

A Resolution of the City of Rio Communities Accepting Founders Way into the Public Road System for Perpetual Maintenance.

RESOLUTION NO. 2025-28

**A RESOLUTION OF THE CITY OF RIO COMMUNITIES
ACCEPTING FOUNDERS WAY INTO THE PUBLIC ROAD
SYSTEM FOR PERPETUAL MAINTENANCE.**

WHEREAS, The City of Rio Communities ("City") is authorized under the laws of the State of New Mexico to accept roads into its public road system for maintenance; and

WHEREAS, an application was submitted by Rio Grande Business Park, LLC (hereinafter "Applicant") requesting the acceptance of Founders Way into the City public road system; and

WHEREAS, the proposed road, Founders Way is generally located as running from the Rio Grande Stables intersection on Highway 304, easterly through Parcel 23 of the Bulk Plat, entering Parcel 24 of the Bulk Plat and turning gently southeasterly so that the southern boundary of the of the New Public Road connects with the southern boundary of the Grantors' Parcel 24 of the Bulk Plat near the northeast corner of the 98-Acre Industrial Site. The New Public Road runs then eastward through and along the southern boundary of Parcel 24 of the Bulk Plat to the platted Navajo Road located at the common boundary between Parcels 24 and 18 shown on the Bulk Plat. The New Public Road then turns gently northeasterly through Parcel 18 degree intersection at a point within Parcel 17 intersecting with New Mexico Highway 47, and is described in further detail in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the Applicant has certified that the road and all associated infrastructure were constructed in accordance with the minimum design and construction standards and specifications of the City of Rio Communities and the State of New Mexico; and

WHEREAS, the City of Rio Communities Public Works Department/Engineering Department and the New Mexico Department of Transportation have inspected the road and related improvements, reviewed all required documentation (including surveys, deeds, and maintenance bonds/guarantees), and have recommended acceptance of the road for public maintenance; and

WHEREAS, the City finds that accepting said road into the public system is in the best interest of the public health, safety, and general welfare of the citizens of the City of Rio Communities;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Rio Communities as follows:

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SECTION 1. FINDINGS INCORPORATED. The "Whereas" clauses set forth above are hereby adopted and incorporated as findings of the Governing Body.

SECTION 2. ACCEPTANCE OF ROAD. The Governing Body of the City of Rio Communities hereby formally **ACCEPTS** the road identified as Founders Way (and as detailed in Exhibit A) into the City of Rio Communities Public Road System for perpetual public use and maintenance.

SECTION 3. ACCEPTANCE OF DEDICATION. The dedication of the land for the public right-of-way, as shown on the approved plat/deed, is hereby accepted.

SECTION 4. MAINTENANCE RESPONSIBILITY. The City of Rio Communities Public Works Department is hereby directed to assume all responsibilities for the routine maintenance, upkeep, and snow removal of Founders Way henceforth, contingent on available funding and priorities.

SECTION 5. INSTRUCTIONS TO STAFF. The city of Rio Communities Municipal Clerk is directed to record this Resolution (and any associated deeds or plats) with the County Clerk and to update the official City Maintained Road Map accordingly.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the Governing Body of the City of Rio Communities, State of New Mexico this 3rd day of November 2025.

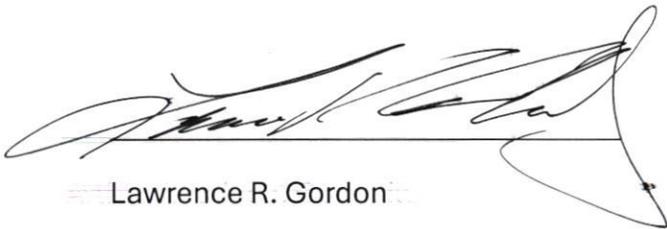
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Approved:



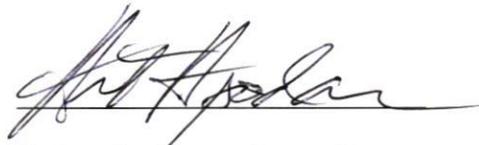
Joshua Ramsell,

Mayor



Lawrence R. Gordon

Mayor Pro-tem/Councilor



Arthur Apodaca, Councilor

 11-3-2025

Thomas Nelson, Councilor

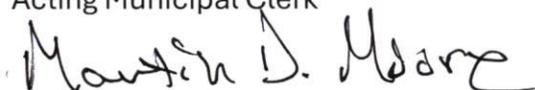
 11/3/25

Matthew Marquez, Councilor

ATTEST:



Acting Municipal Clerk





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EXHIBIT A

LEGAL DESCRIPTION:

A RIGHT OF WAY SITUATED WITHIN PARCEL 23, PARCEL 24, PARCEL 18A & PARCEL 17 OF THE BULK LAND PLAT OF PLAYA ESTATES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLATS FILED FOR RECORD IN THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AS PLAT BOOK I PAGE 272-277 TOGETHER WITH DOCUMENT #202114632 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY DESCRIBED, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NEW MEXICO STATE ROAD #304, AND BEING THE TRUE POINT OF BEGINNING, WHENCE FOR A TIE TO THE SOUTHWEST CORNER OF PARCEL 23, BEARS S05°00'27"W A DISTANCE OF 123.87 FEET;
THENCE, N05°00'27"E A DISTANCE OF 277.07 ALONG SAID RIGHT OF WAY TO A POINT;

THENCE, S85°18'13"E A DISTANCE OF 285.42' FEET LEAVING SAID RIGHT OF WAY TO A POINT OF CURVATURE;

THENCE, 783.45' FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 2350.00 FEET AND A LONG CHORD THAT BEARS S75°45'11"E A DISTANCE OF 779.83' FEET TO A POINT OF TANGENCY;

THENCE, S66°12'08"E A DISTANCE OF 75.04' FEET TO A POINT OF CURVATURE;

THENCE, 957.07' FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 2330.00 FEET AND A LONG CHORD THAT BEARS S77°58'11"E A DISTANCE OF 950.35' FEET TO A POINT OF TANGENCY;

THENCE, S89°44'15"E A DISTANCE OF 2181.04' FEET TO A POINT OF CURVATURE;

THENCE, 1526.39' FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 2250.00 FEET A LONG CHORD THAT BEARS N70°49'42"E A DISTANCE OF 1497.29' FEET TO A POINT OF TANGENCY;

THENCE, N51°23'37"E A DISTANCE OF 2067.04 FEET TO THE NORTHEAST CORNER AND ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NEW MEXICO STATE ROAD #47,

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THENCE, S38°40'23"E A DISTANCE OF 185.35 FEET ALONG SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY AND ALSO BEING A POINT ON A CURVE, 133.40' FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 85.00' FEET AND A LONG CHORD THAT BEARS N83°37'59"W A DISTANCE OF 120.12' FEET TO A POINT OF TANGENCY;

THENCE, S51°24'24"W A DISTANCE OF 1982.28' FEET TO A POINT OF CURVATURE;

THENCE, 1594.23' FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 2350.00 FEET AND A LONG CHORD THAT BEARS S70°49'42"W A DISTANCE OF 1563.84' FEET TO A POINT OF TANGENCY;

THENCE, N84°44'13"W A DISTANCE OF 2181.04' FEET TO A POINT OF CURVATURE;

THENCE, 998.14' FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 2430.00' FEET AND A LONG CHORD THAT BEARS N77°58'11"W A DISTANCE OF 991.14 FEET TO A POINT OF TANGENCY;

THENCE, N66°12'08"W A DISTANCE OF 75.04 FEET TO A POINT OF CURVATURE;

THENCE, 871.54' FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 2250.00 FEET AND A LONG CHORD THAT BEARS N77°17'56"W A DISTANCE OF 866.10' FEET TO A POINT OF COMPOUND CURVATURE;

THENCE, 264.49' FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00' FEET AND A LONG CHORD THAT BEARS S48°18'21"W A DISTANCE OF 240.03' FEET TO A POINT OF COMPOUND CURVATURE, ALSO BEING A POINT OF THE EASTERLY RIGHT OF WAY LINE OF NEW MEXICO STATE ROAD NUMBER 304 AND TRUE POINT OF BEGINNING. SAID RIGHT OF WAY CONTAINING 18.39054 ACRES (801091.922 SQFT), MORE OR LESS.