

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

SUBDIVISION DATA

- PROJECT # 1008438, 12DRB-70371
- VACATION NO.:
- ZONE ATLAS INDEX NO.: J-9 AND K-9
- GROSS SUBDIVISION ACREAGE: 172.4503 ACRES
- TOTAL NUMBER OF EXISTING TRACTS: 26 TRACTS
- TOTAL NUMBER OF PROPOSED TRACTS: 12 TRACTS
- VACATION OF EXISTING ROADWAY EASEMENTS: 7.9884 ACRES
- VACATION OF ROADWAY R.O.W.: 0.0226 ACRES
- R.O.W DEDICATION: 4.1238 ACRES
- EXISTING ROADWAY EASEMENTS DEDICATED AS R.O.W.: 2.8755 ACRES
- DEDICATED R.O.W. UNCHANGED: 0.1158 ACRE
- MILEAGE OF STREETS CREATED: 0.54 MILES
- DATE OF SURVEY: SEPTEMBER 2012
- 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

- 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.
- UNLESS SHOWN OTHERWISE ALL PROPERTY CORNERS ARE MARKED WITH 1/2" REBAR AND CAP MARKED "PS 10464".
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- WATER AND SANITARY SEWER SERVICE TO AVALON SUBDIVISION, UNIT 5 MUST BE VERIFIED AND COORDINATED WITH THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- 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.
- THE SUBJECT PROPERTY LIES WITHIN ZONES "X", "A" AND "AO" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0328H DATED 8/16/2012.
- 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.
- 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.
- MAINTENANCE OF UTILITY LINES AND OTHER FACILITIES WITHIN EXISTING OR PROPOSED EASEMENTS IS THE RESPONSIBILITY OF THE GRANTEEES OF THOSE EASEMENT RIGHTS.
- 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.
- 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.
- 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 98C, 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 128;

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 C.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, 1948 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, 882.81 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°55'58"E, 671.72 FEET DISTANCE) TO A POINT; THENCE,

N68°48'38"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 N80°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, 682.02 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,

N65°47'28"E, 583.87 FEET DISTANCE TO A POINT; THENCE, N65°51'15"E, 450.34 FEET DISTANCE TO A POINT; THENCE,

N65°47'44"E, 322.80 FEET DISTANCE TO A POINT; THENCE, S00°39'38"W, 510.34 FEET DISTANCE TO A POINT; THENCE,

S89°20'24"E, 130.84 FEET DISTANCE TO A POINT; THENCE, S00°19'40"W, 365.78 FEET DISTANCE TO A POINT; THENCE,

S86°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 A POINT; THENCE, S86°17'50"W, 763.40 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, 585.35 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, 198.73 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 98°03'30" 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 4,358.12 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, 1,048.89 FEET DISTANCE TO A POINT ON THE NORTHERLY LINE OF VOLCANO ROAD N.W.; THENCE,

N89°40'20"W, 363.34 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE WESTERLY LINE OF 90th 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, 518.79 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

PROJECT #: 1008438
DATE: 2-19-14
APP # 14-10018
14-10019

APPROVED AND ACCEPTED BY:

PROJECT # 1008438, 12DRB-70371

CASE NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

CITY ENGINEER

DATE

AMAFCA

DATE

PARKS AND RECREATION DEPARTMENT

DATE

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY

DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

DATE

ENVIRONMENTAL HEALTH DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

Daniel P. Acosta
CITY SURVEYOR

1/8/14
DATE

José Luis Vigil
P.M.

2-13-13
DATE

B.G.
NEW MEXICO GAS COMPANY

2/20/2013
DATE

Rita Jaramilla
CENTURYLINK

3-19-13
DATE

[Signature]
COMCAST

3/13/13
DATE

SURVEYORS 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 MAPS NO. 10464
PROFESSIONAL SURVEYING LLC.
P.O. BOX 94085 ALBUQUERQUE, NM 87198
505.882.4387, professional.surveying@comcast.net

2/12/2013

DATE



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 INDEFENSIBLE 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. HAEGELIN, 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. HAEGELIN, 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 2013 BY BEN SPENCER.
 MY COMMISSION EXPIRES: 08/02/2016

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

Denise Penners
 FOR BLUEWATER 90TH LLC, CHARLES A. HAEGELIN, 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. HAEGELIN, 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 2013 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

OWNERSHIP NOTE

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

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.A.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:

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

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

FINAL TRACTS - SHEET 1

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-1	884.00	82.51'	06°54'40"	S 11°31'00" E	82.46'
C-2	884.00	143.97'	12°03'34"	S 21°00'07" E	143.70'
C-3	816.00	196.73'	18°17'55"	S 17°52'57" E	195.90'
C-4	25.00	43.22'	98°03'38"	S 40°47'50" W	38.04'
C-5	25.00	38.28'	87°43'15"	N 78°11'19" W	34.85'
C-6	368.99	338.81'	52°45'51"	S 11°24'35" W	327.83'
C-7	46.40	19.48'	24°03'12"	S 03°57'56" W	19.34'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 89°40'20" W	181.06'
L-3	N 34°19'41" W	13.71'
L-4	S 89°40'20" E	52.27'
L-5	S 14°58'20" E	31.06'

DRAINAGE EASEMENT NOTE

TEMPORARY DRAINAGE EASEMENT (LOCATION COINCIDES APPROXIMATELY WITH F.E.M.A. FLOOD ZONE "AO" PER MAP 35001C0328H DATED 8/16/2012) GRANTED BY THIS PLAT - EASEMENT WILL BE VOID AND RELEASED WITH REMOVAL OF FLOOD ZONE BY F.E.M.A.

WATER LINE EASEMENT NOTE

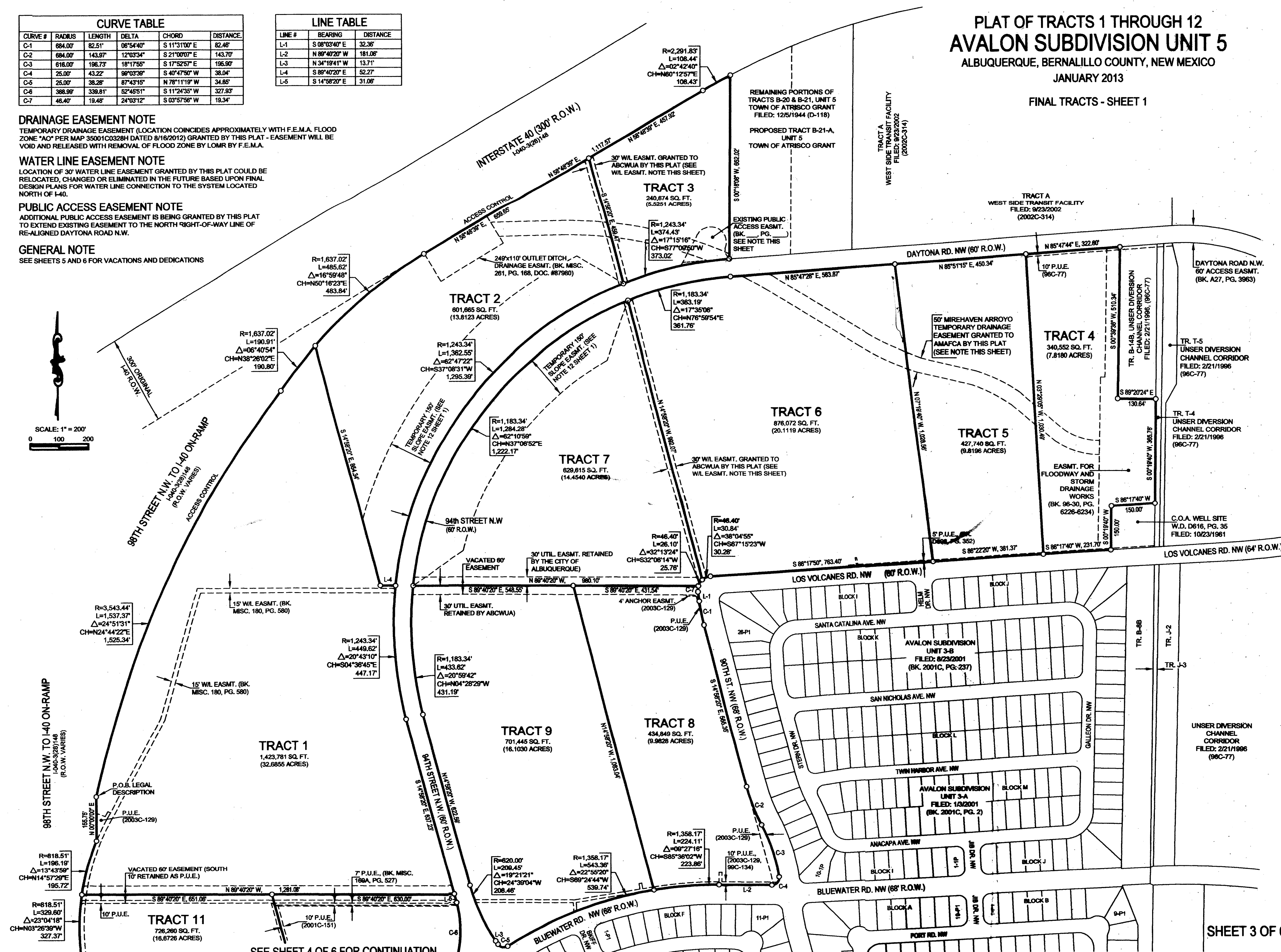
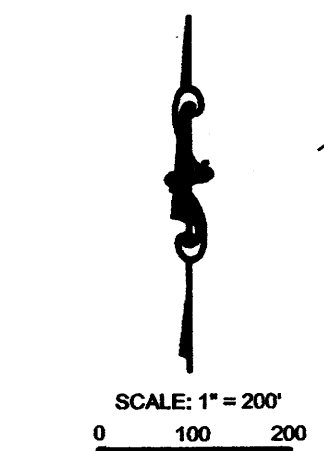
LOCATION OF 30" WATER LINE EASEMENT GRANTED BY THIS PLAT COULD BE RELOCATED, CHANGED OR ELIMINATED IN THE FUTURE BASED UPON FINAL DESIGN PLANS FOR WATER LINE CONNECTION TO THE SYSTEM LOCATED NORTH OF I-40.

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.

GENERAL NOTE

SEE SHEETS 5 AND 6 FOR VACATIONS AND DEDICATIONS



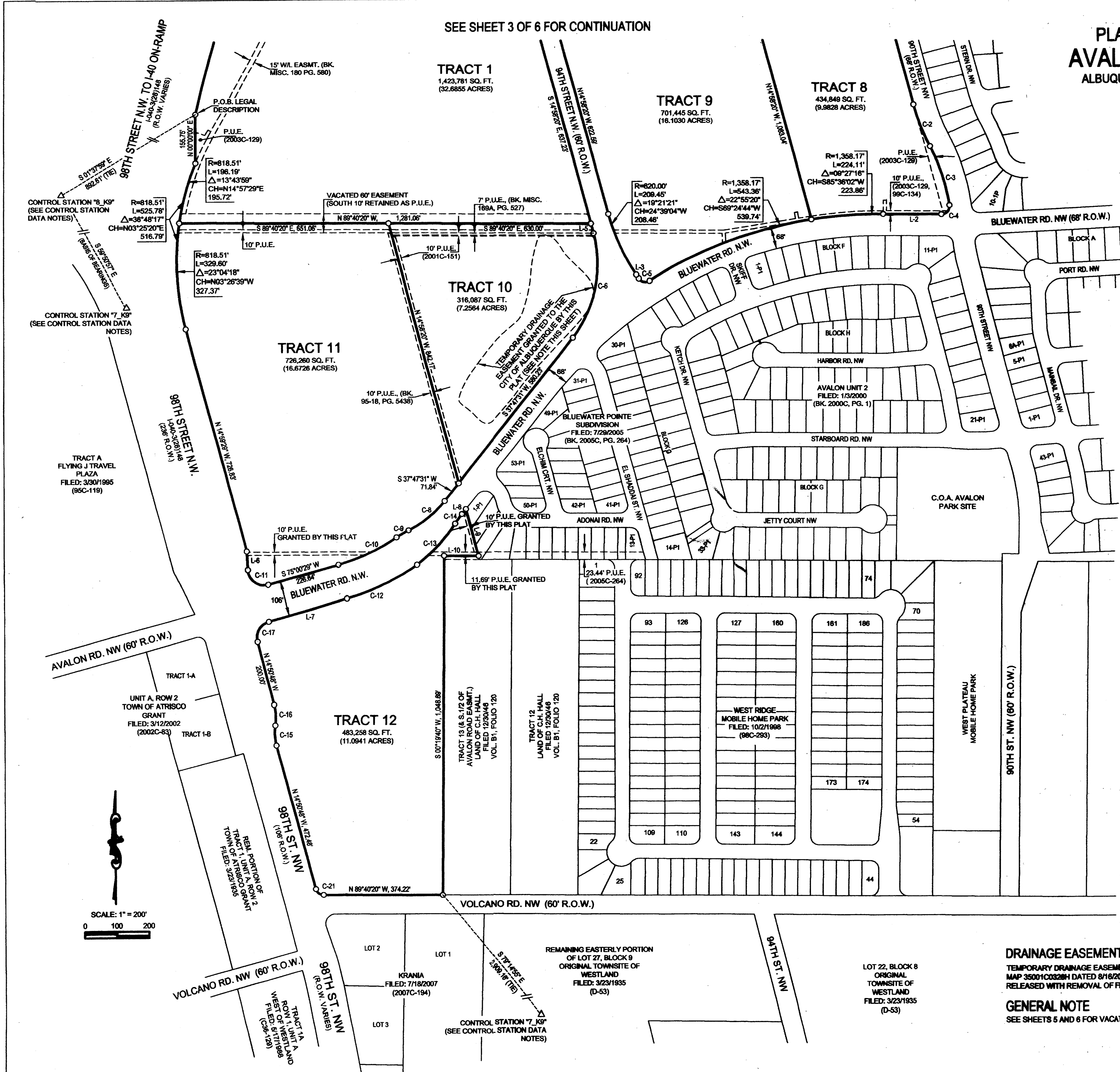
SEE SHEET 4 OF 6 FOR CONTINUATION

**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°54'40"	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	616.00'	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	34.65'
C-6	368.99'	338.81'	52°45'51"	S 11°24'35" W	327.93'
C-7	46.40'	19.48'	24°03'12"	S 03°57'58" W	19.34'
C-8	335.00'	147.22'	25°10'44"	S 50°22'53" W	146.04'
C-9	335.00'	43.08'	07°22'11"	S 69°17'10" W	43.06'
C-10	597.00'	202.21'	19°24'25"	S 65°18'17" W	201.25'
C-11	50.00'	89.21'	102°13'32"	N 53°52'53" W	77.84'
C-12	703.00'	242.19'	19°44'20"	N 65°08'19" 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'	05°35'29"	N 34°56'47" E	37.06'
C-15	150.00'	61.67'	23°33'23"	N 03°04'07" W	61.24'
C-16	150.00'	61.67'	23°33'23"	N 03°04'07" W	61.24'
C-17	50.80'	78.42'	89°51'53"	N 30°05'08" E	70.63'
C-21	25.00'	32.65'	74°49'32"	N 52°15'34" W	30.38'

LINE TABLE

LINE #	BEARING	DISTANCE
L-1	S 06°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	52.27'
L-5	S 14°58'20" E	31.06'
L-6	N 02°45'59" W	57.21'
L-7	N 75°00'29" E	253.02'
L-8	N 37°47'32" E	20.17'
L-9	S 14°58'20" E	152.60'
L-10	N 89°40'20" W	107.16'

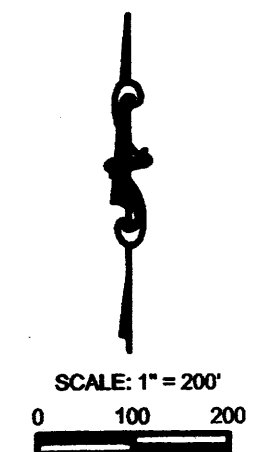
CONTROL STATION DATA

C.O.A. CONTROL STATION "8_K9"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,484,994.639
E=1,492,463.769
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=1,496,061.706
ELEVATION=5,140.082 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999881940
MAPPING ANGLE=0°16'38.12"

DRAINAGE EASEMENT NOTE
TEMPORARY DRAINAGE EASEMENT (LOCATION COINCIDES WITH F.E.M.A. FLOOD ZONE "A" PER MAP 35001C0326H DATED 8/16/2012) GRANTED BY THIS PLAT - EASEMENT WILL BE VOID AND RELEASED WITH REMOVAL OF FLOOD ZONE BY F.E.M.A.

GENERAL NOTE
SEE SHEETS 5 AND 6 FOR VACATIONS AND DEDICATIONS



CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	DISTANCE
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	616.00'	196.73'	18°17'55"	S 17°52'57" E 195.90'
C-4	25.00'	43.22'	96°03'39"	S 40°47'50" W 38.04'
C-19	46.40'	76.42'	94°21'30"	S 39°07'05" W 68.07'

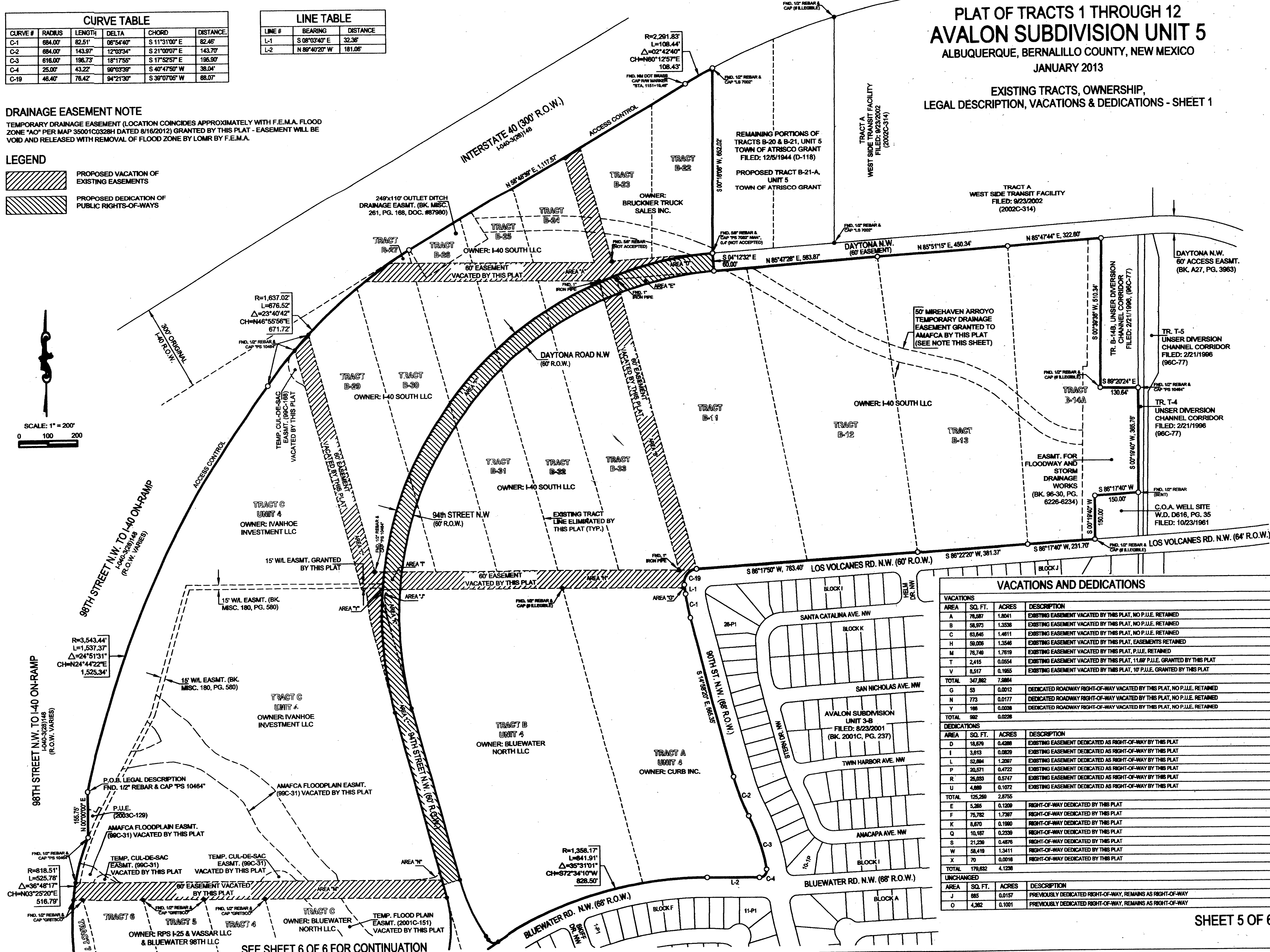
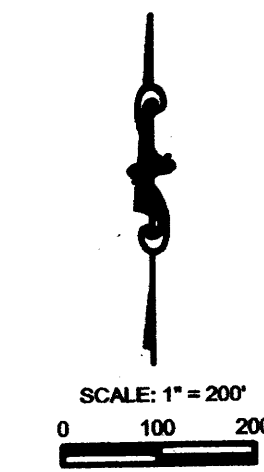
LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 89°40'20" W	181.06'

DRAINAGE EASEMENT NOTE

TEMPORARY DRAINAGE EASEMENT (LOCATION COINCIDES APPROXIMATELY WITH F.E.M.A. FLOOD ZONE "AO" PER MAP 35001C0328H DATED 8/16/2012) GRANTED BY THIS PLAT - EASEMENT WILL BE VOID AND RELEASED WITH REMOVAL OF FLOOD ZONE BY LOMR BY F.E.M.A.

LEGEND

- PROPOSED VACATION OF EXISTING EASEMENTS
- PROPOSED DEDICATION OF PUBLIC RIGHTS-OF-WAYS



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

EXISTING TRACTS, OWNERSHIP,
LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 1

VACATIONS AND DEDICATIONS			
VACATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
A	76,087	1.8041	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
B	58,973	1.3538	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
C	63,646	1.4611	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
H	59,006	1.3546	EXISTING EASEMENT VACATED BY THIS PLAT, EASEMENTS RETAINED
M	76,748	1.7619	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
T	2,415	0.0554	EXISTING EASEMENT VACATED BY THIS PLAT, 11.89' P.U.E. GRANTED BY THIS PLAT
V	8,517	0.1955	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.U.E. GRANTED BY THIS PLAT
TOTAL	347,862	7.9864	
DEDICATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
D	18,676	0.4288	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,613	0.0829	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	32,684	1.2097	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	20,571	0.4722	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,023	0.5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,889	0.1122	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	125,260	2.8755	
RIGHT-OF-WAY DEDICATED BY THIS PLAT			
E	5,285	0.1209	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	75,782	1.7397	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	8,870	0.2030	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,187	0.2339	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,230	0.4876	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	58,418	1.3411	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0.0016	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	179,832	4.1238	
UNCHANGED			
AREA	SQ. FT.	ACRES	DESCRIPTION
J	885	0.0203	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,362	0.1001	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY

SEE SHEET 6 OF 6 FOR CONTINUATION

SEE SHEET 5 OF 6 FOR CONTINUATION

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

EXISTING TRACTS, OWNERSHIP,
LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 2

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-2	684.07'	143.97'	12°03'34"	S 21°00'07" E	143.70'
C-3	616.00'	196.73'	18°17'55"	S 17°52'57" E	195.90'
C-4	25.00'	43.22'	90°03'39"	S 40°47'50" W	38.04'
C-20	1,290.17'	65.06'	02°53'25"	S 52°14'58" W	65.06'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-2	N 88°40'20" W	181.06'
L-15	S 14°58'20" E	72.73'
L-18	N 14°58'20" W	37.19'
L-17	S 14°58'20" E	195.30'
L-18	N 88°40'20" W	107.16'

CONTROL STATION DATA



C.O.A CONTROL STATION "8_K9"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,484,964.839
E=1,482,483.789
ELEVATION=5,250.186 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999877891
MAPPING ANGLE=0°17'03.21"

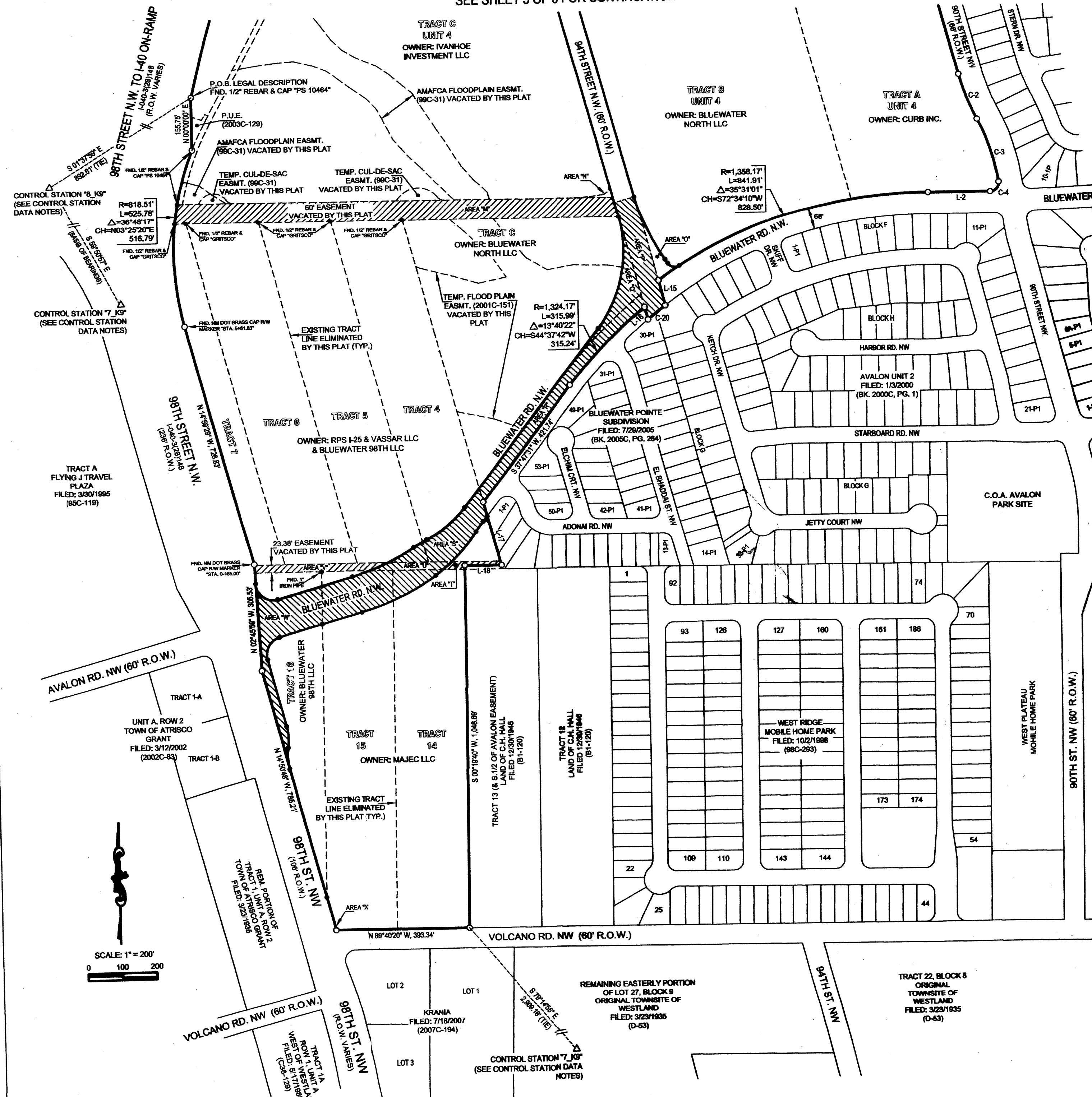
C.O.A CONTROL STATION "8_K9"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,488,227.748
E=1,483,809.314
ELEVATION=5,239.399 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999877851
MAPPING ANGLE=0°16'54.24"

VACATIONS AND DEDICATIONS

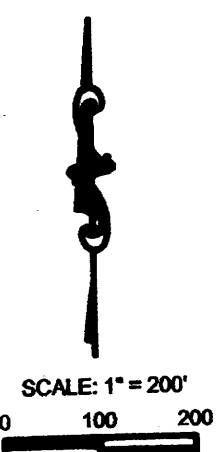
VACATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
A	78,287	1.8041	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
B	58,875	1.3338	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
C	63,845	1.4611	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
H	50,808	1.1546	EXISTING EASEMENT VACATED BY THIS PLAT, EASEMENTS RETAINED
M	78,748	1.7919	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
T	2,416	0.0554	EXISTING EASEMENT VACATED BY THIS PLAT, 11.89' P.U.E. GRANTED BY THIS PLAT
V	8,917	0.2055	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.U.E. GRANTED BY THIS PLAT
TOTAL	347,882	7.9884	
DEDICATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
D	19,879	0.4538	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,813	0.0873	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	82,884	1.8897	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	28,571	0.6572	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,085	0.5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,888	0.1122	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	176,228	3.9955	
E	4,385	0.1000	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	75,762	1.7287	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	8,879	0.2028	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	18,187	0.4168	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,258	0.4876	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	88,418	2.0111	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0.0016	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	178,822	4.0238	
UNCHANGED			
AREA	SQ. FT.	ACRES	DESCRIPTION
J	885	0.0202	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,382	0.1001	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY

LEGEND

-  PROPOSED VACATION OF EXISTING EASEMENTS
-  PROPOSED DEDICATION OF PUBLIC RIGHTS-OF-WAYS



TRACT A
FLYING J TRAVEL
PLAZA
FILED: 3/30/1995
(95C-119)



SCALE: 1" = 200'
0 100 200

REMAINING EASTERLY PORTION
OF LOT 27, BLOCK 9
ORIGINAL TOWNSITE OF
WESTLAND
FILED: 3/23/1935
(D-53)

TRACT 22, BLOCK 8
ORIGINAL
TOWNSITE OF
WESTLAND
FILED: 3/23/1935
(D-53)

KRANIA
FILED: 7/18/2007
(2007C-194)

UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 3/12/2002
(2002C-63)

REAL PORTION OF
TRACT 1 UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

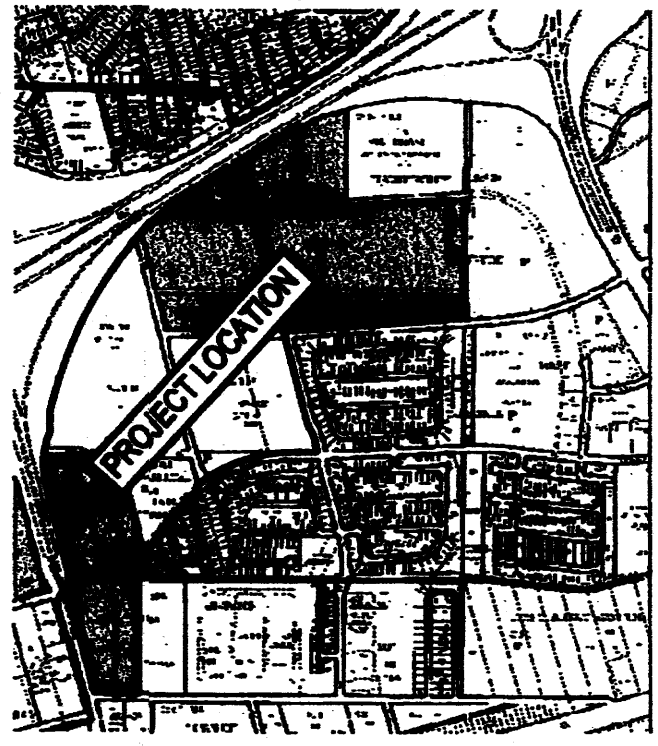
TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)

TRACT 1A
UNIT A, ROW 2
TOWN OF ATRISCO
GRANT
FILED: 8/29/1995
(95C-119)



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



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-44A, 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, 1988 IN VOLUME 98C, 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 C.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 "B, 13" BEARS S01°37'59"E, 892.81 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 28°51'31" AND A CHORD WHICH BEARS N24°44'22"E, 1,525.34 FEET DISTANCE) TO A POINT ON CURVE; THENCE,

NORTHEASTERLY, 678.52 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1,537.02 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, 583.87 FEET DISTANCE TO A POINT; THENCE, N85°51'19"E, 450.34 FEET DISTANCE TO A POINT; THENCE, N85°47'44"E, 322.80 FEET DISTANCE TO A POINT; THENCE, S00°39'36"W, 510.34 FEET DISTANCE TO A POINT; THENCE, S89°20'24"E, 130.84 FEET DISTANCE TO A POINT; THENCE, S00°19'40"W, 365.76 FEET DISTANCE TO A POINT; THENCE, S86°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°17'50"W, 763.40 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

S86°22'20"W, 381.37 FEET DISTANCE TO A POINT; THENCE, S86°17'50"W, 763.40 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,

S06°03'40"E, 32.38 FEET DISTANCE TO THE POINT OF CURVATURE ON THE WESTERLY LINE OF 98th STREET N.W.; THENCE,

SOUTHEASTERLY, 62.51 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, 62.46 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, 198.73 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 16°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°03'38" 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 1,358.17 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 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, 315.89 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°58'20"W, 728.83 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 38°48'17" AND A CHORD WHICH BEARS N03°25'20"E, 518.79 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.

[Signature]
DRB CHAIRPERSON, PLANNING DEPARTMENT

5-21-14
DATE

[Signature]
CITY ENGINEER

5-14-14
DATE

[Signature]
AMAFCA

4-28-14
3-26-14
DATE

[Signature]
PARKS AND RECREATION DEPARTMENT

5-14-14
DATE

[Signature]
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

05/19/14
DATE

[Signature]
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

05-14-14
DATE

[Signature]
ENVIRONMENTAL HEALTH DEPARTMENT

05-19-2014
DATE

[Signature]
REAL PROPERTY DIVISION

5-14-14
DATE

[Signature]
CITY SURVEYOR

1/8/14
DATE

[Signature]
NEW MEXICO GAS COMPANY

2-13-13
DATE

[Signature]
CENTURYLINK

3/12/2014
DATE

[Signature]
COMCAST

2/20/2013
DATE

[Signature]
COMCAST

3-25-14
DATE

[Signature]
COMCAST

3-19-13
DATE

PAID TO THE 22 PARCELS LISTED
PROPERTY OWNERS
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

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 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.

[Signature]
VLADIMIR JIRIK, MAPS NO. 10484
PROFESSIONAL SURVEYING LLC.
P.O. BOX 94585, ALBUQUERQUE, NM 87199
505.892.4597, professional.surveying@comcast.net



- SUBDIVISION DATA**
- PROJECT # 1009438, 12DRB-70371
 - VACATION NO.:
 - ZONE ATLAS INDEX NO.: J-9 AND K-9
 - GROSS SUBDIVISION ACREAGE: 172,4503 ACRES
 - TOTAL NUMBER OF EXISTING TRACTS: 28 TRACTS
 - TOTAL NUMBER OF PROPOSED TRACTS: 12 TRACTS
 - VACATION OF EXISTING ROADWAY EASEMENTS: 7,3894 ACRES
 - VACATION OF ROADWAY R.O.W.: 0.0228 ACRES
 - R.O.W. DEDICATION: 4.1238 ACRES
 - EXISTING ROADWAY EASEMENTS DEDICATED AS R.O.W.: 2.9755 ACRES
 - DEDICATED R.O.W. UNCHANGED: 0.1158 ACRE
 - MILEAGE OF STREETS CREATED: 0.64 MILES
 - DATE OF SURVEY: SEPTEMBER 2012
 - 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 28 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**
- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. BASIS OF BEARINGS IS BEARING S89°50'57"E BETWEEN CONTROL STATIONS "B, 13" AND "7, 13". DISTANCES ARE GROUND.
 - UNLESS SHOWN OTHERWISE ALL PROPERTY CORNERS ARE MARKED WITH 1/2" REBAR AND CAP MARKED "PS 10464".
 - THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
 - WATER AND SANITARY SEWER SERVICE TO AVALON SUBDIVISION, UNIT 5 MUST BE VERIFIED AND COORDINATED WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
 - 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.
 - THE SUBJECT PROPERTY LIES WITHIN ZONES "C", "A" AND "AO" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0328H DATED 8/18/2012.
 - 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.
 - 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.
 - MAINTENANCE OF UTILITY LINES AND OTHER FACILITIES WITHIN EXISTING OR PROPOSED EASEMENTS IS THE RESPONSIBILITY OF THE GRANTEEES OF THOSE EASEMENT RIGHTS.
 - 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 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.
 - BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVED THE ANNEXATION REQUEST OF PORTIONS OF LANDS SHOWN HEREON ON JANUARY 11, 2011, FILE NO. AXBC-2010-05 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-11-47 AND O-11-68.
 - 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

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. HANSEN, 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. HANSEN, 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

B. Spencer
 FOR RPS 125 & 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 2013 BY BEN SPENCER.
 MY COMMISSION EXPIRES: 08/02/2016

OFFICIAL SEAL
 Theresa Casares
 Notary Public
 State of New Mexico
 My Commission Expires: 08/02/2014

Denise Penners
 FOR BLUEWATER SOUTH LLC, CHARLES A. HANSEN, 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 MAEC 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. HANSEN, 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
 Margaret A. Bols
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 11/2/13

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 2013 BY THOMAS F. KELEHER.
 MY COMMISSION EXPIRES: 11/2/13

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 30th 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

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

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 PAVES 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, REPAIR, 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 GRANOR 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 TRANSFORMERS/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 TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2013

FINAL TRACTS - SHEET 1

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
C-1	684.00	82.51	05°54'00"	S 11°31'00" E 82.49
C-2	684.00	143.97	12°03'34"	S 21°00'00" E 143.70
C-3	618.00	188.73	18°17'55"	S 17°52'51" E 188.00
C-4	25.00	43.22	90°03'30"	S 40°47'30" W 38.04
C-5	25.00	38.28	87°43'15"	N 76°11'18" W 34.85
C-6	388.00	338.81	52°46'51"	S 11°24'38" W 327.93
C-7	46.40	19.48	24°05'12"	S 03°57'58" W 19.34

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 08°02'00" E	32.35
L-2	N 08°40'20" W	181.05
L-3	N 34°18'41" W	13.71
L-4	S 08°40'20" E	52.27
L-5	S 14°58'20" E	31.05

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

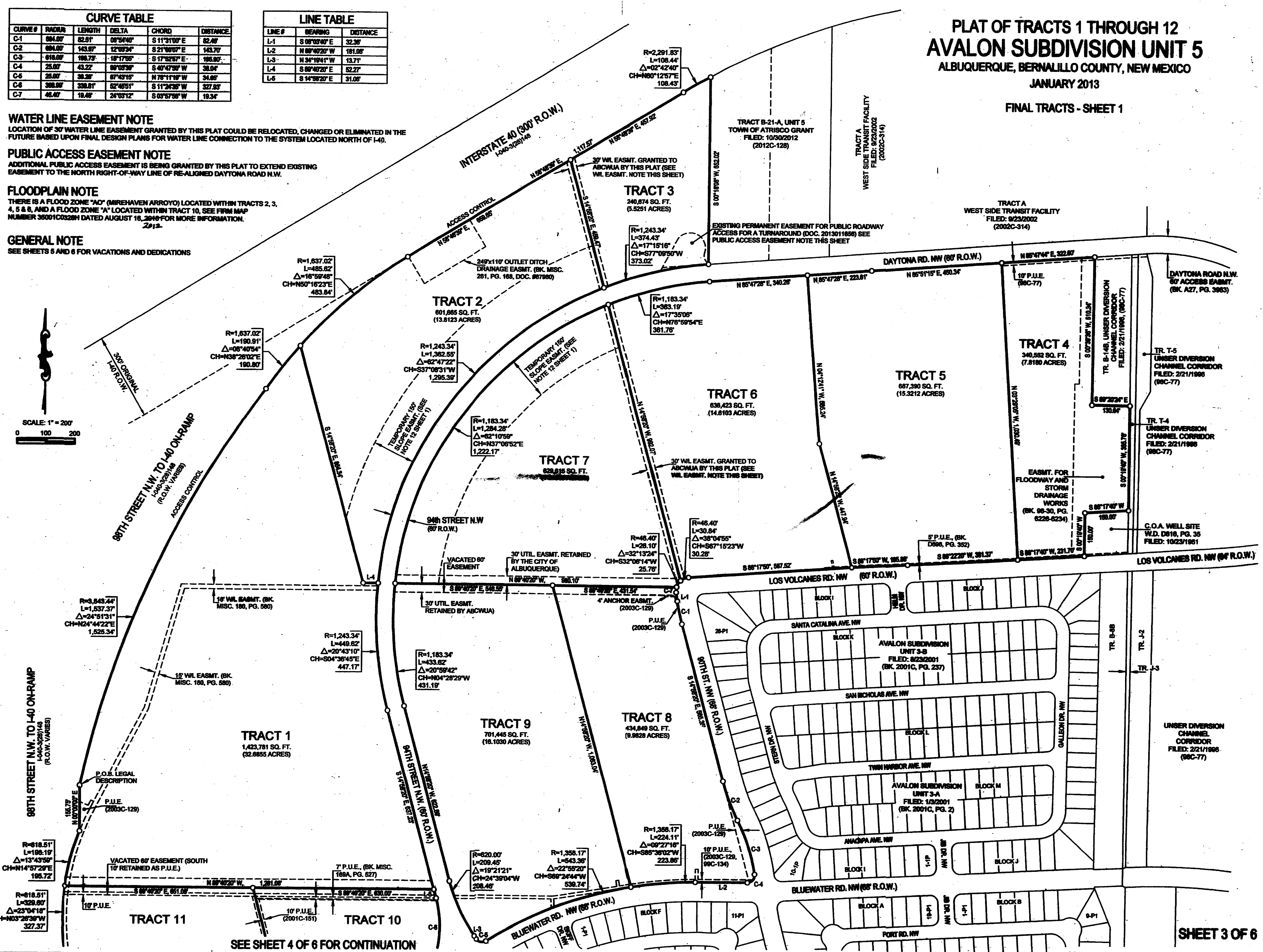
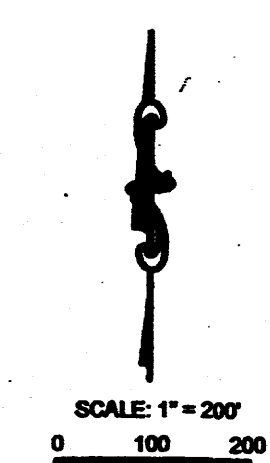
ADDITIONAL PUBLIC ACCESS EASEMENT IS BEING GRANTED BY THIS PLAT TO EXTEND EXISTING EASEMENT TO THE NORTH RIGHT-OF-WAY LINE OF REALIGNED DAYTONA ROAD N.W.

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 18, 2010 FOR MORE INFORMATION. 2/12

GENERAL NOTE

SEE SHEETS 5 AND 6 FOR VACATIONS AND DEDICATIONS



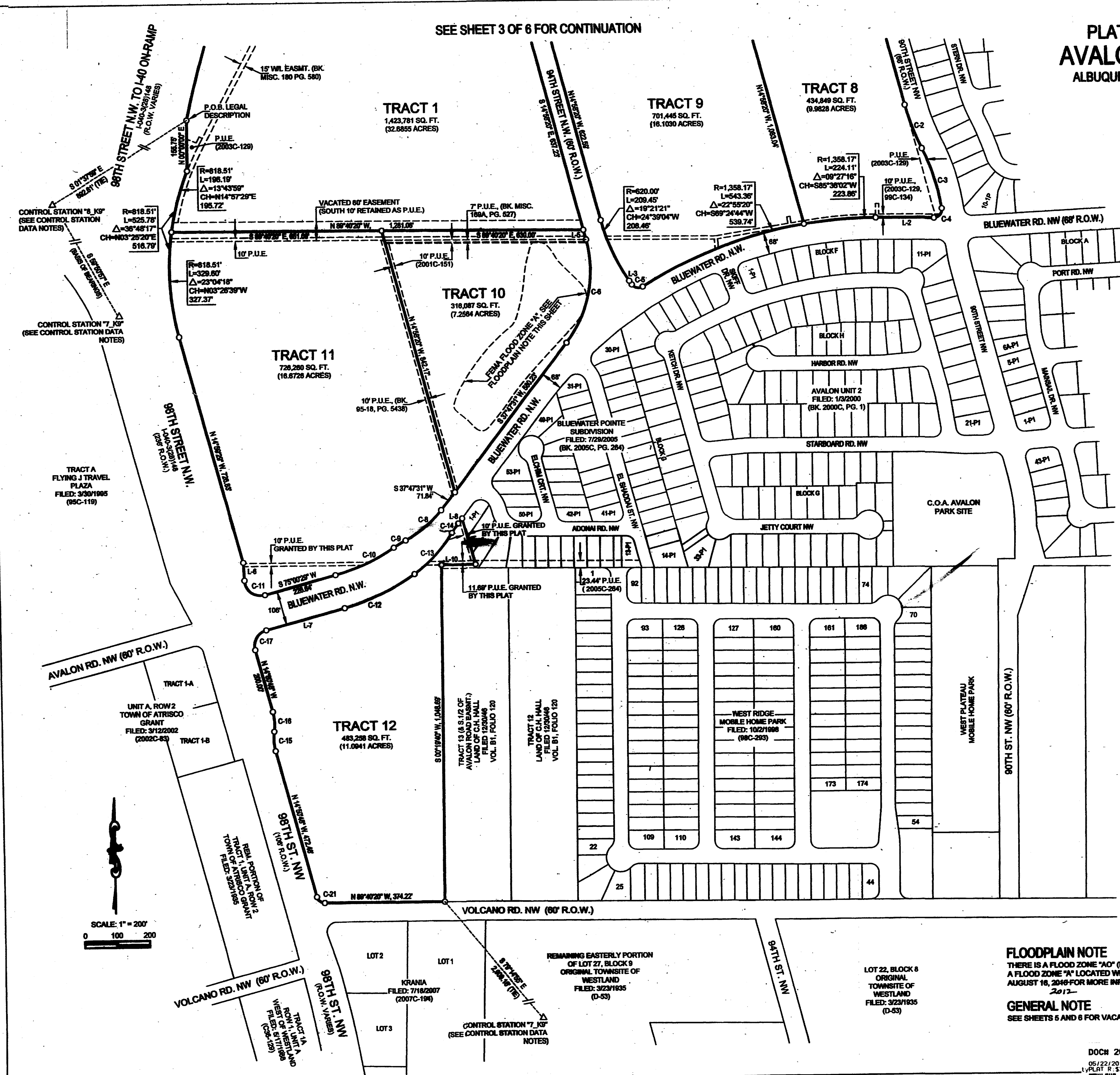
SEE SHEET 4 OF 6 FOR CONTINUATION

SHEET 3 OF 6

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'	82.57'	08°54'07"	S 11°31'00" E	82.46'
C-2	684.00'	143.97'	12°03'36"	S 21°00'00" E	143.70'
C-3	618.00'	188.73'	18°17'55"	S 17°32'00" E	188.87'
C-4	25.00'	43.22'	09°03'39"	S 46°07'30" W	38.04'
C-5	25.00'	38.38'	07°43'18"	N 78°11'18" W	34.89'
C-6	388.00'	388.01'	62°48'51"	S 11°24'30" W	327.93'
C-7	48.00'	18.48'	24°03'12"	S 88°57'00" W	18.34'
C-8	326.00'	147.22'	25°18'44"	S 88°22'00" W	148.04'
C-9	326.00'	43.88'	07°22'11"	S 88°17'10" W	43.08'
C-10	687.00'	282.21'	18°24'28"	S 88°18'10" W	281.23'
C-11	68.00'	88.21'	108°13'52"	N 88°28'00" W	77.84'
C-12	788.00'	242.18'	18°44'28"	N 88°00'00" E	248.88'
C-13	478.00'	178.75'	21°11'08"	N 42°48'00" E	174.75'
C-14	388.00'	37.18'	05°38'28"	N 34°00'00" E	37.88'
C-15	188.00'	61.87'	28°38'25"	N 88°00'00" W	61.24'
C-16	188.00'	61.87'	28°38'25"	N 88°00'00" W	61.24'
C-17	98.00'	78.42'	08°07'05"	N 88°00'00" E	78.88'
C-21	25.00'	32.85'	74°48'32"	N 82°18'34" W	33.28'

LINE TABLE

LINE #	BEARING	DISTANCE
L-1	S 08°05'00" E	32.36'
L-2	N 88°48'20" W	181.88'
L-3	N 34°18'41" W	13.71'
L-4	S 88°48'20" E	62.27'
L-5	S 14°08'00" E	31.88'
L-6	N 02°48'00" W	57.21'
L-7	N 78°18'00" E	283.82'
L-8	N 33°42'00" E	28.17'
L-9	S 14°08'00" E	182.87'
L-10	N 88°48'20" W	187.18'

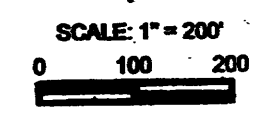
CONTROL STATION DATA

C.O.A. CONTROL STATION "B" J9"
 NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
 N=1,484,884.839
 E=1,482,463.709
 ELEVATION=5,250.188 (NAVD 1988)
 GROUND-TO-GRID FACTOR=0.999977891
 MAPPING ANGLE=0°17'03.21"

C.O.A. CONTROL STATION "7" J9"
 NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
 N=1,482,904.725
 E=1,486,081.708
 ELEVATION=5,140.652 (NAVD 1988)
 GROUND-TO-GRID FACTOR=0.999981840
 MAPPING ANGLE=0°16'38.12"

FLOODPLAIN NOTE
 THERE IS A FLOOD ZONE "AO" (MREHAVEN ARROYO) LOCATED WITHIN TRACTS 2, 3, 4, 5 & 6, AND A FLOOD ZONE "A" LOCATED WITHIN TRACT 10, SEE FRM MAP NUMBER 36001C0328H DATED AUGUST 18, 2010 FOR MORE INFORMATION.
 2012

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

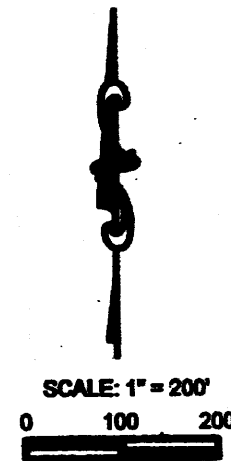
**EXISTING TRACTS,
LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 1**

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-1	884.07	82.87	8°56'40"	811.3180'E	82.87
C-2	884.07	143.97	12°09'34"	821.0097'E	143.97
C-3	816.07	198.73	18°17'59"	817.8267'E	198.80
C-4	26.07	43.22	89°09'59"	840°47'59"W	38.04
C-19	48.47	78.42	84°27'37"	838°07'02"W	68.07

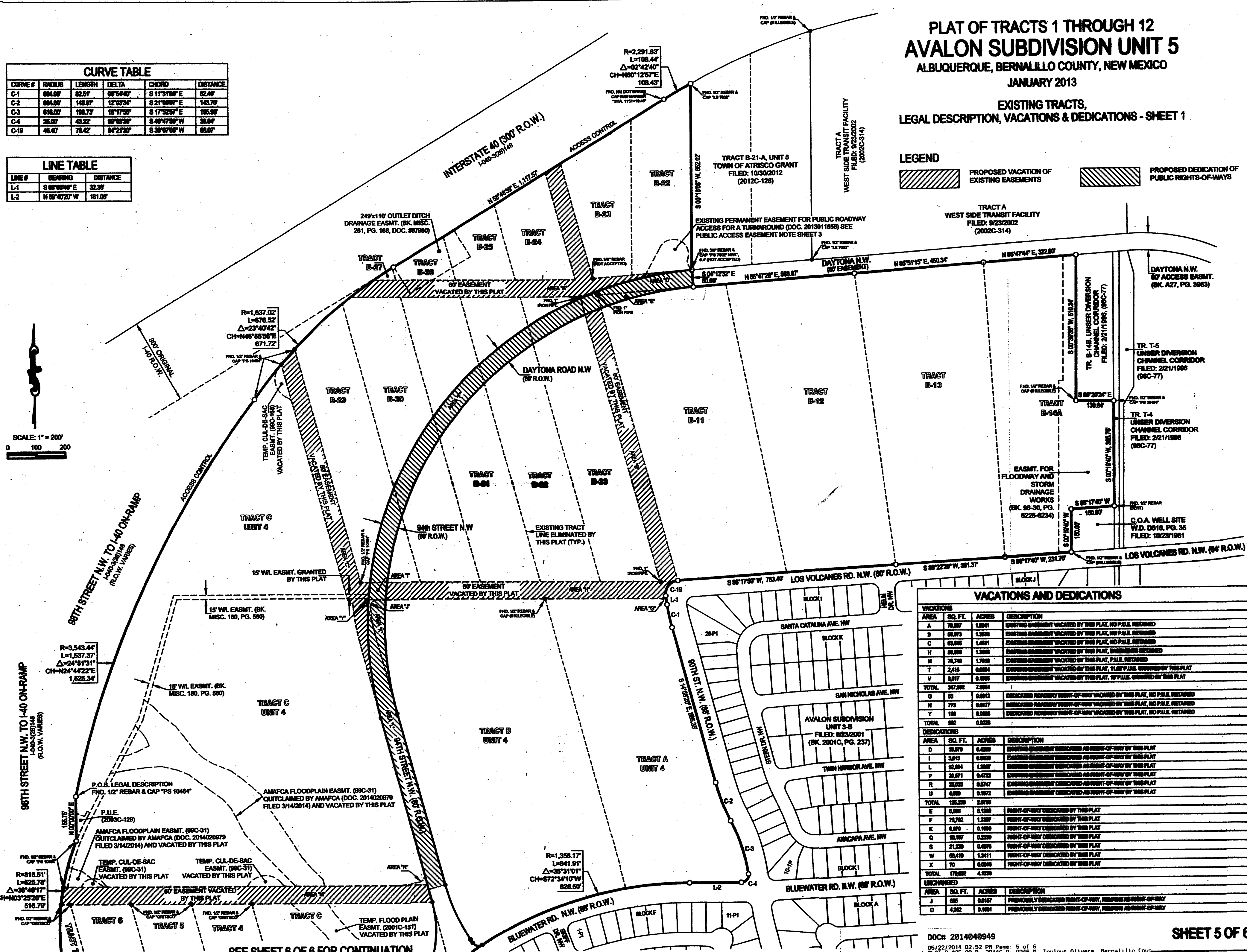
LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36
L-2	N 88°40'27" W	181.08

LEGEND

- PROPOSED VACATION OF EXISTING EASEMENTS
- PROPOSED DEDICATION OF PUBLIC RIGHTS-OF-WAYS



SCALE: 1" = 200'



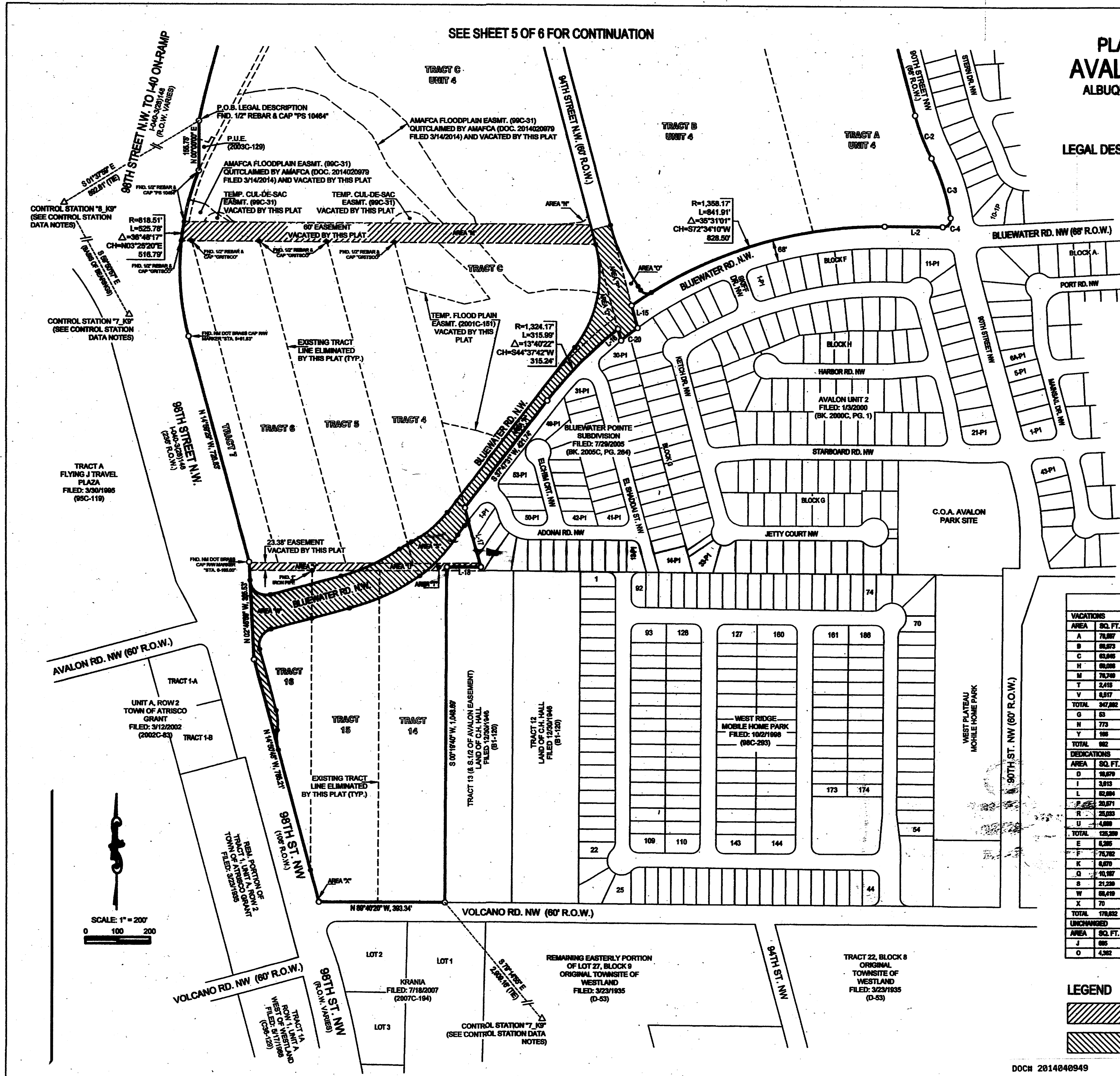
VACATIONS AND DEDICATIONS			
VACATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
A	78,887	1.804	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.L.E. RETAINED
B	88,973	2.028	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.L.E. RETAINED
C	63,646	1.461	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.L.E. RETAINED
H	82,888	1.898	EXISTING EASEMENT VACATED BY THIS PLAT, EASEMENTS RETAINED
M	78,740	1.791	EXISTING EASEMENT VACATED BY THIS PLAT, P.L.E. RETAINED
T	2,410	0.055	EXISTING EASEMENT VACATED BY THIS PLAT, 11.87 P.L.E. GRANTED BY THIS PLAT
V	8,977	0.206	EXISTING EASEMENT VACATED BY THIS PLAT, 17 P.L.E. GRANTED BY THIS PLAT
TOTAL	347,282	7.984	
DEDICATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
D	19,879	0.456	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,813	0.087	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	82,884	1.898	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	20,571	0.472	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	20,033	0.457	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,889	0.112	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	128,289	2.916	
E	5,288	0.120	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	78,782	1.797	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	6,870	0.158	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,187	0.233	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,239	0.487	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	88,419	2.011	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0.001	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	178,882	4.128	
UNRECORDED			
AREA	SQ. FT.	ACRES	DESCRIPTION
J	88	0.002	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,382	0.101	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY

SEE SHEET 6 OF 6 FOR CONTINUATION

SEE SHEET 5 OF 6 FOR CONTINUATION

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

EXISTING TRACTS,
LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 2



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING	DISTANCE
C-2	684.07	143.07	12°09'34"	821.0877	S 21°09'34" E	143.07
C-3	616.07	108.73	10°17'00"	617.8257	S 17°00'00" E	108.73
C-4	25.00	43.22	89°02'30"	3.404700	S 40°47'00" W	38.04
C-20	1,358.17	65.99	02°02'20"	628.507	S 82°14'00" W	65.99

LINE TABLE

LINE #	BEARING	DISTANCE
L-2	N 89°49'22" W	191.00
L-15	S 14°02'20" E	72.37
L-16	N 14°02'20" W	37.37
L-17	S 14°02'20" E	195.30
L-18	N 89°49'22" W	107.30

CONTROL STATION DATA

C.O.A CONTROL STATION "8_13"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,484,894.530
E=1,493,493.700
ELEVATION=4,250.186 (NAVD 1985)
GROUND-TO-GRID FACTOR=0.999677801
MAPPING ANGLE=0°17'03.21"

C.O.A CONTROL STATION "8_10"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,486,227.748
E=1,493,800.514
ELEVATION=4,230.300 (NAVD 1985)
GROUND-TO-GRID FACTOR=0.999677801
MAPPING ANGLE=0°16'54.24"

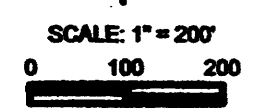
VACATIONS AND DEDICATIONS

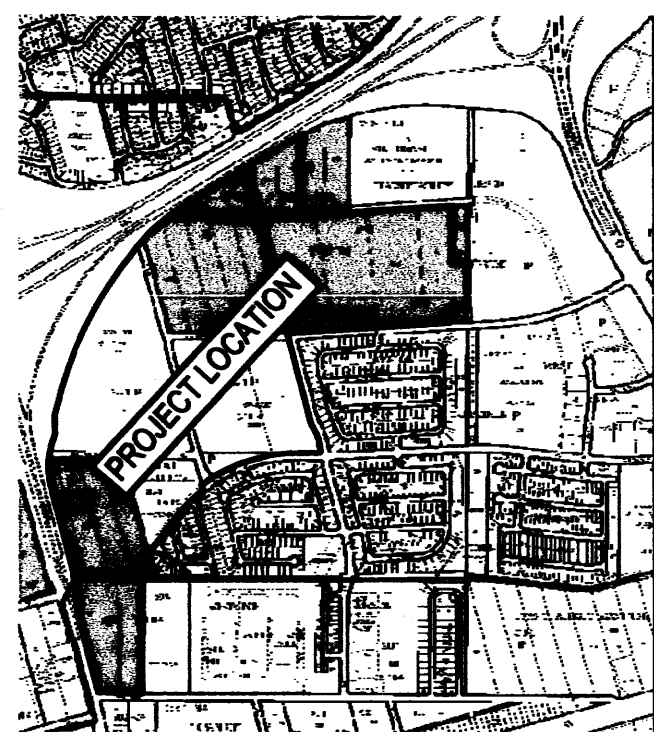
AREA	SQ. FT.	ACRES	DESCRIPTION
VACATIONS			
A	70,597	1.6011	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.A.L.E. RETURNED
B	80,873	1.8388	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.A.L.E. RETURNED
C	83,046	1.8911	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.A.L.E. RETURNED
H	80,088	1.8346	EXISTING EASEMENT VACATED BY THIS PLAT, EASEMENTS RETURNED
M	78,749	1.7919	EXISTING EASEMENT VACATED BY THIS PLAT, P.A.L.E. RETURNED
T	2,415	0.0554	EXISTING EASEMENT VACATED BY THIS PLAT, 11.80' P.A.L.E. GRANTED BY THIS PLAT
V	8,917	0.2055	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.A.L.E. GRANTED BY THIS PLAT
TOTAL	347,882	7.9841	
DEDICATIONS			
G	83	0.0012	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.A.L.E. RETURNED
N	773	0.0177	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.A.L.E. RETURNED
Y	195	0.0045	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.A.L.E. RETURNED
TOTAL	902	0.0228	
DEDICATIONS			
D	18,679	0.4289	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,913	0.0899	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	82,884	1.8807	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	30,871	0.7072	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,083	0.5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,189	0.0952	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	235,599	5.3965	
E	5,285	0.1200	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	70,782	1.5970	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	8,070	0.1850	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,167	0.2330	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,239	0.4876	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	88,419	1.9811	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0.0016	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	178,832	4.0238	
UNCHANGED			
J	88	0.0019	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,382	0.1001	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY

LEGEND

PROPOSED VACATION OF EXISTING EASEMENTS

PROPOSED DEDICATION OF PUBLIC RIGHTS-OF-WAYS





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 "C", "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 C.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, 678.52 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°19'08"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, N65°51'15"E, 450.34 FEET DISTANCE TO A POINT; THENCE, N85°47'44"E, 322.80 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, S86°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°17'50"W, 763.40 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, 60.07 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,

S06°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 1,358.17 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.

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

CITY ENGINEER

DATE

Lynn M. Meyer
AMAFCA

4-28-14
3-26-14
DATE

PARKS AND RECREATION DEPARTMENT

DATE

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY

DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

DATE

ENVIRONMENTAL HEALTH DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

Dan P. Acosta
CITY SURVEYOR

1/8/14
DATE

Fernando Vigil
FIRM

2-13-13
DATE 3/12/2014

BJ
NEW MEXICO GAS COMPANY

2/20/2013
DATE

Rita Jaramilla
CENTURYLINK

3-25-14
DATE 3-19-13

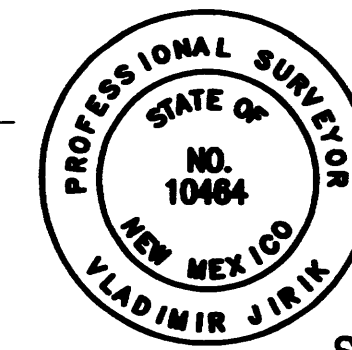
[Signature]
COMCAST

3/12/14
DATE 2/13/13

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, ADULY 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
2/12/2013
DATE
VLADIMIR JIRIK, N.M.S. NO. 10484
PROFESSIONAL SURVEYING LLC.
P.O. BOX 94985, ALBUQUERQUE, NM 87199
505.862.4587, professional.surveying@comcast.net



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 INDEFESIBLE 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

B. 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:

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

OWNERSHIP NOTE

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

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:

- 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.
- CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

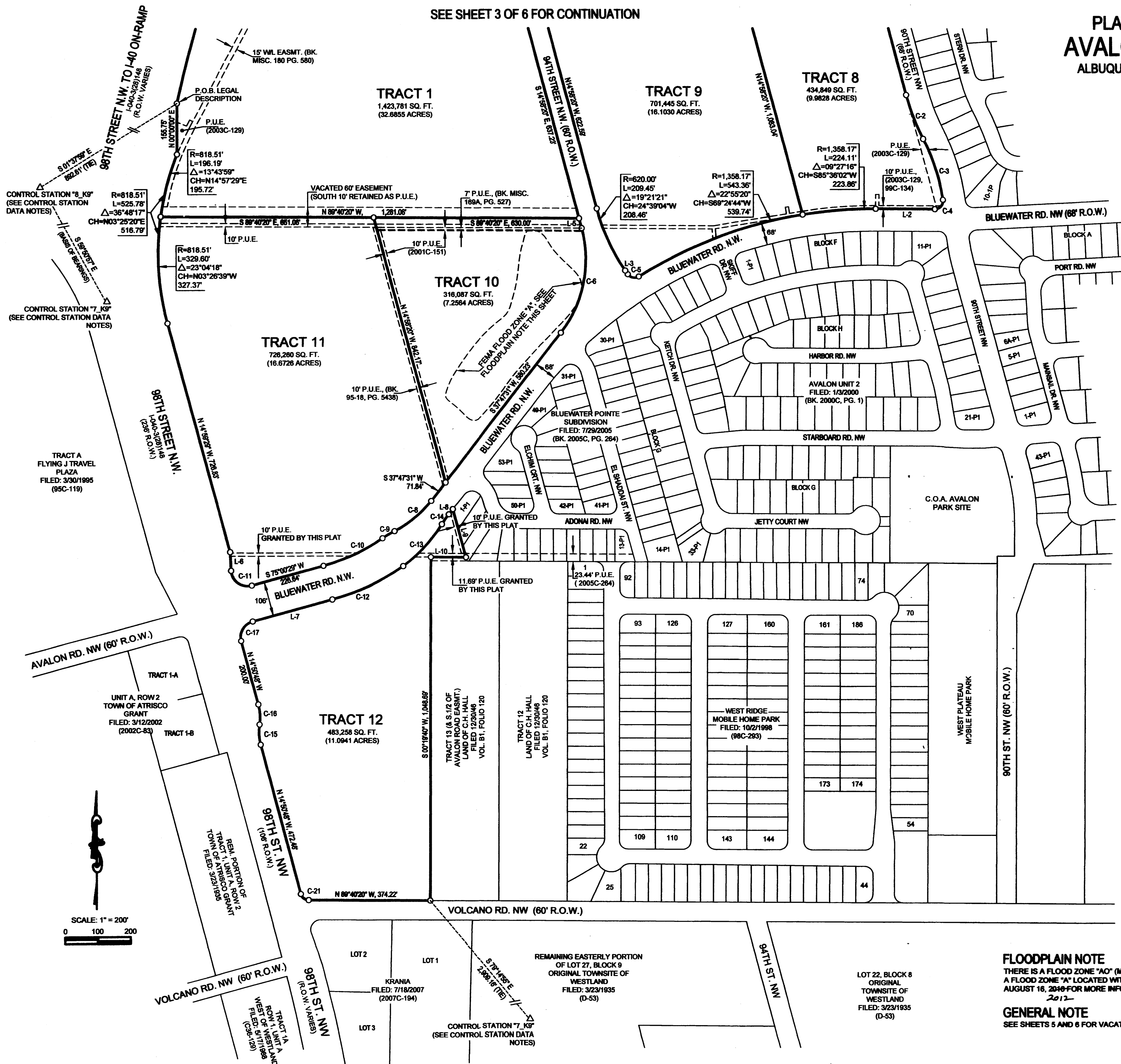
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SEE SHEET 3 OF 6 FOR CONTINUATION

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

JANUARY 2013

FINAL TRACTS - SHEET 2



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-1	684.00'	82.51'	08°54'40"	S 11°31'00" E	82.46'
C-2	684.00'	143.97'	12°03'34"	S 21°00'00" E	143.70'
C-3	618.00'	198.73'	18°17'55"	S 17°32'57" E	195.50'
C-4	25.00'	43.22'	99°03'39"	S 40°47'50" W	38.04'
C-5	25.00'	38.28'	87°43'19"	N 78°11'19" W	34.89'
C-6	388.59'	339.61'	52°40'51"	S 11°24'35" W	327.93'
C-7	46.40'	19.48'	24°03'12"	S 03°57'58" W	19.34'
C-8	335.00'	147.22'	25°10'44"	S 50°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 05°18'17" W	201.25'
C-11	50.00'	88.21'	102°13'32"	N 53°52'53" E	77.84'
C-12	703.00'	242.19'	19°44'20"	N 69°08'18" E	240.98'
C-13	475.00'	175.75'	21°11'58"	N 42°48'02" E	174.75'
C-14	380.20'	37.10'	06°38'29"	N 34°59'47" E	37.08'
C-15	180.00'	61.67'	23°33'23"	N 63°04'07" W	61.24'
C-16	150.00'	61.67'	23°33'23"	N 03°04'07" W	61.24'
C-17	50.00'	78.42'	88°51'53"	N 30°06'09" E	70.83'
C-21	25.00'	32.85'	74°48'32"	N 52°15'34" W	30.38'

LINE TABLE

LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 88°40'20" W	181.08'
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'
L-6	N 02°45'59" W	57.21'
L-7	N 75°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 88°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=1,492,463.788
 ELEVATION=5,250.186 (NAVD 1988)
 GROUND-TO-GRID FACTOR=0.999677891
 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=1,496,061.706
 ELEVATION=5,140.082 (NAVD 1988)
 GROUND-TO-GRID FACTOR=0.999681940
 MAPPING ANGLE=0°16'38.12"

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 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**

**EXISTING TRACTS,
LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 1**

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-1	884.00'	82.51'	06°54'00"	S 11°31'00" E	82.46'
C-2	884.00'	143.97'	12°03'34"	S 21°00'07" E	143.70'
C-3	618.00'	198.73'	18°17'55"	S 17°52'57" E	195.90'
C-4	25.00'	43.22'	89°03'38"	S 40°47'50" W	38.04'
C-19	46.40'	78.42'	94°21'30"	S 39°07'05" W	68.07'

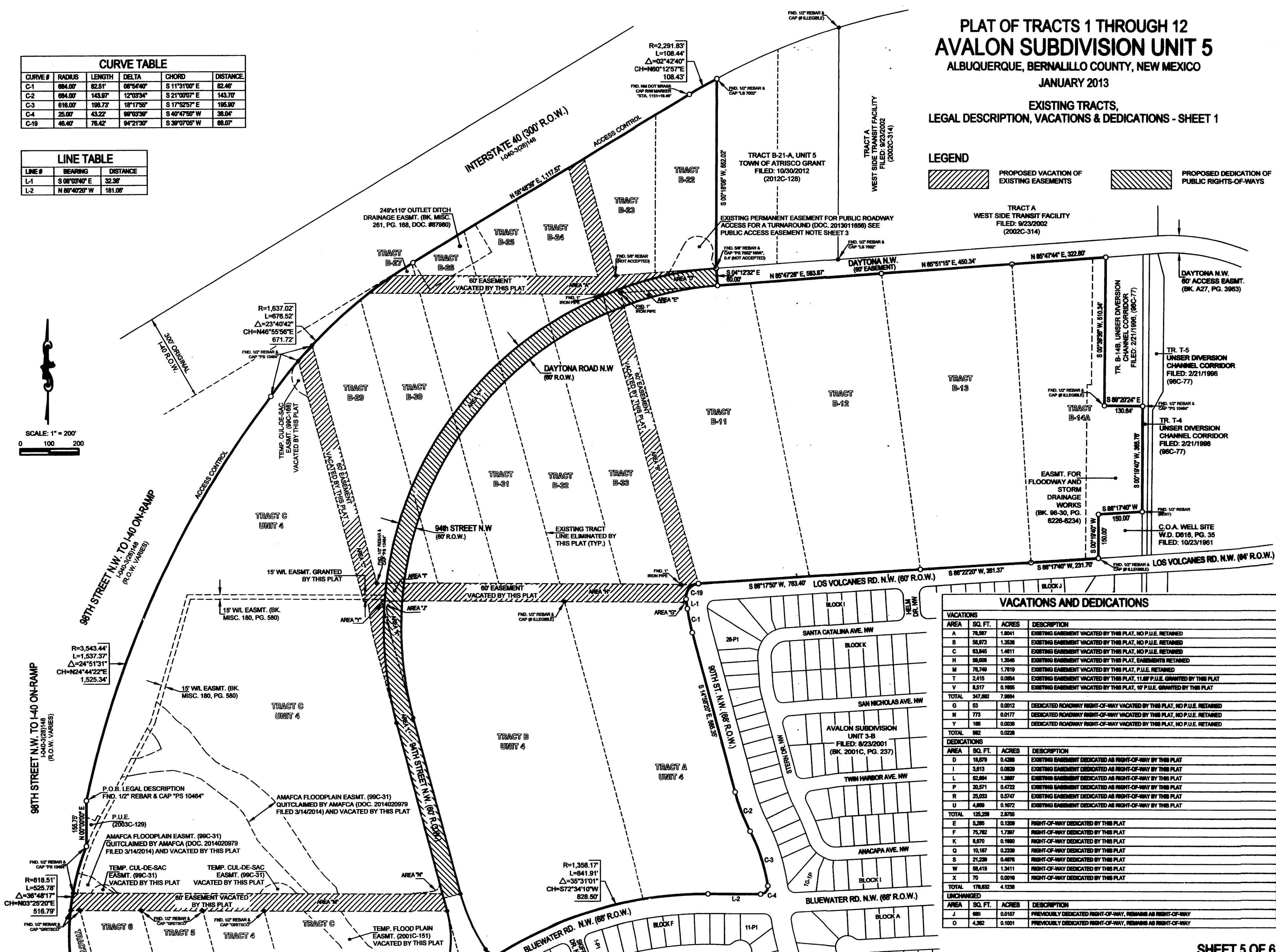
LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.38'
L-2	N 89°40'20" W	181.06'

LEGEND

- PROPOSED VACATION OF EXISTING EASEMENTS
- PROPOSED DEDICATION OF PUBLIC RIGHTS-OF-WAYS



SCALE: 1" = 200'



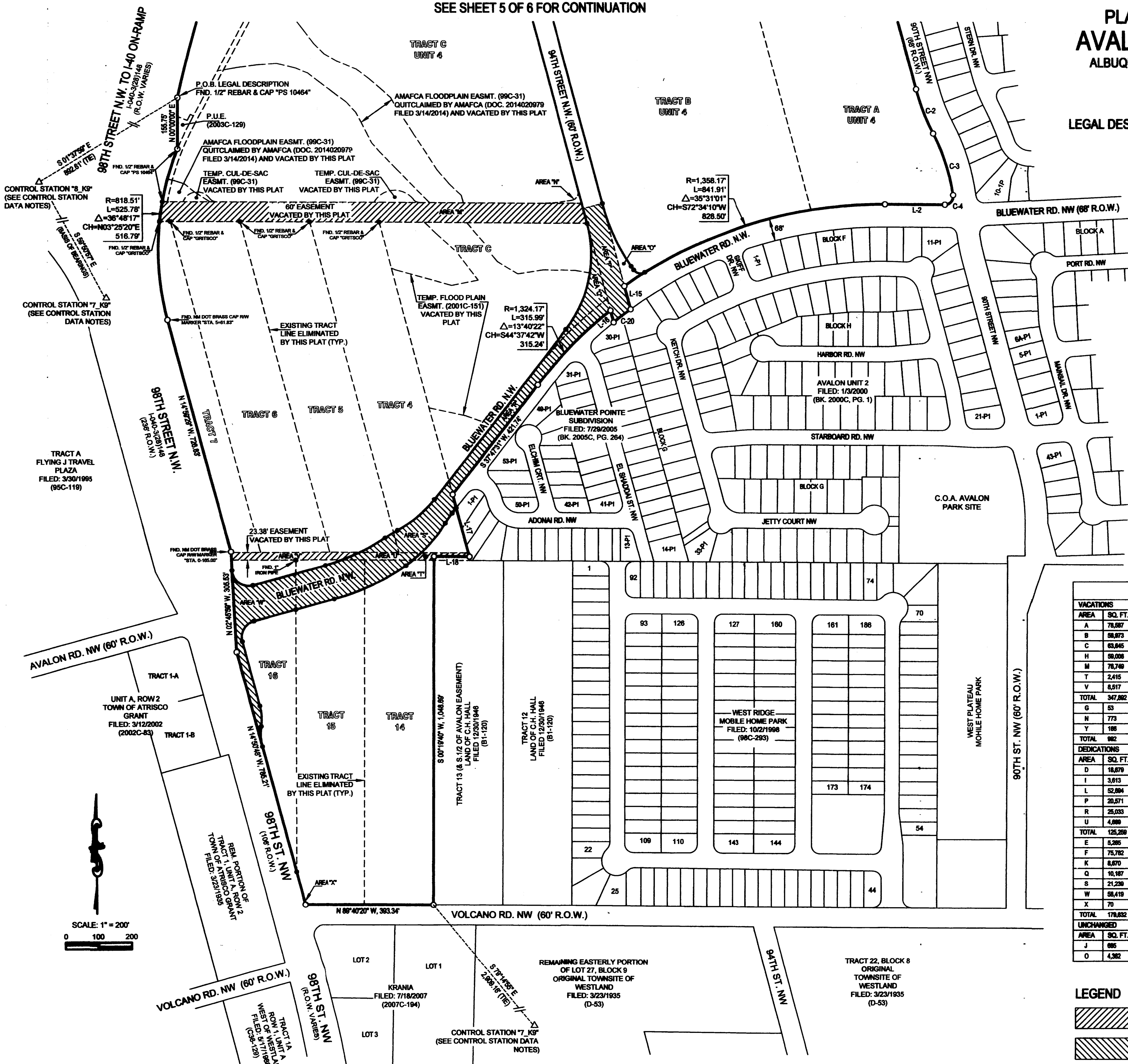
VACATIONS AND DEDICATIONS			
VACATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
A	78,987	1.8041	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
B	58,973	1.3538	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
C	63,846	1.4611	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
H	38,898	1.3546	EXISTING EASEMENT VACATED BY THIS PLAT, EASEMENTS RETAINED
M	78,749	1.7819	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
T	2,415	0.0554	EXISTING EASEMENT VACATED BY THIS PLAT, 11.89' P.U.E. GRANTED BY THIS PLAT
V	8,517	0.1955	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.U.E. GRANTED BY THIS PLAT
TOTAL	347,882	7.9884	
G	53	0.0012	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.U.E. RETAINED
N	773	0.0177	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.U.E. RETAINED
Y	188	0.0038	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.U.E. RETAINED
TOTAL	982	0.0228	
DEDICATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
D	18,679	0.4288	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,813	0.0872	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	62,684	1.3987	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	20,571	0.4722	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,033	0.5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,889	0.1122	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	128,259	2.9765	
E	5,285	0.1209	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	75,782	1.7387	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	8,870	0.2020	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,187	0.2339	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,239	0.4876	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	58,419	1.3411	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0.0016	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	178,832	4.1238	
UNCHANGED			
AREA	SQ. FT.	ACRES	DESCRIPTION
J	885	0.0202	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,382	0.1001	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY

SEE SHEET 6 OF 6 FOR CONTINUATION

SEE SHEET 5 OF 6 FOR CONTINUATION

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

EXISTING TRACTS,
LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 2



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-2	684.07'	143.97'	12°03'34"	S 21°06'07" E	143.70'
C-3	616.07'	108.73'	18°17'55"	S 17°52'57" E	108.90'
C-4	25.00'	43.22'	99°03'30"	S 40°47'50" W	38.04'
C-20	1,280.17'	65.05'	02°33'25"	S 82°14'59" W	65.05'

LINE TABLE

LINE #	BEARING	DISTANCE
L-2	N 88°40'20" W	161.00'
L-15	S 14°58'20" E	72.73'
L-16	N 14°58'20" W	37.19'
L-17	S 14°58'20" E	105.30'
L-18	N 88°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=1,482,483.789
ELEVATION=5,250.186 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999677891
MAPPING ANGLE=0°17'03.21"

C.O.A CONTROL STATION "8_K9"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,488,227.748
E=1,483,809.314
ELEVATION=5,238.390 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999677851
MAPPING ANGLE=0°16'54.24"

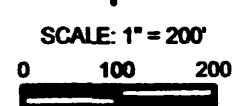
VACATIONS AND DEDICATIONS

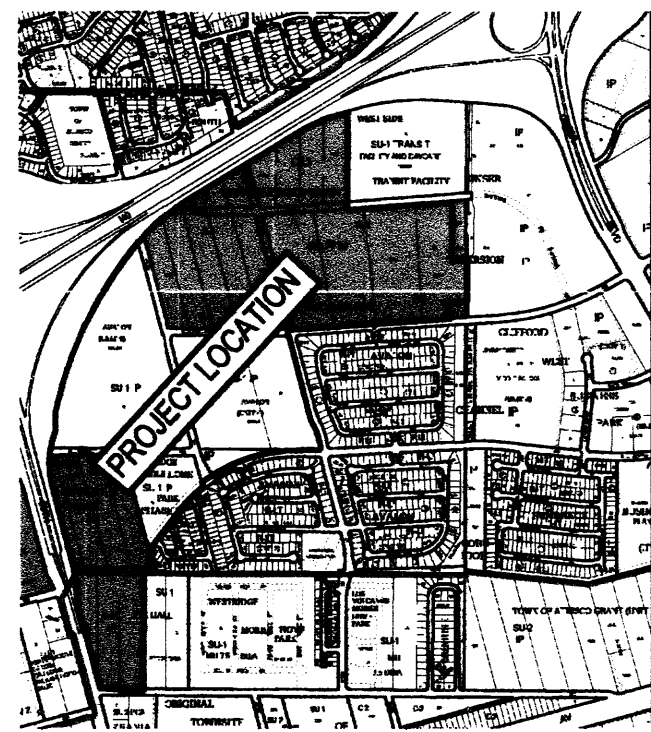
AREA	SQ. FT.	ACRES	DESCRIPTION
VACATIONS			
A	78,587	1.8041	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
B	58,973	1.3536	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
C	63,845	1.4611	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
H	59,008	1.3548	EXISTING EASEMENT VACATED BY THIS PLAT, EASEMENTS RETAINED
M	76,749	1.7619	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
T	2,415	0.0554	EXISTING EASEMENT VACATED BY THIS PLAT, 11.87' P.U.E. GRANTED BY THIS PLAT
V	8,517	0.1955	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.U.E. GRANTED BY THIS PLAT
TOTAL	347,282	7.9884	
G	53	0.0012	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.U.E. RETAINED
N	773	0.0177	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.U.E. RETAINED
Y	186	0.0038	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.U.E. RETAINED
TOTAL	982	0.0228	
DEDICATIONS			
D	18,679	0.4288	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,613	0.0829	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	52,694	1.2087	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	29,571	0.6722	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,033	0.5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,889	0.1107	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	125,259	2.8725	
E	5,285	0.1209	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	75,782	1.7387	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	8,870	0.2030	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,187	0.2339	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,230	0.4876	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	58,419	1.3411	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0.0016	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	178,632	4.1228	
UNCHANGED			
J	685	0.0157	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,382	0.1001	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY

LEGEND

PROPOSED VACATION OF EXISTING EASEMENTS

PROPOSED DEDICATION OF PUBLIC RIGHTS-OF-WAYS





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

SUBDIVISION DATA

- PROJECT # 1009438, 12DRB-70285, APPLICATION # 12-70285
- VACATION NO.:
- ZONE ATLAS INDEX NO.: J-9 AND K-9
- GROSS SUBDIVISION ACREAGE: 172.4710 ACRES
- TOTAL NUMBER OF EXISTING TRACTS: 26 TRACTS
- TOTAL NUMBER OF PROPOSED TRACTS: 12 TRACTS
- VACATION OF EXISTING ROADWAY EASEMENTS: 7.9873 ACRES
- VACATION OF ROADWAY R.O.W.: 0.0189 ACRE
- R.O.W DEDICATION: 4.1238 ACRES
- EXISTING ROADWAY EASEMENTS DEDICATED AS R.O.W.: 2.8755 ACRES
- DEDICATED R.O.W. UNCHANGED: 0.1158 ACRE
- DATE OF SURVEY: SEPTEMBER 2012
- 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

- 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.
- UNLESS SHOWN OTHERWISE ALL PROPERTY CORNERS ARE MARKED WITH 1/2" REBAR AND CAP MARKED "PS 10464".
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- WATER AND SANITARY SEWER SERVICE TO AVALON SUBDIVISION, UNIT 5 MUST BE VERIFIED AND COORDINATED WITH THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- 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.
- THE SUBJECT PROPERTY LIES WITHIN ZONES "X", "A" AND "AO" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0328H DATED 8/16/2012.
- 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.
- 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.
- MAINTENANCE OF UTILITY LINES AND OTHER FACILITIES WITHIN EXISTING OR PROPOSED EASEMENTS IS THE RESPONSIBILITY OF THE GRANTEEES OF THOSE EASEMENT RIGHTS.
- 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 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.
- 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.
- 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), AT SUCH TIME THE TEMPORARY SLOPE EASEMENT SHALL TERMINATE.

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 C.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, 492.01 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 17°13'13" AND A CHORD WHICH BEARS N43°42'12"E, 490.16 FEET DISTANCE) TO A POINT ON CURVE; THENCE,

NORTHEASTERLY, 180.31 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 06°18'40" AND A CHORD WHICH BEARS N55°14'51"E, 180.22 FEET DISTANCE) TO A POINT; THENCE,

N58°49'08"E, 1,121.57 FEET DISTANCE TO A POINT ON CURVE; THENCE,

NORTHEASTERLY, 109.38 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°44'04" AND A CHORD WHICH BEARS N60°10'58"E, 109.37 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°19'40"W, 652.86 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, 583.87 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, S86°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°17'50"W, 763.40 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 78.42 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, 196.90 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 1,358.17 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, 1,048.89 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, 728.83 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 7,512,835 SQUARE FEET (172.4710 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.

SKETCH OF BULK LAND PLAT
ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2012
TITLE SHEET

APPROVED AND ACCEPTED BY:

PROJECT # 1009438, 12DRB-70285
CASE NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
AMAFA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
CITY SURVEYOR	DATE
PNM	DATE
GAS COMPANY OF NM	DATE
CENTURY LINK	DATE
COMCAST	DATE

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.M.S. NO. 10464
PROFESSIONAL SURVEYING LLC
P.O. BOX 94585, ALBUQUERQUE, NM 87189
505.892.4597, professional.surveying@comcast.net

12/4/2012

DATE



SKETCH OF BULK LAND PLAT
ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2012

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 INDEFESIBLE 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, 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.

 FOR CURB INC., CHARLES A. HAEGELIN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
 MY COMMISSION EXPIRES: _____

 FOR BLUEWATER NORTH LLC, CHARLES A. HAEGELIN, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
 MY COMMISSION EXPIRES: _____

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

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
 MY COMMISSION EXPIRES: _____

 FOR BLUEWATER 98TH LLC, CHARLES A. HAEGELIN, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
 MY COMMISSION EXPIRES: _____

 FOR MAJEC LLC, MARIE S. BACA, OPERATING MANAGER

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
 MY COMMISSION EXPIRES: _____

 FOR IVANHOE INVESTMENT LLC, CHARLES A. HAEGELIN, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
 MY COMMISSION EXPIRES: _____

 FOR I-40 SOUTH LLC, THOMAS KELEHER, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
 MY COMMISSION EXPIRES: _____

 FOR BRUCKNER TRUCK SALES INC., CHRISTOPHER BRUCKNER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
 MY COMMISSION EXPIRES: _____

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.

CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-1	884.00'	82.51'	06°54'40"	S 11°31'00" E	82.48'
C-2	884.00'	143.97'	12°03'34"	S 21°00'07" E	143.70'
C-3	616.00'	196.73'	18°17'55"	S 17°52'57" E	195.90'
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	34.85'
C-6	368.89'	338.81'	52°45'51"	S 11°24'35" W	327.93'
C-7	46.40'	19.48'	24°03'12"	S 03°57'56" W	19.34'

LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 89°40'20" W	181.06'
L-3	N 34°18'41" W	13.71'
L-4	S 89°40'20" E	52.27'
L-5	S 14°58'20" E	31.06'

SKETCH OF BULK LAND PLAT
ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2012

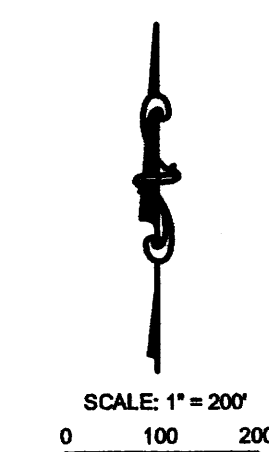
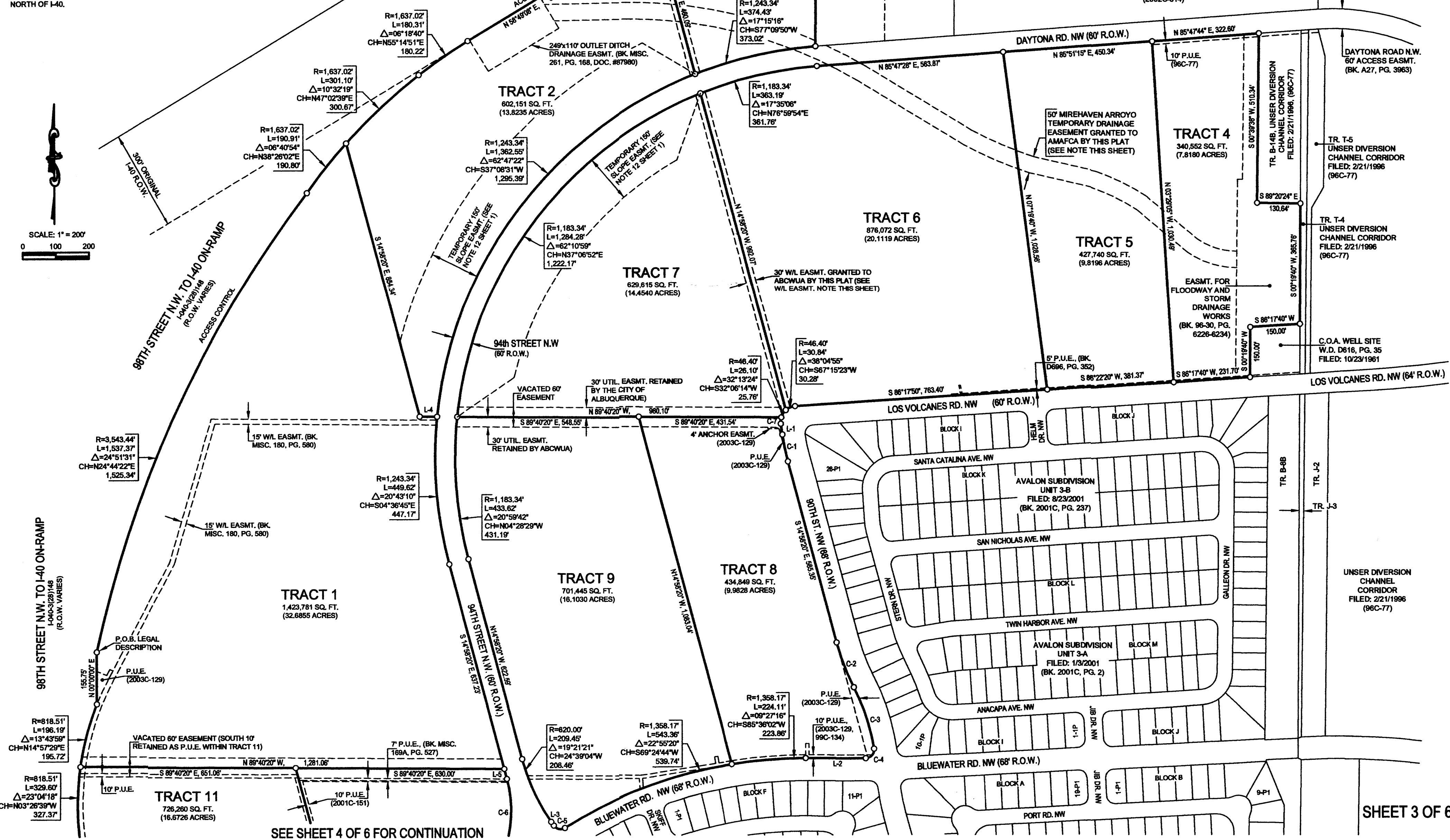
FINAL TRACTS - SHEET 1

DRAINAGE EASEMENT NOTE

TEMPORARY DRAINAGE EASEMENT (LOCATION COINCIDES APPROXIMATELY WITH F.E.M.A. FLOOD ZONE "AO" PER MAP 35001C0328H DATED 8/16/2012) GRANTED BY THIS PLAT - EASEMENT WILL BE VOID AND RELEASED WITH REMOVAL OF FLOOD ZONE BY LOMR BY F.E.M.A.

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.

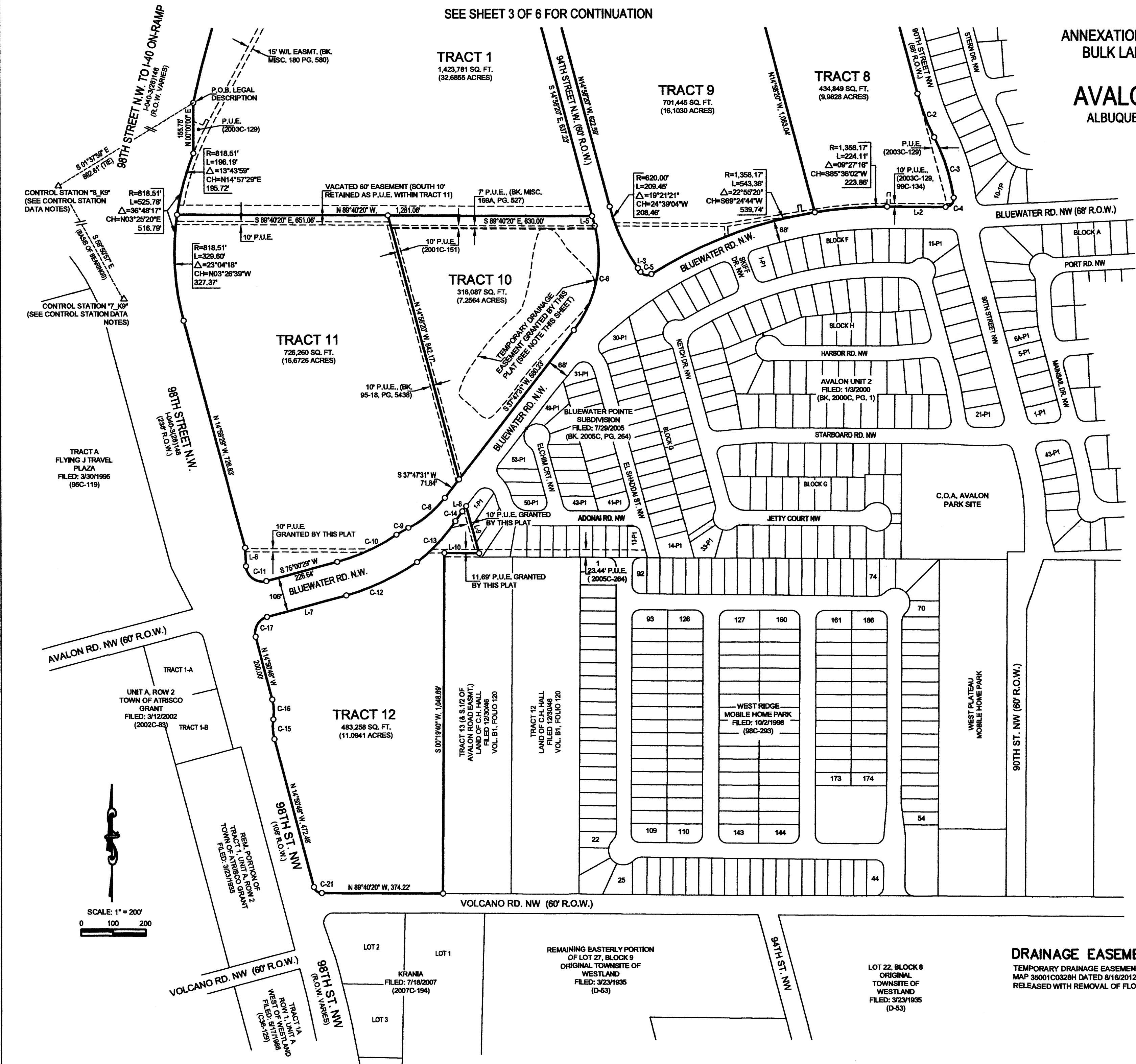


SEE SHEET 4 OF 6 FOR CONTINUATION

SKETCH OF BULK LAND PLAT
ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2012

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°54'40"	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	616.00'	196.73'	18°17'56"	S 17°52'57" E	195.90'
C-4	25.00'	43.22'	96°03'39"	S 40°47'50" W	38.04'
C-5	25.00'	38.28'	87°43'16"	N 78°11'19" W	34.66'
C-6	368.99'	339.81'	52°45'51"	S 11°24'35" W	327.83'
C-7	46.40'	19.48'	24°03'12"	S 03°57'36" W	19.34'
C-8	335.00'	147.22'	25°10'44"	S 50°25'53" W	146.04'
C-9	335.00'	43.09'	07°22'11"	S 59°17'10" W	43.06'
C-10	597.00'	202.21'	19°24'25"	S 65°18'17" W	201.25'
C-11	50.00'	89.21'	102°13'32"	N 53°52'53" W	77.84'
C-12	703.00'	242.19'	19°44'20"	N 65°08'19" 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'	05°38'29"	N 34°59'47" E	37.09'
C-15	150.00'	61.67'	23°33'23"	N 03°04'07" W	61.24'
C-16	150.00'	61.67'	23°33'23"	N 03°04'07" W	61.24'
C-17	50.00'	78.42'	89°51'53"	N 30°05'08" E	70.63'
C-21	25.00'	32.66'	74°49'32"	N 52°15'34" W	30.38'

LINE TABLE

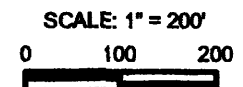
LINE #	BEARING	DISTANCE
L-1	S 06°03'40" E	32.36'
L-2	N 89°40'20" W	181.06'
L-3	N 34°19'41" W	13.71'
L-4	S 89°40'20" E	52.27'
L-5	S 14°58'20" E	31.06'
L-6	N 02°45'59" W	57.21'
L-7	N 75°00'29" E	253.02'
L-8	N 37°47'32" E	20.17'
L-9	S 14°58'20" E	152.60'
L-10	N 89°40'20" W	107.16'

CONTROL STATION DATA

C.O.A CONTROL STATION "8_K9"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,484,994.639
E=1,482,463.769
ELEVATION=5,250.166 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999677891
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=1,496,061.706
ELEVATION=5,140.082 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999881940
MAPPING ANGLE=0°16'38.12"

DRAINAGE EASEMENT NOTE
TEMPORARY DRAINAGE EASEMENT (LOCATION COINCIDES WITH F.E.M.A. FLOOD ZONE "A" PER MAP 35001C0328H DATED 8/16/2012) GRANTED BY THIS PLAT - EASEMENT WILL BE VOID AND RELEASED WITH REMOVAL OF FLOOD ZONE BY LOMR BY F.E.M.A.



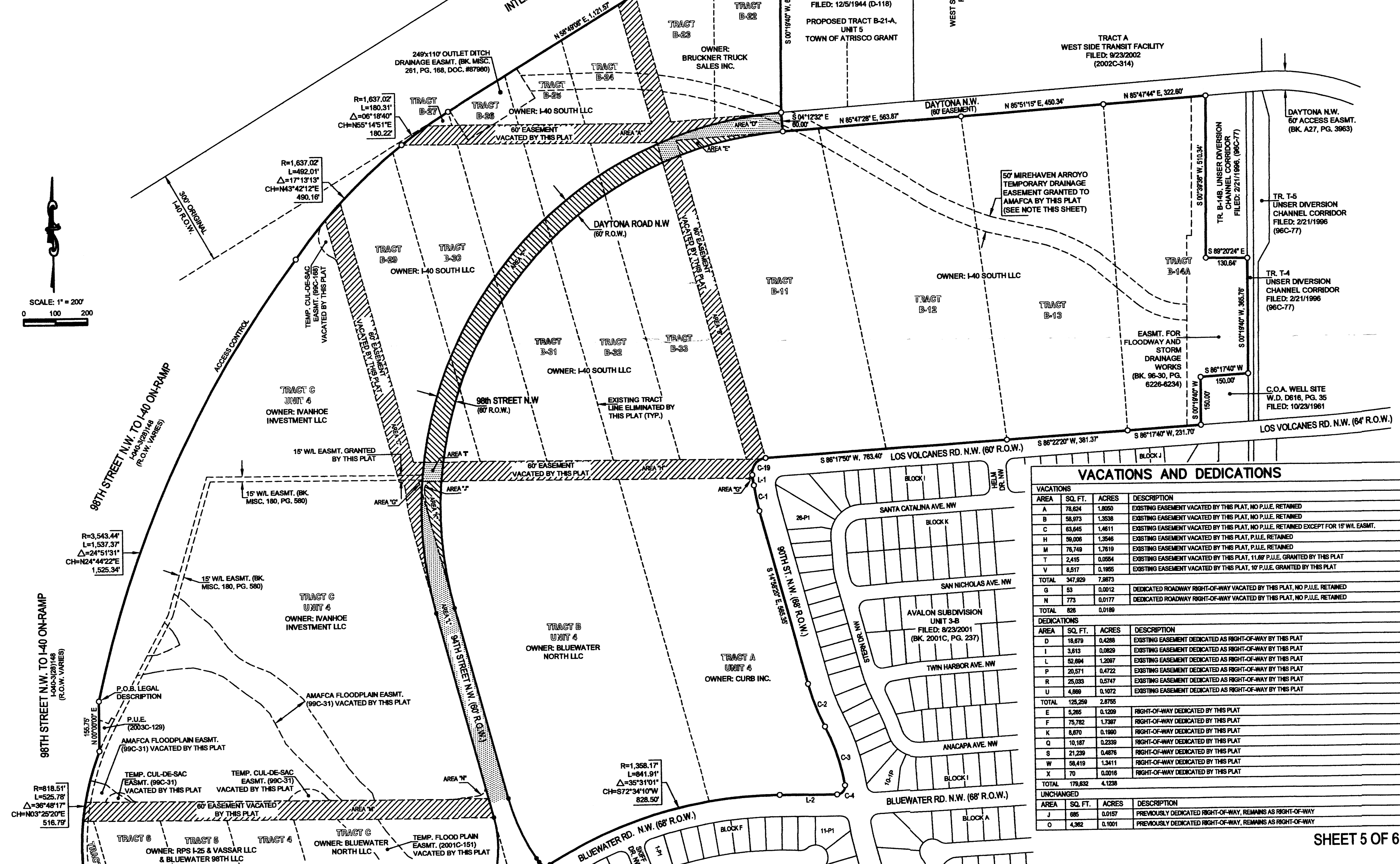
SKETCH OF BULK LAND PLAT
 ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
 BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2012

EXISTING TRACTS, OWNERSHIP,
 LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 1

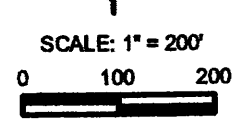
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-1	684.00'	82.51'	06°54'40"	S 11°31'00" E	82.46'
C-2	684.00'	143.87'	12°03'34"	S 21°00'07" E	143.70'
C-3	616.00'	196.73'	18°17'55"	S 17°52'57" E	195.90'
C-4	25.00'	43.22'	99°03'39"	S 40°47'50" W	38.04'
C-19	46.40'	76.42'	94°21'30"	S 39°07'05" W	68.07'

LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 88°40'20" W	181.06'

DRAINAGE EASEMENT NOTE
 TEMPORARY DRAINAGE EASEMENT (LOCATION COINCIDES APPROXIMATELY WITH F.E.M.A. FLOOD ZONE "AO" PER MAP 95001C0328H DATED 8/16/2012) GRANTED BY THIS PLAT - EASEMENT WILL BE VOID AND RELEASED WITH REMOVAL OF FLOOD ZONE BY LOMR BY F.E.M.A.



VACATIONS AND DEDICATIONS			
VACATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
A	78,624	1,8050	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
B	58,973	1,3538	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
C	63,645	1,4611	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED EXCEPT FOR 15' W/L EASMT.
H	96,006	2,2046	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
M	76,749	1,7619	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
T	2,415	0,0564	EXISTING EASEMENT VACATED BY THIS PLAT, 11,88' P.U.E. GRANTED BY THIS PLAT
V	8,517	0,1965	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.U.E. GRANTED BY THIS PLAT
TOTAL	347,929	7,9873	
G	63	0,0012	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.U.E. RETAINED
N	773	0,0177	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.U.E. RETAINED
TOTAL	826	0,0189	
DEDICATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
D	18,679	0,4288	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,613	0,0829	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	62,694	1,4287	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	20,571	0,4722	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,033	0,5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,866	0,1112	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	128,255	2,8755	
E	5,265	0,1209	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	75,782	1,7387	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	6,670	0,1530	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,187	0,2339	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,239	0,4876	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	58,419	1,3411	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0,0016	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	179,832	4,1238	
UNCHANGED			
AREA	SQ. FT.	ACRES	DESCRIPTION
J	685	0,0157	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,362	0,1001	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY



SEE SHEET 6 OF 6 FOR CONTINUATION

SEE SHEET 5 OF 6 FOR CONTINUATION

SKETCH OF BULK LAND PLAT
ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 12
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2012

EXISTING TRACTS, OWNERSHIP,
LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 2

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-2	684.00'	143.97'	12°03'34"	S 21°00'07" E	143.70'
C-3	616.00'	196.73'	18°17'56"	S 17°52'57" E	195.90'
C-4	25.00'	43.22'	99°03'39"	S 40°47'50" W	38.04'
C-20	1,290.17'	65.08'	02°53'25"	S 52°14'59" W	65.08'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-2	N 89°40'20" W	181.06'
L-15	S 14°58'20" E	72.73'
L-16	N 14°58'20" W	37.19'
L-17	S 14°58'20" E	195.30'
L-18	N 89°40'20" W	107.16'

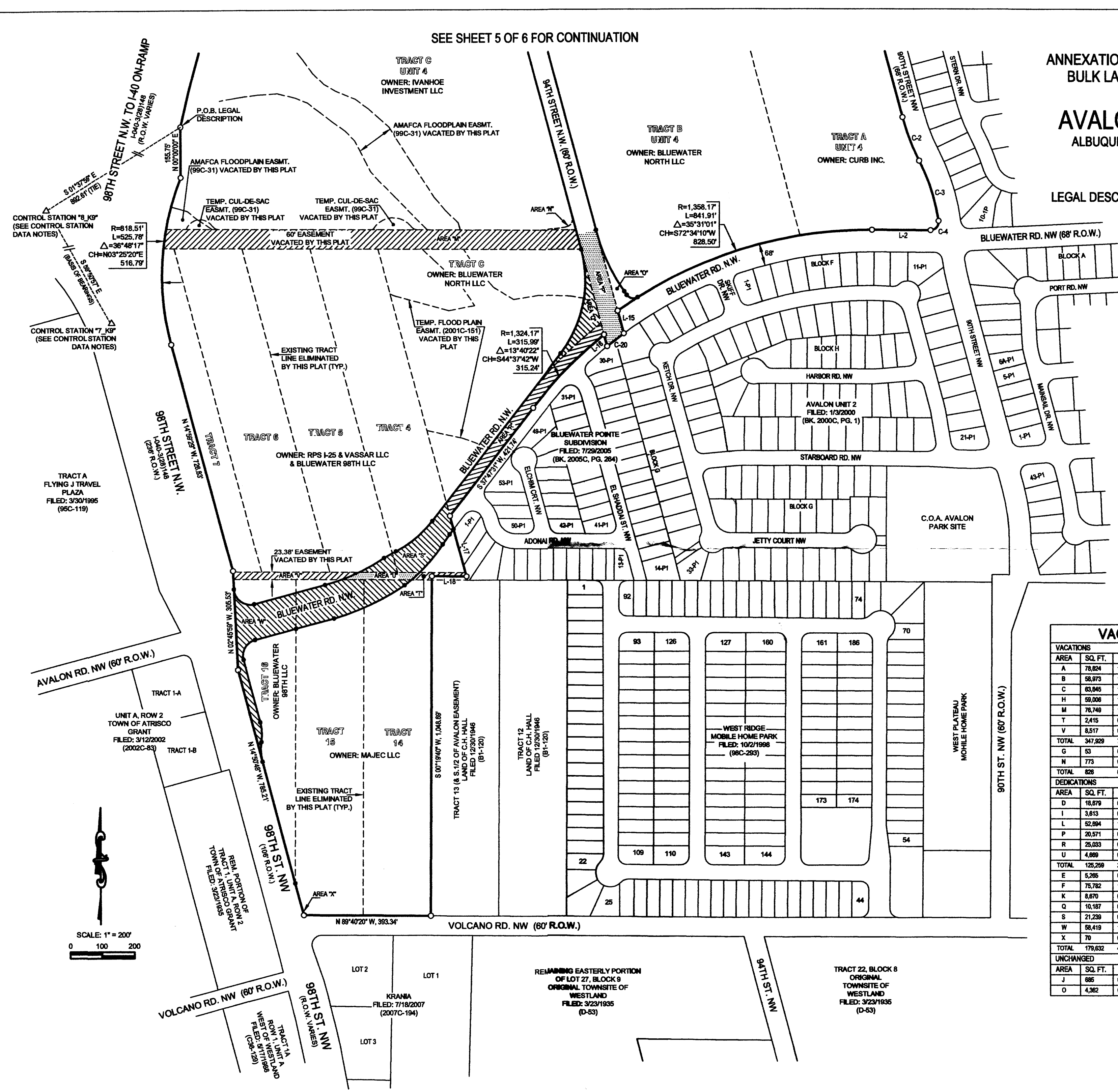
CONTROL STATION DATA

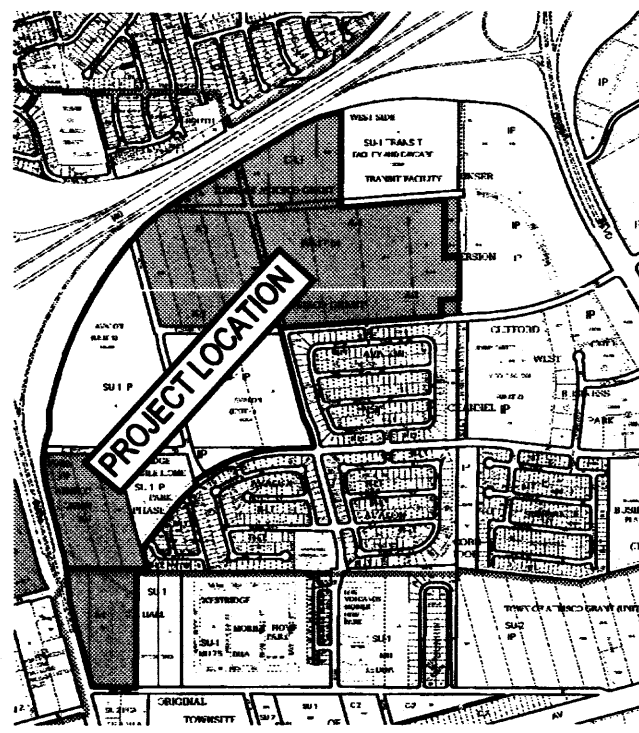
C.O.A CONTROL STATION "8_K9"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,484,994.639
E=1,492,463.769
ELEVATION=5,250.166 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999677891
MAPPING ANGLE=0°17'03.21"

C.O.A CONTROL STATION "8_K9"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,488,227.748
E=1,493,809.314
ELEVATION=5,239.390 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999677951
MAPPING ANGLE=0°16'54.24"

VACATIONS AND DEDICATIONS

VACATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
A	78,824	1.8050	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
B	58,873	1.3538	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
C	63,846	1.4611	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED EXCEPT FOR 15' WIL EASMT.
H	59,006	1.3548	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
M	78,748	1.7819	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
T	2,415	0.0554	EXISTING EASEMENT VACATED BY THIS PLAT, 11.68' P.U.E. GRANTED BY THIS PLAT
V	8,517	0.1955	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.U.E. GRANTED BY THIS PLAT
TOTAL	347,829	7.9873	
G	53	0.0012	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.U.E. RETAINED
N	773	0.0177	DEDICATED ROADWAY RIGHT-OF-WAY VACATED BY THIS PLAT, NO P.U.E. RETAINED
TOTAL	826	0.0189	
DEDICATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
D	18,879	0.4288	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,613	0.0829	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	52,894	1.2087	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	20,571	0.4722	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,033	0.5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,889	0.1072	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	125,259	2.8756	
E	5,265	0.1200	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	75,782	1.7387	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	8,670	0.1980	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,187	0.2339	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,230	0.4876	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	58,419	1.3411	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0.0016	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	179,832	4.1238	
UNCHANGED			
AREA	SQ. FT.	ACRES	DESCRIPTION
J	685	0.0157	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,382	0.1001	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY





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

SUBDIVISION DATA

1. CASE NO.:
2. VACATION NO.:
3. ZONE ATLAS INDEX NO.: J-9 AND K-9
4. GROSS SUBDIVISION ACREAGE: 172.4710 ACRES
5. TOTAL NUMBER OF EXISTING TRACTS: 26 TRACTS
6. TOTAL NUMBER OF PROPOSED TRACTS: 15 TRACTS
7. VACATION OF EXISTING ROADWAY EASEMENTS: 7.9873 ACRES
8. VACATION OF ROADWAY R.O.W.: 0.0189 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. DATE OF SURVEY: SEPTEMBER 2012
13. ZONING: SU-1 IP AND C-2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS BULK LAND PLAT IS TO ELIMINATE EXISTING TRACT LINES, TO MERGE OWNERSHIP OF VARIOUS PARCELS, TO DEDICATE RIGHTS-OF-WAYS, TO GRANT EASEMENTS, AND TO VACATE RIGHTS-OF-WAYS AND EASEMENTS.

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 WILL BE 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 ERECTED 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.

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 C.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.

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, 492.01 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 17°13'13" AND A CHORD WHICH BEARS N43°42'12"E, 490.16 FEET DISTANCE) TO A POINT ON CURVE; THENCE,

NORTHEASTERLY, 180.31 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 06°18'40" AND A CHORD WHICH BEARS N55°14'51"E, 180.22 FEET DISTANCE) TO A POINT; THENCE,

N58°49'08"E, 1,121.57 FEET DISTANCE TO A POINT ON CURVE; THENCE,

NORTHEASTERLY, 109.38 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°44'04" AND A CHORD WHICH BEARS N60°10'58"E, 109.37 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°19'40"W, 652.86 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, 322.80 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,

S86°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 A POINT; THENCE,

S86°17'50"W, 763.40 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 98th 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 1,358.17 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 1,280.17 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,

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, 1,048.89 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 7,512,836 SQUARE FEET (172.4710 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.

SKETCH PLAT
ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 15
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2012
TITLE SHEET

APPROVED AND ACCEPTED BY:

_____	DATE _____
CASE NO.	
_____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	
_____	DATE _____
CITY ENGINEER	
_____	DATE _____
AMAFCA	
_____	DATE _____
PARKS AND RECREATION DEPARTMENT	
_____	DATE _____
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY	
_____	DATE _____
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	
_____	DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT	
_____	DATE _____
REAL PROPERTY DIVISION	
_____	DATE _____
CITY SURVEYOR	
_____	DATE _____
PNM	
_____	DATE _____
GAS COMPANY OF NM	
_____	DATE _____
CENTURY LINK	
_____	DATE _____
COMCAST	

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.M.P.S. NO. 10464
PROFESSIONAL SURVEYING LLC
P.O. BOX 94595, ALBUQUERQUE, NM 87119
505.892.4597, professional.surveying@comcast.net
9/10/2012 DATE



SKETCH PLAT
ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 15
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2012

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 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.

FOR CURB INC., CHARLES A. HAEGELIN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
MY COMMISSION EXPIRES: _____

FOR BLUEWATER NORTH LLC, CHARLES A. HAEGELIN, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
MY COMMISSION EXPIRES: _____

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

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
MY COMMISSION EXPIRES: _____

FOR BLUEWATER 98TH LLC, CHARLES A. HAEGELIN, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
MY COMMISSION EXPIRES: _____

FOR MAJEC LLC, MARIE S. BACA, OPERATING MANAGER

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
MY COMMISSION EXPIRES: _____

FOR IVANHOE INVESTMENT LLC, CHARLES A. HAEGELIN, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
MY COMMISSION EXPIRES: _____

FOR I-40 SOUTH LLC, THOMAS KELEHER, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
MY COMMISSION EXPIRES: _____

FOR BRUCKNER TRUCK SALES INC., CHRISTOPHER BRUCKNER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2012, BY _____
MY COMMISSION EXPIRES: _____

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.A.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.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
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	616.00'	196.73'	18°17'55"	S 17°52'57" E	195.90'
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	34.85'
C-6	368.99'	339.81'	52°45'51"	S 11°24'35" W	327.93'
C-7	46.40'	19.48'	24°03'12"	S 03°57'56" W	19.34'

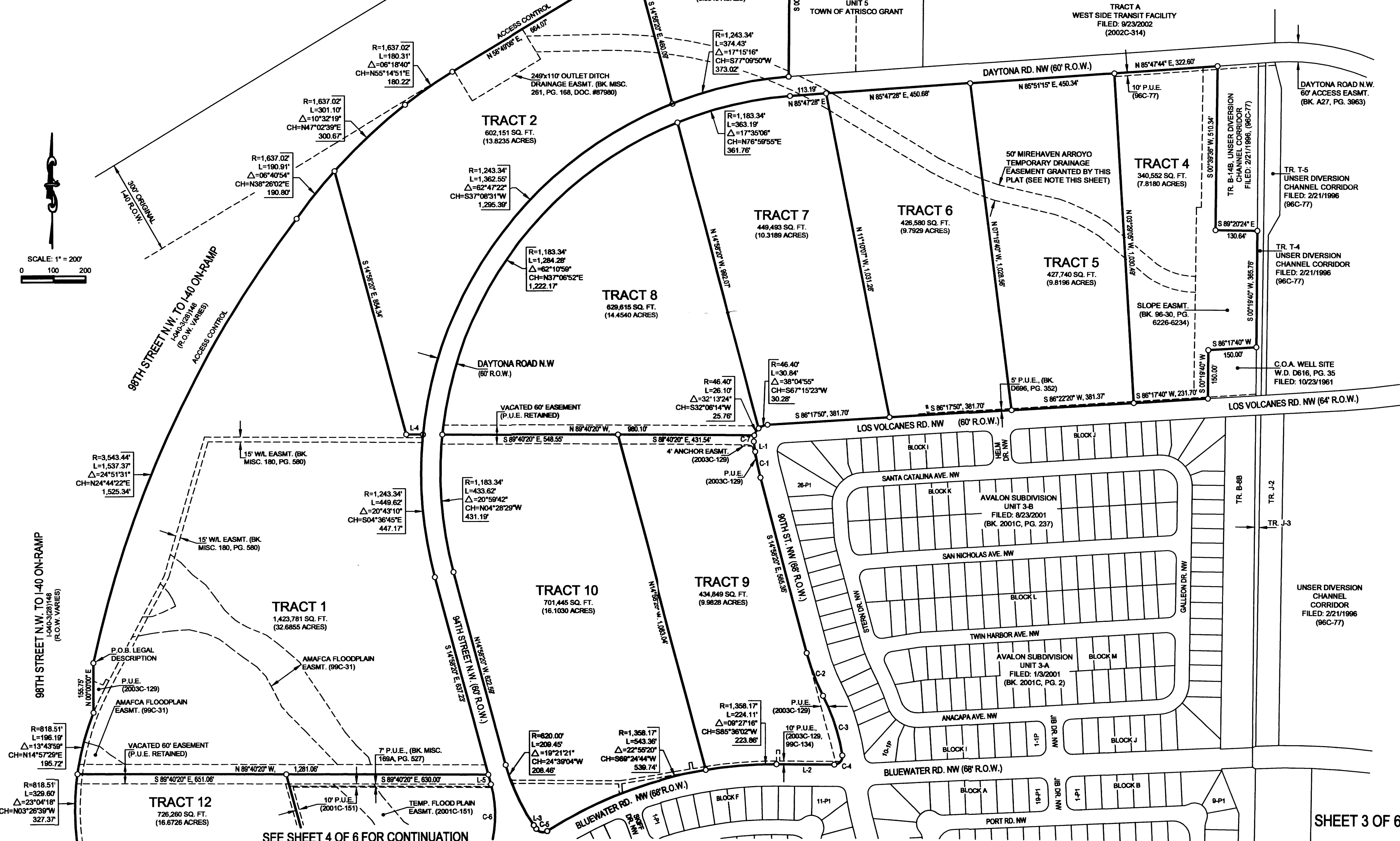
LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 89°40'20" W	181.06'
L-3	N 34°19'41" W	13.71'
L-4	S 89°40'20" E	52.27'
L-5	S 14°58'20" E	31.06'

SKETCH PLAT
ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 15
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2012

FINAL TRACTS - SHEET 1

DRAINAGE EASEMENT NOTE

TEMPORARY DRAINAGE EASEMENT (LOCATION COINCIDES APPROXIMATELY WITH F.E.M.A. FLOOD ZONE "AO" PER MAP 35001C0328H DATED 8/16/2012) GRANTED BY THIS PLAT - EASEMENT WILL BE VOID AND RELEASED WITH REMOVAL OF FLOOD ZONE BY LOMR BY F.E.M.A.

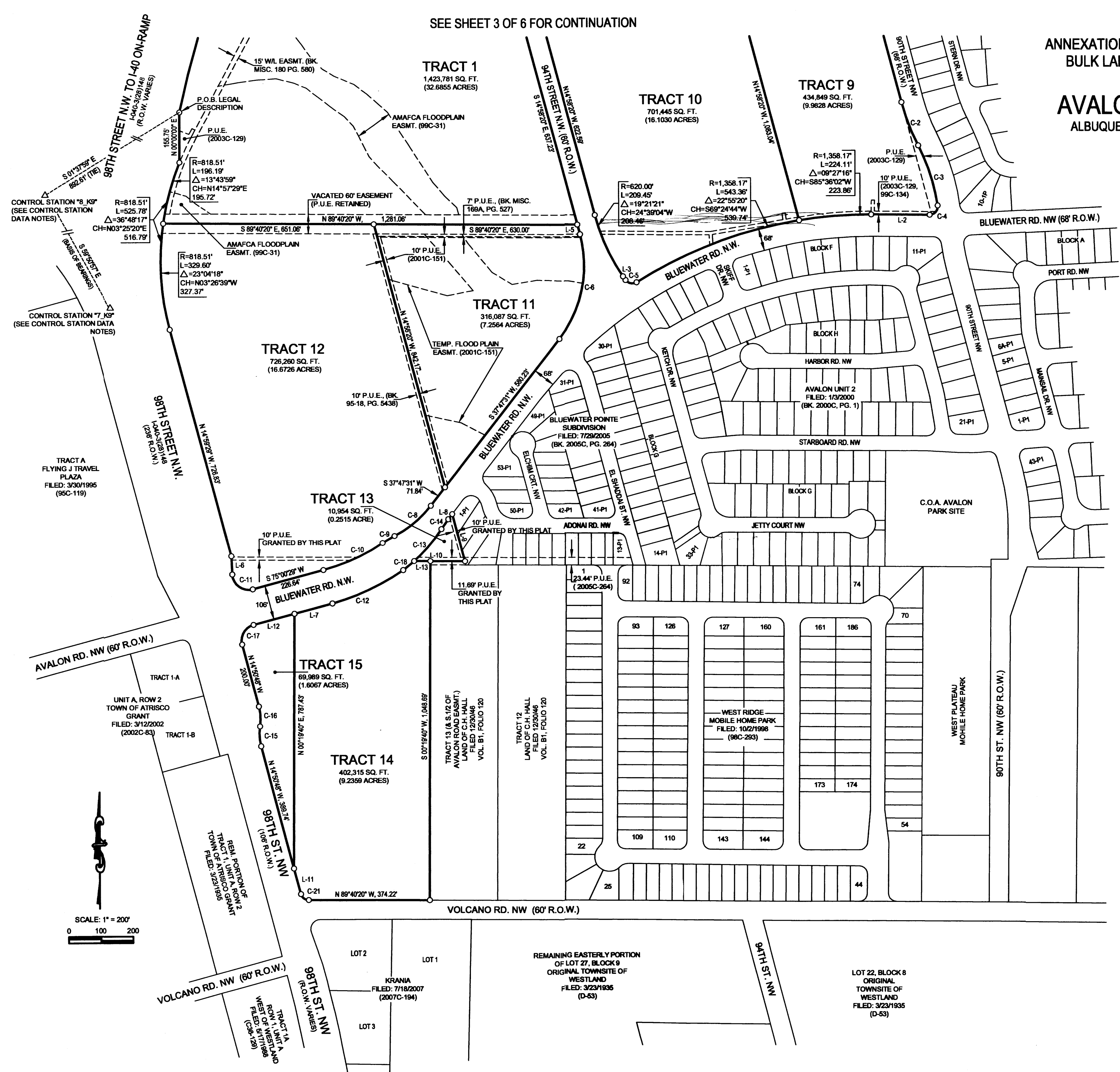


SEE SHEET 4 OF 6 FOR CONTINUATION

SEE SHEET 3 OF 6 FOR CONTINUATION

SKETCH PLAT
ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 15
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2012

FINAL TRACTS - SHEET 2



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-1	884.00'	82.51'	06°54'40"	S 11°31'00" E	82.46'
C-2	884.00'	143.97'	12°03'34"	S 21°00'07" E	143.70'
C-3	618.00'	196.73'	18°17'55"	S 17°52'57" E	195.90'
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	34.65'
C-6	368.99'	339.81'	52°45'51"	S 11°24'35" W	327.93'
C-7	46.40'	19.48'	24°03'12"	S 03°57'56" W	19.34'
C-8	335.00'	147.22'	25°10'44"	S 50°22'53" W	146.04'
C-9	335.00'	43.09'	07°22'11"	S 59°17'10" W	43.06'
C-10	597.00'	202.21'	19°24'25"	S 65°18'17" W	201.25'
C-11	50.00'	89.21'	102°13'32"	N 53°52'53" W	77.84'
C-12	703.00'	242.19'	19°44'20"	N 65°08'19" E	240.99'
C-13	475.00'	131.48'	15°51'32"	N 40°07'49" E	131.06'
C-14	380.20'	37.10'	05°35'29"	N 34°59'47" E	37.09'
C-15	150.00'	61.67'	23°33'23"	N 03°04'07" W	61.24'
C-16	150.00'	61.67'	23°33'23"	N 03°04'07" W	61.24'
C-17	50.00'	78.42'	89°51'53"	N 30°05'06" E	70.63'
C-18	475.00'	44.28'	05°20'26"	N 50°43'48" E	44.26'
C-21	25.00'	32.65'	74°49'32"	N 52°15'34" W	30.36'

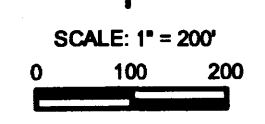
LINE TABLE

LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 89°40'20" W	181.06'
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	31.06'
L-6	N 02°45'59" W	57.21'
L-7	N 75°00'29" E	121.79'
L-8	N 37°47'32" E	20.17'
L-9	S 14°58'20" E	152.60'
L-10	N 89°40'20" W	157.53'
L-11	N 14°50'48" W	82.74'
L-12	N 75°00'29" E	131.23'
L-13	S 88°40'20" E	63.72'

CONTROL STATION DATA

C.O.A CONTROL STATION "8_K9"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,484,994.639
E=1,492,463.769
ELEVATION=5,250.166 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999677891
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=1,496,061.706
ELEVATION=5,140.082 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999681940
MAPPING ANGLE=0°16'38.12"



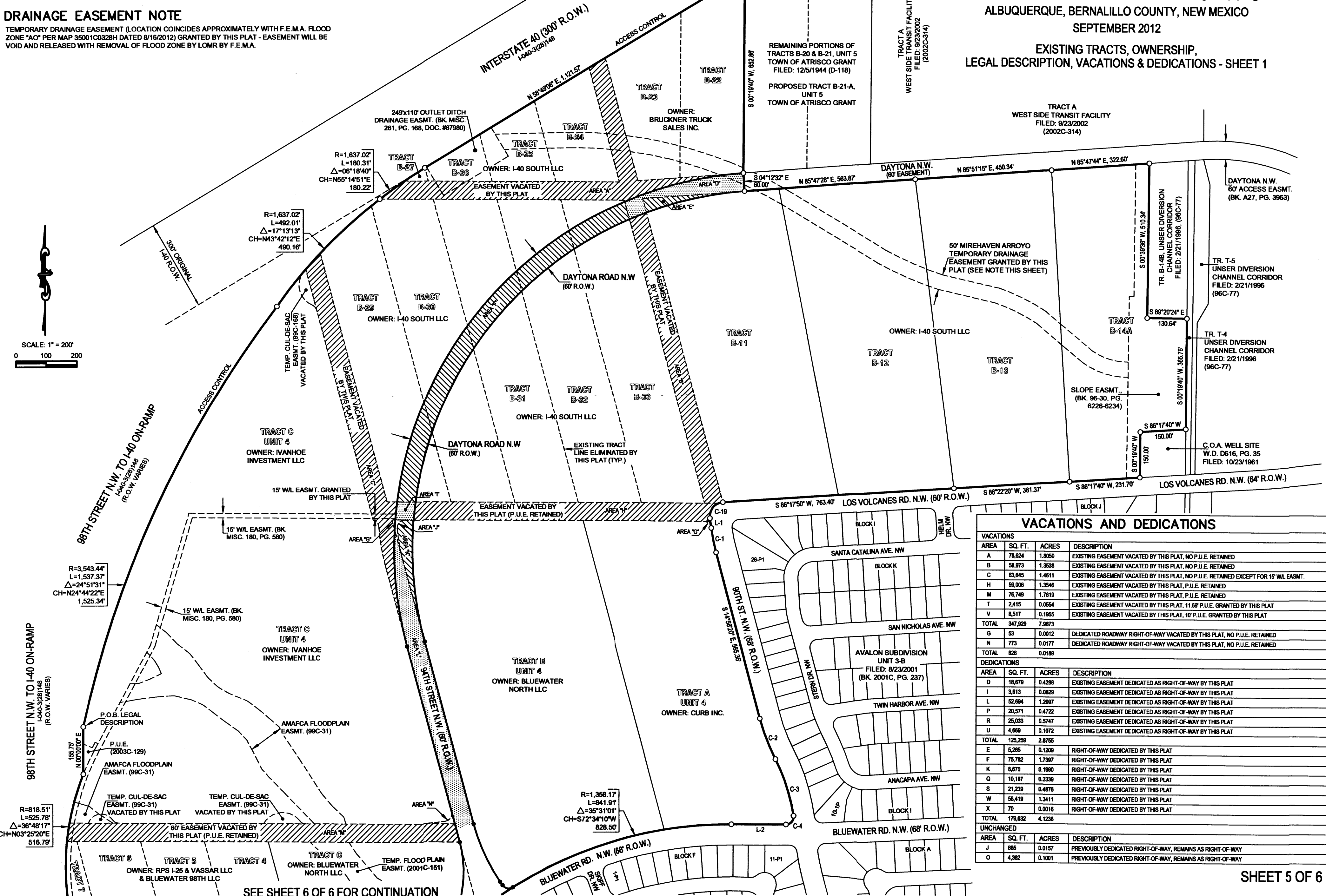
SKETCH PLAT
ANNEXATION - CITY COUNCIL FILES 0-11-67 & 0-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 15
AVALON SUBDIVISION UNIT 5
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2012
EXISTING TRACTS, OWNERSHIP,
LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 1

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
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	616.00'	196.73'	18°17'55"	S 17°52'57" E	195.90'
C-4	25.00'	43.22'	99°03'39"	S 40°47'50" W	38.04'
C-19	46.40'	76.42'	94°21'30"	S 39°07'05" W	68.07'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 89°40'20" W	181.06'

DRAINAGE EASEMENT NOTE

TEMPORARY DRAINAGE EASEMENT (LOCATION COINCIDES APPROXIMATELY WITH F.E.M.A. FLOOD ZONE "AO" PER MAP 35001C0328H DATED 8/16/2012) GRANTED BY THIS PLAT - EASEMENT WILL BE VOID AND RELEASED WITH REMOVAL OF FLOOD ZONE BY LOMR BY F.E.M.A.



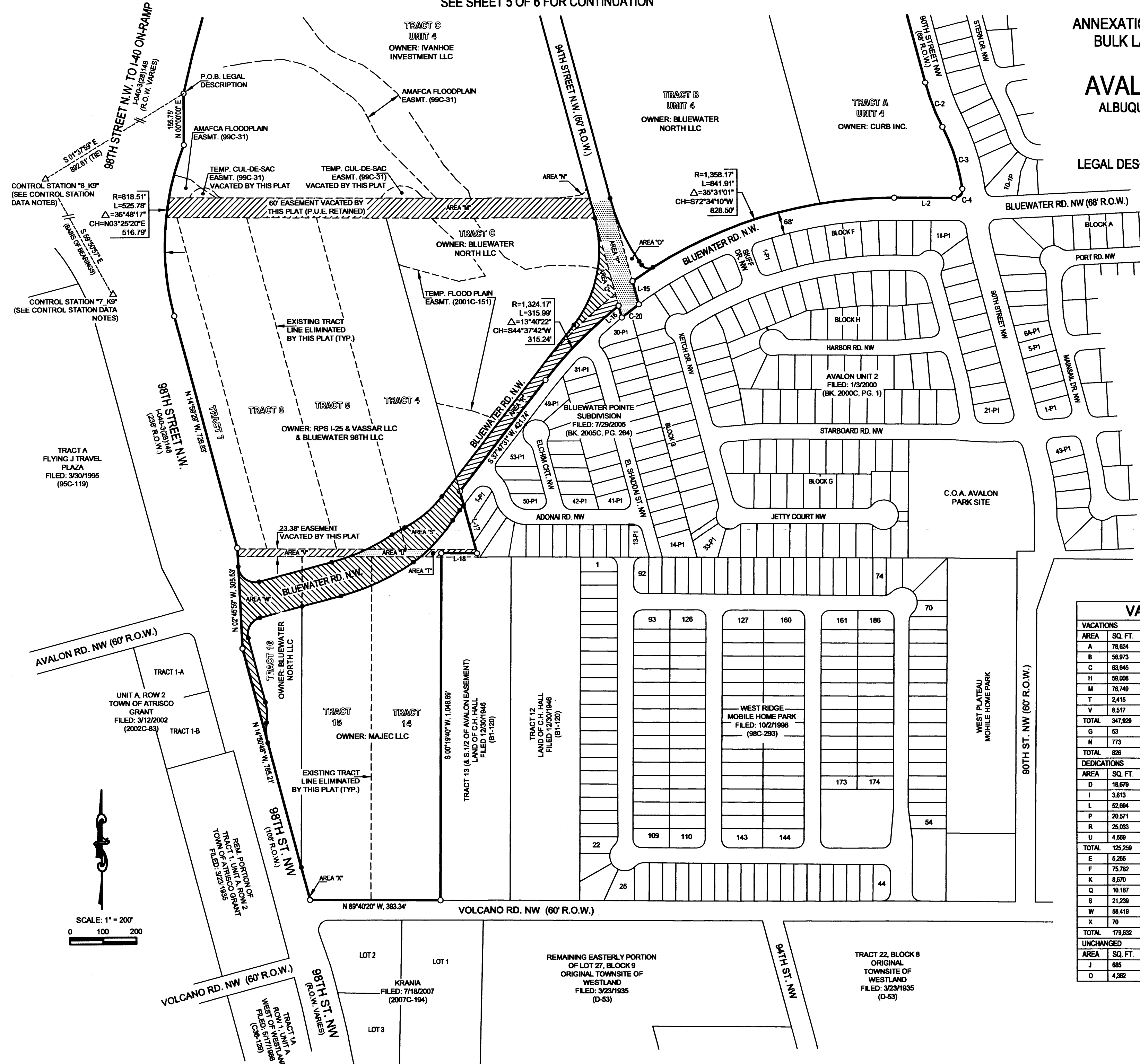
VACATIONS AND DEDICATIONS			
VACATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
A	78,624	1.8050	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
B	58,973	1.3538	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
C	63,645	1.4611	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED EXCEPT FOR 15' WL. EASMT.
H	50,006	1.1546	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
M	76,749	1.7619	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
T	2,415	0.0554	EXISTING EASEMENT VACATED BY THIS PLAT, 11.69' P.U.E. GRANTED BY THIS PLAT
V	8,517	0.1955	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.U.E. GRANTED BY THIS PLAT
TOTAL	347,929	7.9873	
DEDICATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
D	16,679	0.4288	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,613	0.0829	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	52,694	1.2097	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	20,571	0.4722	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,033	0.5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,869	0.1072	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	126,259	2.8755	
E	5,265	0.1209	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	75,782	1.7307	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	8,670	0.1990	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,187	0.2339	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,239	0.4876	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	58,419	1.3411	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0.0016	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	179,632	4.1238	
UNCHANGED			
AREA	SQ. FT.	ACRES	DESCRIPTION
J	685	0.0157	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,382	0.1001	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY

SEE SHEET 6 OF 6 FOR CONTINUATION

SEE SHEET 5 OF 6 FOR CONTINUATION

SKETCH PLAT
ANNEXATION - CITY COUNCIL FILES O-11-67 & O-11-68
BULK LAND, VACATION & DEDICATION PLAT OF
TRACTS 1 THROUGH 15
AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2012

EXISTING TRACTS, OWNERSHIP,
LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 2



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-2	684.00'	143.97'	12°03'34"	S 21°00'07" E	143.70'
C-3	616.00'	196.73'	18°17'55"	S 17°52'57" E	195.90'
C-4	25.00'	43.22'	99°03'39"	S 40°47'50" W	38.04'
C-20	1,290.17'	65.08'	02°53'25"	S 52°14'59" W	65.08'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-2	N 89°40'20" W	181.06'
L-15	S 14°58'20" E	72.73'
L-16	N 14°58'20" W	37.19'
L-17	S 14°58'20" E	195.30'
L-18	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=1,492,463.769
ELEVATION=5,250.166 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999677891
MAPPING ANGLE=-0°17'03.21"

C.O.A CONTROL STATION "8_K9"
NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83
N=1,488,227.748
E=1,493,809.314
ELEVATION=5,239.390 (NAVD 1988)
GROUND-TO-GRID FACTOR=0.999677951
MAPPING ANGLE=0°16'54.24"

VACATIONS AND DEDICATIONS

VACATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
A	78,624	1.8050	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
B	58,873	1.3538	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
C	83,845	1.9111	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED EXCEPT FOR 15' W/ EASMT.
H	59,006	1.3546	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
M	76,749	1.7619	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
T	2,415	0.0554	EXISTING EASEMENT VACATED BY THIS PLAT, 11.68' P.U.E. GRANTED BY THIS PLAT
V	8,517	0.1955	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.U.E. GRANTED BY THIS PLAT
TOTAL	347,829	7.9673	
DEDICATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
D	18,679	0.4288	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,613	0.0829	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	52,694	1.2087	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	20,571	0.4722	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,033	0.5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,669	0.1072	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	125,259	2.8755	
E	5,265	0.1209	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	75,782	1.7307	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	8,670	0.1980	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,187	0.2339	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,236	0.4876	RIGHT-OF-WAY DEDICATED BY THIS PLAT
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