

Vicinity Map - Zone Atlas M-09-Z

N.T.S.

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

GROSS ACREAGE. 6.8861 ACRES
 ZONE ATLAS PAGE NO. M-09-Z
 NUMBER OF EXISTING TRACTS 5
 NUMBER OF TRACTS CREATED 5
 NUMBER OF EXISTING LOTS 75
 NUMBER OF LOTS CREATED 72
 MILES OF FULL-WIDTH STREETS 0.0000 MILES
 MILES OF HALF-WIDTH STREETS 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0324 ACRES
 DATE OF SURVEY. AUGUST 2021

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON AUGUST 28TH, 2024.

Legal Description

LOTS NUMBERED ONE (1) THROUGH SEVENTY-FIVE (75), TRACT LETTERED "B" AND TRACTS NUMBERED ONE (1) THROUGH FOUR (4) OF THE PLAT OF SOMBRA DEL OESTE BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B, EL RANCHO GRANDE I, SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 22, 2022, IN PLAT BOOK 2022C, PAGE 129.

Indexing Information

Section 33, Township 10 North, Range 2 East, N.M.P.M. as projected into the Town of Atrisco Grant
 Subdivision: Sombra Del Oeste
 Owner: Homewise Inc.
 UPC #: 100905535701343214 (Lot 1)
 100905535901343213 (Lot 2)
 100905536101443212 (Lot 3)
 100905536301443211 (Lot 4)
 100905536601543210 (Lot 5)
 100905536901543209 (Lot 6)
 100905537101543208 (Lot 7)
 100905537401643207 (Lot 8)
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 100905538202943317 (Lot 15)
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 100905537802843319 (Lot 17)
 100905537602843320 (Lot 18)
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 100905534401840104 (Lot 73)
 100905534501640103 (Lot 74)
 100905534601440102 (Lot 75)
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 100905538801943201 (Tract 2)
 100905539601840139 (Tract 3)
 100905539303840132 (Tract 4)
 100905532303740141 (Tract B)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #:
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 100905536101443212, 100905536301443211,
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**Plat for
Sombra Del Oeste
Being Comprised of
Lots 1-75 and Tracts B and 1-4,
Sombra Del Oeste
City of Albuquerque
Bernalillo County, New Mexico
July 2024**

**This Sheet shows
Pre-Plat Conditions**

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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 Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H, DATED AUGUST 16, 2012.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 18374" UNLESS OTHERWISE NOTED
Ⓢ	BLOCK LETTER

ACS Monument " 6-M9 "
NAD 1983 CENTRAL ZONE
X=1496215.383 *
Y=1471730.928 *
Z=5082.551 * (NAVD 1988)
G-G=0.999684639
Mapping Angle=-0°16'35.92"
* U.S. SURVEY FOOT

Public Utility Easements

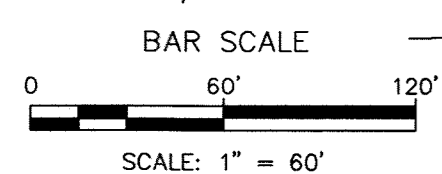
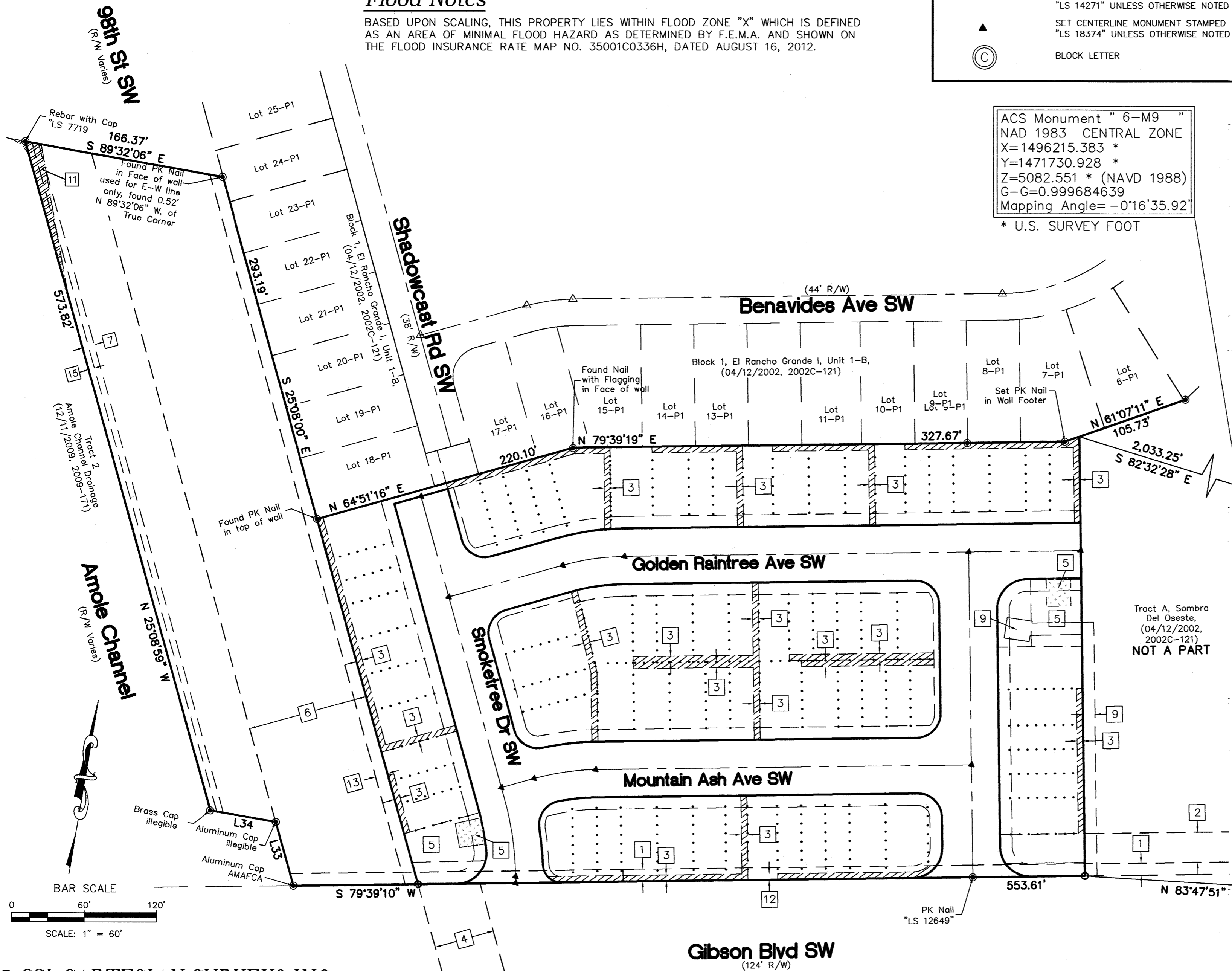
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

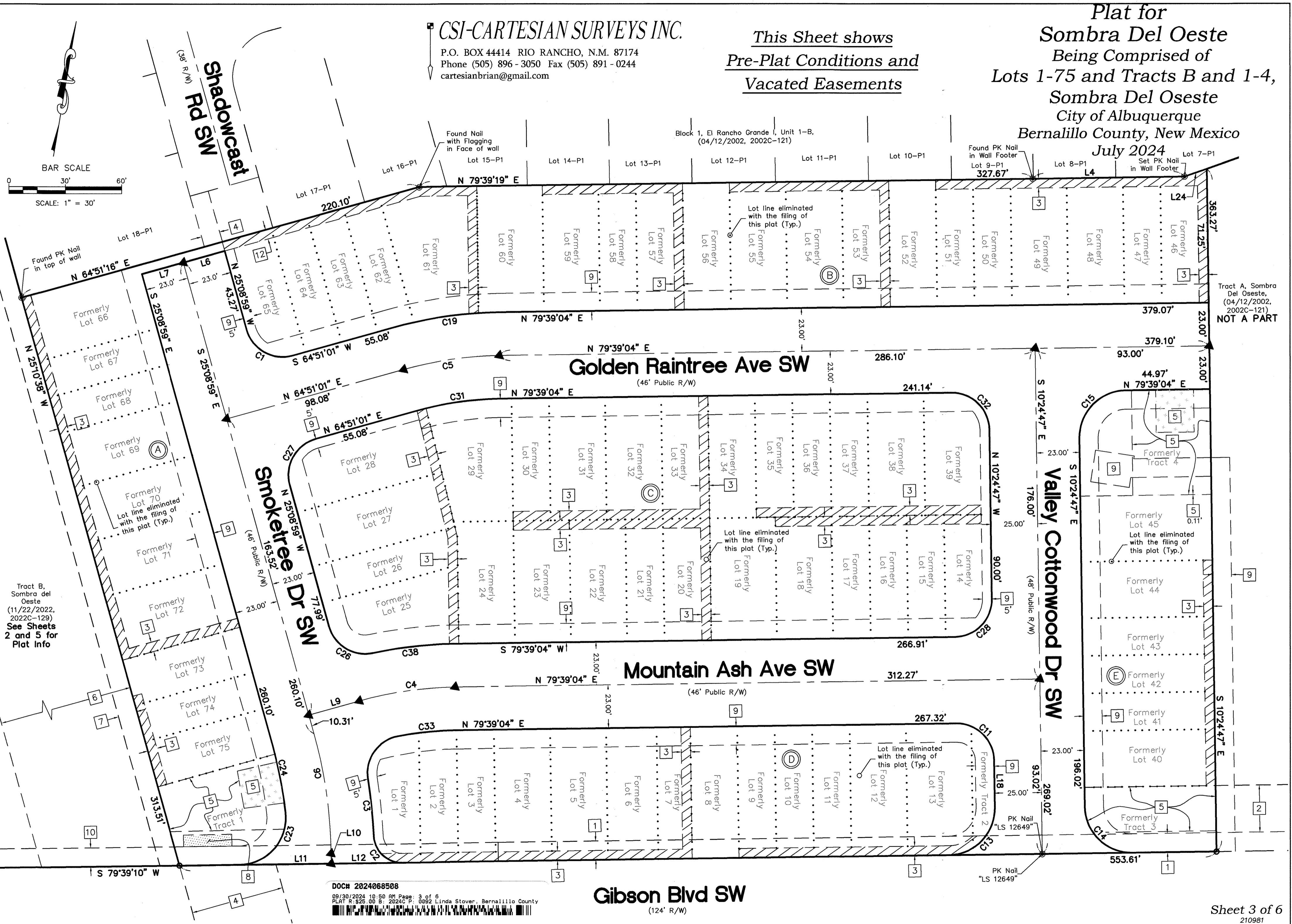
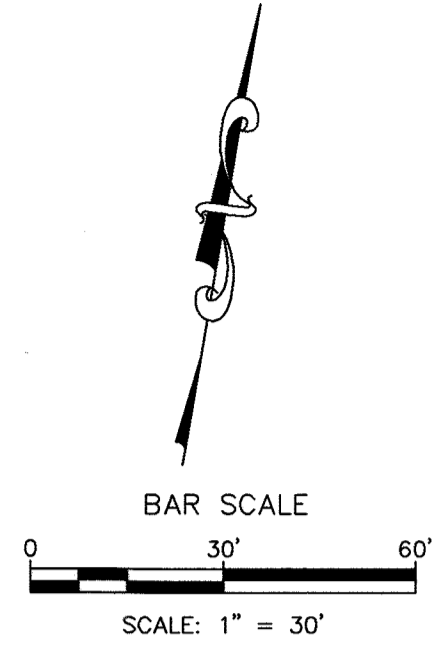
DOCH 2024068508
09/30/2024 10:50 AM Page: 2 of 6
PLAT # 225 00 9 2024 P. 0092 Linda Stover, Bernalillo County

ACS Monument " 6-M9 "
NAD 1983 CENTRAL ZONE
X=1496215.383 *
Y=1471730.928 *
Z=5082.551 * (NAVD 1988)
G-G=0.999684639
Mapping Angle=-0°16'35.92"
* U.S. SURVEY FOOT

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

This Sheet shows
Pre-Plat Conditions and
Vacated Easements

Plat for
Sombra Del Oeste
 Being Comprised of
Lots 1-75 and Tracts B and 1-4,
Sombra Del Oeste
 City of Albuquerque
 Bernalillo County, New Mexico
July 2024



Tract B, Sombra del Oeste (11/22/2022, 2022C-129) See Sheets 2 and 5 for Plat Info

Tract A, Sombra del Oeste, (04/12/2002, 2002C-121) NOT A PART

DOCH 2024068508
 09/30/2024 10:50 AM Page 3 of 6
 PLAT R 325 00 B 2024C 8892 Linda Stover, Bernalillo County

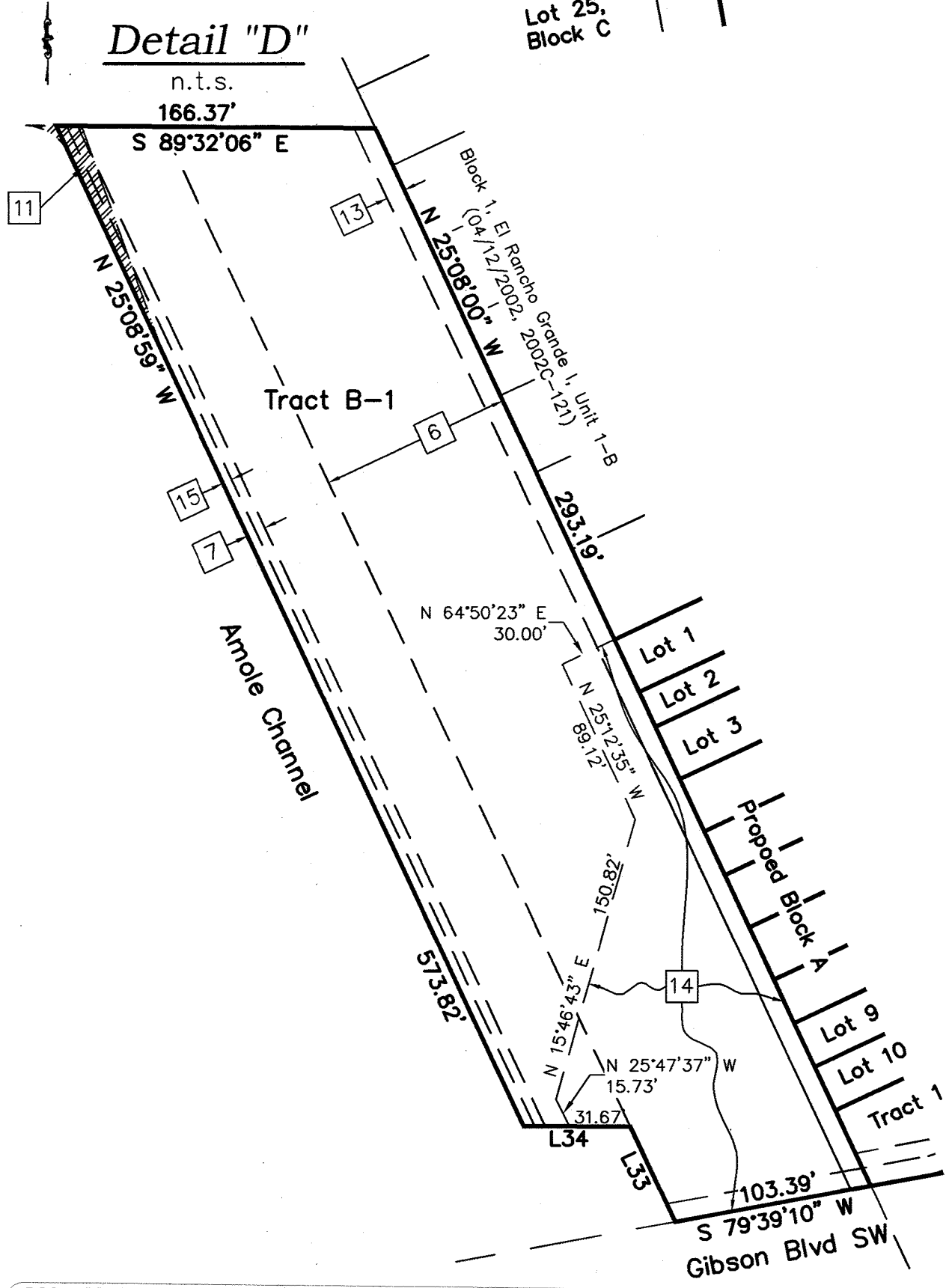
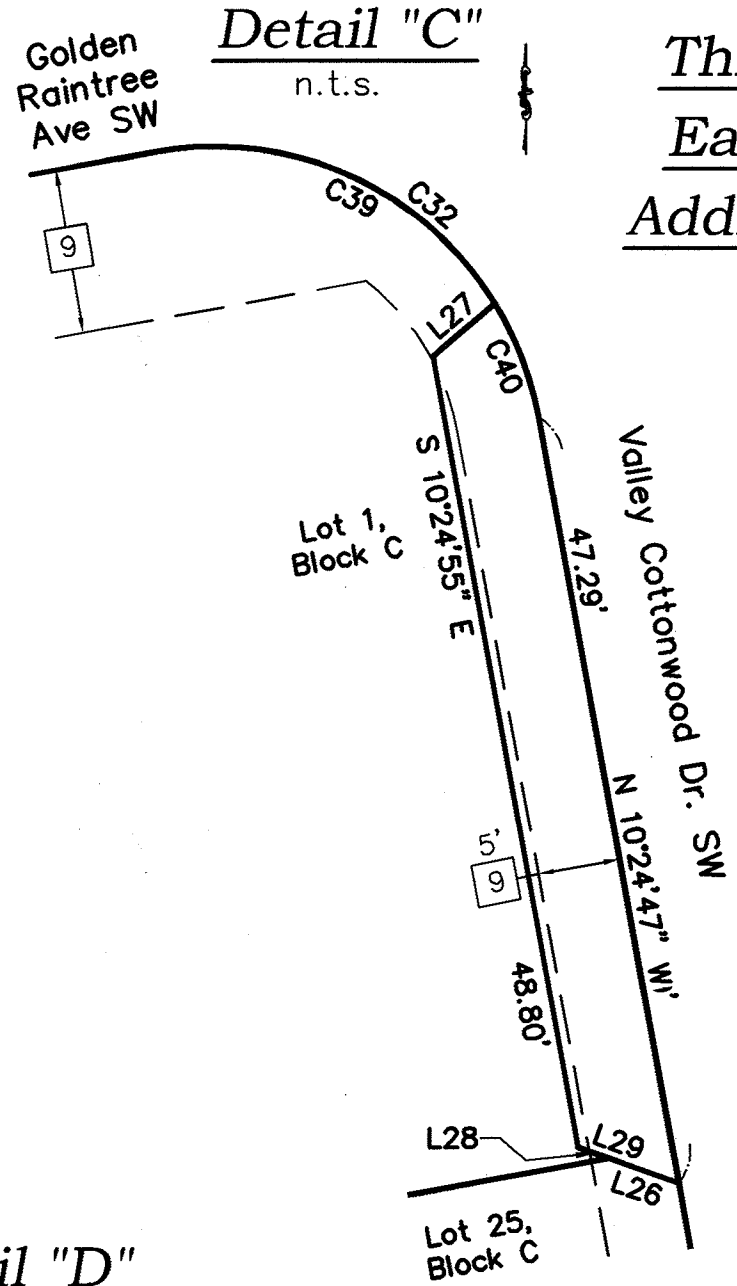
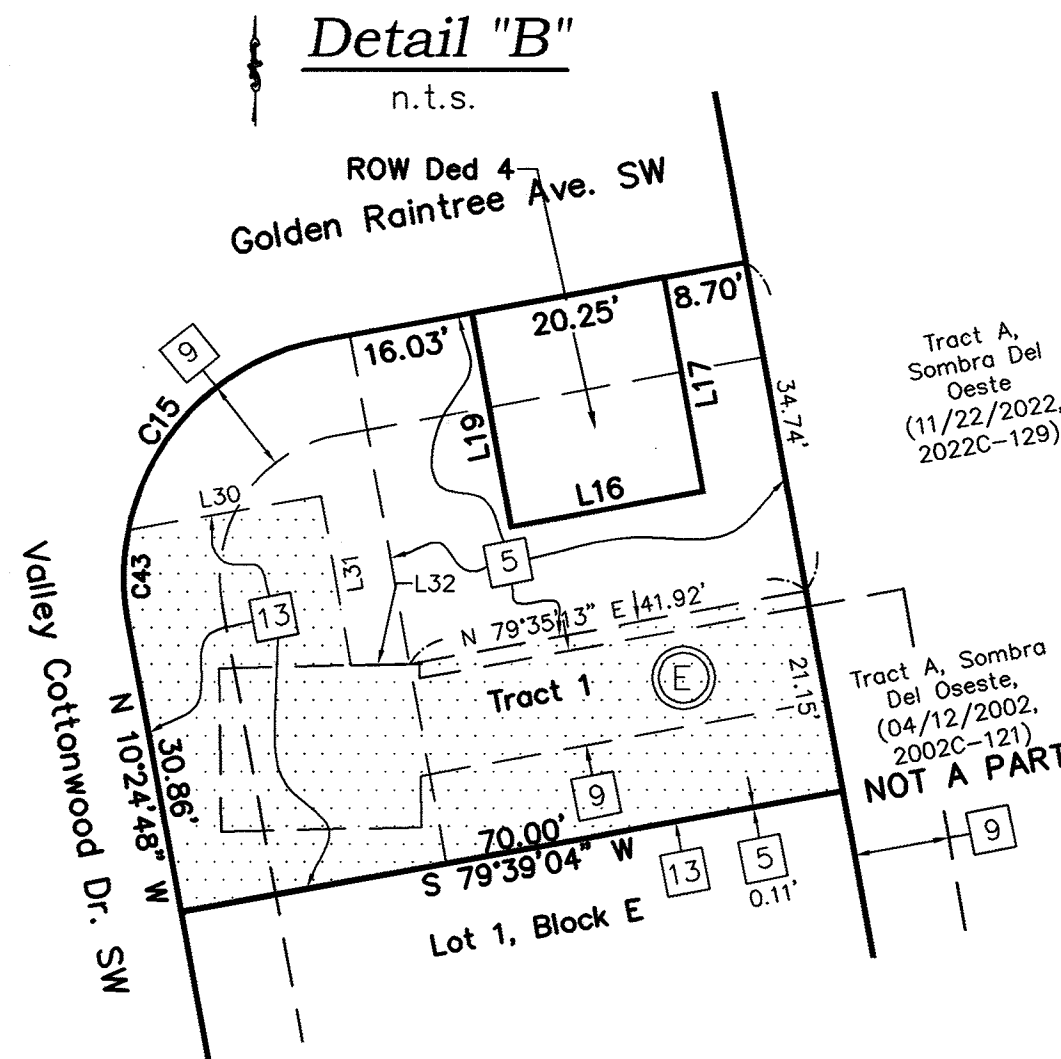
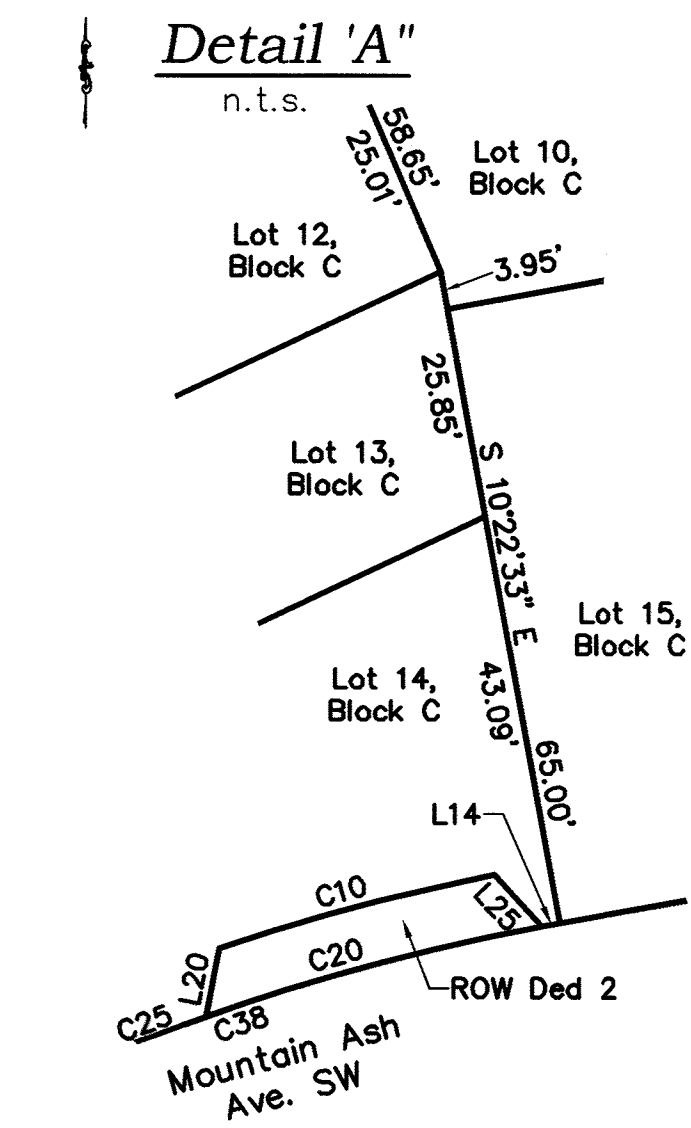
Gibson Blvd SW
 (124' R/W)

**Plat for
Sombra Del Oeste
Being Comprised of
Lots 1-75 and Tracts B and 1-4,
Sombra Del Oeste
City of Albuquerque
Bernalillo County, New Mexico
July 2024**

This Sheet Shows All
Easement Notes and
Additional Notes/Detail
Figures

Easement and Drainage Notes

- 1 EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57)
- 2 EXISTING 10' PUBLIC PEDESTRIAN ACCESS EASEMENT (4/12/2002, 2002C-121)
- 3 EXISTING 5' PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-75 AND TRACTS 1-4 (11/22/2022, 2022C-129) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 4 EXISTING 50' PUBLIC PERMANENT ACCESS ROAD AND WATERLINE EASEMENT (10/25/1985, BK. MISC. 284-A, PG. 668-671, DOC. NO. 1985090123)
- 5 EXISTING PRIVATE DRAINAGE PONDING EASEMENT BENEFITING BLOCKS A THRU E AND MAINTAINED BY THE OWNERS OF SAID LOTS AND TRACTS (11/22/2022, 2022C-129) REDEFINED BY THIS PLAT TO BE CONFINED WITHIN TRACT 1, BLOCK A AND TRACTS 1 & 2, BLOCK E; PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 6 EXISTING 100' PNM EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91883)
- 7 EXISTING UNDERGROUND PNM EASEMENT (10/4/2005, BK. A104, PG. 6254, DOC. NO. 2005146656)
- 8 EXISTING 6.25' X 25.83' PNM EASEMENT (11/22/2022, 2022C-129)
- 9 EXISTING 10' (UNLESS OTHERWISE INDICATED) P.U.E. (11/22/2022, 2022C-129)
- 10 EXISTING 10' P.U.E. (8/15/2003, 2003C-249)
- 11 EXISTING AMAFCA DRAINAGE EASEMENT (11/22/2022, 2022C-129) SHOWN HEREON AS
- 12 5' PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF THE LOTS AND TRACTS WITHIN BLOCKS A-E GRANTED WITH THE FILING OF THIS PLAT
- 13 PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 14 PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 15 EXISTING 5' PNM EASEMENT (1/8/2002, 2002C-7)



ABCWUA Public Water & Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE EASEMENT.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN GOLDEN RAIN TREE AVE SW, MOUNTAIN ASH AVE SW, VALLEY COTTONWOOD DR SW AND SMOKETREE DR SW, TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

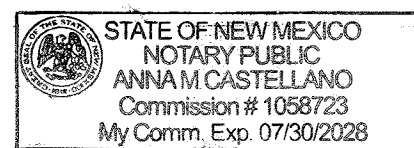
BY: Lisa Huval 8/19/24
LISA HUVAL, SENIOR DIRECTOR OF REAL ESTATE DEVELOPMENT HOMEWISE INC. DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/19/24 20
BY: LISA HUVAL, SENIOR DIRECTOR OF REAL ESTATE DEVELOPMENT, HOMEWISE INC.

BY: Anna M. Castellano
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/30/28



DOCH 2024068508
09/30/2024 10:59 AM Page: 5 of 6
PLAT R: \$25.00 B: 2024C P: 0052 Linda Stover, Bernalillo County
My Comm. Exp. 07/30/2028

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Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

**Plat for
Sombra Del Oeste
Being Comprised of
Lots 1-75 and Tracts B and 1-4,
Sombra Del Oeste
City of Albuquerque
Bernalillo County, New Mexico
July 2024**

**This Sheet Shows
Line/Curve Tables, Parcel
Acree Values and
Additional Notes**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	31.42'	20.00'	90°00'00"	28.28'	S 70°08'59" E
C2	23.06'	15.00'	88°05'04"	20.86'	S 56°18'18" E
C3	30.37'	272.70'	6°22'51"	30.35'	N 15°26'58" W
C4	51.66'	200.00'	14°48'03"	51.52'	S 72°15'02" W
C5	51.66'	200.00'	14°48'03"	51.52'	S 72°15'02" W
C6	64.58'	250.00'	14°48'03"	64.40'	N 17°44'58" W
C7	13.78'	25.00'	31°34'32"	13.60'	N 63°51'47" E
C8	22.01'	227.00'	5°33'19"	22.00'	N 20°02'02" W
C9	30.82'	19.99'	88°18'59"	27.85'	S 25°30'01" W
C10	29.66'	229.25'	7°24'42"	29.63'	S 75°03'15" W
C11	31.39'	20.00'	89°56'09"	28.27'	N 55°22'52" W
C12	25.52'	25.00'	58°29'18"	24.43'	N 18°49'52" E
C13	39.30'	25.00'	90°03'50"	35.38'	N 34°37'08" E
C14	39.24'	25.00'	89°56'09"	35.34'	S 55°22'52" E
C15	39.30'	25.00'	90°03'51"	35.38'	S 34°37'08" W
C16	16.02'	223.00'	4°07'01"	16.02'	S 77°35'33" W
C17	32.69'	223.00'	8°24'00"	32.66'	S 71°20'02" W
C18	8.89'	223.00'	2°17'01"	8.89'	S 65°59'32" W
C19	57.61'	223.00'	14°48'03"	57.45'	S 72°15'02" W
C20	36.25'	223.03'	9°18'46"	36.21'	S 75°04'23" W
C21	4.92'	227.00'	1°14'34"	4.92'	N 24°31'42" W
C22	4.34'	227.00'	1°05'43"	4.34'	N 23°21'33" W
C23	41.70'	25.00'	95°34'33"	37.03'	N 31°51'54" E
C24	36.55'	227.00'	9°13'32"	36.51'	N 20°32'13" W
C25	7.90'	223.00'	2°01'44"	7.90'	S 69°24'07" W
C26	30.18'	20.00'	86°27'46"	27.40'	S 68°22'52" E
C27	31.42'	20.00'	90°00'00"	28.28'	S 19°51'01" W
C28	31.44'	20.00'	90°03'51"	28.30'	N 34°37'08" E
C29	8.56'	177.00'	2°46'09"	8.55'	S 66°14'06" W
C30	37.17'	177.00'	12°01'53"	37.10'	S 73°38'07" W
C31	45.72'	177.00'	14°48'05"	45.60'	S 72°15'01" W
C32	31.39'	20.00'	89°56'09"	28.27'	N 55°22'52" W
C33	30.94'	177.00'	10°00'51"	30.90'	S 74°38'38" W
C34	13.21'	177.00'	4°16'38"	13.21'	S 71°46'32" W
C35	17.72'	177.00'	5°44'13"	17.72'	S 76°46'57" W
C36	8.28'	20.00'	23°43'23"	8.22'	N 88°29'15" W
C37	23.11'	20.00'	66°12'46"	21.85'	N 43°31'10" W
C38	44.15'	223.00'	11°20'34"	44.08'	S 74°03'32" W
C39	24.00'	20.00'	68°44'31"	22.58'	N 65°58'41" W
C40	7.40'	20.00'	21°11'38"	7.36'	N 21°00'36" W
C41	5.28'	227.00'	1°20'00"	5.28'	N 16°35'23" W
C42	22.01'	227.00'	5°33'19"	22.00'	N 20°02'02" W
C43	9.45'	25.00'	21°39'15"	9.39'	S 00°24'50" W

Line Table		
Line #	Direction	Length (ft)
L1	S 79°39'10" W	47.97'
L2	S 79°39'10" W	50.03'
L3	S 20°03'45" E	20.10'
L4	N 79°39'19" E	81.02'
L5	N 25°08'44" W	5.03'
L6	S 64°51'07" W	23.00'
L7	S 64°51'07" W	23.00'
L8	N 72°38'13" E	21.63'
L9	N 64°51'01" E	28.01'
L10	N 10°20'56" W	5.38'
L11	S 79°39'10" W	48.96'
L12	S 79°39'10" W	42.63'
L13	S 67°36'08" W	21.63'
L14	S 79°39'04" W	1.88'
L15	S 79°39'10" W	32.04'
L16	N 79°39'04" E	20.25'
L17	N 10°20'50" W	22.63'
L18	S 10°24'47" E	25.01'
L19	S 10°20'50" E	22.63'
L20	N 11°17'39" E	7.24'
L21	N 10°24'47" W	10.08'
L22	N 79°39'37" E	17.03'
L23	N 79°39'19" E	12.97'
L24	N 61°07'11" E	12.60'
L25	N 42°20'47" W	7.33'
L26	S 70°24'55" E	4.53'
L27	S 49°35'05" W	4.93'
L28	S 70°24'55" E	1.96'
L29	S 70°24'55" E	6.49'
L30	N 79°59'02" E	20.40'

Line Table		
Line #	Direction	Length (ft)
L31	S 10°00'58" E	17.89'
L32	N 88°46'17" E	6.12'
L33	N 25°14'33" W	54.77'
L34	N 89°53'21" W	55.33'

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	BLOCK A	0.0476	2,073
Lot 2	BLOCK A	0.0299	1,302
Lot 3	BLOCK A	0.0448	1,953
Lot 4	BLOCK A	0.0448	1,953
Lot 5	BLOCK A	0.0373	1,627
Lot 6	BLOCK A	0.0448	1,952
Lot 7	BLOCK A	0.0448	1,951
Lot 8	BLOCK A	0.0373	1,626
Lot 9	BLOCK A	0.0373	1,626
Lot 10	BLOCK A	0.0373	1,625
ROW Ded 1	BLOCK A	0.0105	459
Tract 1	BLOCK A	0.0591	2,573
Tract B-1	BLOCK A	2.0757	90,419

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	BLOCK B	0.0469	2,044
Lot 2	BLOCK B	0.0386	1,681
Lot 3	BLOCK B	0.0386	1,681
Lot 4	BLOCK B	0.0463	2,018
Lot 5	BLOCK B	0.0463	2,018
Lot 6	BLOCK B	0.0309	1,345
Lot 7	BLOCK B	0.0309	1,345
Lot 8	BLOCK B	0.0463	2,018
Lot 9	BLOCK B	0.0463	2,018
Lot 10	BLOCK B	0.0386	1,682
Lot 11	BLOCK B	0.0309	1,345
Lot 12	BLOCK B	0.0463	2,018
Lot 13	BLOCK B	0.0463	2,018
Lot 14	BLOCK B	0.0386	1,682
Lot 15	BLOCK B	0.0387	1,685
Lot 16	BLOCK B	0.0659	2,870
Lot 17	BLOCK B	0.0392	1,708
Lot 18	BLOCK B	0.0392	1,707
Lot 19	BLOCK B	0.0539	2,349

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	BLOCK C	0.0497	2,166
Lot 2	BLOCK C	0.0298	1,300
Lot 3	BLOCK C	0.0485	2,113
Lot 4	BLOCK C	0.0485	2,113
Lot 5	BLOCK C	0.0298	1,300
Lot 6	BLOCK C	0.0298	1,300
Lot 7	BLOCK C	0.0485	2,113
Lot 8	BLOCK C	0.0485	2,113
Lot 9	BLOCK C	0.0298	1,300
Lot 10	BLOCK C	0.0623	2,715
Lot 11	BLOCK C	0.0625	2,723
Lot 12	BLOCK C	0.0471	2,052
Lot 13	BLOCK C	0.0450	1,959
Lot 14	BLOCK C	0.0519	2,260
Lot 15	BLOCK C	0.0388	1,691
Lot 16	BLOCK C	0.0298	1,300
Lot 17	BLOCK C	0.0448	1,950
Lot 18	BLOCK C	0.0448	1,950
Lot 19	BLOCK C	0.0298	1,300
Lot 20	BLOCK C	0.0298	1,300
Lot 21	BLOCK C	0.0448	1,950
Lot 22	BLOCK C	0.0448	1,950
Lot 23	BLOCK C	0.0298	1,300
Lot 24	BLOCK C	0.0373	1,625
ROW Ded 2	BLOCK C	0.0047	206
ROW Ded 3	BLOCK C	0.0066	289

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	BLOCK D	0.0527	2,294
Lot 2	BLOCK D	0.0402	1,750
Lot 3	BLOCK D	0.0402	1,750
Lot 4	BLOCK D	0.0482	2,100
Lot 5	BLOCK D	0.0482	2,100
Lot 6	BLOCK D	0.0402	1,750
Lot 7	BLOCK D	0.0402	1,750
Lot 8	BLOCK D	0.0482	2,100
Lot 9	BLOCK D	0.0482	2,100
Lot 10	BLOCK D	0.0321	1,400
Lot 11	BLOCK D	0.0320	1,395
Lot 12	BLOCK D	0.0409	1,782
Tract 1	BLOCK D	0.0146	636

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	BLOCK E	0.0403	1,756
Lot 2	BLOCK E	0.0321	1,400
Lot 3	BLOCK E	0.0482	2,100
Lot 4	BLOCK E	0.0482	2,100
Lot 5	BLOCK E	0.0402	1,750
Lot 6	BLOCK E	0.0402	1,750
ROW Ded 4	BLOCK E	0.0105	458
Tract 1	BLOCK E	0.0762	3,320
Tract 2	BLOCK E	0.0533	2,320

Drainage Facilities Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED "SOMBRA DEL OESTE", SUBMITTED BY THOMPSON ENGINEERING CONSULTANTS, INC., ON FEBRUARY 8, 2022, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON MARCH 14, 2022. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1037841 AND AN EFFECTIVE DATE OF MAY 17, 2021.
- PLAT FOR EL RANCHO GRANDE I, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2019, IN BOOK 2019C, PAGE 127.
- PLAT OF EL RANCHO GRANDE I, UNIT 1-B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2002, IN BOOK 2002C, PAGE 121.
- WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 27, 2022, AS DOCUMENT NO. 2022108817.
- PLAT FOR AMOLE CHANNEL DRAINAGE RIGHTS-OF-WAY, TRACTS 1 THRU 5, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 11, 2009, IN BOOK 2009C, PAGE 171, AS DOCUMENT NO. 2009135016.
- PLAT OF RECORD FOR SOMBRA DEL OESTE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 22, 2022, IN BOOK 2022C, PAGE 129.

DOCH 2024068508

09/30/2024 10:50 AM Page: 6 of 6
PLAT R: 525.00 B: 2024C P: 0092 Linda Stovar, Bernalillo County

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