



Land Planning

Land Surveying

Community Sciences Corporation
P.O. Box 1328
Corrales, NM 87048

VINEYARD HOMES
1 RIDGE COURT
PLACITAS, NM 87043

Invoice number 144878
Date 05/27/2026

Project **N873-01 VINEYARD HOMES -
MISCELLANEOUS PROJECTS**

/

C/O DEB SHORT - DEB@VINEYARDHOMESNM.COM

695 - LOT 109A (230 CORNFLOWER CT)
DIAMOND TAIL PHASE 2

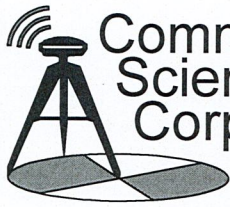
HOUSE PACKAGE

Description	Current Billed
/	
FINAL ILR	880.00
Total	880.00

Invoice subtotal	880.00
NMGRTAX	66.55
Invoice total	946.55

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

DATE:
5/26/26
SCALE:
1" = 100'
CREW:
JAK/JJS
DRAWN:
RJS
JOB NO.
N873-01



Community
Sciences
Corporation
Land Surveying
(505) 897.0000

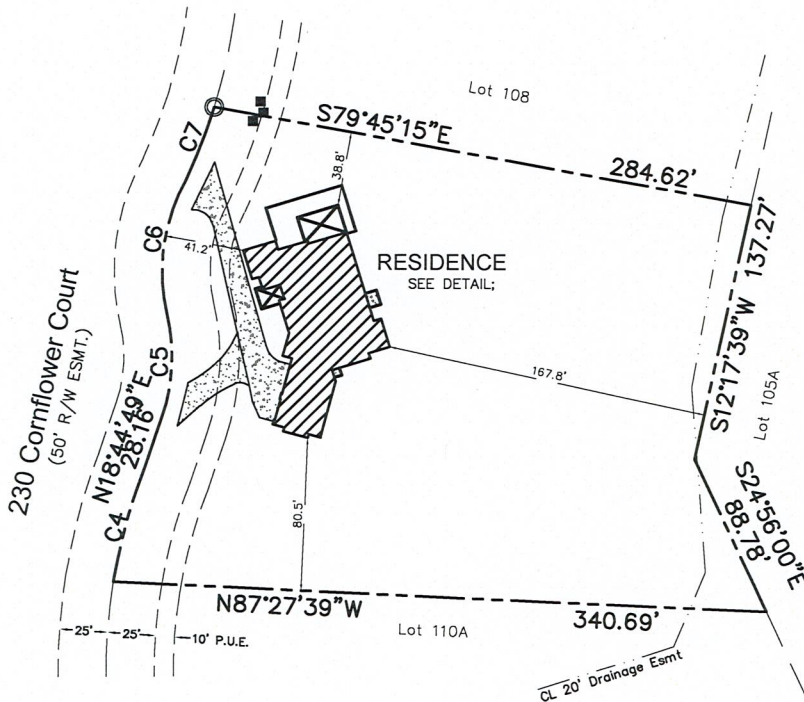
IMPROVEMENT LOCATION REPORT
LOT 109A
DIAMOND TAIL SUBDIVISION, PH. II
PLACITAS
SANDOVAL COUNTY, NEW MEXICO

NOTES:

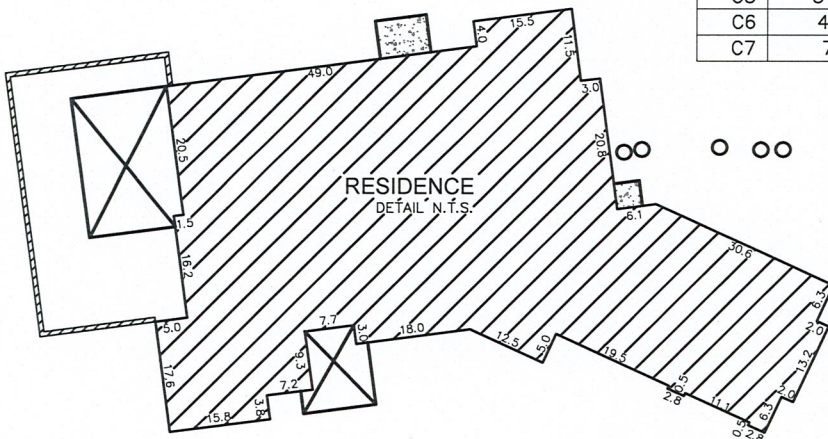
1. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN THE NOTES ON THE RECORDED PLAT.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THERE MAY BE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS (CCR) WHICH MAY AFFECT THIS PROPERTY. THESE MAY BE RESERVATIONS FOR DRAINAGE, SOLAR ACCESS, ETC.
4. NO PORTION OF THIS PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREAS (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, DATED MARCH 18, 2008, MAP NO. 35043C1950-D). THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE F.E.M.A. MAP INFORMATION.

LEGEND

- FND REBAR W/CAP (LS 3516)
- CLEANOUT/SEPTIC LID
- UTILITY PEDESTAL/TRANSFORMER
- ▢ COVERED AREA
- ▨ BLOCK WALL (HT VARIES) (TYP.)
- ▤ CONCRETE
- ▥ GRAVEL

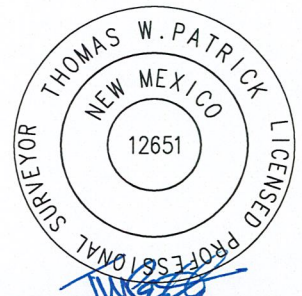


	DELTA	ARC	RADIUS	CHORD	
C4	11°52'36"	62.44'	300.00'	S14°58'51"W	62.08'
C5	31°49'22"	55.54'	100.00'	N02°50'03"E	54.83'
C6	41°24'11"	72.26'	100.00'	S07°37'24"W	70.70'
C7	7°55'26"	41.60'	300.00'	N24°21'11"E	41.57'



LEGAL DESCRIPTION

LOT NUMBERED ONE HUNDRED NINE A (109A), OF THE CLAIM OF EXEMPTION LOT LINE ADJUSTMENT OF DIAMOND TAIL SUBDIVISION PHASE II, AS SHOWN THEREON, RECORDED ON THE 21ST DAY OF SEPTEMBER, 2009, WITH THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, IN VOLUME 3, FOLIO 3107, DOCUMENT 2009P00104.



Community Sciences Corporation
N.M. Professional Surveyor # 12651

Date: 5.27.2026

THIS IS TO CERTIFY:

TO TITLE COMPANY _____; TO UNDERWRITER: _____;
TO LENDER: _____ That on MAY 22, 2026, I THOMAS W. PATRICK
N.M.P.S. No. 12651, made an inspection of the premises situated at 230 CORNFLOWER COURT, CITY OF RIO RANCHO,
Sandoval County, New Mexico briefly described as DIAMOND TAIL SUBDIVISION, PHASE II, LOT 109A

PLAT REFERENCE:

Bearings, distances and/or curve data are taken from the following plat SEE LEGAL DESCRIPTION. Easements shown hereon are listed in the Title Commitment provided by the Title Company. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE

THIS IS NOT A BOUNDARY SURVEY & MAY NOT BE SUFFICIENT TO REMOVE THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises; *
2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises; *
3. Evidence of cemeteries or family burial grounds located on said premises; *
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties; *
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages; *
6. Apparent encroachments. If the building projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises; *
7. Specific physical evidence of boundary lines on all sides; AS SHOWN ABOVE
8. Is the property improved? (if structure appears to encroach or appears to violate set back lines, show approximate distances): *
9. Indications of recent building construction, alterations or repairs: AS SHOWN ABOVE
10. Approximate distance of structures from at least two (2) lot lines; AS SHOWN ABOVE

* NOT APPLICABLE, UNLESS SO INDICATED ON THE ABOVE SKETCH