

Vicinity Map Zone Atlas F-14-Z n.t.s.

**Indexing Information**

Section 32, Township 11 North, Range 3 East, NMPM  
 as Projected into the Elena Gallegos Grant  
 Subdivision: MRGCD Map No. 32  
 Owner: Thomas and Susan Slates - Tracts 118D and 118E  
 Nancy Kinnemann & Mary K Porter - Tract 118C  
 UPC #101406110819830938 - Tract 118D  
 #101406107220530936 - Tract 118E  
 #101406110920730935 - Tract 118C

**Plat of  
 Lots 1-P2 thru 7-P2  
 Lands of Simpatico  
 Comprising of  
 Tracts 118-C, 118-D and 118-E  
 MRGCD Map Number 32  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2011**

**Purpose of Plat**

1. CREATE SEVEN NEW LOTS FROM THE EXISTING THREE MRGCD TRACTS.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Notes**

1. FIELD SURVEY PERFORMED IN NOVEMBER 2006 AND MAY 2011.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, COMMITMENT NUMBER 1480106-AL01, WITH AN EFFECTIVE DATE OF JUNE 23, 2010.
2. MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NUMBER 32.

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Legal**

TRACTS 118C, 118D AND 118E, MRGCD MAP NUMBER 32. LOCATED WITHIN SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, AS PROJECTED INTO THE ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO AN ACS MONUMENT "DOUGLAS" BEARS N 68°01'18" E, A DISTANCE OF 305.10 FEET;

THENCE, FROM THE POINT OF BEGINNING S 14°05'54" W, A DISTANCE OF 169.78 FEET TO AN ANGLE POINT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 80°11'36" W A DISTANCE OF 718.00 FEET TO THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL REFERENCED BY A 1" PIPE LOCATED N 15°32'05" E, A DISTANCE OF 0.40 FEET FROM THE CORNER;

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THENCE, S 80°20'46" E, A DISTANCE 314.07 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0552 ACRES (89,523 SQ FT) MORE OR LESS.

**Middle Rio Grande Conservancy District**

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY [Signature] DATE 11/4/11

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

**Plat approvals:**

<u>[Signature]</u> PNM Electric Services	11-7-11 Date
<u>[Signature]</u> New Mexico Gas Company	11-3-2011 Date
<u>[Signature]</u> Qwest Corp. d/b/a CenturyLink	11-04-11 Date
<u>[Signature]</u> Comcast	11-03-11 Date

**City approvals:**

<u>[Signature]</u> City Surveyor	11-4-11 Date
_____	Date
Traffic Engineer	Date
_____	Date
Real Property Division	Date
ABCWUA	Date
_____	Date
Parks and Recreation Department	Date
_____	Date
AMAFCA	Date
_____	Date
City Engineer	Date
_____	Date
DRB Chairperson, Planning Department	Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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] DATE 10/30/11  
 WILL PLOTNER JR. N.M.R.P.S. No. 14271  
 REGISTERED PROFESSIONAL SURVEYOR

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244 Sheet 1 of 3  
 063869

**Subdivision Data**

GROSS ACREAGE..... 2.0552 ACRES  
 ZONE ATLAS PAGE NO..... F-14-Z  
 NUMBER OF EXISTING LOTS..... 3  
 NUMBER OF LOTS CREATED..... 7  
 MILES OF FULL WIDTH STREETS..... 0.00  
 MILES OF HALF WIDTH STREETS..... 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0 ACRES  
 DATE OF SURVEY..... JUNE 2011

**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 Corp. 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.

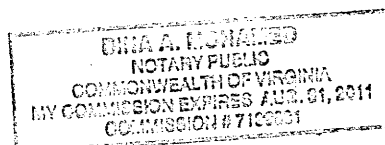
**Plat of  
Lots 1-7  
Lands of Simpatico  
Comprising of  
Tracts 118-C, 118-D and 118-E  
MRGCD Map Number 32  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2011**

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AS SHOWN HEREON AND GRANT ALL, UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE 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 OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Mary K Porter 6-17-11  
MARY PORTER, CO-OWNER TRACT 118C DATE

**Acknowledgment**



STATE OF Virginia }  
COUNTY OF Fairfax } SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17<sup>th</sup> of June 2011  
BY: MARY PORTER

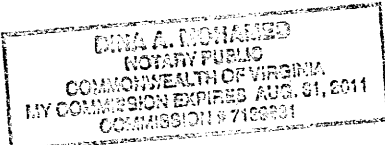
Dina A. Mohamed Aug 31<sup>st</sup> 2011  
NOTARY PUBLIC MY COMMISSION EXPIRES

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Nancy Kinneemann 6-17-11  
NANCY KINNEEMANN, CO-OWNER TRACT 118C DATE

**Acknowledgment**



STATE OF Virginia }  
COUNTY OF Fairfax } SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17<sup>th</sup> of June 2011  
BY: NANCY KINNEEMANN

Dina A. Mohamed Aug 31<sup>st</sup> 2011  
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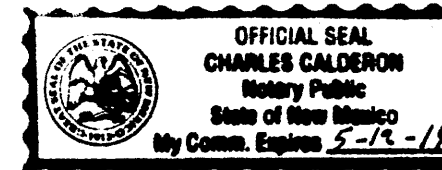
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Thomas Slates 6-15-2011  
THOMAS SLATES, TRUSTEE SLATES LIVING TRUST UTD AUGUST 7, 1998 DATE  
OWNER OF TRACT 118D AND 118E

Susan Slates 6/15/2011  
SUSAN SLATES, TRUSTEE SLATES LIVING TRUST UTD AUGUST 7, 1998 DATE  
OWNER OF TRACT 118D AND 118E

**Acknowledgment**



STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 15<sup>th</sup> of June 2011  
BY: THOMAS SLATES AND SUSAN SLATES, HUSBAND AND WIFE

Charles Calderon 5-12-14  
NOTARY PUBLIC MY COMMISSION EXPIRES

**CARTESIAN SURVEYS INC.**

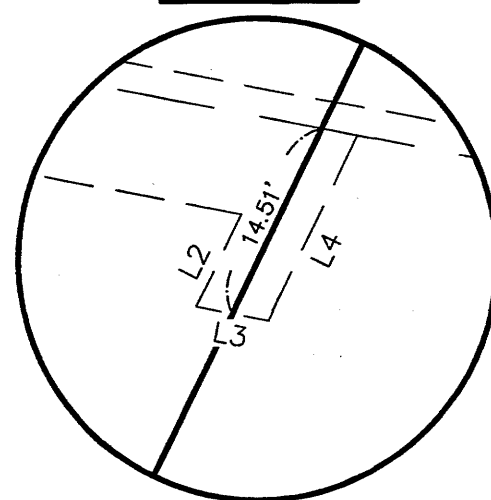
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

**Plat of  
Lots 1-P2 thru 7-P2  
Lands of Simpatico  
Comprising of  
Tracts 118-C, 118-D and 118-E  
MRGCD Map Number 32  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2012**

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER WITH CAP "LS 14271"
- ▨ SEE EASEMENT NOTE 7.

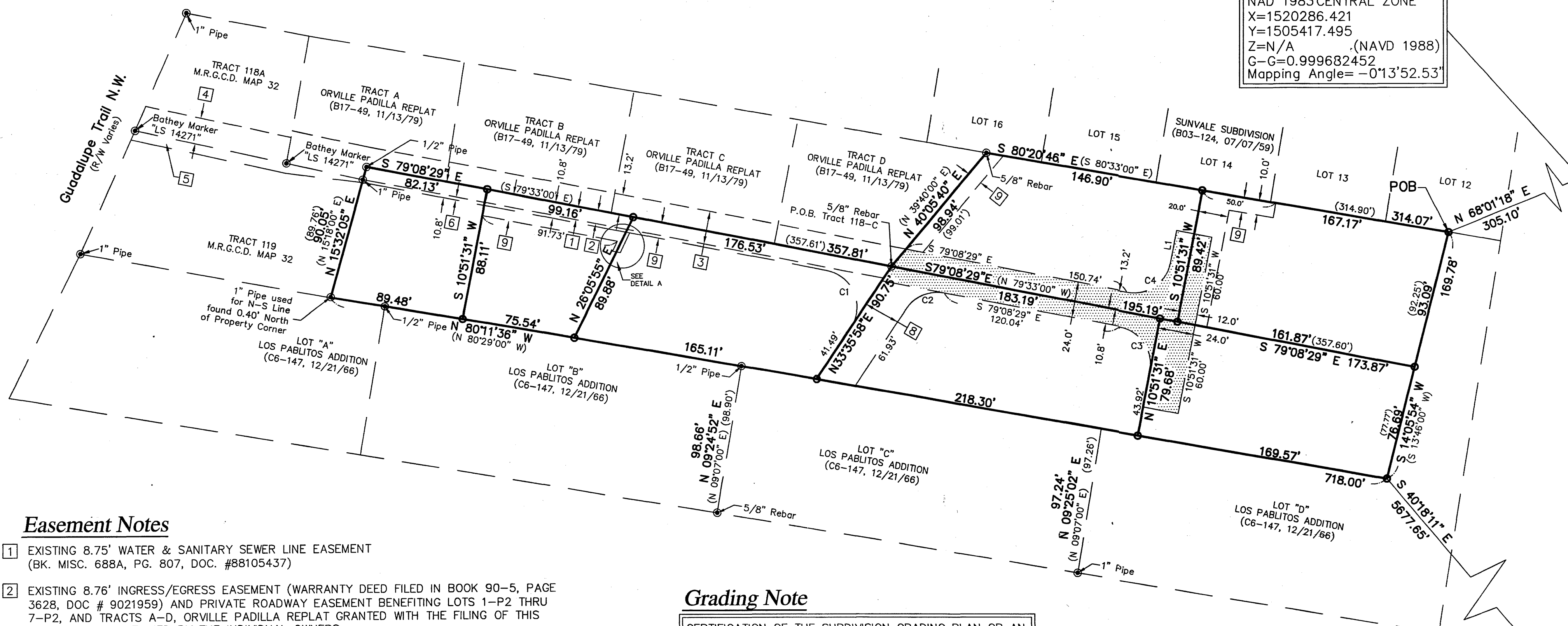
**Detail A**



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.76'	S 10°51'31" W
L2	7.26'	N 26°5'55" E
L3	5.18'	S 79°8'29" E
L4	14.51'	N 26°5'55" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	49.19'	25.00'	112°44'27"	41.63'	N 22°46'16" W
C2	29.35'	25.00'	67°15'33"	27.69'	S 67°13'44" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 34°08'29" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 55°51'31" E

ACS Monument "DOUGLAS"  
NAD 1983 CENTRAL ZONE  
X=1520286.421  
Y=1505417.495  
Z=N/A (NAVD 1988)  
G-G=0.999682452  
Mapping Angle= -0°13'52.53"



**Easement Notes**

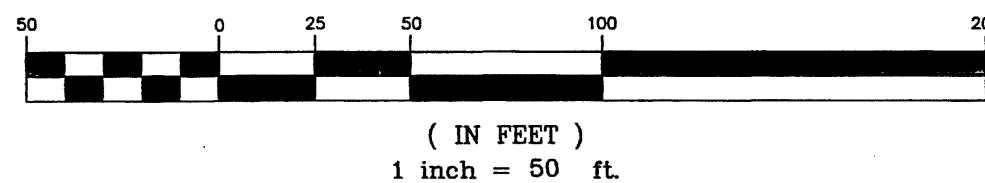
- 1 EXISTING 8.75' WATER & SANITARY SEWER LINE EASEMENT (BK. MISC. 688A, PG. 807, DOC. #88105437)
- 2 EXISTING 8.76' INGRESS/EGRESS EASEMENT (WARRANTY DEED FILED IN BOOK 90-5, PAGE 3628, DOC # 9021959) AND PRIVATE ROADWAY EASEMENT BENEFITING LOTS 1-P2 THRU 7-P2, AND TRACTS A-D, ORVILLE PADILLA REPLAT GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE INDIVIDUAL OWNERS.
- 3 EXISTING 22' ROADWAY EASEMENT (ORVILLE PADILLA REPLAT, B17-49, 11/13/73)
- 4 EXISTING 17.50 FOOT EASEMENT FOR INGRESS AND EGRESS (WARRANTY DEED 8/23/85, 248A, 564-565).
- 5 EXISTING PRIVATE ROADWAY EASEMENT FILED \_\_\_\_\_ AS DOCUMENT \_\_\_\_\_
- 6 2' ADDITIONAL PRIVATE ROADWAY EASEMENT BENEFITING LOTS 1-P2 THRU 7-P2, AND TRACTS A-D, ORVILLE PADILLA REPLAT GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE INDIVIDUAL OWNERS.
- 7 PRIVATE ROADWAY AND PUBLIC UTILITY, PUBLIC SEWER AND WATER EASEMENT BENEFITING LOTS 1-P2 THRU 7-P2, GRANTED WITH THE FILING OF THIS PLAT. THE PRIVATE ROADWAY EASEMENT TO BE MAINTAINED BY THE INDIVIDUAL OWNERS.
- 8 24' PARKING EASEMENT PER THE ROAD MAINTENANCE AGREEMENT FILED \_\_\_\_\_ AS DOCUMENT \_\_\_\_\_
- 9 P.U.E. GRANTED WITH THE FILING OF THIS PLAT.

**Grading Note**

CERTIFICATION OF THE SUBDIVISION GRADING PLAN OR AN INDIVIDUAL LOT GRADING PLAN IS REQUIRED BEFORE A BUILDING PERMIT CAN BE APPROVED FOR THAT LOT.

ACS Monument "NM\_47\_10"  
NAD 1983 CENTRAL ZONE  
X=1523633.488  
Y=1500810.208  
Z=4970.252 (NAVD 1988)  
G-G=0.999681770  
Mapping Angle= -0°13'28.96"

**GRAPHIC SCALE**



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244



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M.R.G.C.D. MAP NO. 32  
Tract 118-E: UPC #101406107220530936  
Tract 118-D: UPC #101406110819830938  
Tract 118-C: UPC #101406110920730935

**Easement Notes**

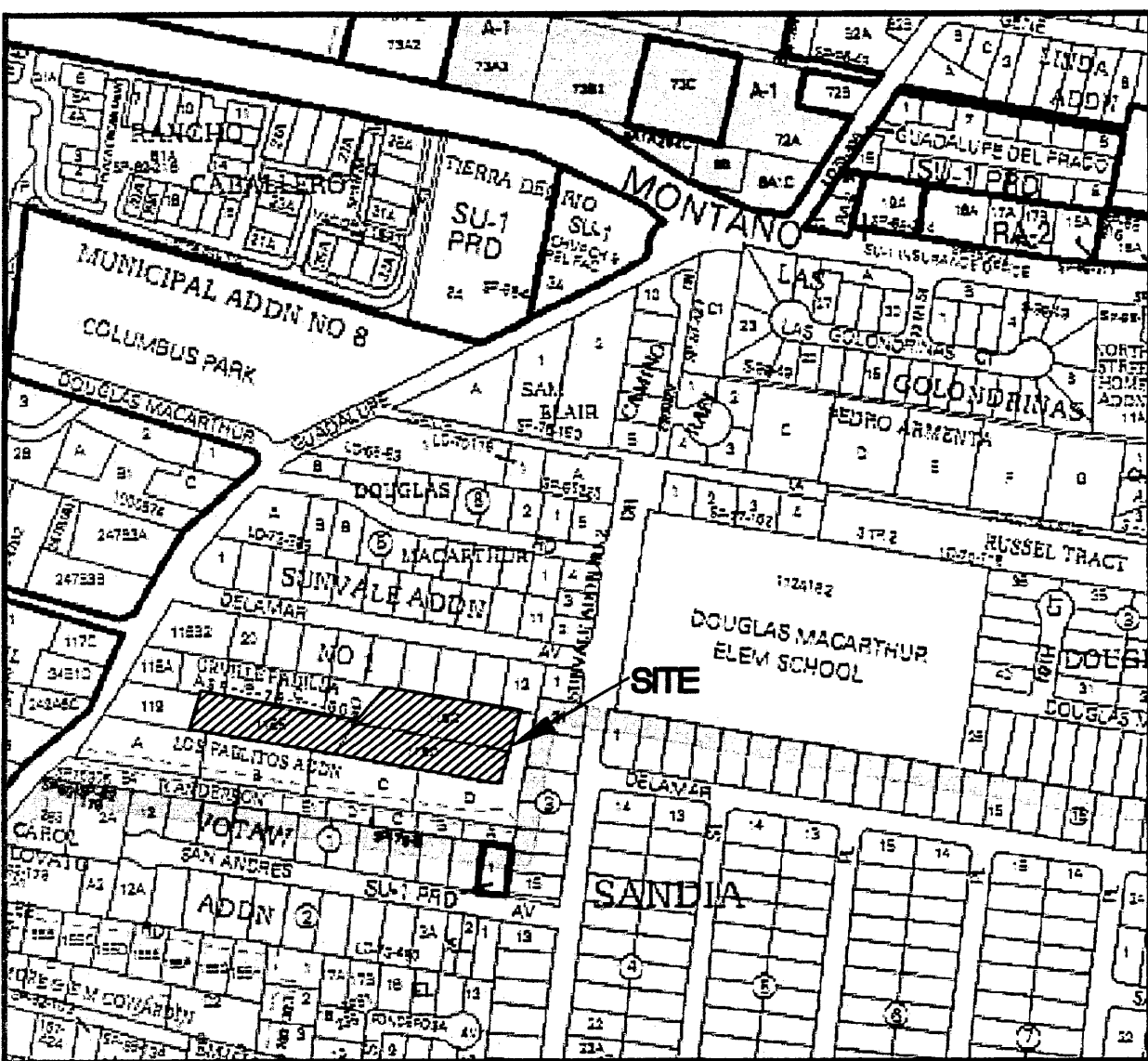
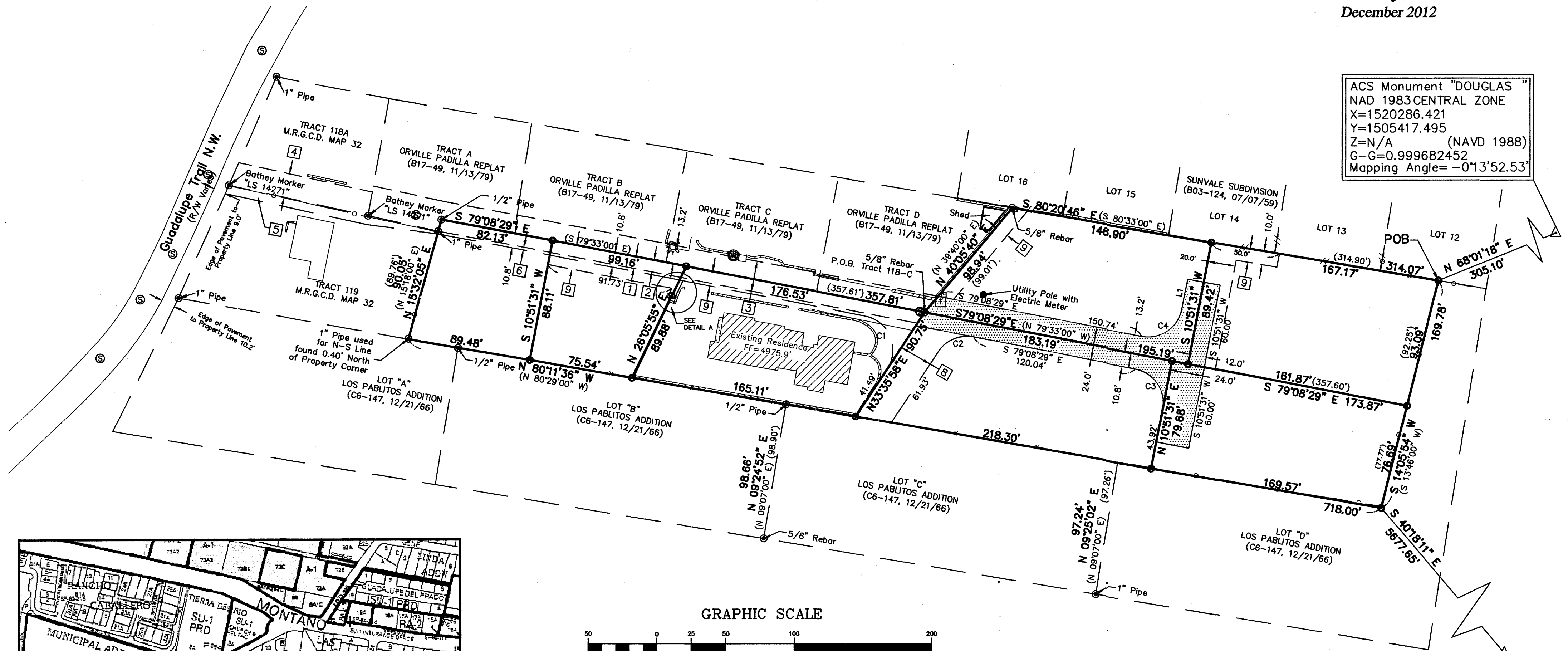
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**Site Sketch**

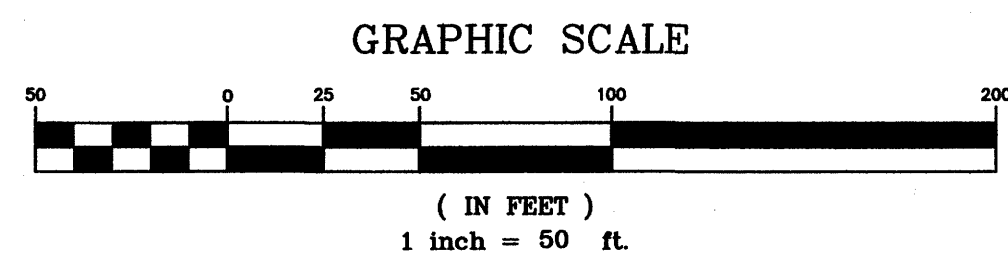
**Tracts 118-C-1, 118-C-2, 118-D-1, 118-D-2  
118-E-1, 118-E-2 and 118-E-3  
M.R.G.C.D. Map 32**

**City of Albuquerque  
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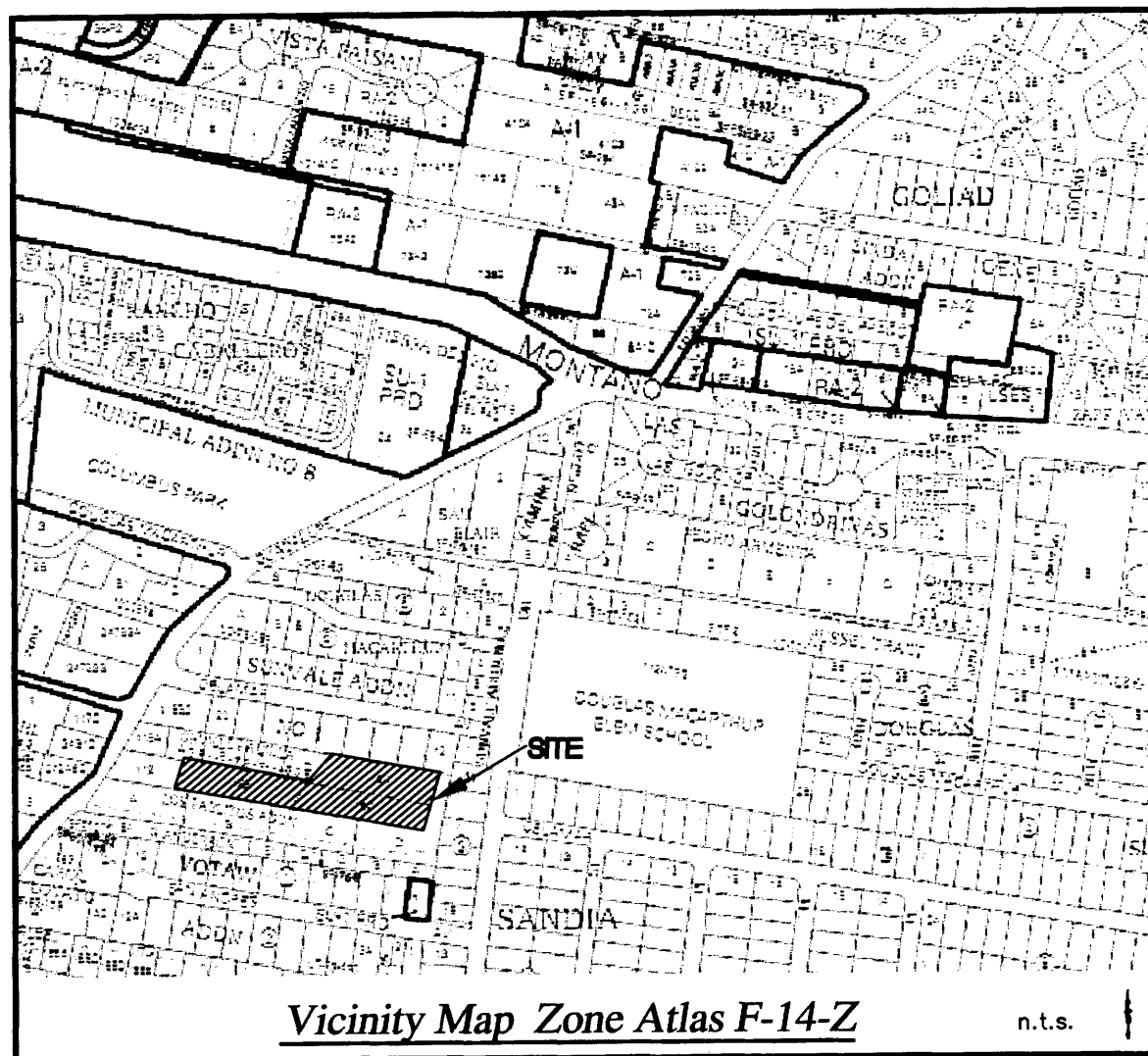


**Vicinity Map**



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Qwest Corp. d/b/a CenturyLink QC \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

City approvals:  
*Paul P. Apostol* \_\_\_\_\_ **1-28-13**  
 City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer \_\_\_\_\_ Date \_\_\_\_\_

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

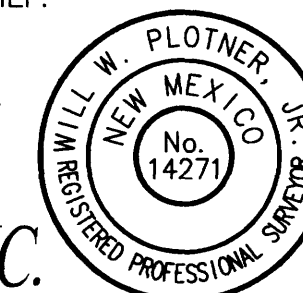
DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

*Will Plotner Jr.* \_\_\_\_\_ 1/24/13  
 WILL PLOTNER JR. \_\_\_\_\_ DATE \_\_\_\_\_  
 N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**



P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244 **Sheet 1 of 3**  
 063869

**Plat of  
Lots 1-P2 thru 7-P2  
Lands of Simpatico  
Comprising of  
Tracts 118-C, 118-D and 118-E  
MRGCD Map Number 32  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2013**

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AS SHOWN HEREON AND GRANT ALL, UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE 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 OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Mary Porter 1-25-13  
 MARY PORTER, CO-OWNER TRACT 118C DATE

**Acknowledgment**

STATE OF New Mexico }  
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 25, 2013

BY: MARY PORTER



Wanda Smith  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AS SHOWN HEREON AND GRANT ALL, UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE 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 OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

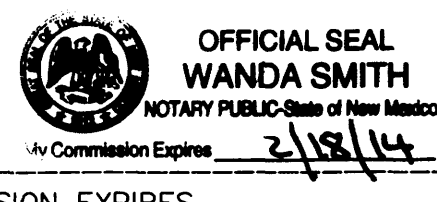
Nancy Kinemann 1-25-13  
 NANCY KINEMANN, CO-OWNER TRACT 118C DATE

**Acknowledgment**

STATE OF New Mexico }  
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 25, 2013

BY: NANCY KINEMANN



Wanda Smith  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AS SHOWN HEREON AND GRANT ALL, UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE 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 OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Thomas Slates 1-25-2013  
 THOMAS SLATES, TRUSTEE SLATES LIVING TRUST UTD AUGUST 7, 1998 DATE  
 OWNER OF TRACT 118D AND 118E

Susan Slates 1-25-13  
 SUSAN SLATES, TRUSTEE SLATES LIVING TRUST UTD AUGUST 7, 1998 DATE  
 OWNER OF TRACT 118D AND 118E

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 25, 2013

BY: THOMAS SLATES AND SUSAN SLATES, HUSBAND AND WIFE



Wanda Smith  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**CARTESIAN SURVEYS INC.**

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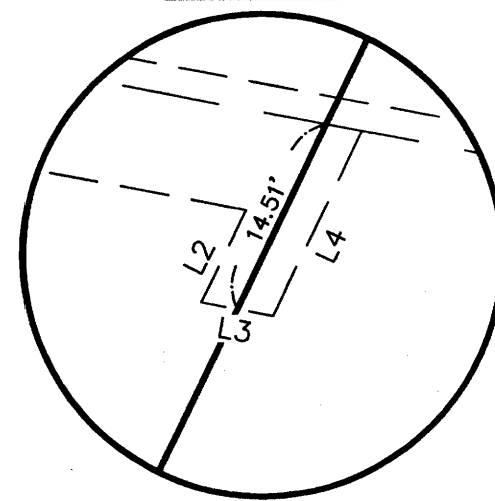


**Plat of  
Lots 1-P2 thru 7-P2  
Lands of Simpatico  
Comprising of  
Tracts 118-C, 118-D and 118-E  
MRGCD Map Number 32  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2013**

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS 14271"
▨	7 SEE EASEMENT NOTE 7.

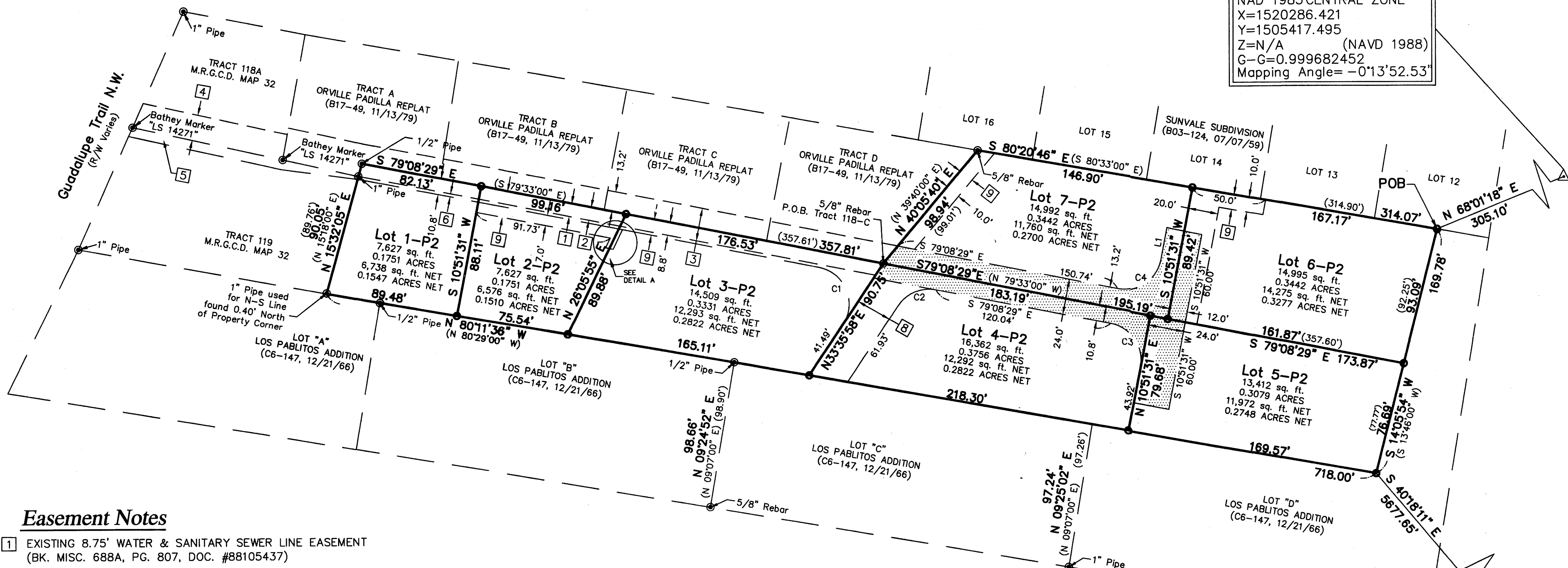
**Detail A**



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.76'	S 10°51'31" W
L2	7.26'	N 26°5'55" E
L3	5.18'	S 79°8'29" E
L4	14.51'	N 26°5'55" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	49.19'	25.00'	112°44'27"	41.63'	N 22°46'16" W
C2	29.35'	25.00'	67°15'33"	27.69'	S 67°13'44" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 34°08'29" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 55°51'31" E

ACS Monument "DOUGLAS"  
NAD 1983 CENTRAL ZONE  
X=1520286.421  
Y=1505417.495  
Z=N/A (NAVD 1988)  
G-G=0.999682452  
Mapping Angle=-0°13'52.53"

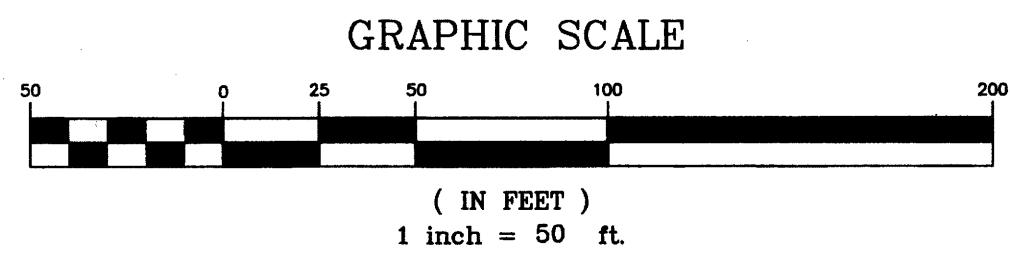


**Easement Notes**

- 1 EXISTING 8.75' WATER & SANITARY SEWER LINE EASEMENT (BK. MISC. 688A, PG. 807, DOC. #88105437)
- 2 EXISTING 8.76' INGRESS/EGRESS EASEMENT (WARRANTY DEED FILED IN BOOK 90-5, PAGE 3628, DOC # 9021959) AND PRIVATE ROADWAY EASEMENT BENEFITING LOTS 1-P2 THRU 7-P2, AND TRACTS A-D, ORVILLE PADILLA REPLAT GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE INDIVIDUAL OWNERS.
- 3 EXISTING 22' ROADWAY EASEMENT (ORVILLE PADILLA REPLAT, B17-49, 11/13/73)
- 4 EXISTING 17.50 FOOT EASEMENT FOR INGRESS AND EGRESS (WARRANTY DEED 8/23/85, 248A, 564-565).
- 5 EXISTING PRIVATE ROADWAY EASEMENT FILED ON 11/30/2011 AS DOCUMENT 2011109613
- 6 2' ADDITIONAL PRIVATE ROADWAY EASEMENT BENEFITING LOTS 1-P2 THRU 7-P2, AND TRACTS A-D, ORVILLE PADILLA REPLAT GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE INDIVIDUAL OWNERS.
- 7 PRIVATE ROADWAY AND PUBLIC UTILITY, PUBLIC SEWER AND WATER EASEMENT BENEFITING LOTS 1-P2 THRU 7-P2, GRANTED WITH THE FILING OF THIS PLAT. THE PRIVATE ROADWAY EASEMENT TO BE MAINTAINED BY THE INDIVIDUAL OWNERS.
- 8 24' PRIVATE ACCESS AND PARKING EASEMENT BENEFITING LOTS 1-P2 THRU 7-P2 AND TO BE MAINTAINED BY THE OWNER OF LOT 4-P2 GRANTED WITH THE FILING OF THIS PLAT.
- 9 P.U.E. GRANTED WITH THE FILING OF THIS PLAT.

**Grading Note**

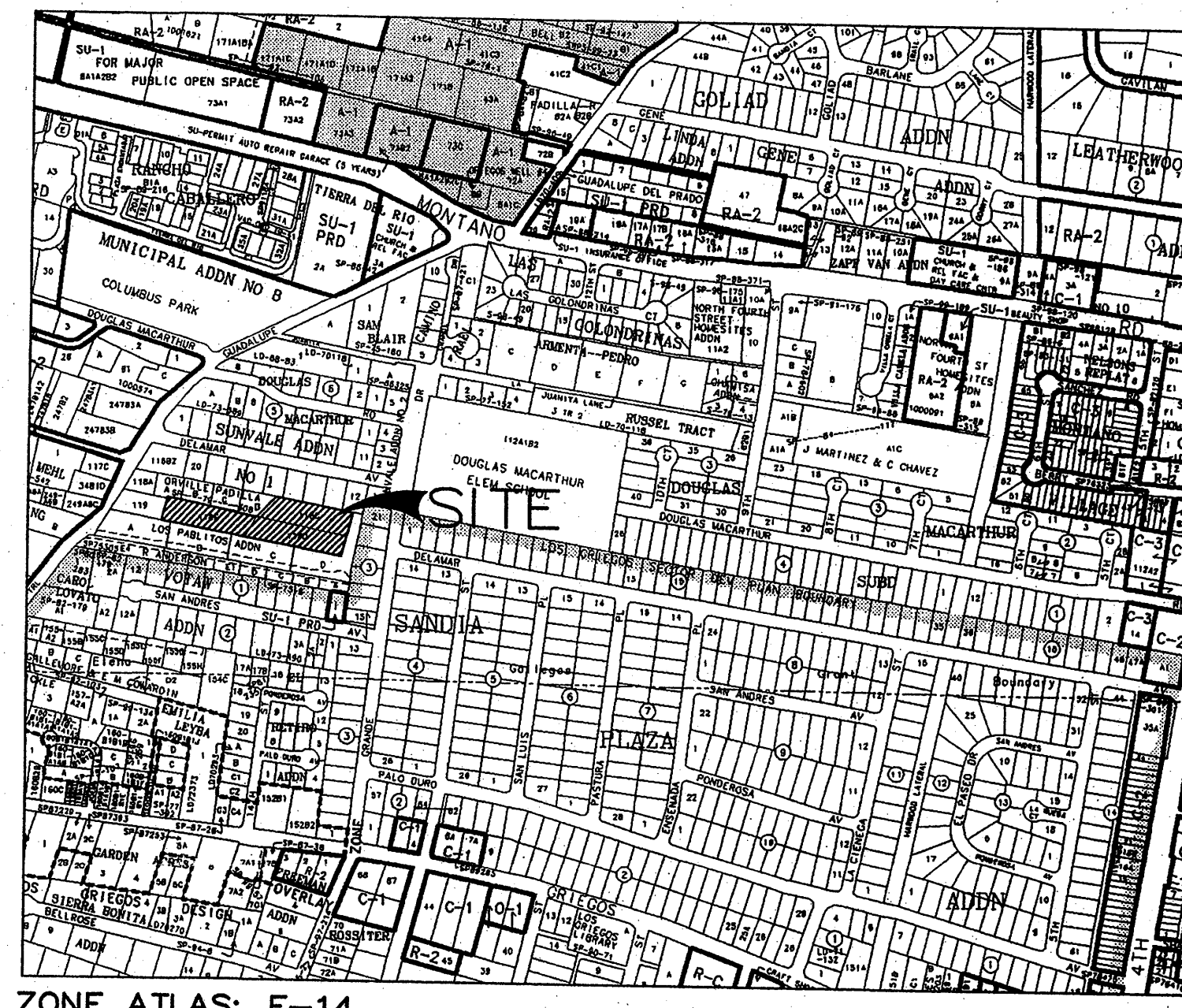
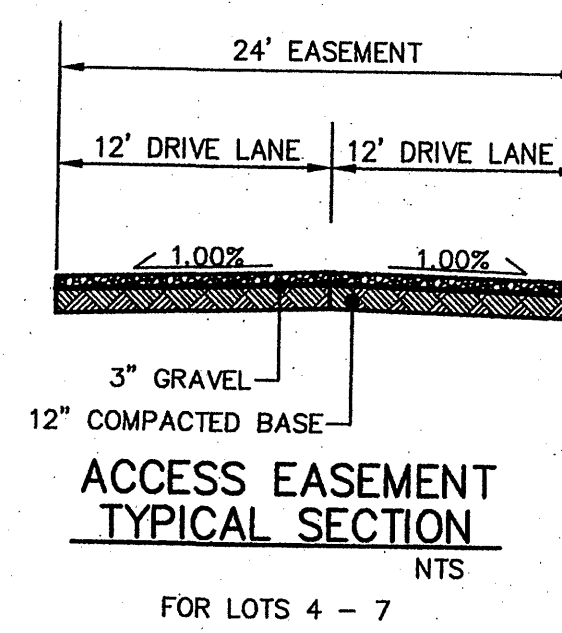
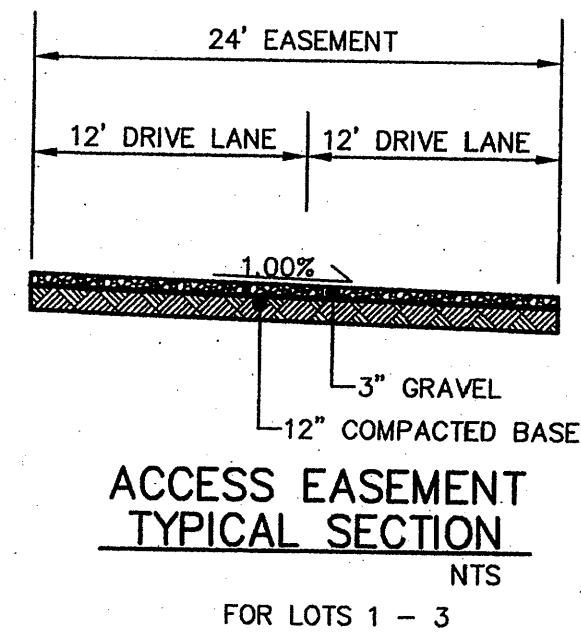
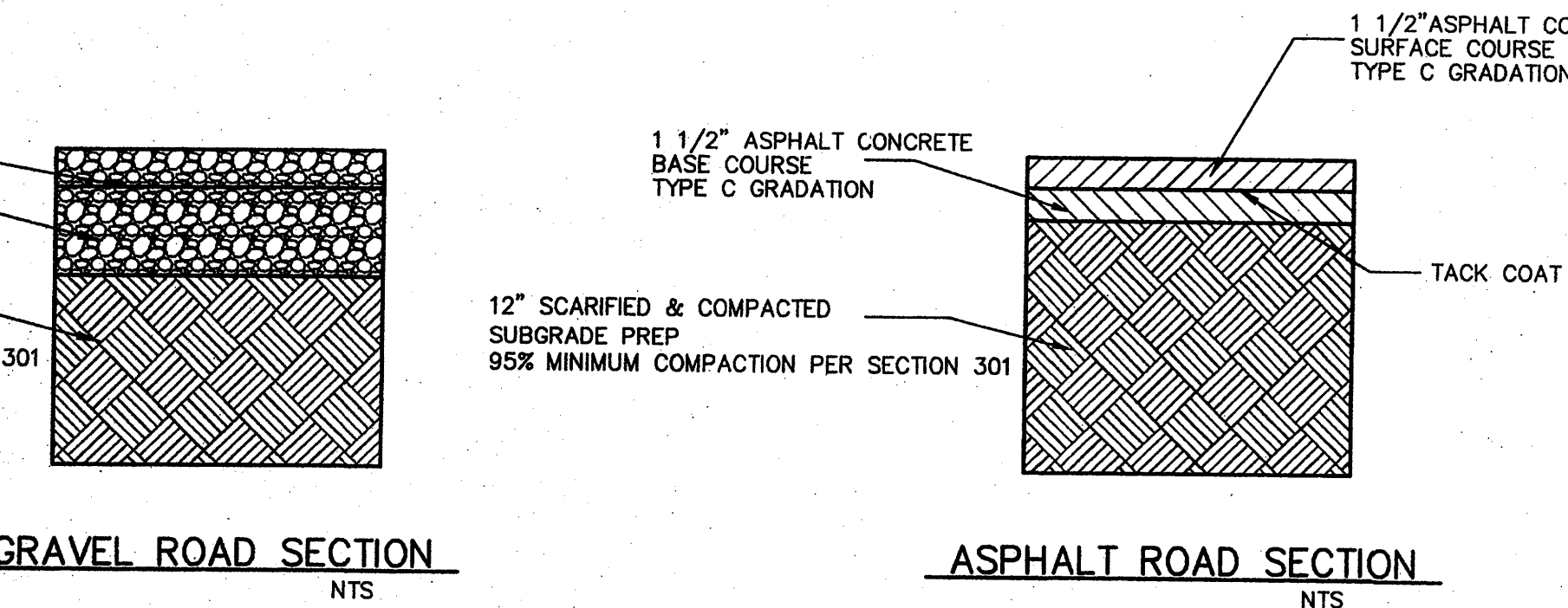
CERTIFICATION OF THE SUBDIVISION GRADING PLAN OR AN INDIVIDUAL LOT GRADING PLAN IS REQUIRED BEFORE A BUILDING PERMIT CAN BE APPROVED FOR THAT LOT.



ACS Monument "NM\_47\_10"  
NAD 1983 CENTRAL ZONE  
X=1523633.488  
Y=1500810.208  
Z=4970.252 (NAVD 1988)  
G-G=0.999681770  
Mapping Angle=-0°13'28.96"

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Sheet 3 of 3  
063869



**100-YEAR HYDROLOGIC CALCULATIONS**

LAND TREATMENT		WEIGHTED		100-YEAR PRECIPITATION				Q (cfs)
B (%)	C (%)	D (%)	E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V (10 day) (acre-ft)	V (10 day) (cu-ft)	
<b>EXISTING CONDITIONS</b>								
0.00	0.00	0.00	0.53	0.01	385	0.01	385	0.31
0.00	0.00	0.00	0.53	0.01	397	0.01	397	0.32
46.00	34.00	20.00	1.17	0.04	1,608	0.05	2,048	1.16
0.00	0.00	0.00	0.53	0.02	723	0.02	723	0.59
0.00	0.00	0.00	0.53	0.01	592	0.01	592	0.48
0.00	0.00	0.00	0.53	0.02	662	0.02	662	0.54
0.00	0.00	0.00	0.53	0.02	662	0.02	662	0.54
				0.12	5029	0.13	5470	3.93
<b>PROPOSED CONDITIONS</b>								
41.00	26.50	32.50	1.31	0.02	951	0.03	1,329	0.66
43.00	34.00	23.00	1.21	0.02	904	0.03	1,179	0.65
46.00	34.00	20.00	1.17	0.04	1,608	0.05	2,048	1.16
50.50	25.00	24.50	1.20	0.04	1,630	0.05	2,165	1.16
54.00	9.00	36.00	1.29	0.03	1,437	0.05	2,081	0.99
62.50	4.00	33.50	1.24	0.04	1,553	0.05	2,223	1.08
52.70	21.00	26.30	1.21	0.03	1,507	0.05	2,032	1.07
				0.22	9590	0.30	13058	6.75
0.78	1.13	2.12	E (in)					
2.28	3.14	4.7	Q (cfs)					
				ZONE = 2				
P (in.) = 2.35								
P (in.) = 2.75								
P (in.) = 3.95								

**DRAINAGE PLAN:**

LEGAL DESCRIPTION: TRACTS 118-C, 118-D, AND 118-E, MRCD MAP 32

SITE AREA: 2.06 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED JULY 18, 2008 (PANEL NO. 35043C0119 G) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.

EXISTING DRAINAGE CONDITIONS:

THIS PROJECT INVOLVES THE SUBDIVISION OF THREE EXISTING LOTS INTO SEVEN RESIDENTIAL LOTS TO BE CALLED LOTS 1-7, LANDS OF SIMPATICO. THERE IS ONE HOUSE THAT EXISTS ON PROPOSED LOT 3. THE SUBDIVISION IS LOCATED ON A CUL-DE-SAC EXTENSION OF GUADALUPE TRAIL. THE SUBDIVISION IS VIRTUALLY FLAT. THERE ARE NO OFFSITE FLOWS REACHING THE SITE. ALL RUNOFF CURRENTLY PONDS ON SITE. AND THEREFORE PONDING AREAS WILL BE PLACED ON THE LOT TO CONTAIN THE 100-YEAR, 10-HOUR STORM RUNOFF AND ALLOW FOR PERCOLATION OR INFILTRATION INTO THE SOIL.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH SETION 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM), ENTITLED "DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 10-DAY STORM EVENT FOR RUNOFF VOLUME COMPUTATIONS. THE SITE IS LOCATED IN ZONE 2 SO THE 100-YEAR, 10-DAY STORM EVENT IS 3.95 INCHES. UNDER EXISTING CONDITIONS THE LOTS INCLUDE LAND TREATMENTS A, B, C, & D.

DEVELOPED DRAINAGE CONDITIONS:

EACH LOT WILL BE A DRAINAGE BASIN SINCE THERE WILL BE SOLID WALLS AT THE PROPERTY LINES TO KEEP ALL RUNOFF ON EACH LOT. THE BUILDING PADS AND THE GRAVEL ROAD WILL BE RAISED ABOVE THE EXISTING GROUND TO ALLOW FOR PONDING OF RUNOFF ON THE LOTS AROUND THE HOMES. IT SHOULD BE NOTED THAT LOTS 1, 2, AND 3 INCLUDE RUNOFF FROM THE ENTIRE GRAVEL ROAD SINCE IT WILL HAVE A CONSTANT SLOPE FROM NORTH TO SOUTH.

THE RUNOFF FROM EACH INDIVIDUAL LOT WILL POND ON EACH LOT. THE GRAVEL SURFACE ACCESS ROAD WILL BE A MINIMUM 4 INCHES ABOVE THE 100-YEAR, 10-DAY PONDING DEPTH. THE PAD ELEVATION FOR EACH HOME WILL BE 1 FOOT ABOVE THE 100-YEAR, 10-DAY PONDING DEPTH. A SOLID WALL WILL BE CONSTRUCTED ALONG EACH LOT LINE TO KEEP THE RUNOFF WITHIN EACH LOT. THERE WILL BE NO OBSTRUCTIONS BETWEEN THE FRONT AND BACK PART OF THE LOT TO ALLOW FOR EQUALIZATION OF THE PONDED WATER ON EACH LOT. LOT 1 WILL HAVE A POND DEPTH OF 0.37 FEET. LOT 2 WILL HAVE A POND DEPTH OF 0.31 FEET. LOT 3 WILL HAVE A POND DEPTH OF 0.31 FEET. LOT 4 WILL HAVE A POND DEPTH OF 0.26 FEET. LOT 5 WILL HAVE A POND DEPTH OF 0.29 FEET. LOT 6 WILL HAVE A POND DEPTH OF 0.24 FEET. AND LOT 7 WILL HAVE A POND DEPTH OF 0.26 FEET.

ZONE ATLAS: F-14

**LEGEND**

