

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 . 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: 37
- Total mileage of full width streets created: .25 miles
- Gross Subdivision acreage: 18.8322 acres.
- Total number of Tracts created: 3

DOCH 2020090296

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PLAT R-\$25.00 B-2020C P-0087 Linda Stover, Bernalillo County



TREASURERS CERTIFICATION

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

1009-064-034262-31099

 Bernalillo County Treasurer
 9/17/2020 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 37 new Lots and 3 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 the easements vacated by SD-2019-00023, SD-2019-00030 and SD-2019-00031

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

JUNE, 2020

PROJECT NUMBER: PR-2018-001996

Application Number: SD-2020-00136

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico
 8/06/2020 Date

New Mexico Gas Company
 7/20/2020 Date

Don Davalos
 Digitally signed by Don Davalos
 Date: 2020.07.21 16:11:45 -06'00'

Qwest Corporation d/b/a CenturyLink QC.
 Date

Comcast
 7/20/2020 Date

CITY APPROVALS:

City Surveyor
 Department of Municipal Development
 Date

N/A
 Real Property Division
 Date

Carl Garcia
 Carl Garcia (Sep 3, 2020 11:50 MDT)
 Code Enforcement
 Date

Jeanne Wolfenbarger
 Jeanne Wolfenbarger (Sep 3, 2020 11:53 MDT)
 Traffic Engineering, Transportation Division
 Date

ABCWUA
 Date

Parks and Recreation Department
 Date

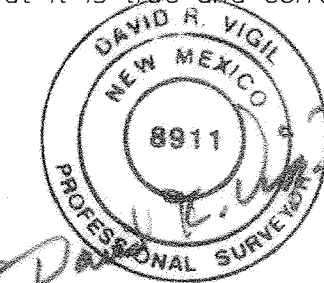
AMAFCA
 Date

City Engineer
 Date

DRB Chairperson, Planning Department
 Date

SURVEYORS CERTIFICATION

I, David 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



Consulting Surveyors
 Albuquerque, New Mexico 87114

Phone: 505-897-3366
 Fax: 505-897-3377

DOCH 2020090296

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PLAT R: \$25.00 B: 2020C P: 0087 Linda Stover, Bernalillo County

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

JUNE, 2020

LEGAL DESCRIPTION

Tract H, 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.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising Lots 1 thru 37 and Tracts "C" and "D" and "H-1", Durango, Unit 3, being a replat of Tract H, 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, 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

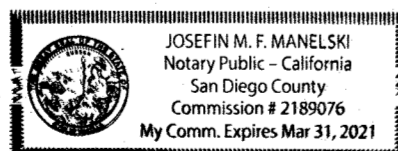
On 7/14/20 before me Josefin M. F. Manelski
Notary Public

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

DEDICATION

1. Tract C shall be conveyed to the Trails Community Association, Inc. in fee simple and shall be maintained by the Trails Community Association, Inc.
2. Tracts D and H-1 shall retained by PV Durango, LLC.

**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.

SHEET 2 OF 4

SURV TEK

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

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SEE SHEET 4

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

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

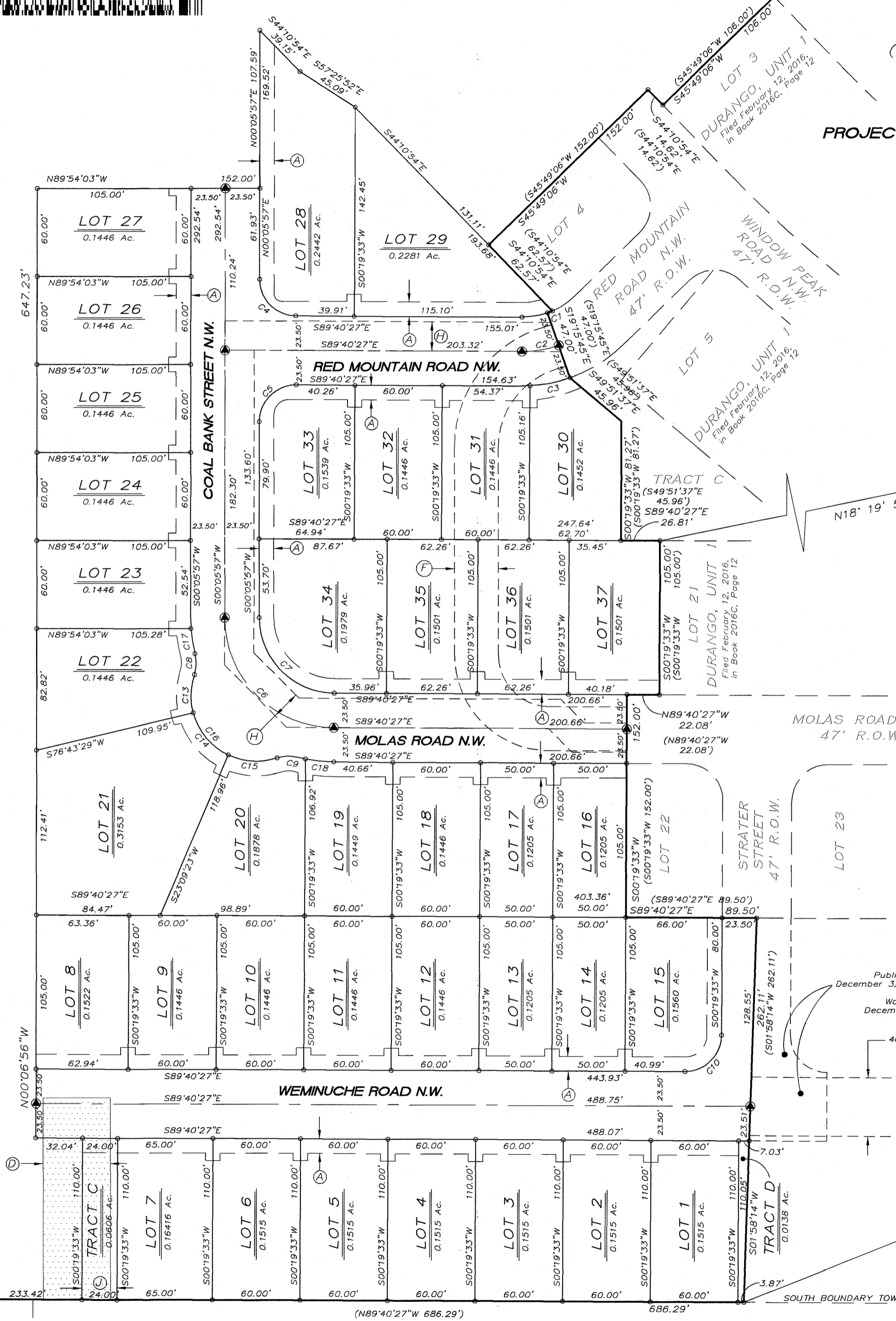
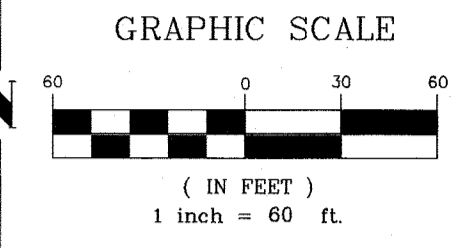
JUNE, 2020

EASEMENT LEGEND

- (A) = New 10' Public Utility Easement granted by this plat.
- (D) = Existing 46' Public Roadway Easement filed December 21, 2007, in Book 2007C, Page 352, Easement vacated by SD-2019-00031.
- (F) = Existing 30' Temporary Public Roadway Easement Filed February 12, 2016, in Book 2016C, Page 12, Easement vacated by SD-2019-00023.
- (H) = Existing 20' Public Water Easement granted to the ABCWJA Filed February 12, 2016, in Book 2016C, Page 12, Easement vacated by SD-2019-00030.
- (J) = Blanket Pedestrian Access Easement across Tract C (Granted by this Plat)

Albuquerque Central Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N=1323,503.479
 E=1,493,655.03
 Ground to grid factor= 0.999664360
 Delta Alpha= -00'16"58.96
 Elevation= 5524.95 (NAVD88)

Albuquerque Central Survey Monument "2-C9"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N=1521672.052 U.S. SURVEY FEET
 E=1484519.241 U.S. SURVEY FEET
 Ground to grid factor= 0.999666850
 Delta Alpha= -00'16"52.77
 Elevation= 5454.55 (NAVD88)



TRACT H-1
 11.4165 Ac.

TRACT C-2
 ANCIENT MESA
 Filed February 21, 2008 in
 Plat Book 2008C, Page 31

TRACT C-1, ANCIENT MESA
 Filed February 21, 2008 in Plat Book 2008C, Page 31

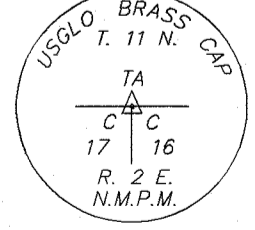
DURANGO UNIT 1
 Filed February 12, 2016,
 in Book 2016C, Page 12

TRACT G, DURANGO, UNIT 1
 Filed February 12, 2016,
 in Book 2016C, Page 12

Public Roadway Easement
 December 3, 2019, Doc. No. 2019103154
 and
 Water Line Easement
 December 08, 2019, Doc. No.
 2019104123

40' Sanitary Sewer, Storm Drain
 & Drainage Easement
 December 3, 2019, Doc. No.
 2019103155

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)

SURV+TEK
 Consulting Surveyors
 Albuquerque, New Mexico 87114

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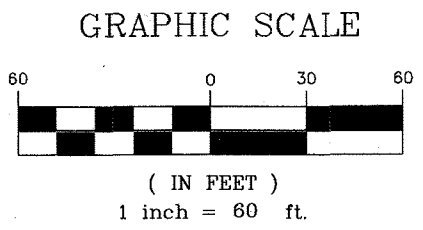
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 BERNALILLO COUNTY, NEW MEXICO

JUNE, 2020



TRACT 05-1
 THE TRAILS UNIT 3A
 Filed December 21, 2007 in Plat Book 2007C, Page 352

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

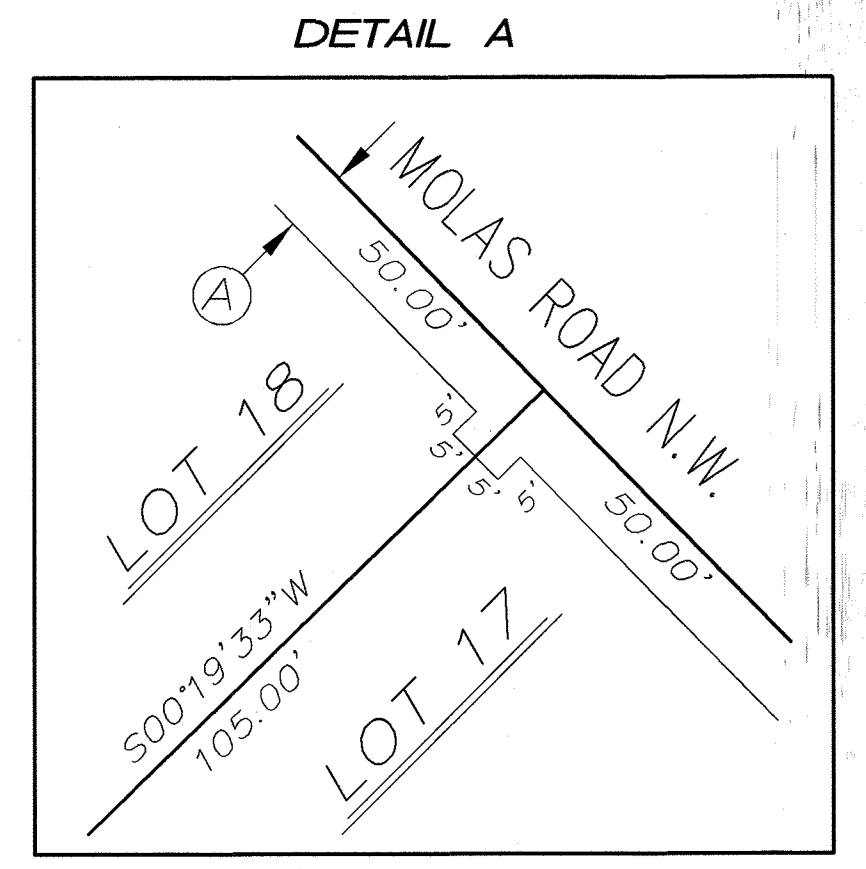
N89°41'41"W 68.00'
 (N89°41'41"W 68.00') Found 5/8" Rebar and cap stamped "L.S. 7719"

WOODMONT AVENUE NE
 98' R.O.W.
 S44°10'54"E 980.65'
 (S44°10'54"E 980.65')

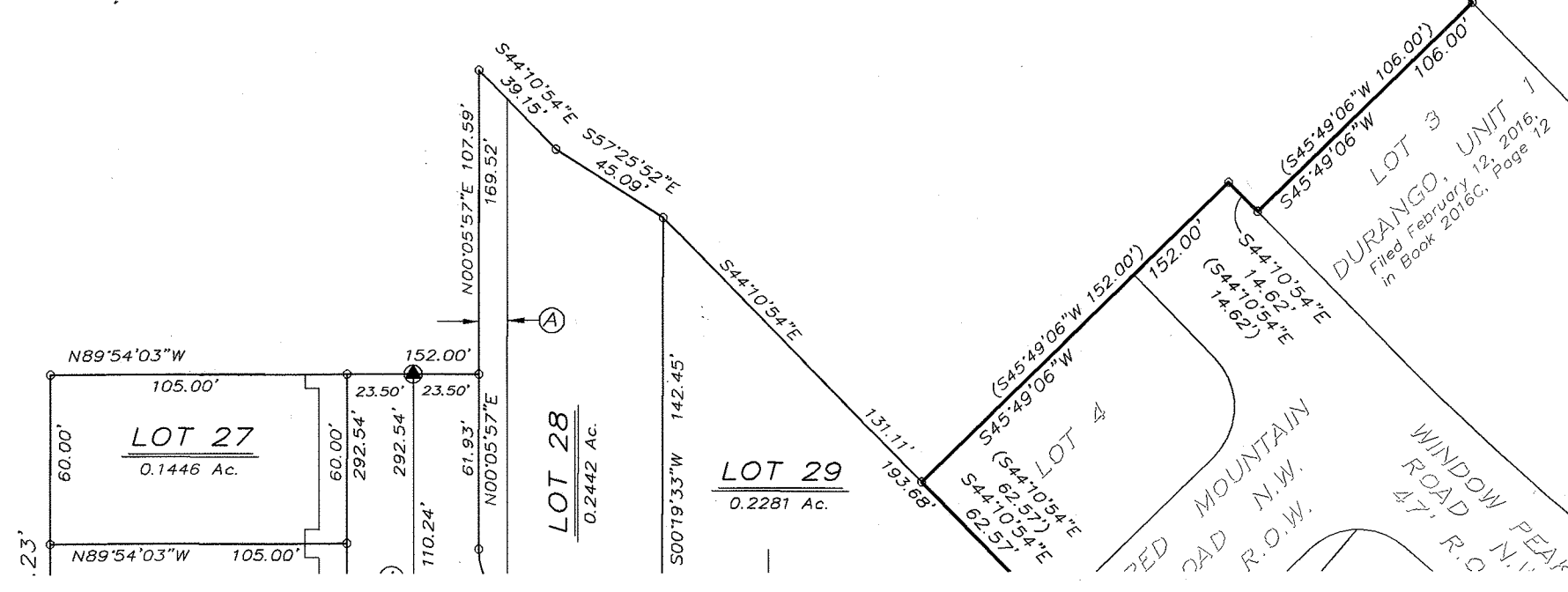
TRACT H-1
 11.4165 Ac.

TRACT 5
 BLACK RANCH
 UNPLATTED
 PETROGLYPH NATIONAL MONUMENT

| CURVE TABLE | | | | | | |
|-------------|--------------------|--------------------|--------------------|--------------------|----------------------------------|--------------------------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 3.66 (3.66) | 51.50 (51.50) | 1.83 (1.83) | 3.66 (3.66) | N68° 42' 10"E (N68° 42' 10"E) | 4°04'10" (4°04'10") |
| C2 | 25.64 | 75.00 | 12.95 | 25.52 | N80° 31' 54"E | 19°35'18" |
| C3 | 28.05 | 98.50 | 14.12 | 27.95 | N78° 53' 39"E | 16°18'48" |
| C4 | 39.17 | 25.00 | 24.90 | 35.29 | S44° 47' 15"E | 89°46'24" |
| C5 | 39.37 | 25.00 | 25.10 | 35.43 | S45° 12' 45"W | 90°13'36" |
| C6 | 117.51 | 75.00 | 74.70 | 105.86 | S44° 47' 15"E | 89°46'24" |
| C7 | 80.69 | 51.50 | 51.30 | 72.69 | S44° 47' 15"E | 89°46'24" |
| C8 | 14.33 | 25.00 | 7.37 | 14.13 | N2° 02' 11"E | 32°50'15" |
| C9 | 14.33 | 25.00 | 7.37 | 14.13 | S88° 23' 20"W | 32°50'15" |
| C10 | 39.27 | 25.00 | 25.00 | 35.36 | N45° 19' 33"E | 90°00'00" |
| C11 | 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") |
| C12 | 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") |
| C13 | 26.48 | 45.00 | 13.64 | 26.10 | S1° 35' 46"W | 33°43'04" |
| C14 | 38.67 | 45.00 | 20.62 | 37.49 | S39° 52' 46"E | 49°14'00" |
| C15 | 34.19 | 45.00 | 17.97 | 33.37 | S86° 15' 47"E | 43°32'03" |
| C16 | 99.34 | 45.00 | 89.25 | 80.36 | S44° 47' 15"E | 126°29'06" |
| C17 | 17.43 | 98.50 | 8.74 | 17.41 | S9° 18' 48"E | 10°08'17" |
| C18 | 19.47 | 98.50 | 9.77 | 19.43 | S84° 00' 45"E | 11°19'24" |



TYPICAL EASEMENT DETAIL AT LOT LINES
 Not To Scale



SEE SHEET 3

SHEET 4 OF 4

SURV TEK
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

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