

**FINAL PLAT FOR  
TIERRA SERENA SUBDIVISION  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 12  
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2017**

PROJECT NUMBER: 1004472  
APPLICATION NUMBER: 18DPB-7001

**PLAT APPROVAL**  
**UTILITY APPROVALS:**

*[Signature]* 1-10-18  
PUBLIC SERVICE COMPANY OF NEW MEXICO Date

*[Signature]* 1/10/18  
NEW MEXICO GAS COMPANY Date

*[Signature]* 1/10/18  
QWEST CORPORATION D/B/A CENTURYLINK QC Date

*[Signature]* 1/9/18  
COMCAST D/B/A XFINITY Date

**CITY APPROVALS:**

*[Signature]* 12/20/17  
CITY SURVEYOR

**N/A**  
REAL PROPERTY DIVISION Date

*[Signature]* 1/17/18  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Date

*[Signature]* 1/17/18  
ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY Date

*[Signature]* 1/17/18  
PARKS AND RECREATION DEPARTMENT Date

*[Signature]* 1/18/18  
AMAFCA Date

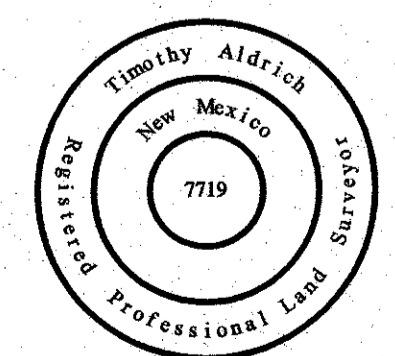
*[Signature]* 1/17/2018  
CITY ENGINEER Date

*[Signature]* 1-19-2018  
DRB CHAIRPERSON, PLANNING DEPARTMENT Date

**SURVEYOR'S CERTIFICATION**

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

*[Signature]* 12/19/17  
TIMOTHY ALDRICH, P.S. NO. 7719 DATE



**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

Scale: AS SHOWN	Drawn: ACH	Checked: TA	Sheet 1 of 3
	Date: 12/4/2017	Job: A17019	

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 8-A, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 8, 2015, IN PLAT BOOK 2015C, PAGE 104, AND CONTAINING 4.7676 ACRES MORE OR LESS.

**PURPOSE OF PLAT**

1. TO SUBDIVIDE TRACT 8-A, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, INTO 27 RESIDENTIAL LOTS AND 1 TRACT AS SHOWN HEREON.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.

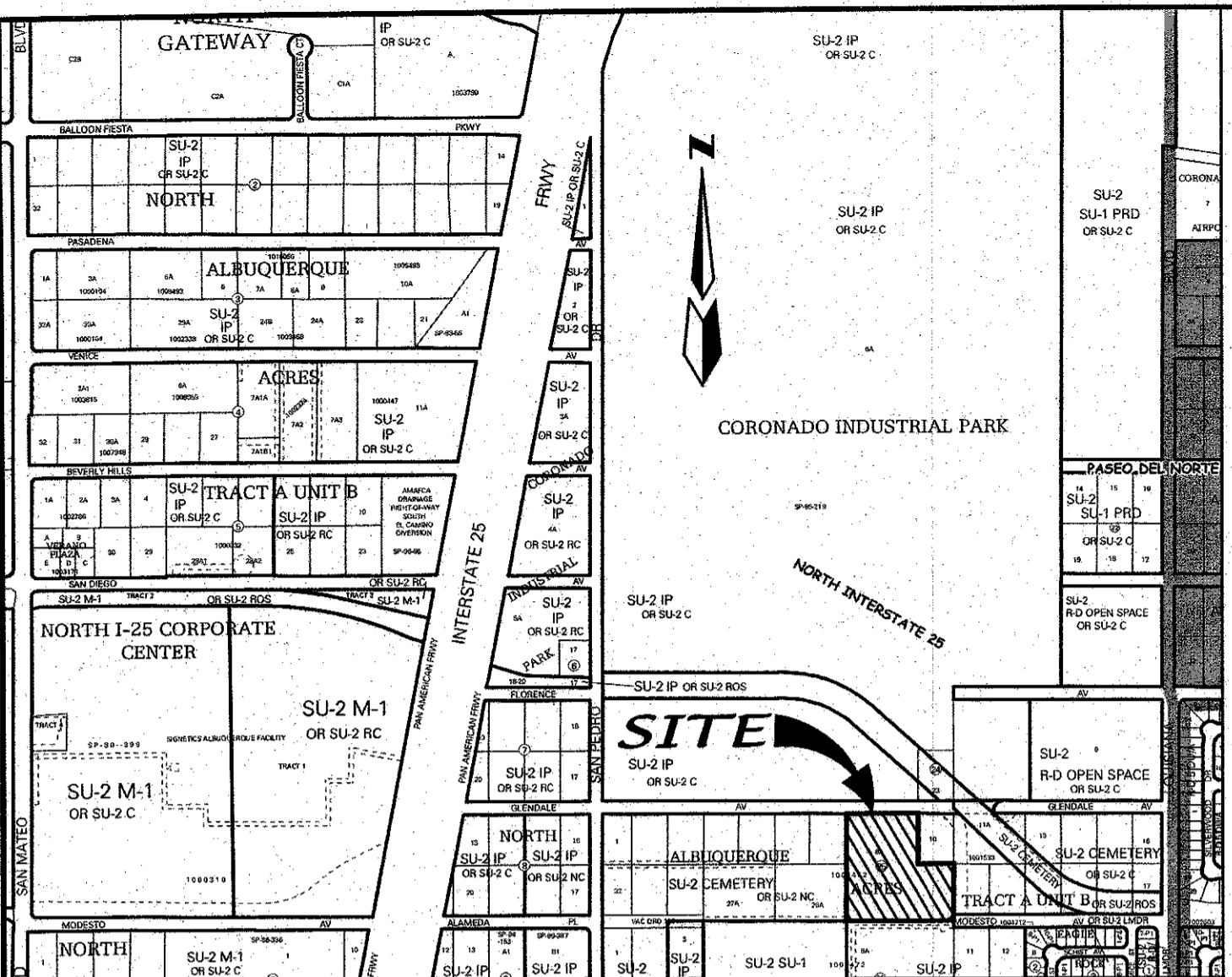
**NOTES**

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:  
"NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (09-08-2015, 2015C-104)  
"NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (04-23-2012, 2012C-045)  
"NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (05-07-2002, 2002C-157)  
"NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (02-12-1993, 93C-038)  
"NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (04-24-1936, D-130)  
ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. FIELD SURVEY PERFORMED MAY, 2016.
6. TITLE REPORT: NONE PROVIDED
7. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: SU-2
8. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, AS SHOWN ON PANEL 129 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED AUGUST 16, 2012. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.
9. ALL STREET CENTER LINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲  
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
"PLS # 7719"
10. MANHOLES WILL BE OFFSET AT ALL POI NTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

**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 BUILDING OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

**DISCLAIMER**  
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION DBA CENTURYLINK QC DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM NMGC AND CENTURY LINK 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.



VICINITY MAP ZONE ATLAS MAP: B-18-Z NTS

**SUBDIVISION DATA**

GROSS ACREAGE	4.7676 AC
ZONE ATLAS NO.	B-18-Z
NO. OF EXISTING TRACTS/LOTS	0 TRACTS/1 LOT
NO. OF TRACTS/LOTS CREATED	1 TRACT/27 LOTS
DATE OF SURVEY	MAY, 2016
MILES OF FULL WIDTH STREETS CREATED	0.00 MILES

**FREE CONSENT AND DEDICATION**

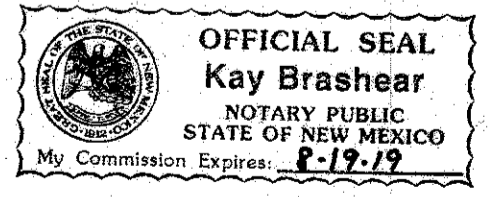
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

**OWNER'S ACKNOWLEDGMENT:**

OWNER: PULTE HOMES OF NEW MEXICO  
*[Signature]* 12/18/19 DATE  
KEVIN PATTON  
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS

STATE OF New Mexico )  
COUNTY Bernalillo )  
ON THIS Eighteenth DAY OF December, 2017,  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KEVIN PATTON,  
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS, PULTE HOMES OF NEW MEXICO.

*[Signature]* 8-19-19  
NOTARY PUBLIC, MY COMMISSION EXPIRES



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 1-018-065-386020-40104  
PROPERTY OWNER OF RECORD:  
Pulte Homes  
BERNALILLO COUNTY TREASURER'S OFFICE:  
*[Signature]* 1/25/18

DOCH 2018007443  
01/25/2018 11:06 AM Page: 1 of 3  
PLAT R \$25.00 B: 2018C P: 0011 Linda Stover, Bernalillo County

PLAT FOR  
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 DECEMBER, 2017

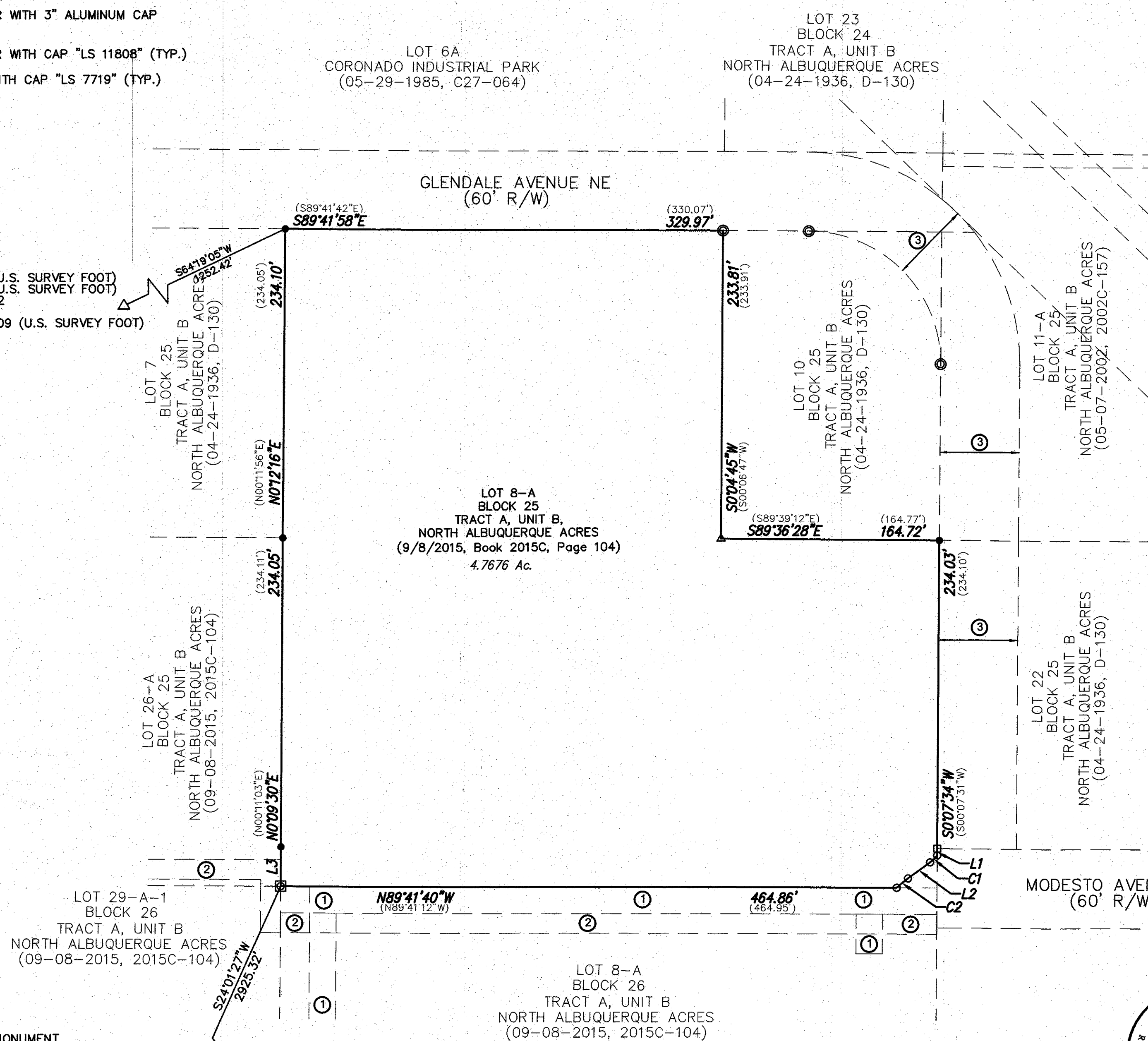
LINE	BEARING	DISTANCE
L1	S 00°05'03" W	5.12'
L2	S 53°40'01" W	20.86'
L3	N 00°12'49" E	29.85'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7.50'	25.00'	17°10'40"	S 45°04'41" W	7.47'
C2	11.03'	96.00'	06°34'57"	S 50°22'33" W	11.02'

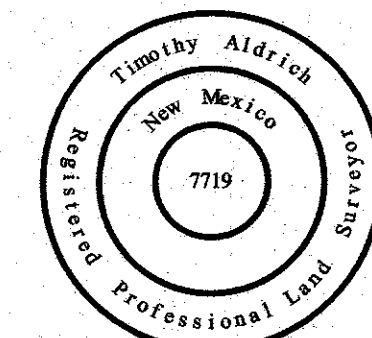
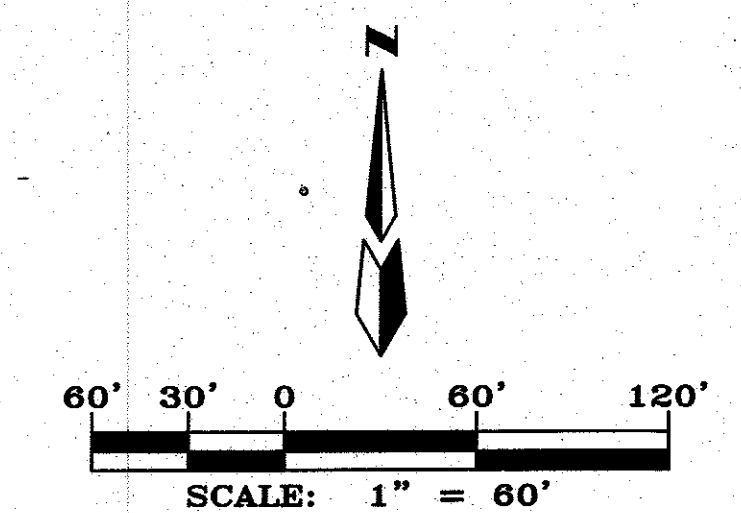
- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP "LS 12651" (TYP.)
  - ⊙ FOUND 1/2" REBAR WITH CAP "LS 8686" (TYP.)
  - FOUND 5/8" REBAR
  - △ FOUND 5/8" REBAR WITH 3" ALUMINUM CAP "LS 11883" (TYP.)
  - ⊠ FOUND 5/8" REBAR WITH CAP "LS 11808" (TYP.)
  - SET 1/2" REBAR WITH CAP "LS 7719" (TYP.)

AGRS MONUMENT  
 "10-C18"  
 N=1524123.885 (U.S. SURVEY FOOT)  
 E=1542565.263 (U.S. SURVEY FOOT)  
 G-G=0.999665042  
 Δα=-00°11'19.43"  
 ELEVATION=5222.09 (U.S. SURVEY FOOT)  
 CENTRAL ZONE  
 (NAD83/NAVD88)

AGRS MONUMENT  
 "9-C18"  
 N=1521497.624 (U.S. SURVEY FOOT)  
 E=1542501.428 (U.S. SURVEY FOOT)  
 G-G=0.999664563  
 Δα=-00°11'19.69"  
 ELEVATION=5232.47 (U.S. SURVEY FOOT)  
 CENTRAL ZONE  
 (NAD83/NAVD88)



- EASEMENTS**
- ① EXISTING 20' ABCWUA PUBLIC WATERLINE EASEMENT (09-08-2015, 2015C-104)
  - ② EXISTING 15' NMGC GAS LINE EASEMENT (09-08-2015, 2015C-104)
  - ③ EXISTING 60' COA PERMANENT EASEMENT FOR GLENDALE EXTENSION ROADWAY IMPROVEMENTS (12-21-2001, 2001152060)



**ALDRICH LAND SURVEYING**  
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 505-884-1990

Line #	Length	Direction
L1	5.12'	S0°05'03.00"W
L2	20.86'	S53°40'01.00"W
L3	29.85'	N0°12'49.00"E

Curve	Length	Radius	Delta	Chord Direction	Chord
C1	7.50'	25.00'	17.18	S45°04'41"W	7.47'
C2	11.03'	96.00'	6.58	S50°22'33"W	11.02'
C3	39.19'	25.00'	89.82	S44°47'03"E	35.30'
C4	32.38'	25.00'	74.22	N37°14'09"E	30.17'
C5	51.70'	102.69'	28.85	S15°07'29"W	51.16'
C6	51.04'	100.00'	29.25	N14°55'23"E	50.49'
C7	37.61'	25.00'	86.19	N47°12'15"E	34.16'
C8	28.72'	123.50'	13.32	N10°46'12"E	28.65'
C9	26.54'	123.50'	12.31	N23°35'20"E	26.49'
C10	28.72'	123.50'	13.32	N10°46'12"E	28.65'
C11	27.32'	76.50'	20.46	N19°30'51"E	27.18'
C12	11.99'	76.50'	8.98	N4°47'38"E	11.97'
C13	27.32'	76.50'	20.46	N19°30'51"E	27.18'
C14	39.27'	25.00'	90.00	N44°41'40"W	35.36'
C15	39.27'	25.00'	90.00	S45°18'20"W	35.36'
C17	51.50'	123.50'	23.89	S17°47'57"W	51.13'
C18	51.50'	123.50'	23.89	S17°47'57"W	51.13'
C19	1.41'	76.50'	1.06	S29°13'07"W	1.41'
C20	23.17'	76.50'	17.35	S20°00'55"W	23.08'
C21	44.09'	25.00'	101.04	S39°10'47"E	38.59'
C22	44.09'	25.00'	101.04	S39°10'47"E	38.59'
C23	6.95'	24.82'	16.05	S82°18'47"W	6.93'
C24	32.38'	25.00'	74.22	N37°14'09"E	30.17'

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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2017**

**LEGEND**  
**21-P1** LOT NUMBER  
 LOT 10 EXISTING LOT NUMBER  
 ▲ C.O.A. CENTERLINE MONUMENT  
 • REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

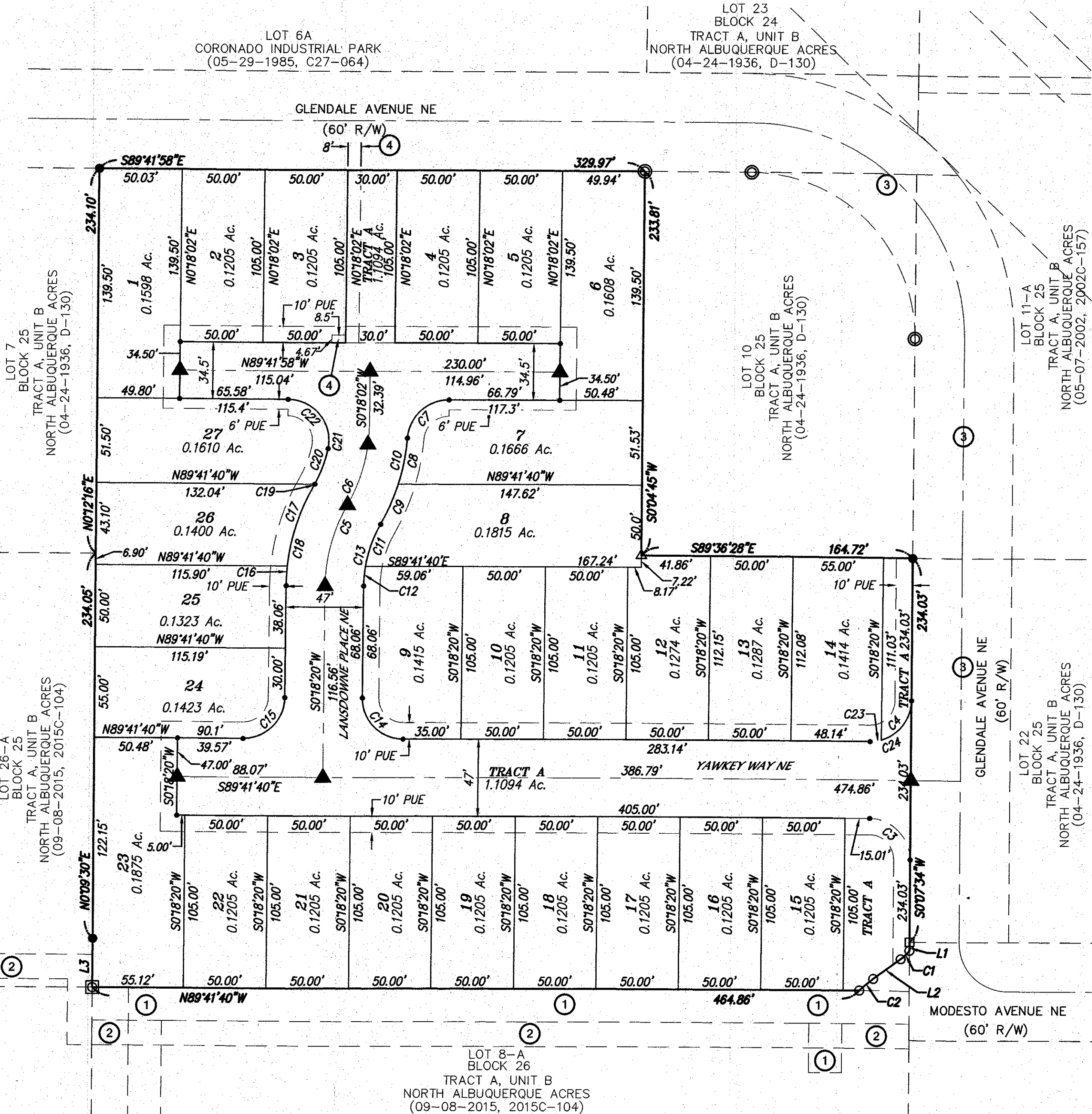
**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

TRACT A IS A PRIVATE ROADWAY AND SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF THE HOMEOWNERS TO BE MAINTAINED BY THE H.O.A. AND A PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY.

- EASEMENTS**
- EXISTING 20' ABCWJA PUBLIC WATERLINE EASEMENT (09-08-2015, 2015C-104)
  - EXISTING 15' NMGC GAS LINE EASEMENT (09-08-2015, 2015C-104)
  - EXISTING 60' COA PERMANENT EASEMENT FOR GLENDALE EXTENSION ROADWAY IMPROVEMENTS (12-21-2001, 2001152060)
  - NEW 8' WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT.

**NOTE:** ▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

TRACT A WILL ALSO PERMIT PUE CROSSINGS



PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

**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.

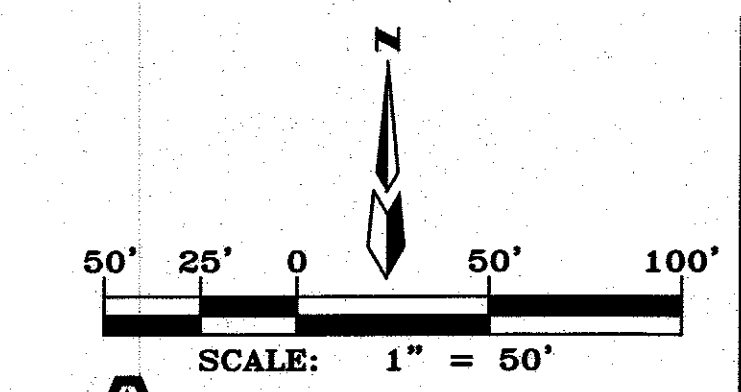
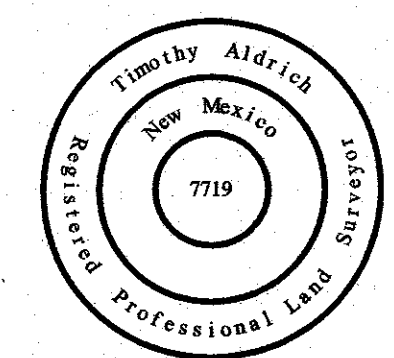
**New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

**Quest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

**Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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.



**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

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