

VILLAGE OF CORRALES  
STATE OF NEW MEXICO

**ORDINANCE NO. 08-015**

**AN ORDINANCE PROVIDING FOR THE RE-ZONING FROM M (MUNICIPAL) TO A-1 (AGRICULTURAL RESIDENTIAL) FOR PROPERTY LOCATED AT 7227 CORRALES ROAD, MORE SPECIFICALLY DESCRIBED AS TRACT "AA", LANDS OF STEVE R. STRIBLING, AND SUMMARY PLAT LOT LINE ADJUSTMENT, LANDS OF RUDY L. PEREA, VILLAGE OF CORRALES, SANDOVAL COUNTY, NEW MEXICO, COMPRISED OF 4.6352 ACRES**

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Village of Corrales, New Mexico, that:

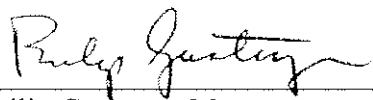
The property located at 7227 Corrales Road, more specifically described as Tract "AA", Lands of Steve R. Stribling, and Summary Plat Lot Line Adjustment, Lands of Rudy L. Perea, Village of Corrales, Sandoval County, New Mexico, comprised of 4.6352 acres, shall be re-zoned from M Municipal to A-1 Agricultural.

SEVERABILITY CLAUSE: Should any section, paragraph, clause or provision of this Ordinance be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance. The Governing Body of the Village of Corrales hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, word or phrase thereof irrespective of any one or more sections, subsections, sentences, clauses, words or phrases being declared unconstitutional or otherwise invalid.

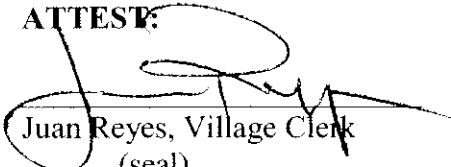
EFFECTIVE DATE AND PUBLICATION: This Ordinance shall become effective and be in full force and effect from and after its passage, publication and posting, according to law.

**PASSED, APPROVED AND ADOPTED** by the Governing Body of the Village of Corrales, New Mexico, this 28<sup>th</sup> day of October, 2008.

**VILLAGE OF CORRALES**

  
Philip Gasteyer, Mayor

**ATTEST:**

  
Juan Reyes, Village Clerk  
(seal)

PRELIMINARY PLAT OF  
STRIBLING ORCHARDS II SUBDIVISION  
SITUATE WITHIN THE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 23, T.12N., R.3E., N.M.P.M.  
VILLAGE OF CORRALES  
SANDOVAL COUNTY, NEW MEXICO

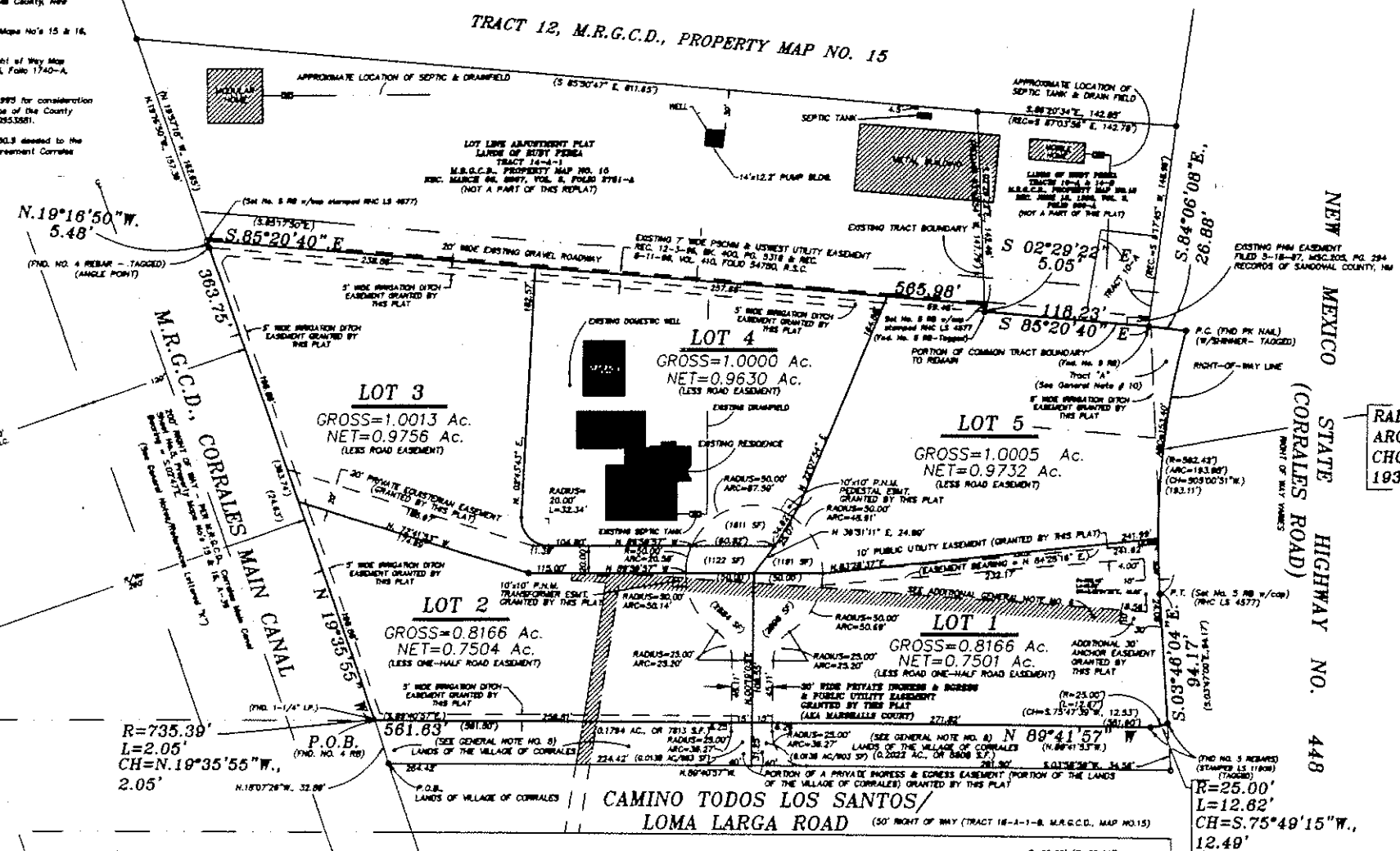
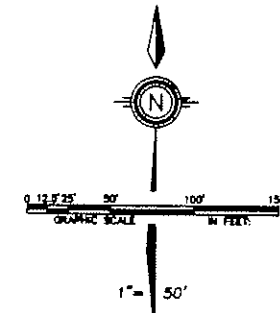
APRIL 2007

GENERAL NOTES AND REFERENCES

1. Bearings as shown hereon were based on the southwest corner (s No. 4 rebar) and the southeast corner (s No. 5 rebar) of the Southern boundary of the North Portion of just entitled "Boundary Survey Plat Portions of Tracts 18-A-1-A and 18-C, Middle Rio Grande Conservancy District Property Map No. 15, Together with Tract 'A' Right of Way Village of Corrales, Sandoval County, New Mexico, dated September 2005, prepared by SURV-TDC, Inc., and also shown on document entitled "WARRANTY DEED" by and between James Porter and Dan M. and Sybil Burro, dated December 15, 1994, in Book 205, Page 453-454, records of Sandoval County, New Mexico, having a bearing of N.89°41'53"W.
2. Distances are ground.
- 3) Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- 4) All corners found in place and held were topped and a brass disk stamped "R.H.C. L.S. No. 4577" unless otherwise indicated hereon.
- 5) All corners that were set are a No. 5 Rebar with a yellow cap stamped R.H.C. L.S. No. 4577, unless otherwise indicated.
- 6) Field surveys performed during the months of March and April 2006.
- 7) Document used in the preparation of this survey as follows:
  - a) A 1/4 acre portion of Tract 18-A-1-A, M.R.G.C.D., Property Map No. 15, as described in Quitclaim Deed by and between Dan M. and Sybil Burro and the Village of Corrales, dated March 14, 2007, in Book 404, Pages 19043-19047, records of Sandoval County, New Mexico, and is shown hereon only for the purpose of implementing the "Burro" agreement.
  - b) New Mexico State Highway and Transportation Department Corrected Warranty Deed, Dan Burro and Sybil Burro, Husband and Wife, grantees to the New Mexico State Highway and Transportation Department, Tract "B", containing 0.0551 acres, recorded May 20, 1998, in Vol. 407, Page 34682-34683, Document No. 34063.
  - c) New Mexico State Highway and Transportation Department Corrected Quitclaim Deed, by and between the New Mexico State Highway and Transportation Department, party of the first part, and Dan Burro, party of the second part, Tract "A", recorded May 20, 1998 in Vol. 407, Page 34684-34685, Document No. 34065.
  - d) A 7' wide utility easement by and between Rudy L. Paro and Roseanne Paro, his wife, and Public Service Company of New Mexico and US West Communications, Inc., dated December 1, 1998, in Book 400, Page 5318, and August 11, 1998, in Vol. 407, Page 34780, records of Sandoval County, New Mexico.
  - e) Thirtieth Judicial District Court, County of Sandoval, State of New Mexico, The Burro Family Trust, Dan M. and Sybil Burro, Trustees, Plaintiffs, vs. Rudy Paro and Roseanne Paro, Defendants, Order Granting Plaintiffs Motion for Sanctions, dated June 07, 2006, in Vol. 403, Page 30633-30638, records of Sandoval County, New Mexico.
  - f) Thirtieth Judicial District Court, County of Sandoval, State of New Mexico, The Burro Family Trust, Dan M. and Sybil Burro, Trustees, Plaintiffs, vs. Rudy Paro and Roseanne Paro, Defendants, Stipulated Judgment and Order, dated June 07, 2006, in Vol. 403, Page 30637-30638, records of Sandoval County, New Mexico.
  - g) Quitclaim Deed Corrales Watershed District to New Mexico State Highway Department, Parcels 7-A and 8-A, filed in Volume D-147, Page 283-282, records of Sandoval County, New Mexico.
  - h) Warranty Deed (Joint Tenants) Ignacio Paro, and Pauline Paro and Pauline E. Paro, his wife to Rudy L. Paro and Roseanne Paro, his wife, dated January 11, 1987 in Volume D-146, Page 728-730, records of Sandoval County, New Mexico.
  - i) Plat entitled "Lands of Rudy Paro, Tracts 10A, 10B, 14A and 14B, M.R.G.C.D., Map # 15, Village of Corrales, Sandoval County, Sandoval County, New Mexico, June 1992, filed June 18, 1992, in Volume 3, Page 890-A, records of Sandoval County, New Mexico.
  - j) Middle Rio Grande Conservancy District Albuquerque Division, Corrales Main Canal, Sheet No. 5, Property Maps No. 15 & 16, A-38, dated March 1, 1934, Plat No. 1.
  - k) Tract "A" as herein shown is abandoned right of way as the same is shown and designated on the Right of Way Map prepared by the New Mexico State Highway Commission, filed for record on April 13, 1996, in Volume No. 1, Page 1740-A, records of Sandoval County, New Mexico.
  - l) Warranty Deed Dan M. Burro and Sybil Burro, Trustees of the Burro Family Trust dated January 18, 1995 for consideration paid, grant(s) to Steve R. Stirling, a married man, as his sole and separate property, recorded in the Office of the County Clerk of Sandoval County, New Mexico on December 21, 2005, in Book 408, Page 53861, Document No. 200553861.
  - m) The Westery 140 feet of the Corrales Main Canal from Station 155+70.3 to Approximately Station 216+50.8 owned to the Corrales Watershed District by Quitclaim Deed dated 26 June 1974. See M.R.G.C.D., File No. 3.29 titled "Agreement Corrales Watershed District to Drower C."

LEGEND

- Found #5 rebar w/ Cap L.S. 12848
- Found 1"-2" Iron Pipe
- Found #3 rebar
- Set #5 rebar w/ Cap L.S. 4577



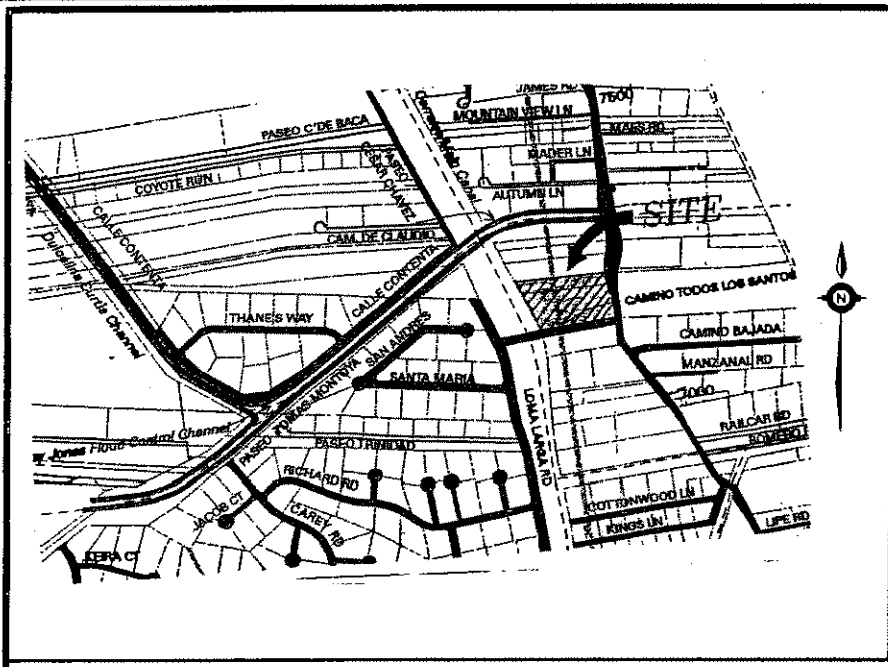
FLOOD ZONE  
THIS PROPERTY IS WITHIN FLOOD ZONE "X" (THIS AREA PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100-YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS) IN ACCORDANCE WITH A LETTER OF MAP REVISION (LOR) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF OCTOBER 21, 1996. THIS LETTER EFFECTIVELY ALTERS THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP # 350430012 C, EFFECTIVE DATE 7-18-98.

DATE: 3-31-06	DRAWN BY: J.H.	ROSS HOWARD COMPANY
SHEET: 2 OF 2	CHECKED BY: R.H.	JOB NO. 8343-AB
REVISIONS: 10-24-06	REVISIONS: 8-3-06	1-13-07
REVISIONS: 1-12-06	REVISIONS: 1-18-06	4-8-07
REVISIONS: 2-2-06	REVISIONS: 8-8-06	4-18-07
REVISIONS: 3-4-06	REVISIONS: 10-7-06	

OWNER(S):	STEVE R. STIRLING
LOCATION:	PROJECTED SECTION 23, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
NAME:	STRIBLING ORCHARDS II SUBDIVISION, VILLAGE OF CORRALES, SANDOVAL COUNTY, NEW MEXICO

**PRELIMINARY PLAT OF  
STRIBLING ORCHARDS II SUBDIVISION  
SITUATE WITHIN THE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 23, T.12N., R.3E., N.M.P.M.  
VILLAGE OF CORRALES  
SANDOVAL COUNTY, NEW MEXICO**

APRIL 2007



VICINITY MAP (N.T.S.)



**PUR CONSENT STATEMENT**

The plat herein delineated as STRIBLING ORCHARDS II SUBDIVISION, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, VILLAGE OF CORRALES, SANDOVAL COUNTY, NEW MEXICO, is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof. Said owner and proprietor does hereby grant the assent(s) as shown hereon and said owner and proprietor does hereby consent to all of the foregoing and does hereby certify that this report is of his own free act and deed and that they be authorized to do so.

Owner and Proprietor  
STRIBLING ORCHARDS II SUBDIVISION  
*Steve R. Stribling*  
Steve R. Stribling

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO) SS  
COUNTY OF SANDOVAL)

On this 25 day of April, 2007, before me a Notary Public in and for said County and State, personally appeared Steve R. Stribling, to me known to be the person described and executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

*David R. Kraemer*  
Notary Public  
7/23/08  
My Commission Expires

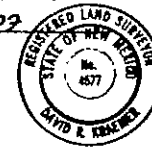
**DISCLOSURE STATEMENT**

The purpose and intent of the plat herein delineated is to create five (5) new lots from three (3) tracts, grant additional public utility easements and private ingress and egress easements as shown hereon.

**SURVEYOR'S CERTIFICATION**

I, David R. Kraemer, New Mexico Registered Land Surveyor No. 4577, hereby certify that this plat was prepared by me or under my direct supervision from notes of an actual ground survey that is a true and correct copy of the original records of said survey and that I am a duly licensed and qualified Land Surveyor in New Mexico as accepted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that I make the minimum requirements of the Village of Corrales Subdivision Ordinance and that it is true and correct to the best of my knowledge and belief.

By: *David R. Kraemer* 4/24/07  
Date  
David R. Kraemer  
New Mexico Registered  
Land Surveyor No. 4577



**TREASURER'S CERTIFICATE**

I, Lorraine Dominguez, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous tax (10) years taxes have been paid in full.

By: \_\_\_\_\_ For: \_\_\_\_\_  
Date: \_\_\_\_\_  
Owner(s) I.D. #: \_\_\_\_\_

**COUNTY CLERK'S CERTIFICATION**

STATE OF NEW MEXICO) SS  
COUNTY OF SANDOVAL)

This instrument was filed for record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
At \_\_\_\_\_ m., recorded in Volume No. \_\_\_\_\_, Page \_\_\_\_\_, records of said  
County, Document No. \_\_\_\_\_

Sally Public, Sandoval County Clerk  
By: \_\_\_\_\_

**ACCEPTANCE AND APPROVAL - VILLAGE OF CORRALES  
SANDOVAL COUNTY, NEW MEXICO**

This preliminary plat of subdivision is approved, but such approval does not constitute acceptance for maintenance purposes of any streets, alleys or other dedicated lands.

SUB: \_\_\_\_\_ 06-01 Date: \_\_\_\_\_

"The Proposed Plan of Subdivision as shown in the Preliminary Plat herein is approved and the Planning & Zoning Commission now is ready to receive the Final Plat of said Subdivision for consideration".

By: *Mark Hays* Date: 5/16/07  
Chair

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary

**APPROVALS**

PHM Electric Services Division	Date
PHM Gas Services Division	Date
Grant	Date
Consent	Date
Middle Rio Grande Conservancy District (M.R.G.C.D.)	Date

**PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plat are granted for the Common and joint use of:

- PHM Electric Services Division for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures and related facilities reasonably necessary to provide electrical service.
- PHM Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- Grant Communications for the installation, maintenance, and service of all buried and aerial communication lines and other equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Consent for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable TV services.

Intended, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, repair, operate, and maintain facilities for the purposes described above, together with free access to, and over said easements(s), include sufficient working area space for electrical transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, post (aboveground or subterranean), net bar, concrete or road post, driveway, or other structure shall be erected or constructed on said easements, and shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code issued by construction of poles, decks, or any structures adjacent to, within or over easement shown on this plat.

**PVM DISCLAIMER**

By approving this document, PHM does NOT value or release any easements or easement rights which may have been granted by prior plat, report or document, except those indicated on this plat.

**LEGAL DESCRIPTION**

A certain parcel of land situate within the Town of Alameda Grant in Projected Section 23, Township 12 North, Range 3 East of the New Mexico Principal Meridian and comprising Tract "AA", Lands of Steve R. Stribling, on the same one shown and designated an said part entitled "Survey Plat Let Line Adjustment, Lands of Rudy L. Perez, comprising Tract 14-A-1, M.R.G.C.D., Property Map No. 15 (Being a Part of Parcel of Tract 14-A, M.R.G.C.D., Property Map No. 15) Together with Tract Labeled "AA", Lands of Steve R. Stribling (Being a Part of Parcel of Tracts 14-A, 18-C & 18-A-1-A, M.R.G.C.D., Property Map No. 15 & Tract "A" Right-of-Way Map), Situate within Town of Alameda Grant, Projected Section 23, T.12N., R.3E., N.M.P.M., Village of Corrales, Sandoval County, New Mexico, January 2007, recorded in the Office of the County Clerk of Sandoval County, New Mexico on March 08, 2007, in Volume No. 3, Folio 2781-A, Document No. 08785, and being more particularly described by notes and bounds description as follows:

BEING, for a 1/4 of the Southwest 1/4 of the parcel herein set forth (a found No. 4 rebar) a point on the existing Eastern right-of-way line of the M.R.G.C.D., Corrales Main Canal, a point on the Northern boundary line of Lands of the Village of Corrales, per Quicken Dead, Filed 3-14-2007, Blk. 404, Pages 18043-18047, Reserve of Sandoval County, New Mexico, whereas the Southwest corner of said Tract 14-A, M.R.G.C.D., Property Map No. 15, Lands of Rudy Perez, bears N19°33'50"W, 383.78 feet distant (a found No. 5 rebar) thence Northwesterly, along a curve to the right, having an arc length of 2.05 feet having a radius of 723.38 feet (Chord=N19°33'50"W, 2.05 feet) to a point of tangency and corner No. 2 of the parcel herein set forth (a found 1-3/8" iron pipe), thence: N19°33'53"W, 383.78 feet along said easterly right-of-way line of the M.R.G.C.D., Corrales Main Canal to an angle point and corner No. 3 of the parcel herein set forth (a found No. 4 rebar), thence: R19°18'30"W, 5.48 feet to the Northwest corner No. 4 of the parcel herein set forth (a set No. 5 rebar w/cap stamped RHC LS 4577) thence leaving said easterly right-of-way line of M.R.G.C.D., Corrales Main Canal, and running thence: S89°20'40"E, 345.88 feet to an angle point and corner No. 5 of the parcel herein set forth (a set No. 5 rebar w/cap stamped RHC LS 4577), thence: S02°29'22"E, 3.03 feet to an angle point and corner No. 6 of the parcel herein set forth (a found No. 5 rebar), being the identical Southwest corner of

Tract 10-A, M.R.G.C.D., Property Map No. 15, Lands of Rudy Perez, thence: S85°20'40"E, 118.23 feet to an angle point and corner No. 7 of the parcel herein set forth (a found No. 5 rebar), a point of the existing westerly right-of-way line of New Mexico State Highway No. 448 (Corrales Road), being the identical Southwest corner of Tract 10-A, M.R.G.C.D., Property Map No. 15, Lands of Rudy Perez, thence: S84°08'09"E, 26.89 feet to the Northwest corner No. 8 of the parcel herein set forth (a found PK nail w/whisker), a point on said existing westerly right-of-way line of New Mexico State Highway No. 448 (Corrales Road), thence along said westerly right-of-way line of New Mexico State Highway No. 448 (Corrales Road) as follows: Southwesterly, 193.87 feet along an arc of a curve to the left, having a radius of 282.42 feet (Chord=S05°00'24"W, 193.10 feet), to a point of tangency and corner No. 9 of the parcel herein set forth (a set No. 5 rebar w/cap stamped RHC LS 4577), thence: S03°16'04"E, 84.17 feet to a point on a curve and corner No. 10 of the parcel herein set forth (a found No. 5 rebar w/cap stamped LS 11808), thence leaving said westerly right-of-way line of New Mexico State Highway No. 448 (Corrales Road) and running: Southwesterly, 12.82 feet along a curve to the right, having a radius of 23.02 feet (Chord=S75°49'18"W, 12.48 feet) to a point of tangency and corner No. 11 of the parcel herein set forth (a found No. 5 rebar w/cap stamped LS 11808), thence: N89°11'37"W, 581.63 feet along the southerly boundary of a Part of Tract 18-A-1-A, M.R.G.C.D., Property Map No. 15 to the Southwest corner No. 1, and point of beginning of the parcel herein set forth.

Containing 4.8352 acres, more or less (201,911.1 square feet).

**ADDITIONAL GENERAL NOTES**

- Any underground structures (if existing) not shown are not a part of this survey.
- There is no vacation of public right of way by this plat.
- The real property as shown hereon does lie within the planning and platting jurisdiction of the Village of Corrales.
- Existing Zoning Classification of the parcel of land as herein shown is A-1 (Agriculture and Rural Residential).
- Additional Private Ingress and Egress Easement and Cut-in-Sec (aka Marshale Court) and Public Utility Easement have been granted by this platting act.
- The existing 5' x 30' Anchor Easement and a portion of the 10' Public Service Company of New Mexico and the Mountain States Telephone and Telegraph Company Easement as shown hereon indicated by cross-hatched area per Document Rec'd in Book Misc. & Page 807, records of Sandoval County, New Mexico, are vacated by this platting act.
- Lots 1, 2, 3, 4, & 5 as shown hereon have restricted access to Marshall Court only. Lots 1 and 3 will not be allowed to ingress and egress directly to New Mexico State Highway No. 448 (Corrales Road).
- Additional 10' Public Utility Easement(s), a 10'x10' Pedestal Easement and a 10'x10' Transformer easement(s) have been granted by this plat.
- The Village tract as shown hereon is shown for the purpose of implementing the "Barnes Agreement" and granting a private ingress and egress easement and a public utility easement.
- The gross area of said Lots 1 (One) and 2 (Two) is not inclusive of the Lands of the Village of Corrales.

DATE: 3-31-08	DRAWN BY: L.A.	ROSS HOWARD COMPANY
SHEET: 1 OF 2	CHECKED BY: R.H.	JOB NO. 8343-AB
REVISIONS: 10-24-08	REVISIONS: 8-1-08	3-13-07
REVISIONS: 1-12-08	REVISIONS: 4-19-08	4-8-07
REVISIONS: 2-2-08	REVISIONS: 8-8-08	4-18-07
REVISIONS: 3-8-08	REVISIONS: 10-7-08	



DISBOW INFORMATION FOR THE COUNTY CLERK	
OWNER(S):	STEVE R. STRIBLING
LOCATION:	PROJECTED SECTION 23, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
NAME:	STRIBLING ORCHARDS II SUBDIVISION, VILLAGE OF CORRALES, SANDOVAL COUNTY, NEW MEXICO