

Vicinity Map
Zone Atlas H-7-Z and J-7-Z

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: Inspiration Subdivision, Phase 1A
Owner: Pulte Homes of NM, LLC
UPC #: TBD

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....9.0573 ACRES
 ZONE ATLAS PAGE NO.....H-7-Z and J-7-Z
 NUMBER OF EXISTING TRACTS.....1
 NUMBER OF TRACTS CREATED.....5
 NUMBER OF LOTS CREATED.....29
 MILES OF FULL-WIDTH STREETS (PRIVATE).....0.3659 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

1. FIELD SURVEY PERFORMED IN NOVEMBER 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES A MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD.
5. CENTERLINE MONUMENTS SET IN LIEU OF RIGHT-OF-WAY MARKERS.
6. 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".
7. 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.
8. TRACT 1 AND 7-10 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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 LETTERED "B-2" 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 # 1007-058-373464-1020

DOC# 2020023419
 03/12/2020 04:01 PM Page: 1 of 3
 PLAT R: 225 00 B: 2020C P: 0033 Linda Stover, Bernalillo County

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

Plat for
Inspiration Subdivision
Phase 1C
Being Comprised of
Tract B-2, Inspiration
Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2020

Approved and Accepted by:

Project Number: PR-2018-0001759

Application Number: SD-2020-00049

Plat Approvals:

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

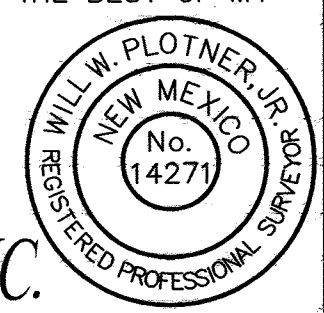
City Approvals:

- [Signature]* 2/7/2020
City Surveyor
- [Signature]* 3-11-20
Traffic Engineer
- [Signature]* 03-11-2020
ABCWUA
- [Signature]* 3-11-2020
Parks and Recreation Department
- [Signature]* 2/14/2020
AMAFCA
- [Signature]* 3-11-2020
City Engineer
- [Signature]* 3-12-20
Dir. Chairperson, Planning Department
- [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

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING FILE NO. 2350962-AL04 AND A COMMITMENT DATE OF SEPTEMBER 7, 2018.
2. PLAT OF RECORD FOR WATERSHED SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 9, 2005, IN PLAT BOOK 2005C, PAGE 198.
3. PLAT OF RECORD FOR INSPIRATION SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 4, 2019, IN PLAT BOOK 2019C, PAGE 9.
4. PLAT OF RECORD FOR INSPIRATION SUBDIVISION 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.

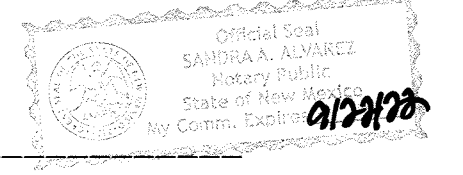
PULTE HOMES OF NEW MEXICO, INC.
[Signature] 2/7/20
 DATE

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

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 01/20/22

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 TRACTS 1 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 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.
- 7 EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING THE OWNERS OF THE LOTS OF INSPIRATION MAINTAINED BY THE HOME OWNER'S ASSOCIATION (3/5/2020, 2020C-27)
- 8 TRACTS 7, 9 AND 10 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 THIS SHEET FOR MAINTENANCE INFORMATION
- 9 CROSS LOT DRAINAGE EASEMENT, BENEFITING PARCEL B, WESTLAND NORTH, GRANTED WITH THE FILING OF THIS PLAT

Easement Notes

- 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)
- 12 EXISTING 10' PUBLIC UTILITY EASEMENT (3/5/2020, 2020C-27)
- 13 EXISTING 47' WIDE FLOATING PRIVATE ACCESS EASEMENT ACROSS TRACT B-2, 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 TRACTS B-2, 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

Easement Notes

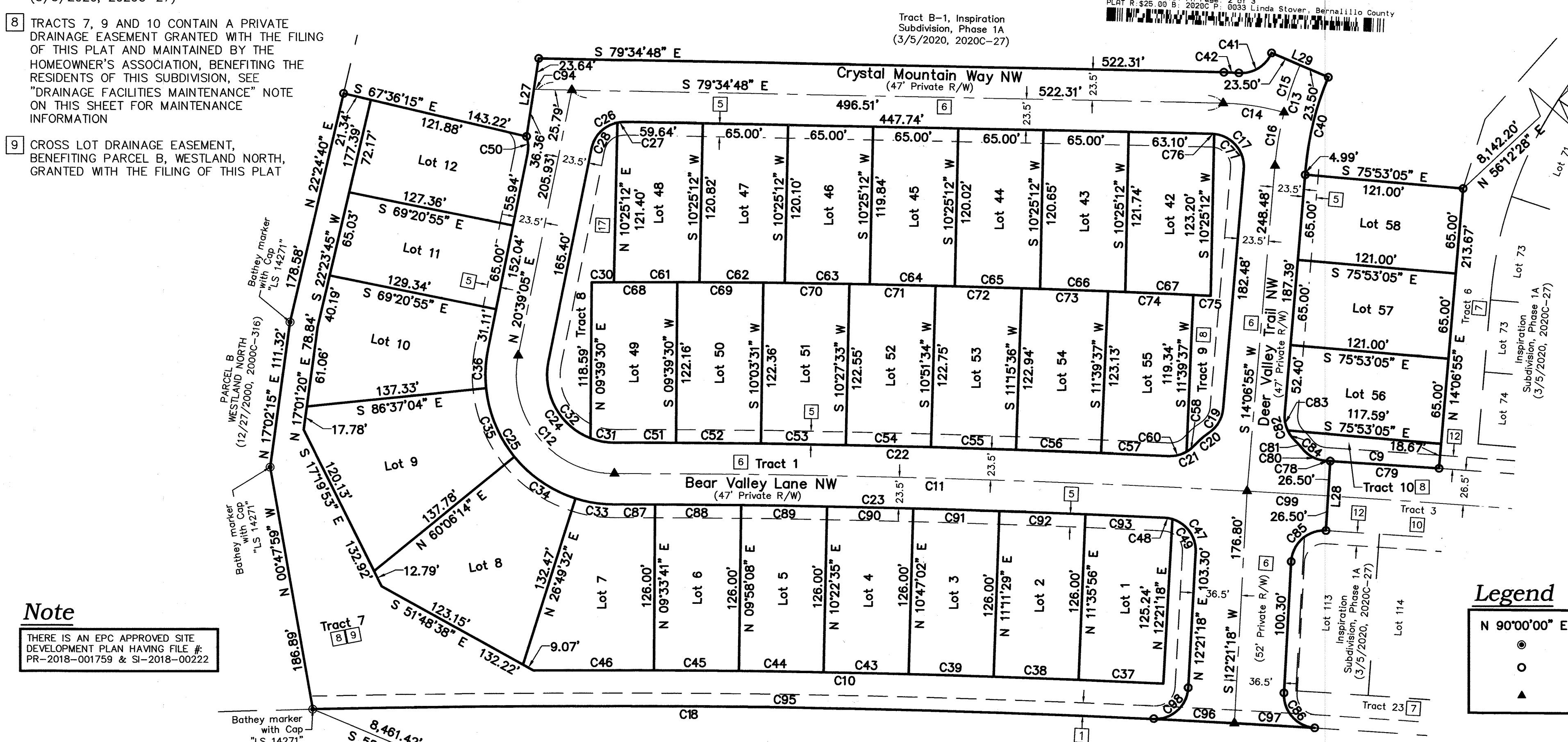
- 15 EXISTING 10' WIDE FLOATING PUBLIC UTILITY EASEMENT, ACROSS TRACT B-2, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY PROPERTY OWNER BY FUTURE PLATTING ACTION, FOR THE SOLE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, 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-2, 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
- 17 PUBLIC BLANKET WATERLINE EASEMENT WITHIN TRACT 8 GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF PUBLIC WATERLINE INFRASTRUCTURE

**Plat for
Inspiration Subdivision
Phase 1C
Being Comprised of
Tract B-2, Inspiration
Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2020**

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

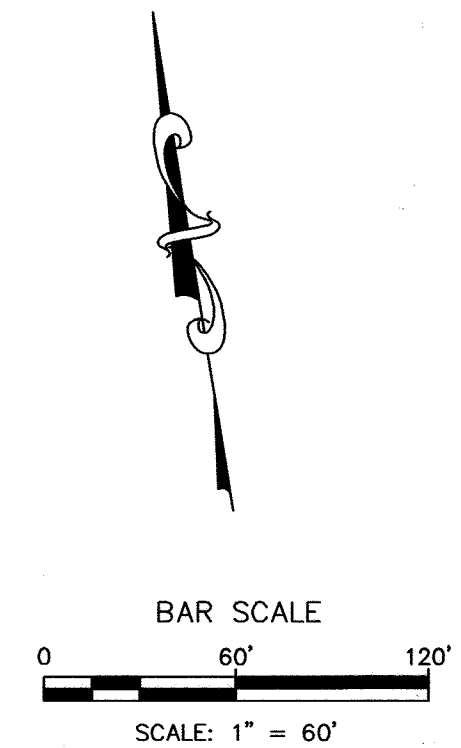
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03/12/2020 04:01 PM Page: 2 of 3
PLAT # 225,00 B: 2020C P: 0033 Linda Stover, Bernalillo County



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

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



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT "LS 14271" UNLESS OTHERWISE NOTED

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2020C-33

(2)

**Plat for
Inspiration Subdivision
Phase 1C
Being Comprised of
Tract B-2, Inspiration
Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2020**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C9	86.77'	9289.50'	0°32'07"	86.77'	N 77°01'00" W
C10	480.49'	9117.00'	3°01'11"	480.44'	N 79°30'15" W
C11	482.44'	9263.00'	2°59'03"	482.39'	N 79°08'15" W
C12	132.58'	75.00'	101°16'51"	115.98'	S 29°59'21" E
C13	79.11'	250.00'	18°07'47"	78.78'	S 23°10'48" W
C14	47.01'	180.00'	14°57'52"	46.88'	N 72°05'52" W
C15	38.00'	250.00'	8°42'32"	37.96'	S 27°53'26" W
C16	41.11'	250.00'	9°25'15"	41.06'	S 18°49'32" W
C17	40.88'	250.00'	9°34'43"	36.48'	N 32°43'57" W
C18	763.96'	9090.00'	4°48'55"	763.73'	N 79°40'02" W
C19	22.49'	25.00'	51°33'10"	21.74'	N 39°53'30" E
C20	13.93'	53.00'	15°03'17"	13.89'	S 58°08'26" W
C21	22.41'	25.00'	51°21'52"	21.67'	N 76°17'43" E
C22	422.58'	9286.50'	2°36'26"	422.54'	N 79°19'33" W
C23	419.55'	9239.50'	2°36'06"	419.51'	N 79°19'43" W
C24	91.04'	51.50'	101°16'51"	79.64'	S 29°59'21" E
C25	174.12'	98.50'	101°16'51"	152.32'	S 29°59'21" E
C26	34.81'	25.00'	79°46'07"	32.06'	S 60°32'08" W
C27	5.40'	25.00'	12°22'15"	5.39'	N 85°45'55" W
C28	29.41'	25.00'	67°23'53"	27.74'	S 54°21'01" W
C29	22.86'	325.50'	4°01'26"	22.86'	N 45°16'14" W
C30	16.96'	9409.46'	0°06'12"	16.96'	N 80°51'18" W
C31	18.73'	51.50'	20°50'21"	18.63'	S 70°12'36" E
C32	72.30'	51.50'	80°26'30"	66.51'	S 19°34'10" E
C33	30.01'	98.50'	17°27'19"	29.89'	S 71°54'07" E
C34	57.21'	98.50'	33°16'43"	56.41'	S 46°32'06" E
C35	57.21'	98.50'	33°16'42"	56.41'	S 13°15'24" E
C36	29.69'	98.50'	17°16'07"	29.58'	S 12°01'01" W
C37	64.67'	9117.00'	0°24'23"	64.67'	N 78°11'51" W
C38	64.82'	9117.00'	0°24'27"	64.82'	N 78°36'16" W
C39	64.82'	9117.00'	0°24'27"	64.82'	N 79°00'43" W
C40	71.67'	226.50'	18°07'47"	71.37'	S 23°10'48" W
C41	31.15'	25.00'	71°23'59"	29.18'	N 67°56'41" E
C42	11.45'	203.50'	3°13'29"	11.45'	N 77°58'04" W
C43	64.82'	9117.00'	0°24'27"	64.82'	N 79°25'09" W
C44	64.82'	9117.00'	0°24'27"	64.82'	N 79°49'36" W
C45	64.82'	9117.00'	0°24'27"	64.82'	N 80°14'02" W
C46	91.71'	9117.00'	0°34'35"	91.71'	N 80°43'33" W
C47	39.44'	25.00'	90°22'58"	35.47'	N 32°50'11" W
C48	6.23'	25.00'	14°16'09"	6.21'	N 70°53'36" W
C49	33.21'	25.00'	76°06'48"	30.82'	N 25°42'07" W
C50	13.08'	25.00'	29°58'18"	12.93'	N 05°39'55" E
C51	46.66'	9286.50'	0°17'16"	46.66'	N 80°29'08" W
C52	64.90'	9286.50'	0°24'01"	64.90'	N 80°08'29" W
C53	64.90'	9286.50'	0°24'01"	64.90'	N 79°44'28" W
C54	64.90'	9286.50'	0°24'01"	64.90'	N 79°20'27" W
C55	64.90'	9286.50'	0°24'01"	64.90'	N 78°56'25" W
C56	64.90'	9286.50'	0°24'01"	64.90'	N 78°32'24" W
C57	51.44'	9286.50'	0°19'03"	51.44'	N 78°10'52" W
C58	8.11'	25.00'	18°34'45"	8.07'	N 59°54'10" E
C59	18.50'	834.00'	1°16'16"	18.50'	N 42°39'22" E
C60	14.31'	25.00'	32°47'08"	14.11'	N 85°35'06" E
C61	65.01'	9409.46'	0°23'45"	65.01'	N 80°36'20" W
C62	65.00'	9409.46'	0°23'45"	65.00'	N 80°12'35" W
C63	65.00'	9409.46'	0°23'45"	65.00'	N 79°48'50" W
C64	65.00'	9409.46'	0°23'45"	65.00'	N 79°25'05" W
C65	65.00'	9409.46'	0°23'45"	65.00'	N 79°01'20" W
C66	65.01'	9409.46'	0°23'45"	65.01'	N 78°37'35" W
C67	65.02'	9409.46'	0°23'45"	65.02'	N 78°13'50" W
C68	65.00'	9409.46'	0°23'45"	65.00'	N 80°42'32" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C69	65.75'	9409.46'	0°24'01"	65.75'	N 80°18'38" W
C70	65.75'	9409.46'	0°24'01"	65.75'	N 79°54'37" W
C71	65.75'	9409.46'	0°24'01"	65.75'	N 79°30'36" W
C72	65.75'	9409.46'	0°24'01"	65.75'	N 79°06'34" W
C73	65.76'	9409.46'	0°24'01"	65.76'	N 78°42'33" W
C74	65.00'	9409.46'	0°23'45"	65.00'	N 78°18'40" W
C75	13.24'	9409.46'	0°04'50"	13.24'	N 78°04'22" W
C76	1.90'	25.00'	4°21'38"	1.90'	N 77°23'59" W
C77	38.98'	25.00'	89°20'05"	35.15'	N 30°33'08" W
C78	3.43'	9289.50'	0°01'16"	3.43'	N 77°16'25" W
C79	83.33'	9289.50'	0°30'50"	83.33'	N 77°00'21" W
C80	21.16'	25.00'	48°30'01"	20.54'	S 53°02'03" E
C81	8.00'	53.00'	8°39'12"	8.00'	N 33°06'39" W
C82	22.49'	25.00'	51°33'10"	21.74'	S 11°39'40" E
C83	13.20'	25.00'	30°15'25"	13.05'	S 01°00'48" E
C84	9.29'	25.00'	21°17'45"	9.24'	S 26°47'22" E
C85	39.44'	25.00'	90°22'56"	35.47'	S 57°32'45" W
C86	39.10'	25.00'	89°36'52"	35.24'	S 32°27'08" E
C87	30.79'	9239.50'	0°11'27"	30.79'	N 80°32'03" W
C88	65.72'	9239.50'	0°24'27"	65.72'	N 80°14'06" W
C89	65.72'	9239.50'	0°24'27"	65.72'	N 79°49'38" W
C90	65.72'	9239.50'	0°24'27"	65.72'	N 79°25'11" W
C91	65.72'	9239.50'	0°24'27"	65.72'	N 79°00'44" W
C92	65.72'	9239.50'	0°24'27"	65.72'	N 78°36'17" W
C93	60.17'	9239.50'	0°22'23"	60.17'	N 78°12'52" W
C94	3.14'	75.00'	2°24'04"	3.14'	S 78°22'46" E
C95	641.30'	9090.00'	4°02'32"	641.16'	N 80°03'14" W
C96	61.33'	9090.00'	0°23'12"	61.33'	N 77°50'22" W
C97	61.33'	9090.00'	0°23'12"	61.33'	N 77°27'10" W
C98	39.10'	25.00'	89°36'45"	35.24'	N 57°09'40" E
C99	61.84'	9263.00'	0°22'57"	61.84'	S 77°27'15" E

*C1-C8 ARE INTENTIONALLY OMITTED

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft)
Lot 1	0.1894	8,252
Lot 2	0.1888	8,224
Lot 3	0.1888	8,224
Lot 4	0.1888	8,224
Lot 5	0.1888	8,224
Lot 6	0.1888	8,224
Lot 7	0.2361	10,285
Lot 8	0.2893	12,601
Lot 9	0.3001	13,072
Lot 10	0.2436	10,610
Lot 11	0.1915	8,343
Lot 12	0.2033	8,856
Lot 12	0.1827	7,960
Lot 43	0.1808	7,875
Lot 44	0.1795	7,820
Lot 45	0.1789	7,793
Lot 46	0.1790	7,796
Lot 47	0.1797	7,827
Lot 48	0.1811	7,887
Lot 49	0.1817	7,914
Lot 50	0.1833	7,986
Lot 51	0.1836	7,999
Lot 52	0.1839	8,012
Lot 53	0.1842	8,025
Lot 54	0.1845	8,037
Lot 55	0.1835	7,993
Lot 56	0.1802	7,851
Lot 57	0.1806	7,865
Lot 58	0.1806	7,865
Tract 1	2.1465	93,501
Tract 7	0.9099	39,634
Tract 8	0.1440	6,272
Tract 9	0.1234	5,375
Tract 10	0.0484	2,109

Line Table		
Line #	Direction	Length (ft)
L27	N 18°03'26" E	60.00'
L28	N 12°44'13" E	53.00'
L29	S 57°45'18" E	47.00'

*L1-L26 ARE INTENTIONALLY OMITTED

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03/12/2020 04:51 PM Page: 3 of 3
PLAT R: 825 00 8: 2020 P: 8093 Linda Stover, Bernalillo County



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.

CSI-CARTESIAN SURVEYS INC.

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

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