VICINITY Not To Scale

Zone Atlas Page Ö .9

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.

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Qwest Corporation d/b/a CenturyLinlk QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication 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.

remove trees, shrubs set forth herein.
subsurface), hot tub, structure shall be conshall be solely responsible tructures adjacent astructures adjacent to the structures adjacent to the shall be solely responsible to the shall be solely responsible to the solely responsible to the shall be solely responsible to the solely respons

hot tub concre
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Easements for electric transformer/switchgears, as installed, sextend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

shall

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Teanne Wolfenbarger

affic Engineering, Transportation Division

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and c

Garcia

Division

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances from those established by the plat of record. do not
- All corners found in place and held were tagged with a disk stamped "L.S. 8911" unless otherwise indicated hered brass

In approving this plat, Publi (PNM) and New Mexico Gas (Title Search of the propertie and NMGC do not waive or rights which may have been document and which are not s

Public Service Company of New Mexico Gas Company (NMGC) did not conduct a perties shown hereon. Consequently, PNM e or release any easement or easement seen granted by prior plat, replat or other not shown on this plat.

DISCLAIMER

The purpose of this Plat is to:

Create 45 new Lots and

7 Tracts as shown hereon.

PURPOSE OF PLAT

- All corners that were set are either a 5/8" rebar stamped "L.S. 8911" or a concrete nail with stamped "L.S. 8911" unless otherwise indicated herec hereon r with
- City of Albuquerque Zone Atlas Page C-9-Z.

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- All street centerline monumentation shall be install all centerline PC's, PT's, angle points and intersections and shown thus . All cen monumentation will be set using the standard four aluminum monument stamped "City of Albuqu Centerline Monument— Do not disturb, PS No Centerline Monument— Do not disturb Monument installed nstalled at nd street centerline four (4")
- Manholes will be offset at all points tangency, street intersections, and all allow use of centerline monumentation. of curvature, points

Show vacation of Tempor by SD-2019-000027 as s

rary Public Drainage easement shown hereon.

Grant the new Public easements 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.

9

SUBDIVISION DATA

- Total number of existing
- Total number of Lots Total number of Tracts created: created:

Ņ 12

Total mileage of full width streets created: .22 miles

"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

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RES

IIBITION ON PRIVATE RESTRICTIONS

David R. Vigil NMPS No. 8911

8811

Gross Subdivision acreage: 15.5181 acres.

TREASURERS CERTIFICATION

This is to certify that taxes on the following:

are current

and

paid

2629040040000

2303 0

009064095350

22690

unty Treasurer

DOC# 2020079391 08/19/2020 03:30 PM Page: 1 of 3 PLAT R:\$25.00 B: 2020C P: 0078 Linda Stover, Bernalillo County

VALLE PRADO UNIT

PLAT OF

BEING A REPLAT OF A PORTION OF TRACT C, VALLE PRADO UNIT 3

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

WITHIN

THE TOWN OF ALAMEDA GRANT

SECTION 16 , TOWNSHIP 11 NORTH , RANGE NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUEROUE

BERNALILLO COUNTY, NEW MEXICO MAY, 2020

PROJECT NUMBER: PR-2018-001991

PLAT APPROVAL

UTILITY APPROVALS:

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.

PUBLIC UTILITY EASEME

NTS

Don Davalos

7/13/2020

Quest Corporation d/b/a CenturyLink QC. Digitally signed by Don Davalos Date: 2020.08.04 13:11:54 -06'00'

City Surveyor

Department of Municipal Development

CITY APPROVALS:

5/28/

Date

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Aug 10, 2020 Aug 10, 2020 Z Date P Date

Aug 10, 2020 Aug 12, 2020

77/2020

Aug 10, 2020

Aug 13, 2020

Date

DRB Chairperson, Planning Department

SURVEYORS CERTIFICATION

I, David R. Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

F410 17

SHEET P

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Phone: Fax:



ble			. "	,		Curve Ta	Te
ORD	ORD CHORD BEARING	DELTA	CURVE	LENGTH	RADIUS	CURVE LENGTH RADIUS TANGENT CH	CH
00	N48' 58' 18"W	0'59'06"	C44	16.09	25.00 8.33	8.33	15.
18	S6' 53' 56"E	83'09'38"	C45	36.42	25.00	22.30	33.
85	S83. U3, 54.M 68.42,U3.	96.45,03"	C46	103.35	838.17	C46 103.35 838.17 51.74 103	10:

C1

`	/	/		53.07'48"	S19' 15' 11"W	22.36	12.50	25.00	23.18
96	13.31	cas		90.00,00"	SO: 49' 06"W	35.36	25.00	25.00	39.27
32.	29.20	C84		,,00,00.06	S89° 10′ 54″E	35.36	25.00	25.00	39.27
32.	8.80	C83		24.27'04"	N31. 57. 22"W	10.59	5.42	25.00	0.67
25	23.18	¢82		65'32'56"	N13. 02, 38"E	27.07	16.10	25.00	28.60
25	16.09	C81		65'32'56"	N78. 35' 34"E	27.07	16.10	25.00	28.60
25	16.12	C80		24.27'04"	S56' 24' 26"E	10.59	5.42	25.00	0.67
25	23.15	C79	1	22:34'54"	S32' 53' 27"E	9.79	4.99	25.00	9.85
25	23.21	C78		67:25'06"	S12' 06' 33"W	27.75	16.68	25.00	29.42
25	16.06	C77	•	22:34'54"	N55. 28' 21"W	9.79	4.99	25.00	9.85
300	38.76	C76	•	67:25'06"	S79. 31, 39"W	27.75	16.68	25.00	29.42
25	39.27	C75		00'00'00"	NO. 49' 06"E	35.36	25.00	25.00	39.27
25	39.27	C74		00.00,00"	S89' 10' 54"E	35.36	25.00	25.00	39.27
25	39.27	C73		00.00,00"	SO: 49' 06"W	35.36	25.00	25.00	39.27
270	18.90	C72		90.00,00"	N89. 10' 54"W	35.36	25.00	25.00	39.27
270	15.18	C71	1	3:58'55"	N38. 46' 15"W	22.48	11.25	323.50	22.48
38	29.26	C70		3.25'16"	N42. 28, 20"W	19.31	9.66	323.50	9.32
38	33.95	C69		7.24'11"	N40. 28, 53, W	41.77	20.93	323.50	41.80
270	34.07	C68		7.24'11"	N40. 28, 53, W	38.74	19.41	300.00	38. 76
42	30.02	C67		7.24'11"	N40. 28, 53, W	35.70	17.89	276.50	35. 73
32.	38.00	C66		1.51.55"	S43. 14' 57"E	9.00	4.50	276.50	9.00
77,	5.10	C65		5:32'12"	S39' 32' 53"E	26.71	13.37	276.50	26.72
776	47.70	C64	1	6.33'44"	S40' 54' 02"E	37.03	18.55	323.50	37.05
776	46.04	C63		0'50'23"	S37' 11' 59"E	4.74	2.37	323.50	4.74
776	7.58	C62		7'24'07"	S40° 28' 51"E	35.70	17.89	276.50	35. 72
776	106.41	C61	,	7'24'07"	S40' 28' 51"E	38.73	19.41	300.00	38. 76
79	96.91	C60	÷	7'24'07"	S40' 28' 51"E	41.76	20.93	323.50	41.79
79	69.21	C59	•	3.08'44"	S46. 54, 23"E	29.97	14.99	546.00	29.97
79	27.70	C58		1.09'07"	S44' 45' 28"E	10.98	5.49	546.00	0.98
83	59.13	C57		4.17.50"	S46. 19' 50"E	40.94	20.49	546.00	10.95
800	61.71	C56		4'17'50"	S46. 19' 50 E	37.42	18.72	499.00	37.43
800	47.92	C55		4'17'50"	S46. 19' 50"E	39.18	19.60	522.50	39.19
800	109.63	C54		0.57'58"	S44' 39' 53"E	10.98	5.49	651.00	0.98
81.	100.13	C53		3.25'12"	S46' 51' 28"E	38.85	19.43	651.00	38.86
25	39.27	C52		48:33'40"	S72' 50' 54"E	24.67	13.53	30.00	25.43
25	5.51	C51		48'11'23"	N58. 46, 34"E	24.49	13.42	30.00	25.23
25	30.91	C50		53.07'48"	N8. 06, 59"E	22.36	12.50	25.00	23.18
83	44.22	C49		30.01,49"	N33. 27. 50"W	12.95	6.71	25.00	13.10
82,	19.10	C48		5'16'57"	S46' 49' 23"E	36.31	18.18	394.00	36.33
79	96.91	C47		4.23'10"	N46. 22' 29"W	49.82	24.93	651.00	19.83
83,	103.35	C46		96.45'03"	S83. 03. 24"W	44.85	33.76	30.00	50.66
25	36.42	C45		83'09'38"	S6' 53' 56"E	33.18	22.18	25.00	36.29
25	16.09	C44		0.59'06"	N48. 58. 18.W	8.58	4.29	499.00	8.58
RAI	LENGTH	CURVE		DELTA	CHORD BEARING	CHORD	TANGENT	RADIUS	ENGTH
						Table	Curve		

C17 C18 C19

C12 C11 C8

7.54'15"	E. 18, 18, 1	2 2	1 % %0	6 67	08 A	1 2 21	282
5'10'17"	19'	S48.	29.19		323.50	29.20	C84
1.33'30"	. 57'	S44	8.80	4.40	323,50	8.80	C83
53.07'48"	2. 23, 00 E	N72	22.36	12.50	25.00	23.18	¢82
36.52'12"	2. 37, 00"E	S62.	15.81	8.33	25.00	16.09	C81
36.56'20"	5. 42' 44"W	N25.	15.84	8.35	25.00	16.12	C80
53.03'40"	9. 17 16"E	N19.	22.33	12.48	25.00	23.15	C79
53'11'43"	2. 24' 57"E	N72	22.39	12.52	25.00	23.21	C78
36'48'17"	2. 35, 03"E	562	15.78	8.32	25.00	16.06	C77
7:24'07"	7. 52' 58"E	\$47	38.73	19.41	300.00	38.76	C76
90.00'00"	9. 10' 54"W	NBO	35.36	25.00	25.00	39.27	C75
00,00.06	49 06 W	so.	35.36	25.00	25.00	39.27	C74
00,00.06	9. 10' 54"W	N89	35.36	25.00	25.00	39.27	C73
3.54'56"	6 08 23"E	S46	18.89	9.45	276.50	18.90	C72
3.08'43"	9 40 12"E	S49	15.18	7.59	276.50	15.18	C71
4'24'40"	9. 05. 02"W	N49	29.26	14.64	380.10	29.26	C70
5'07'01"	9' 05' 22"E	S49.	33.93	16.98	380.10	33.95	C69
7.03'39"	7. 42' 44"E	\$47.	34.05	17.06	276.50	34.07	C68
4.01.39"	9. 28' 44"W	N49.	30.02	15.02	427.10	30.02	C67
6.43'47"	7. 32' 48"E	\$47.	37.98	19.02	323.50	38.00	C66
0:22'34"	1. 50' 44"E	S51.	5.10	2.55	776.50	5.10	C65
इ.31'09"	53'	\$49.	47.69	23.86	776.50	47.70	C64
3'23'50"	6' 26' 22"E	S46.	46.04	23.03	776.50	46.04	C63
0'33'32"	4. 27' 40"E	S44	7.58	3.79	776.50	7.58	C62
7.51'06"	8. 06, 27,E	S48.	106.33	53.29	776.50	106.41	C61
7.01'06"	8. 29, 28, M	N48.	96.85	48.52	791.17	96.91	<i>C60</i>
5.00.43"	9. 29, 39"W	N49.	69.19	34.63	791.17	69.21	C59
2.00'22"	5.59,06,W	N45:	27.70	13.85	791.17	27.70	C58
4.02'31"	6. 57, 53,M	N46.	59.12	29.58	838.17	59.13	C57
4.25'12"	9° 49′ 25″E	S49.	61.70	30.87	800.00	61.71	C56
3'25'55"	5' 53' 52"E	S45'	47.91	23.97	800.00	47.92	C55
7.51'06"	8° 06' 27"E	S48.	109.55	54.90	800.00	109.63	C54
7.02'32"	8. 28, 48"W	N48	100.07	50.13	814.67	100.13	C53
00,00.06	. 49' 06"E	NO.	35.36	25.00	25.00	39.27	C52
12:37'39"	7. 01' 06"W	N57:	5.50	2.77	25.00	5.51	C51
70.51.04"	1. 14, 32"W	S81	28.98	17.78	25.00	30.91	C50
3:01:23"	0. 29, 26"W	N50.	44.22	22.12	838.17	44.22	C49
1.19'44"	1. 22, 08 <u>"</u> E	S51:	19.10	9.55	823.50	19.10	C48
7.01,06"	8. 29, 28"W	N48.	96.85	48.52	791.17	96.91	C47
7:03'54"	8. 28' 11"W	N48	103.29	51.74	838.17	103.35	C46
83.28'43"	7. 33' 22"W	587.	33.29	22.30	25.00	36.42	C45
36.52'12"	5° 44′ 49″E	S25 ⁻	15.81	8.33	25.00	16.09	C44
DELTA	CHORD BEARING	H	CHORD	TANGENT	RADIUS	LENGTH	CURVE
			Table	Curve			

Being more particularly described as follows:

BEGINNING at a point on said Tract C, Valle Prado unit 3, said point also being the Northwest corner of Lot 10, VALLE PRADO UNIT 1, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2014, in Plat Book 2014C, Page 138, whence the Albuquerque Control Survey Monument "7-C10" bears S86'45'58"E, a distance of 5771.44 feet; Thence,

\$40.32'09'W, a distance of 105.00 feet to a point of curvature; thence, 8.58 feet along the arc of a curve to the right, said curve having a radius of 499.00 feet a chord which bears N48.58'18"W, a distance of 8.58 feet and a delta of 00'59'06" to a point; thence,

S41'31'15"W, a distance of 47.00 feet/to a point of curvature; thence,

36.29 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet a chord which bears \$06.53'56"E, a distance of 33.18 feet and a delta of 83'09'38" to a point of tangency. Thence, S34:40'53"W, a distance of 49.76 feet to a point of curvature; thence,

50.66 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet a chord which bears \$83.03'24"W, a distance of 44.85 and a delta of 96'45'03" to a point on the north right of way-line of Woodmont Avenue N.W. and a point of compound curvature; thence,

49.83 feet along the arc of a curve to the right, said curve having a radius of 651.00 feet a chord which bears N46'22'29"W, a distance of 49.82 and a delta of 04'23'10" to a point of tangency; thence,

N4470'54"W, a distance of 1044.22 feet to a point on right of way line, said point common to the southeast corner of Tract OS-2. The Trails Unit 3A, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2007, in Plat Book 2007C, Page 352; thence, Along the west line of said Tract OS-2 the following six courses:

S89:33'10"E, a distance of 102.11 feet to a point; thence,

13.31 feet along said south right of way line and the arc of a curve to the right, said curve having a radius of 96.50 and a chord which bears N36.48'46"E, a distance of 13.30 feet and a delta of 07'54'15" to a point on said right of way line, said point also being on the south line of Valle Prado Unit 3, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 4, 2015, in Plat Book 2015C, Page 158; thence,

Along the south line of said Valle Prado Unit 3 and along Valle Prado Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 11, 2015, in Plat Book 2015C, Page 92, S44'10'54"E a distance of 651.89 feet to a point on the west right of way line of Rainspot Street N.W.; Thence,

S45'49'06"W, a distance of 100.00 feet tot a point of curvature; thence,

S45'49'06W, a distance of 160.00 feet to a point of curvature; thence 39.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet a chord which bears N89'10'54"W, a distance of 36.36 feet and a delta of 90'00'00" to a point thence,

S45'49'06"W, a distance of 47.00 feet to a point; thence,

S45'49"06"W, a distance of 105.00 feet to a point; thence, Along said VALLE PRADO UNIT 2 the following three courses:

36.33 feet along the arc of a curve to the right, said curve having a radius of 394.00 feet and a chord which bears S46.49'23"E, a distance of 36.31 feet and a delta 04'17'50" to the point of beginning.

That certain parcel of land situate within 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 comprising a portion of Tract C, Valle Prado unit 3 as the same is shown and designated on the plat entitled "PLAT OF VALLE PRADO UNIT 3 (BEING A REPLAT OF TRACT F VALLE PRADO UNIT 1 AND TRACT A, VALLE PRADO UNIT 2) 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, on December 04, 2015, in Plat Book 2015C, Page 158 and a portion of Tract 6, The Trails Unit 3Aas the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3 AND REPLAT OF TRACTS 1 THRU B, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12 THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 16 AND 17, 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 December 21, 2007, in Plat Book 2007C, Page 352

PROJECTED SECTION 16 , TOWNSHIP 11 NORTH , RANGE 2

NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 2020

(BEING A REPLAT OF A PORTION OF TRACT C, VALLE PRADO UNIT 3

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

THE TOWN OF ALAMEDA GRANT

VALLE

PRADO

UNIT

PLAT OF

Along the West Line of said Valle Prado Unit 1 the following six courses:

Along said north right of way line the following two courses:

N33:57'57"E, a distance of 432.69 feet to a point; thence,

\$49.49.12"E, a distance of 207.93 feet to a point; thence,

N32'12'03"E, a distance of 237.43 feet to a point on the north right of way line of Two Rock Road N.W.; thence,

Leaving said north right of way line S57'08'22"E, a distance of 47.01 feet to a point on the south right of way line of said Two Rock Road said also being a point of curvature; thence,

Along said west right of way line the following eight courses:

39.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet a chord which bears N89'10'54"W, a distance of 36.36 feet and a delta of 90'00'00" to a point thence,

39.27 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet a chord which bears \$00.49.06.W, a distance of 36.36 feet and a delta of 90.00.00. to a point; thence, S45'49'06"W, a distance of 47.00 feet to a point of curvature; thence,

S44°10°54°E, a distance of 67.71 feet to a point on the west line of said VALLE PRADO UNIT 2; thence,

S44'10'54"E, a distance of 172.00 feet to a point of curvature; thence,

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FREE CONSENT AND DEDICATION

SURVEYED and REPLATIED and now comprising," PLAT OF VALLE PRADO UNIT 4 (Being a Replat of a Portion of Tract C, Valle Prado Unit 3 and a Portion of Tract 6. The Trails Unit 3A) MITHIN 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, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietos(s) the public forever, the public utility easements as shown hereon. 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 warrant that they should among them, complete and indefeasible title in fee simple 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

PV VALLE PRADO, LL Kevin Wechter, Manag

ACKNOWLEDGMENT

A notary public or other officer completing this 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 June 30, 2020 _before me. Josefin M. F. Manelski, Notary Public

personally appeared <u>Kevin Wechter</u>, <u>as Manager</u> of Manager who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/aze subscribed to the within instrument and acknowledged to me that he/shc/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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





SURV 4 TEK

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Consulting 9384 Valley Vi

