



LOCATION MAP (NTS) G-12-Z

**SUBDIVISION DATA**

GROSS ACREAGE.....	2.6098 AC
ZONE ATLAS NO.....	G-12-Z
NO. OF EXISTING LOTS.....	2 LOTS
NO. OF TRACTS CREATED.....	1 TRACT
NO. OF LOTS CREATED.....	10 LOTS
EXISTING ZONING.....	RA-2
DATE OF SURVEY.....	SEPTEMBER, 2016
AREA OF PARCELED COMMONS AREA.....	0.7782 AC.
MILES OF PRIVATE ACCESS EASEMENT.....	0.08 MILES

**PURPOSE OF PLAT**

1. TO SUBDIVIDE LOTS 15A & 16A, ALVARADO GARDENS, UNIT 2
2. TO ELIMINATE LOT LINES AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. CREATE PRIVATE PARCELED COMMONS AREA.

**FREE CONSENT AND DEDICATION**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and

said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs and/or proprietor(s) do hereby consent to the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Alfeld 4, LLC.  
By: David Kleinfeld, CO-MANAGER

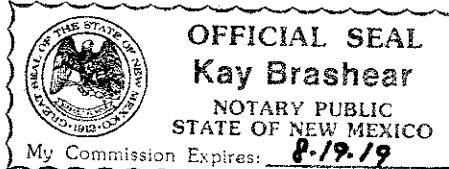
*David Kleinfeld* 10-20-16 *David Kleinfeld* 10-6-17  
David Kleinfeld Date

**OWNER'S ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on Oct 20, 2016  
By Alfeld 4, LLC., by David Kleinfeld, CO-MANAGER

*Kay Brashear* Oct 19, 2019  
NOTARY PUBLIC MY COMMISSION EXPIRES



**LEGAL DESCRIPTION**

A tract of land situate within the Town of Albuquerque Grant, projected Section 1, Township 10 North, Range 2 East, New Mexico Principal Meridian, within M.R.G.C.D. Map No. 34, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 15-A AND 16-A, ALVARADO GARDENS, UNIT NO. 2, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on November 2, 1995, in Plat Book 95C, Page 396, and containing 2.6098 acres more or less.

**SOLAR NOTE**

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink 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.

**NOTES**

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:  
 "ALVARADO GARDENS, UNIT NO. 2", (01-26-1934, C-28)  
 "ALVARADO GARDENS, UNIT NO. 2, TRACTS X AND Y", (02-17-1959, C4-76)  
 "THOMAS VILLAGE ESTATES, PHASE II", (11-25-1975, C10-190)  
 "THOMAS VILLAGE ESTATES, PHASE II (CORRECTED)", (03-25-1976, C11-36)  
 "THOMAS VILLAGE ESTATES, PHASE II, BLOCK 1, LOTS 25-29", (03-31-1977, B12-154)  
 "ALVARADO GARDENS, UNIT NO. 2, TRACTS 13-A AND 13-B", (05-12-1977, A6-51)  
 "THOMAS VILLAGE ESTATES, PHASE II, BLOCK 1, LOT 25-A AND 25-B", (04-17-1978, A6-191)  
 "ALVARADO GARDENS, UNIT NO. 2, LOT 13A1 AND 13A2", (06-07-1978, A6-217)  
 "THOMAS VILLAGE ESTATES, PHASE II, BLOCK 1, LOT 25-B-1", (09-18-1979, A7-154)  
 "THOMAS VILLAGE ESTATES, PHASE II, BLOCK 1, LOTS 26-A THRU 29-A", (12-18-1979, A7-189)  
 "ALVARADO GARDENS, UNIT NO. 2, TRACT X-1 AND X-2", (04-23-1982, B19-154)  
 "RIO GRANDE COMPOUND, TRACT A", (03-31-1983, C21-21)  
 "RIO GRANDE COMPOUND", (06-26-1984, C24-91)  
 "ALVARADO GARDENS, UNIT NO. 2, TRACT 17-A", (06-17-1987, C33-188)  
 "RIO GRANDE COMPOUND, BLOCK 2, LOTS 3A-11A", (01-26-1989, C38-97)  
 "RIO GRANDE COMPOUND, BLOCK 2, LOTS 13A AND 15A", (01-26-1989, C38-99)  
 "ALVARADO GARDENS, UNIT NO. 2, TRACTS 17-A-1 THRU 17-A-5", (12-22-1994, 94C-429)  
 "ALVARADO GARDENS, UNIT NO. 2, LOT 15-A, 15-B AND 16-A", (11-02-1995, 95C-396)  
 "ALVARADO GARDENS, UNIT NO. 2, LOTS 14-A AND 14-B", (06-27-2000, 2000C-168)  
 "CAMPBELL ESTATES, LOTS 1-4", (10-12-2007, 2007C-298)  
 "ALVARADO GARDENS, UNIT NO. 2, WEST 1/2 LOT 16", (10-30-2009, 2009S-69)  
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed in September, 2016.
6. City of Albuquerque, New Mexico Zone: RA-2
7. 100 Year Flood Zone Designation: Zone X (areas protected by levees), as shown on Panel 331 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie in the 100 Year Flood Zone.
8. Title Report: None provided
9. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points, and street intersections and shown thus, ▲ will be marked by a four inch (4") aluminum cap stamped:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 N.M.P.S.#7719
10. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

**PLAT FOR PUERTA del BOSQUE**  
WITHIN THE TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 1  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2016

PROJECT NUMBER: \_\_\_\_\_  
Application Number: \_\_\_\_\_

**PLAT APPROVAL**

Utility Approvals:

<i>Arnoldo Ruiz</i>	10-19-16
Public Service Company of New Mexico	Date
<i>Chris Salgado</i>	11-18-16
New Mexico Gas Company	Date
<i>[Signature]</i>	11-28-2016
Qwest Corporation dba CenturyLink QC	Date
<i>[Signature]</i>	11-28-16
Comcast	Date

City Approvals:

<i>Steven M. Risenhoover</i>	P.S.	10-20-16
City Surveyor		Date
Real Property Division		Date
Traffic Engineering, Transportation Division		Date
Albuquerque-Bernalillo County Water Utility Authority		Date
Parks and Recreation Department		Date
AMAFCA		Date
City Engineer		Date
DRB Chairperson, Planning Department		Date

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

*Timothy Aldrich* 10/23/16  
Timothy Aldrich, P.S. No. 719 Date



P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

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PUBLIC UTILITY EASEMENTS (PUE) 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.  
**Qwest Corporation D/B/A CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
**Comcast D/B/A Xfinity** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

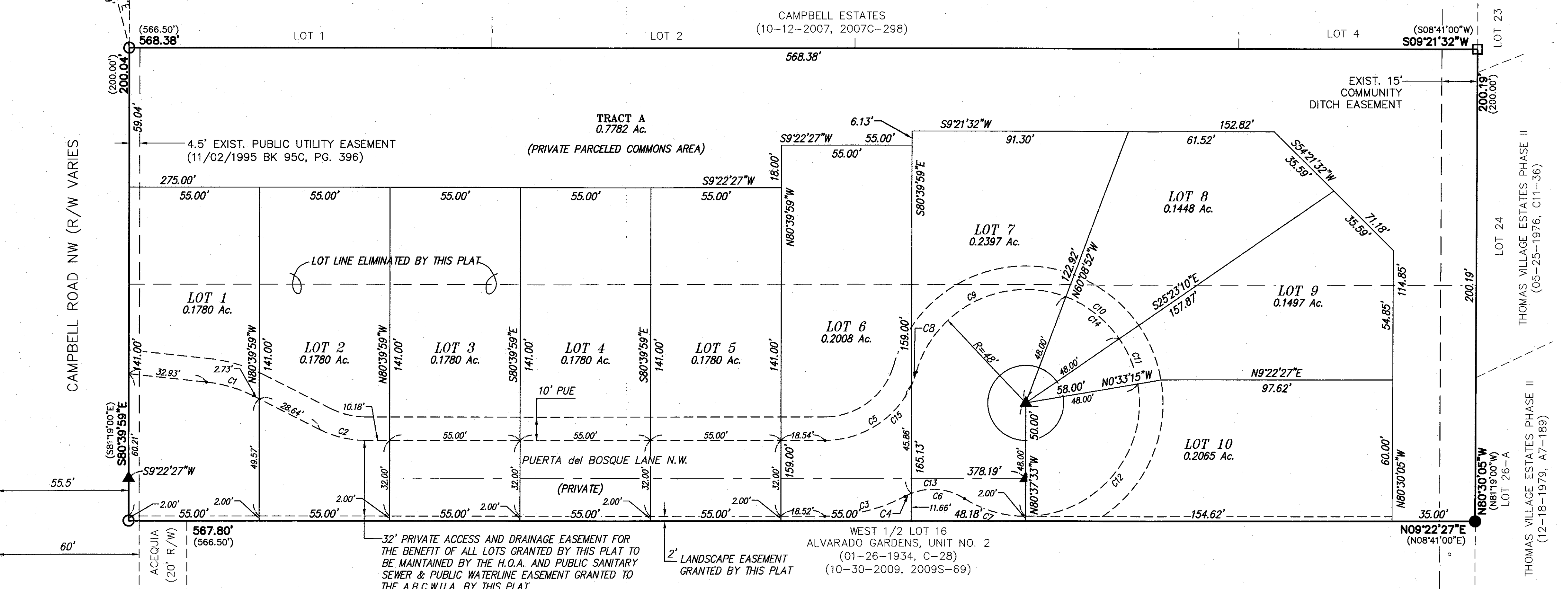
privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.  
 Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**PLAT FOR PUERTA del BOSQUE**  
 WITHIN THE TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 1  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2017

AGRS MONUMENT  
 "6-G13AR 1980/1997"  
 N=1500719.134 US SURVEY FT.  
 E=1515743.949 US SURVEY FT.  
 G-G=0.999684045  
 Δα=-00°14'23.60" CENTRAL ZONE (NAD83)

Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Ch-Direction	Ch-Length	Curve #	Length	Radius	Delta	Ch-Direction	Ch-Length	Curve #	Length	Radius	Delta	Ch-Direction	Ch-Length
C1	20.80'	57.38'	20°46'19"	S25°53'29"W	20.69'	C6	23.42'	25.00'	53°41'06"	S14°55'40"W	22.58'	C11	20.80'	48.00'	24°49'55"	S77°01'48"W	20.64'
C2	20.01'	42.63'	26°54'12"	S22°49'33"W	19.83'	C7	27.14'	48.00'	32°23'47"	S25°34'20"W	26.78'	C12	83.72'	48.00'	99°55'41"	N40°35'24"W	73.50'
C3	35.20'	72.00'	28°00'34"	S4°37'50"E	34.85'	C8	5.95'	40.00'	8°31'00"	S60°32'27"E	5.94'	C13	26.36'	25.00'	60°24'20"	N11°34'03"E	25.15'
C4	2.93'	25.00'	6°43'14"	S15°16'30"E	2.93'	C9	79.30'	48.00'	94°39'06"	S17°28'24"E	70.58'	C14	240.08'	48.00'	286°34'11"	N78°29'08"E	57.39'
C5	45.84'	40.00'	65°39'24"	S23°27'15"E	43.37'	C10	29.12'	48.00'	34°45'42"	S47°13'59"W	28.68'	C15	51.78'	40.00'	74°10'24"	S27°42'45"E	48.24'

MIN. OPEN SPACE REQUIRED			
LOT #	S.F.	S.F.	S.F.
1	10,890	7,755.00	= 3,135.00
2	10,890	7,755.00	= 3,135.00
3	10,890	7,755.00	= 3,135.00
4	10,890	7,755.00	= 3,135.00
5	10,890	7,755.00	= 3,135.00
6	10,890	8,745.00	= 2,145.00
7	10,890	10,441	= 449
8	10,890	6,306	= 4,584
9	10,890	6,519	= 4,371
10	10,890	8,995	= 1,895
TOTAL = 29,119			

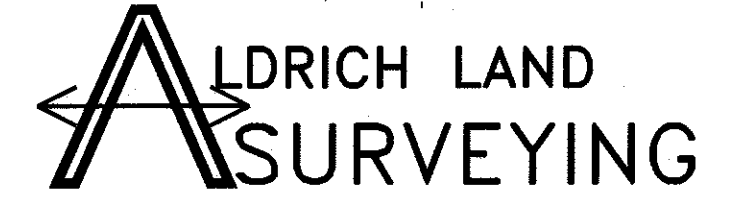
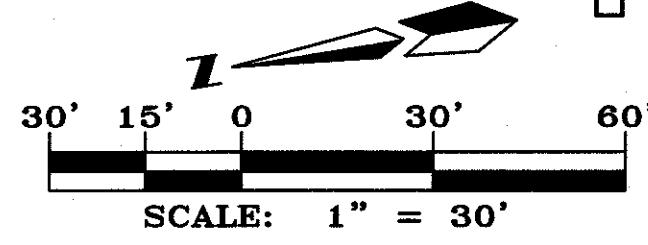


**PRIVATE PARCELED COMMONS AREA NOTES:**

1. THE PROPERTY IS SUBJECT TO THE PUERTA DEL BOSQUE SUBDIVISION RESTRICTIONS RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.
2. THERE SHALL BE NO DEVELOPMENT OF TRACT A EXCEPT AS SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN.
3. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRACT A.
4. TRACT A SHALL BE DEEDED TO THE HOME OWNERS ASSOCIATION AND SHALL BE ENCUMBERED WITH A BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF THE RESIDENCES, AND MAY BE USED BY THE HOA FOR RECREATIONAL PURPOSES.
5. THE USE OF A PCA MAY BE RESTRICTED TO THE RESIDENTS OF THE PCD AND MAY BE FENCED SO LONG AS THE PUBLIC'S VIEW IS NOT SIGNIFICANTLY DIMINISHED.
6. THE PCA IS TRACT A.

**PROPERTY CORNERS**

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (T)
- FOUND BATHEY MARKER WITH CAP "LS 14271"
- FOUND 5/8" REBAR WITH CAP "ILLEGIBLE"



P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

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