

Zone Atlas C-9-Z

VICINITY MAP  
Not To Scale

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page C-9-Z.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus  $\odot$ . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" 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.

**SUBDIVISION DATA**

- Total number of existing Tracts: 1
- Total number of Lots created: 39
- Total mileage of full width streets created: .50 miles
- Gross Subdivision acreage: 11.4165 acres.
- Total number of Tracts created: 2

DOCH 2020110351  
11/03/2020 11:57 AM Page: 1 of 4  
PLAT R: \$25.00 B: 2020C P: 0109 Linda Stover, Bernalillo County

PLAT OF  
**DURANGO UNITS 4 AND 5**

(BEING A REPLAT OF TRACT H-1, DURANGO UNIT 3)

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

JULY, 2020

PROJECT NUMBER: PR-2018-001996

Application Number: SD 2020-00138

**TREASURERS CERTIFICATION**

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

1-009-06403426231099  
PV Durango LLC

George Stone 11-3-2020  
Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

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

- Create 39 new Lots and 2 Tract 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 the easements vacated by SD-2019-00025, and SD-2019-00029

**PLAT APPROVAL**

**UTILITY APPROVALS**

RLS 8/04/2020  
Public Service Company of New Mexico Date

RLS 7/20/2020  
New Mexico Gas Company Date

Rochelle Abeyta Digitally signed by Rochelle Abeyta  
Date: 2020.07.31 09:02:28 -06'00'

Qwest Corporation d/b/a CenturyLink QC Date  
7/24/2020

**CITY APPROVALS**

John R. Ramirez P.S. 7/22/2020  
City Surveyor Date  
Department of Municipal Development

Carl Garcia Oct 23, 2020  
Code Enforcement Date

Jeanne Wolfenbarger Oct 9, 2020  
Traffic Engineering, Transportation Division Date

David Gutierrez Oct 29, 2020  
ABCWJA Date

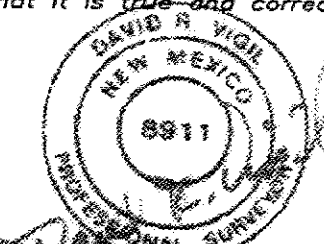
Cheryl Amerfeldt Oct 13, 2020  
Parks and Recreation Department Date

Ernest Arroyo Oct 9, 2020  
City Engineer Date

Wendy Oct 29, 2020  
DRB Chairperson, Planning Department Date

**SURVEYORS CERTIFICATION**

I, David 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 Vigil  
NMPS No. 8911

**SURV TEK**

Consulting Surveyors  
Albuquerque, New Mexico 87114

Phone: 505-897-3368

PLAT OF  
**DURANGO UNITS 4 AND 5**  
(BEING A REPLAT OF TRACT H-1, DURANGO UNIT 3)  
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

JULY, 2020

**LEGAL DESCRIPTION**

Tract H-1, Durango Unit 3, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 17, 2020, in Book 2020C, Page 87.

**FREE CONSENT AND DEDICATION**

SURVEYED and SUBDIVIDED and now comprising Lots 1 thru 20, Durango Unit 4 and Lots 1 thru 19 and Tracts "A" and "B", Durango, Unit 5 being a replat of Tract H-1, Durango Unit 3, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 17, 2020, in Book 2020C, Page 87, 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 the public and private easements as shown hereon. 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 DURANGO, LLC

By: Kevin Wechter 07-14-20  
Kevin Wechter, Manager of Manager Date

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

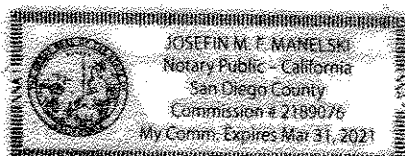
On 7/14/20 before me, Josefin M.F. Mandelski  
Notary Public

personally appeared Kevin Wechter, as Manager of Manager who proved to me on the basis of satisfactory evidence to be the person(s) 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) 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:

Signature J. Mandelski (Seal)



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

Plat entitled "Durango Unit 1, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2016, in Book 2016C, Page 12.

Plat entitled "Durango Unit 3, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 17, 2020, in Book 2020C, Page 87.

**DEDICATION**

1. Tracts A and B 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.

**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 plat."

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) lies within Zone "X" (Areas determined to be outside 0.2% annual chance floodplain.) in accordance with the National Flood Insurance Program Rate Map No. 35001C0111G, Effective Date 09-26-2008.

SEE SHEET 4

PLAT OF  
**DURANGO UNITS 4 AND 5**

(BEING A REPLAT OF TRACT H-1, DURANGO UNIT 3)

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

JULY, 2020

**UTILITY DEVELOPMENT**

1. It is understood that these lots fall within Pressure Zone 5W (elevations between 5,485' and 5,600' NGVD 27/29). Include the following note on the plat:

a. Lots created by this plat are within the Water Authority's Pressure Zone 5W-Corrales Trunk. Subject to the terms of the development agreement (R-19-16), temporary service to properties within the Water Authority's Pressure Zone 5W may be provided via a connection from the existing Corrales 5W 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 5W when construction of the transmission line and reservoir associated with 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.

DOCH 2020110351

11/03/2020 11:57 AM Page: 3 of 4  
PLAT R: 225 00 B: 2020C P: 0108 Linda Stover, Bernalillo County

**EASEMENT LEGEND**

- (A) = New 10' Public Utility Easement granted by this plat.
- (B) = 25' Private Drainage Easement for the use and benefit of Lots 4-17, Unit 5 granted by this plat. Easement to be owned and maintained by the Individual Lot Owners.
- (C) = 20' Waterline Easement granted to ABCWUA by this plat. (Hatched Area)
- (D) = Blanket Public Drainage Easement granted to the City of Albuquerque by this plat.
- (K) = New 5' Public Utility Easement granted by this plat.

Albuquerque Control Survey Monument "11-01"  
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
N=1,523,503.475 U.S. SURVEY FEET  
E=1,493,655.03 U.S. SURVEY FEET  
Ground to grid factor= 0.999664360  
Delta Alpha = -00'16"58.58  
Elevation= 5524.95 U.S. SURVEY FEET (NAVD88)

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 60 ft.

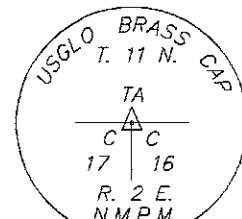
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	117.51	75.00	74.70	105.86	S44° 47' 15"E	89°46'24"
C2	119.69	150.00	63.24	116.54	S22° 57' 32"W	45°43'09"
C3	59.85	75.00	31.62	58.27	S22° 57' 32"W	45°43'09"
C4	68.99	110.00	35.67	67.86	N62° 08' 55"W	35°56'01"
C5	53.47	100.42	27.38	52.84	S75° 37' 16"E	30°30'17"
C6	95.91	93.50	52.65	91.76	S29° 17' 18"E	58°46'21"
C7	80.69	51.50	51.30	72.69	S44° 47' 15"E	89°46'24"
C8	41.09	51.50	21.71	40.01	S22° 57' 32"W	45°43'09"
C9	39.27	25.00	25.00	35.36	N89° 10' 54"W	90°00'00"
C10	78.60	98.50	41.53	76.53	S22° 57' 32"W	45°43'09"
C11	39.27	25.00	25.00	35.36	N0° 49' 06"E	90°00'00"
C12	59.22	25.00	61.44	46.31	S67° 57' 31"W	135°43'09"
C13	47.47	133.50	23.99	47.22	N54° 22' 04"W	20°22'19"
C14	22.29	25.00	11.95	21.56	S39° 00' 36"E	51°05'14"
C15	8.77	25.00	4.43	8.72	S3° 25' 08"E	20°05'44"
C16	86.52	126.50	45.03	84.85	S26° 13' 25"W	39°11'22"
C17	39.27	25.00	25.00	35.36	N89° 10' 54"W	90°00'00"
C18	39.27	25.00	25.00	35.36	N0° 49' 06"E	90°00'00"
C19	134.45	168.50	71.04	130.92	S22° 57' 32"W	45°43'09"
C20	256.74 (256.74)	351.33 (351.33)	134.41 (134.41)	251.07 (251.07)	S21° 04' 27"W (S21° 04' 27"W)	41°52'12" (41°52'12")
C21	37.61 (37.61)	25.00 (25.00)	23.39 (23.39)	34.16 (34.16)	N1° 05' 11"W (N1° 05' 11"W)	86°11'28" (86°11'28")
C22	31.06	25.00	17.89	29.10	S28° 57' 45"E	71°10'57"
C23	44.36	93.50	22.61	43.95	S14° 23' 05"E	27°11'06"

TRACT 5  
BLACK RANCH  
UNPLATTED

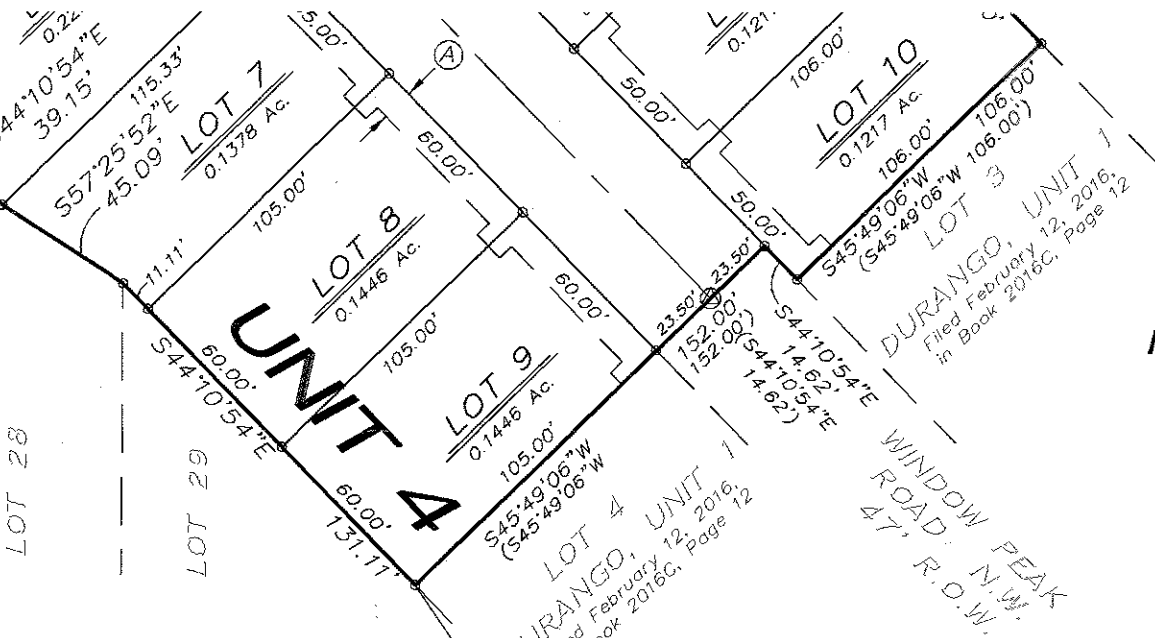
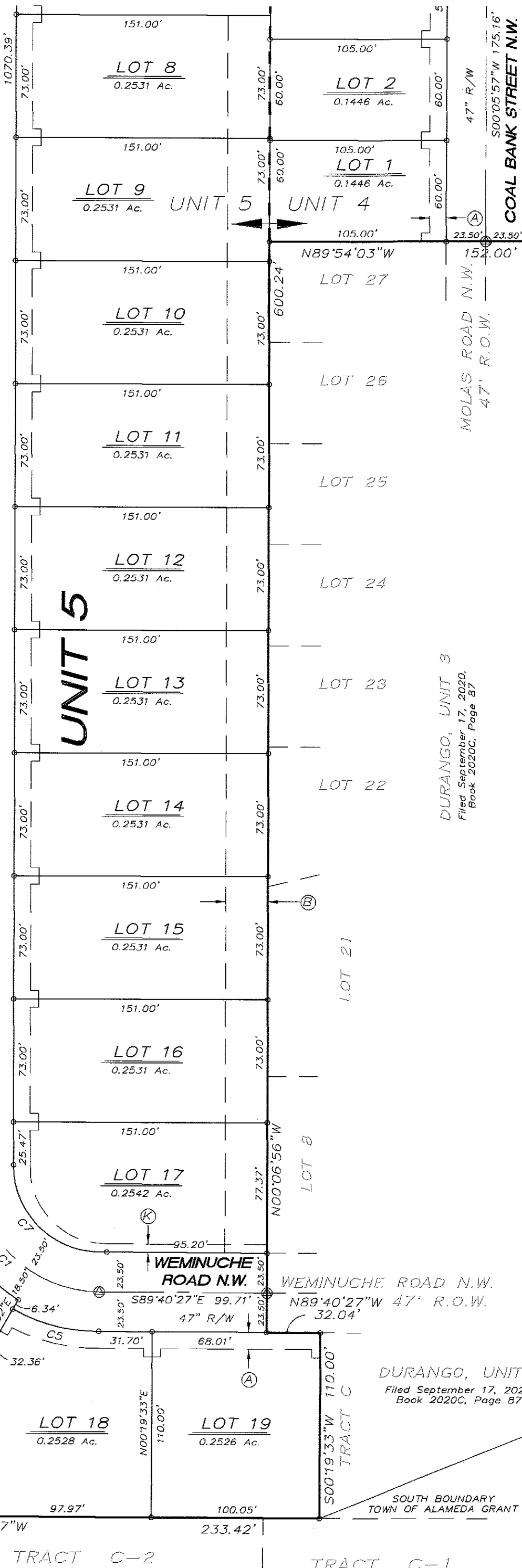
PETROGLYPH NATIONAL MONUMENT

TRACT A  
0.7478 Ac.

Found 3-1/4" Brass cap in place.  
(0.84' North of Grant Line)



Fd. 5/8" Rebar and cap stamped "L.S. 11184"  
(0.84' South of brass cap)



DURANGO, UNIT 3  
Filed September 17, 2020,  
Book 2020C, Page 87

DURANGO, UNIT 3  
Filed September 17, 2020,  
Book 2020C, Page 87

DURANGO, UNIT 3  
Filed September 17, 2020,  
Book 2020C, Page 87

SOUTH BOUNDARY  
TOWN OF ALAMEDA GRANT

TRACT C-2      TRACT C-1

ANCIENT MESA

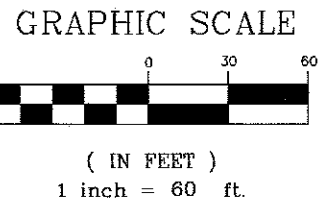
Filed February 21, 2008 in  
Plat Book 2008C, Page 31

2020C-109

(3)



PLAT OF  
**DURANGO UNITS 4 AND 5**  
 (BEING A REPLAT OF TRACT H-1, DURANGO UNIT 3)  
 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  
 JULY, 2020

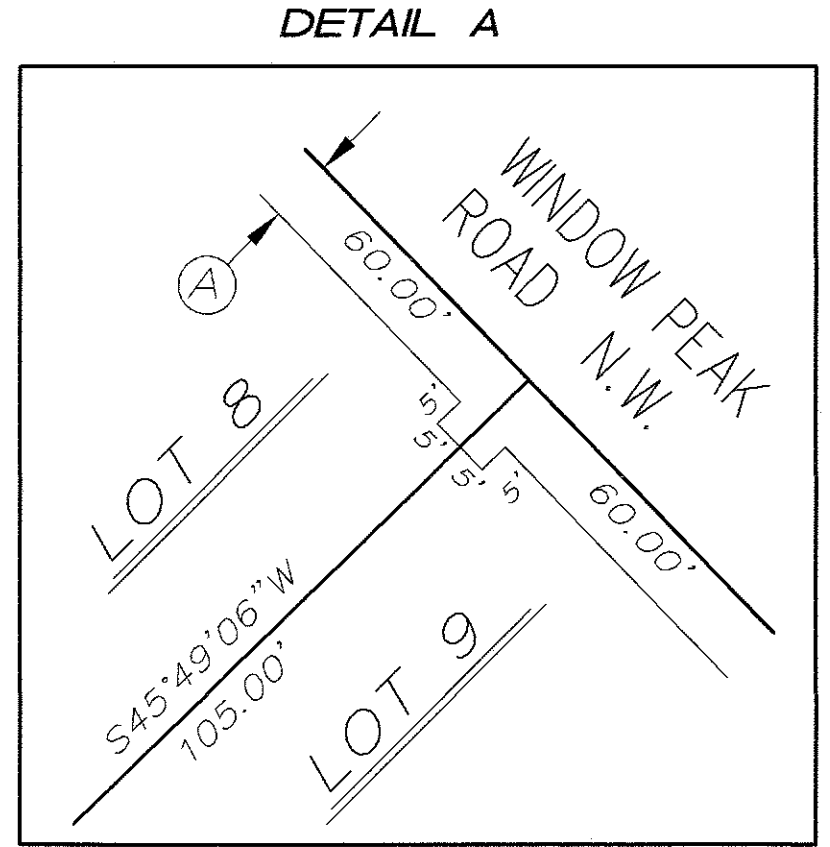
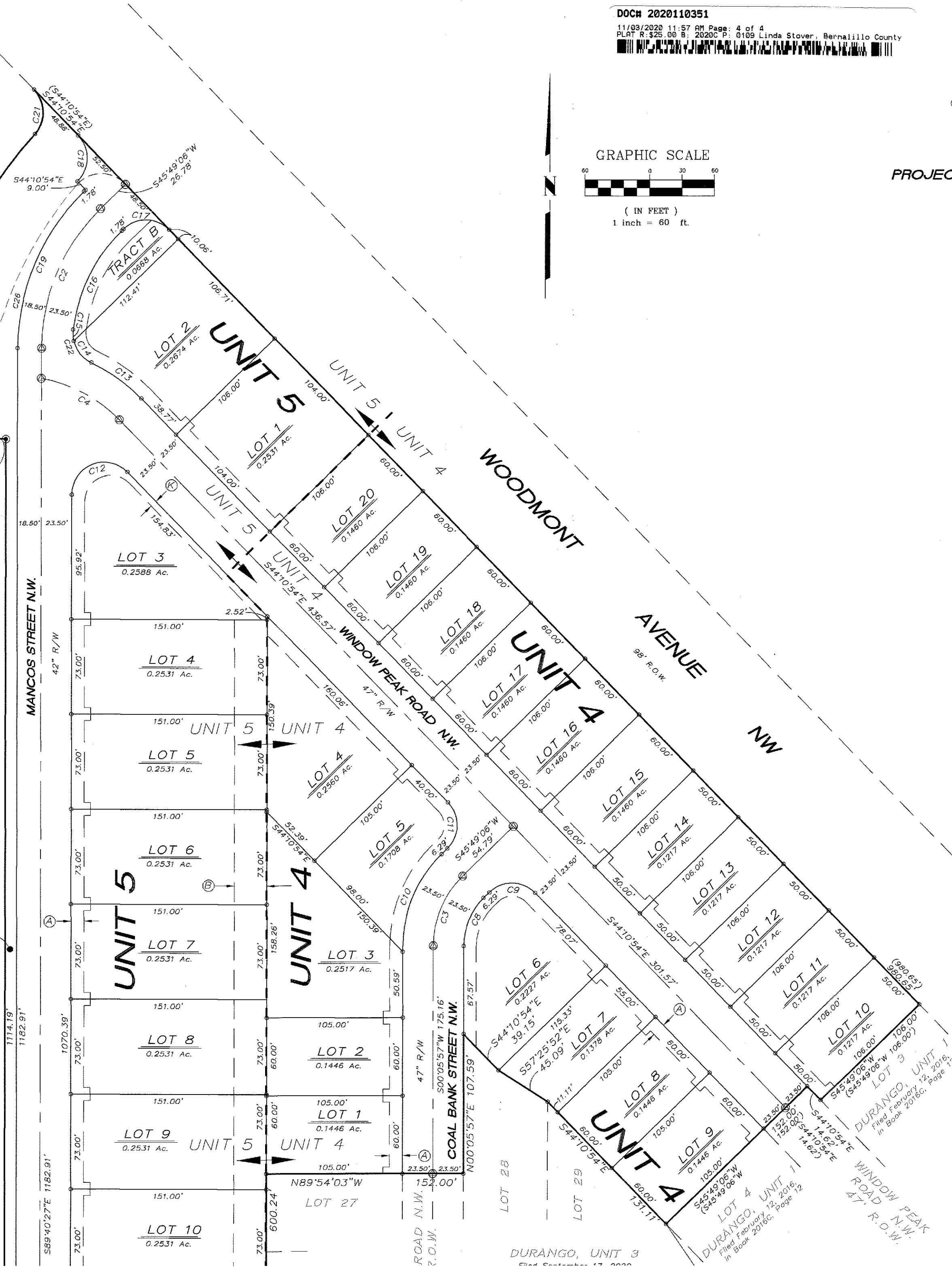


50' Public Roadway and Drainage Easement granted to the City of Albuquerque and 68' Public Water and Sanitary Sewer Easement granted to NMUI by plat filed December 21, 2007 in Plat Book 2007C, Page 352  
 Easements Vacated by SD-2019-00029 and SD-2019-0025, respectively.

N89°41'41"W 68.00'  
 (N89°41'41"W 68.00')  
 Found 5/8" Rebar and cap stamped "L.S. 7719"

TRACT 5  
 BLACK RANCH  
 UNPLATTED  
 PETROGLYPH NATIONAL MONUMENT

- EASEMENT LEGEND
- (A) = New 10' Public Utility Easement granted by this plat.
  - (B) = 25' Private Drainage Easement for the use and benefit of Lots 4-17, Unit 5 granted by this plat. Easement to be owned and maintained by the individual Lot Owners.
  - (C) = 20' Waterline Easement granted to ABCWUA by this plat. (Hatched Area)
  - (D) = Blanket Public Drainage Easement granted to the City of Albuquerque by this plat.
  - (K) = New 5' Public Utility Easement granted by this plat.



2020 C-109

(4)