

Subdivision Data:

ZONING: SU-1
 GROSS SUBDIVISION ACREAGE: 13.6375 ACRES±
 ZONE ATLAS INDEX NO.: H-11-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: FEBRUARY 2012

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO ONE NEW TRACT AND GRANT A SANITARY SEWER EASEMENT. THE REPLAT IS TO CORRECT THE RECORD PLAT WHICH DOES NOT A MATHEMATICALLY CLOSED FIGURE. THE FOUND CORNERS ON THE NORTH LINE RESULT IN QUAIL ROAD HAVING LESS THAN THE DEDICATED 60' WIDTH. THE EASEMENT GRANT IS TO COMPLETE A GAP BETWEEN TWO EXISTING EASEMENTS

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

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 ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

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:

1. PNM (ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. 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.
3. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE AND NEW MEXICO GAS SERVICES (NMGS) IN APPROVING THIS PLAT, PNM (ELECTRIC AND GAS) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR 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.

Legal Description

TRACT "A-1", ALBUQUERQUE WEST TRACTS, BEING A REPLAT OF TRACTS LETTERED A, C AND A PORTION OF D, ALBUQUERQUE WEST, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 25, 1997, IN MAP BOOK 97C, FOLIO 232, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF QUAIL ROAD, N.W., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "12_H11" BEARS S 86°02'09" E, A DISTANCE OF 927.34 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT OF WAY LINE S 00°32'42" W, A DISTANCE OF 311.54 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°06'55" E, A DISTANCE OF 202.87 FEET TO AN ANGLE POINT OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF 57TH STREET, N.W. MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 12651";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°48'41" W, A DISTANCE OF 662.22 FEET TO A POINT OF CURVATURE OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 54.83 FEET, A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 89°45'05", A CHORD BEARING OF S 45°37'51" W, AND A CHORD LENGTH OF 49.39 FEET TO POINT OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF OURAY ROAD, N.W. MARKED BY A FOUND NO. 4 REBAR (BENT);

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 89°27'15" W, A DISTANCE OF 325.40 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT BEING A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 12.78 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 29°17'11", A CHORD BEARING OF N 13°58'51" W, AND A CHORD LENGTH OF 12.64 FEET, TO A POINT OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF AMERICARE COURT, N.W. MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE;

THENCE N 00°36'08" E A DISTANCE OF 376.60 FEET TO A POINT OF CURVATURE OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 158.30 FEET, A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 181°24'11", A CHORD BEARING OF N 88°52'23" W, AND A CHORD LENGTH OF 99.99 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A FOUND CHISELED "X";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 89°25'03" W, A DISTANCE OF 369.49 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°44'00" E, A DISTANCE OF 620.46 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND PK NAIL IN WALL;

THENCE S 89°09'40" E, A DISTANCE OF 209.96 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°27'02" E, A DISTANCE OF 30.00 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°50'13" E, A DISTANCE OF 108.90 FEET TO A POINT OF CURVATURE OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF QUAIL ROAD, N.W. MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT THREE COURSES, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 115.86 FEET, A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 132°45'43", A CHORD BEARING OF S 66°14'31" E, AND A CHORD LENGTH OF 91.62 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 18.31 FEET, A RADIUS OF 24.51 FEET, A DELTA ANGLE OF 42°48'09", A CHORD BEARING OF N 69°57'43" E, AND A CHORD LENGTH OF 17.88 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°18'14" E, A DISTANCE OF 211.07 FEET TO THE POINT OF BEGINNING CONTAINING 13.6375 ACRES (594,047 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACT A-1-A, ALBUQUERQUE WEST.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

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

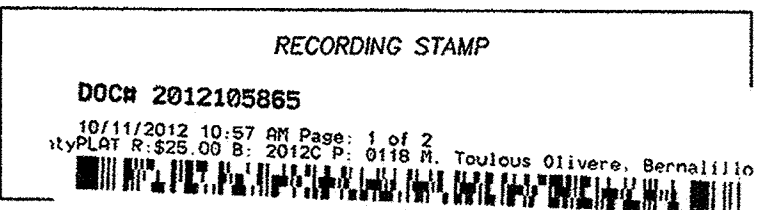
VILLA HERMOSA APARTMENTS LIMITED PARTNER
 BY: VH DEVELOPMENT, LLC, ITS GENERAL PARTNERSHIP

BY: *John S. Campbell*
 NAME: JOHN S. CAMPBELL
 TITLE: ATTORNEY-IN-FACT AND AUTHORIZED AGENT

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 I, _____, SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May, 2012 BY
 JOHN S. CAMPBELL, ATTORNEY-IN-FACT AND AUTHORIZED AGENT, VILLA HERMOSA APARTMENTS LIMITED PARTNERSHIP.

BY: *Gail L. De La Plain* MY COMMISSION EXPIRES: 3-1-15
 NOTARY PUBLIC



Plat of
 Tract A-1-A
Albuquerque West
 City of Albuquerque, Bernalillo County, New Mexico
 May 2012

Project No. 1009250

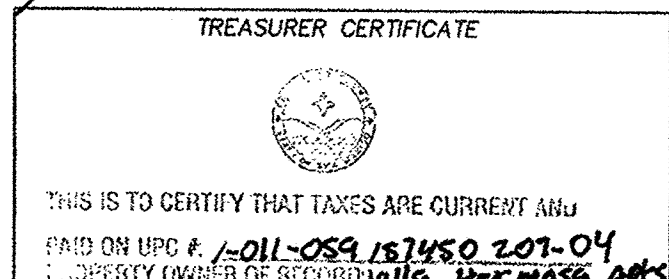
Application No. 12DRB-70199

Utility Approvals

<i>Jenando Vigil</i>	5-15-12
DATE	
<i>[Signature]</i>	5-9-2012
DATE	
NEW MEXICO GAS COMPANY	DATE
<i>[Signature]</i>	5-7-12
DATE	
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
<i>[Signature]</i>	05-07-12
DATE	
COMCAST	DATE

City Approvals

<i>[Signature]</i>	5-1-12
CITY SURVEYOR	DATE
<i>[Signature]</i>	10-11-12
DATE	
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>[Signature]</i>	05/16/12
DATE	
A.B.C.W.U.A.	DATE
<i>[Signature]</i>	5-16-12
DATE	
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	5-16-12
DATE	
AMAFCA	DATE
<i>[Signature]</i>	5-16-12
DATE	
CITY ENGINEER	DATE
<i>[Signature]</i>	10-11-12
DATE	
DBB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED 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.

[Signature] 5/1/12
 LARRY W. MEDRANO
 N.M.S. No. 11993
 DATE



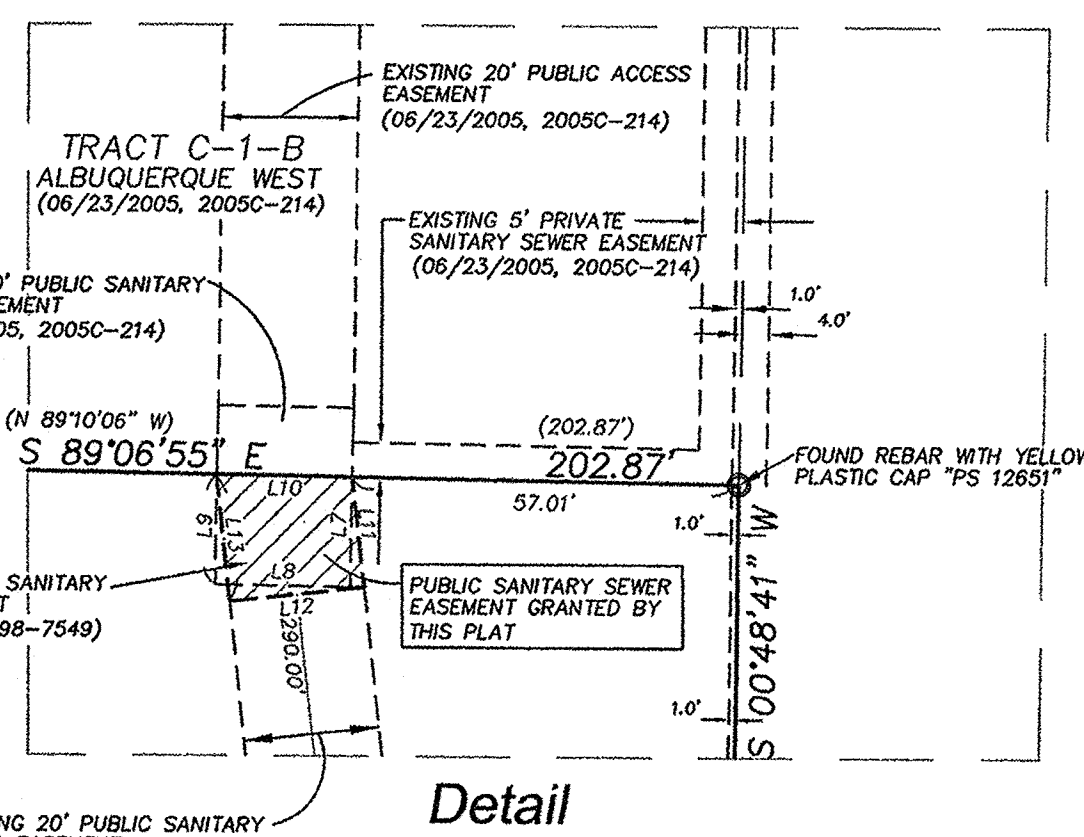
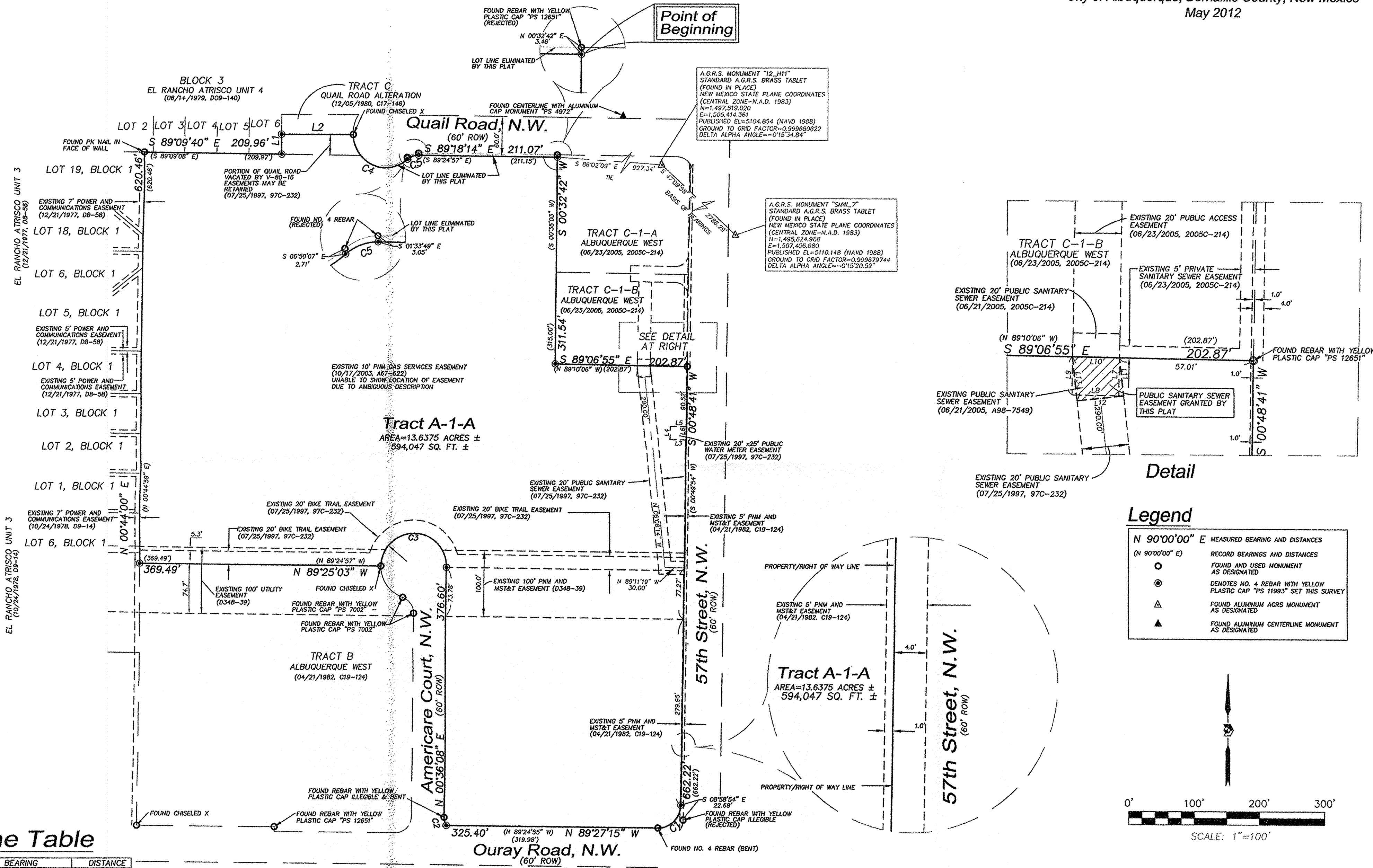
OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: VILLA HERMOSA APARTMENTS, L.P.
 SECTION 11, TOWNSHIP 10 N, RANGE 2 E,
 SUBDIVISION: ALBUQUERQUE WEST

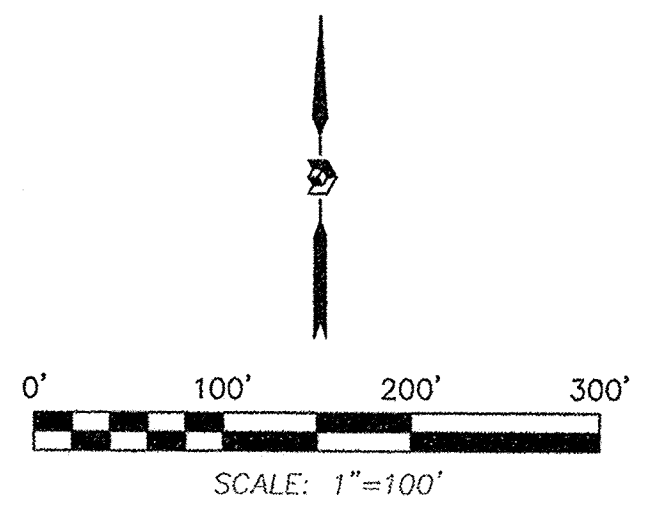
RECORDING STAMP
 DOC# 2012105865
 10/11/2012 10:57 AM Page: 2 of 2
 PLAT R: 225.00 B: 2012C P: 0118 H: Toulous Olivere, Bernalillo Cou

Plat of
 Tract A-1-A
Albuquerque West
 City of Albuquerque, Bernalillo County, New Mexico
 May 2012



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
▲	FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED



Line Table

LINE	BEARING	DISTANCE
L1	N 00°27'02" E	30.00'
	(N 00°27'35" E)	(30.00')
L2	S 89°50'13" E	108.90'
	(S 89°49'40" E)	(108.90')
L3	N 89°11'19" W	25.00'
L4	S 00°48'41" W	20.00'
L5	N 89°11'19" W	25.00'
L6	S 00°48'41" W	20.00'
L7	S 00°53'05" W	16.03'
L8	N 89°06'55" W	20.00'
L9	N 00°53'05" E	16.03'
L10	S 89°06'55" E	20.00'
L11	N 06°21'40" W	16.10'
L12	N 83°53'46" E	20.00'
L13	N 05°52'05" W	18.54'

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00'	54.83'	34.85'	89°45'05"	S 45°37'51" W	49.39'
	(R=35.00')	(L=54.83')		(Δ=89°45'11")		
C2	25.00'	12.78'	6.53'	29°17'11"	N 13°58'51" W	12.64'
	(R=25.00')	(L=12.78')		(Δ=29°17'56")		
C3	50.00'	158.30'	4083.66'	181°24'11"	N 88°52'23" W	99.99'
	(R=50.00')	(L=157.20')		(Δ=180°08'02")		
C4	50.00'	115.86'	114.34'	132°45'43"	S 66°14'31" E	91.62'
	(R=50.00')	(L=112.62')		(Δ=129°03'18")	(CH=5 67°43'18" E)	(90.28')
C5	24.51'	18.31'	9.60'	42°48'09"	N 69°57'43" E	17.88'
	(R=25.00')	(L=18.69')		(Δ=45°50'00")	(CH=N 69°10'03" W)	(18.26')

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER VILLA HERMOSA APARTMENTS, L.P.
 SECTION 11, TOWNSHIP 10 N, RANGE 2 E,
 SUBDIVISION ALBUQUERQUE WEST

PRECISION SURVEYS, INC.

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 5571 Midway Park Place, NE
 Albuquerque, NM 87109
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 PO Box 90636
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