

**Vicinity Map - Zone Atlas H-08-Z**

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS N-2-B AND N-2-C, WATERSHED SUBDIVISION AS THE SAME IS SHOWN ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 17, 2013, INTO 3 TRACTS AND TO GRANT EASEMENTS.

**Legal Description**

TRACTS N-2-B AND N-2-C OF THE WATERSHED SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 17, 2013, IN BOOK 2013C, PAGE 116.

**Free Consent**

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. 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.

WESTERN ALBUQUERQUE LAND HOLDINGS LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
C-III ASSET MANAGEMENT LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
AS SPECIAL SERVER

*Deborah Bacon*  
DEBORAH BACON  
SERVICING OFFICER

STATE OF Texas } SS  
COUNTY OF Denton

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/30/2017 2017

BY: Nancy M. Dawn  
NOTARY PUBLIC

MY COMMISSION EXPIRES February 20, 2021



**Indexing Information**

Projected Section 8, Township 10 North, Range 2 East,  
N.M.P.M. Town of Atrisco Grant  
Subdivision: Watershed Subdivision  
Owner: Western Albuq Land Holding, LLC ET AL  
UPC # 100805932513940102 (Tract N-2-B)  
100805930004140103 (Tract N-2-C)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE.....61.8434 ACRES  
ZONE ATLAS PAGE NO.....H-08-Z  
NUMBER OF EXISTING TRACTS.....2  
NUMBER OF TRACTS CREATED.....3  
MILES OF FULL-WIDTH STREETS.....0.00 MILES  
MILES OF HALF-WIDTH STREETS.....0.00 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.00 ACRES  
DATE OF SURVEY.....SEPTEMBER 2017

**Notes**

1. FIELD SURVEY PERFORMED IN AUGUST 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....
5. MEASURED BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF RECORD.

**Documents**

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 17, 2013 IN BOOK 2013C, PAGE 116.

**Notice of Subdivision Plat Conditions**

FUTURE SUBDIVISION OF TRACTS SHOWN ON THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

**Solar Collection Note**

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

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC

# 100805930004140103  
# 100805932513940102

PROPERTY OWNER OF RECORD

WALH LLC

BERNALILLO COUNTY TREASURER'S OFFICE

*M. Lloyd*

**Bulk Plat for Tracts N-2-B-1, N-2-B-2 & N-2-C-1**

**Watershed Subdivision Being Comprised of**

**Tracts N-2-B and N-2-C Watershed Subdivision**

**City of Albuquerque Bernalillo County, New Mexico October 2017**

**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:**

*[Signature]* PNM Electric Services 11-14-17  
*[Signature]* Qwest Corp. d/b/a CenturyLink QC 11/8/17  
*[Signature]* New Mexico Gas Company 11/8/17  
*[Signature]* Comcast 11/8/17

**City Approvals:**

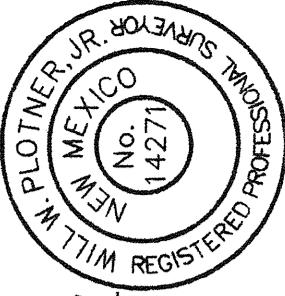
*[Signature]* 11/1/17  
City Surveyor  
*[Signature]* 11/29/17  
Traffic Engineer  
*[Signature]* 11-29-17  
ABCWUA  
*[Signature]* 11/29/17  
Parks and Recreation Department  
*[Signature]* 11-29-2017  
AMAFCA  
*[Signature]* 11-29-2017  
City Engineer  
*[Signature]* 11-29-2017  
DRB Chairperson, Planning Department

Real Property Division

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A 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]* 10/27/17 Date  
Will Plotner Jr.  
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

# Bulk Plat for Tracts N-2-B-1, N-2-B-2 & N-2-C-1 Watershed Subdivision Being Comprised of Tracts N-2-B and N-2-C-1 Watershed Subdivision City of Albuquerque Bernalillo County, New Mexico October 2017

## Easement Notes

- 1 INTENTIONALLY OMITTED
- 2 EXISTING 10' FLOATING PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTIONS (10/17/13, 2013-116)

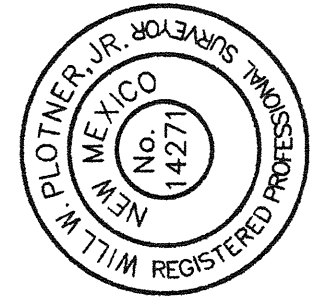
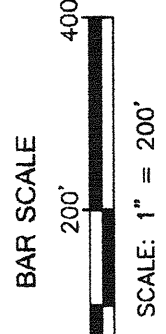
Line #	Direction	Length (ft)
L22	S 64°41'53" E	13.85'
L23	S 64°41'53" E	133.93'
L25	S 02°39'25" W	56.63'
L26	S 04°10'06" W	81.48'
L27	N 13°38'44" E	45.07'
L28	N 83°18'14" E	51.79'

Line #	Direction	Length (ft)
L1	S 69°28'52" E	78.76'
L2	S 22°01'38" W	167.75'
L3	S 14°33'43" E	284.29'
L4	N 80°24'01" E	49.38'
L5	N 86°42'59" E	71.57'
L6	S 87°47'56" E	65.57'
L7	S 82°01'48" E	55.25'
L9	S 58°47'39" E	203.42'
L10	S 64°12'51" W	46.91'
L11	S 38°06'46" W	351.31'
L12	S 20°49'01" W	257.31'
L13	S 39°06'33" E	176.25'
L14	N 50°16'30" E	33.41'
L15	N 22°57'21" E	49.83'
L16	N 13°38'44" E	104.00'
L17	S 76°21'16" E	178.00'
L18	S 83°32'17" E	67.17'
L19	N 85°37'22" E	67.32'
L20	N 77°25'21" E	64.68'
L21	S 64°41'53" E	147.78'

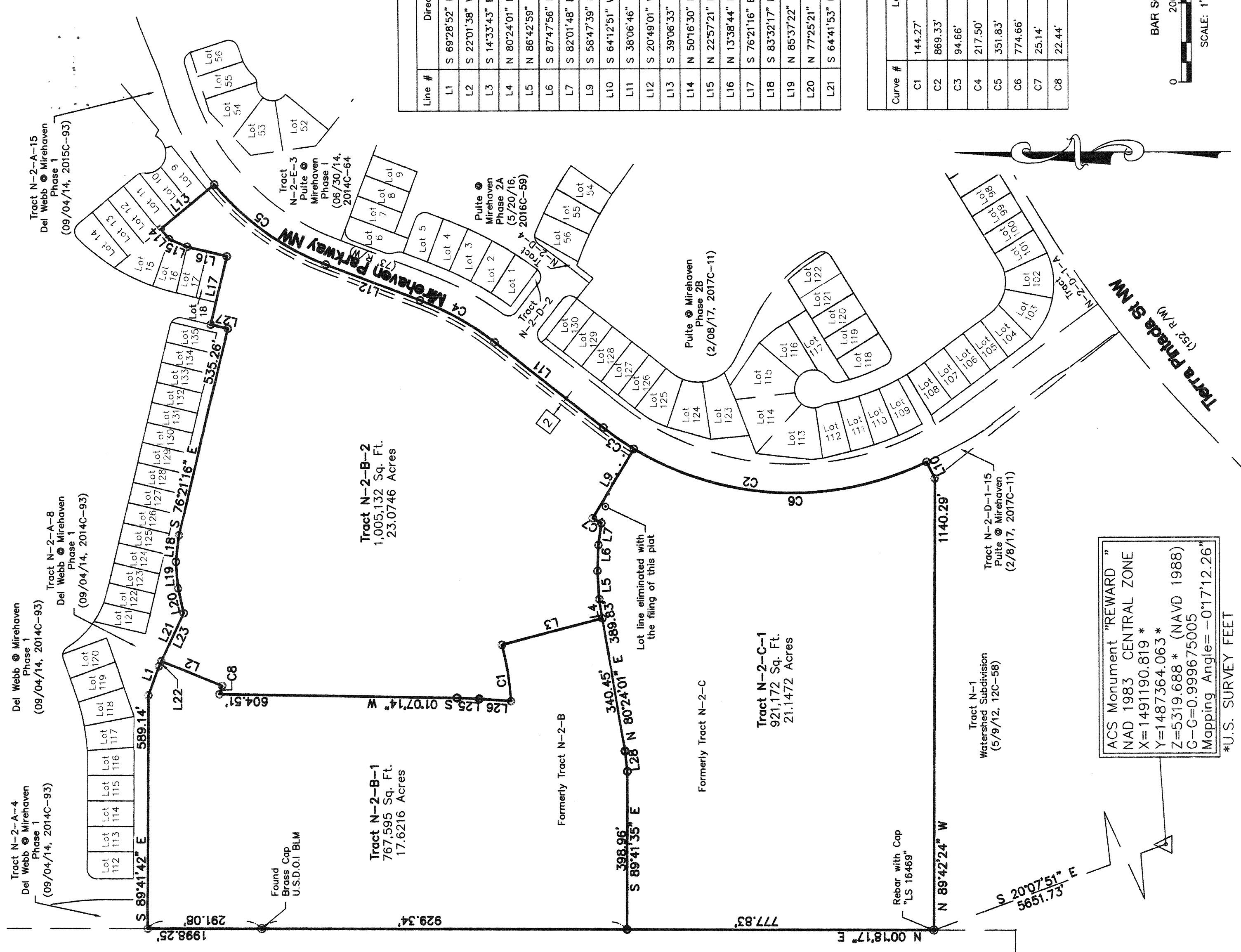
## Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES (N 90°00'00" E) (FILING INFO)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	144.27'	776.50'	10°38'42"	144.06'	N 80°45'38" E
C2	869.33'	779.50'	6°57'29"	824.97'	S 06°09'49" W
C3	94.66'	779.50'	6°57'29"	94.60'	S 34°38'02" W
C4	217.50'	720.50'	17°17'46"	216.68'	N 29°27'53" E
C5	351.83'	679.50'	29°40'00"	347.92'	S 35°39'01" W
C6	774.66'	779.50'	56°56'25"	743.18'	S 02°41'05" W
C7	25.14'	976.50'	1°28'31"	25.14'	S 30°28'06" W
C8	22.44'	221.50'	5°48'15"	22.43'	N 70°52'29" W



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ACS Monument "REWARD"  
NAD 1983 CENTRAL ZONE  
X=1491190.819 \*  
Y=1487364.063 \*  
Z=5319.688 \* (NAVD 1988)  
G-G=0.999675005  
Mapping\_Angle=-0°17'12.26"  
\*U.S. SURVEY FEET



