

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.
- PLAT OF RECORD FOR INSPIRATION SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 4, 2019, IN PLAT BOOK 2019C, PAGE 9.
- PLAT OF RECORD FOR INSPIRATION SUBDIVISION PHASE 1A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON 03/05/2020, IN PLAT BOOK 2020C, PAGE 0027.

Free Consent & 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 RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL 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.

PULTE HOMES OF NEW MEXICO, INC.

KEVIN PATTON
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO, INC.

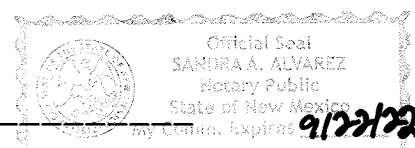
2/7/20 DATE

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 7th 2020
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS, PULTE HOMES

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/22/22



Indexing Information

Sections 17, & 18 Township 10 North, Range 2 East,
N.M.P.M. as Projected into the Town of Atrisco Grant
Subdivision: Inspiration Subdivision, Phase 1A
Owner: Pulte Homes of New Mexico, Inc.
UPC #TBD

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....14.3086 ACRES
ZONE ATLAS PAGE NO.....J-7-Z, and J-8-Z
NUMBER OF EXISTING TRACTS.....1
NUMBER OF TRACTS CREATED.....9
NUMBER OF LOTS CREATED.....67
MILES OF FULL-WIDTH STREETS (PRIVATE).....0.5536 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 2018.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES A MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD.
- CENTERLINE MONUMENTS SET IN LIEU OF RIGHT-OF-WAY MARKERS.
- IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES, EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WILL BE MARKED BY A REBAR WITH CAP "LS 14271".
- THE HOMEOWNER'S ASSOCIATION (H.O.A.) SHALL MAINTAIN ALL TRAILS LOCATED WITHIN THE H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK/TRAILS.
- TRACTS 4 AND 24-31 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

Legal Description

TRACT LETTERED "B-5" OF THE PLAT ENTITLED "INSPIRATION SUBDIVISION, PHASE 1A BEING COMPRISED OF TRACT B, INSPIRATION SUBDIVISION, CITY OF 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 03/05/2020, IN PLAT BOOK 2020C PAGE 0027.

Drainage Facilities Maintenance Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE 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 [DETENTION AREA] 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 THE DRAINAGE EASEMENT [DETENTION AREA] 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 APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT 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 OF THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN OR MODIFY SAID DRAINAGE FACILITY.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # 100705831346410201

DOCH 2020023418

03/12/2020 04:01 PM Page: 1 of 4
PLAT # 325, 00 B: 2020C P: 0032 Linda Stover, Bernalillo County

PROPERTY OWNER OF RECORD
Pulte Homes
BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
Inspiration Subdivision
Phase 1B
Being Comprised of
Tract B-5, Inspiration
Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2020**

Approved and Accepted by:

Project Number 2018-0001759
Application Number: SD-2020-00050
Plat Approvals:

[Signature] 2/13/2020
PNM Electric Services
[Signature] 2/13/2020
Qwest Corp. d/b/a CenturyLink QC
[Signature] 2/13/2020
New Mexico Gas Company
[Signature] 2/14/20
Comcast

City Approvals:

[Signature] 2/7/2020
Soren N. Risenhauer P.S.
City Surveyor
[Signature] 3-11-20
Traffic Engineer
[Signature] 03-11-20
ABCWUA
[Signature] 03-11-20
Parks and Recreation Department
[Signature] 2/14/2020
AMAFCA
[Signature] 3-11-2020
City Engineer
[Signature] 3-11-20
DRB Chairperson, Planning Department
[Signature] 3.11.2020
Real Property Division
[Signature] 3.11.2020
Code Enforcement

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 FOR 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. 2/7/2020
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

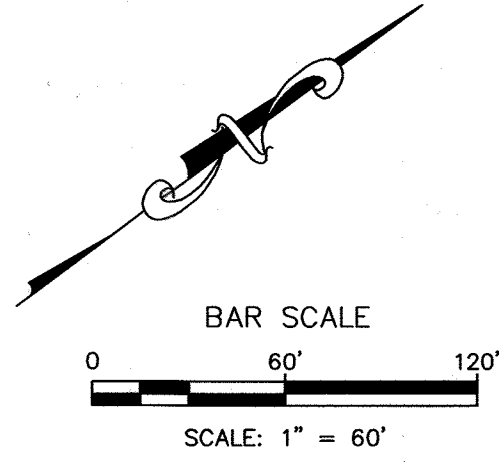


Solar Collection Note (Per IDO 14-16-5-10)

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.

Note

THERE IS AN EPC APPROVED SITE DEVELOPMENT PLAN HAVING FILE # PR-2018-001759 & SI-2018-00222



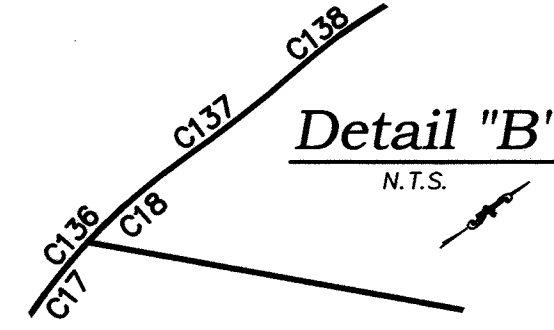
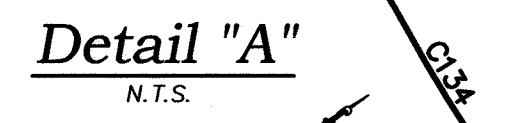
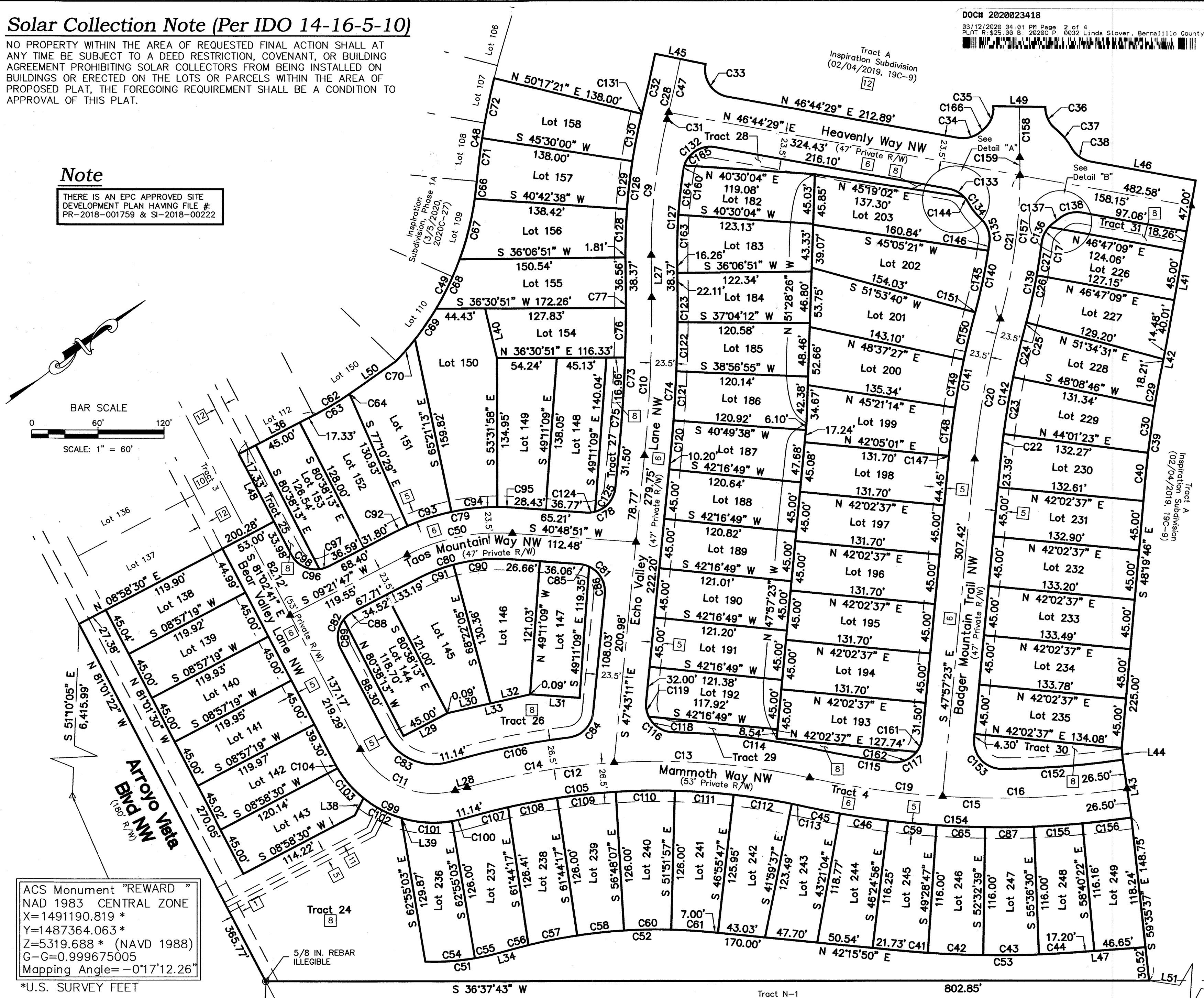
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03/12/2020 04:01 PM Page: 2 of 4
PLAT R: \$25.00 B: 2020C P: 0032 Linda Stover, Bernalillo County

**Plat for
Inspiration Subdivision
Phase 1B**

Being Comprised of
Tract B-5, Inspiration
Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2020

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT "LS 14271" UNLESS OTHERWISE NOTED



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

ACS Monument "BH_41"
NAD 1983 CENTRAL ZONE
X=1491701.376 *
Y=1496608.828 *
Z=N/A * (NAVD 1988)
G-G=0.999670930
Mapping Angle=-0°17'09.70"
*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

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

2020 C-32

(2)

DOCH 2020023418
 03/12/2020 04:51 PM Page: 3 of 4
 PLAT: P-525, 00 S-2020, E-0032 Linda Stover, Bernalillo County

**Plat for
 Inspiration Subdivision
 Phase 1B
 Being Comprised of
 Tract B-5, Inspiration
 Subdivision, Phase 1A
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2020**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C9	124.27'	500.00'	14°14'27"	123.95'	S 46°45'55" E
C10	143.56'	1334.00'	6°09'57"	143.49'	N 50°48'10" W
C11	101.70'	75.00'	77°41'46"	94.09'	N 60°06'26" E
C12	314.67'	650.00'	27°44'16"	311.61'	S 35°07'41" W
C13	179.10'	650.00'	15°47'13"	178.53'	S 41°06'12" W
C14	135.58'	650.00'	11°57'02"	135.33'	S 27°14'04" W
C15	290.04'	800.00'	20°46'22"	288.46'	N 38°36'38" E
C16	167.86'	800.00'	12°01'19"	167.55'	N 34°14'06" E
C17	15.71'	25.00'	36°00'11"	15.45'	S 28°30'13" E
C18	5.36'	25.00'	12°17'00"	5.35'	S 04°21'38" E
C19	122.18'	800.00'	8°45'03"	122.07'	N 44°37'17" E
C20	129.31'	750.00'	9°52'44"	129.15'	S 43°01'02" E
C21	131.90'	500.00'	15°06'54"	131.52'	N 45°38'06" W
C22	25.10'	726.50'	1°58'47"	25.10'	S 46°58'00" E
C23	52.28'	726.50'	4°07'22"	52.27'	S 43°54'56" E
C24	47.88'	726.50'	3°46'35"	47.87'	S 39°57'57" E
C25	3.17'	523.50'	0°20'49"	3.17'	N 38°15'04" W
C26	43.76'	523.50'	4°47'22"	43.75'	N 40°49'10" W
C27	30.07'	523.50'	3°17'28"	30.07'	N 44°51'35" W
C28	56.00'	1334.00'	2°24'18"	55.99'	N 40°50'51" W
C29	25.08'	894.50'	1°36'24"	25.08'	S 42°59'04" E
C30	42.80'	894.50'	2°44'29"	42.79'	S 45°09'30" E
C31	6.43'	1334.00'	0°16'34"	6.43'	N 39°46'59" W
C32	55.01'	1310.50'	2°24'18"	55.01'	N 40°50'51" 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" W
C35	24.21'	24.93'	55°38'55"	23.27'	N 30°08'50" 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
C40	43.92'	894.50'	2°48'48"	43.92'	S 47°56'08" E
C41	28.68'	942.50'	1°44'37"	28.68'	N 41°23'31" E
C42	50.41'	942.50'	3°03'52"	50.40'	N 38°59'17" E
C43	50.41'	942.50'	3°03'52"	50.40'	N 35°55'26" E
C44	33.21'	942.50'	2°01'07"	33.20'	N 33°22'56" E
C45	33.87'	826.50'	2°20'53"	33.87'	N 47°49'22" E
C46	44.20'	826.50'	3°03'52"	44.20'	N 45°07'00" E
C47	49.56'	1334.00'	2°07'44"	49.56'	N 40°59'08" W
C48	97.92'	661.50'	8°28'52"	97.83'	N 43°57'05" W
C49	179.12'	265.50'	38°39'18"	175.74'	N 28°51'51" W
C50	98.81'	180.00'	31°27'04"	97.57'	S 25°05'19" W
C51	68.31'	227.50'	17°12'16"	68.06'	N 29°51'41" E
C52	182.39'	497.50'	21°00'21"	181.37'	S 31°45'40" W
C53	162.70'	942.50'	9°53'28"	162.50'	N 37°19'06" E
C54	45.30'	227.50'	11°24'29"	45.22'	N 32°45'35" E
C55	23.02'	227.50'	5°47'48"	23.01'	N 24°09'27" E
C56	15.75'	497.50'	1°48'51"	15.75'	S 22°09'55" W
C57	45.06'	497.50'	5°11'23"	45.05'	S 25°40'02" W
C58	42.86'	497.50'	4°56'10"	42.85'	S 30°43'48" W
C59	44.20'	826.50'	3°03'52"	44.20'	N 42°03'09" E
C60	42.86'	497.50'	4°56'10"	42.85'	S 35°39'58" W
C61	35.86'	497.50'	4°07'47"	35.85'	S 40°11'57" W
C62	35.29'	260.50'	7°45'45"	35.27'	N 05°28'54" E
C63	34.78'	260.50'	7°38'56"	34.75'	N 05°32'18" E
C64	0.52'	260.50'	0°06'48"	0.52'	N 01°39'26" E
C65	44.20'	826.50'	3°03'52"	44.20'	N 38°59'17" E
C66	12.69'	265.50'	2°44'15"	12.68'	N 46°49'23" W
C67	56.79'	265.50'	12°15'16"	56.68'	N 39°19'37" W
C68	49.60'	265.50'	10°42'15"	49.53'	N 27°50'51" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C69	33.94'	265.50'	7°19'27"	33.92'	N 18°50'00" W
C70	26.11'	265.50'	5°38'05"	26.10'	N 12°21'14" W
C71	39.51'	661.50'	3°25'19"	39.50'	S 46°12'40" E
C72	55.29'	661.50'	4°47'22"	55.28'	S 42°06'20" E
C73	141.03'	1310.50'	6°09'57"	140.96'	N 50°48'10" W
C74	146.09'	1357.50'	6°09'57"	146.02'	N 50°48'10" W
C75	86.87'	1310.50'	3°47'53"	86.86'	N 49°37'08" W
C76	45.01'	1310.50'	1°58'04"	45.01'	N 52°30'07" W
C77	9.15'	1310.50'	0°24'00"	9.15'	N 53°41'09" W
C78	38.63'	25.00'	88°32'02"	34.90'	N 03°27'10" W
C79	111.71'	203.50'	31°27'04"	110.31'	S 25°05'19" W
C80	85.91'	156.50'	31°27'04"	84.83'	S 25°05'19" W
C81	39.91'	25.00'	91°27'58"	35.80'	S 86°32'50" W
C82	39.45'	25.00'	90°24'28"	35.48'	S 35°50'27" E
C83	65.77'	48.50'	77°41'46"	60.84'	N 60°06'26" E
C84	33.85'	25.00'	77°34'19"	31.32'	N 08°56'02" W
C85	9.14'	25.00'	20°56'30"	9.09'	S 51°17'06" W
C86	30.77'	25.00'	70°31'28"	28.87'	N 82°58'55" W
C87	44.20'	826.50'	3°03'52"	44.20'	N 35°55'26" E
C88	10.82'	25.00'	24°47'23"	10.73'	S 03°01'55" E
C89	28.63'	25.00'	65°37'05"	27.09'	S 48°14'09" E
C90	52.39'	156.50'	19°10'56"	52.15'	S 31°13'23" W
C91	33.51'	156.50'	12°16'09"	33.45'	S 15°29'51" W
C92	12.30'	203.50'	3°27'44"	12.30'	S 11°05'39" W
C93	41.99'	203.50'	11°49'16"	41.91'	S 18°44'09" W
C94	41.99'	203.50'	11°49'16"	41.91'	S 30°33'24" W
C95	15.44'	203.50'	4°20'49"	15.44'	S 38°38'26" W
C96	39.09'	25.00'	89°35'32"	35.23'	N 54°09'33" E
C97	8.57'	25.00'	19°38'54"	8.53'	N 19°11'14" E
C98	30.52'	25.00'	69°56'38"	28.66'	N 63°59'00" E
C99	137.64'	101.50'	77°41'46"	127.33'	N 60°06'26" E
C100	10.21'	101.50'	5°45'49"	10.21'	N 24°08'27" E
C101	45.32'	101.50'	25°34'51"	44.94'	N 39°48'47" E
C102	40.26'	101.50'	22°43'43"	40.00'	N 63°58'04" E
C103	36.09'	101.50'	20°22'24"	35.90'	N 85°31'08" E
C104	5.76'	101.50'	3°14'59"	5.76'	S 82°40'11" E
C105	301.84'	623.50'	27°44'16"	298.91'	S 35°07'41" W
C106	101.46'	676.50'	8°35'35"	101.36'	S 25°33'20" W
C107	31.17'	623.50'	2°51'51"	31.16'	S 22°41'28" W
C108	45.04'	623.50'	4°08'20"	45.03'	S 26°11'33" W
C109	53.72'	623.50'	4°56'10"	53.70'	S 30°43'48" W
C110	53.72'	623.50'	4°56'10"	53.70'	S 35°39'58" W
C111	53.72'	623.50'	4°56'10"	53.70'	S 40°36'08" W
C112	53.72'	623.50'	4°56'10"	53.70'	S 45°32'18" W
C113	10.78'	623.50'	0°59'26"	10.78'	S 48°30'06" W
C114	131.40'	676.50'	11°07'45"	131.20'	S 43°25'56" W
C115	69.68'	773.50'	5°09'41"	69.65'	N 46°24'58" E
C116	41.20'	25.00'	94°24'45"	36.69'	N 85°04'26" E
C117	40.05'	25.00'	91°47'31"	35.90'	N 02°03'38" W
C118	27.53'	25.00'	63°05'25"	26.16'	N 69°24'46" E
C119	13.67'	25.00'	31°19'20"	13.50'	S 63°22'51" E
C120	34.42'	1357.50'	1°27'11"	34.42'	N 48°26'47" W
C121	44.51'	1357.50'	1°52'43"	44.51'	N 50°06'44" W
C122	44.51'	1357.50'	1°52'43"	44.51'	N 51°59'27" W
C123	22.64'	1357.50'	0°57'21"	22.64'	N 53°24'29" W
C124	8.39'	25.00'	19°13'03"	8.35'	N 31°12'19" E
C125	30.25'	25.00'	69°18'59"	28.43'	N 13°03'42" W
C126	130.11'	523.50'	14°14'27"	129.78'	S 46°45'55" E
C127	77.23'	476.50'	9°17'10"	77.14'	S 49°14'34" E
C128	42.00'	523.50'	4°35'47"	41.98'	S 51°35'15" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C129	43.76'	523.50'	4°47'22"	43.75'	S 46°53'41" E
C130	43.76'	523.50'	4°47'22"	43.75'	S 42°06'20" E
C131	0.60'	523.50'	0°03'57"	0.60'	S 39°40'41" E
C132	39.86'	25.00'	91°20'28"	35.77'	S 01°04'15" W
C133	22.49'	25.00'	51°33'10"	21.74'	S 72°31'04" W
C134	17.99'	53.00'	19°26'51"	17.90'	N 88°34'13" E
C135	24.14'	25.00'	55°19'57"	23.22'	N 73°29'14" W
C136	21.07'	25.00'	48°17'11"	20.45'	S 22°21'43" E
C137	6.10'	53.00'	6°35'33"	6.09'	N 01°30'54" W
C138	22.49'	25.00'	51°33'10"	21.74'	S 20°57'54" W
C139	77.00'	523.50'	8°25'39"	76.93'	N 42°17'29" W
C140	64.40'	476.50'	7°44'36"	64.35'	N 41°56'57" W
C141	133.37'	773.50'	9°52'44"	133.20'	S 43°01'02" E
C142	125.26'	726.50'	9°52'44"	125.11'	S 43°01'02" E
C143	15.86'	25.00'	36°21'22"	15.60'	S 64°55'10" W
C144	6.63'	25.00'	15°11'48"	6.61'	N 89°18'15" W
C145	56.83'	476.50'	6°49'59"	56.79'	N 41°29'39" W
C146	7.57'	476.50'	0°54'36"	7.57'	N 45°21'57" W
C147	0.54'	773.50'	0°02'24"	0.54'	S 47°56'11" E
C148	44.15'	773.50'	3°16'13"	44.14'	S 46°16'53" E
C149	44.15'	773.50'	3°16'13"	44.14'	S 43°00'39" E
C150	44.15'	773.50'	3°16'13"	44.14'	S 39°44'26" E
C151	0.37'	773.50'	0°01'40"	0.37'	S 38°05'30" E
C152	110.39'	773.50'	8°10'37"	110.30'	N 32°18'45" E
C153	41.73'	25.00'	95°38'33"	37.05'	N 84°13'20" E
C154	299.65'	826.50'	20°46'22"	298.01'	N 38°36'38" E
C155	44.20'	826.50'	3°03'52"	44.20'	N 32°51'34" E
C156	44.76'	826.50'	3°06'12"	44.76'	N 29°46'32" E
C157	148.14'	500.00'	16°58'33"	147.60'	N 46°33'56" W
C158	45.98'	1047.00'	2°30'57"	45.97'	S 53°47'44" E
C159	16.24'	500.00'	1°51'40"	16.24'	N 54°07'23" W
C160	4.38'	25.00'	10°01'51"	4.37'	S 39°35'04" E
C161	14.26'	25.00'	32°40'51"	14.07'	N 31°36'58" W
C162	25.79'	25.00'	59°06'41"	24.66'	N 14°16'48" E
C163	36.48'	476.50'	4°23'13"	36.47'	S 51°41'32" E
C164	40.74'	476.50'	4°53'57"	40.73'	S 47°02'57" E
C165	35.48'	25.00'	81°18'37"	32.58'	S 06°05'11" W
C166	2.26'	53.00'	2°26'50"	2.26'	S 03°35'16" E

*C1-C8 INTENTIONALLY OMITTED

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

2020 C-32

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Easement Notes

- 1 EXISTING 10' PUBLIC UTILITY EASEMENT (12/27/2000, 2000C-316)
- 5 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 6 TRACT 4 TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND CONTAINS THE FOLLOWING BLANKET EASEMENTS GRANTED WITH THE FILING OF THIS PLAT:
 - PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
 - A PUBLIC SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, FOR OWNERSHIP OPERATIONS AND MAINTENANCE OF ALL MAINLINE SUBSURFACE DRAINAGE INFRASTRUCTURE, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON SHEET 1 FOR MAINTENANCE INFORMATION
 - A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING BENEFITING TRACT A, INSPIRATION SUBDIVISION, THE RESIDENTS OF THIS SUBDIVISION AND FUTURE PHASES 1C, 2A, 2B, AND 2C
 - A PRIVATE DRAINAGE SURFACE EASEMENT INCLUDING PONDS AND INLETS, SUBSURFACE LATERALS TO THE SUBSURFACE MAINLINE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION PER DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 1.
- 8 TRACTS 24 THROUGH 31 CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING THE RESIDENTS OF THIS SUBDIVISION, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON SHEET 1 FOR MAINTENANCE INFORMATION
- 10 EXISTING PUBLIC SANITARY SEWER, WATER, PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT, PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT BENEFITING THE RESIDENTS OF THIS SUBDIVISION AND TRACT A, INSPIRATION SUBDIVISION (2/4/2019, 2019C-9) (3/5/2020, 2020C-27)
- 11 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- 12 EXISTING 10' P.U.E. (3/5/2020, 2020C-27)
- 13 EXISTING 47' WIDE FLOATING PRIVATE ACCESS EASEMENT ACROSS TRACT B-5, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION, AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT 6 AS GRANTED WITH THE FILING OF THIS PLAT
- 14 EXISTING 47' WIDE FLOATING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT, ACROSS TRACT B-5, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION, AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT 6 AS GRANTED WITH THE FILING OF THIS PLAT
- 15 EXISTING 10' WIDE FLOATING PUBLIC UTILITY EASEMENT, ACROSS TRACT B-5, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY PROPERTY OWNER BY FUTURE PLATTING ACTION, FOR THE SOLE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION, AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT 5 AS GRANTED WITH THE FILING OF THIS PLAT
- 16 EXISTING 47' WIDE FLOATING PUBLIC DRAINAGE EASEMENT, ACROSS TRACT B-5, INSPIRATION SUBDIVISION, 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 TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION, AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT 6 AS GRANTED WITH THE FILING OF THIS PLAT

EASEMENTS 2A, 2B, 3, 4, 7 AND 9 ARE INTENTIONALLY OMITTED

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft)
Lot 138	0.1239	5,398
Lot 139	0.1239	5,397
Lot 140	0.1239	5,397
Lot 141	0.1239	5,398
Lot 142	0.1240	5,403
Lot 143	0.1269	5,526
Lot 144	0.1248	5,437
Lot 145	0.1539	6,704
Lot 147	0.1249	5,440
Lot 148	0.1443	6,284
Lot 149	0.1533	6,677
Lot 150	0.2414	10,514
Lot 151	0.1838	8,005
Lot 152	0.1417	6,170
Lot 153	0.1321	5,756
Lot 154	0.1262	5,499
Lot 155	0.1664	7,249
Lot 156	0.1627	7,087
Lot 157	0.1569	6,837
Lot 158	0.1569	6,835
Lot 182	0.1257	5,473
Lot 183	0.1357	5,910
Lot 184	0.1275	5,555
Lot 185	0.1283	5,588
Lot 186	0.1287	5,604
Lot 187	0.1278	5,569
Lot 188	0.1247	5,433
Lot 189	0.1249	5,441
Lot 190	0.1251	5,450
Lot 191	0.1253	5,458
Lot 192	0.1251	5,451
Lot 193	0.1357	5,909
Lot 194	0.1361	5,927
Lot 195	0.1361	5,927
Lot 196	0.1361	5,927
Lot 197	0.1361	5,927
Lot 198	0.1362	5,931
Lot 199	0.1463	6,373
Lot 200	0.1535	6,686
Lot 201	0.1647	7,175

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft)
Lot 202	0.1733	7,549
Lot 203	0.1600	6,971
Lot 226	0.1314	5,726
Lot 227	0.1442	6,280
Lot 228	0.1412	6,149
Lot 229	0.1439	6,269
Lot 230	0.1404	6,117
Lot 231	0.1371	5,974
Lot 232	0.1374	5,987
Lot 233	0.1378	6,000
Lot 234	0.1381	6,014
Lot 235	0.1384	6,027
Lot 236	0.1321	5,755
Lot 237	0.1481	6,452
Lot 238	0.1303	5,676
Lot 239	0.1397	6,084
Lot 240	0.1397	6,084
Lot 241	0.1397	6,084
Lot 242	0.1387	6,043
Lot 243	0.1280	5,575
Lot 244	0.1275	5,552
Lot 245	0.1260	5,489
Lot 246	0.1260	5,487
Lot 247	0.1260	5,487
Lot 248	0.1260	5,488
Lot 249	0.1227	5,346
Tract 4	3.2717	142,514
Tract 24	1.1433	49,804
Tract 25	0.0466	2,032
Tract 26	0.2325	10,129
Tract 27	0.0539	2,347
Tract 28	0.0573	2,498
Tract 29	0.0501	2,184
Tract 30	0.0680	2,962
Tract 31	0.0483	2,102

Line Table		
Line #	Direction	Length (ft)
L27	S 53°53'09" E	38.37'
L28	N 21°15'33" E	11.14'
L29	S 09°21'47" W	45.09'
L30	N 23°48'17" E	39.92'
L31	S 40°48'51" W	44.91'
L32	N 23°48'17" E	36.86'
L33	S 23°48'17" W	76.87'
L34	S 21°15'33" W	11.13'
L36	N 09°21'47" E	79.65'
L38	S 26°15'06" E	17.48'
L39	S 26°15'06" E	1.95'
L40	S 66°53'48" E	46.26'

Line Table		
Line #	Direction	Length (ft)
L41	S 43°15'31" E	150.28'
L42	S 42°10'52" E	32.69'
L43	S 61°46'33" E	53.00'
L44	S 59°10'54" E	10.74'
L45	N 47°57'00" E	47.00'
L46	N 46°44'29" E	97.06'
L47	S 32°22'23" W	63.85'
L48	S 81°02'41" E	69.20'
L49	N 37°27'49" E	47.12'
L50	N 01°36'02" E	51.28'
L51	N 45°11'25" E	6580.34'

*L1-L26, L35 & L37 INTENTIONALLY OMITTED

**Plat for
Inspiration Subdivision, Phase 1B
Being Comprised of
Tract B-5, Inspiration Subdivision, Phase 1A
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:

- 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.

DOCH 2020023418

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PLAT R: \$25.00 B: 2020C P: 0032 Linda Stover, Bernalillo County

CSI-CARTESIAN SURVEYS INC.

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