

LOCATION MAP H-12-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To create 15 lots and 5 tracts as shown hereon.
3. To grant easements as shown hereon.
4. To vacate easements as shown hereon.

SUBDIVISION DATA

1. DRB Case No.:
2. Project No.: PR-2018-001327
3. Zone Atlas Index No.: H-12-Z
4. Total Number of Existing Lots: 0
5. Total Number of Existing Tracts: 2
6. Total Number of Lots created: 15
7. Total Number of Tracts created: 5
8. Gross Subdivision Acreage: 5.4812

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
 - "TRACT 2A AND 2B, KELLY TRACTS", (06-15-2000, 2000C-160)
 - "KELLY TRACTS", (04-08-1936, C-50)
 - "ALBUQUERQUE RIVER PARKWAY", (R/W 369)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed August, 1998.
6. Title Report: Policy No. 980823SDW provided by Lawyers Title Insurance Corporation (Effective date: April 17, 1998).
7. Address of Property: Gabaldon Road NW, Albuquerque, NM 87104
8. City of Albuquerque, New Mexico IDO Zone: R-A; CLUSTER DEVELOPMENT
9. 100 Year Flood Zone Designation: ZONE X (areas protected by levees), Panel 327 & 331 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
10. Unless shown otherwise all corners are set 1/2" rebar with cap "LS 7719".

SOLAR NOTE - IDO 14-16-1-9(C)

No property within the area of requested final action shall at any time be subject to 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.

DESCRIPTION

A tract of land situate, within the Town of Albuquerque Grant, projected Section 13, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, within MRGCD Map No. 38, being all of TRACT 2A, KELLY TRACTS, 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 June 15, 2000, in Plat Book 2000C, Page 160, together with a PORTION OF TRACT 3, KELLY TRACTS, 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 April 8, 1936, in Volume C, Folio 50, and containing 5.4812 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 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, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and COMCAST 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.

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 owners and/or proprietor(s) do hereby consent to the elimination of lot lines, the creation of 15 lots and 5 tracts, and the granting and vacating of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner: Las Ventanas NM, Inc.

T. Scott Ashcraft, President

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

This instrument was acknowledged before me on 14th day of February, 2019, by T. Scott Ashcraft, President of Las Ventanas NM, Inc., a New Mexico corporation, on behalf of said corporation.

Ruth J. Lozano
Notary Public

April 22, 2019
My Commission Expires

T. Scott Ashcraft 2-14-19 DATE
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
04/22/2019

**PLAT FOR
BOSQUE ANTIGUA
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 13
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
MRGCD MAP NO. 38
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2019**

PROJECT NUMBER: PR-2018-001327
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:
Eric A. Rimbauer P.S. 2/14/19 _____ Date
City Surveyor

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/Hydrology _____ Date

Code Enforcement _____ Date

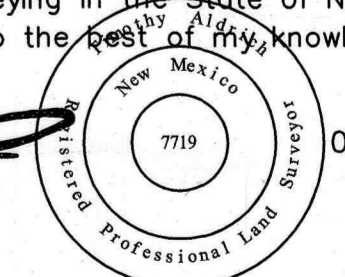
Solid Waste Management _____ Date

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
Timothy Aldrich, P.S. No. 7719 _____ Date
02/04/2019



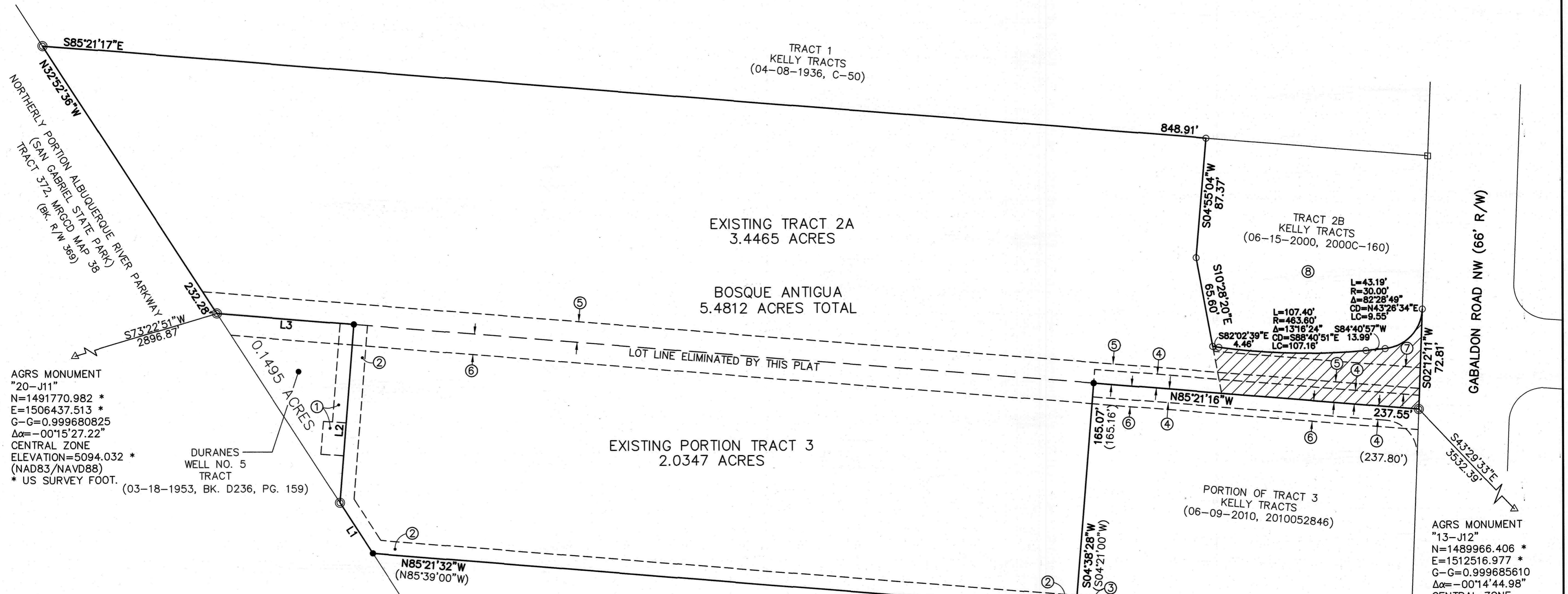
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Drawn By:	TA	Date:	02-04-2019
Checked By:	TA	Drawing Name:	98093BA.DWG
Job No.:	98-093	Sheet:	1 of 3

02-06-2019 rev

PLAT FOR
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 MRGCD MAP NO. 38
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2019

LINE	DIRECTION	DISTANCE
L1	N32°52'36"W (N32°53'13"W)	43.99' (44.06')
L2	N04°38'43"E (N04°39'29"E)	130.22' (130.14')
L3	N85°21'17"W (N85°39'00"W)	100.08' (100.00')



EASEMENTS

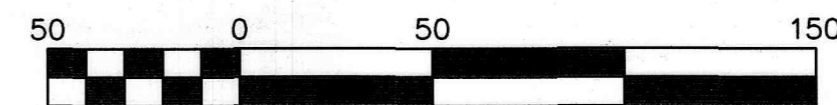
- ① EXISTING 10' UNDERGROUND PNM & M.S.T.&T EASEMENT (10-30-1989, 1989093670)
- ② EXISTING 10' OVERHEAD PNM & M.S.T.&T EASEMENT (05-07-1993, 1993046988)
- ③ EXISTING 10' OVERHEAD PNM & M.S.T.&T EASEMENT (05-07-1993, 1993046989)
- ④ EXISTING COA PRIVATE FACILITY DRAINAGE COVENANT (01-12-2000, 2000003389) (TRACT 2)

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 3516"
- ◎ FOUND 1" or 1 1/2" PIPE WITH TAG "LS 3516"
- FOUND 1/2" REBAR WITH CAP "LS 6446"
- FOUND 5/8" REBAR WITH CAP "LS 7719"

EASEMENTS WITHIN THE SUBDIVISION BOUNDARY VACATED BY THIS PLAT (PRIVATE VACATED PER SD-2018-00051) (PUBLIC VACATED PER SD-2018-0052)

- ④ EXISTING 10' PRIVATE ACCESS, PRIVATE UTILITY AND PUBLIC UTILITY EASEMENT (01-24-1991, 1991005396)
- ⑤ EXISTING 15' ABCWUA CONSTRUCTION, OPERATION, MAINTENANCE, PIPE LINE AND PUBLIC UTILITY EASEMENT (03-18-1953, BK. D236, PG. 160)
- ⑥ EXISTING 15' ABCWUA INGRESS AND EGRESS EASEMENT (03-18-1953, BK. D236, PG. 161)
- ⑦ EXISTING 20' ABCWUA WATERLINE EASEMENT (06-15-2000, 2000C-160)
- ⑨ EXISTING PRIVATE ACCESS EASEMENT FOR USE OF AND TO BE MAINTAINED BY TRACT 2A & 2B (06-15-2000, 2000C-160) (HATCHED AREA)



Scale 1" = 50 ft

02-06-2019 rev

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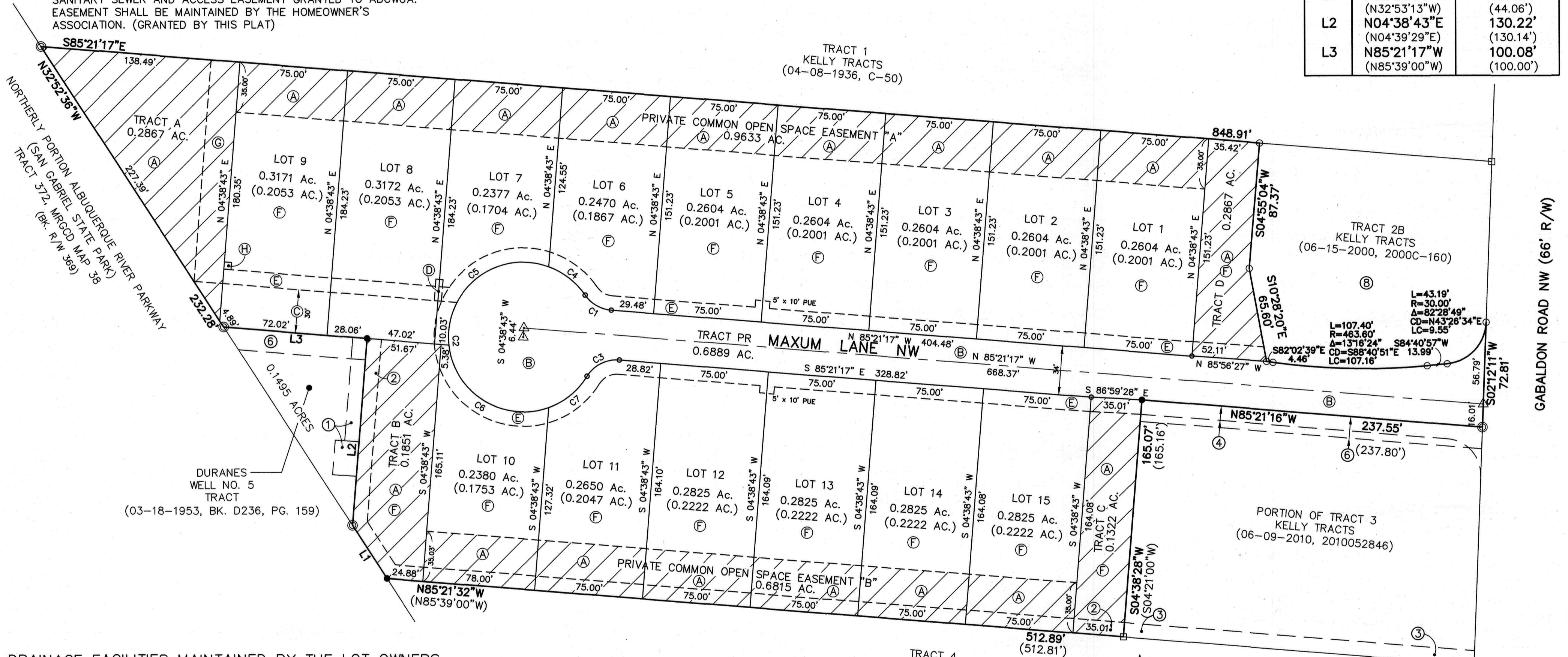
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EASEMENTS

- (A) PRIVATE COMMON OPEN SPACE AND DRAINAGE EASEMENTS, INCLUDING CROSS LOT DRAINAGE, "A" AND "B" (HATCHED AREAS) GRANTED FOR THE BENEFIT OF LOTS 1-15, BOSQUE ANTIGUA, TRACT 2B AND A PORTION OF TRACT 3, KELLY TRACTS. SEE DRAINAGE EASEMENT NOTE. (GRANTED BY THIS PLAT)
- (B) PRIVATE ACCESS AND PUBLIC EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT PR, GRANTED FOR THE BENEFIT OF LOTS 1-15, BOSQUE ANTIGUA, TRACT 2B AND A PORTION OF TRACT 3, KELLY TRACTS AND DURANES WELL NO. 5 TRACT; PUBLIC WATER AND SANITARY SEWER EASEMENT OVER ALL OF TRACT PR SHALL BE GRANTED TO ABCWUA. EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. (GRANTED BY THIS PLAT)
- (C) PRIVATE ACCESS EASEMENT GRANTED FOR THE BENEFIT OF LOTS 8 & 9 AND DURANES WELL NO. 5 TRACT; PUBLIC WATER AND SANITARY SEWER AND ACCESS EASEMENT GRANTED TO ABCWUA. EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. (GRANTED BY THIS PLAT)
- (D) 5' X 15' PUBLIC WATER METER EASEMENT GRANTED TO ABCWUA. (GRANTED BY THIS PLAT)
- (E) 10' PUE (GRANTED BY THIS PLAT)
- (F) BLANKET PRIVATE DRAINAGE EASEMENT, EXCLUSIVE OF BUILDINGS, CROSSING LOTS 1-9, 10-15 AND TRACTS B, C & D, FOR THE BENEFIT OF TRACT PR. (GRANTED BY THIS PLAT)
- (G) 20' PUBLIC WATER EASEMENT GRANTED TO ABCWUA. (GRANTED BY THIS PLAT)
- (H) 5' X 5' PUBLIC WATER METER EASEMENT GRANTED TO ABCWUA. (GRANTED BY THIS PLAT)

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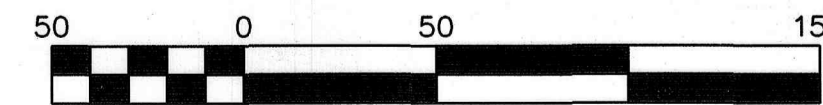
DRAINAGE FACILITIES MAINTAINED BY THE LOT OWNERS

Areas designated on the accompanying plat as "drainage easements" for storm water ponding are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities for storm water ponding in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the Lot Owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by the Lot Owners. In the event the Lot Owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.52'	24.00'	51°22'37"	N 59°39'58" W	20.81'
C2	267.12'	52.00'	294°19'40"	S 01°08'29" E	56.39'
C3	26.37'	24.00'	62°57'03"	N 63°10'12" E	25.06'
C4	32.60'	52.00'	35°55'31"	N 51°56'25" W	32.07'
C5	105.32'	52.00'	116°02'50"	S 52°04'25" W	88.22'
C6	94.24'	52.00'	103°50'08"	S 57°52'04" E	81.86'
C7	34.96'	52.00'	38°31'12"	N 50°57'16" E	34.30'

△ SET C.O.A. CENTERLINE MONUMENT "LS 7719" (TYPICAL)



Scale 1" = 50 ft

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