

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 1009064095350 22413

100906411940922305

Lawrence Hernandez
Bernalillo County Treasurer

12/08/2015
Date

PUBLIC UTILITY EASEMENTS

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 provide 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 provide 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 Grantor 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 erected 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, 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.

PURPOSE OF PLAT:

The purpose of this Plat is to:

- 1. Create 24 new Lots and 3 Tracts as shown hereon.
- 2. Dedicate the Public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat.
- 3. Grant the new Public easements as shown hereon.
- 4. Show the easements vacated by 15DRB-70387 and 14DRB-70365.

SHEET INDEX

SHEET 1	Approvals, General Notes, Etc...
SHEET 2	Legal Description, Free consent and dedication
SHEETS 3 AND 4	Existing Tracts, Existing Easements and Vacated Easements
SHEETS 5 AND 6	New Valle Prado Unit 3 Lots and streets
SHEET 7	Curve and Line Tables

DOCH 2015104072

12/04/2015 08:31 AM Page: 1 of 7
PLAT R: \$25.00 B: 2015C P: 0150 H. Toulouse Oliver, Bernalillo Cou



PLAT OF
VALLE PRADO UNIT 3

(BEING A REPLAT OF TRACT F, VALLE PRADO UNIT 1 AND TRACT A, VALLE PRADO UNIT 2)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2015

PROJECT NUMBER: 1004404

PLAT APPROVAL

UTILITY APPROVALS:

<i>Lorena R. Vigil</i> Public Service Company of New Mexico	<u>11-30-15</u> Date
<i>[Signature]</i> New Mexico Gas Company	<u>11/30/15</u> Date
<i>[Signature]</i> Qwest Corporation d/b/a CenturyLink QC.	<u>11-30-15</u> Date
<i>[Signature]</i> Comcast	<u>11/30/15</u> Date

CITY APPROVALS:

<i>[Signature]</i> P.S. City Surveyor Department of Municipal Development	<u>11/10/15</u> Date
<i>[Signature]</i> Real Property Division	<u>12-3-15</u> Date
<i>[Signature]</i> Environmental Health Department	<u>12-3-15</u> Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	<u>12/2/15</u> Date
<i>[Signature]</i> ABCWA	<u>12/2/15</u> Date
<i>[Signature]</i> Parks and Recreation Department	<u>12-2-15</u> Date
<i>[Signature]</i> AMAFCA	<u>12/2/15</u> Date
<i>[Signature]</i> City Engineer	<u>12/3/15</u> Date
<i>[Signature]</i> DRB, Chairperson, Planning Department	<u>12-3-15</u> Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true, and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
November 9, 2015



SHEET 1 OF 7

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377



VICINITY MAP
Not To Scale

GENERAL NOTES

- 1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Record Plat or Deed bearings and distances do not differ from those established by the plat of record.
- 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 7. City of Albuquerque Zone Atlas Page C-9-Z.
- 8. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- 9. 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.
- 10. Access for Lots 3 through 8 shall be from Tree Line Avenue. No Access is allowed from Two Rock Road.

SUBDIVISION DATA

- 1. Total number of existing Tracts: 2
- 2. Total number of Lots created: 24
- 2. Total number of Tracts created: 3
- 3. Total mileage of full width streets created: .26 miles
- 4. Gross Subdivision acreage: 14.5617 acres.

TRACT 6
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

SEE SHEET 3

TRACT F
VALLE PRADO UNIT 1
Filed December 19, 2014 in Plat Book 2014C, Page 138

TRACT E-1
VALLE PRADO UNIT 2
Filed December 19, 2014 in Plat Book 2014C, Page 138

TRACT D
VALLE PRADO UNIT 1
Filed December 19, 2014 in Plat Book 2014C, Page 138

TRACT F
VALLE PRADO UNIT 1
Filed December 19, 2014 in Plat Book 2014C, Page 138

VALLE PRADO UNIT 2
Filed 8-11-15 in Plat Book 2015C, Page 92

VALLE PRADO UNIT 1
Filed 12-19-14 in Plat Book 2014C, Page 138

PLAT OF
VALLE PRADO UNIT 3

(BEING A REPLAT OF TRACT F, VALLE PRADO UNIT 1
AND TRACT A, VALLE PRADO UNIT 2)

WITHIN

THE TOWN OF ALAMEDA GRANT
IN

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2015

DOCH 2015104072

12/04/2015 09:31 AM Page: 4 of 7
PLAT R: \$25.00 B: 2015C P: 0158 M, Toulouse Oliver, Bernalillo Cou

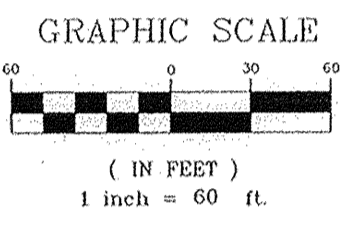
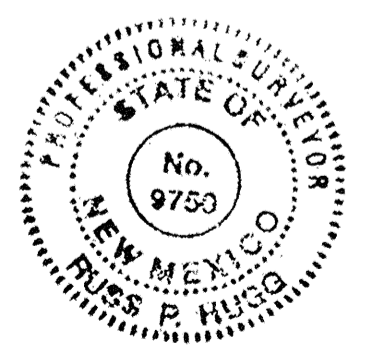
SHEET 4 OF 6

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

Property Corner Legend

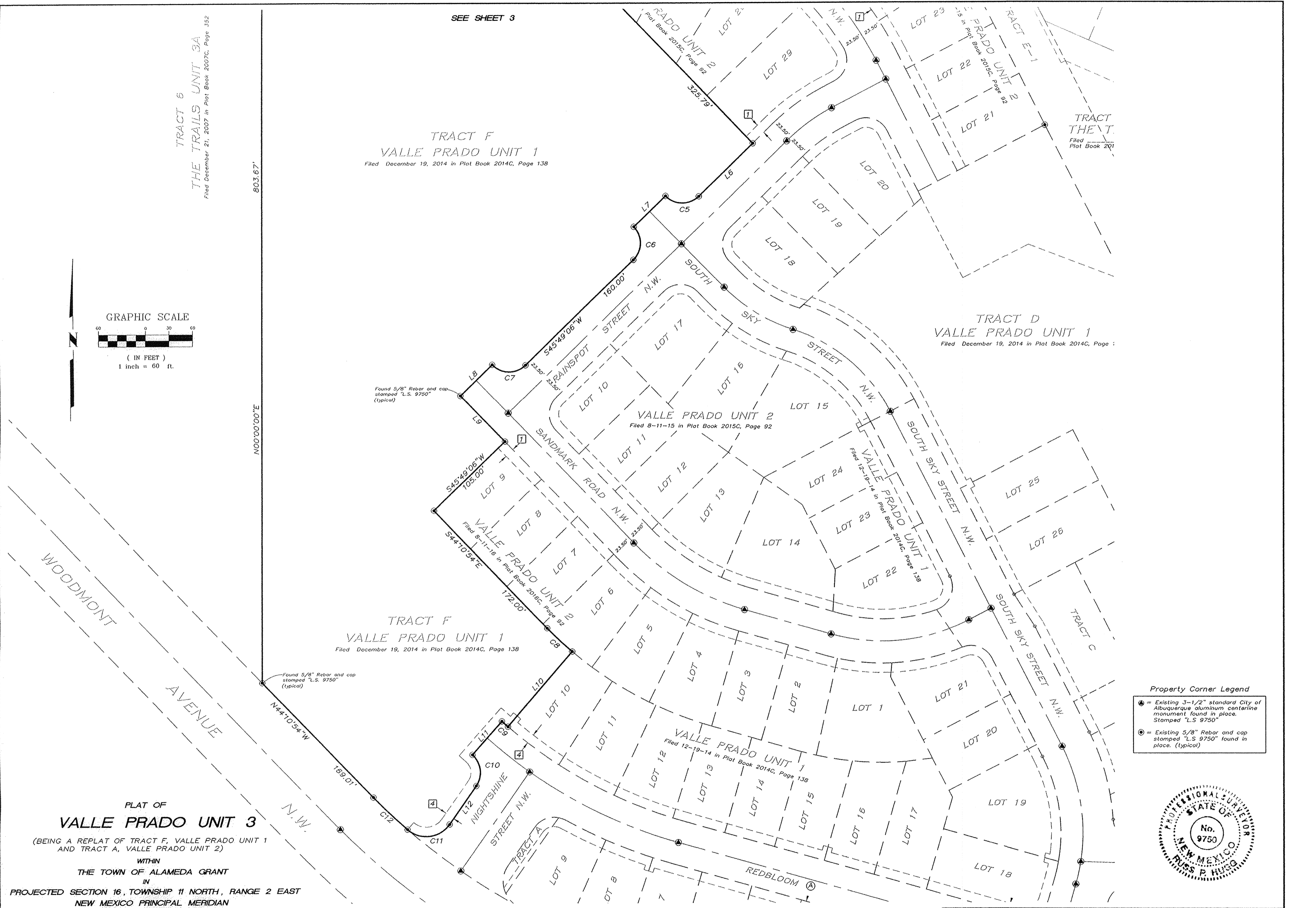
- = Existing 3-1/2" standard City of Albuquerque aluminum centerline monument found in place. Stamped "L.S. 9750"
- ⊙ = Existing 5/8" Rebar and cap stamped "L.S. 9750" found in place. (typical)



803.67'
N00°00'00"E

Found 5/8" Rebar and cap stamped "L.S. 9750" (typical)

Found 5/8" Rebar and cap stamped "L.S. 9750" (typical)

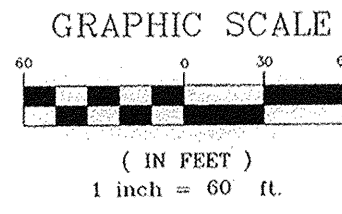


TRACT 4
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT OS-2
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

Albuquerque Control Survey
Mazumdar "VINO"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,523,503.475
E=1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00'16"58.96
Elevation= 5524.950 (NAVD 88)

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THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2015



30' Public Pedestrian Access Easement
granted by plat filed December 21,
2007 in Plat Book 2007C, Page 352
Said easement to be maintained by the
Trails Community Association.

Existing 50' Southern Union Gas Company
Right of way Easement filed September 16,
1930 in Book 112, page 515 and filed March
29, 1956 in Book D346, page 356 as
Document No. 90568 and N.M. State Land
Office Deed of right of way and Easement
no. 646, dated October 3, 1930.

TRACT OS-2
THE TRAILS
UNIT 3A
Filed December 21, 2007 in
Plat Book 2007C, Page 352

- NEW EASEMENTS**
- (A) = New 10' Public Utility Easement granted by this plat.
 - (B) = New 5' Public Utility Easement granted by this plat.
 - (C) = New Private Access Easement for the use and benefit of Lot 24 granted by this plat.
- See Sheet 7 for Easement Details A and C

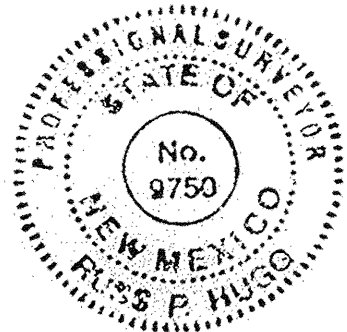
- EXISTING EASEMENT NOTES**
- (1) = Existing 10' Public Utility Easement granted by plat filed 8-11-15 in Plat Book 2015C, Page 92.
 - (4) = Existing 10' Public Utility Easement granted by plat filed 12-19-14 in Plat Book 2014C, Page 138.

See Sheet 7 for typical Public Utility Easement dimensions at front lot lines.

SANTA FE AT THE TRAILS
Filed September 29, 2004
Plat Book 2004C, Page 309

Existing 5' Public Utility Easement per plat filed 2015 in Plat Book 2015C, Page ---

Existing 50' Southern Union Gas Company Right of way Easement filed September 16, 1930 in Book 112, page 515 and filed March 29, 1956 in Book D346, page 356 as Document No. 90568 and N.M. State Land Office Deed of right of way and Easement no. 646, dated October 3, 1930.



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PLAT R: 525.00 B: 2015C P: 0155 M. Toulouse Oliver, Bernalillo Cou
SEE SHEET 6

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2015

TRACT D
VALLE PRADO UNIT 1
Filed December 19, 2014 in Plat Book 2014C, Page 138

VALLE PRADO UNIT 2
Filed 8-11-15 in Plat Book 2015C, Page 92

VALLE PRADO UNIT 1
Filed 12-19-14 in Plat Book 2014C, Page 138

VALLE PRADO UNIT 1
Filed 12-19-14 in Plat Book 2014C, Page 138

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THE TRA
Filed December 1
Plat Book 2004C.

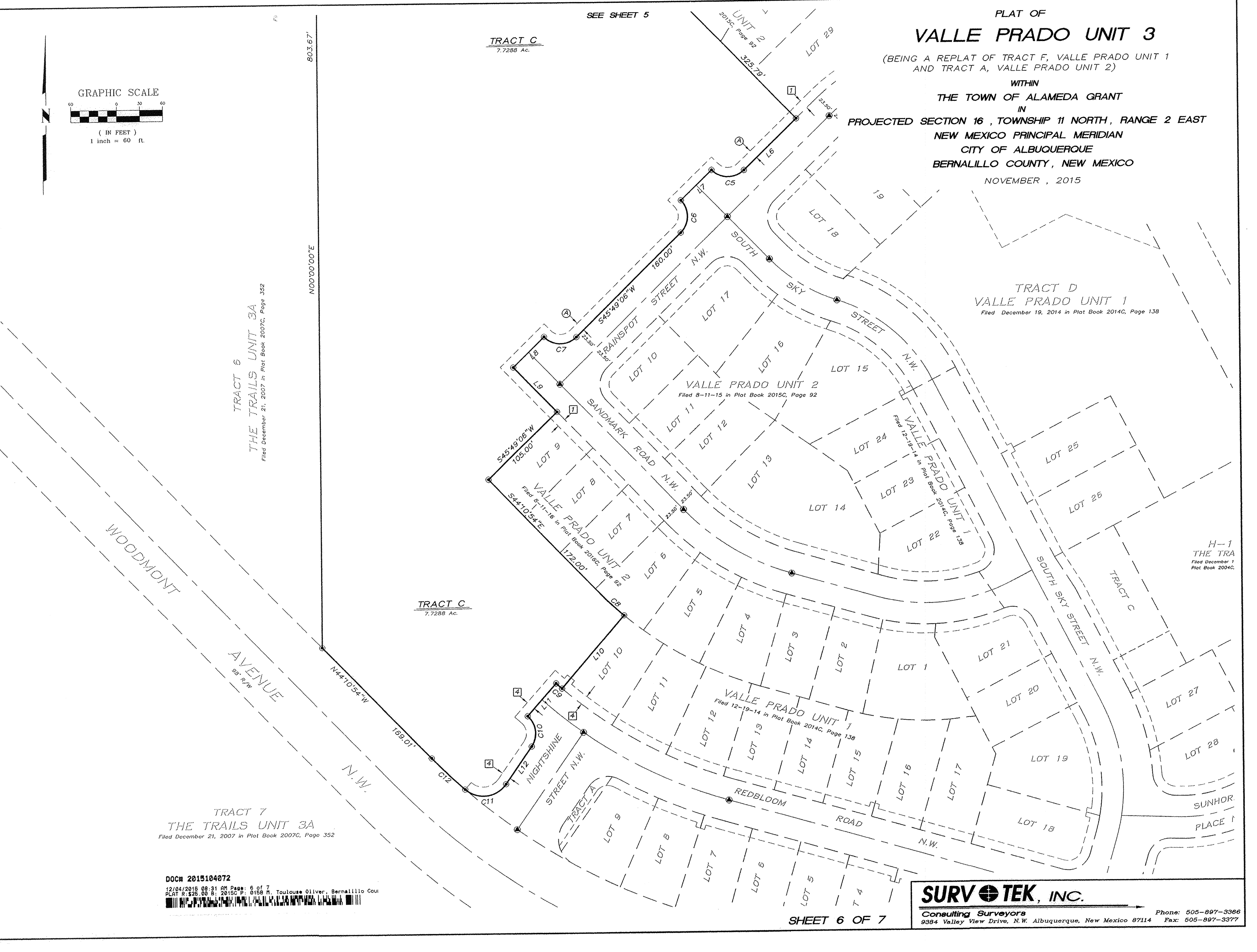
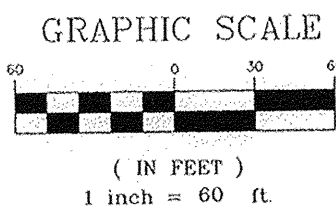
SEE SHEET 5

TRACT C
7.7288 Ac.

TRACT C
7.7288 Ac.

TRACT 6
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT 7
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352



DOCH 2015104072
12/04/2015 09:31 AM Page: 6 of 7
PLAT R: \$25.00 B: 2015C P: 0158 M. Toulouse Oliver, Bernalillo Cou
[Barcode]

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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

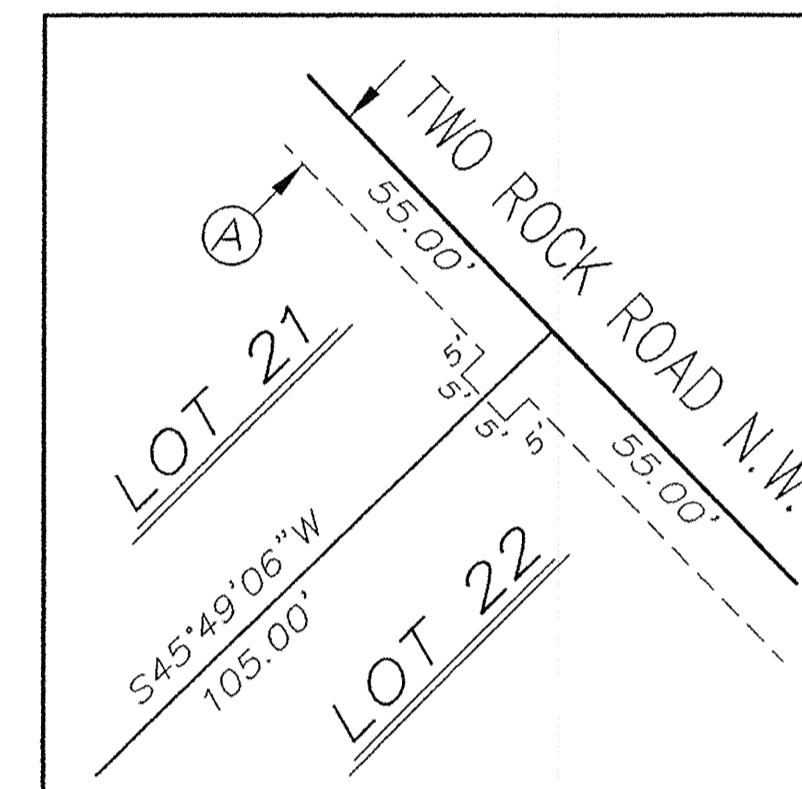
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2015

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.99'	N27°16'08"W
L2	120.42'	S48°22'25"W
L3	50.60'	N48°19'15"W
L4	12.24'	N44°10'54"W
L5	152.00'	S45°49'06"W
L6	80.00'	S45°49'06"W
L7	47.00'	S45°49'06"W
L8	47.00'	S45°49'06"W
L9	67.71'	S44°10'54"E
L10	105.00'	S40°32'09"W
L11	47.00'	S41°31'15"W
L12	49.76'	S34°40'53"W
L13	77.52'	N17°42'46"E
L14	57.66'	N32°26'33"E
L15	50.59'	N51°14'55"E
L16	33.00'	N64°57'37"E
L17	41.25'	N89°01'47"E
L18	2.00'	S77°48'14"E
L19	29.42'	S70°03'17"E
L20	41.25'	N89°01'47"E
L21	53.11'	N12°11'46"E
L22	47.00'	S57°08'22"E
L23	23.50'	N45°49'06"E
L24	23.50'	N45°49'06"E
L25	55.32'	N12°11'46"E
L26	41.25'	N89°01'47"E
L27	49.99'	S19°56'43"W
L28	25.30'	S48°19'15"E
L29	25.30'	S48°19'15"E
L30	62.73'	N19°56'43"E
L31	36.21'	N00°05'47"E
L32	36.15'	N00°05'47"E
L33	48.01'	S27°16'32"E
L34	25.09'	S89°01'47"W
L35	16.16'	S89°01'47"W
L36	32.22'	N32°26'33"E
L37	1.73'	S89°01'47"W
L38	25.44'	N32°26'33"E
L39	11.84'	S12°11'46"W
L40	41.27'	S12°11'46"W
L41	23.50'	S57°08'22"E
L42	23.50'	S57°08'22"E
L43	18.81'	N15°39'30"E
L44	25.90'	S27°16'30"E

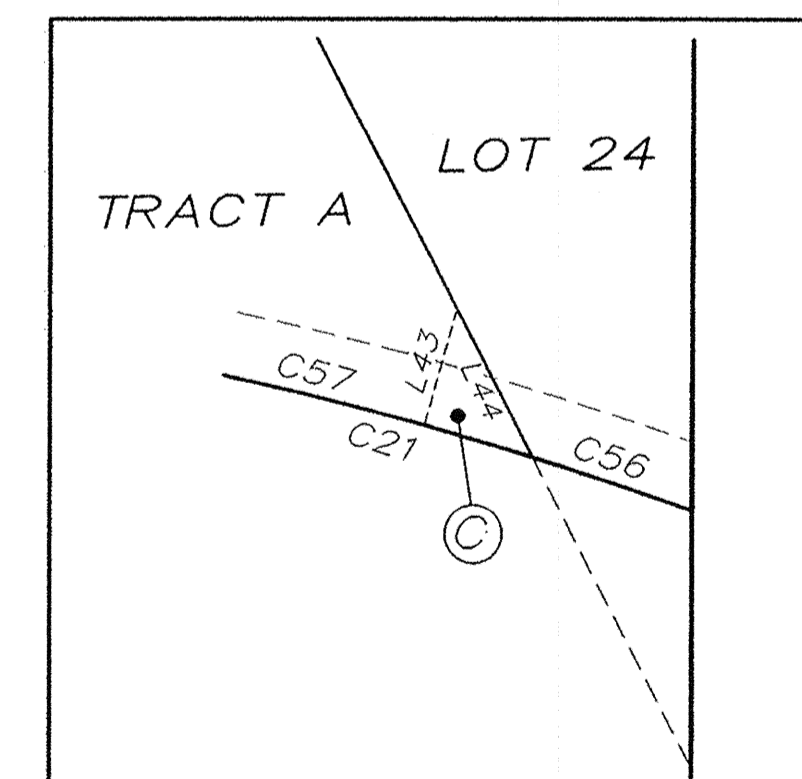
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	98.55'	373.50'	49.56'	98.27'	S49°11'07"E	15°07'05"
C2	33.46'	25.00'	19.78'	31.02'	N18°23'58"W	76°41'22"
C3	45.61'	25.00'	32.31'	39.54'	S72°12'39"W	104°31'52"
C4	64.63'	326.50'	32.42'	64.53'	N49°51'10"W	11°20'31"
C5	39.27'	25.00'	25.00'	35.36'	N89°10'54"W	90°00'00"
C6	39.27'	25.00'	25.00'	35.36'	S00°49'06"W	90°00'00"
C7	39.27'	25.00'	25.00'	35.36'	N89°10'54"W	90°00'00"
C8	36.33'	394.00'	18.18'	36.31'	S46°49'23"E	5°16'57"
C9	8.58'	499.00'	4.29'	8.58'	N48°58'18"W	0°59'06"
C10	36.29'	25.00'	22.18'	33.18'	S06°53'56"E	83°09'38"
C11	50.66'	30.00'	33.76'	44.85'	S83°03'24"W	96°45'03"
C12	49.83'	651.00'	24.93'	49.82'	N46°22'29"W	4°23'10"
C13	134.40'	180.00'	70.50'	131.30'	S48°39'53"E	42°46'47"
C14	131.15'	180.00'	68.64'	128.27'	S48°08'56"E	41°44'53"
C15	3.24'	180.00'	1.62'	3.24'	S69°32'20"E	1°01'55"
C16	83.38'	75.00'	46.59'	79.15'	N59°07'21"W	63°41'43"
C17	100.58'	75.00'	59.48'	93.21'	S50°36'47"W	76°50'01"
C18	215.63'	120.00'	150.75'	187.77'	S84°20'22"W	102°57'27"
C19	148.89'	120.00'	85.74'	139.52'	S68°24'22"W	71°05'27"
C20	66.74'	120.00'	34.26'	65.88'	N60°06'55"W	31°52'01"
C21	76.37'	609.50'	38.24'	76.32'	N74°07'14"W	7°10'45"
C22	75.49'	590.50'	37.80'	75.44'	S73°43'02"E	7°19'30"
C23	116.85'	156.50'	61.30'	114.16'	S48°39'53"E	42°46'47"
C24	109.50'	98.50'	61.19'	103.95'	N59°07'21"W	63°41'43"
C25	132.09'	98.50'	78.12'	122.41'	S50°36'47"W	76°50'01"
C26	32.54'	25.00'	19.04'	30.29'	N49°28'56"E	74°34'21"
C27	135.01'	143.50'	72.97'	130.09'	S59°48'52"W	53°54'29"
C28	173.41'	96.50'	121.23'	151.00'	S84°20'22"W	102°57'27"
C29	39.03'	143.50'	19.64'	38.91'	N51°58'26"W	15°35'03"
C30	31.40'	25.00'	18.15'	29.38'	S23°47'06"E	71°57'43"
C31	69.06'	51.50'	40.84'	64.00'	S50°36'47"W	76°50'01"
C32	57.25'	51.50'	31.99'	54.35'	N59°07'21"W	63°41'43"
C33	105.46'	203.50'	53.94'	104.28'	S42°07'16"E	29°41'32"
C34	33.56'	25.00'	19.85'	31.10'	N18°30'39"W	76°54'45"
C35	39.63'	25.00'	25.36'	35.61'	S65°21'13"W	90°49'01"
C36	69.48'	590.50'	34.78'	69.44'	N65°52'01"W	6°44'31"
C37	92.72'	855.06'	46.40'	92.67'	S66°41'45"E	6°12'46"
C38	32.99'	855.06'	16.50'	32.99'	S65°04'38"E	2°12'39"
C39	57.74'	373.50'	28.93'	57.68'	N46°03'18"W	8°51'27"
C40	40.81'	373.50'	20.43'	40.79'	N53°36'51"W	6°15'37"
C41	63.16'	326.50'	31.68'	63.06'	S49°58'55"E	11°05'00"
C42	35.50'	203.50'	17.79'	35.45'	S51°58'11"E	9°59'41"
C43	51.36'	203.50'	25.82'	51.22'	S39°44'32"E	14°27'38"
C44	1.47'	326.50'	0.74'	1.47'	S44°18'40"E	0°15'31"
C45	18.60'	203.50'	9.31'	18.59'	S29°53'36"E	5°14'13"
C46	30.12'	143.50'	15.11'	30.06'	N50°11'39"W	12°01'29"
C47	8.91'	143.50'	4.46'	8.91'	N57°59'11"W	3°33'33"
C48	50.72'	156.50'	25.58'	50.50'	S36°33'34"E	18°34'08"
C49	26.23'	98.50'	13.19'	26.16'	N34°54'16"W	15°15'33"
C50	52.70'	98.50'	27.00'	52.07'	N57°51'38"W	30°39'10"
C51	38.58'	98.50'	19.54'	38.34'	S77°48'32"W	22°26'31"
C52	52.05'	98.50'	26.65'	51.44'	S51°27'00"W	30°16'32"
C53	41.46'	98.50'	21.04'	41.15'	S24°15'15"W	24°06'58"
C54	13.31'	96.50'	6.67'	13.30'	S36°48'46"W	7°54'15"
C55	160.09'	96.50'	105.41'	142.36'	S88°17'30"W	95°03'12"
C56	26.41'	609.50'	13.21'	26.40'	N71°46'20"W	2°28'56"
C57	49.96'	609.50'	25.00'	49.95'	N75°21'43"W	4°41'49"
C58	66.13'	156.50'	33.57'	65.64'	S57°56'58"E	24°12'39"
C59	54.02'	855.06'	27.02'	54.01'	S67°59'33"E	3°37'11"
C60	30.57'	98.50'	15.41'	30.45'	N82°04'43"W	17°47'00"
C61	5.70'	855.06'	2.85'	5.70'	S63°46'50"E	0°22'56"

DETAIL A

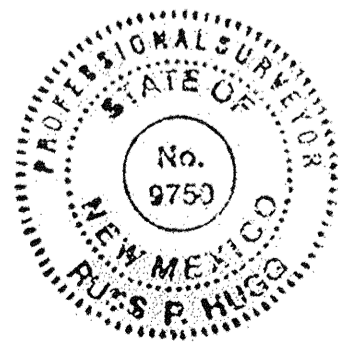


TYPICAL EASEMENT DETAIL AT LOT LINES

DETAIL C



PRIVATE ACCESS EASEMENT



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