

LOCATION MAP

ZONE ATLAS MAP NO. J-9-Z AND K-9-Z

SUBDIVISION DATA

1. PROJECT # 1009438, 12DRB-70371
2. VACATION NO.:
3. ZONE ATLAS INDEX NO.: J-9 AND K-9
4. GROSS SUBDIVISION ACREAGE: 172.4503 ACRES
5. TOTAL NUMBER OF EXISTING TRACTS: 26 TRACTS
6. TOTAL NUMBER OF PROPOSED TRACTS: 12 TRACTS
7. VACATION OF EXISTING ROADWAY EASEMENTS: 7.9864 ACRES
8. VACATION OF ROADWAY R.O.W.: 0.0226 ACRE
9. R.O.W DEDICATION: 4.1238 ACRES
10. EXISTING ROADWAY EASEMENTS DEDICATED AS R.O.W.: 2.8755 ACRES
11. DEDICATED R.O.W. UNCHANGED: 0.1158 ACRE
12. MILEAGE OF STREETS CREATED: 0.54 MILES
13. DATE OF SURVEY: SEPTEMBER 2012
14. ZONING: SU-1 IP AND C-2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS BULK LAND PLAT IS TO ELIMINATE ANTIQUATED EXISTING TRACT LINES (REDUCE NUMBER OF TRACTS FROM 26 TO 12), TO MERGE OWNERSHIP OF VARIOUS PARCELS, TO DEDICATE RIGHTS-OF-WAYS, TO GRANT EASEMENTS, AND TO VACATE RIGHTS-OF-WAYS AND EASEMENTS PER AGREEMENT WITH THE CITY OF ALBUQUERQUE.

NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. BASIS OF BEARINGS IS BEARING S59°50'57"E BETWEEN CONTROL STATIONS "8_K9" AND "7_K9". DISTANCES ARE GROUND.
2. UNLESS SHOWN OTHERWISE ALL PROPERTY CORNERS ARE MARKED WITH 1/2" REBAR AND CAP MARKED "PS 10464".
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. WATER AND SANITARY SEWER SERVICE TO AVALON SUBDIVISION, UNIT 5 MUST BE VERIFIED AND COORDINATED WITH THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
5. THE SUBJECT PROPERTY IS VACANT, THERE ARE NO BUILDINGS OR OTHER STRUCTURES LOCATED ON THE PROPERTY, EXCEPT FOR UTILITY LINES, SOME LOCATED WITHIN EXISTING OR PROPOSED EASEMENTS. OTHER UTILITY LINES MAY EXIST THAT ARE NOT SHOWN.
6. THE SUBJECT PROPERTY LIES WITHIN ZONES "X", "A" AND "AO" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0328H DATED 8/16/2012.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF ATRISCO GRANT, WITHIN PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN.
8. THE PLAT SHOWS ALL EASEMENTS PER RECORDED PLATS AND MADE KNOW TO THE SURVEYOR BY THE OWNERS, UTILITY COMPANIES AND/OR OTHER PARTIES EXPRESSING AN INTEREST.
9. MAINTENANCE OF UTILITY LINES AND OTHER FACILITIES WITHIN EXISTING OR PROPOSED EASEMENTS IS THE RESPONSIBILITY OF THE GRANTEEES OF THOSE EASEMENT RIGHTS.
10. 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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR THE SUBDIVISION.
11. BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVED THE ANNEXATION REQUEST OF PORTIONS OF LANDS SHOWN HEREON ON JANUARY 11, 2011, FILE NO. AXBC-2010-03 AND AXBC-2010-04. PRE-ANNEXATION AGREEMENTS BETWEEN THE CITY OF ALBUQUERQUE AND PROPERTY OWNERS WERE RECORDED WITH BERNALILLO COUNTY CLERK ON DECEMBER 27, 2011 AS DOCUMENTS NO. 2011119832 AND 2011119833. ANNEXATION WAS APPROVED BY THE CITY COUNCIL ON NOVEMBER 7, 2011, FILE NO. O-11-67 AND O-11-68.
12. UNTIL A GRADING PLAN IS APPROVED FOR THE PORTION OF 94th STREET N.W. AS SHOWN ON THIS PLAT (BETWEEN LOS VOLCANES ROAD N.W. WESTERLY EXTENSION AND DAYTONA ROAD N.W.) A TEMPORARY SLOPE EASEMENT IS GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE, OF 150 FEET ON EITHER SIDE OF 94th STREET N.W. AND DAYTONA ROAD N.W., AND AT THE TIME THE CITY OF ALBUQUERQUE ACCEPTS A GRADING PLAN FOR SUCH PORTIONS OF 94th STREET N.W. AND DAYTONA ROAD N.W. (DAYTONA LOOP), THE TEMPORARY SLOPE EASEMENT SHALL TERMINATE.

SEE ADDITIONAL NOTES ON SHEET 2

LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT, WITHIN PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TRACTS OR PORTIONS OF TRACTS B-11 THROUGH B-13, B-22 THROUGH B-27, B-29 THROUGH B-33, AND VARIOUS ROADWAY EASEMENTS, TOWN OF ATRISCO GRANT UNIT NO. 5, AS SAID TRACTS AND ROADWAY EASEMENTS ARE SHOWN AND DESIGNATED ON THE PLAT TITLED "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT IN SCHOOL DISTRICT 28, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1944 IN VOLUME D, FOLIO 117;

TOGETHER WITH TRACT B-14A, UNSER DIVERSION CHANNEL CORRIDOR, AS SAID TRACT IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 21, 1996 IN VOLUME 96C, FOLIO 77;

TOGETHER WITH TRACTS A, B AND C, AVALON SUBDIVISION UNIT NO. 4, AS SAID TRACTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 8, 2003 IN VOLUME 2003C, FOLIO 129;

TOGETHER WITH TRACT C, WESTRIDGE MOBILE HOME PARK PHASE 2, AS SAID TRACT IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 21, 2001 IN VOLUME 2001C, FOLIO 151;

TOGETHER WITH TRACTS 4, 5, 6 AND 7, TOWN OF ATRISCO GRANT, AS SAID TRACTS ARE SHOWN AND DESIGNATED ON THE SURVEY THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 27, 2000 IN BOOK 2000S, PAGE 139;

TOGETHER WITH TRACTS 14, 15 AND 16 OF THE WESTERLY EXTENSION OF G.H. HALL SURVEY, AS SAID SURVEY IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 30, 1946 IN VOLUME B1, FOLIO 120.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF 98th STREET N.W., WHENCE THE ALBUQUERQUE CONTROL STATION "8_K9" BEARS S01°37'59"E, 892.61 FEET DISTANCE; THENCE,

NORTHEASTERLY, 1,537.37 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 3,543.44 FEET, A CENTRAL ANGLE OF 24°51'31" AND A CHORD WHICH BEARS N24°44'22"E, 1,525.34 FEET DISTANCE) TO A POINT ON CURVE; THENCE,

NORTHEASTERLY, 676.52 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1,637.02 FEET, A CENTRAL ANGLE OF 23°40'42" AND A CHORD WHICH BEARS N46°55'56"E, 671.72 FEET DISTANCE) TO A POINT; THENCE,

N58°48'39"E, 1,117.57 FEET DISTANCE TO A POINT ON CURVE; THENCE,

NORTHEASTERLY, 108.44 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 2,291.83 FEET, A CENTRAL ANGLE OF 02°42'40" AND A CHORD WHICH BEARS N60°12'57"E, 108.43 FEET DISTANCE) TO THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE,

S00°18'08"W, 652.02 FEET DISTANCE TO A POINT ON THE NORTHERLY LINE OF DAYTONA ROAD N.W. EASEMENT; THENCE, S04°12'32"E, 60.00 FEET DISTANCE TO A POINT ON THE SOUTHERLY LINE OF DAYTONA ROAD N.W. EASEMENT; THENCE, N85°47'28"E, 563.87 FEET DISTANCE TO A POINT; THENCE, N85°51'15"E, 450.34 FEET DISTANCE TO A POINT; THENCE, N85°47'44"E, 322.60 FEET DISTANCE TO A POINT; THENCE, S00°39'36"W, 510.34 FEET DISTANCE TO A POINT; THENCE, S89°20'24"E, 130.64 FEET DISTANCE TO A POINT; THENCE, S00°19'40"W, 365.76 FEET DISTANCE TO A POINT; THENCE, S88°17'40"W, 150.00 FEET DISTANCE TO A POINT; THENCE, S00°19'40"W, 150.00 FEET DISTANCE TO THE POINT ON THE NORTHERLY LINE OF LOS VOLCANES ROAD N.W.; THENCE, S86°17'40"W, 231.70 FEET DISTANCE TO A POINT; THENCE, S86°22'20"W, 381.37 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 76.42 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 46.40 FEET, A CENTRAL ANGLE OF 94°21'30" AND A CHORD WHICH BEARS S39°07'05"W, 68.07 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,

S08°03'40"E, 32.36 FEET DISTANCE TO THE POINT OF CURVATURE ON THE WESTERLY LINE OF 90th STREET N.W.; THENCE,

SOUTHEASTERLY, 82.51 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 06°54'40" AND A CHORD WHICH BEARS S11°31'00"E, 82.46 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,

S14°58'20"E, 565.35 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

SOUTHEASTERLY, 143.97 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 12°03'34" AND A CHORD WHICH BEARS S21°00'07"E, 143.70 FEET DISTANCE) TO THE POINT OF REVERSE CURVATURE; THENCE,

SOUTHEASTERLY, 196.73 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 616.00 FEET, A CENTRAL ANGLE OF 18°17'55" AND A CHORD WHICH BEARS S17°52'57"E, 195.90 FEET DISTANCE) TO THE POINT OF COMPOUND CURVATURE; THENCE,

SOUTHWESTERLY, 43.22 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 99°03'39" AND A CHORD WHICH BEARS S40°47'50"W, 38.04 FEET DISTANCE) TO THE POINT OF TANGENCY BEING A POINT ON THE NORTHERLY LINE OF BLUEWATER ROAD N.W.; THENCE,

N89°40'20"W, 181.06 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 841.91 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 1,358.12 FEET, A CENTRAL ANGLE OF 35°31'01" AND A CHORD WHICH BEARS S72°34'10"W, 828.50 FEET DISTANCE) TO A POINT; THENCE,

S14°58'20"E, 72.73 FEET DISTANCE TO A THE POINT ON THE SOUTHERLY LINE OF BLUEWATER ROAD N.W.; THENCE,

SOUTHWESTERLY, 65.08 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 1,290.17 FEET, A CENTRAL ANGLE OF 02°53'25" AND A CHORD WHICH BEARS S52°14'59"W, 65.08 FEET DISTANCE) TO A POINT; THENCE,

N14°58'20"W, 37.19 FEET DISTANCE TO A POINT ON CURVE; THENCE,

SOUTHWESTERLY, 315.99 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 1,324.17 FEET, A CENTRAL ANGLE OF 13°40'22" AND A CHORD WHICH BEARS S44°37'42"W, 315.24 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,

S37°47'31"W, 421.74 FEET DISTANCE TO A POINT; THENCE, S14°58'20"E, 195.30 FEET DISTANCE TO A POINT; THENCE, N89°40'20"W, 107.16 FEET DISTANCE TO A POINT; THENCE, S00°19'40"W, 1,048.69 FEET DISTANCE TO A POINT ON THE NORTHERLY LINE OF VOLCANO ROAD N.W.; THENCE, N89°40'20"W, 393.34 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE WESTERLY LINE OF 98th STREET N.W.; THENCE, N14°50'48"W, 785.21 FEET DISTANCE TO A POINT; THENCE, N02°45'59"W, 305.53 FEET DISTANCE TO A POINT; THENCE, N14°59'29"W, 726.83 FEET DISTANCE TO A POINT ON CURVE; THENCE,

NORTHEASTERLY, 525.78 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 818.51 FEET, A CENTRAL ANGLE OF 36°48'17" AND A CHORD WHICH BEARS N03°25'20"E, 516.79 FEET DISTANCE) TO A POINT; THENCE,

N00°00'00"E, 155.75 FEET DISTANCE TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,511,937 SQUARE FEET (172.4503 ACRES), MORE OR LESS.

THE PURPOSE OF THE METES AND BOUNDS LEGAL DESCRIPTION IS TO COMPLY WITH THE CITY OF ALBUQUERQUE SURVEY SECTION REQUIREMENT, AND TO SHOWN AN OVERALL EXTENT OF THE BULK LAND PLAT DEVELOPMENT AREA. NOT ALL LANDS INCLUDED IN THE METES AND BOUNDS LEGAL DESCRIPTION ARE OWNED BY THE OWNERS AS SHOWN HEREON, SMALL PORTIONS WERE DEDICATED TO THE CITY OF ALBUQUERQUE BY PREVIOUS PLATTING ACTIONS SHOWN HEREON.

**PLAT OF TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**

JANUARY 2013
TITLE SHEET

APPROVED AND ACCEPTED BY:

PROJECT # 1009438, 12DRB-70371
CASE NO.

Paul Clark
DRB CHAIRPERSON, PLANNING DEPARTMENT

5-21-14
DATE

Ante C. Chua
CITY ENGINEER

5-14-14
DATE

Lynn M. Meyer
AMA/FCA

4-28-14 2m
3-26-14
DATE

Carl S. Dumont
PARKS AND RECREATION DEPARTMENT

5-14-14
DATE

Allen Patten
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY

05/14/14
DATE

Paul R. Ogan
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

05-14-14
DATE

Paul R. Ogan
ENVIRONMENTAL HEALTH DEPARTMENT

05-19-2014
DATE

John H. Howell
REAL PROPERTY DIVISION

5-14-14
DATE

Daniel P. Acosta
CITY SURVEYOR

1/8/14
DATE

Fernando V. Vigil
PNM

2-13-13
3/12/2014
DATE

BF
NEW MEXICO GAS COMPANY

2/20/2013
DATE

Rita Jaramilla
CENTURYLINK

3-25-14
3-19-13
DATE

Comcast
COMCAST

3/12/14
2/13/13
DATE

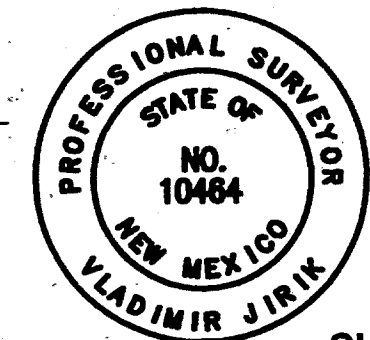
THIS IS TO CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Vladimir Jirik
VLADIMIR JIRIK, N.E.P.S. NO. 10464
PROFESSIONAL SURVEYING LLC.
P.O. BOX 94585, ALBUQUERQUE, NM 87199
505.892.4597, professional.surveying@comcast.net

2/12/2013
DATE



DOCH 2014040949
05/22/2014 02:52 PM Page 1 of 6
PLAT R-325.00 B: 2014C P: 0046 M: Toulous Ollivere, Bernalillo Cour

PLAT OF TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2013

OWNERS SIGNATURE SHEET, NOTES

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED, AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE RIGHTS-OF-WAYS IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE, AND GRANT EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNERS AND/OR PROPRIETORS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Denise Penners
 FOR CURB INC., CHARLES A. HAEGLIN, PRESIDENT
 Denise Penners

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13th DAY OF DECEMBER 2013 BY DENISE PENNERS.
 MY COMMISSION EXPIRES:

OFFICIAL SEAL
 RICHARD J. SQUIRES
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 10/2/2015

Denise Penners
 FOR BLUEWATER NORTH LLC, CHARLES A. HAEGLIN, MANAGING MEMBER
 Denise Penners

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13th DAY OF DECEMBER 2013 BY DENISE PENNERS.
 MY COMMISSION EXPIRES:

OFFICIAL SEAL
 RICHARD J. SQUIRES
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 10/2/2015

Ben Spencer
 FOR RPS I-25 & VASSAR LLC, BEN SPENCER, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF New Mexico
 COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27th DAY OF December 2012 BY Ben Spencer.
 MY COMMISSION EXPIRES: 08/02/2016

OFFICIAL SEAL
 Theresa Casares
 Notary Public
 State of New Mexico
 My Commission Expires: 08/02/2016

Denise Penners
 FOR BLUEWATER 98TH LLC, CHARLES A. HAEGLIN, MANAGING MEMBER
 Denise Penners

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13th DAY OF DECEMBER 2013 BY DENISE PENNERS.
 MY COMMISSION EXPIRES:

OFFICIAL SEAL
 RICHARD J. SQUIRES
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 10/2/2015

Marie S. Baca
 FOR MAJEC LLC, MARIE S. BACA, OPERATING MANAGER

ACKNOWLEDGEMENT

STATE OF New Mexico
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 23rd DAY OF December 2013 BY MARIE S. Baca.
 MY COMMISSION EXPIRES:

OFFICIAL SEAL
 RICHARD J. SQUIRES
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 10/2/2015

Bo K. Johnson
 FOR IVANHOE INVESTMENT LLC, CHARLES A. HAEGLIN, MANAGING MEMBER
 Bo K. Johnson

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13th DAY OF DECEMBER 2013 BY BO K. JOHNSON.
 MY COMMISSION EXPIRES:

OFFICIAL SEAL
 RICHARD J. SQUIRES
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 10/2/2015

Thomas F. Keleher
 FOR I-40 SOUTH LLC, THOMAS KELEHER, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF New Mexico
 COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26th DAY OF December 2012 BY Thomas F. Keleher.
 MY COMMISSION EXPIRES: 11/22/13

OFFICIAL SEAL
 Margaret A. Bols
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 11/22/13

Chris Bruckner
 FOR BRUCKNER TRUCK SALES INC., CHRISTOPHER BRUCKNER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF New Mexico
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3rd DAY OF January 2013 BY Chris Bruckner.
 MY COMMISSION EXPIRES: 11-30-2016

OFFICIAL SEAL
 CYNTHIA LOUISE ABEYTA
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My Commission Expires: 11-30-2016

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY OF ALBUQUERQUE AND ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY (A.M.F.C.A.) IN CONNECTION WITH THIS PLAT. FUTURE SUBDIVISIONS OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAYS AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNERS OF WATER, SANITARY SEWER, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR SUCH SPECIFIC PROPOSALS. THE CITY MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL, CITY OF ALBUQUERQUE MAKES NO REPRESENTATION OR WARRANTIES AS TO THE AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATION 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.

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) NOTE

WITHIN THE LANDS SHOWN ON THIS PLAT, AND DEPENDING ON FUTURE DEVELOPMENT PLANS, DEVELOPMENT SIZE, PARCEL(S), TRACT LOCATION AND LAND USE, ADDITIONAL UTILITY PLANNING, DESIGN AND CONSTRUCTION ACROSS I-40 MAY BE REQUIRED. ANYONE INTENDING DEVELOPMENT OF ANY OF THESE LANDS OR PORTIONS THEREOF IS ENCOURAGED TO COORDINATE WITH THE ABCWUA.

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. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. COMCAST 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 ERRECTED 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.

OWNERSHIP NOTE

SEE SHEETS 5 AND 6 FOR CURRENT OWNERSHIP OF EXISTING PARCELS AND TRACTS.

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 PLAT R. \$25.00 B. 2014C P. 0046 M. Toulouse Oliver, Bernalillo Cour

**PLAT OF TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**

FINAL TRACTS - SHEET 1

| CURVE TABLE | | | | |
|-------------|---------|---------|-----------|-----------------------|
| CURVE # | RADIUS | LENGTH | DELTA | CHORD |
| C-1 | 684.00' | 82.51' | 06°54'40" | S 11°31'00" E 82.46' |
| C-2 | 684.00' | 143.97' | 12°03'34" | S 21°00'07" E 143.70' |
| C-3 | 618.00' | 198.73' | 18°17'58" | S 17°52'57" E 198.90' |
| C-4 | 25.00' | 43.22' | 88°03'39" | S 40°47'50" W 38.04' |
| C-5 | 25.00' | 38.28' | 87°43'15" | N 78°11'19" W 34.65' |
| C-6 | 368.99' | 339.81' | 52°46'51" | S 11°24'35" W 327.93' |
| C-7 | 46.40' | 19.48' | 24°03'12" | S 03°57'58" W 19.34' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE # | BEARING | DISTANCE |
| L-1 | S 08°03'40" E | 32.36' |
| L-2 | N 88°40'20" W | 181.05' |
| L-3 | N 34°19'41" W | 13.71' |
| L-4 | S 88°40'20" E | 52.27' |
| L-5 | S 14°58'20" E | 31.08' |

WATER LINE EASEMENT NOTE

LOCATION OF 30" WATER LINE EASEMENT GRANTED BY THIS PLAT COULD BE RELOCATED, CHANGED OR ELIMINATED IN THE FUTURE BASED UPON FINAL DESIGN PLANS FOR WATER LINE CONNECTION TO THE SYSTEM LOCATED NORTH OF I-40.

PUBLIC ACCESS EASEMENT NOTE

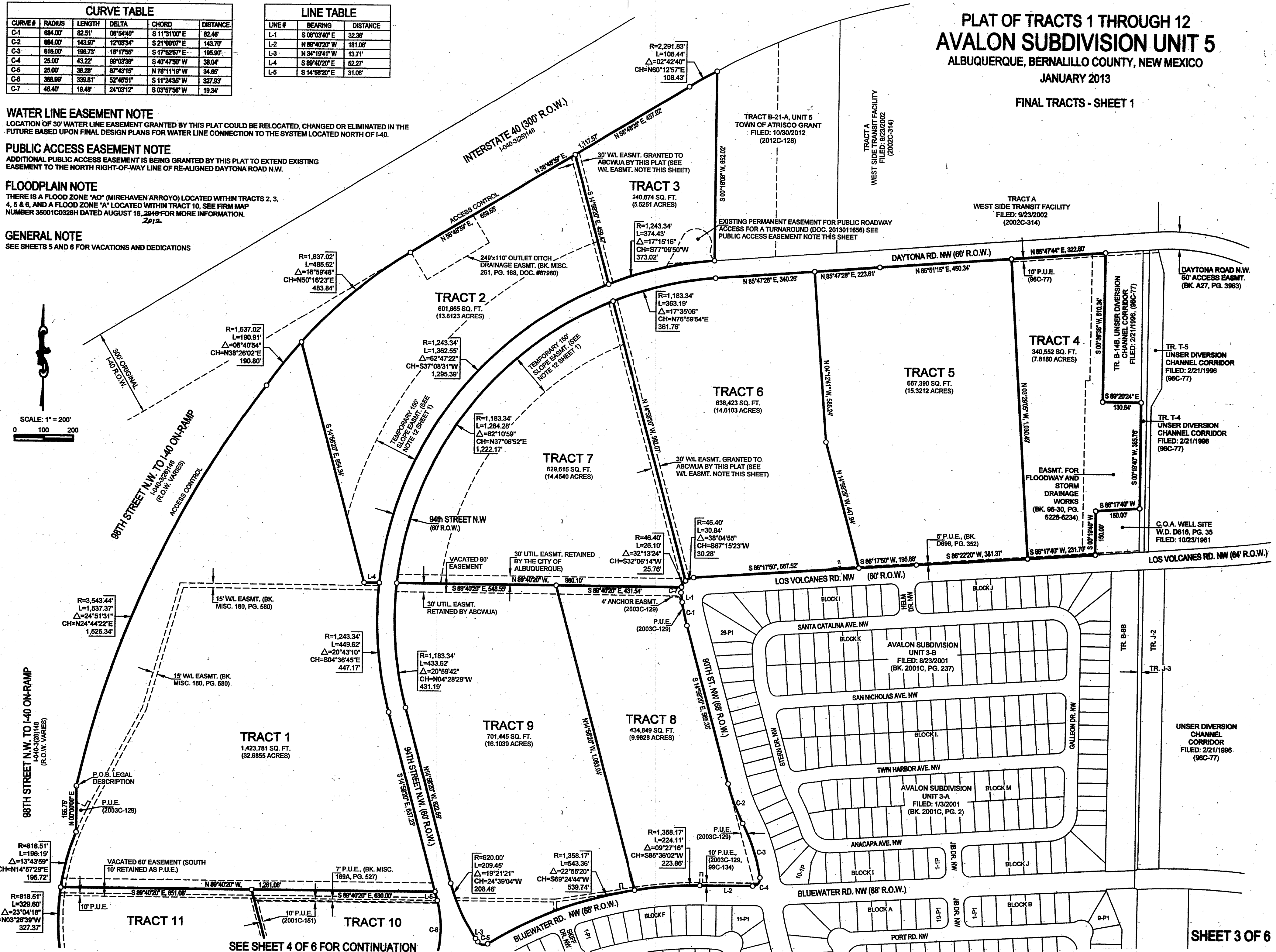
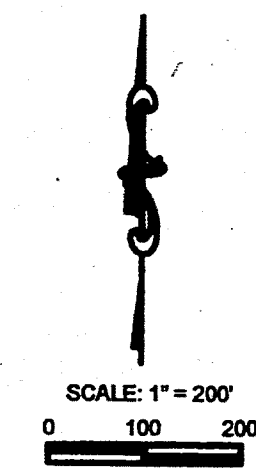
ADDITIONAL PUBLIC ACCESS EASEMENT IS BEING GRANTED BY THIS PLAT TO EXTEND EXISTING EASEMENT TO THE NORTH RIGHT-OF-WAY LINE OF RE-ALIGNED DAYTONA ROAD N.W.

FLOODPLAIN NOTE

THERE IS A FLOOD ZONE "AO" (MIREHAVEN ARROYO) LOCATED WITHIN TRACTS 2, 3, 4, 5 & 6, AND A FLOOD ZONE "A" LOCATED WITHIN TRACT 10. SEE FIRM MAP NUMBER 35001C0328H DATED AUGUST 16, 2010 FOR MORE INFORMATION.

GENERAL NOTE

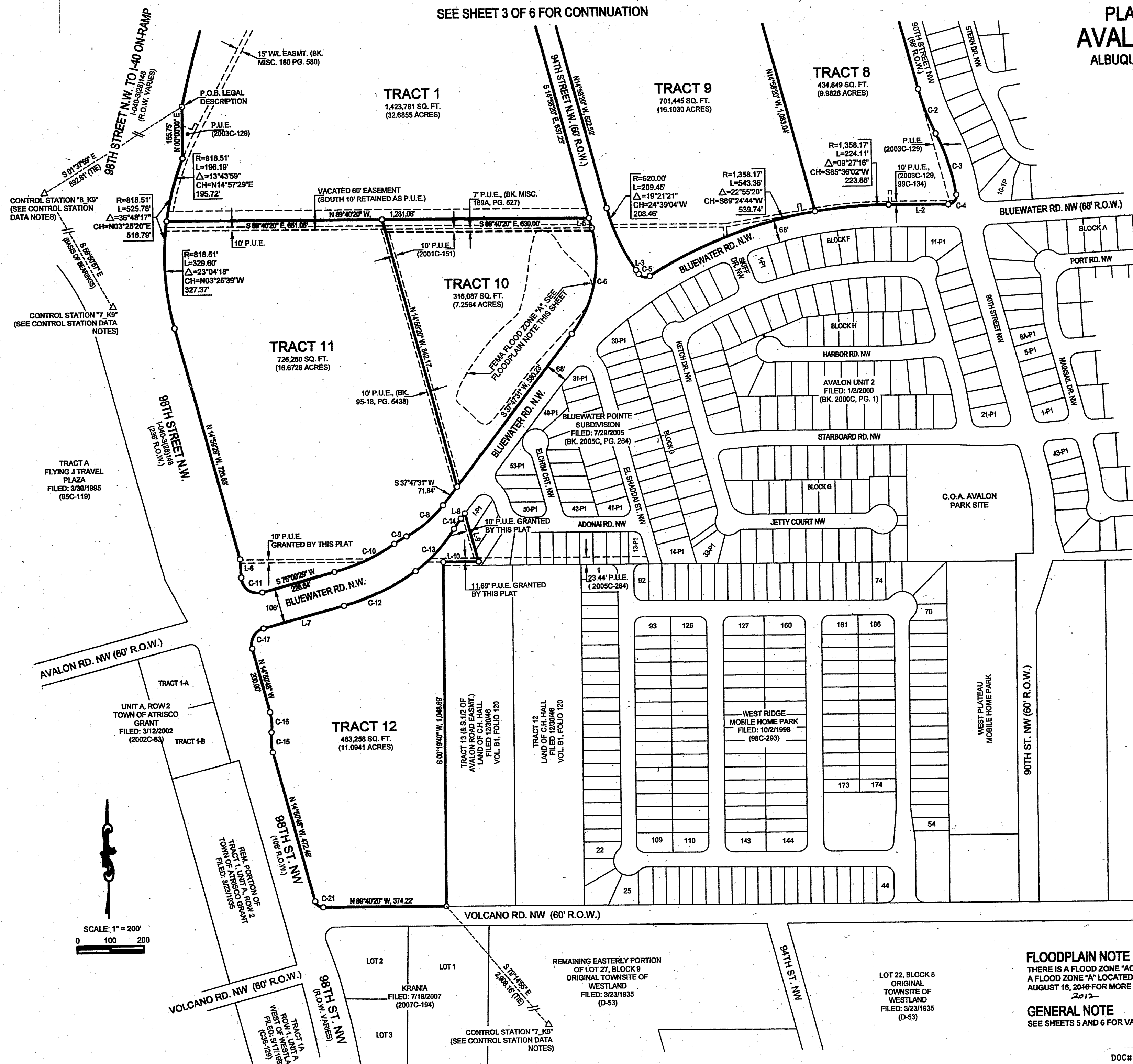
SEE SHEETS 5 AND 6 FOR VACATIONS AND DEDICATIONS



PLAT OF TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2013

FINAL TRACTS - SHEET 2

SEE SHEET 3 OF 6 FOR CONTINUATION



CURVE TABLE

| CURVE # | RADIUS | LENGTH | DELTA | CHORD | DISTANCE |
|---------|---------|---------|------------|---------------|----------|
| C-1 | 684.00' | 82.51' | 06°54'00" | S 11°31'00" E | 82.46' |
| C-2 | 684.00' | 143.97' | 12°03'34" | S 17°00'07" E | 143.77' |
| C-3 | 618.00' | 186.73' | 18°17'55" | S 17°52'57" E | 186.90' |
| C-4 | 25.00' | 43.22' | 99°03'39" | S 40°47'50" W | 38.04' |
| C-5 | 25.00' | 38.28' | 87°43'15" | N 78°11'19" W | 34.88' |
| C-6 | 388.99' | 330.81' | 52°45'51" | S 11°24'35" W | 327.93' |
| C-7 | 48.40' | 18.48' | 24°03'12" | S 03°57'56" W | 18.34' |
| C-8 | 335.00' | 147.22' | 25°10'44" | S 60°22'53" W | 148.04' |
| C-9 | 335.00' | 43.09' | 07°22'11" | S 88°17'10" W | 43.06' |
| C-10 | 597.00' | 202.21' | 19°24'25" | S 65°16'17" W | 201.25' |
| C-11 | 50.00' | 89.21' | 102°13'32" | N 63°52'55" W | 77.84' |
| C-12 | 703.00' | 242.19' | 19°44'20" | N 65°05'18" E | 240.99' |
| C-13 | 475.00' | 175.75' | 21°11'58" | N 42°48'02" E | 174.75' |
| C-14 | 380.20' | 37.10' | 06°30'29" | N 34°58'47" E | 37.09' |
| C-15 | 150.00' | 81.87' | 23°33'23" | N 03°04'07" W | 81.24' |
| C-16 | 150.00' | 81.87' | 23°33'23" | N 03°04'07" W | 81.24' |
| C-17 | 50.00' | 78.42' | 88°51'53" | N 30°05'09" W | 70.83' |
| C-21 | 25.00' | 32.85' | 74°48'32" | N 52°15'34" W | 30.35' |

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|---------------|----------|
| L-1 | S 08°03'40" E | 32.36' |
| L-2 | N 89°40'20" W | 181.08' |
| L-3 | N 34°19'41" W | 13.71' |
| L-4 | S 89°40'20" E | 62.27' |
| L-5 | S 14°58'20" E | 31.08' |
| L-6 | N 02°45'59" W | 57.21' |
| L-7 | N 78°00'29" E | 253.02' |
| L-8 | N 37°47'32" E | 20.17' |
| L-9 | S 14°58'20" E | 152.80' |
| L-10 | N 89°40'20" W | 107.16' |

CONTROL STATION DATA

C.O.A CONTROL STATION "8_K9"
 NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
 N=1,484,994.639
 E=1,492,463.789
 ELEVATION=5,250.166 (NAVD 1988)
 GROUND-TO-GRID FACTOR=0.999877891
 MAPPING ANGLE=0°17'03.21"

C.O.A CONTROL STATION "7_K9"
 NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
 N=1,482,904.725
 E=1,486,061.708
 ELEVATION=5,140.082 (NAVD 1988)
 GROUND-TO-GRID FACTOR=0.999881040
 MAPPING ANGLE=0°18'38.12"

FLOODPLAIN NOTE
 THERE IS A FLOOD ZONE "AO" (MIREHAVEN ARROYO) LOCATED WITHIN TRACTS 2, 3, 4, 5 & 6, AND A FLOOD ZONE "A" LOCATED WITHIN TRACT 10. SEE FIRM MAP NUMBER 35001G0326H DATED AUGUST 16, 2010 FOR MORE INFORMATION.
 2012

GENERAL NOTE
 SEE SHEETS 5 AND 6 FOR VACATIONS AND DEDICATIONS

