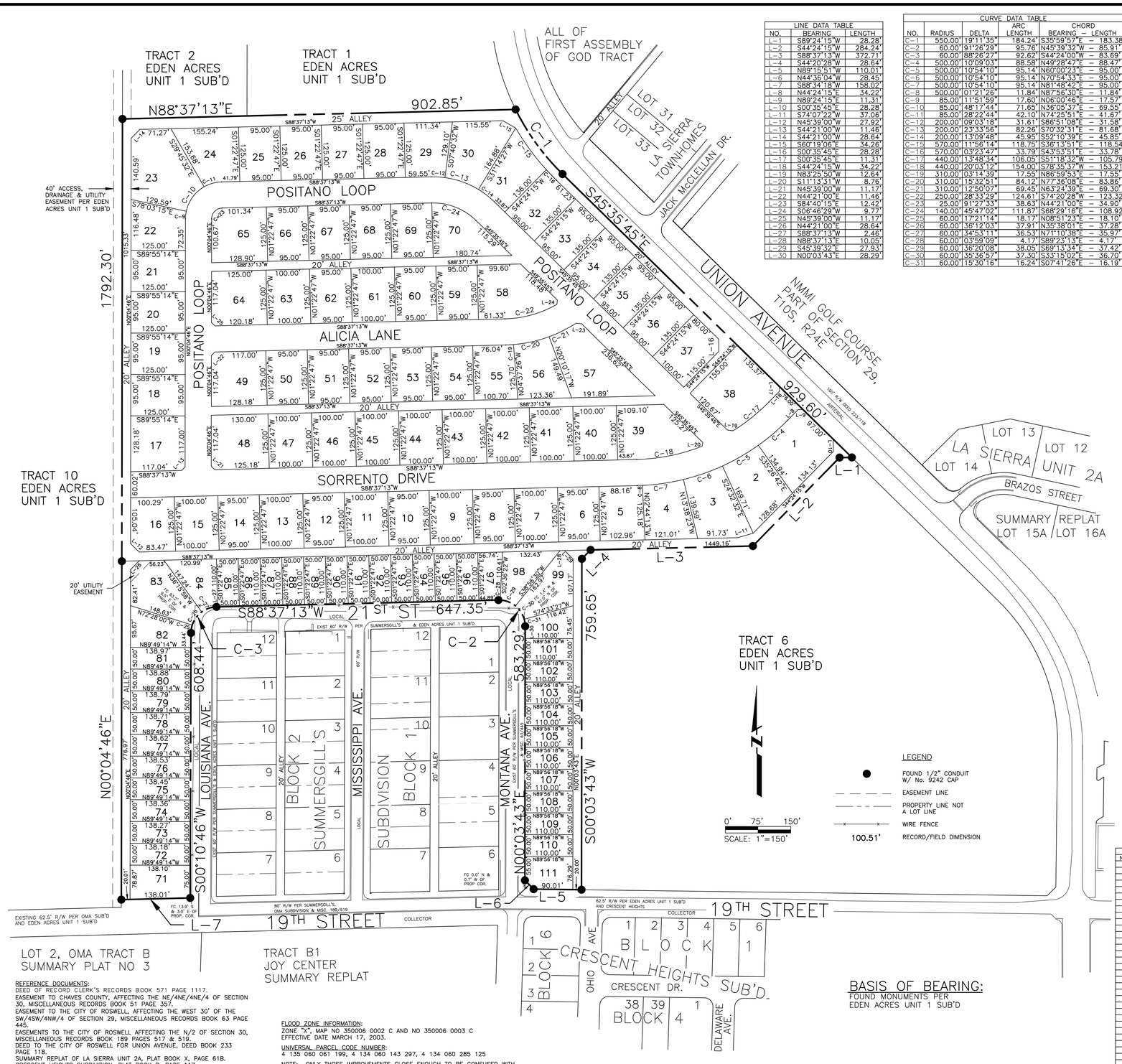
SORRENTO SUBDIVISION

ROSWELL, CHAVES COUNTY, NEW MEXICO



LINE DATA TABLE		
NO.	BEARING	LENGTH
L-1	S89°24'15"W	28.28'
L-2	S44°24'15"W	284.24'
L-3	S88°37'13"W	372.71'
L-4	S44°20'28"W	28.64'
L-5	N89°15'51"W	110.01'
L-6	N44°36'04"W	28.45'
L-7	S88°34'18"W	158.02'
L-8	N44°24'15"E	34.22'
L-9	N89°24'15"E	11.31'
L-10	S00°35'45"E	28.28'
L-11	S74°07'22"W	37.06'
L-12	N45°39'00"W	27.92'
L-13	S44°21'00"W	11.46'
L-14	S44°21'00"W	28.64'
L-15	S60°19'06"E	34.26'
L-16	S00°35'45"E	28.28'
L-17	S00°35'45"E	11.31'
L-18	S44°24'15"W	34.22'
L-19	N83°25'50"W	12.64'
L-20	S11°13'31"W	8.76'
L-21	N45°39'00"W	11.17'
L-22	N44°21'00"E	11.46'
L-23	S84°40'15"E	12.42'
L-24	S06°46'29"W	9.77'
L-25	N45°39'00"W	11.17'
L-26	N44°21'00"E	28.64'
L-27	S88°37'13"W	2.46'
L-28	N88°37'13"E	10.05'
L-29	S45°39'32"E	27.93'
L-30	N00°03'43"E	28.29'

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING – LENGTH
C-1	550.00'	19°11'35"	184.24'	S35°59'57"E – 183.38'
C-2	60.00'	91°26'29"	95.76'	N45°39'32"W – 85.91'
C-3	60.00'	88°26'27"	92.62'	S44°24'00"W – 83.69'
C-4	500.00'	10°09'03"	88.58'	N49°28'47"E – 88.47'
C-5	500.00'	10°54'10"	95.14'	N60°00'23"E – 95.00'
C-6	500.00'	10°54'10"	95.14'	N70°54'33"E – 95.00'
C-7	500.00'	10°54'10"	95.14'	N81°48'42"E – 95.00'
C-8	500.00'	01°21'26"	11.84'	N87°56'30"E – 11.84'
C-9	85.00'	11°51'59"	17.60'	N06°00'46"E – 17.57'
C-10	85.00'	48°17'44"	71.65'	N36°05'37"E – 69.55'
C-11	85.00'	28°22'44"	42.10'	N74°25'51"E – 41.67'
C-12	200.00'	09°03'18"	31.61'	S86°51'08"E – 31.58'
C-13	200.00'	23°33'56"	82.26'	S70°32'31"E – 81.68'
C-14	200.00'	13°09'48"	45.95'	S52°10'39"E – 45.85'
C-15	570.00'	11°56'14"	118.75'	S36°13'51"E – 118.54'
C-16	570.00'	03°23'47"	33.79'	S43°53'51"E – 33.78'
C-17	440.00'	13°48'34"	106.05'	S51°18'32"W – 105.79'
C-18	440.00'	20°03'12"	154.00'	S78°35'37"W – 153.21'
C-19	310.00'	03°14'39"	17.55'	N86°59'53"E – 17.55'
C-20	310.00'	15°32'51"	84.12'	N77°36'08"E – 83.86'
C-21	310.00'	12°50'07"	69.45'	N63°24'39"E – 69.30'
C-22	250.00'	28°33'29"	124.61'	S74°20'28"W – 123.32'
C-23	25.00'	91°27'33"	38.63'	N44°21'00"E – 34.90'
C-24	140.00'	45°47'02"	111.87'	S68°29'16"E – 108.92'
C-25	60.00'	17°21'14"	18.17'	N08°51'23"E – 18.10'
C-26	60.00'	36°12'03"	37.91'	N35°38'01"E – 37.28'
C-27	60.00'	34°53'11"	36.53'	N71°10'38"E – 35.97'
C-28	60.00'	03°59'09"	4.17'	S89°23'13"E – 4.17'
C-29	60.00'	36°20'08"	38.05'	S69°13'34"E – 37.42'
C-30	60.00'	35°36'57"	37.30'	S33°15'02"E – 36.70'
C-31	60.00'	15°30'16"	16.24'	S07°41'26"E – 16.19'

DESCRIPTION, FREE CONSENT AND DEDICATION

BE IT KNOWN that Eden Land Development LP, a New Mexico limited partnership is the owner and proprietor of Tracts 3 and 7 of EDEN ACRES UNIT 1 SUBDIVISION, in the City of Roswell, County of Chaves and State of New Mexico, as shown on the Official Plat recorded January ___, 2007 in Plat Book X, Page ____, Real Property Records of Chaves County, New Mexico.

BE IT FURTHER KNOWN that the undersigned owner and proprietor of the above described tract has caused the same to be platted with their free consent and in accordance with their desire into what is known and hereby designated as SORRENTO SUBDIVISION in the City of Roswell, Chaves County, New Mexico, and do hereby dedicate all streets, alleys, and easements shown on this plat for the public use and benefit.

IN WITNESS THEREOF the undersigned owner has hereunto set his hand on _____, 200__.

By: _____
Donald Draeger, Partner, Eden Land Development LP.

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF CHAVES } SS

The foregoing instrument was acknowledged before me on _____, 200__ by Donald Draeger, Partner, Eden Land Development LP.

My Commission expires _____ _____
Notary Public

CONCURRENCE

We concur as to the size and location of easements:

_____ _____
Qwest Date

_____ _____
P. N. M. Gas Services Date

_____ _____
Cable One Date

_____ _____
XCEL ENERGY Date

APPROVAL OF THE CHAVES COUNTY FLOOD COMMISSIONER

This is to certify that the foregoing plat has been examined and approved by the Chaves County Flood Commissioner on _____, 2007.

_____
Chaves County Flood Commissioner

APPROVAL OF THE PLANNING AND ZONING COMMISSION

This is to certify that the foregoing plat has been examined and approved by the Planning and Zoning Commission of the City of Roswell, Chaves County, New Mexico on _____, 2007.

WITNESS:

_____ _____
Chairman

APPROVAL OF THE ROSWELL CITY COUNCIL

This is to certify that the foregoing plat has been examined and approved by the City Council of the City of Roswell, Chaves County, New Mexico on _____, 2007.

WITNESS:

_____ _____
Mayor

SURVEYOR'S CERTIFICATE

I, Todd P. Wagener, New Mexico Professional Surveyor No. 9242, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I also state that the proposed subdivision does lie within the planning and platting jurisdiction of the City of Roswell, Chaves County, New Mexico.

_____ _____ _____
Todd P. Wagener N.M.L.P.S. No. 9242 Date of Survey Date of Plat

LEGEND

- FOUND 1/2" CONDUIT W/ No. 9242 CAP
- EASEMENT LINE
- PROPERTY LINE NOT A LOT LINE
- WIRE FENCE
- 100.51' RECORD/FIELD DIMENSION

BASIS OF BEARING:
FOUND MONUMENTS PER
EDEN ACRES UNIT 1 SUB'D

LOT AREA TABLE					
NO.	AREA	NO.	AREA	NO.	AREA
1	17869± SF	38	21610± SF	75	6920± SF
2	18427± SF	39	19251± SF	76	6924± SF
3	17147± SF	40	12500± SF	77	6928± SF
4	14028± SF	41	12500± SF	78	6933± SF
5	12686± SF	42	12500± SF	79	6937± SF
6	11875± SF	43	12500± SF	80	6941± SF
7	12500± SF	44	12500± SF	81	6946± SF
8	11875± SF	45	12500± SF	82	10295± SF
9	12500± SF	46	12500± SF	83	15333± SF
10	11875± SF	47	12500± SF	84	9249± SF
11	12500± SF	48	16412± SF	85	5500± SF
12	11875± SF	49	15787± SF	86	5500± SF
13	12500± SF	50	11875± SF	87	5500± SF
14	11875± SF	51	11875± SF	88	5500± SF
15	12500± SF	52	11875± SF	89	5500± SF
16	12535± SF	53	11875± SF	90	5500± SF
17	15792± SF	54	11875± SF	91	5500± SF
18	11875± SF	55	12772± SF	92	5500± SF
19	11875± SF	56	13791± SF	93	5500± SF
20	11875± SF	57	22394± SF	94	5500± SF
21	11875± SF	58	18040± SF	95	5500± SF
22	12928± SF	59	11875± SF	96	5500± SF
23	23200± SF	60	11875± SF	97	5821± SF
24	15346± SF	61	12500± SF	98	10115± SF
25	11875± SF	62	11875± SF	99	12038± SF
26	11875± SF	63	12500± SF	100	6633± SF
27	11875± SF	64	15792± SF	101	5500± SF
28	11875± SF	65	15786± SF	102	5500± SF
29	12699± SF	66	11875± SF	103	5500± SF
30	16799± SF	67	11875± SF	104	5500± SF
31	14053± SF	68	11875± SF	105	5500± SF
32	12836± SF	69	11875± SF	106	5500± SF
33	12825± SF	70	14545± SF	107	5500± SF
34	12825± SF	71	10619± SF	108	5500± SF
35	12825± SF	72	8906± SF	109	5500± SF
36	12825± SF	73	6911± SF	110	5500± SF
37	13300± SF	74	6915± SF	111	8121± SF

FILING AND RECORDING

STATE OF NEW MEXICO }
COUNTY OF CHAVES } SS

FILED FOR RECORD ON _____, 2007
at _____o'clock ____m., and recorded in
Book _____ at Page _____.
Fee _____, Receipt No. _____

_____
County Clerk

_____
Deputy Clerk

REFERENCE DOCUMENTS:
DEED OF RECORD CLERK'S RECORDS BOOK 571 PAGE 1117.
EASEMENT IN CHAVES COUNTY, AFFECTING THE NE/4NE/4NE/4 OF SECTION 30, MISCELLANEOUS RECORDS BOOK 51 PAGE 357.
EASEMENT TO THE CITY OF ROSWELL, AFFECTING THE WEST 30' OF THE SW/4SW/4NW/4 OF SECTION 29, MISCELLANEOUS RECORDS BOOK 63 PAGE 445.
EASEMENTS TO THE CITY OF ROSWELL AFFECTING THE N/2 OF SECTION 30, MISCELLANEOUS RECORDS BOOK 189 PAGES 517 & 519.
DEED TO THE CITY OF ROSWELL FOR UNION AVENUE, DEED BOOK 233 PAGE 118.
SUMMARY REPLAT OF LA SIERRA UNIT 2A, PLAT BOOK X, PAGE 61B.
CRESCENT HEIGHTS SUBDIVISION, PLAT BOOK B, PAGE 117.
LA SIERRA UNIT 2A, PLAT BOOK X, PAGE 33B.
SUMMERSGILL'S SUBDIVISION, PLAT BOOK B, PAGE 84.
OMA SUBDIVISION, PLAT BOOK R, PAGE 33.
LA SIERRA TOWNHOMES, PLAT BOOK X, PAGE 42B.
JOY CENTER SUMMARY REPLAT, PLAT BOOK S, PAGE 3.
OMA TRACT B SUMMARY REPLAT NO. 3, PLAT BOOK X, PAGE 32B.

FLOOD ZONE INFORMATION:
ZONE "X", MAP NO 350006 0002 C AND NO 350006 0003 C
EFFECTIVE DATE MARCH 17, 2003.

UNIVERSAL PARCEL CODE NUMBER:
4 135 060 061 199, 4 134 060 143 297, 4 134 060 285 125

NOTE: ONLY THOSE IMPROVEMENTS CLOSE ENOUGH TO BE CONFUSED WITH THE BOUNDARY OR WHICH ENCROACH INTO EASEMENTS ARE SHOWN.
ATTACHED BRASS TAG STAMPED NMPS 9242 TO ACCEPTED MONUMENTS.

NOTE: ALL INTERIOR LOT CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR UPON APPROVAL OF THIS FINAL PLAT.

Indexing Information for County Clerk
OWNER: EDEN LAND DEVELOPMENT LP.
SECTION: SEC. 29 & 30, T10S, R24E, NMPM
SUBDIVISION: SORRENTO SUBDIVISION

WAGENER ENGINEERING
1410 N. MISSOURI AVE.
ROSWELL, N. M. 88201
(505) 623-8382