

Location Map

Zone Atlas Map No. B-10-Z and B-11-Z

Subdivision Data:

ZONING: RL1
 GROSS SUBDIVISION ACREAGE: 1.3175 ACRES±
 ZONE ATLAS INDEX NO: B-10-Z and B-11-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 9
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: FEBRUARY 2011, FIELD VERIFIED OCTOBER 31, 2014.

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 9 LOTS AND 1 TRACT INTO 9 NEW LOTS AND 1 NEW TRACT, AND TO ELIMINATE NINE LOT LINES.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDED ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDED NATURAL GAS SERVICES.
- C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC 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, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
 IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

DOCH 2014096101
 12/02/2014 10:49 AM Page: 1 of 3
 PLAT R: 525.00 B: 2014C P: 0129 N. Toulous Olivere, Bernalillo Co

Plat of
 Lots 78-A, 79-A, 80-A, 81-A, 82-A, 83-A, 84-A, 85-A, 86-A and Tract C-1
The Boulders Phase III
 Town of Alameda Grant, Projected Sections 10 & 11, T. 11 N., R. 2 E., N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 November 2014

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS NUMBERED 78 THROUGH 86, INCLUSIVE, AND TRACT LETTERED "C", OF THE BOULDERS PHASE III, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 29, 2014, IN PLAT BOOK 2014C, PAGE 77, DOCUMENT NO. 2014059626, NOW COMPRISING LOTS NUMBERED 78-A, 79-A, 80-A, 81-A, 82-A, 83-A, 84-A, 85-A, 86-A AND TRACT C-1, THE BOULDERS PHASE III.

Notes:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ⊙ ARE MARKED BY A SET NO. 4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS Δ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, "PS 11993". INSTALLATION IS TIED TO THE PHASE III PLAT. CONSTRUCTION IS UNDERWAY AS OF DATE OF THIS PLAT. MONUMENTS WILL BE SET AFTER PAVING IS COMPLETE.
3. BOUNDARY IS TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
5. MINIMUM LOT SIZE=4000 SF; MINIMUM LOT WIDTH=40'.
6. ALL RIGHT OF WAY CURB RETURN RADII ARE 20' UNLESS OTHERWISE SHOWN
7. THERE IS AN EXISTING 10' WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL R.O.W. LINES (07/29/2014, 2014C-77)
8. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
9. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
10. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
11. PLAT SHOWS ALL EASEMENTS OF RECORD.
12. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED ON MAY 16, 2014 AS DOCUMENT NO. 2014039089.

Free Consent

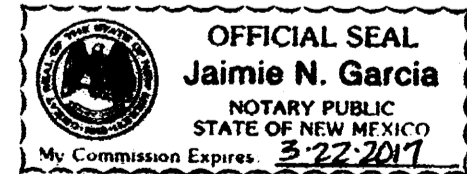
THE SUBDIVISION SHOWN HERE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HERE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

PIE
 11-11-14
 DATE
 PIERRE AMESTOY, JR.
 MANAGING MEMBER
 FLASH RESOURCES, LLC
 A NEVADA LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF November, 2014 BY PIERRE AMESTOY, JR., MANAGING MEMBER, FLASH RESOURCES, LLC, A NEVADA LIMITED LIABILITY COMPANY.

BY *Jaimie N. Garcia* MY COMMISSION EXPIRES: 3-22-2017
 NOTARY PUBLIC

Project No. 1002632

Application No. 14DRB-70377

Utility Approvals

Remando Vigil 11-18-14
 PNM DATE
off 11/17/14
 NEW MEXICO GAS COMPANY DATE
off 11/18/14
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE
off 11/17/14
 COMCAST DATE

City Approvals

Scott H. Rios 11/14/14
 (Acting) CITY SURVEYOR DATE
WDS 11-12-14
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
Allen P. Aker 11/12/14
 A.B.C.W.U.A. DATE
Carol S. Dumont 11-12-14
 PARKS AND RECREATION DEPARTMENT DATE
Ante C. Chan 11-12-14
 AMAFCA DATE
Ante C. Chan 11-12-14
 CITY ENGINEER DATE
Sal Chel 12-2-14
 DRB CHAIRPERSON PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT I HAVE RECEIVED AND PAID ON UPC # 1000654902242105 PROPERTY OWNER OF RECORD: *Flash Resources LLC* BERNALILLO COUNTY TREASURER'S OFFICE. *Ante Chan* 12/2/14

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 11/11/14
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

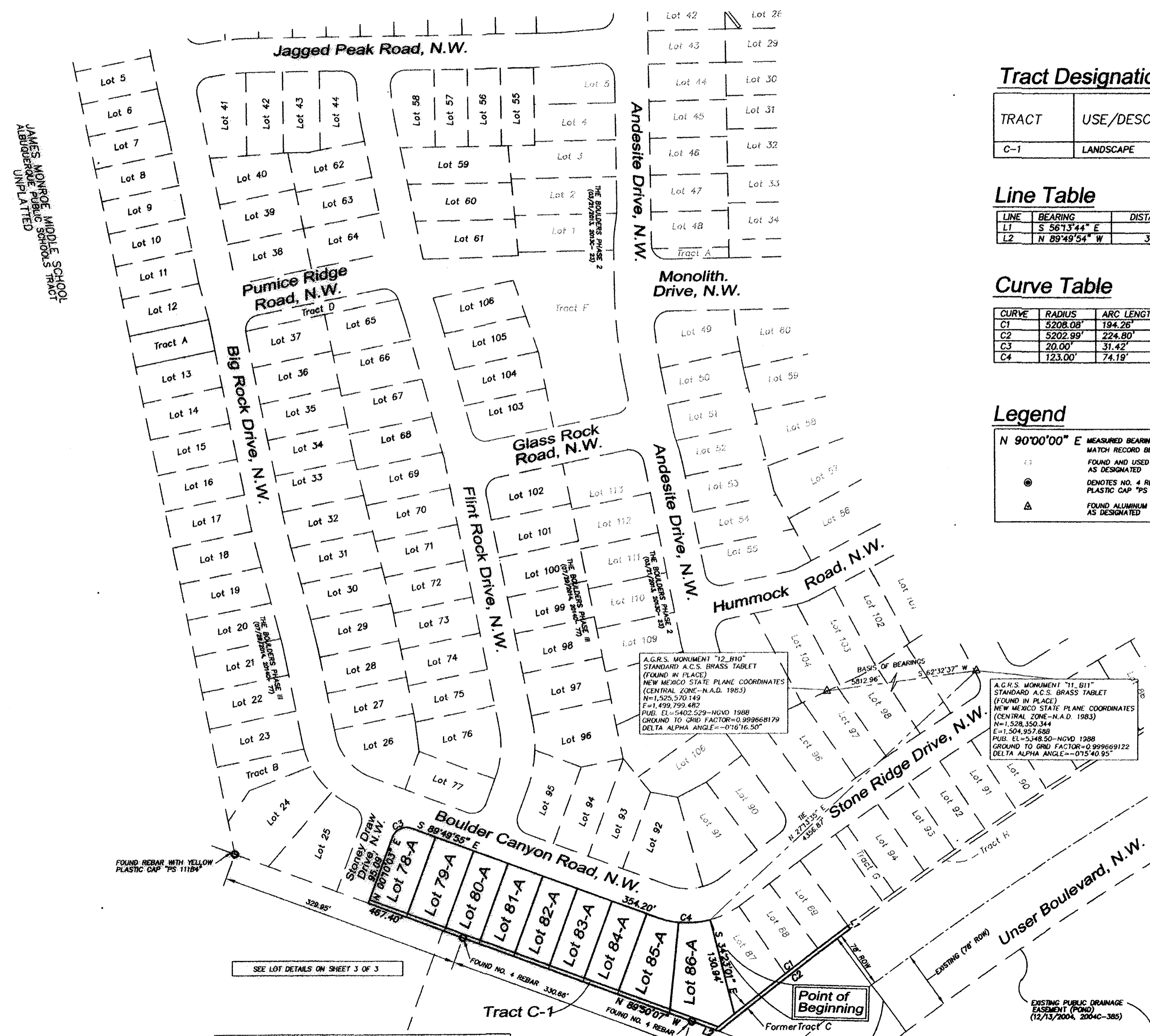
OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

866.442.801 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER FLASH RESOURCES, LLC
 SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E,
 SUBDIVISION THE BOULDERS PHASE III

DOCH 2014096101
 12/02/2014 10:49 AM Page: 2 of 3
 CityPLAT R: \$25.00 B: 2014C P: 0128 H: Toulous Olivares, Bernalillo CO, NM

Plat of
The Boulders Phase III
 Town of Alameda Grant, Projected Sections 10 & 11, T. 11 N., R. 2 E., N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 November 2014



Tract Designation

TRACT	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
C-1	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION

Line Table

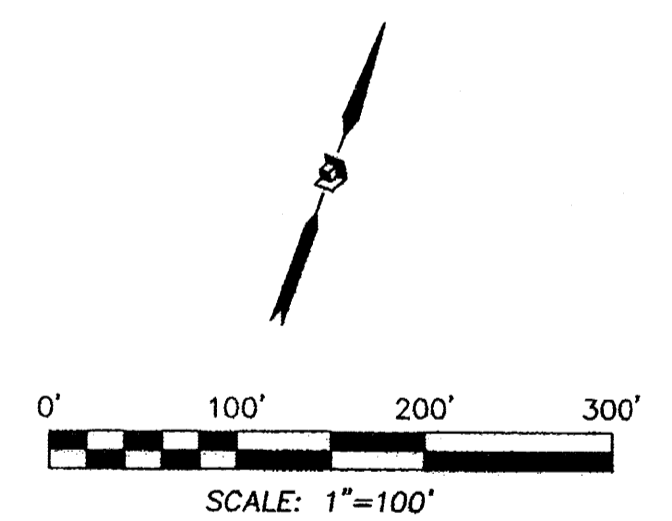
LINE	BEARING	DISTANCE
L1	S 56°13'44" E	5.09'
L2	N 89°49'54" W	39.22'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE/ANGENT	CHORD BEARING	CHORD LENGTH
C1	5208.08'	194.26'	2°08'13" 97.14'	S 32°42'01" W	194.25'
C2	5202.99'	224.80'	2°28'32" 112.42'	S 32°31'52" W	224.78'
C3	20.00'	31.42'	90°00'02" 20.00'	S 45°10'04" W	28.28'
C4	123.00'	74.19'	34°33'35" 38.26'	N 72°53'18" E	73.07'

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- MATCH RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11883" SET THIS SURVEY
- ▲ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



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 SECTION 10 AND 11, TOWNSHIP 11 N., RANGE 2 E.
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EXISTING 156' PUBLIC ROADWAY EASEMENT FOR UNSER BOULEVARD EASEMENT (12-13, 2004, 2004C-385)



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DOC# 2014096101
 12/02/2014 10:49 AM Page: 3 of 3
 PLAT R 125 00 S 2014C P 0126 R Toulous Olivere, Bernalillo Co

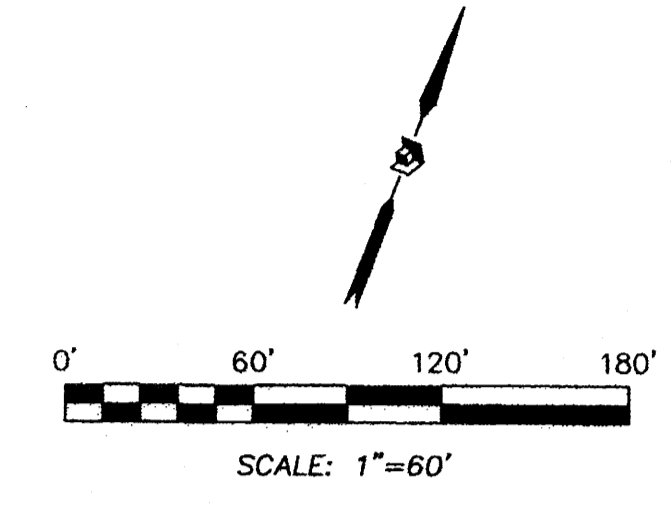
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Line Table

LINE	BEARING	DISTANCE
L1	S 58°13'44" E	5.08'
L2	N 89°49'54" W	39.22'
L3	S 00°10'03" W	5.00'

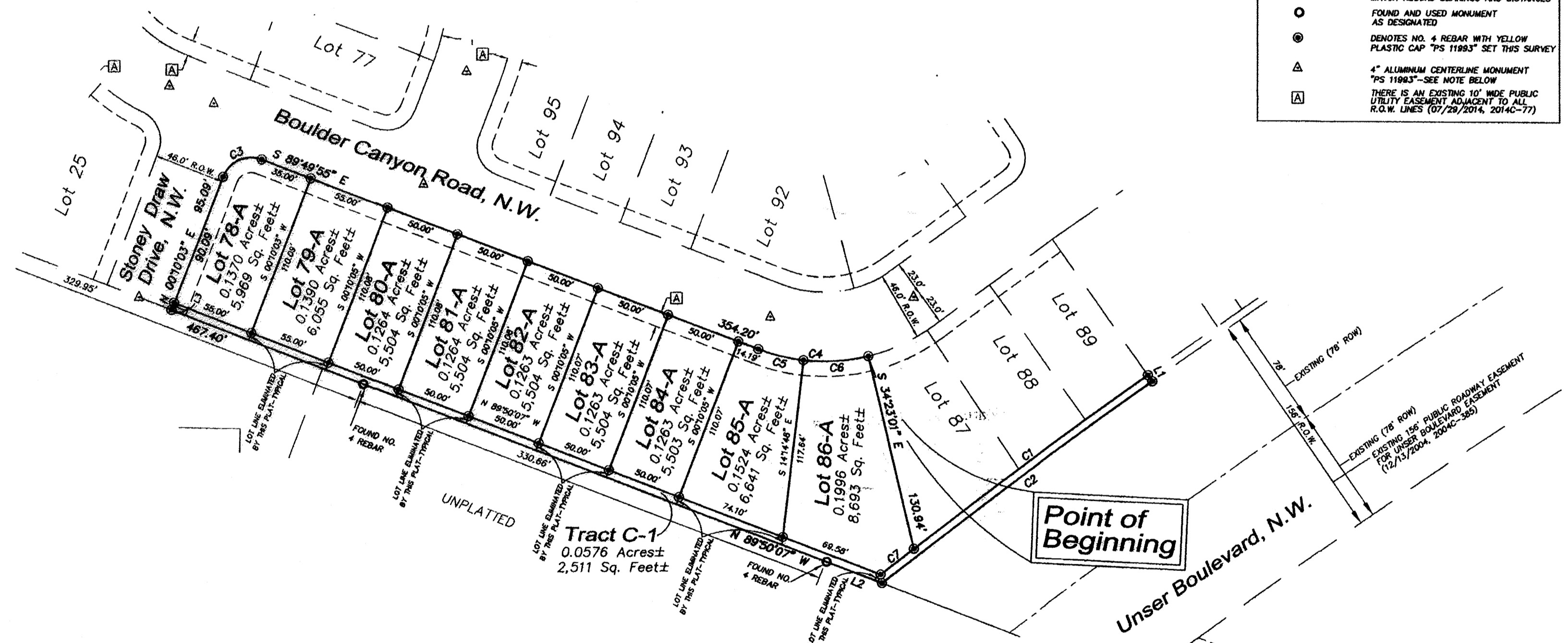
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CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	5208.08'	194.26'	2°08'13"	97.14'	S 32°42'01" W	194.25'
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C3	20.00'	31.42'	90°00'02"	20.00'	S 45°10'04" W	28.28'
C4	123.00'	74.19'	34°33'35"	38.26'	N 72°53'18" E	73.07'
C5	123.00'	30.95'	14°25'02"	15.56'	N 82°57'34" E	30.87'
C6	123.00'	43.24'	20°08'32"	21.85'	N 65°40'46" E	43.02'
C7	5208.08'	28.00'	0°18'29"	14.00'	S 31°28'40" W	28.00'



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
MATCH RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ 4" ALUMINUM CENTERLINE MONUMENT "PS 11993" - SEE NOTE BELOW
- ⊡ THERE IS AN EXISTING 10' WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL R.O.W. LINES (07/29/2014, 2014C-77)



ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS △ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, "PS 11993". INSTALLATION IS TIED TO THE PHASE III PLAT. CONSTRUCTION IS UNDERWAY AS OF DATE OF THIS PLAT. MONUMENTS WILL BE SET AFTER PAVING IS COMPLETE.

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