



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, Member

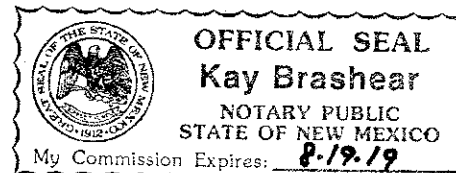
*David Kleinfeld* 10-20-16  
 David Kleinfeld Date

**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, Member.

*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:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation dba CenturyLink QC	Date
Comcast	Date
City Approvals:	
<i>Soren M. Risenhoover P.S.</i> 10/25/16	Date
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. 7719 Date



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

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

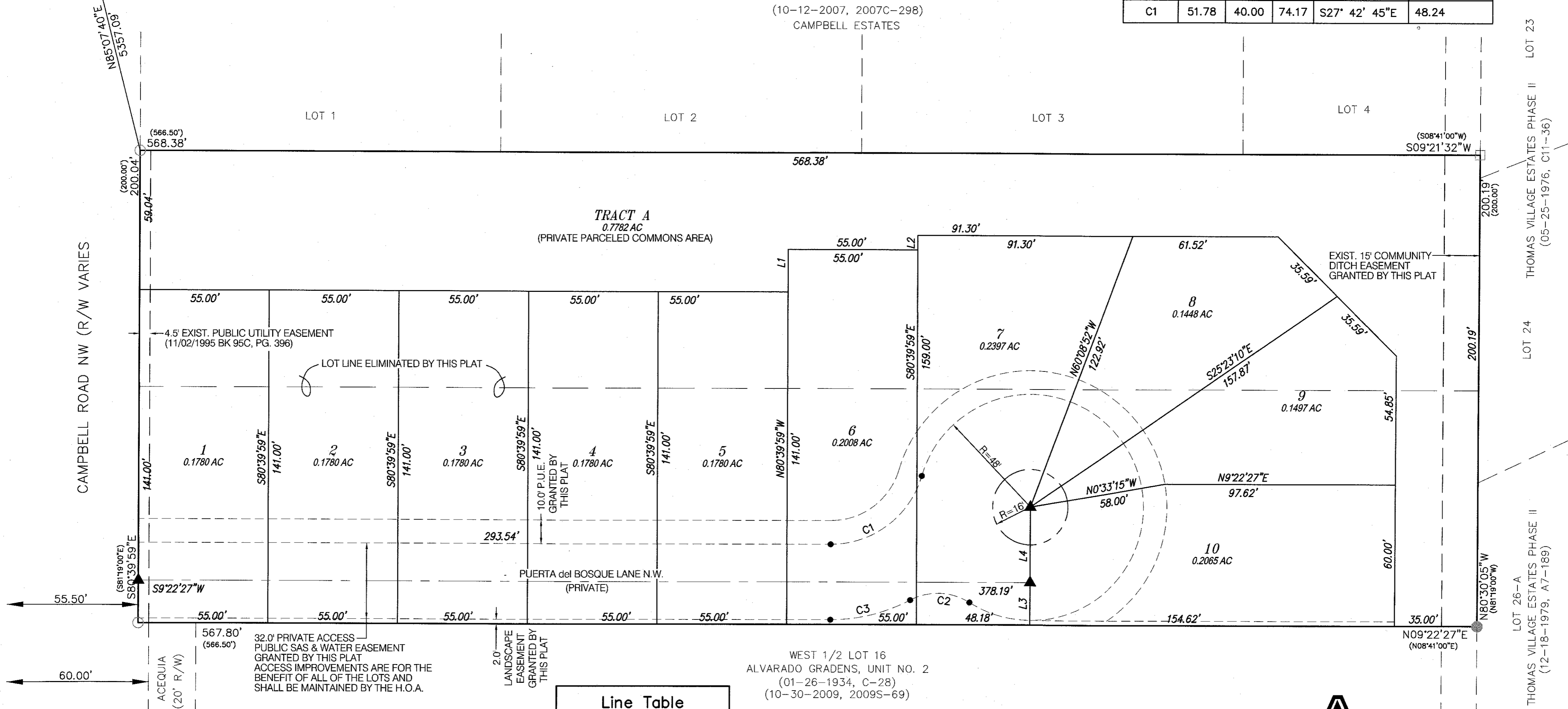
**PRIVATE PARCELED COMMONS AREA NOTES:**

1. THERE SHALL BE RECORDED DEED RESTRICTIONS CONCERNING TRACT A.
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; THE CITY SHALL HAVE THE AUTHORITY TO PERFORM SUCH MAINTENANCE AS NECESSARY TO PROTECT PUBLIC HEALTH AND SAFETY. THE CITY MAY, AFTER WRITTEN NOTICE AND FAILURE TO COMPLY WITHIN 30 DAYS, ENTER UPON AND MAINTAIN THE PRIVATE PCA. THE COST OF SUCH MAINTENANCE PLUS ANY OTHER PENALTIES OR COSTS ALLOWED BY LAW IN CONNECTION THEREIN, SHALL BE ASSESSED AGAINST THE PROPERTIES WITHIN THE PCD AND FAILURE TO PAY ASSESSED CHARGES MAY RESULT IN A MUNICIPAL LIEN AGAINST EACH OF THE INDIVIDUAL LOTS IN THE PCD. THIS PROVISION SHALL NOT BE DEEMED TO CREATE AN OBLIGATION TO ACT ON PART OF THE CITY. UNDER NO CIRCUMSTANCES WILL THE CITY MAINTAIN RECREATIONAL USES. UNDER NO CIRCUMSTANCES SHALL THE CITY MAINTAIN THE PCA FOR A PERIOD LONGER THAN ONE YEAR.
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.

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			

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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2016

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	26.36	25.00	60.41	N11° 34' 03"E	25.15
C3	35.20	72.00	28.01	S4° 37' 50"E	34.85
C1	51.78	40.00	74.17	S27° 42' 45"E	48.24

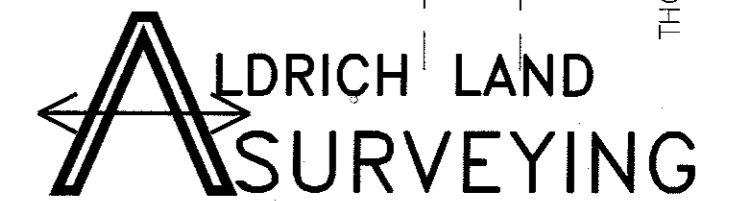
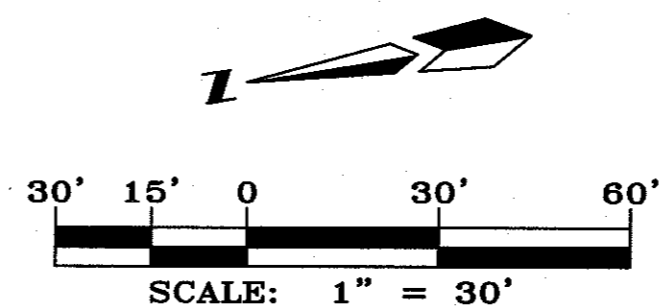


**PROPERTY CORNERS**

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

Line Table		
Line #	Direction	Length
L1	S80°39'59"E	18.00'
L2	S80°39'59"E	6.13'
L3	N80°37'33"W	18.00'
L4	S80°37'33"E	32.00'

WEST 1/2 LOT 16  
 ALVARADO GRADENS, UNIT NO. 2  
 (01-26-1934, C-28)  
 (10-30-2009, 2009S-69)



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