

Vicinity Map - Zone Atlas A-10-Z

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1707955 AND AN EFFECTIVE DATE OF FEBRUARY 9, 2018.
- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. O-SPO00055585 AND AN EFFECTIVE DATE OF JULY 16, 2019.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 12, 1973 IN VOLUME D5, FOLIO 112.
- PLAT OF TRACT L, M, AND N, ANASAZI RIDGE UNIT 1 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 29, 2006 IN BOOK 2006C, PAGE 207.
- WARRANTY DEED FILED THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 16, 2019 AS DOCUMENT NO. 2019059297.
- SPECIAL WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE MARCH 9, 2018 AS DOCUMENT NO. 2018020933.

DOCH 2020077979

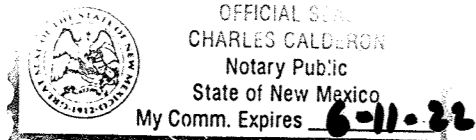
09/17/2020 10:11 AM Page: 1 of 3
 PLAT R: \$25.00 B: 2020C P: 0076 Linda Stover, Bernalillo County

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 WHO HEREBY GRANT THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES. INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSPECTION, AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Michael Fietz 1/27/2020
 MICHAEL FIETZ, MANAGING MEMBER WESTWAY HOMES, LLC DATE

STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27th January, 2020
 BY: MICHAEL FIETZ, MANAGING MEMBER, WESTWAY HOMES, LLC

By: *Charles Calderon*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Projected Section 3, Township 11 North, Range 2 East, N.M.P.M. Town of Alameda Grant
 Subdivision: Paradise Heights Unit 5 (Lots 4-9, Block 7, Lots 10, 11, and 13, Block 8, Lot 12, Block 9, and Lots 2-10, Block 14)
 Anasazi Ridge Unit 1 (Tracts L, M, and N)
 Owner: Westway Homes LLC
 UPC #: 101006614331520906 (Tract L)
 101006615831820905 (Tract M)
 101006617632121135 (Tract N)
 101006617531721136 (Lot 4, Block 7)
 101006617231021137 (Lot 5, Block 7)
 101006616930221138 (Lot 6, Block 7)
 101006616629521139 (Lot 7, Block 7)
 101006616428821140 (Lot 8, Block 7)
 101006616027821141 (Lot 9, Block 7)
 101006613930520901 (Lot 10, Block 8)
 101006615030020902 (Lot 11, Block 8)
 101006615631620904 (Lot 13, Block 8)
 101006612331020802 (Lot 12, Block 9)
 101006608630721002 (Lot 2, Block 14)
 101006609430521003 (Lot 3, Block 14)
 101006610030221004 (Lot 4, Block 14)
 101006610929921005 (Lot 5, Block 14)
 101006611529621006 (Lot 6, Block 14)
 101006612229321007 (Lot 7, Block 14)
 101006613029121008 (Lot 8, Block 14)
 101006613928821009 (Lot 9, Block 14)
 101006614628521010 (Lot 10, Block 14)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
- GRANT EASEMENT(S) AS SHOWN HEREON.
- VACATE EASEMENT(S) AS SHOWN HEREON.
- VACATE RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 7.1015 ACRES
 ZONE ATLAS PAGE NO. A-10-Z
 NUMBER OF EXISTING LOTS. 21
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0 MILES
 MILES OF HALF-WIDTH STREETS. 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 1.1806 ACRES
 DATE OF SURVEY. JANUARY 2020

Notes

- FIELD SURVEY PERFORMED IN AUGUST 2019.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- LOTS 9 AND 12, BLOCK 8, WERE ACQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF THE RIGHT OF WAY OF MCMAHON BLVD. NW. PER THE CITY OF ALBUQUERQUE REAL PROPERTIES.
- AREA OF WESTSIDE BLVD NW, NAVAJO DR. NW, GORDON AVE NW AND THOSE PORTIONS OF LOT 9 AND 12, BLOCK 8 (SEE NOTE 5) TO BE VACATED BY THIS PLAT IS 2.4573 ACRES (107,042 SQ FT.) MORE OR LESS.

Bulk Land Variance Note

THE PLAT FOR TRACTS A, MCMAHON COMMONS SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER OF WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS 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.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RESTORABLE DOCUMENT, REMOVING SUCH CONDITIONS FORM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

IN SIGNING THIS PLAT, THE OWNER HEREBY ACKNOWLEDGES THAT BUILDING PERMITS CAN NOT BE ISSUED BEFORE FURTHER SUBDIVISION AND THAT RECORDING OF THE FINAL SUBDIVISION PLAT FOR THE SUBJECT AREA HAS BEEN COMPLETED.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101006614331520906
 101006615831820905
 101006617632121135
 101006617531721136
 101006617231021137
 101006616930221138
 101006616629521139
 101006616428821140
 101006616027821141
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 101006615030020902
 101006615631620904
 101006612331020802
 101006608630721002
 101006609430521003
 101006610030221004
 101006610929921005
 101006611529621006
 101006612229321007
 101006613029121008
 101006613928821009
 101006614628521010

PROPERTY OWNER OF RECORD
Westway Homes LLC
 BERNALILLO COUNTY TREASURER'S OFFICE

Bulk Land Plat for McMahon Commons Being Comprised of
 Tracts L, M, and N, Anasazi Ridge Unit 1, Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and Lots 10, 11, and 13, Block 8 and Lot 12, Block 9, and Lots 2 thru 10, Block 14
 Paradise Heights Unit 5 and Portions of Vacated rights-of-way for Westside Boulevard N.W., Navajo Drive N.W. and Gordon Ave. N.W.
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2020

Project Number: PR-2018-001499

Application Number: VA-2020-00026

Plat Approvals:

Rita 2/12/2020
 PNM Electric Services
Don Durbin 2/12/2020
 Qwest Corp. /b/a CenturyLink QC
9/1/20 2/7/2020
 New Mexico Gas Company
2/12/20

City Approvals:

Steven M. Reinhardt P.S. 1/27/2020
 City Surveyor
Jim Miller 2-5-20
 Traffic Engineer
Kristopher Cadena 02-10-20
 ABCWA
2/5/20
 Code Enforcement
Nicole Friedt 2/12/2020
 AMAFCA
2-5-2020
 City Engineer
02-05-2020
 Parks and Recreation
5-15-2020
 DRB Chairperson, Planning Department
5-12-2020
 Real Property

Surveyor's Certificate

I, WILL PLOTNER JR., A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS WITHIN THE CITY OF ALBUQUERQUE, 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.

Will Plotner Jr. 1/24/2020
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	●	FOUND MONUMENT AS INDICATED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT ENTITLED ANASAZI RIDGE UNIT 1 (6/29/2006, 2006C-207)	○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[(N 90°00'00" E)]	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/26/2004, 2004C-63)	△	FOUND CENTERLINE MONUMENT AS INDICATED
(((N 90°00'00" E)))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/16/2007, 07C-67)		
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/12/1973, D5-112)		

Easement Notes

- 5' PUE (TYP.) 7' PUE (TYP.) (3/12/1973, D5-112) VACATED BY THE FILING OF THIS PLAT
- 50' FLOATING ACCESS EASEMENT TO BE THROUGH FUTURE DRIVE AISLES OR TO BE DEFINED THROUGH FUTURE DRIVE AISLES OR STREETS BENEFITING TRACT 1-A-1, SEVILLE, UNTIL SUCH TIME THAT THE PROPERTY MAY HAVE EITHER DIRECT OR INDIRECT ACCESS FROM OTHER FUTURE DEVELOPMENT OR STREETS TO BE MAINTAINED BY THE OWNER OF TRACT A, GRANTED WITH THE FILING OF THIS PLAT

**Bulk Land Plat for
McMahon Commons**

Being Comprised of
 Tracts L, M, and N, Anasazi Ridge Unit 1,
 Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and
 Lots 10, 11, and 13, Block 8 and Lot 12, Block 9,
 and Lots 2 thru 10, Block 14
 Paradise Heights Unit 5 and Portions of Vacated
 rights-of-way for Westside Boulevard N.W., Navajo Drive
 N.W. and Gordon Ave. N.W.
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2020

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.
- 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.
- Cable TV 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 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.

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.

ACS Monument "6-A9"
 NAD 1983 CENTRAL ZONE
 X=1495079.775*
 Y=1531949.235*
 Z=5461.677* (NAVD 1988)
 G-G=0.999666320
 Mapping Angle=-0°16'49.93"

*U.S. SURVEY FEET

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1163.62'	5078.01'	13°07'45"	1161.07'	N 82°07'53" E
C2	136.39'	5078.01'	1°32'20"	136.38'	N 87°55'36" E
C3	281.44'	5078.01'	3°10'32"	281.40'	S 85°34'10" W
C4	108.50'	5078.01'	1°13'27"	108.50'	N 83°22'11" E
C5	57.42'	5078.01'	0°38'52"	57.42'	N 81°22'44" E
C6	34.19'	5078.01'	0°23'09"	34.19'	S 80°51'44" W
C7	155.25'	5078.01'	1°45'06"	155.25'	N 79°47'37" E
C8	126.32' [125.91']	5000.01' [5000.00']	1°26'51"	126.32'	N 79°39'38" E
C9	114.99' [114.59']	5000.01' [5000.00']	1°19'04"	114.99'	N 77°57'40" E
C10	59.81'	5078.01'	0°40'29"	59.81'	N 77°32'46" E
C11	168.65' [168.71']	5000.01' [5000.00']	1°55'57"	168.65'	N 75°53'56" E
C12	145.51'	5078.01'	1°38'30"	145.50'	S 76°23'16" W
C13	91.65'	5078.01'	1°02'03"	91.65'	S 78°24'02" W
C14	93.47'	5078.01'	1°03'17"	93.47'	S 82°13'49" W

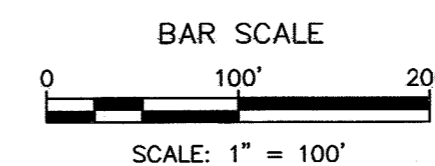
Line #	Direction	Length (ft)
L1	S 19°28'54" W [(S 20°50'22" W)]	52.88' [(53.00)]
L2	N 69°11'19" W	7.16'
L3	N 20°48'41" E	120.00'
L4	N 69°11'19" W	37.93'
L5	N 20°49'38" E [(S 20°50'24" E)]	90.03' [(90.00)]
L6	S 69°10'22" E [(S 69°09'36" E)]	120.00' [(119.92)]
L7	S 20°49'38" W	45.28'
L8	N 20°49'38" E	17.07'
L9	S 69°11'19" E	29.62'
L10	N 69°11'19" W	150.73'
L11	N 20°49'38" E [N 20°50'24" E]	14.66' [14.80']
L12	S 69°11'19" E [S 69°09'36" E]	23.42' [23.63']
L13	S 20°49'38" W [S 20°49'18" W]	93.25'
L14	N 20°49'38" E	81.63'
L15	N 69°09'57" W	18.27'
L16	S 20°49'38" W [S 20°49'18" W]	95.90' [96.61]

ABCWUA Note

THE INSTALLATION OF PUBLIC WATERLINE AND PUBLIC SANITARY SEWER WILL BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.

DOCH 2020077979

08/17/2020 10:11 AM Page 2 of 3
 PLAT # 2020077979 B. 2020077979 Linda Stover, Bernalillo County



CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

Legal Description

TRACTS L, M, & N OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 2006, IN PLAT BOOK 2006C, PAGE 207, AS NO. 2006096076.

AND

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK NUMBERED SEVEN (7); PORTIONS OF LOTS NUMBERED NINE (9) AND TWELVE (12) AND ALL OF LOTS NUMBERED TEN (10), ELEVEN (11) AND THIRTEEN (13) IN BLOCK NUMBERED EIGHT (8); LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED NINE (9) AND LOTS NUMBERED TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED FOURTEEN (14) OF PARADISE HEIGHTS UNIT 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 12, 1973 IN VOLUME D5, FOLIO 112 AND VACATED RIGHTS-OF-WAY FOR WESTSIDE BLVD. NW, NAVAJO DR. NW AND GORDON AVE NW.

ALL DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF MCMAHON BOULEVARD NW, MARKED BY A PK NAIL "LS 7719", WHENCE A TIE TO ACS MONUMENT "6-A9", BEARS S 77°29'25" W, A DISTANCE OF 3385.35 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING SAID MCMAHON BLVD. NW RIGHT-OF-WAY THE FOLLOWING 24 COURSES:

136.39 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 01°32'20", AND A CHORD BEARING OF N 87°55'36" E, A DISTANCE OF 136.38 FEET, TO AN ANGLE POINT;

N 69°11'19" W, A DISTANCE OF 7.16 FEET TO AN ANGLE POINT;

N 20°48'41" E, A DISTANCE OF 120.00 FEET TO AN ANGLE POINT;

S 69°11'19" E, A DISTANCE OF 261.69 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

108.50 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 01°13'27", AND A CHORD BEARING OF N 83°22'11" E, A DISTANCE OF 108.50 FEET TO AN ANGLE POINT;

N 69°11'19" W, A DISTANCE OF 37.93 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 90.03 FEET TO AN ANGLE POINT;

S 69°10'22" E, A DISTANCE OF 120.00 FEET TO AN ANGLE POINT;

S 20°49'38" W, A DISTANCE OF 45.28 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

57.42 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 00°38'52", AND A CHORD BEARING OF N 81°22'44" E, A DISTANCE OF 57.42 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 17.07 FEET TO AN ANGLE POINT;

S 69°11'19" E, A DISTANCE OF 29.62 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

155.25 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 01°45'06", AND A CHORD BEARING OF N 79°47'37" E, A DISTANCE OF 155.25 FEET TO AN ANGLE POINT;

N 69°11'19" W, A DISTANCE OF 150.73 FEET TO AN ANGLE POINT;

126.32 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5000.01 FEET, A DELTA OF 01°26'51", AND A CHORD BEARING OF N 79°39'38" E, A DISTANCE OF 126.32 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 14.66 FEET TO AN ANGLE POINT;

S 69°11'19" E, A DISTANCE OF 23.42 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

114.99 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5000.01 FEET, A DELTA OF 01°19'04", AND A CHORD BEARING OF N 77°57'40" E, A DISTANCE OF 114.99 FEET TO AN ANGLE POINT;

S 20°49'38" W, A DISTANCE OF 93.25 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

59.81 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 00°40'29", AND A CHORD BEARING OF N 77°32'46" E, A DISTANCE OF 59.81 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 81.63 FEET TO AN ANGLE POINT;

N 69°09'57" W, A DISTANCE OF 18.27 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

Legal Description (Cont'd)

168.65 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5000.01 FEET, A DELTA OF 01°55'57", AND A CHORD BEARING OF N 75°53'56" E, A DISTANCE OF 168.65 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

S 20°49'38" W, A DISTANCE OF 95.90 FEET TO A POINT LYING ON THE SOUTHERLY SIDE OF THE EXISTING RIGHT-OF-WAY OF MCMAHON BLVD. N.W., BEING MARKED BY A PK NAIL "LS 7719";

THENCE, LEAVING SAID MCMAHON BLVD. N.W. RIGHT-OF-WAY, S 20°49'38" W, A DISTANCE OF 504.18 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, S 19°28'54" W, A DISTANCE OF 52.88 FEET, TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, N 69°11'53" W, A DISTANCE OF 1019.71 FEET, TO THE POINT OF BEGINNING CONTAINING 7.1016 ACRES (309,345 SQ. FT.) MORE OR LESS.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Bulk Land Plat for McMahon Commons

Being Comprised of

Tracts L, M, and N, Anasazi Ridge Unit 1,
Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and
Lots 10, 11, and 13, Block 8 and Lot 12, Block 9,
and Lots 2 thru 10, Block 14

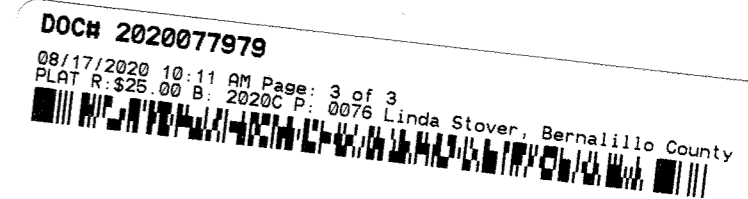
Paradise Heights Unit 5 and Portions of Vacated
rights-of-way for Westside Boulevard N.W., Navajo Drive

N.W. and Gordon Ave. N.W.

City of Albuquerque

Bernalillo County, New Mexico

February 2020



2020 C-76

(3)

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
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wplotnerjr@gmail.com