



PLAT OF
VALLE PRADO UNIT 5
 (BEING A REPLAT OF TRACT 6, VALLE PRADO UNIT 4

WITH
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2021

| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 3.62 | N33° 57' 57"E |
| L2 | 5.00 | S45° 49' 06"W |
| L3 | 7.29 | N81° 33' 14"E |
| L4 | 2.53 | N90° 00' 00"E |
| L5 | 5.96 | N0° 00' 00"W |
| L6 | 25.08 | S4° 15' 37"E |
| L7 | 7.29 | S80° 51' 24"W |

| Curve Table | | | | | | |
|-------------|------------------|------------------|----------------|------------------|----------------------------------|------------------------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 1.11 | 96.50 | 0.56 | 1.11 | S32° 31' 52"W | 0°39'33" |
| C2 | 39.78 | 150.00 | 20.01 | 39.67 | N51° 46' 47"W | 151°16'00" |
| C3 | 84.92 | 100.00 | 45.21 | 82.39 | N56° 31' 44"E | 48°39'21" |
| C4 | 57.29 | 250.00 | 28.77 | 57.16 | N87° 25' 17"E | 13°07'45" |
| C5 | 78.57 | 75.00 | 43.32 | 75.02 | S63° 58' 33"W | 60°01'12" |
| C6 | 102.30 | 75.00 | 60.89 | 94.55 | S5° 06' 29"E | 78°08'52" |
| C7 | 39.27 | 25.00 | 25.00 | 35.36 | S0° 49' 06"W | 90°00'00" |
| C8 | 39.27 | 25.00 | 25.00 | 35.36 | N89° 10' 54"W | 90°00'00" |
| C9 | 39.27 | 25.00 | 25.00 | 35.36 | N0° 49' 06"E | 90°00'00" |
| C10 | 39.27 | 25.00 | 25.00 | 35.36 | S89° 10' 54"E | 90°00'00" |
| C11 | 88.28 | 148.50 | 45.49 | 86.99 | S27° 09' 02"E | 34°03'44" |
| C12 | 42.21 | 101.50 | 21.41 | 41.90 | S32° 16' 09"E | 23°49'30" |
| C13 | 43.93 | 25.00 | 30.16 | 38.49 | S29° 59' 03"W | 100°40'54" |
| C14 | 102.89 | 122.50 | 54.70 | 99.89 | N56° 15' 47"E | 48°07'27" |
| C15 | 45.21 | 25.00 | 31.78 | 39.30 | S84° 00' 34"W | 103°37'02" |
| C16 | 33.89 | 25.00 | 20.20 | 31.43 | S6° 10' 16"E | 77°53'23" |
| C17 | 53.21 | 77.50 | 27.70 | 52.17 | N61° 11' 12"E | 39°20'12" |
| C18 | 103.18 | 98.50 | 56.89 | 98.53 | S63° 58' 33"W | 60°01'12" |
| C19 | 134.35 | 98.50 | 79.97 | 124.17 | S5° 06' 29"E | 78°08'52" |
| C20 | 70.24 | 51.50 | 41.81 | 64.92 | S5° 06' 29"E | 78°08'52" |
| C21 | 53.95 | 51.50 | 29.75 | 51.52 | S63° 58' 33"W | 60°01'12" |
| C22 | 33.12 | 25.00 | 19.50 | 30.75 | N48° 04' 01"W | 75°33'41" |
| C23 | 52.04 | 227.04 | 26.13 | 51.92 | N88° 11' 07"E | 130°75'3" |
| C24 | 16.09 | 25.00 | 8.33 | 15.81 | S25° 44' 49"E | 36°52'12" |
| C25 | 23.18 | 25.00 | 12.50 | 22.36 | S19° 15' 11"W | 53°07'48" |
| C26 | 23.18 | 25.00 | 12.50 | 22.36 | S72° 23' 00"W | 53°07'48" |
| C27 | 16.09 | 25.00 | 8.33 | 15.81 | N62° 37' 00"W | 36°52'12" |
| C28 | 13.04 | 25.00 | 6.67 | 12.89 | N25° 03' 32"W | 29°52'44" |
| C29 | 20.08 | 25.00 | 10.62 | 19.54 | N63° 00' 23"W | 46°00'57" |
| C30 | 25.27 | 51.50 | 12.90 | 25.02 | S79° 55' 35"W | 28°07'09" |
| C31 | 28.67 | 51.50 | 14.72 | 28.30 | S49° 54' 59"W | 31°54'03" |
| C32 | 20.15 | 98.50 | 10.11 | 20.11 | S38° 19' 19"E | 11°43'11" |
| C33 | 39.06 | 98.50 | 19.79 | 38.81 | S21° 06' 05"E | 22°43'16" |
| C34 | 38.99 | 98.50 | 19.75 | 38.73 | S1° 35' 53"W | 22°40'41" |
| C35 | 36.15 | 98.50 | 18.26 | 35.95 | S23° 27' 06"W | 21°01'44" |
| C36 | 2.10 | 98.50 | 1.05 | 2.10 | S34° 34' 40"W | 17°32'5" |
| C37 | 48.15 | 98.50 | 24.57 | 47.67 | S49° 11' 39"W | 28°00'34" |
| C38 | 52.93 | 98.50 | 27.12 | 52.29 | S78° 35' 33"W | 30°47'12" |
| C39 | 13.31 (13.31) | 96.50 (96.50) | 6.67 (6.67) | 13.30 (13.30) | S36° 48' 46"W (S36° 48' 46"W) | 7°54'15" (7°54'15") |
| C40 | 1.72 | 55.88 | 0.86 | 1.72 | N32° 57' 37"E | 1°45'48" |
| C41 | 64.55 | 148.50 | 32.79 | 64.04 | S22° 34' 17"E | 24°54'13" |
| C42 | 23.74 | 148.50 | 11.89 | 23.71 | S39° 36' 09"E | 9°09'32" |
| C43 | 2.83 | 173.50 | 1.41 | 2.83 | N44° 38' 56"W | 0°56'03" |

A REPLAT OF A PORTION OF TRACT 6, VALLE PRADO UNIT 3
 AND A PORTION OF TRACT 6, THE TRAILS UNIT 3A)

LEGAL DESCRIPTION

TRACT 6, VALLE PRADO UNIT 4 AS THE SAME IS SHOWN AND
 DESCRIBED ON THE PLAT ENTITLED "PLAT OF VALLE PRADO UNIT 4
 (BEING A REPLAT OF A PORTION OF TRACT 6, VALLE PRADO UNIT
 3 AND A PORTION OF TRACT 6, THE TRAILS UNIT 3A) WITHIN THE
 TOWN OF ALAMEDA GRANT, PROJECTED SECTION 16, TOWNSHIP 11 NORTH,
 RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY
 CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 18, 2020 IN
 BOOK 2020C, PAGE 78.

FREE CONSENT AND DEDICATION

THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 16, TOWNSHIP 11 NORTH,
 RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE
 UNDERSIGNED OWNERS AND PROPRIETORS HEREOF, SAID OWNER(S) AND
 PROPRIETOR(S) DO HEREBY GRANT TO THE USE OF THE PUBLIC FOREVER,
 THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, SAID OWNER(S) AND
 PROPRIETOR(S) DO HEREBY DEDICATE THE PUBLIC STREET RIGHT OF WAITS
 AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE, IN FREE SIMILE WITH
 WARRANTY COVENANTS, SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY
 WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE
 TITLE IN FREE SIMILE TO THE LAND SUBDIVIDED, SAID OWNER(S) AND
 PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO
 HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER

PY VALLE PRADO, LLC
 By *Kevin Wechter* May 11, 2021
 Kevin Wechter, Manager of Manager Date

ACKNOWLEDGMENT

A notary public or other officer comparing the
 certificate verifies only the identity of the individual
 who signed the document to which this certificate is
 attached, and not the truthfulness, accuracy, or
 validity of that document.

State of California
 County of San Diego
 On May 11, 2021 before me, Josefin Mandeski, Notary Public

personally appeared Kevin Wechter
 who proved to me on the basis of satisfactory evidence to be the person whose name he
 subscribed to the within instrument and acknowledged to me that he had executed the same in
 his/her authorized capacity, and that he/they either executed the instrument or authorized the
 person(s) to the entity upon behalf of which the instrument(s) was/were executed.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
 paragraph is true and correct.

WITNESS my hand and official seal.

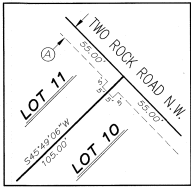
Signature *Mandeski* (Seal)



2021C-104

(2)

DETAIL A



EASEMENT NOTES

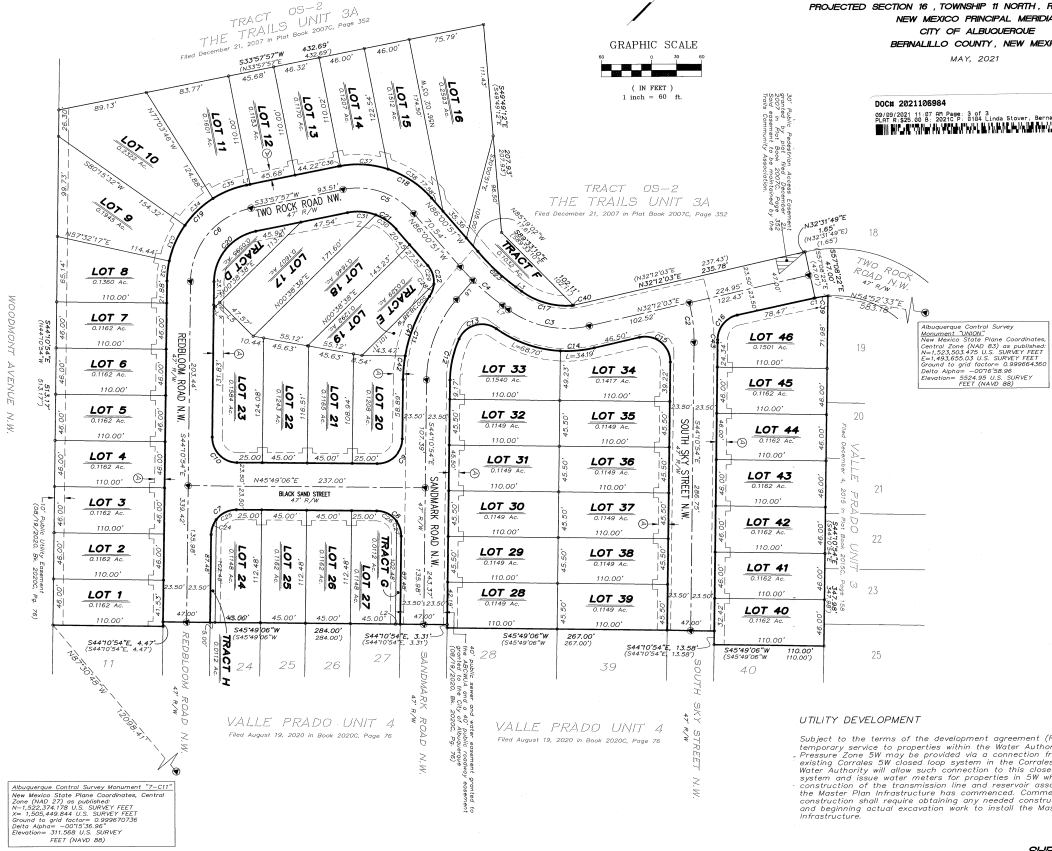
(A) = 10' Public Utility Easement granted by plat by this plat

PLAT OF
VALLE PRADO UNIT 5
 (BEING A REPLAT OF TRACT G, VALLE PRADO UNIT 4
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2021



DOCN 2021108984

20210521 11:51:50 AM Page 3 of 3
 Surveyed by: [Signature] State Surveyor
 [Barcode]



Abolition Control Survey Monument
 Monument 13009
 Abolition 3009 Paper Coordinates
 Central Zone (NAD 83) as published
 New Mexico State Plane Coordinates
 North Zone (NAD 83) U.S. SURVEY FEET
 Area = 43,500.000 Square Feet
 Ground to grid factor = 0.99994560
 Mean Spheroid Correction
 Elevation = 5224.90 U.S. SURVEY
 FEET (MVD 85)

Abolition Control Survey Monument "7-211"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published
 N = 132,774.78 U.S. SURVEY FEET
 E = 130,488.84 U.S. SURVEY FEET
 Area = 17,316.000 Square Feet
 Ground to grid factor = 0.99994560
 Mean Spheroid Correction
 Elevation = 5224.90 U.S. SURVEY
 FEET (MVD 85)

VALLE PRADO UNIT 4
 Filed August 19, 2020 in Book 2030C, Page 76

VALLE PRADO UNIT 4
 Filed August 19, 2020 in Book 2030C, Page 76

UTILITY DEVELOPMENT

Subject to the terms of the development agreement (R-19-16), temporary service to properties within the Water Authority's Pressure Zone SW may be provided via a connection from the existing Corrales SW closed loop system in the Corrales Trunk. The Water Authority will allow such connection to this closed loop system and issue water meters for properties in SW when the Master Plan Infrastructure has commenced. Commencement of construction shall require obtaining any needed construction permits and beginning actual excavation work to install the Master Plan Infrastructure.

WAIVERS:

Administrative waivers of 1 foot to the required right-of-way and sidewalk widths per the DPM were approved with this plat to allow a 47-foot right-of-way and 4-foot sidewalks consistent with Valle Prado Units 1 through 4 and the approved Site Plan.

DEDICATION

1. Tracts D, E, G, H and F are private Open Space Areas to be conveyed to the Trails Community Association, Inc. as fee simple and shall be maintained by the Trails Community Association, Inc.

SURV TEK
 Consulting Surveyors
 Albuquerque, New Mexico

SHEET 3 OF 3

Phone: 505-897-3989

2021C-104

(3)