

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1009 064 052 359 22203
 1009 064 095 850 22090

[Signature]
 County Treasurer
 Date: 5/19/2020

DCH 2020079391

08/19/2020 03:30 PM Page 1 of 3
 PLAT R-325-00 B-2020C-78 Linda Stover, Bernalillo County

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 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
 MAY, 2020

PROJECT NUMBER: PR-2018-001991

PLAT APPROVAL

UTILITY APPROVALS

PNM
 Public Service Company of New Mexico
 Date: 7/15/2020

New Mexico Gas Company
 Date: 7/13/2020

Don Davalos
 Digitally signed by Don Davalos
 Date: 2020.08.04 13:11:54 -0600

Comcast
 Date: 6/30/20

CITY APPROVALS

Tommy R. Richardson P.S.
 City Surveyor
 Department of Municipal Development
 Date: 5/28/2020

N/A
 Reg. Property Division
 Code Enforcement
 Date: N/A

Teanne Welfenbarger
 Planning Engineering, Transportation Division
 Date: Aug 10, 2020

ABC/MUA
 Date: Aug 12, 2020

David R. Vigil
 Date: Aug 10, 2020

David R. Vigil
 Date: 7/1/2020

David R. Vigil
 Date: Aug 10, 2020

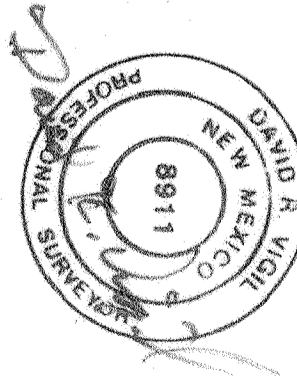
David R. Vigil
 Date: Aug 13, 2020

DRB Chairperson, Planning Department
 Date: Aug 13, 2020

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; and that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David R. Vigil
 NMPS No. 8911



VICINITY MAP Zone Atlas Page C-9-Z
 Not To Scale

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 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 hereon.
- 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 hereon.
- City of Albuquerque Zone Atlas Page C-9-Z.
- All street centerline monumentation shall be installed of all centerline PC's, PT's, angle points and street intersections and shown using the standard four (4") monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 8911 and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBMISSION DATA

- Total number of existing Tracts: 2
- Total number of Lots created: 45
- Total number of Tracts created: 7
- Total mileage of full width streets created: .22 miles
- Gross Subdivision acreage: 15.5181 acres.

PURPOSE OF PLAT:

- Create 45 new Lots and 7 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.
- Grant the new Public easements as shown hereon.
- Show vacation of Temporary Public Drainage easement by SD-2019-000027 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



Consulting Surveyors
 5864 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3866 Fax: 505-897-3877

2020C-78

(1)

LEGAL DESCRIPTION

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," filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 04, 2015, in Plat Book 2015C, Page 158 and a portion of Tract G, Valle Prado Unit 3 as the same is shown and designated on the replat of Tracts 1 thru 8 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

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;

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

S40°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 0°05'06" 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 S06°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,

50.86 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet a chord which bears S83°02'24"W, a distance of 48.63 feet and a delta of 0°42'31" to a point of tangency; thence,

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

N44°10'54"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-12, The Trails Unit 3, 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:

N33°57'57"E, a distance of 432.69 feet to a point; thence, S49°49'12"E, a distance of 207.93 feet to a point; thence, S89°33'10"E, a distance of 102.11 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,

Along said north right of way line, 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;

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 98.50 feet and a chord which bears N35°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 Rainsoot Street N.W.; thence,

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

S45°49'06"W, a distance of 100.00 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,

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 S00°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; 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,

Along said VALLE PRADO UNIT 2, the following three courses:

S45°49'06"W, a distance of 105.00 feet to a point; thence,

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

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 of 04°17'50" to the point of beginning.

Contains 15,5181 Acres more or less.

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)

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

MAY, 2020

FREE CONSENT AND DEDICATION

SURRENDERED and REPLATED (and now comprising) PLAT OF VALLE PRADO UNIT (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 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 proprietor(s) thereof. 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 ways, as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold, 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 act.

OWNER

PV VALLE PRADO, LLC

By: *Kevin Wechter*

Kevin Wechter, Manager of Manager

Date

6/30/20

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.

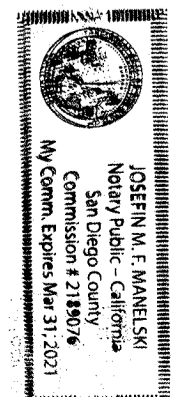
State of California
County of San Diego

On June 30, 2020 before me, Joseph M. F. Manelski, Notary Public

personally appeared, Kevin Wechter, as Manager of Manager who proved to me on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) executed the instrument, intended 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 *Joseph M. F. Manelski* (Seal)



PLAT OF VALLE PRADO UNIT 4

(BEING A REPLAT OF A PORTION OF TRACT C, VALLE PRADO UNIT 3
AND A PORTION OF TRACT G, THE TRAILS UNIT 3A)
WITHIN

THE TOWN OF ALAMEDA GRANT
IN
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2020

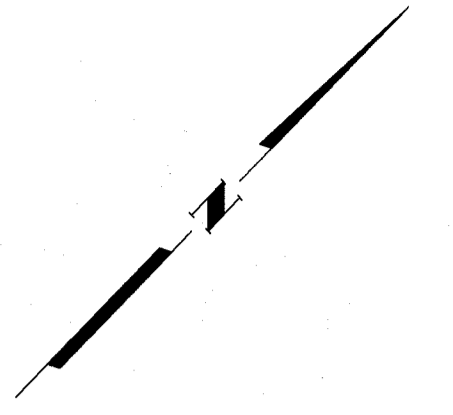
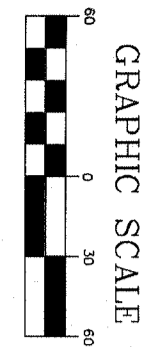
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

DEDICATION

1. Tracts A-F and H are private Open Space Areas to be conveyed to the Trails Community Association, Inc. in fee simple and shall be maintained by the Trails Community Association, Inc.
2. Tract G shall be retained by PV Valle Prado, LLC.

Curve Table

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C86	55.08	105.00	28.19	54.45	S29° 09' 12"E	30°03'24"
C87	33.22	20.00	21.89	29.53	S33° 27' 45"W	95°10'29"
C88	101.03	145.00	52.66	99.00	S24° 13' 16"E	39°55'17"
C89	52.70	230.00	26.47	52.59	N87° 25' 17"E	13°07'45"
C90	67.94	80.00	36.17	65.91	N56° 31' 44"E	48°39'21"
C91	45.09	170.00	22.68	44.95	N51° 46' 47"W	15°11'44"
C92	36.17	20.00	25.42	31.44	S84° 00' 34"W	103°37'02"
C93	101.90	120.00	54.25	98.87	N56° 31' 44"E	48°39'21"



TRACT 05-2 THE TRAILS UNIT 3A

Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT 05-2 THE TRAILS UNIT 3A

Filed December 21, 2007 in Plat Book 2007C, Page 352

UTILITY DEVELOPMENT

Only lots within 4W can be served (i.e. Lots 1, 2, 3, 12, 13, and 14) from the existing Pressure Zone 4W water system. Subject to the terms of the development agreement (R-19-15), temporary service to properties within the Water Authority's Pressure Zone 5W may be provided via a connection from the existing Corridors 5W closed-loop system in the Corridors Trunk. The Water Authority will allow such connection to this closed loop system and issue water meters for properties in 5W when construction of the transmission line and reservoir associated with the Master Plan Infrastructure has commenced. Construction permits and beginning actual excavation work to install the Master Plan Infrastructure.

Albuquerque Control Survey Monument "UNION"
New Mexico State Plane Coordinates
Central Zone (NAD 83) as published
E=1493455.030 U.S. SURVEY FEET
Ground to grid factor= 0.999664360
Delta Alpha= -0016'58.96
Elevation= 5524.950 U.S. SURVEY FEET (NAVD 88)

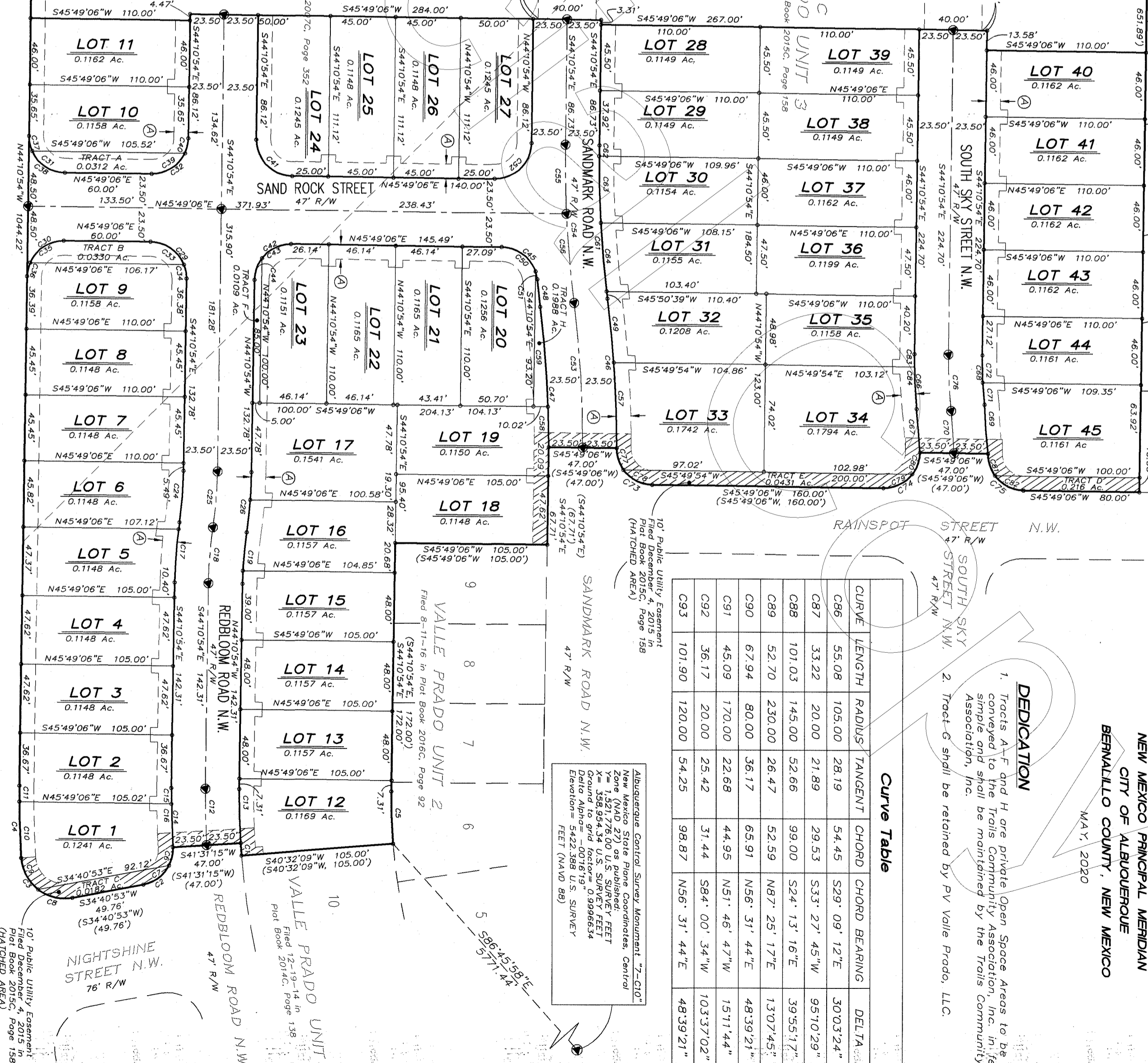
30' Public Pedestrian Access Easement granted by plat filed December 21, 2015 in Plat Book 2015C, Page 158. Said easement to be maintained by the Trails Community Association.

40' Public sewer and water easement granted to the ABQWMA and a 40' public roadway easement granted to the City of Albuquerque (by this Plat)

Temporary Public Drainage Easement Filed December 21, 2007 in Plat Book 2007C, Page 352. Easement vacated by SD-2015-00027

WOODMONT AVENUE N.W.

98' R/W



2020C-78

SURV TEK
Consulting Surveyors
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Phone: 505-897-3368
Fax: 505-897-3377

(3)