

Vicinity Map

Zone Atlas H-7-Z, J-7-Z and J-8-Z

Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING FILE NO. 2350962-AL04 AND A COMMITMENT DATE OF SEPTEMBER 7, 2018.
- PLAT OF RECORD FOR WATERSHED SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 9, 2005, IN PLAT BOOK 2005C, PAGE 198.

Free Consent

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. 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 OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

WESTERN ALBUQUERQUE LAND HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY

GARRETT DEVELOPMENT CORPORATION
AGENT

[Signature] 1/3/2019
DATE

STATE OF ARIZONA }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 01/03 2019

By: Matthew Look Garrett Development Corp Agent

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC, a Delaware limited liability company

By: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES July 7, 2020

Indexing Information

Sections 7, 17, & 18 Township 10 North, Range 2 East,
N.M.P.M. as Projected into the Town of Atrisco Grant
Subdivision: Watershed Subdivision
Owner: Western Albuquerque Land Holdings LLC
UPC # 100705841947510201

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....88.6810 ACRES
ZONE ATLAS PAGE NO.....H-7-Z, J-7-Z, and J-8-Z
NUMBER OF EXISTING TRACTS.....1
NUMBER OF TRACTS CREATED.....2
MILES OF FULL-WIDTH STREETS.....0 MILES
MILES OF HALF-WIDTH STREETS.....0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0 ACRES
DATE OF SURVEY.....NOVEMBER 2018

Notes

- FIELD SURVEY PERFORMED IN NOVEMBER 2015.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES A MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.9996675047.

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.

Legal Description

TRACT "P" OF THE PLAT OF WATERSHED SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 9, 2005, IN PLAT BOOKC, PAGE 198.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 100705841947510201

PROPERTY OWNER OF RECORD

Western Albuquerque Land Holdings LLC

BERNALILLO COUNTY TREASURER'S OFFICE

Lucio Cast

Bulk Plat for
Tracts A and B
Inspiration Subdivision

Being Comprised of
Tract P

Watershed Subdivision

City of Albuquerque

Bernalillo County, New Mexico

January 2019

Approved and Accepted by:

Project Number: PR-2018-001759

Application Number: VA-2019-0016, SD-2019-0004

Plat Approvals:

[Signature] 1-25-19
PNM Electric Services

[Signature] 01/31/2019
Qwest Corp. d/b/a CenturyLink QC

[Signature] 1/25/19
New Mexico Gas Company

[Signature] 1/25/19
Comcast

City Approvals:

[Signature] 1/4/19
Soren H. Riesenhoover P.S.
City Surveyor

[Signature] 1/16/19
Traffic Engineer

[Signature] 01-16-19
ABCWJA

[Signature] 1/31/19
Parks and Recreation Department
AMAFCA

[Signature] 2/1/19
City Engineer

[Signature] 2-1-2019
DRB Chairperson, Planning Department

[Signature] 1/16/19
Real Property Division

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 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.

[Signature] 1/2/19
Will Plotner Jr.
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



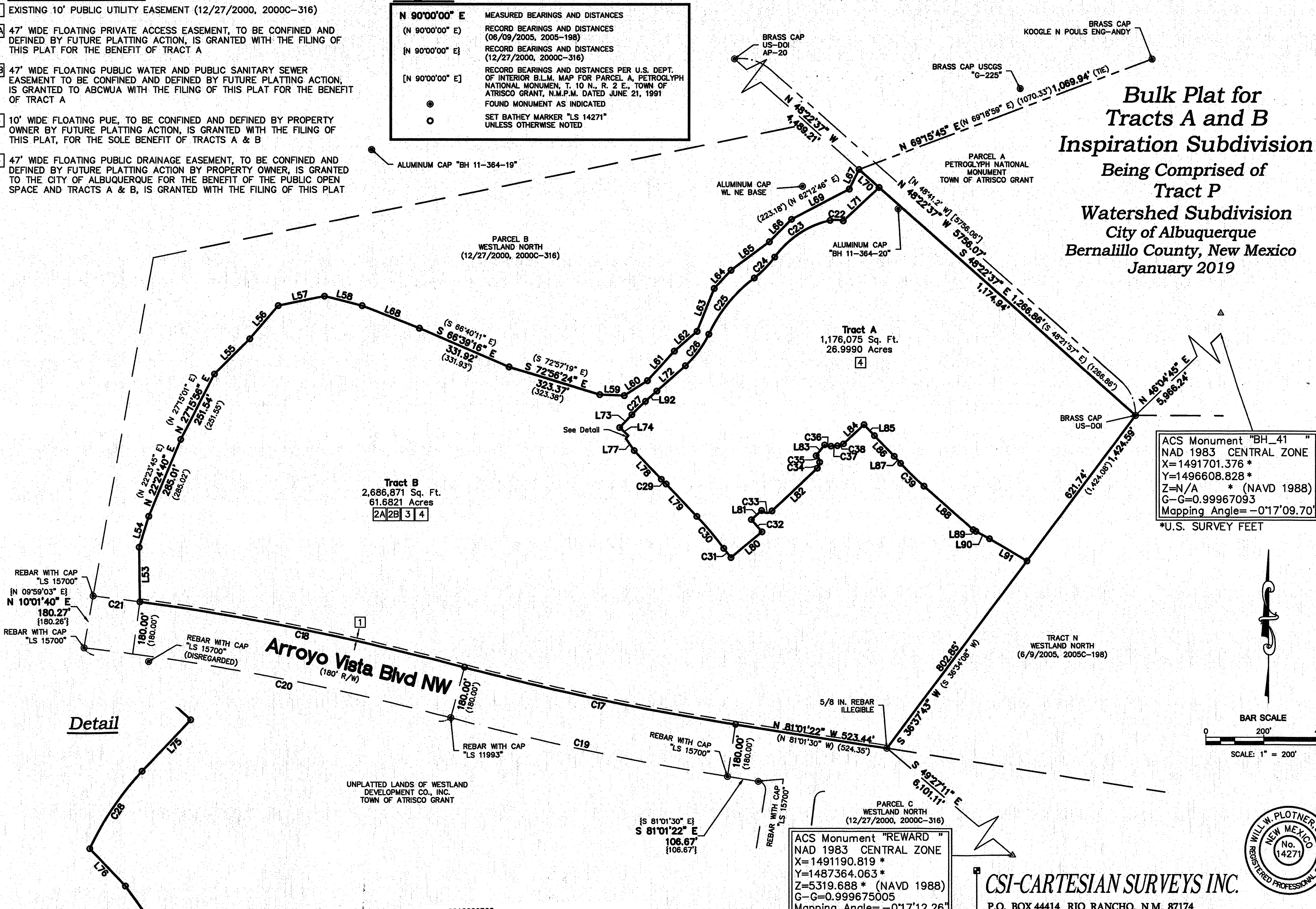
Easement Notes

- 1 EXISTING 10' PUBLIC UTILITY EASEMENT (12/27/2000, 2000C-316)
- 2A 47' WIDE FLOATING PRIVATE ACCESS EASEMENT, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF TRACT A
- 2B 47' WIDE FLOATING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF TRACT A
- 3 10' WIDE FLOATING PUE, TO BE CONFINED AND DEFINED BY PROPERTY OWNER BY FUTURE PLATTING ACTION, IS GRANTED WITH THE FILING OF THIS PLAT, FOR THE SOLE BENEFIT OF TRACTS A & B
- 4 47' WIDE FLOATING PUBLIC DRAINAGE EASEMENT, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION BY PROPERTY OWNER, IS GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF THE PUBLIC OPEN SPACE AND TRACTS A & B, IS GRANTED WITH THE FILING OF THIS PLAT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (06/09/2005, 2005-198)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (12/27/2000, 2000C-316)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER U.S. DEPT. OF INTERIOR B.L.M. MAP FOR PARCEL A, PETROGLYPH NATIONAL MONUMEN, T. 10 N., R. 2 E., TOWN OF ATRISCO GRANT, N.M.P.M. DATED JUNE 21, 1991
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

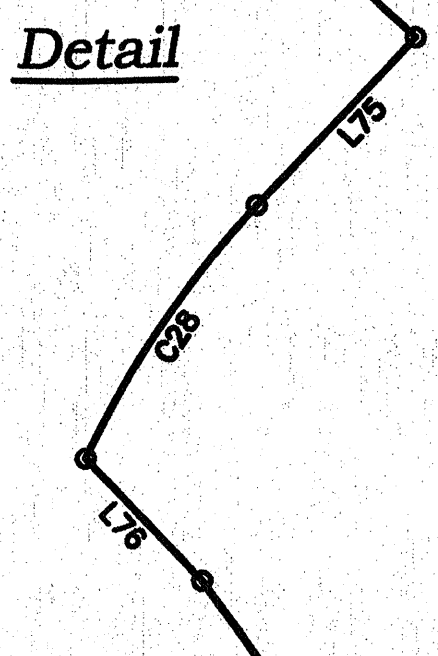
**Bulk Plat for
Tracts A and B
Inspiration Subdivision
Being Comprised of
Tract P
Watershed Subdivision
City of Albuquerque
Bernalillo County, New Mexico
January 2019**



ACS Monument "BH_41"
 NAD 1983 CENTRAL ZONE
 X=1491701.376 *
 Y=1496608.828 *
 Z=N/A * (NAVD 1988)
 G-G=0.99967093
 Mapping Angle=-0°17'09.70"
 *U.S. SURVEY FEET

ACS Monument "REWARD"
 NAD 1983 CENTRAL ZONE
 X=1491190.819 *
 Y=1487364.063 *
 Z=5319.688 * (NAVD 1988)
 G-G=0.999675005
 Mapping Angle=-0°17'12.26"
 *U.S. SURVEY FEET

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Line Table		
Line #	Direction	Length (ft)
L53	N 00°47'59" W (N 00°48'54" W)	186.89' (186.88')
L54	N 17°02'15" E (N 17°01'20" E)	111.32' (111.32')
L55	N 45°14'07" E (N 45°13'12" E)	169.99' (170.00')
L56	N 40°28'08" E (N 40°27'11" E)	149.01' (149.02')
L57	N 78°27'16" E (N 78°26'21" E)	161.28' (161.29')
L58	S 76°00'04" E (S 76°00'59" E)	132.77' (132.78')
L59	S 87°39'54" E (S 87°40'49" E)	83.48' (83.48')
L60	N 57°15'32" E (N 57°14'37" E)	94.55' (94.55')
L61	N 41°53'46" E (N 41°52'51" E)	136.06' (136.07')
L62	N 49°02'27" E (N 49°01'32" E)	102.36' (102.36')
L63	N 21°36'16" E (N 21°35'21" E)	157.88' (157.89')
L64	N 42°22'22" E (N 42°21'27" E)	85.02' (85.02')
L65	N 53°14'39" E (N 53°13'44" E)	163.54' (163.55')
L66	N 44°16'52" E (N 44°15'57" E)	107.64' (107.64')
L67	N 26°24'55" E (N 26°24'00" E)	74.49' (74.49')
L68	S 68°29'05" E (S 68°30'00" E)	210.31' (201.32')
L69	N 62°13'41" E	223.17'
L70	S 48°22'37" E	91.92'
L71	S 46°44'29" W	167.98'
L72	S 48°04'51" W	130.12'

Line Table		
Line #	Direction	Length (ft)
L73	S 43°12'46" W	60.48'
L74	S 46°47'14" E	40.50'
L75	S 43°12'46" W	6.04'
L76	S 43°15'31" E	4.43'
L77	S 34°39'45" E	45.51'
L78	S 43°15'31" E	135.00'
L79	S 43°15'31" E	152.44'
L80	N 50°17'21" E	138.00'
L81	N 47°57'00" E	47.00'
L82	N 46°44'29" E	212.89'
L83	N 37°27'49" E	47.12'
L84	N 46°44'29" E	97.06'
L85	S 43°15'31" E	52.00'
L86	S 43°15'31" E	98.28'
L87	S 42°10'52" E	32.69'
L88	S 48°19'46" E	225.00'
L89	S 59°10'54" E	10.74'
L90	S 61°46'33" E	53.00'
L91	S 59°35'37" E	148.75'
L92	S 48°04'51" W	52.15'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C17	944.75' (944.76')	8910.00' (8910.00')	6°04'31"	944.31'	N 77°59'06" W
C18	1130.78' (1130.83')	9090.00' (9090.00')	7°07'39"	1130.05'	N 78°30'40" W
C19	963.84' {963.84'}	9090.00' {9090.00'}	6°04'31"	963.39'	S 77°59'06" E
C20	1275.55' {1275.18'}	8910.00' {8910.00'}	8°12'09"	1274.46'	N 79°02'55" W
C21	160.54' {160.25'}	9090.00' {9090.00'}	1°00'43"	160.54'	N 82°34'51" W
C22	45.56'	87.21'	29°56'07"	45.05'	N 87°54'31" W
C23	232.22'	318.00'	41°50'27"	227.10'	S 56°21'21" W
C24	100.38'	332.00'	17°19'26"	100.00'	N 44°05'50" E
C25	249.68'	513.00'	27°53'11"	247.23'	S 38°48'58" W
C26	134.48'	332.00'	23°12'29"	133.56'	N 36°28'36" E
C27	65.25'	768.00'	4°52'05"	65.23'	S 45°38'49" W
C28	8.02'	25.00'	18°22'35"	7.98'	S 34°01'29" W
C29	22.86'	325.50'	4°01'26"	22.86'	N 45°16'14" W
C30	143.12'	1172.50'	6°59'38"	143.03'	N 39°45'42" W
C31	39.79'	661.50'	3°26'46"	39.78'	S 37°59'16" E
C32	55.61'	1310.50'	2°25'53"	55.61'	N 40°50'04" W
C33	39.80'	25.00'	91°12'30"	35.73'	S 87°39'16" E
C34	22.49'	25.00'	51°33'10"	21.74'	N 20°57'54" E
C35	26.55'	25.00'	60°50'15"	25.32'	N 27°51'22" W
C36	23.09'	25.00'	52°54'34"	22.27'	S 78°59'28" E
C37	21.96'	53.00'	23°44'23"	21.80'	S 86°25'27" W
C38	22.49'	25.00'	51°33'10"	21.74'	N 72°31'04" E
C39	111.80'	894.50'	7°09'41"	111.73'	S 45°45'42" E

Public Utility Easements

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

- A. 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.
- B. 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.
- C. 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.
- D. 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.

Bulk Land Variance Note

THE PLAT FOR TRACTS A AND B, INSPIRATION 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.