



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major - Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor - Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
CREATE A 45 LOT ± 7 TRACT SUBDIVISION			

APPLICATION INFORMATION			
Applicant: PV VALLE PRADO LLC / PV TRAILS ALBUQUERQUE LLC		Phone:	
Address: 4340 E. INDIAN SCHOOL RD STE 21-292 / 4350 LAJOLLA VILLAGE DR		Email:	
City: PHOENIX / SANDIEGO	State: AZ / CA	Zip: 85018 / 92122	
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505-980-8365	
Address: P.O. BOX 25911		Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
Proprietary Interest in Site:		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 6 ± C	Block:	Unit: 3A ± 3	
Subdivision/Addition: BULK LAND PLAT / CORRECTION PLAT OF OF THE TRAILS / VALLE PRADO	MRGCD Map No.:	UPC Code: 1-009-064-052-359-223	
Zone Atlas Page(s): C-9	Existing Zoning: R-1B	Proposed Zoning: 1-009-064-095-350-226	
# of Existing Lots: 2	# of Proposed Lots: 52	Total Area of Site (Acres): 15.52 ±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: WOODMONT AV.	Between: RAINBOW BL.	and: PASEO DEL NORTE	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2019-001991 PR 2018-001198			

Signature:			Date:		
Printed Name:			<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent		
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00051	SK	\$50			
Meeting Date: June 10, 2020			Fee Total: \$50		
Staff Signature: Vanessa A Segura			Date: 6/2/2020		Project # PR-2019-001991

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form S2 at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved


MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

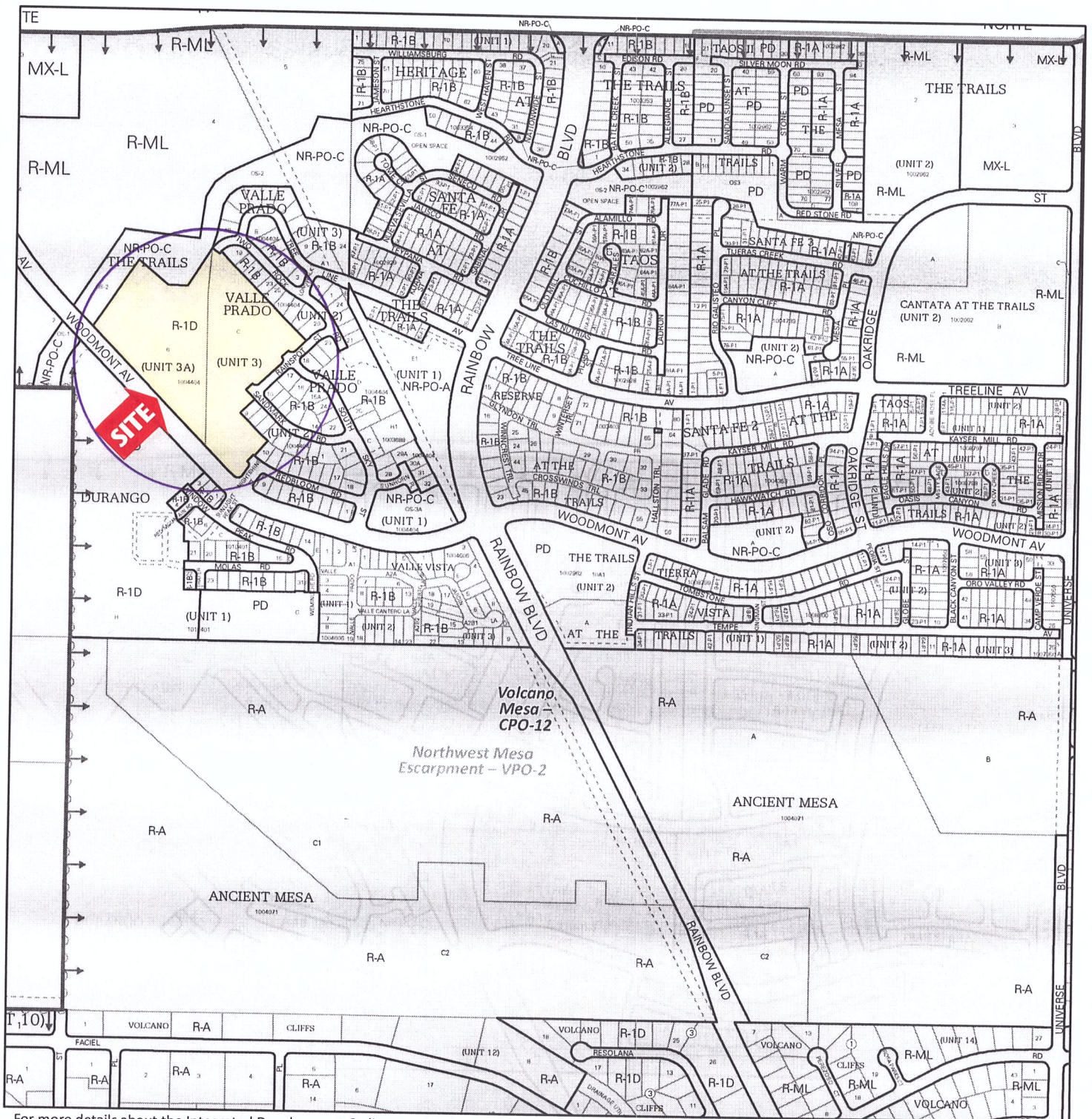
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: <i>Derrick Archuleta</i>	Date: <i>6.2.2020</i>
Printed Name: <i>DERRICK ARCHULETA</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

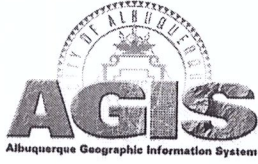
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
PS-2020-00051	PR-2019-001991
Staff Signature: <i>Vanessa A Segura</i>	
Date: <i>6/2/2020</i>	
	



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

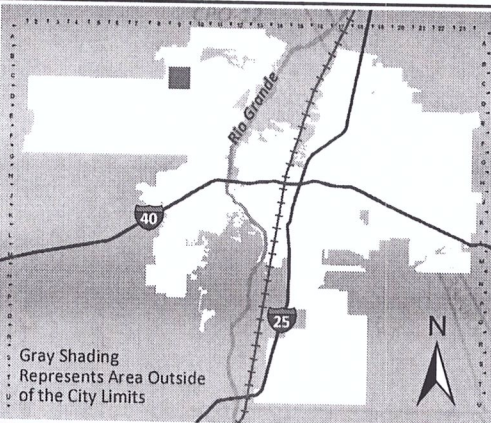


Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
C-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

**ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

June 2, 2020

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: TRACT 6, BULK LAND PLAT OF THE TRAILS, UNIT 3A & TRACT C, CORRECTION PLAT OF
VALLE PRADO UNIT 3**

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

The property owner would like to create a forty-five (45) lot and seven (7) tract subdivision of Tract 6, Bulk Land Plat of The Trails, Unit 3A and Tract C, Correction Plat of Valle Prado Unit 3. Proposed Lots 1 thru 45 and Tract A thru G are on a total of 15.5181± net acres on property zoned R-1B (Single-Family Residential – Medium Lot)

The property is currently vacant.

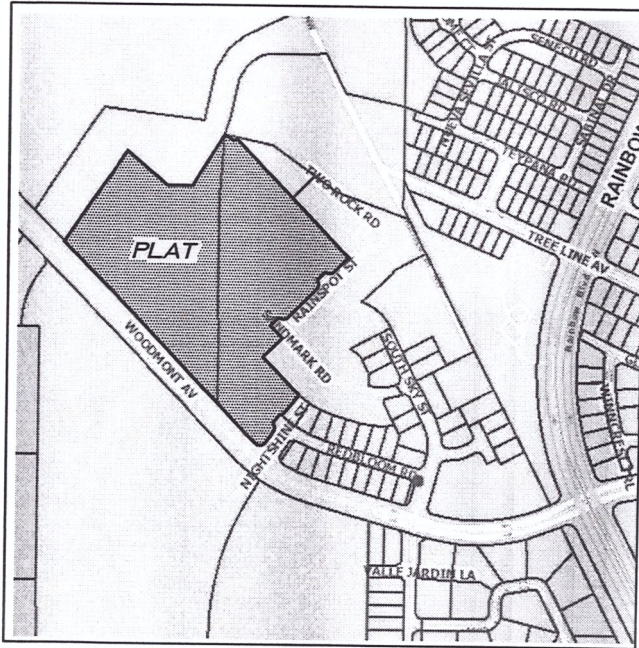
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan, Northwest Mesa Escarpment View Protection Overlay Zone, Volcano Mesa Character Protection Overlay Zone within the Northwest Mesa Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,




Derrick Archuleta, MCRP
Principal



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances do not differ from those established by the plat of record.
5. All corners found in place and held were tagged with a brass disk stamped "L.S. 8911" unless otherwise indicated hereon.
6. 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.
7. City of Albuquerque Zone Atlas Page C-9-Z.
8. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline 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.
9. 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.

SUBDIVISION DATA

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

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. 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 CenturyLink QC, for the installation, maintenance, 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.

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.

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Create 45 new Lots and 7 Tracts as shown hereon.
2. 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.

PLAT OF
VALLE PRADO UNIT 4
(BEING A REPLAT OF A PORTION OF TRACT C, VALLE PRADO UNIT 2
AND A PORTION OF TRACT 6, THE TRAILS UNIT 3A)
WITH-IN
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

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	Date	_____
New Mexico Gas Company	_____	Date	_____
Qwest Corporation d/b/a CenturyLink QC.	_____	Date	_____
Comcast	_____	Date	_____

CITY APPROVALS:

City Surveyor	_____	Date	_____
Department of Municipal Development	_____	Date	_____
Real Property Division	_____	Date	_____
Environmental Health Department	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

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.

David R. Vigil
NMPS No. 8911

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 plot entitled "BULK OF LAND PLAT OF THE TRAILS UNIT 3A (BEING A 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

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

Curve Table

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	8.58	499.00	4.29	8.58	N48° 56' 18"W	0°59'06"
C2	36.29	25.00	22.18	33.18	S6° 53' 56"E	83°09'38"
C3	50.66	30.00	33.76	44.85	S83° 03' 24"W	96°45'03"
C4	49.83	651.00	24.93	49.82	N46° 22' 29"W	4°23'10"
C5	36.33	394.00	18.18	36.31	S46° 49' 23"E	5°16'57"
C6	13.10	25.00	6.71	12.95	N33° 27' 50"W	30°01'49"
C7	23.18	25.00	12.50	22.36	N8° 06' 59"E	53°07'48"
C8	25.23	30.00	13.42	24.49	N58° 46' 34"E	48°11'23"
C9	25.43	30.00	13.53	24.67	S72° 50' 54"E	48°33'40"
C10	38.86	651.00	19.43	38.85	S46° 51' 28"E	3°25'12"
C11	10.98	651.00	5.49	10.98	S44° 39' 53"E	0°57'58"
C12	39.19	522.50	19.60	39.18	S46° 19' 50"E	4°17'50"
C13	37.43	499.00	18.72	37.42	S46° 19' 50"E	4°17'50"
C14	40.95	546.00	20.49	40.94	S46° 19' 50"E	4°17'50"
C15	10.98	546.00	5.49	10.98	S44° 45' 28"E	1°09'07"
C16	29.97	546.00	14.99	29.97	S46° 54' 23"E	3°08'44"
C17	41.79	323.50	20.93	41.76	S40° 28' 51"E	7°24'07"
C18	38.76	300.00	19.41	38.73	S40° 28' 51"E	7°24'07"
C19	35.72	276.50	17.89	35.70	S40° 28' 51"E	7°24'07"
C20	4.74	323.50	2.37	4.74	S37° 11' 59"E	0°50'23"
C21	37.05	323.50	18.55	37.03	S40° 54' 02"E	6°33'44"
C22	26.72	276.50	13.37	26.71	S39° 32' 53"E	5°32'12"
C23	9.00	276.50	4.50	9.00	S43° 14' 57"E	1°51'55"
C24	35.73	276.50	17.89	35.70	N40° 28' 53"W	7°24'11"
C25	38.76	300.00	19.41	38.74	N40° 28' 53"W	7°24'11"
C26	41.80	323.50	20.93	41.77	N40° 28' 53"W	7°24'11"
C27	19.32	323.50	9.66	19.31	N42° 28' 20"W	3°25'16"
C28	22.48	323.50	11.25	22.48	N38° 46' 15"W	3°58'55"
C29	39.27	25.00	25.00	35.36	N89° 10' 54"W	90°00'00"
C30	39.27	25.00	25.00	35.36	S0° 49' 06"W	90°00'00"
C31	39.27	25.00	25.00	35.36	S89° 10' 54"E	90°00'00"
C32	39.27	25.00	25.00	35.36	N0° 49' 06"E	90°00'00"
C33	29.42	25.00	16.68	27.75	S79° 31' 39"W	6°25'06"
C34	9.85	25.00	4.99	9.79	N55° 28' 21"W	22°34'54"
C35	29.42	25.00	16.68	27.75	S12° 06' 33"W	6°25'06"
C36	9.85	25.00	4.99	9.79	S32° 53' 27"E	22°34'54"
C37	10.67	25.00	5.42	10.59	S56° 24' 26"E	24°27'04"
C38	28.60	25.00	16.10	27.07	N78° 35' 34"E	65°32'56"
C39	28.60	25.00	16.10	27.07	N13° 02' 38"E	65°32'56"
C40	10.67	25.00	5.42	10.59	N31° 57' 22"W	24°27'04"
C41	39.27	25.00	25.00	35.36	S89° 10' 54"E	90°00'00"
C42	39.27	25.00	25.00	35.36	S0° 49' 06"W	90°00'00"
C43	23.18	25.00	12.50	22.36	S19° 15' 11"W	53°07'48"

Curve Table

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C44	16.09	25.00	8.33	15.81	S25° 44' 49"E	36°52'12"
C45	36.42	25.00	22.30	33.29	S87° 33' 22"W	83°28'43"
C46	103.35	838.17	51.74	103.29	N48° 28' 11"W	7°03'54"
C47	96.91	791.17	48.52	96.85	N48° 28' 28"W	7°01'06"
C48	19.10	823.50	9.55	19.10	S51° 22' 08"E	1°19'44"
C49	44.22	838.17	22.12	44.22	N50° 29' 26"W	3°01'23"
C50	30.91	25.00	17.78	28.98	S81° 14' 32"W	70°51'04"
C51	5.51	25.00	2.77	5.50	N57° 01' 06"W	12°37'39"
C52	39.27	25.00	25.00	35.36	N0° 49' 06"E	90°00'00"
C53	100.13	814.67	50.13	100.07	N48° 28' 48"W	7°02'32"
C54	109.63	800.00	54.90	109.55	S48° 06' 27"E	7°51'06"
C55	47.92	800.00	23.97	47.91	S45° 53' 52"E	3°25'55"
C56	61.71	800.00	30.87	61.70	S49° 49' 25"E	4°25'12"
C57	59.13	838.17	29.58	59.12	N48° 57' 29"W	4°02'31"
C58	27.70	791.17	13.85	27.70	N45° 59' 06"W	2°00'22"
C59	69.21	791.17	34.63	69.19	N49° 29' 39"W	5°00'43"
C60	96.91	791.17	48.52	96.85	N48° 28' 28"W	7°01'06"
C61	106.41	776.50	53.29	106.33	S48° 06' 27"E	7°51'06"
C62	7.58	776.50	3.79	7.58	S44° 27' 40"E	0°33'32"
C63	46.04	776.50	23.03	46.04	S46° 26' 22"E	3°23'50"
C64	47.70	776.50	23.86	47.69	S49° 53' 52"E	3°31'09"
C65	5.10	776.50	2.55	5.10	S51° 50' 44"E	0°22'34"
C66	38.00	323.50	19.02	37.96	S47° 32' 48"E	6°43'47"
C67	30.02	427.10	15.02	30.02	N49° 28' 44"W	4°01'39"
C68	34.07	276.50	17.06	34.05	S47° 42' 44"E	7°03'39"
C69	33.95	380.10	16.98	33.93	S49° 05' 22"E	5°07'01"
C70	29.26	380.10	14.64	29.26	N49° 05' 02"W	4°24'40"
C71	15.18	276.50	7.59	15.18	S49° 40' 12"E	3°08'43"
C72	18.90	276.50	9.45	18.89	S46° 08' 23"E	3°54'56"
C73	39.27	25.00	25.00	35.36	N89° 10' 54"W	90°00'00"
C74	39.27	25.00	25.00	35.36	S0° 49' 06"W	90°00'00"
C75	39.27	25.00	25.00	35.36	N89° 10' 54"W	90°00'00"
C76	38.76	300.00	19.41	38.73	S47° 52' 58"E	7°24'07"
C77	16.06	25.00	8.32	15.78	S62° 35' 03"E	36°48'17"
C78	23.21	25.00	12.52	22.39	N72° 24' 57"E	53°11'43"
C79	23.15	25.00	12.48	22.33	N19° 17' 16"E	53°03'40"
C80	16.12	25.00	8.35	15.84	N25° 42' 44"W	36°56'20"
C81	16.09	25.00	8.33	15.81	S82° 37' 00"E	36°52'12"
C82	23.18	25.00	12.50	22.36	N72° 23' 00"E	53°07'48"
C83	8.80	323.50	4.40	8.80	S44° 57' 40"E	1°33'30"
C84	29.20	323.50	14.61	29.19	S48° 19' 33"E	5°10'17"
C85	13.31	96.50	6.67	13.30	N36° 48' 46"E	7°54'15"

Being more particularly described as follows:

BEGINNING at a point on said Tract C, Valle Prado unit 3, sold 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 135, whence the Albuquerque Control Survey Monument "7-C10" bears S86°45'56"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°56'18"W, a distance of 8.58 feet and a delta of 0°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 S6°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 S83°03'24"W, a distance of 44.85 feet 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,

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

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 N48°22'29"W, a distance of 49.82 feet and a delta of 04°23'10" to a point of tangency; thence,

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 O2, 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:

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,

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 sold 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 96.50 feet 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,

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 of curvature; 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 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 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,

S44°10'54"E, a distance of 67.71 feet to a point on the west line of said VALLE PRADO UNIT 2; 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 04°17'50" to the point of beginning.

Contains 15.5181 Acres more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED 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) 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 and easements 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

WOODMONT-PASEO, LLC

By _____
Kelly Calhoun, Manager Date

THE TRAILS COMMUNITY ASSOCIATION, INC.

By _____
Kelly Calhoun, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by, Kelly Calhoun, as Manager of Woodmont-Paseo, LLC.

Notary Public My commission expires

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by, Kelly Calhoun, as President of The Trails Community Association, Inc.

Notary Public My commission expires

