


**PURPOSE OF PLAT:**

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACT B, FOUNTAIN HILLS PLAZA SUBDIVISION INTO 3 SEPARATE TRACTS AND TO GRANT EASEMENTS AS SHOWN HEREON.

**SUBDIVISION DATA:**

CITY CASE NO. PR-2018-001695 GROSS SUBDIVISION ACREAGE 3.8567 ACRES  
 ZONE ATLAS INDEX NO. C-12-Z CURRENT ZONING NR-C  
 DATE OF SURVEY APRIL 2020  
 TOTAL NO. OF LOTS EXISTING 1  
 TOTAL NO. OF LOTS CREATED 3  
 TOTAL MILEAGE OF STREETS CREATED: 0 MILES  
 TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

**NOTES:**

- FIELD SURVEY PERFORMED IN APRIL 2020.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALBUQUERQUE CONTROL STATIONS USED:  
 ALBUQUERQUE CONTROL STATION "9-C12, 2003" DATA:  
 STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)  
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X=1,512,571.253 US SURVEY FEET Y=1,521,648.218 US SURVEY FEET  
 ELEV.=5,127.376 US SURVEY FEET (NAVD 1988)  
 GROUND TO GRID FACTOR = 0.999677378 DELTA ALPHA = (-)00'14'47.46"  
 ALBUQUERQUE CONTROL STATION "10-C12, 2003" DATA:  
 STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)  
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X=1,513,445.483 US SURVEY FEET Y=1,521,461.733 US SURVEY FEET  
 ELEV.=5,095.033 US SURVEY FEET (NAVD 1988)  
 GROUND TO GRID FACTOR = 0.999678664 DELTA ALPHA = (-)00'14'41.38"
- BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (S77°57'31"E).
- CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS , UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
- PRIOR TO SERVICE, APPROVAL FROM THE WATER AUTHORITY BOARD IS REQUIRED AS THE PROPERTY IS OUTSIDE OF THE ADOPTED SERVICE AREA.

**SOLAR COLLECTOR NOTE:**

NO PROPERTY WITHIN THE AREA OF THIS PLATTING 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.

**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE JULY 24, 2016; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Christopher A. Medina*  
 CHRISTOPHER A. MEDINA, NMPLS NO. 15702  
 AUGUST 25, 2021  
 DATE

**LEGAL DESCRIPTION:**

TRACT B OF FOUNTAIN HILLS PLAZA SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "FOUNTAIN HILLS PLAZA SUBDIVISION", RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 2007, PAGE 68, AS DOCUMENT NUMBER 2007134047, SAID TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 3.8567 ACRES (167,997.94 SQUARE FEET) MORE OR LESS;

**FREE CONSENT:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACT B, FOUNTAIN HILLS PLAZA SUBDIVISION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

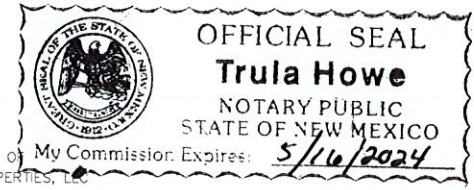
BY: *Michael*  
 MICHAEL MONTOYA, MEMBER, NOVUS PROPERTIES, LLC  
 OWNER: TRACTS B-1, B-2 & B-3

**ACKNOWLEDGMENT**

STATE OF New Mexico )  
 COUNTY OF Bernalillo )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25<sup>th</sup> DAY OF August, 2021, BY MICHAEL MONTOYA, MEMBER, NOVUS PROPERTIES, LLC

NOTARY PUBLIC: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_



**DOCUMENTS USED:**

- PLAT ENTITLED, "FOUNTAIN HILLS PLAZA SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 2007 IN BOOK 2007C, PAGE 270, DOCUMENT NUMBER 2007134047.
- PLAT ENTITLED, "ALBUQUERQUE WEST UNIT 1," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 8, 1990, IN VOLUME 90C, FOLIO 67.
- PLAT ENTITLED, "ALBUQUERQUE WEST," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1984, IN VOLUME C25, FOLIO 138.
- PLAT ENTITLED, "BOUNDARY SURVEY PLAT OF TRACT A-1 FOUNTAIN HILLS SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 23, 2014 IN BOOK 2014S, PAGE 53, DOCUMENT NUMBER 2014075785.
- PLAT ENTITLED, "PLAT OF TRACTS C, E AND F, FOUNTAIN HILLS PLAZA SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 29, 2019 IN BOOK 2019C, PAGE 100, DOCUMENT NUMBER 2019092299.

**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 ANY 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** 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 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.

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

**INDEXING INFORMATION FOR THE COUNTY CLERK:**

OWNER: NOVUS PROPERTIES, LLC  
 LEGAL: TRACTS B-1, B-2 & B-3, FOUNTAIN HILLS PLAZA SUBDIVISION  
 LOCATION: PROJECTED SECTION 13, T.11N., R.2E., N.M.P.M., TOWN OF ALAMEDA GRANT

**PLAT OF  
 TRACTS B-1, B-2 & B-3  
 FOUNTAIN HILLS PLAZA SUBDIVISION  
 SITUATE WITHIN  
 PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.  
 TOWN OF ALAMEDA GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2021**

PROJECT NUMBER: PR-2018-001695  
 APPLICATION NUMBER: PS-2020-00032

**UTILITY APPROVALS:**

PUBLIC SERVICE OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
 NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 QWEST CORPORATION D/B/A CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

*Loren N. Risenhoover P.S.* \_\_\_\_\_ 8/25/2021  
 CITY OF ALBUQUERQUE SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 N/A  
 REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_  
 PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 DRB CHAIRPERSON, PLANNING DEPT. \_\_\_\_\_ DATE \_\_\_\_\_  
 CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

UNIFORM PROPERTY CODE #: 1-012-064-439312-1-19-08  
 PROPERTY OWNER OF RECORD: NOVUS PROPERTIES, LLC

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_



**TERRA LAND SURVEYS, LLC**  
 P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



**PLAT OF  
TRACTS B-1, B-2 & B-3  
FOUNTAIN HILLS PLAZA SUBDIVISION  
SITUATE WITHIN  
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE 2021**

**LEGEND**

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ⊗ FOUND BATHEY MARKER (AS NOTED)
- ⊕ FOUND CHISELED "X"
- ⊞ FOUND PK NAIL (AS NOTED)
- ⊙ SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"

**RECORD DOCUMENT LEGEND**

- ( ) RECORD BEARINGS & DISTANCES PER PLAT "FOUNTAIN HILLS PLAZA SUBDIVISION" 09/19/2007, BK. 2007C, PG. 270 DOC# 2007134047

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	590.00'	267.97'	265.67'	N63°02'44"W	26°01'22"	136.34'
C2	85.00'	45.01'	44.48'	N57°54'18"W	30°20'11"	23.04'
C3	25.00'	24.71'	23.72'	S81°47'07"E	56°37'52"	13.47'
C4	75.00'	12.97'	12.95'	S58°26'03"E	9°54'30"	6.50'
C5	45.00'	36.37'	35.39'	S40°14'04"E	46°18'28"	19.24'
C6	510.31'	261.58'	258.73'	S31°45'55"E	29°22'09"	133.73'
C7	805.00'	56.16'	56.15'	S48°26'16"E	3°59'44"	28.09'
C8	590.00'	54.63'	54.61'	N52°41'13"W	05°18'18"	27.33'
C9	590.00'	213.34'	212.18'	N65°41'53"W	20°43'04"	107.85'
C10	510.31'	102.28'	102.11'	S22°49'21"E	11°29'02"	51.31'
C11	510.31'	159.30'	158.65'	S37°30'26"E	17°53'08"	80.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°23'23"W	20.27'
	(N42°58'43"W)	(20.29')

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N56°43'57"E	35.64'

EASEMENT CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
EC1	25.00'	50.36'	42.27'	S12°10'43"W	115°25'12"	39.56'
EC2	25.00'	28.18'	26.71'	S77°49'17"E	64°34'46"	15.80'
EC3	25.00'	39.27'	35.36'	N11°43'57"E	90°00'00"	25.00'

TRACT A-1  
FOUNTAIN HILLS PLAZA SUBDIVISION  
09/23/2014  
BK. 2014S, PG. 53  
DOC# 2014075785

TRACT A-2-A  
FOUNTAIN HILLS PLAZA SUBDIVISION  
03/15/2018  
BK. 2018C, PG. 30  
DOC# 2018022726

TRACT B-2  
41,999.48 SQ. FT.  
0.9642 AC.

TRACT B-1  
41,999.49 SQ. FT.  
0.9642 AC.

TRACT B-3  
83,998.97 SQ. FT.  
1.9284 AC.

TRACT D  
FOUNTAIN HILLS PLAZA SUBDIVISION  
09/19/2007  
BK. 2007C, PG. 270  
DOC# 2007134047

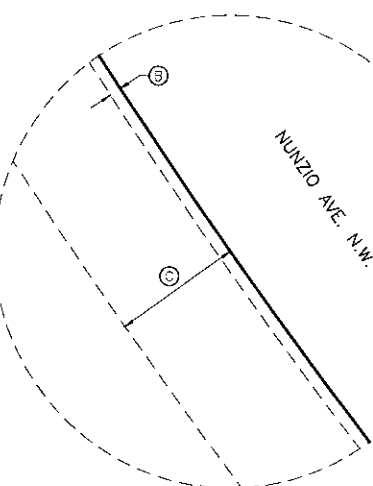
LOT 6-A-1-A  
ALBUQUERQUE WEST UNIT ONE  
06/24/2005  
BK. 2005C, PG. 218  
DOC# 2005090628

TRACT C  
FOUNTAIN HILLS PLAZA SUBDIVISION  
10/29/2019  
BK. 2019C, PG. 100  
DOC# 2019092299

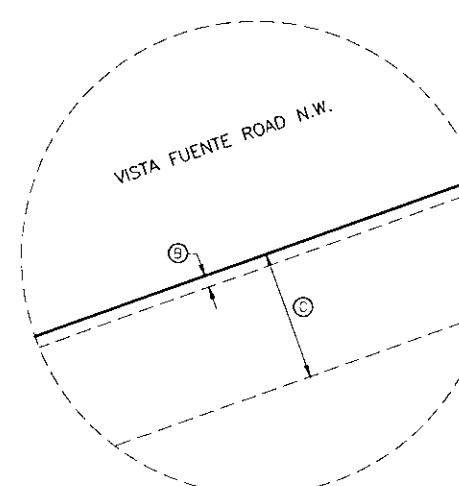
TRACT E  
FOUNTAIN HILLS PLAZA SUBDIVISION  
10/29/2019  
BK. 2019C, PG. 100  
DOC# 2019092299

**EASEMENT NOTES:**

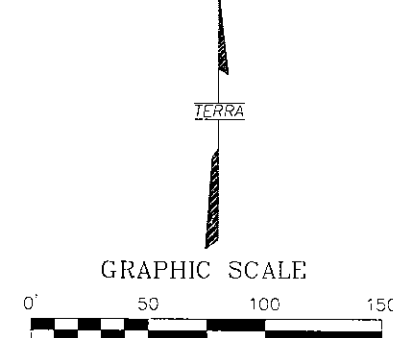
- Ⓐ 24.0' ACCESS & DRAINAGE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY OWNERS OF TRACT I 09/19/2007, BK. 2007C, PG. 270 DOC# 2007134047
- Ⓑ 1.0' PUBLIC ROADWAY EASEMENT 09/19/2007, BK. 2007C, PG. 270 DOC# 2007134047
- Ⓒ 10.0' PUBLIC UTILITY EASEMENT 09/19/2007, BK. 2007C, PG. 270 DOC# 2007134047
- Ⓓ BLANKET CROSS LOT DRAINAGE EASEMENT OVER TRACTS B-1 THRU B-3 IS HEREBY GRANTED FOR THE BENEFIT OF SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF TRACTS B-1 AND B-3.



**DETAIL "A"**  
TYPICAL BOTH SIDES OF STREET  
N.T.S.



**DETAIL "B"**  
TYPICAL BOTH SIDES OF STREET  
N.T.S.



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