

#### GENERAL NOTES

- Bearings are grid and based on the New Mexico State Pione Coordinate System, Central Zone (NADB3).
- 2. Distances are ground.

Not To Scale

- 3. Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances do not differ from those established by the plat of record.
- All corners found in place and held were tagged with a brass disk stamped "L.S. 8911" unless otherwise indicated herean.
- All corners that were set are either a 5/8" rebar with cap stamped "L.S. 8911" or a concrete nail with brass disk stamped "L.S. 8911" unless otherwise indicated herean.
- 7. City of Albuquerque Zone Atlas Page C-9-Z.
- 8. All street centerline monumentation shall be installed at oil centerline PC's, P7's, ongle points and street intersections and shown thus \$\frac{1}{2}\$. All centerline monumentation will be set using the standard four full centerline monumentation will be set using the standard four full centerline monument. Do not disturb, PS Number 8311 and will be set flux with the fined saphsit SIT.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline manumentation.

## SUBDIVISION DATA

- . Total number of existing Tracts: 1
- 2. Total number of Lots created: 46
- 2. Total number of Tracts created: 5
- 3. Total mileage of full width streets created: .37 miles
- 4. Gross Subdivision acreage: 8.4135 acres.

## DOCH 2021106994 00:00:2001 11:07:09:09:01 ELECTRISAS 08: 20010 1:01 ELET

## TREASURERS CERTIFICATION

This is to certify that taxes are current and poid on the following: 1009 064 062 360 23404

Trails Community Association Inc.

Attn: Home aways Association Management co

### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the

- 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.
- 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 CenturyLinik 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.

reasonably incessory to provide Coble services.

Included, as the right to build, rabbid, construct, reconstruct, and the right to build, rabbid, construct, reconstruct, and mointain ficilities for purposes described above, together with few access to, from, and over sood assembles, with the right of the reasonable of the right of the reasonable of the right of providing one space for electric fromtomers, with the right only privilege to time and set furth herein. No building, sign, pool Cooperground or set furth herein. No building, sign, pool Cooperground or structure shall be erected or construction of sold assembles, nor shall only set to enable of convolved the control of the reasonable of the reason

Easements for electric transformer/switchgeors, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

#### DISCLAIME

<u>USICIAMER</u> In approving this plat, Public Service Company of New Mexico (PMM) and New Mexico Gas Company (NMCC) did not conduct a not conduct a not conduct and the conduct of the conduc

#### PURPOSE OF PLAT:

The purpose of this Plot is to:

- 1. Create 46 new Lots and 5 Tracts as shown hereon.
- Dedicate the Public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat.
- 3. Grant the new Public easements as shown hereon

### SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

No property within the area of this plat shall at any time be subject to a 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 proposed plat. The foregoing requirement shall be a condition to approval of this

APPROVIDE on the condition that oil rights of the Middle Rich Corolle Conservancy District is exserved to sold District, and that a great control of the condition of the condition of the condition of the If provided for Frigidition source and esservents are not provided the condition of the condition of the condition of the condition of the District is obsolved of all adiligations to furnish projection extens and services to any portions thereof, other than from existing

## PLAT OF

## VALLE PRADO UNIT 5

(BEING A REPLAT OF TRACT G, VALLE PRADO UNIT 4

THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 16 , TOWNSHIP 11 NORTH , RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUEROUS

> BEFINALILLO COUNTY, NEW MEXICO MAY, 2021

PROJECT NUMBER: PR-2010-001991

APPLICATION NUMBER: 8D-2021-00119

#### PLAT APPROVAL

## UTILITY APPROVALS

Public Service Company of New Mexico

Jeff Estvanko Ölgrahy apretty Mit Boxesta

Jeff Servanko Ölgrahy apretty Mit Boxesta

Date 5/13/2021

New Mexico Gas Company Abdul A Bhuuyan Owest Corporation d/b/a CenturyLink GC

Date

Mike Mortus 2021-05-13

## CITY APPROVALS:

Loren N. Risenhoover P.S. City Surveyor 5/3/2021 Department of Municipal Development Date M.R.G.C.D Date Vinteration Aug 27, 2021 Code Enforcement Jeanne Wolfenbarger Aug 27, 2021 Traffic Engineering, Transportation Division Blaine Carter Aug 31, 2021 Aug 26, 2021 Date 5 017 2021 Emest armijo Aug 26, 2021 City Enginee Sep 1, 2021

# SURVEYORS CERTIFICATION

Local R. Vig., Ner basics Professional Surveyor Number 8911. hereby, cettly that this shot survey was proposed from field notes of an actual ground survey performed by the or under my supervision. First if meets the Standeds for Lond Surveyor in New supervision. First if meets the Standeds for Lond Surveyor in New feel Professional Cogineers and Professional Surveyors, that it meets the minimum requirements for surveyor and monumentation requirements of record, and that it is true and correct to the best or my monetage and belief.



SP 11

SHEET 1 OF 3

Date

## SURV ⊕ TEK

Consulting Surveyors Albuquerque, New Mexico 87114 Phone: 505-897-336

180700

DOC# 2021106984

09/09/2021 11:07 RM Page: 2 of 5 BIT BITS ROOMS AND COMMENTAL REPORTS FOR HER DISTRICT BIRD

## PLAT OF

## VALLE PRADO UNIT 5

(BEING A REPLAT OF TRACT G, VALLE PRADO UNIT 4

THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 16 , TOWNSHIP 11 NORTH , RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE

DEBNALLI C COUNTY NEW MEXICO

MAY. 2021

## FREE CONSENT AND DEDICATION

FREE CONSENT AND DEDICATION

SUPPLYED AND REPLATED AND INVICENTIAL PLANT OF VALLE PRADO

UNIT'S (BENJA A BEPLATE) OF TRACT, E, VALLE PRADO (INIT'S), WITHIN THE

HORSEN, PRADO (INIT'S), WITHIN THE

MORE PROPERTY OF THE PRADO (INIT'S), WITHIN THE

MORE PROPERTY OF THE PRADO (INIT'S), WITHIN THE

MORE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE

MORE PROPERTY OF THE PROPERTY OF

OWNER

PV VALLE PRADO, LLC Kevin Wechter, Manager of Manager

#### ACKNOWLEDGMENT

validity of that document

State of California County of San Diego

on May 11, 2021 before me. Josefin Manelski, Notary Publ

nelly appeared Kevin Wechter rowed to me on the basis of satisfactory evidence to be the

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing

WITNESS my hand and official seal Signature/March



15'11 (SEING A REPLAT OF A PORTION OF TRACT C, VALLE PRADO UNIT 3 AND A PORTION OF TRACT 6, THE TRAILS UNIT 3A)

#### LEGAL DESCRIPTION

TRACT C. VALLE PRADO UNIT 1 4.5 THE SAME E SHIPM AND DESIGNATION ON THE PLAT ENTITY THAT OF VALLE PRADO UNIT 4 TO SHIPMEN THAT OF TRACT C. VALLE PRADO UNIT 5 AND A PROFINE ON OF TRACT C. VALLE PRADO UNIT 5 AND A PROFINE OF TRACT C. VALLE PRADO UNIT 10WN OF ALMEDA GRAVIT PROJECTED SECTION 18, TOWNSHIP IT IN ROTH, PRANCE 2.6 SAME WAS COMPANIED TO SECTION 18, TOWNSHIP IT IN ROTH, PROJECTED SECTION 18, TOWNSHIP IT IN ROTH, C. REW C. P. W. C. W. C. W. T. LEI UN IN WEST COST OF THE COUNTY CLERK OF BERMALLIO COUNTY, NEW MERICO ON AUGUST 19, 2020 M. T. GOOW 2020, P. ADEC 78.

SHEET 2 OF 3

SURV # TEK Consulting Surv Surveyors

Phone: 505-897-3366

## 2021C-104

Parcel Line Table

3.62 N33' 57' 57')

5.00 S45" 49" 06"W

7.29 NB1" 33" 14"E

2.53 Man\* nn' nn's

CURVE LENGTH

> C2 39.78

C4

C6

C9 39 27 25.00 25.00

C14 102.89

C16

010 134.35 98.50

C20

C24 16.09 25.00 8.33

C26 23.18 25.00 16.09 25.00 8.33

028 13.04 25.00

C29 20.08

0.30 25.27

C.34 38.99 98.50 19.75

C36 2.10 98.50

C38

C39 (13.31) (96.50)

C40

C41

C42 23.74 148.50 173.50

84.92

78.57 25.00 4.3.32

30 27 08 39.27 25.00 25.00

> 39.27 25.00 25.00

> 88.28 148.50 45.49

43.93

45 21

53.21

103 18 98.50 56.89

70.24

33.12 25.00

52.04 227.04 26.13

23.18 25.00

28.67 51.50

20.15 98.50

39.06 98.50 19.79

36.15 98.50 18.28

48 15 98.50 98 50

64.55 148.50

Line # Length Direction

5.96 NO. 00, 00,M

25.08 S4" 15' 37"E

L4

Curve Table

96.50 0.56

250.00 28 7

75.00 60.89

25.00 25.00

101.50 21.41

25.00 20.20

77.50

51.50 29.75

25.00

51.50 12 90

96.50

55.88 0.86

20.01

45 21

30.16

31 78

19.50

24.5

6.67

11.89

RADIUS TANGENT CHORD CHORD BEARING

39.67

57.16

75.02

94.55

35.36

35.36

35.36

35.36

86.99

41 90

38.40

00 80

39.30

31 43

98.53

30.75

51.92

15.81

22.36

22 36

15.81

12.89

25.02

28.30

20.11

38.81

38 73

35.05

47.67

(13.30

23.71

2.83

5.32° 31' 52"W

N51\* 46' 47"W

N56" 31" 44"F

N87° 25' 17"E

563' 58' 33"W

S5" 06' 29"E

50° 49' 06"W

N89° 10' 54"W

NO\* 49' 06"E

S89" 10" 54"E

527° 09' 02"E

\$32" 16' 09"F

520° 50' 73"W

NS6" 15" 47"F

S84" 00" 34"W

56° 10' 16"E

N61° 11' 17"E

563° 58' 33"W

S5' 06' 29"E

S5° 06' 29"E

S63" 58' 33"W

N48" 04" 01"W

NRR" 11' 07"F

525° 44' 49"E

\$19" 15' 11"W

572° 23' 00"W

N62' 37' 00"W

N25' 03' 32"W

N63° 00' 23"W

S79" 55' 35"W

549° 54' 59"W

538" 19" 19"E

S21° 06' 05"E

S1: 35' 53"W

523° 27' 06"W

534' 34' 40"W

S49\* 11' 39"W

578° 35' 33"W

\$36" 48" 46"W

S22° 34' 17"E

\$39° 36' 09"F

N44' 38' 56"W

(S36" 48' 46"W) N32" 57' 37"E

DEL TA

0.30,33

48'39'21"

13'07'45'

60'01'12'

78'08'52'

90'00'00

90'00'00'

9000000

annoino 34103'44

23'49'30

100\*40\*54

48'07'27" 103'37'02

77'53'23'

39"20"12"

60'01'12

78'08'52

78718'52

60'01'12"

75'53'41

36\*52'12

53'07'48'

53'07'48'

36'52'12

29\*52'44"

46'00'57

3154703

11"43"11"

224376 22'40'41"

21'01'44"

30'47'12

7.54'15'

1'45'48'

9109'32'

0.56,03

