.

“Notice is hereby given that a quorum of the Hobbs City Commission may be in attendance at this meeting.”

**PLANNING BOARD MEETING
MINUTES
December 15, 2015**

The Hobbs Planning Board met on December 15, 2015 at 10:00 a.m. at City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. Guy Kesner Vice Chairman, presiding.

Members Present:

Vice Chairman Guy Kesner
Bobby Shaw
Bill Ramirez
Larry Sanderson
Dwayne Penick
Brett Drennan

Members Absent:

W.M. "Tres" Hicks, Chairman

Also present were members of the public and City staff as follows:

Kevin Robinson, Development Director
Todd Randall, City Engineer
Nicholas Maxwell
Raymond Bonilla

Commissioner Marshall Newman
Commissioner Garry Buie
Mike Stone, City Attorney

Call To Order.

Vice Chairman Guy Kesner called the meeting to order at 10:01 am.

2) Review and Consider Approval of Agenda.

Mr. Kesner asked if there were any changes or additions to the Agenda? Mr. Robinson said there were no changes. Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the agenda as presented. The vote on the motion was 6-0 and the motion carried.

3) Review and Consider Approval of Minutes.

November 12, 2015 – Special Meeting
November 17, 2015 – Regular Meeting

Mr. Kesner asked if everyone has had a chance to read the minutes. Mr. Shaw made a motion seconded by Mr. Penick to approve the November 12, 2015 minutes as presented. Mr. Ramirez made a motion seconded by Mr. Drennan to approve the November 17, 2015 Special Meeting Minutes as presented. The vote on the motion was 6-0 and the motion carried.

4) Communications from Citizens.

There were no communications from citizens.

5) Review and Consider proposed amendment to MC Chapter 5.04 Business Registration and MC Chapter 5.20 Temporary Vendors.

Mr. Robinson said the Mobile Vendor ordinance they have been considering has been currently regulated in the Business Registration Municipal Code. He said the last time they reviewed the proposed Mobile Vendor Ordinance the Board had requested changes and staff has not made the changes yet. He said if it is the Board's will to restrict Mobile Vendors from residential properties then that can be expressed with the two paragraphs that would amend the existing code. He said that is under the definitions on the first page under Business registration. He said they could add the paragraph describing what a mobile unit is. He said the proposed Mobile Vendor Ordinance was a lot more comprehensive. He said the only thing the proposed changes would do is eliminate the units outside of the residential areas.

Mr. Robinson said in his opinion the Municipal Code is the first line of defense and a lot more explanatory to the vendors. Mr. Kesner said he thought this Mobile Vendor Ordinance were not the wishes of the Planning Board so they were trying to figure out an alternative way of regulating the vendors. He said they wanted to hit the highlights that were important to the Board. He said the highlights were no residential areas and no units attached to infrastructure. Mr. Shaw asked what about the 75% rule on residential was? Mr. Robinson said if there are two houses in a residential neighborhood that is a 100 lot block and out of that the two houses occupy ten of the lots, then a Mobile Vendor could go on the two lots. Mr. Shaw said they have to state that it cannot be in violation of restrictive covenants. Mr. Kesner said the Mobile Vendor has the right to locate where they want to as long as it does not violate city ordinance.

Mr. Shaw said he thought when they go in to get their permit it has to have an address attached to it. Mr. Robinson said that was true in the more comprehensive Mobile Ordinance but with this it does not have to have an address. Mr. Sanderson said he felt like what they have here is a step in the right direction and that it doesn't go so far that you have to look at backing off. He said you could add to it if you had too.

Commissioner Buie asked if they could get a variance. Mr. Robinson said he thinks that everything in the Municipal Code is subject to a variance. He said everything in the variance request procedures has always been to the property line not to the center of the unit. He said the reason for that is they are always trying to mitigate the usages that may not be compliant. He said they want to protect the residential area which is why they have buffering laws. He said since this proposed amendment is not tying down any site development it will open up a lot more spaces.

Mr. Kesner said there are Mobile Vendors that are connected to two gallon propane tanks and others that have set up tables and chairs and they will be in violation of the IBC Codes. He said it is not addressed in this code but by the IBC. He said those vendors will have to comply with the site built location or convert back to a Mobile Food Vendor. Mr. Kesner asked if the only thing they are changing on the existing code is the two highlighted

sections that are modifying definitions. Mr. Robinson said yes and numbers. He said if this is the Boards wish to send this to Commission then this will be just like a regular ordinance change. He said there will be a publication by the Commission and will be in the Newspapers and then the Commission will do a final adoption approximately 45 days later.

Mr. Penick asked with these changes are they allowing vendors to hook up to utilities? Mr. Robinson said no hooking up to utilities is expressly forbidden. He said that is in the last line where it says connection to municipal or franchise utilities negates the mobile status of the unit and subjects the site and any structure attached thereto to be in full compliance with all commercial developmental rules, regulations and permitting requirements. Mr. Robinson said the Municipal Code is the first line of direction to the people wanting to have a business in your community. He said we can tell them to look at the Municipal Code first and be compliant with the Municipal Code and then in all likelihood you will be compliant with other governing regulations that the municipality has adopted. Mr. Shaw asked if there wasn't some way they could hookup like an RV hooks up to utilities? Mr. Robinson said they would have to be in a mobile vendor park to do that. Mr. Penick said he thought it would force 90% of mobile vendors out of business if they couldn't hook up to utilities. Mr. Kesner said it will require them to be self-contained and purchase a generator. Mr. Penick asked if he would rather them have a generator than hook up to power? Mr. Kesner said no he would not but he would rather them have a site that is developed that meets their needs.

Mr. Shaw said he is not convinced that IBC restricts them from hooking up to utilities. Mr. Stone said that if someone hooks up to utilities then they are no longer a mobile food vendor. He said they are then treated like a normal restaurant. He said there are three other cities in NM that are struggling with this issue. He said there are very different issues in each of these communities. He said he thought it needed to be differentiated between Mobile Food Vendor and RV's. He said if you hookup to power and sewer you are no longer a mobile food vendor. He said they need to be as specific and straightforward as possible.

Mr. Kesner said that Mr. Stone hit the two important issues which is private property and residential. Mr. Shaw said and the third issue is that they be self-contained. Mr. Robinson said this simplistic approach doesn't negate someone from creating a Mobile Food Park in the future. He said there would have to be a variance for that site. Commissioner Buie said there has to be give and take on the Mobile Vendor side because they are getting into business very inexpensively compared to restaurants in town. He said he thinks this Board has also given a lot. He said there are also variances that can be done. Mr. Stone said he need to clear up one thing he said when he said they have looked at 100's of ordinances that was a stretch there have just been several. Mr. Kesner asked what the consensus of the Board was to move forward with changing the current ordinance or go back and look at adopting the ordinance they were reviewing in the past. Mr. Penick said he likes the changes to the existing ordinance. Mr. Drennan said he was in agreement with Mr. Penick and he thought the other ordinance was too restrictive. He said we need to protect the majority of business owners. Mr. Ramirez said that he has attended every meeting on this issue and a lot of the Mobile Vendors that have left is because they did not understand the ordinance. He said he thinks they should all understand now and he thinks they should move this forward. Mr. Shaw said that he agreed and simplifying it down is good. He said he still has a little bit of problem that they cannot hook up to electricity. He said he definitely thinks they should move forward with this. Mr. Sanderson said he agreed. He said

nothing is perfect but this is closer and he is more comfortable with this.

Mr. Ramirez made a motion, seconded by Mr. Penick to approve the changing of the two current ordinances with the wording as proposed from the Planning Department. The vote on the motion was 6-0 and the motion carried. Mr. Stone asked if the motion was to send this to the City Commission? Mr. Kesner said yes with the wording changes from the current ordinances and kill the proposed Mobile Vendor Ordinance.

- 6) **Review and Consider Variance from Municipal Code Chapter 15.20.030 (Off-Street Parking Code) as requested by Parkside Terrace for the multi-proposed development occupying Block 47 of the Original Hobbs Addition. The proposed development will require 128 off-street parking spaces however after vacation of Fowler the site will provide 72 off-street and 58 on-ramp parking spaces for a total of 130 spaces adjacent to the property. A variance is required allowing usage of the on-ramp parking to meet on-site parking requirements.**

Mr. Robinson said this is a multifamily development. He said Chelsea Investments has applied for and received low income housing tax credits. He said onsite parking requirements for this location and the number of units they will be producing are 128. He said this unit much like the Boys and girls Club is going to be looking at onsite parking with on ramp parking. He said on ramp parking is still within the right-of-way but immediately adjacent to the site. He said this Board has approved numerous variances for commercial development. He said this will be the first variance approved for residential housing. He said it is commercial development but it is still housing and the requirement is 2 spaces per unit. He said staff feels like a variance is warranted in this case primarily because it is immediately adjacent on ramp all around the block. He said there are two places that will be controlled after a vacation plat. Mr. Kesner asked if the current block has been acquired by the developer? Mr. Robinson said yes.

Mr. Robinson said not all parking will be onsite but on ramp parking will not be restricted. Mr. Robinson said the majority of the low income tax credit developers they talked to said about 1.25 to 1.50 per unit is the number of parking spaces they need instead of 2. He said there will be 130 spaces and they need 128. He said Fowler Street will be vacated. Mr. Penick made a motion, seconded by Mr. Ramirez to approve the variance. The vote on the motion was 6-0 and the motion carried.

- 7) **Review and Consider Planning Board Calendar for Calendar Year 2016.**

Mr. Robinson said this is the 2016 Planning Board Calendar as a convenience to the public. He said this Planning Board calendar assists the public in submitting plans or variance request. Mr. Stone said there have been questions in the past about what is necessary to satisfy open meetings act. He said this has nothing to do with the Open Meetings Act. He said it is an administrative process that gives people a rule of thumb of when things need to be available to staff. Mr. Ramirez made a motion, seconded by Mr. Drennan to approve the 2016 Planning Board calendar. The vote on the motion was 6-0 and the motion carried.

8) Adjournment.

With nothing further to discuss the meeting adjourned at 11:41 am.

Vice Chairman, Guy Kesner

February 16, 2016 Planning Board Regular Meeting Agenda

- 5) Review and Consider a proposed Ordinance repealing Section 2.44 of the Hobbs Municipal Code concerning the Hobbs Industrial Air Park Board.**

CITY OF HOBBS

ORDINANCE NO. _____.

AN ORDINANCE TO REPEAL IN ITS ENTIRETY CHAPTER 2.44 OF THE HOBBS MUNICIPAL CODE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the following Chapter of the Hobbs Municipal Code be and is hereby repealed in its entirety.

Chapter 2.44 - HOBBS INDUSTRIAL AIR PARK BOARD

2.44.010 - Created—Composition—Appointment of members—City Manager, or his or her designee and City Attorney to act in advisory capacity—Oath.

There is created an Airport Board to be known as the Hobbs Industrial Air Park Board, which shall consist of six (6) members, who shall be residents of the City, who shall be appointed by the Mayor with the approval of a majority of the City Commission and who shall be responsible to the City Commission. The City Manager, or his or her designee and the City Attorney shall act in an advisory capacity to such Board. All members of the Hobbs Industrial Air Park Board shall qualify for office by taking an oath to faithfully and impartially discharge the duties of the office.

(Ord. 878 (part), 2001: prior code § 2-34)

2.44.020 - Terms—Organization.

The term of each of the appointed members of the Hobbs Industrial Air Park Board shall be for two (2) years; except, that when the Hobbs Industrial Air Park Board members are first appointed, two (2) of the members shall be appointed for four (4) years, two (2) members for three (3) years, one (1) member for two (2) years and one (1) member for one (1) year. Thereafter, appointment of members shall be for terms of two (2) years, except to fill a vacancy. The terms of the members of the Hobbs Industrial Air Park Board shall commence on April 1st of the year in which the appointment is made and shall expire on March 31st; provided, that every member of the existing Hobbs Industrial Air Park Board shall be a member of the Hobbs Industrial Air Park Board until the expiration of the term for which such member was appointed. The Hobbs Industrial Air Park Board, when so appointed, shall meet and organize its body by electing one (1) of the members as Chairperson, one (1) of the members as Vice Chairperson and one (1) of the members as Secretary. Thereafter, annually and within forty-five (45) days after the appointment of the incoming members, the Hobbs Industrial Air Park Board shall reelect its officers.

(Ord. 878 (part), 2001: prior code § 2-35)

2.44.030 - Compensation—Removal of members—Vacancies.

The members of the Hobbs Industrial Air Park Board shall serve without compensation as members during the term for which they are appointed, or until their removal or resignation, and until their successors are duly appointed and qualified. The City Commission may remove a member of the Hobbs Industrial Air Park Board for cause and shall fill any vacancy on the Hobbs Industrial Air Park Board that may occur.

(Prior code § 2-36)

2.44.040 - Meetings and quorum.

The Hobbs Industrial Air Park Board shall meet regularly, at least quarterly, on a regular date to be designated by such Board; provided, that a special meeting may be called at any time by written request to the Chairperson of the Hobbs Industrial Air Park Board by three (3) members, or on call by the Chairperson with the written consent of all members of such Board. All meetings, whether regular or special, shall be open to the public as provided by the laws of the State. A majority of the whole membership shall constitute a quorum, and no action can be had in the absence of a quorum.

(Ord. 878 (part), 2001: prior code § 2-37)

2.44.050 - Adoption of rules and regulations.

The Hobbs Industrial Air Park Board shall adopt rules and regulations for the government of their own proceedings and carry out the purposes for which such commission is created, not inconsistent with the legislative acts of the State, this code and other ordinances of the City.

(Prior code § 2-38)

2.44.060 - Powers and duties generally.

It shall be the duty of the Hobbs Industrial Air Park Board to advise the City Commission on all matters pertinent to the development of the industrial or other municipal or recreational uses of the City Industrial-Air Park. The Board shall recommend rules and regulations governing the use of all property within the Chairperson, shall investigate and make recommendations to the City Commission on all occupants or potential occupants thereof, shall have the responsibility to devise ways and means to advertise the resources of the City Industrial-Air Park and shall actively pursue its development. The Hobbs Industrial Air Park Board shall, from time to time, submit to the City Commission reports, maps and plans for such purposes. The Hobbs Industrial Air Park Board also shall have the responsibility and authority to enforce the regulations prescribed in the airport zoning ordinance. The Hobbs Industrial Air Park Board shall submit a copy of the minutes of each meeting to the City Commission. The Hobbs Industrial Air Park Board is authorized to interview and recommend to the City Commission the employment of expert planners, engineers, landscape architects or other planning consultants for the preparation of any plan, master plan, proposal or ordinance relative to the development of the City Industrial-Air Park; provided, that the employment of any such consultant or expert and the determination of the consideration, fees or salaries for such services shall be vested solely in the City Commission.

(Ord. 878 (part), 2001: prior code § 2-39)

2.44.070 - Time permitted for recommendations on plans, master plans, proposals or ordinances.

Whenever any plan, master plan, proposal or ordinance relating to matters coming within the duties or jurisdictions of the Hobbs Industrial Air Park Board shall have been referred to the Hobbs Industrial Air Park Board for consultation or advice, such Board shall return the same to the City Commission, with its report and recommendations thereon in writing, within fifty (50) days after the same shall have been referred to such Board, unless the City Commission shall, in referring to the same, direct that a longer or shorter period shall be allowed for

such report; provided, that upon the request or recommendation of the Hobbs Industrial Air Park Board, the time for making such report and recommendation may be extended, within the discretion of the City Commission.

(Prior code § 2-40)

2.44.080 - City not to act on plans or master plans until expiration of time allowed for Board's reports and recommendations.

When any plan, master plan, proposal or ordinance shall have been referred by the City Commission to the Hobbs Industrial Air Park Board, the City shall not take action thereon until the expiration of the time allowed for the report and recommendation of such Board to the commission.

(Prior code § 2-41)

2.44.090 - Subcommittees—Public hearings.

The Hobbs Industrial Air Park Board is authorized to appoint advisory subcommittees, consisting of residents of the City, to assist the Board in their deliberations and recommendations on plans, master plans, proposals or ordinances. Such subcommittees and the Hobbs Industrial Air Park Board are authorized to conduct public hearings on all matters relative to the authority vested in the Hobbs Industrial Air Park Board by this chapter.

(Prior code § 2-42)

2.44.100 - Duty to keep informed on Air Park planning, submit reports and recommendations concerning development generally.

It shall be the duty of the Hobbs Industrial Air Park Board to keep itself informed as to the progress of the Air Park planning in the City and other communities and to make studies and recommendations for the improvement of the City Industrial Air Park for the general welfare of the public. They shall submit to the City Commission, from time to time, plans, reports and recommendations concerning the development of facilities for the City Industrial-Air Park including, but not limited to, business development, boulevards, highways and other grounds and the extension and opening of streets and highways.

(Prior code § 2-43)

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2016

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk

February 16, 2016 Planning Board Regular Meeting Agenda

- 6) Review and Consider proposed subdivision located southeast of the intersection of W. Illinois and Jennifer Lane and within the extra territorial planning and platting jurisdiction.**

SAUCEDO SUBDIVISION

A LEA COUNTY TYPE 3A SUBDIVISION AND A CITY OF HOBBS SUMMARY SUBDIVISION
 LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 35, T17S, R37E, N.M.P.M., LEA COUNTY, NEW MEXICO

PETTIGREW & ASSOCIATES
 ENGINEERING | SURVEYING | T
 DEFINING QUALITY SINCE
 100 E. Navajo - Suite 100, Hobbs New Me
 T 575 393 9827 F 575 393 154
 Pettigrew.us

PROJECT SURVEYOR: M. Kneeland
 DRAWN BY: D. Trevizo

REGISTERED PROFESSIONAL SURVEYOR
 WILLIAM M. HICKS III
 NEW MEXICO
 12348
 10-29-2015

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: Pedro Saucedo Jr. Delfino Molina and Hilaria Molina
 LOCATION: Located SE1/4 of SE1/4 of Section T17S, R37E, N.M.P.M., Lea County, New Mexico

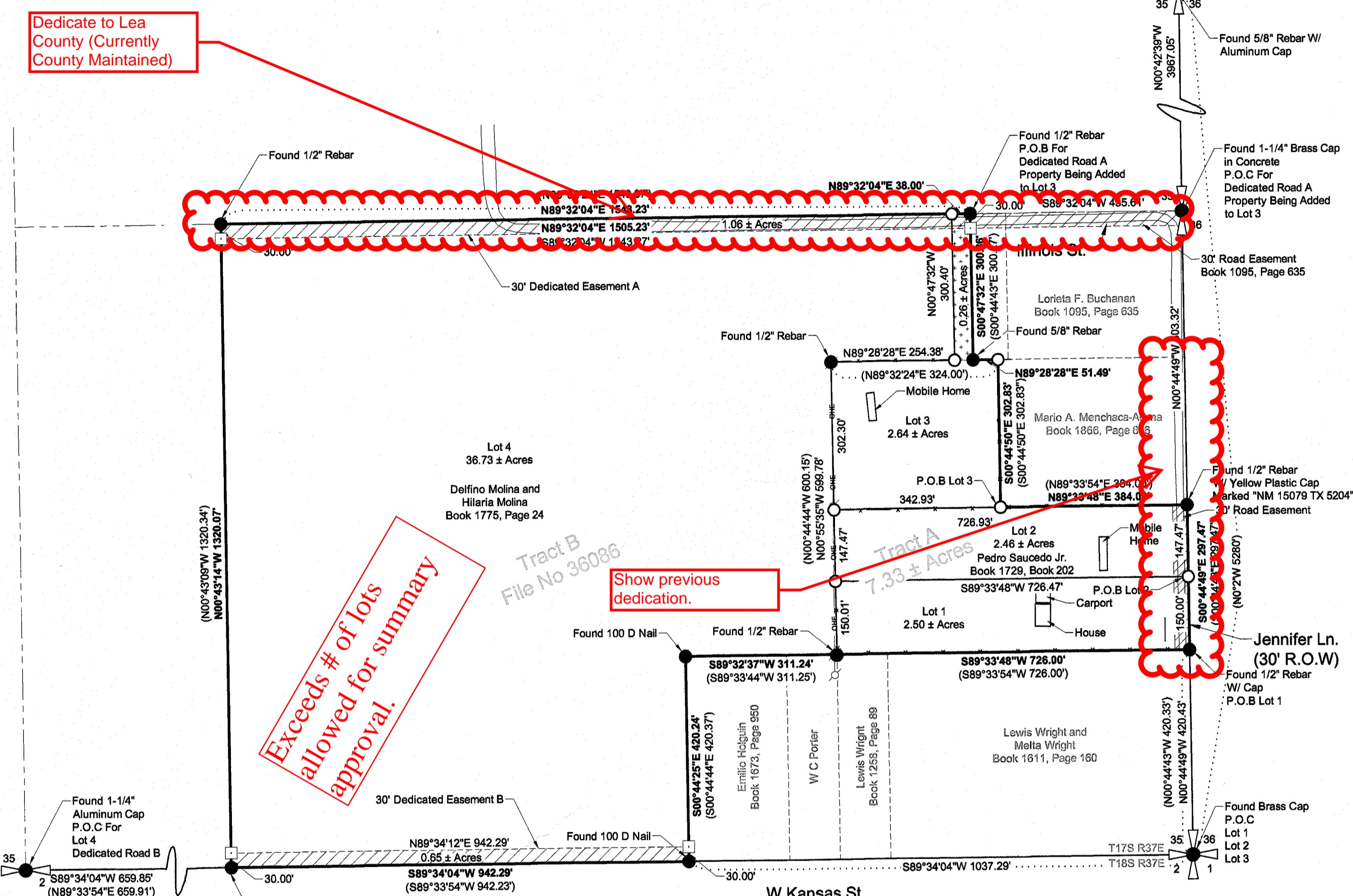
REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of _____
 I here by certify that this instrument was record on:
 The _____ Day of _____
 20____ A.D.
 At _____ O'Clock _____
 Cabinet _____ Slide _____
 Book _____ Page _____
 By _____
 County Clerk
 By _____
 Deputy

PLAT OF SAUCEDO SUBDIVISION FOR PEDRO SAUCEDO JR.

PROJECT NUMBER: 2015.1096

SHEET: 1 of 2
 SU - 101



**CERTIFICATE OF APPROVAL
 LEA COUNTY PLANNING AND ZONING BOARD**

Be it known that this subdivision plat was submitted to the Lea County Planning and Zoning Board, New Mexico assembled at a meeting on the _____ day of _____, 20____ and was thereupon approved and accepted by a majority of the members of the said board.

In witness whereof the Planning and Zoning Board of Lea County, New Mexico has caused this instrument to be signed on it's behalf by it's chairman and attested by the County Clerk of Lea County, New Mexico on this _____ day of _____, 20____.

Attest: _____
 Planning and Zoning Board
 Lea County, New Mexico

Pat Chappelle, County Clerk
 Kallie Windsor, Chairman

ACKNOWLEDGMENT

State of New Mexico:
 County of Lea:

The Foregoing Instrument was Acknowledged before me this _____ day of _____, 20____ by the above County Clerk and Chairman of the Planning and Zoning Board.

Witness my hand and official seal the day and year last above written.

My Commission Expires _____.

Notary Public _____

CERTIFICATE OF MUNICIPAL APPROVAL

I, Kevin Robinson, Development Director for the City of Hobbs, Lea County, New Mexico, do hereby certify that the foregoing plat in the City of Hobbs, Lea County, New Mexico, was reviewed and deemed compliant with the Municipal Summary Process Regulations on this _____ day of _____, 20____.

Kevin Robinson, Development Director

Jan Fletcher, City Clerk

ACKNOWLEDGMENT

State of New Mexico:
 County of Lea:

On this _____ day of _____, 20____, before me, Kevin Robinson and Jan Fletcher to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

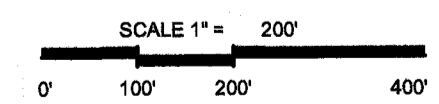
My Commission Expires: _____.

Notary Public _____

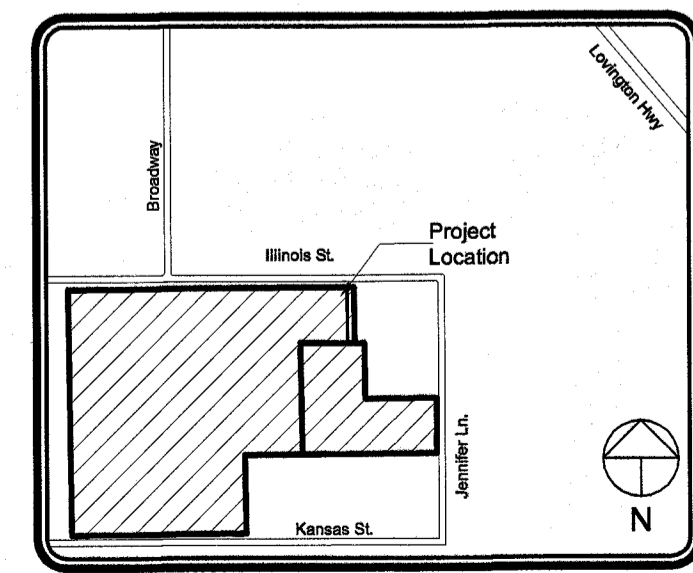
Exceeds # of lots allowed for summary approval.

Show previous dedication.

Dedicate to Lea County (Currently County Maintained)



BASIS OF BEARING
 The basis of bearing for this survey is Grid North based on the New Mexico State Plane Coordinate System, East Zone, as determined by GPS/GNSS observations. Ground coordinates are modified by scaling about a control point located at N32°40'03.64577", W103°10'44.87982" by a combined scale factor of 0.9998824473 at the Point of Beginning



LEGEND

- Found as noted
- Set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"
- Found section corner
- Found quarter section corner
- Calculated point
- Power pole
- Lot line
- Section line
- Property line
- Over head electric line
- Property being added to Lot 3
- Easement
- Measured bearing and distance (XX°XX'XX" XX.XX')
- Record bearing and distance (XX°XX'XX" XX.XX')

RECORD DESCRIPTION - PER DEED BOOK 1764, PAGE 264

A tract of land located in the Southeast Quarter of the Southeast Quarter (SE/4SE/4) of Section 35, Township 17 South, Range 37 East, N.M.P.M., Lea County, New Mexico, and being more particularly described as follows: Beginning at a 1/2" rebar w/PVC cap marked "NM 15079 TX 5204" set on the East line of said Section 35 and being the Southeast corner of this tract which lies N00°44'43"W - 420.33 feet from a brass cap found as the Southeast corner of said Section 35; thence S89°33'54"W - 726.00 feet to a 1/2" rebar w/PVC cap marked "NM 15079 TX 5204" set as the Southwest corner of this tract; thence N00°44'44"W - 600.15 feet to a 1/2" rebar w/PVC cap marked "NM 15079 TX 5204" set as the Northwest corner of this tract; thence N89°32'24" - 324.00 feet to a 1/2" rebar w/PVC cap marked "NM 15079 TX 5204" set as a corner of this tract; thence S00°44'44"E - 302.83 feet to a 1/2" rebar w/PVC cap marked "NM 15079 TX 5204" set as a corner of this tract; thence N89°33'54"E - 384.00 feet to a 1/2" rebar w/PVC cap marked "NM 15079 TX 5204" set on the East line of said Section 35; thence S00°44'43"E - 297.47 feet along the East line of said Section 35 to the point of beginning. The East side being subject to a 30 foot road easement.

NEW DESCRIPTION LOT 1

A tract of land located in the SE1/4 of the SE1/4 of Section 35, T17S, R37E, N.M.P.M., Lea County, New Mexico and being more particularly described by metes and bounds as follows:

Commencing at a found brass cap, being the southeast corner of Section 35; thence N00°44'49"W 420.43 feet along the east line of Section 35 to a found 1/2" rebar with cap for the Point of Beginning; thence S89°33'48"W 726.00 feet to a found 1/2" rebar; thence N00°55'35"W 150.01 feet to a set 5/8" rebar with red plastic cap marked "WM HICKS NMPS 12348"; thence N89°33'48"E 726.47 feet to a set 5/8" rebar with red plastic cap marked "WM HICKS NMPS 12348"; thence S00°44'49"E 150.00 feet to the Point of Beginning.

Containing a total of 2.50 acres ±

NEW DESCRIPTION LOT 2

A tract of land located in the SE1/4 of the SE1/4 of Section 35, T17S, R37E, N.M.P.M., Lea County, New Mexico and being more particularly described by metes and bounds as follows:

Commencing at a found brass cap, being the southeast corner of Section 35; thence N00°44'49"W along the east line of Section 35, passing a found 1/2" rebar with cap at 420.43 feet and continuing a total 570.43 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348" for the Point of Beginning; thence S89°33'48"W 726.47 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence N00°55'35"W 147.47 feet to a set 5/8" rebar with red plastic cap marked "WM HICKS NMPS 12348"; thence N89°33'48"E 726.93 feet to a found 1/2" rebar with yellow plastic cap marked "NM 15079 TX 5204"; thence S00°44'49"E 147.47 feet to the Point of Beginning.

Containing a total of 2.45 acres ±

NEW DESCRIPTION LOT 3

A tract of land located in the SE1/4 of the SE1/4 of Section 35, T17S, R37E, N.M.P.M., Lea County, New Mexico and being more particularly described by metes and bounds as follows:

Commencing at a found brass cap, being the southeast corner of Section 35; thence N00°44'49"W along the east line of Section 35, passing a found 1/2" rebar with cap at 420.43 feet and continuing a total of 717.90 feet to a found 1/2" rebar with yellow plastic cap marked "NM 15079 TX 5204" and S89°33'48"W 384.00 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348" for the Point of Beginning; thence S89°33'48"W 342.93 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence N00°55'35"W 302.30 feet to a found 1/2" rebar; thence N89°28'28"E 254.38 feet to a set 5/8" rebar with red plastic cap marked "WM HICKS NMPS 12348"; thence N00°47'32"W 300.40 feet to a set 5/8" rebar with red plastic cap marked "WM HICKS NMPS 12348"; thence N89°32'04"E 38.00 feet to a found 1/2" rebar; thence S00°47'32"E 300.36 feet to a found 5/8" rebar; thence N89°28'28"E 51.49 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence S00°44'50"E 302.83 feet to the Point of Beginning.

Containing a total of 2.64 acres ±

RECORD DESCRIPTION - PER DEED BOOK 1775, PAGE 24

Tract B of the Lea County Claim of Exemption Plat as shown under File No 36086, Lea County Records, Lea County, New Mexico and being more particularly described as follows. A tract of land located in the Southeast Quarter (SE/4) of Section 35, Township 17 South, Range 37 East, N.M.P.M., Lea County, New Mexico, being more particularly described as follows:

Beginning at a 1/2" rebar w/PVC cap marked "NM15079 TX 5204" set as the Southwest corner of this tract which lies N89°33'54"E - 659.91 feet from a brass cap in concrete and being the Southwest corner of the Southeast Quarter of said Section 35; thence N00°43'09"W - 1320.34 feet to a 1/2" rebar w/PVC cap marked "NM15079 TX 5204" set as the Northwest corner of this tract; thence N89°32'24"E - 1543.37 feet to a 1/2" rebar w/PVC cap marked "NM15079 TX5204" set as the Northeast corner of this tract; thence S00°44'43"E - 300.27 feet to a 1/2" rebar w/PVC cap marked "NM15079 TX5204" set as a corner of this tract; thence S89°32'24"W - 290.49 feet to a 1/2" rebar w/PVC cap marked "NM15079 TX5204" set as a corner of this tract; thence S00°44'44"E - 600.23 feet to a 1/2" rebar w/PVC cap marked "NM15079 TX5204" set as a corner of this tract; thence S89°33'44"W - 311.25 feet to a spike nail found as a corner of this tract; thence S00°44'44"E - 420.37 feet to a 1/2" rebar found as the southeast corner of this tract; thence S89°33'54"W - 942.23 feet along the South line of said Section 35 to the point of beginning. The South 30 feet and the North 30 feet being subject to Road Easements.

NEW DESCRIPTION LOT 4

A tract of land located in the SE1/4 of the SE1/4 of Section 35, T17S, R37E, N.M.P.M., Lea County, New Mexico and being more particularly described by metes and bounds as follows:

Commencing at a found 1-1/4" Aluminum Cap, being the southwest corner of the Southeast Quarter of Section 35; thence N89°34'04"E 659.85 feet along the south line of Section 35 to a found 1/2" rebar for the Point of Beginning; thence N00°43'14"W 1320.07 feet to a found 1/2" rebar; thence N89°32'04"E 1505.23 feet to a set 5/8" rebar with red plastic cap marked "WM HICKS NMPS 12348"; thence S00°47'32"E 300.40 feet to a set 5/8" rebar with red plastic cap marked "WM HICKS NMPS 12348"; thence S89°28'28"W 254.38 feet to a found 1/2" rebar; thence S00°55'35"E 599.78 feet to a found 1/2" rebar; thence S89°32'37"W 311.24 feet to a found 100 D nail; thence S00°44'25"E 420.24 feet to a found 100 D nail; thence S89°34'04"W along the south line of Section 35 at 942.29 feet to the Point of Beginning.

Containing a total of 36.73 acres ±

DESCRIPTION OF PROPERTY BEING ADDED TO LOT 3 FROM TRACT B

A tract of land located in the SE1/4 of the SE1/4 of Section 35, T17S, R37E, N.M.P.M., Lea County, New Mexico and being more particularly described by metes and bounds as follows:

Commencing at a found 1-1/4" brass cap, being the Northeast corner of the Southeast Quarter of Section 35; thence S89°32'04"W 435.61 feet along the north line of Southeast Quarter of Section 35 to a found 1/2" rebar for the Point of Beginning; thence S00°47'32"E 300.36 feet to a found 5/8" rebar; thence S89°28'28"W 38.00 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence N00°47'32"W 300.40 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence N89°32'04"E 38.00 feet to the Point of Beginning.

Containing a total of 0.26 acres ±

DEDICATED EASEMENT A

A tract of land located in the SE1/4 of the SE1/4 of Section 35, T17S, R37E, N.M.P.M., Lea County, New Mexico and being more particularly described by metes and bounds as follows:

Commencing at a found 1-1/4" brass cap, being the Northeast corner of the Southeast Quarter of Section 35; thence S89°32'05"W 435.61 feet along the north line of Southeast Quarter of Section 35 to a found 1/2" rebar for the Point of Beginning; thence S00°47'32"E 30.00 feet to a calculated point; thence S89°32'04"W 1543.27 feet to a calculated point; thence N00°43'14"W 30.00 feet along the west side of the Lot 4 to a found 1/2" rebar; thence N89°32'04"E 1543.23 feet to the Point of Beginning.

Containing a total of 1.06 acres ±

DEDICATED EASEMENT B

A tract of land located in the SE1/4 of the SE1/4 of Section 35, T17S, R37E, N.M.P.M., Lea County, New Mexico and being more particularly described by metes and bounds as follows:

Commencing at a found 1-1/4" Aluminum Cap, being the southwest corner of the Southeast Quarter of Section 35; thence N89°34'04"E 659.85 feet along the south line of Section 35 to a found 1/2" rebar for the Point of Beginning; thence N00°43'14"W 30.00 feet to a calculated point; thence N89°34'12"E 942.29 feet to a calculated point; thence S00°44'25"E 30.00 feet to a found 100 D nail; thence S89°34'04"W along the south line of Section 35 942.29 feet to the Point of Beginning.

Containing a total of 0.65 acres ±

CERTIFICATE OF SURVEY

I, William M. Hicks, III New Mexico Professional Surveyor, hereby certify that this Type 3A Summary Subdivision was prepared from an actual ground survey performed by me or under my supervision, that this survey is true and correct to the best of my knowledge and belief, that this Type 3A Summary Subdivision and field survey upon which it is based meets the Minimum Standards for Surveying in New Mexico.

William M. Hicks
William M. Hicks, III NMPS #12348



10-29-2015
Date

OWNERS STATEMENT AND AFFIDAVIT

State of New Mexico: _____
County of Lea: _____

The undersigned first duly sworn on oath, state: On behalf of the owners and proprietors we have of our own free will and consent caused this plat with its tracts to be platted, and the tract described and shown hereon as Easement A and Easement B to be dedicated to the public forever for road and utility access. The property described on this plat lies within the platting jurisdiction of Lea County.

By _____
Pedro Saucedo Jr.

ACKNOWLEDGMENT

State Of New Mexico: _____
County Of Lea: _____

On this _____ day of _____, 20____, before me, Pedro Saucedo Jr. to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My commission expires: _____

Notary Public

OWNERS STATEMENT AND AFFIDAVIT

State of New Mexico: _____
County of Lea: _____

The undersigned first duly sworn on oath, state: On behalf of the owners and proprietors we have of our own free will and consent caused this plat with its tracts to be platted, and the tract described and shown hereon as Easement A and Easement B to be dedicated to the public forever for road and utility access. The property described on this plat lies within the platting jurisdiction of Lea County.

By _____
Delfino Molina

By _____
Hilaria Molina

ACKNOWLEDGMENT

State Of New Mexico: _____
County Of Lea: _____

On this _____ day of _____, 20____, before me, Delfino Molina and Hilaria Molina to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

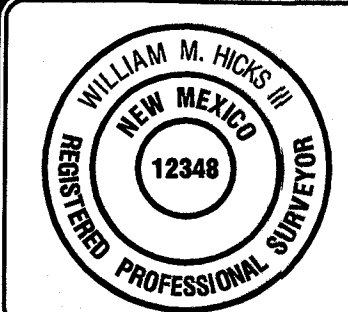
Witness my hand and official seal the day and year last above written.

My commission expires: _____

Notary Public

PETTIGREW & ASSOCIATES
ENGINEERING | SURVEYING | T
DEFINING QUALITY SINCE
100 E. Navajo - Suite 100, Hobbs New Mexico
T 575 393 9827 F 575 393 1544
Pettigrew.us

PROJECT SURVEYOR: M. Kneeland
DRAWN BY: D. Trevizo



INDEXING INFORMATION FOR COUNTY CLERK
OWNER:
Pedro Saucedo Jr.
Delfino Molina and Hilaria Molina
LOCATION:
Located SE1/4 of SE1/4 of Section 35, T17S, R37E, N.M.P.M., Lea County, New Mexico.

REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of _____
I here by certify that this instrument was recorded on:
The _____ Day of _____
20____ A.D.
At _____ O'Clock _____
Cabinet _____ Slide _____
Book _____ Page _____
By _____
County Clerk
By _____
Deputy

PLAT OF SAUCEDO SUBDIVISION FOR PEDRO SAUCEDO JR.

PROJECT NUMBER: 2015.1096

SHEET: 2 of 2
SU - 102

LEA COUNTY CLAIM OF EXEMPTION AND SUMMARY REVIEW PLAT/CITY OF HOBBS

LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A: BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF THIS TRACT, WHICH LIES N00°44'43"W - 420.33 FEET AND S89°33'54"W - 50.00 FEET FROM A BRASS CAP FOUND AS THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S89°33'54"W - 676.00 FEET TO A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET AS THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°44'44"W - 600.15 FEET TO A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET AS THE NORTHWEST CORNER OF THIS TRACT; THENCE N89°32'24"E - 324.00 FEET TO A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET AS A CORNER OF THIS TRACT; THENCE S00°44'44"E - 302.83 FEET TO A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET AS A CORNER OF THIS TRACT; THENCE N89°33'54"E - 334.00 FEET TO A POINT BEING A CORNER OF THIS TRACT; THENCE S00°44'43"E - 297.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.993 ACRES OF LAND, MORE OR LESS.

TRACT B: BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF THIS TRACT, WHICH LIES N00°44'43"W - 717.80 FEET AND S89°33'54"W - 50.00 FEET FROM A BRASS CAP FOUND AS THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S89°33'54"W - 334.00 FEET TO A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET AS THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°44'44"W - 302.83 FEET TO A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET AS THE NORTHWEST CORNER OF THIS TRACT; THENCE N89°32'24"E - 334.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE S00°44'43"E - 303.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.323 ACRES OF LAND, MORE OR LESS.

ROADWAY DEDICATION: BEGINNING AT A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET ON THE EAST LINE OF SAID SECTION 35 WHICH LIES N00°44'43"W - 420.33 FEET FROM A BRASS CAP FOUND AS THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N00°44'43"W - 600.47 FEET ALONG THE EAST LINE OF SAID SECTION 35 TO A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET ON THE EAST LINE OF SAID SECTION 35; THENCE S89°32'24"W - 50.00 FEET; THENCE S00°44'43"E - 600.47 FEET; THENCE N89°33'54"E - 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.689 ACRES OF LAND, MORE OR LESS.

DEDICATION SAID PROPERTY IS BEING DIVIDED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF, SURVEYED AND SUBDIVIDED ACCORDING TO THE TRACTS AS THEY APPEAR ON THE PLAT AFFIXED HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER(S) OF SAID LAND, HAVE HEREUNTO SET THEIR HAND THIS 11 DAY OF JANUARY, 2010.

Suzanne Eshom
SUZANNE ESHOM

ACKNOWLEDGEMENT: STATE OF NEW MEXICO))SS COUNTY OF LEA) ON THIS 11 DAY OF JANUARY, 2010, BEFORE ME PERSONALLY APPEARED Suzanne Eshom, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 5-13-2010
Suzanne Eshom
NOTARY PUBLIC

CERTIFICATE OF MUNICIPAL SUMMARY PROCESS APPROVAL:

I, JOE DEARING, THE DULY APPOINTED CITY PLANNER FOR THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT, WITHIN THE CITY OF HOBBS EXTRATERRITORIAL JURISDICTION, LEA COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL SUMMARY PROCESS REGULATIONS ON THIS 15 DAY OF JANUARY, 2010.

Joe Dearing
JOE DEARING, CITY PLANNER

ATTEST:
Jan Fletcher
JAN FLETCHER, CITY CLERK

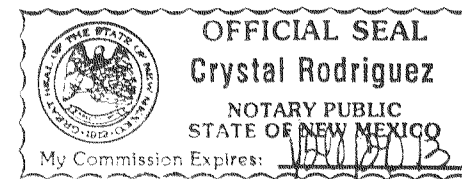


ACKNOWLEDGEMENT:

STATE OF NEW MEXICO))SS COUNTY OF LEA) ON THIS 15 DAY OF JANUARY, 2010, BEFORE ME PERSONALLY APPEARED JOE DEARING AND JAN FLETCHER KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 10-10-2013
Crystal Rodriguez
NOTARY PUBLIC



NOTES: THESE TRACTS ARE BEING DIVIDED FROM A TRACT OF LAND CONVEYED TO SUZANNE ESHOM AS DESCRIBED IN DEED BOOK 1400, PAGE 527 OF THE LEA COUNTY RECORDS.

THIS SURVEY IS A DIVISION OF LAND FOR SALE, LEASE OR OTHER CONVEYANCE AND IS TO BE SUBMITTED FOR CLAIM OF EXEMPTION AS REQUIRED IN LEA COUNTY SUBDIVISION REGULATIONS ORDINANCE #35 AND THE NEW MEXICO SUBDIVISION ACT.

BEARINGS SHOWN HEREON ARE FROM GPS MEASUREMENTS AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM OF 1983.



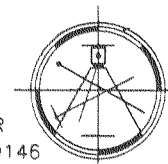
SURVEYORS CERTIFICATE

I, TERRY J. ASEL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15079, DO HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

Terry J. Asel
Terry J. Asel, N.M. R.P.S. No. 15079
DATE: 1/11/2010

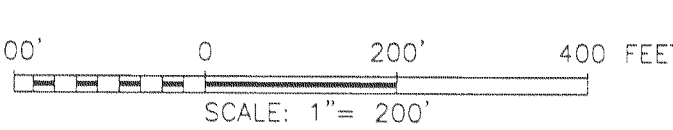
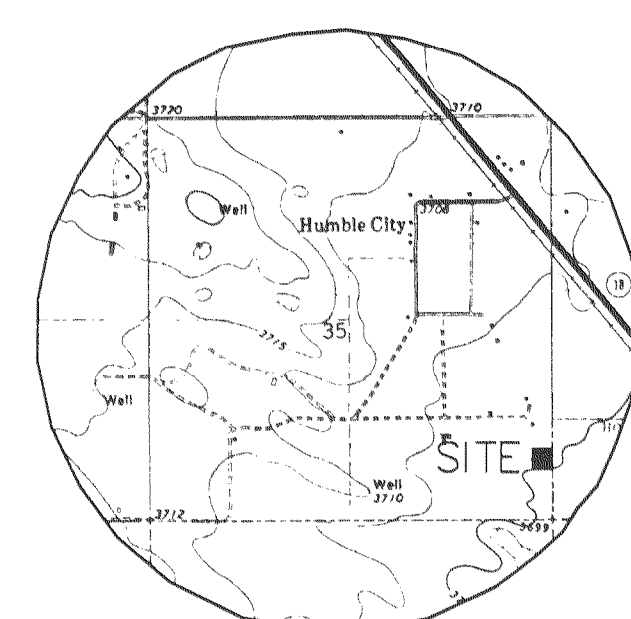
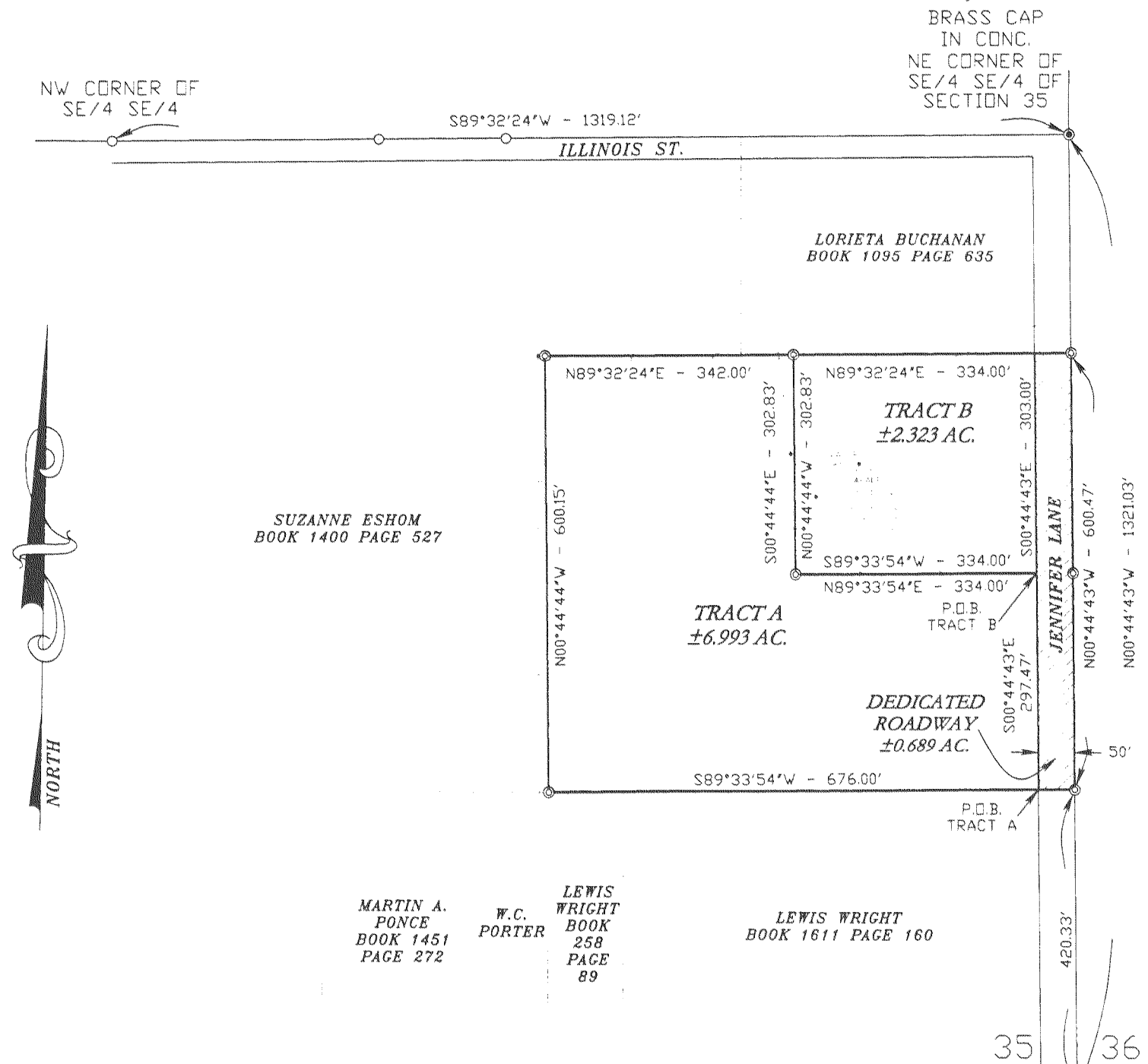
Asel Surveying

P.O. BOX 393 - 310 W. TAYLOR
HOBBS, NEW MEXICO - 575-393-9146



SUZANNE ESHOM	Work Order # 090519PS (Rev. A)
Date Surveyed: 05/19/2009	Surveyed by: Terry Asel
DWG # 090519PS (Rev. A).dwg	Drafted By: Kristie Asel
Scale: 1" = 200'	Sheet 1 of 1

STATE OF NEW MEXICO
COUNTY OF LEA
FILED
January 20, 2010.
AT 11:17 O'clock A.M.
and Recorded in Book 1
Page 207
Pat Chappelle, Lea County Clerk
By Crystal Spars Deputy
55-1264



- LEGEND**
- - DENOTES: FOUND MONUMENT AS NOTED
 - - DENOTES: SET MONUMENT: 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" (UNLESS OTHERWISE NOTED)
 - - DENOTES: FOUND REBAR W/ALU. CAP MARKED "MUTH PS #13239"



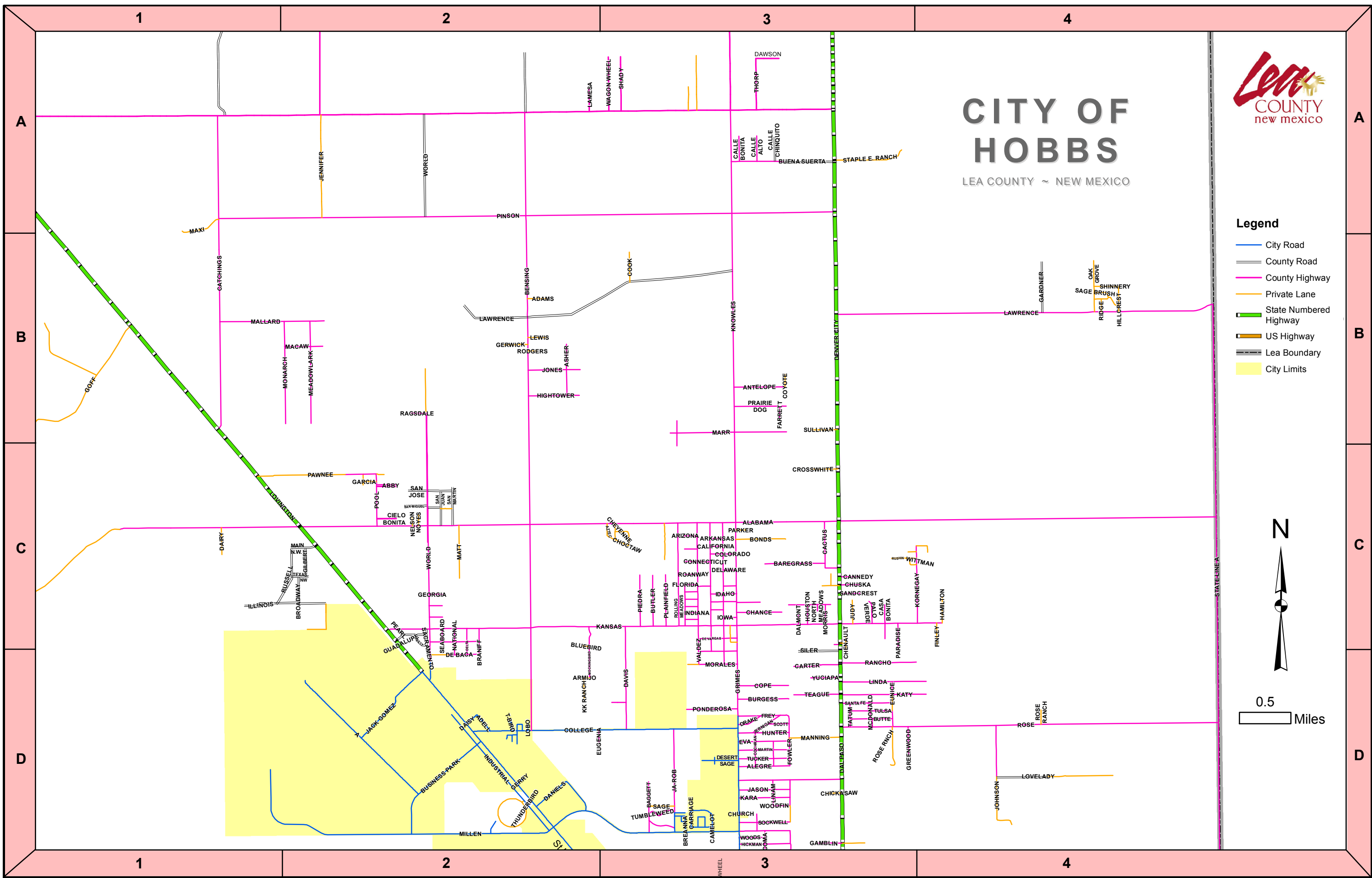
CITY OF HOBBS

LEA COUNTY ~ NEW MEXICO

- Legend**
- City Road
 - County Road
 - County Highway
 - Private Lane
 - State Numbered Highway
 - US Highway
 - Lea Boundary
 - City Limits



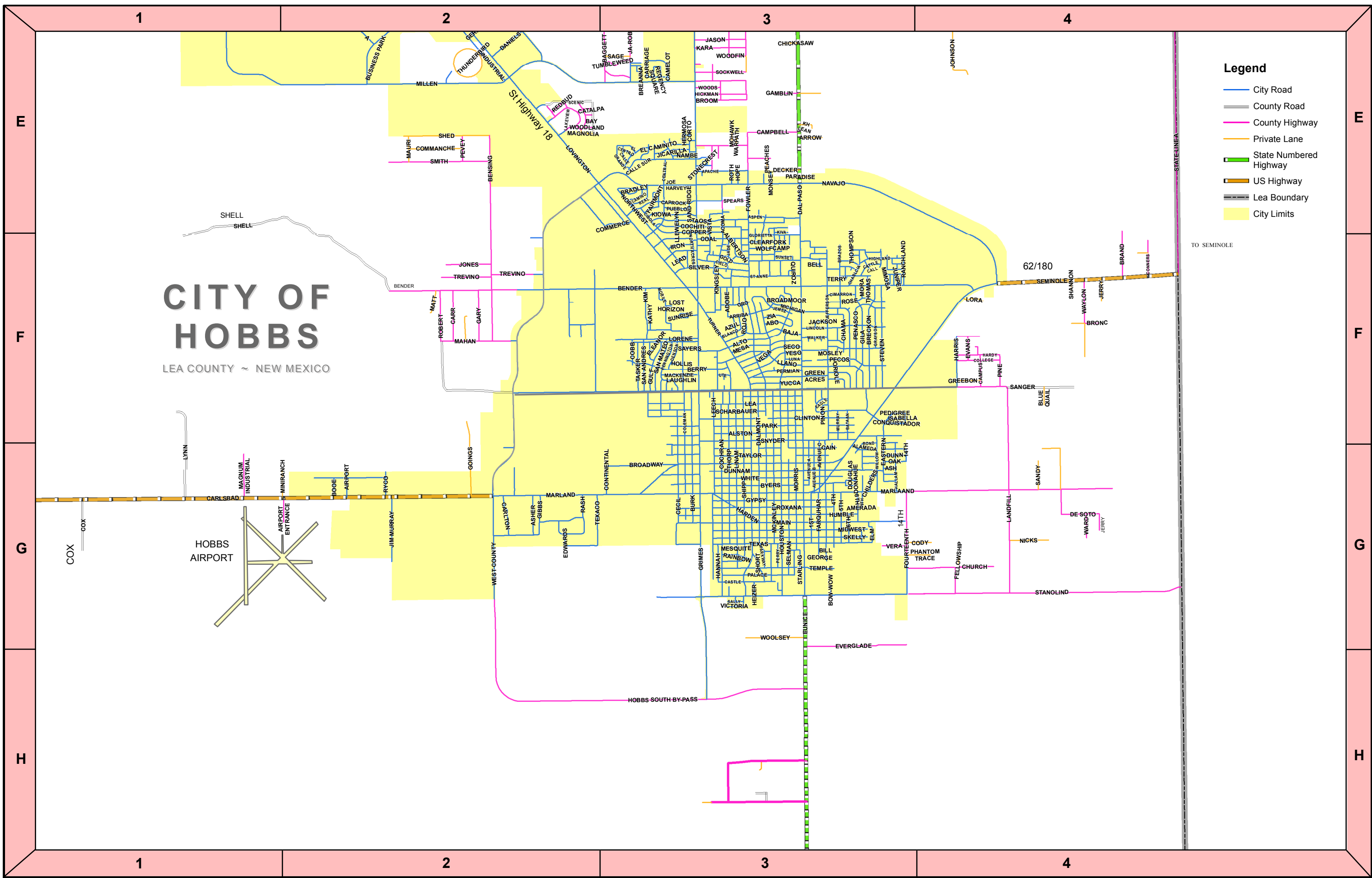
0.5 Miles



CITY OF HOBBS

LEA COUNTY ~ NEW MEXICO

- ### Legend
- City Road
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 - City Limits

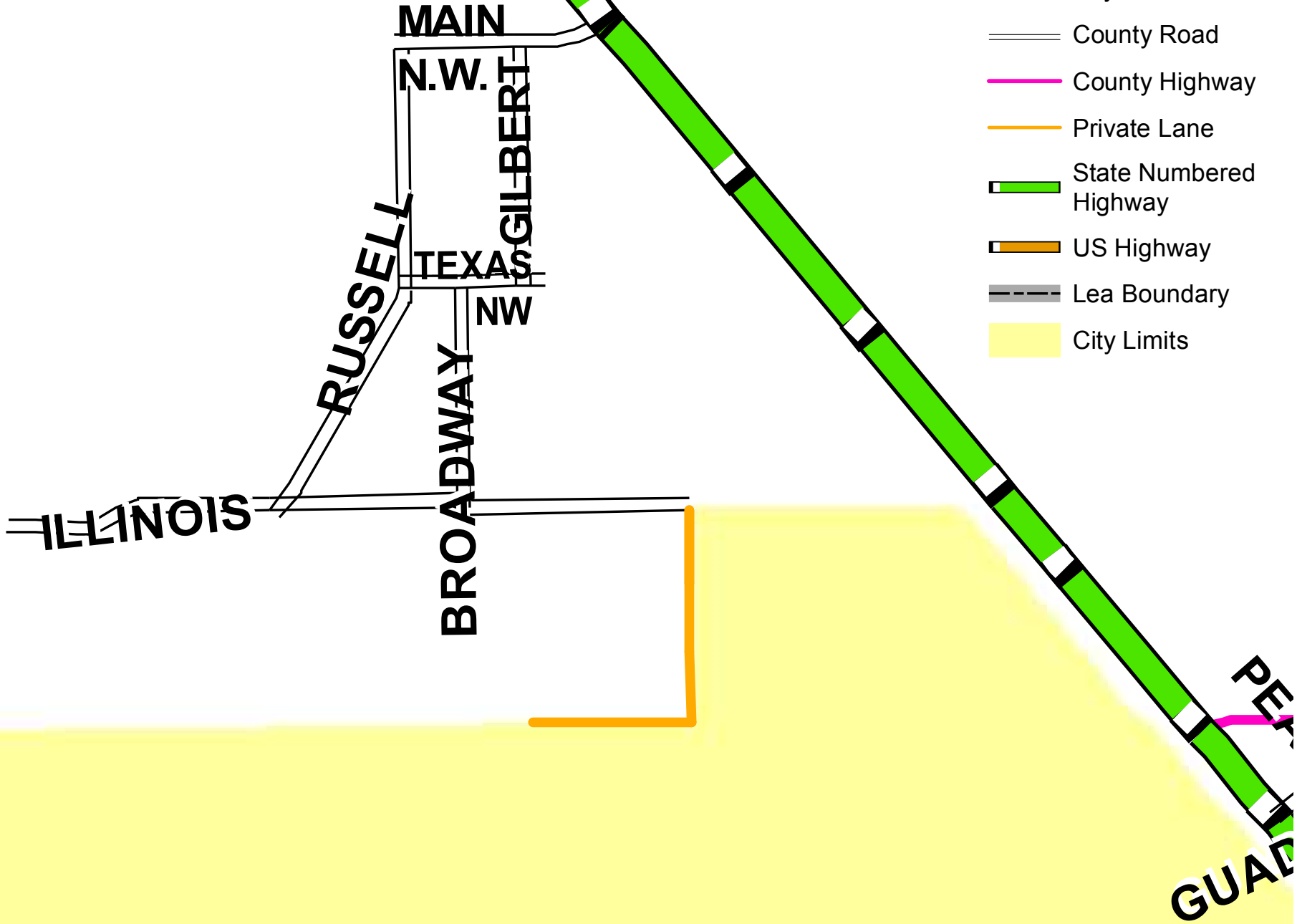


DAIRY

BONI

Legend

- City Road
- County Road
- County Highway
- Private Lane
- State Numbered Highway
- US Highway
- Lea Boundary
- City Limits



February 16, 2016 Planning Board Regular Meeting Agenda

- 7) **Review and Consider Homestead Estates Subdivision, as submitted by property owner CRV Investments, LLC.**

HOMESTEAD ESTATES SUBDIVISION

CITY OF HOBBS, LEA COUNTY, NEW MEXICO

Restrict easement to 8" & 6" WL's only. Call out as "Dedicated Municipal surface and sub-surface infrastructure easement."

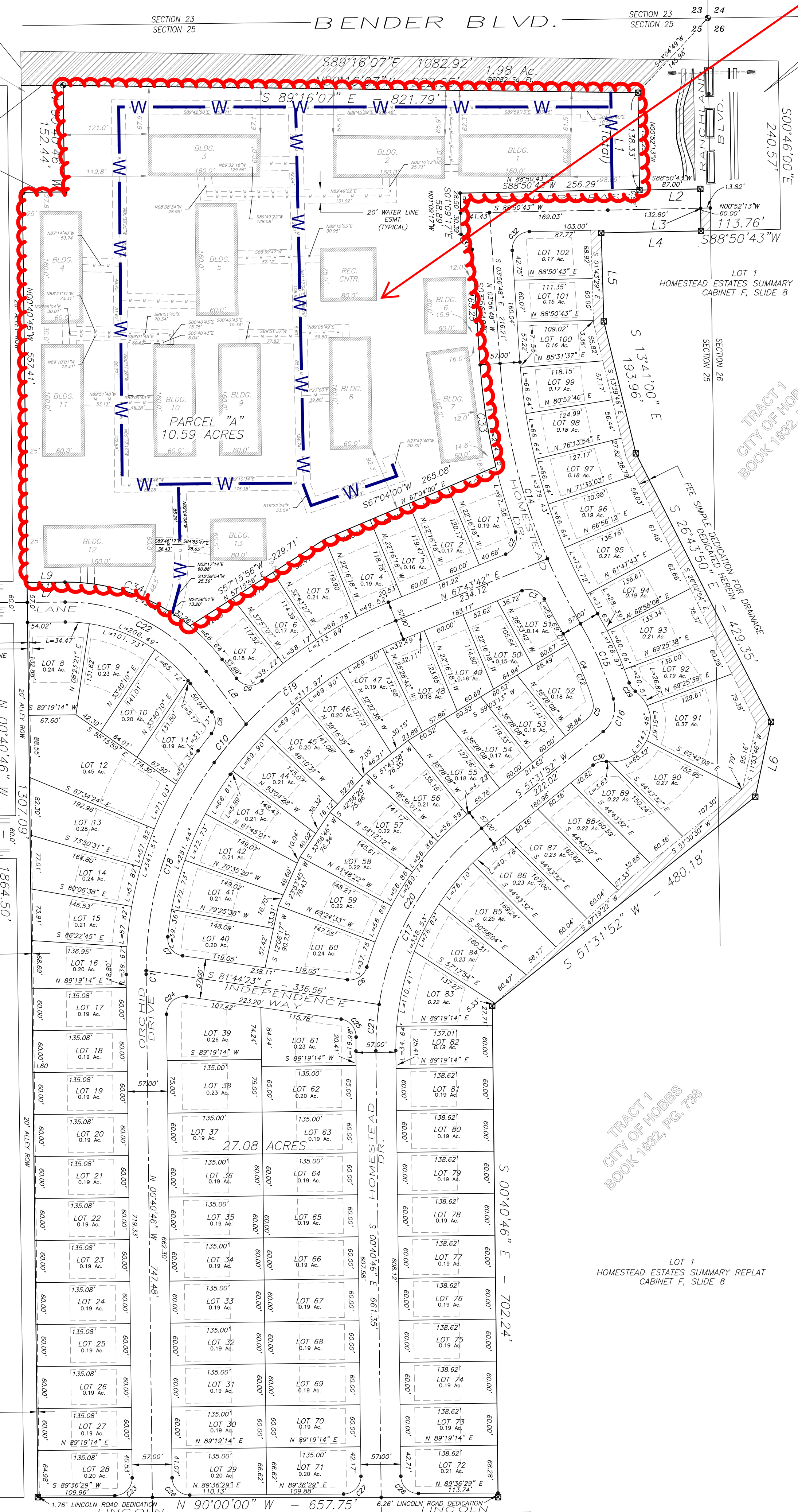
CITY OF HOBBS
BOOK 242, PG. 427
BOOK 1632, PG. 744
SURVEY BOOK 1, PG. 766

SECOND UNIT TAYLOR RANCH ADDITION
BOOK 122, PAGE 288

SECOND UNIT TAYLOR RANCH ADDITION
BOOK 122, PAGE 288

SECOND UNIT TAYLOR RANCH ADDITION
BOOK 122, PAGE 288

TYPICAL LOT SETBACKS
1" = 50'



1.98 ACRES
RANCHLAND BOULEVARD AND BENDER BOULEVARD DEDICATED BY THIS PLAT TO THE CITY OF HOBBS

LINE	BEARING	DISTANCE
L1	S 00°52'13" E	139.25'
L2	N 88°50'43" E	87.00'
L3	S 00°52'13" E	60.00'
L4	S 88°50'43" W	142.57'
L5	S 01°39'03" E	126.57'
L6	S 11°53'46" W	109.37'
L7	N 89°28'25" E	54.10'
L8	S 37°06'51" E	94.40'
L9	S 89°28'25" W	54.17'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	5.01'	5.01'	N 00°23'33" W	0°34'27"
C2	25.00'	36.24'	34.62'	S 23°54'11" W	87°33'02"
C3	25.00'	37.33'	33.96'	S 69°29'32" E	85°33'32"
C4	471.50'	104.10'	103.89'	S 23°49'09" E	12°39'00"
C5	25.00'	30.12'	28.33'	S 17°01'07" W	69°01'31"
C6	25.00'	36.09'	33.04'	S 56°54'06" W	82°43'01"
C7	25.00'	38.19'	34.59'	N 57°58'30" W	87°31'48"
C8	25.00'	33.77'	30.87'	S 01°00'50" W	76°15'23"
C9	25.00'	41.17'	36.68'	N 84°17'44" W	94°21'46"
C10	609.00'	71.42'	71.37'	N 39°42'13" E	6°43'08"
C11	471.50'	16.70'	16.70'	S 29°07'47" E	2°01'44"
C12	471.50'	87.40'	87.28'	S 22°48'17" E	10°37'18"
C14	850.00'	392.60'	389.12'	S 17°10'43" E	26°27'50"
C15	500.00'	117.56'	117.29'	S 23°40'29" E	13°28'17"
C16	43.50'	51.98'	48.95'	S 17°17'46" W	68°28'13"
C17	400.00'	364.50'	352.02'	S 25°25'33" W	52°12'38"
C18	500.00'	323.09'	317.50'	N 17°49'56" E	37°01'25"
C19	609.00'	333.60'	328.43'	N 82°29'32" E	31°23'03"
C20	400.00'	298.10'	291.25'	S 30°10'53" W	42°41'57"
C21	400.00'	66.40'	66.33'	S 04°04'34" W	9°30'41"
C22	250.00'	233.05'	224.71'	S 63°49'13" E	53°24'44"
C23	250.00'	39.40'	35.44'	S 44°27'52" W	90°17'15"
C24	25.00'	43.17'	38.00'	N 48°47'26" E	98°55'23"
C25	25.00'	36.54'	33.37'	S 39°52'25" E	83°43'57"
C26	25.00'	39.14'	35.27'	S 45°32'08" E	89°42'45"
C27	25.00'	39.40'	35.44'	N 44°27'52" E	90°17'15"
C28	25.00'	39.14'	35.27'	N 45°32'08" E	89°42'45"
C29	25.00'	15.04'	14.82'	S 35°50'00" E	34°28'21"
C30	25.00'	20.20'	19.66'	S 74°40'43" W	46°17'43"
C31	25.00'	28.28'	26.80'	S 36°21'14" E	64°48'52"
C32	25.00'	40.49'	36.21'	S 42°26'58" W	92°47'30"
C33	878.50'	147.39'	147.21'	S 08°45'10" E	9°36'45"
C34	278.50'	192.98'	189.14'	N 70°40'51" W	39°42'08"



OWNERS STATEMENT AND AFFIDAVIT

STATE OF NEW MEXICO
LEA COUNTY
I, C. RYAN VOORHEES, MANAGER, CRV INVESTMENTS LLC, being duly sworn, depose and say that the undersigned first duly sworn on oath, state as the owners and proprietors we have of our own free will and consent caused this plat with its tracts to be plotted, the property described and as shown on this plat lies within the platting jurisdiction of City of Hobbs, New Mexico.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS: _____ DAY OF _____, 2016.
BY: C. RYAN VOORHEES, MANAGER, CRV INVESTMENTS LLC.
THIS PROPERTY LIES WITHIN THE PLANNING AND ZONING JURISDICTION OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO.
SAID PROPERTY IS BEING SUBDIVIDED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF SURVEYED AND SUBDIVIDED ACCORDING TO THE LOTS AS THEY APPEAR ON THE PLAT AFFIXED HEREON. ALL AREAS OF LAND SHOWN HEREON FOR PUBLIC USE, INCLUDING STREETS, ALLEYS, AND DEDICATIONS ARE TO THE SUBDIVISION IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, AS A CONDITION OF ACCEPTANCE, THE SUBDIVIDER AGREES TO PROVIDE ACCESS TO THE SUBDIVISION IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO SUBDIVISION REGULATIONS AND TO SELL OR LEASE PARCELS ONLY IN ACCORDANCE THEREWITH. SAID PROPERTY WILL BE SUBDIVIDED IN ACCORDANCE WITH THIS SUBDIVISION PLAT.

OWNER: C. RYAN VOORHEES, CRV INVESTMENTS LLC. DATE: _____
ACKNOWLEDGMENT:
STATE OF NEW MEXICO
COUNTY OF LEA
ON THIS _____ DAY OF _____, 2016, BEFORE ME, C. RYAN VOORHEES, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THE SAME AS THEIR FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
CERTIFICATE OF MUNICIPAL APPROVAL:
STATE OF NEW MEXICO
COUNTY OF LEA
I, JAN FLETCHER, THE DULY APPOINTED AND ACTING CITY CLERK OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF THE HOMESTEAD ESTATES SUBDIVISION, TO THE CITY OF HOBBS, WAS APPROVED AND THE AREA OF BENDER AND RANCHLAND BOULEVARD VESTED IN THE CITY OF HOBBS IS HEREBY DEDICATED AS A PUBLIC STREET, BY THE COMMISSION OF THE CITY OF HOBBS BY RESOLUTION NO. _____ ON THE _____ DAY OF _____, 2016 A.D.

JAN FLETCHER, CITY CLERK
ACKNOWLEDGMENT:
STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY JAN FLETCHER.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL
BY THE CITY OF HOBBS PLANNING BOARD:
THE PLAT, RESTRICTIONS AND DEDICATION APPROVED AND ACCEPTED THE _____ DAY OF _____, 2016 A.D. BY THE CITY PLANNING BOARD.
CHAIRMAN: WILLIAM M. HICKS, III

ACKNOWLEDGMENT:
STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY WILLIAM M. HICKS.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

INDEXING INFORMATION FOR COUNTY CLERK
OWNER(S): CRV INVESTMENTS LLC.
SECTION: EAST HALF (E1/2) OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO.
SUBDIVISION: HOMESTEAD ESTATES
ACREAGE: LOTS 1-102: 27.08 ACRES
PARCEL "A": 10.59 ACRES
TOTAL: 37.67 ACRES
HARCROW SURVEYING, LLC
2314 W. MAIN ST., ARTESIA, N.M. 88210
PH: (575) 746-2158 FAX: (575) 746-2158
charcrow@harcrowsurveying.com

SURVEY DATE:	MARCH 2015	PAGE:	1 OF 1
DRAFTING DATE:	AUG. 2015-FEB. 2016	FILE:	15-893
APPROVED BY:	CH	DRAWN BY:	DS

LEGAL DESCRIPTION 37.67 ACRES
BEING a 37.67 acre tract of land located in the east half (E/2) of Section 25, Township 18 South, Range 38 East, N.M.P.M., City of Hobbs, Lea County, New Mexico and being that same tract of land described as Lot 2 of the Homestead Estates Summary Plat, Tracts 1, 2, 3 to the City of Hobbs, New Mexico, as recorded in Cabinet F, Slide 8, Lea County, New Mexico, said 37.67 acres being more particularly described as follows:
BEGINNING at a 5/8 inch iron rod found with cap stamped "HICKS NMPS 12348" and being S 43°04'49" W, 145.98 feet from the northeast corner of said Section 25 and the northeast corner of said Section 26, and the south line of Bender Boulevard, a variable width right-of-way as dedicated; THEN, S 00°52'13" E, 139.25 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found in the north line of Settlers Pass Lane, a 60 foot right-of-way; THEN, N 88°50'43" E, 87.00 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 00°52'13" E, 60.00 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 88°50'43" W, 142.57 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 01°39'03" E, 126.57 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 11°53'46" W, 109.37 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 89°28'25" E, 54.10 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 37°06'51" E, 94.40 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 89°28'25" W, 54.17 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; and containing 37.67 acres of land, more or less.

LEGAL DESCRIPTION PARCEL "A"
BEING a 10.59 acre tract of land located in the east half (E/2) of Section 25, Township 18 South, Range 38 East, N.M.P.M., City of Hobbs, Lea County, New Mexico and being that same tract of land described as Lot 2 of the Homestead Estates Summary Plat, Tracts 1, 2, 3 to the City of Hobbs, New Mexico, as recorded in Cabinet F, Slide 8, Lea County, New Mexico, said 10.59 acres being more particularly described as follows:
BEGINNING at a 5/8 inch iron rod found with cap stamped "HICKS NMPS 12348" and being S 43°04'49" W, 145.98 feet from the northeast corner of said Section 25 and the northeast corner of said Section 26, and the south line of Bender Boulevard, a variable width right-of-way as dedicated; THEN, S 00°52'13" E, 139.25 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found in the north line of Settlers Pass Lane, a 60 foot right-of-way; THEN, N 88°50'43" E, 87.00 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 00°52'13" E, 60.00 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 88°50'43" W, 142.57 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 01°39'03" E, 126.57 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 11°53'46" W, 109.37 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 89°28'25" E, 54.10 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 37°06'51" E, 94.40 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 89°28'25" W, 54.17 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; and containing 10.59 acres of land, more or less.

DEDICATION DESCRIPTION BENDER BLVD. AND RANCHLAND BLVD.
BEING a 1.98 acre tract of land located in the east half (E/2) of Section 25, Township 18 South, Range 38 East, N.M.P.M., City of Hobbs, Lea County, New Mexico and being that same tract of land described as Lot 1 and all that dedication for Bender Boulevard described in the Homestead Estates Summary Plat, a Replat of Hobbs Land Development Summary Plat as recorded in Cabinet F, Slide 8, Lea County, New Mexico, said 1.98 acres being more particularly described as follows:
BEGINNING at a 5/8 inch iron rod found with cap stamped "HICKS NMPS 12348" and being S 43°04'49" W, 145.98 feet from the northeast corner of said Section 25 and the northeast corner of said Section 26, and the south line of Bender Boulevard, a variable width right-of-way as dedicated; THEN, N 89°16'07" W, 821.79 feet along the north line of said Homestead Drive and curve through a central angle of 84°48'52" and a longchord of S 28°45'10" E, 147.21 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; THEN, S 89°16'07" W, 821.79 feet to a 5/8 inch iron rod with cap stamped "HICKS NMPS 12348" found; and containing 1.98 acres of land, more or less.

SURVEYORS CERTIFICATE:
I, CHAD HARCROW, NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR SOMEONE DULY APPOINTED BY ME UNDER MY SUPERVISION, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY INSTRUMENT WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.
CHAD HARCROW, NMPS NO. 17777 DATE: _____

8 - DENOTES FOUND 5/8" IRON ROD WITH RED CAP STAMPED "HICKS NMPS 12348"
9 - DENOTES FOUND 5/8" IRON ROD WITH YELLOW CAP STAMPED "JWSC 12641" UNLESS NOTED OTHERWISE.
- DENOTES POINTS OF CURVATURES AND INTERSECTIONS
UNLESS NOTED HEREON ALL LOT CORNERS, POINT OF CURVATURES, TANGENTS AND INTERSECTIONS ARE 1/2" INCH IRON RODS SET WITH ORANGE CAP STAMPED "HARCROW PLS 17777"
BEARINGS AND DISTANCES SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM 1983.



February 16, 2016 Planning Board Regular Meeting Agenda

8) Discussion Item:

- A. Review and Discuss Title 16 (Subdivision) sub-committee progress.**