

Vicinity Map - Zone Atlas M-09-Z

**Indexing Information**

Section 33, Township 10 North, Range 2 East, N.M.P.M.  
 as projected into the Town of Atrisco Grant  
 Subdivision: El Rancho Grande I  
 Owner: Solare Collegiate Foundation  
 UPC #: 100905533402040127 (Tract 12-B-1-A)  
 100905538202740125 (Tract 12-B-1-B)

**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 TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE..... 10.9991 ACRES  
 ZONE ATLAS PAGE NO..... M-09-Z  
 NUMBER OF EXISTING TRACTS..... 2  
 NUMBER OF TRACTS CREATED..... 6  
 NUMBER OF LOTS CREATED..... 75  
 MILES OF FULL-WIDTH STREETS..... 0.2860 MILES  
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 1.5443 ACRES  
 DATE OF SURVEY..... AUGUST 2021

DOCH 2022101510  
 11/22/2022 10:22 AM Page: 1 of 5  
 PLAT #: 225.00 B: 2022C P: 0129 Linda Stover, Bernalillo County

**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 .....

**Legal Description**

TRACTS 12-B-1-A AND 12-B-1-B OF THE PLAT OF TRACTS 12-B-1A AND 12-B-1-B BEING A REPLAT OF TRACT 12-B-1 OF THE BULK LAND PLAT FOR EL RANCHO GRANDE I, PARCELS 5-A AND 12-B-1 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 DECEMBER 12, 2019, IN PLAT BOOK 2019C, PAGE 127.

**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.

**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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC #..... 100905533402040127  
 ..... 100905538202740125

PROPERTY OWNER OF RECORD  
 Solare Collegiate Foundation

BERNALILLO COUNTY TREASURER'S OFFICE  
 11/22/22

**Plat for  
 Sombra Del Oeste  
 Being Comprised of  
 Tracts 12-B-1-A and 12-B-1-B  
 El Rancho Grande I  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2022**

**Project Number:** PR-2019-002042

**Application Number:** SD-2022-00159

**Plat Approvals:**

- Jun 21, 2022
- PNM Electric Services  
Abdul A. Blaylock Jun 17, 2022
- Qwest Corp. d/b/a CenturyLink QC  
Pamela C. Stone Jun 30, 2022
- New Mexico Gas Company  
Mike Wooten Jun 17, 2022
- Comcast

**City Approvals:**

- Loren N. Risenbauer, P.S. 6/16/2022  
City Surveyor
- Ernest Armijo Nov 10, 2022  
Traffic Engineer
- Nov 10, 2022  
ABCWJA
- Cheryl Sumpster Nov 15, 2022  
Parks and Recreation Department
- Nov 10, 2022  
Code Enforcement
- 6/27/2022  
AMAF
- Nov 10, 2022  
City Engineer
- Nov 15, 2022  
DRB Chairperson, Planning Department

**Surveyor's Certificate**

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 6/15/2022  
 Date  
 N.M.R.P.S. No. 14271



**CSI-CARTESIAN SURVEYS INC.**

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

**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1037841 AND AN EFFECTIVE DATE OF MAY 17, 2021.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2019, IN BOOK 2019C, PAGE 127.
3. 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.
4. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 3, 2019, AS DOCUMENT NO. 2019045667.
5. 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.

**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.

Rachael Sowards 7/5/22  
 RACHAEL SEWARDS, REGISTERED AGENT  
 SOLARE COLLEGIATE FOUNDATION



STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 07/05 2022  
 RACHAEL SEWARDS, REGISTERED AGENT, SOLARE COLLEGIATE FOUNDATION

By: [Signature]  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 09/07/2025

**Plat for  
Sombra Del Oeste**  
Being Comprised of  
**Tracts 12-B-1-A and 12-B-1-B**  
**El Rancho Grande I**  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2022

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PLAT R: \$25.00 B: 2022C P: 0129 Linda Stover, Bernalillo County

ACS Monument "6\_M10"  
NAD 1983 CENTRAL ZONE  
X=1497827.859 \*  
Y=1471787.588 \*  
Z=5050.537 \* (NAVD 1988)  
G-G=0.999685636  
Mapping Angle=-0°16'24.79"  
\* U.S. SURVEY FOOT

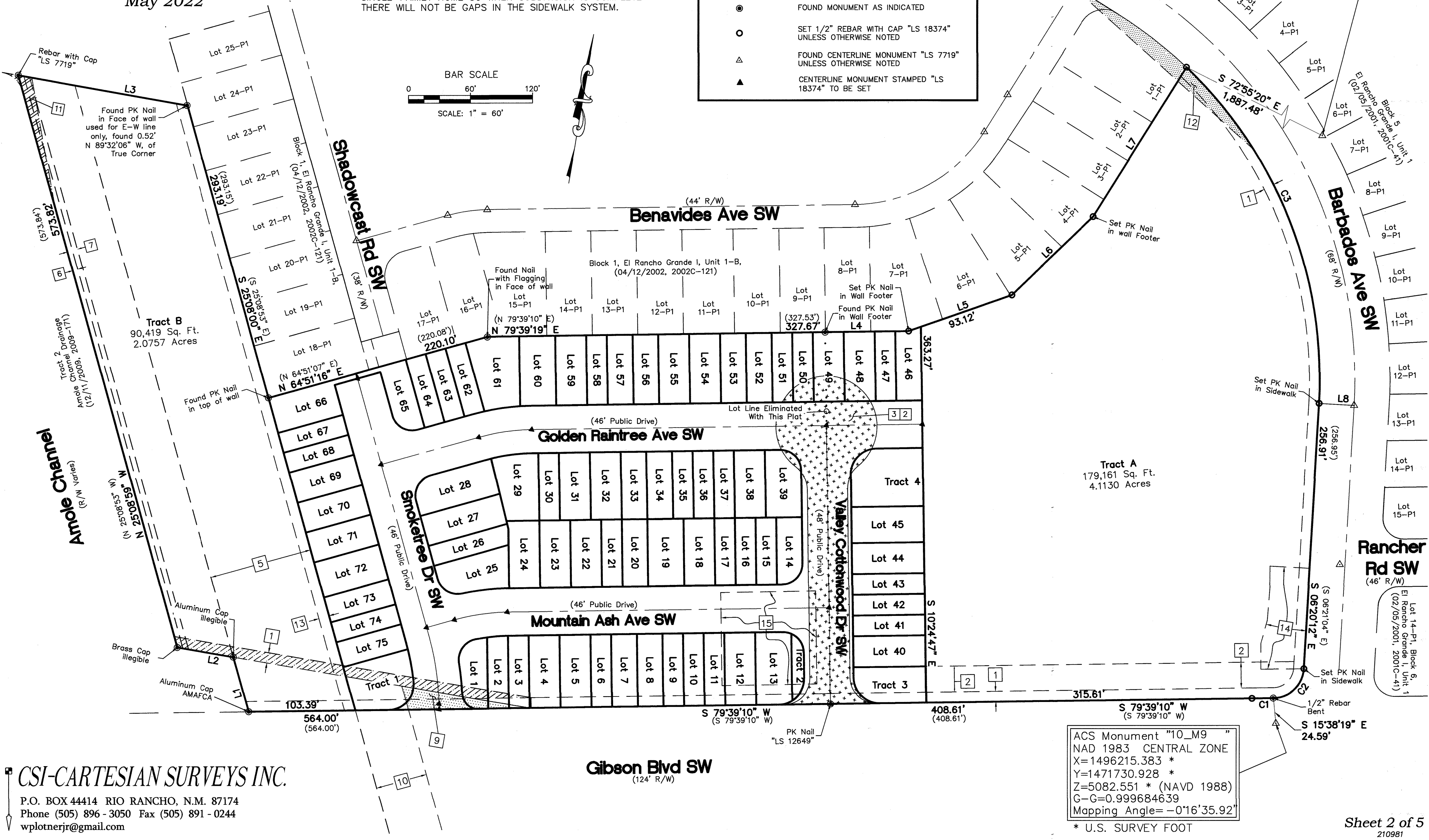
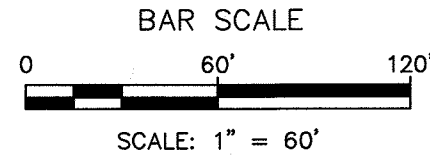
**IDO and DPM Waiver Notes**

A WAIVER FROM IDO STANDARDS PERMITTING REAR LOT YARDS ALONG GIBSON BOULEVARD WAS APPROVED UNDER VA-2022-00069 ON MARCH 30, 2022.

A TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION ALONG ROADWAYS DEPICTED ON THIS PLAT WAS APPROVED UNDER VA-2022-00071 ON MARCH 30, 2022. SIDEWALKS WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF EACH SINGLE-FAMILY HOME SO WHEN SUBDIVISION IS COMPLETE THERE WILL NOT BE GAPS IN THE SIDEWALK SYSTEM.

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/12/2019, 2019C-127)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/15/2003, 2003C-249)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE NOTED
▲	CENTERLINE MONUMENT STAMPED "LS 18374" TO BE SET



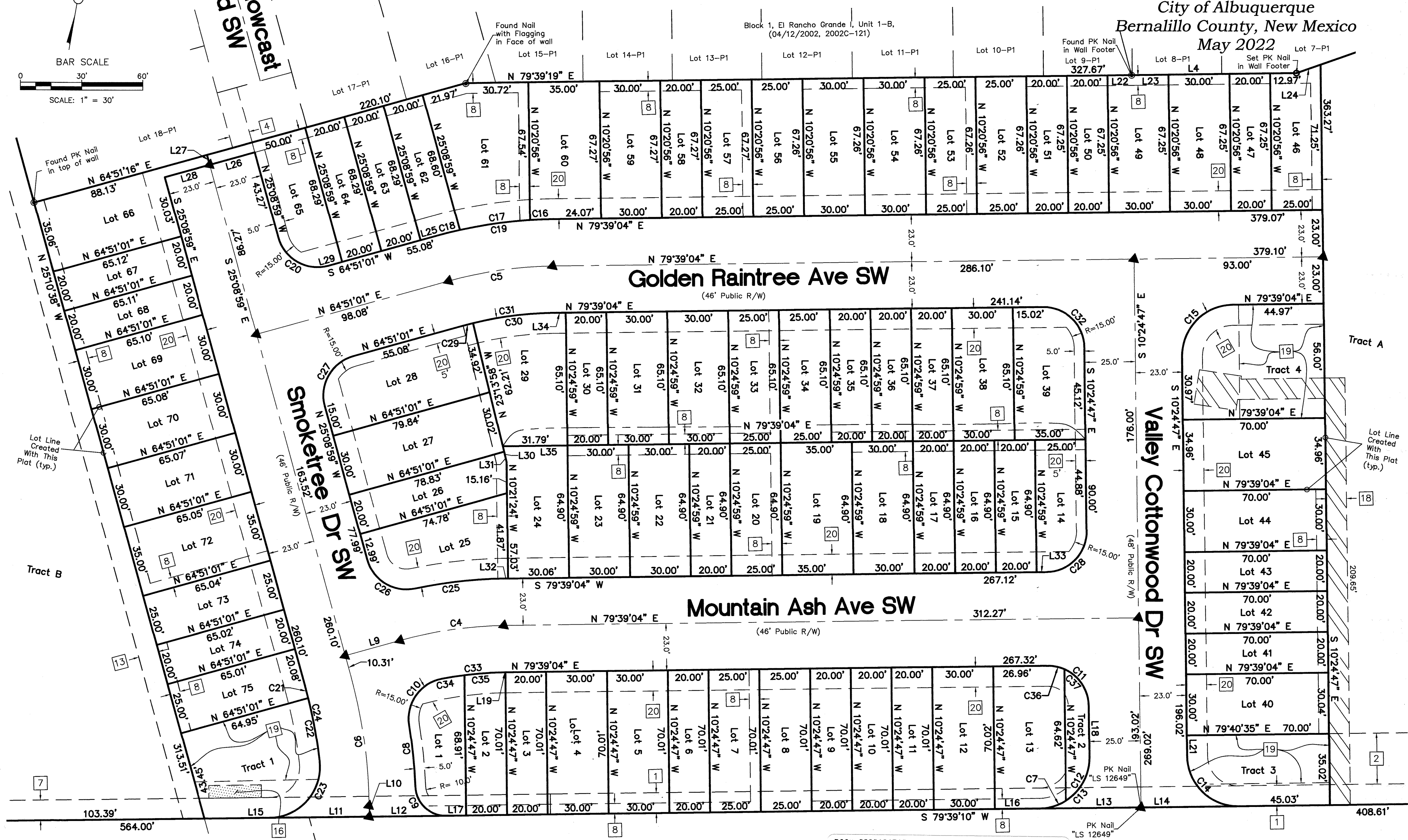
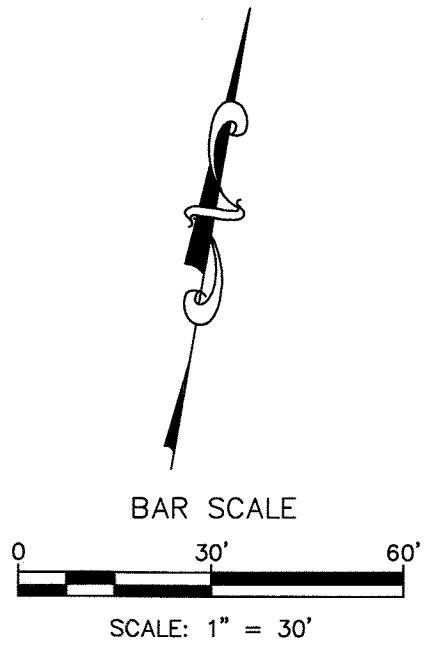
ACS Monument "10\_M9"  
NAD 1983 CENTRAL ZONE  
X=1496215.383 \*  
Y=1471730.928 \*  
Z=5082.551 \* (NAVD 1988)  
G-G=0.999684639  
Mapping Angle=-0°16'35.92"  
\* U.S. SURVEY FOOT

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*This Sheet Shows  
 Townhome Details and  
 Post-Plat Easements Only*

**Plat for  
 Sombra Del Oeste  
 Being Comprised of  
 Tracts 12-B-1-A and 12-B-1-B  
 El Rancho Grande I  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2022**



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 PLAT R: \$25.00 B: 2022C P: 0129 Linda Stover, Bernalillo County

## 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.

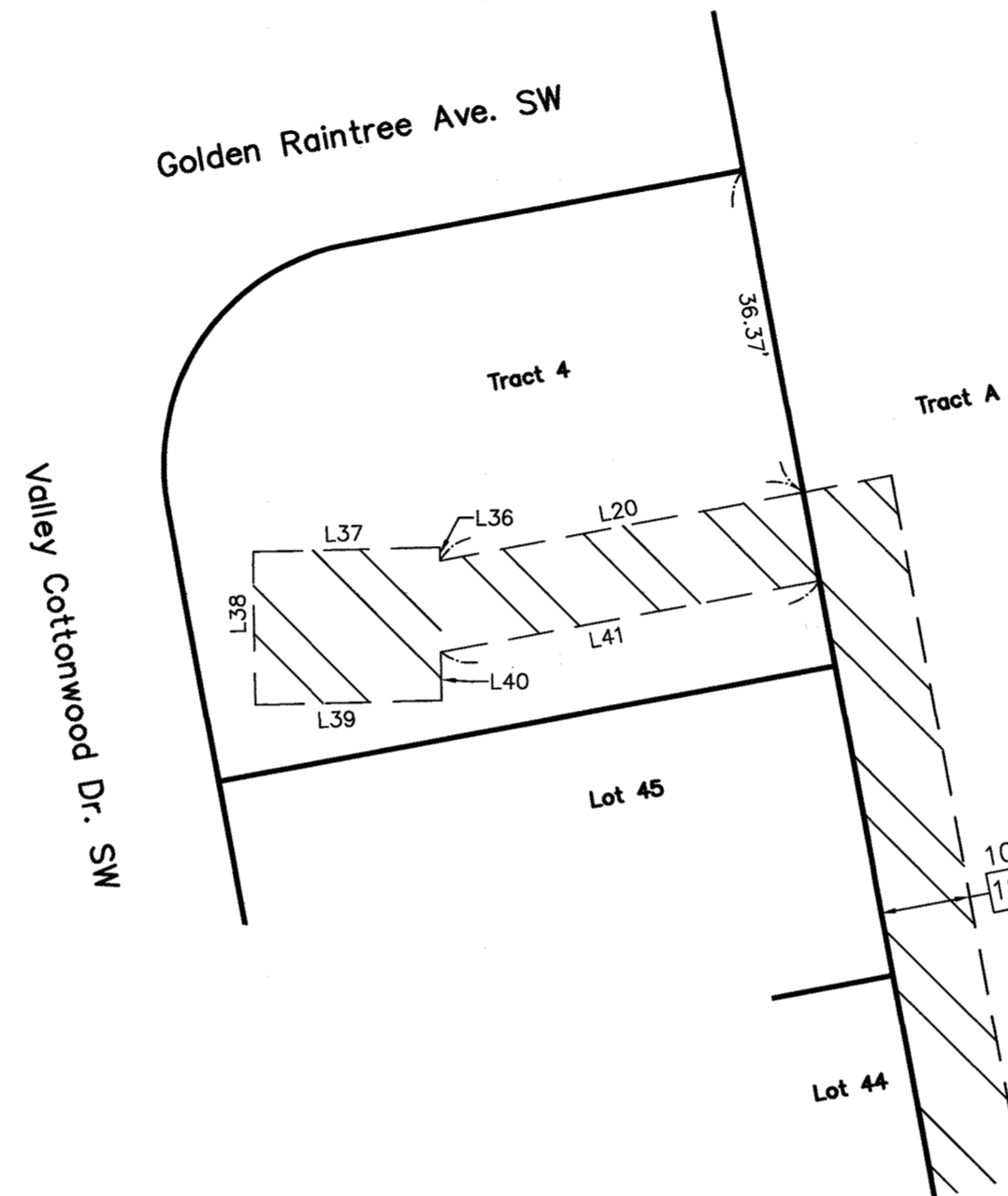
## This Sheet Shows All Easement Notes and Additional Notes / Detail Figures

# Plat for Sombra Del Oeste Being Comprised of Tracts 12-B-1-A and 12-B-1-B El Rancho Grande I City of Albuquerque Bernalillo County, New Mexico May 2022

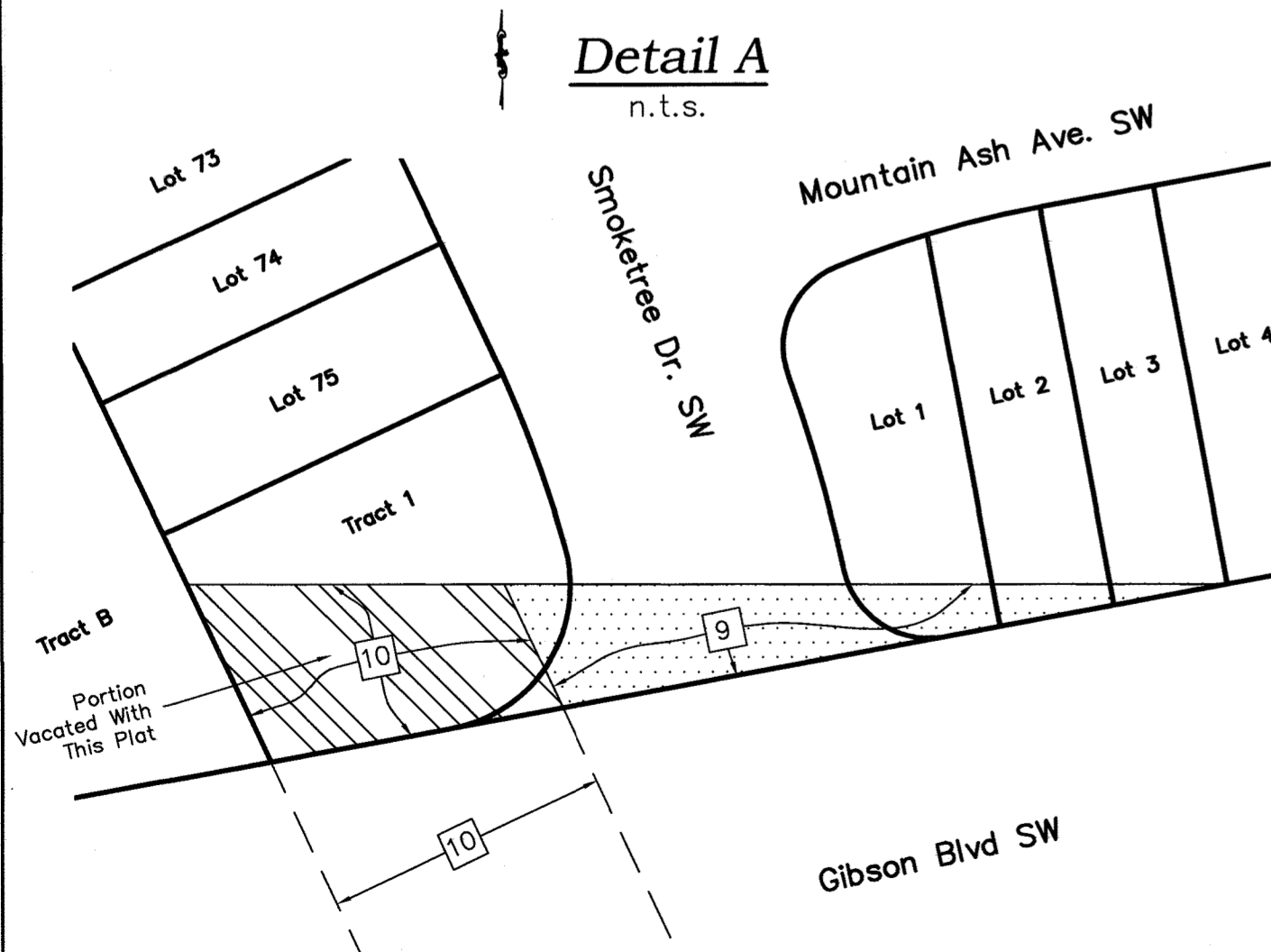
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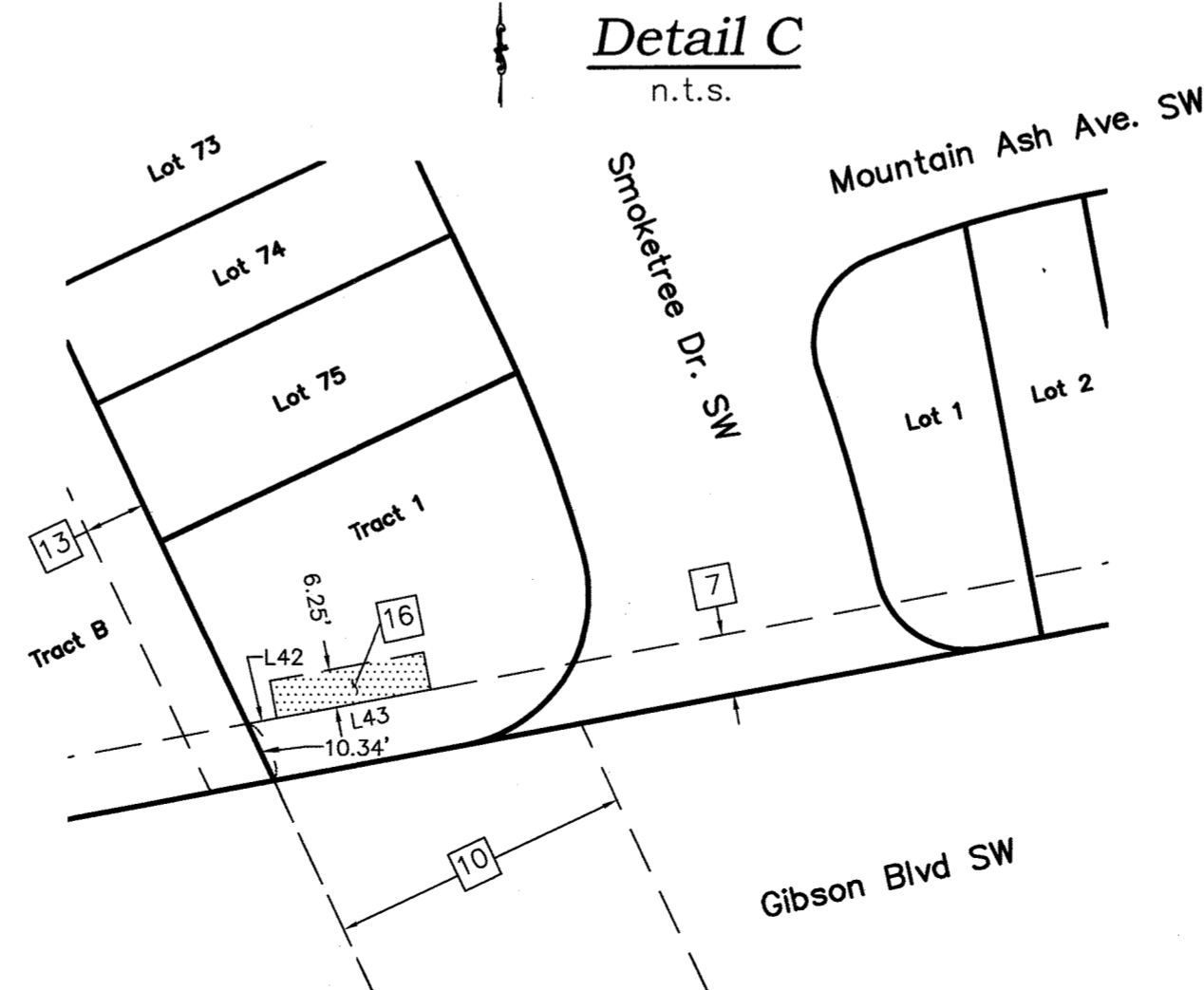
**Detail B**  
n.t.s.



**Detail A**  
n.t.s.



**Detail C**  
n.t.s.



## Easement and Drainage Notes

- EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS [diagonal lines]
- EXISTING 25' PRIVATE STORM DRAIN EASEMENT BENEFITING TRACTS 12-B-1-A AND 12-B-1-B AND MAINTAINED BY TRACT 12-B-1-B (12/12/2019, 2019C-127) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS [diagonal lines]
- EXISTING PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS 12-B-1-A AND 12-B-1-B (12/12/2019, 2019C-127) VACATED WITH THIS PLAT SHOWN HEREON AS [diagonal lines]
- EXISTING 10' PUBLIC PEDESTRIAN ACCESS EASEMENT (4/12/2002, 2002C-121)
- EXISTING 100' PNM EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91883)
- EXISTING 5' PNM EASEMENT (1/8/2002, 2002C-7)
- EXISTING 10' PUE (8/15/2003, 2003C-249)
- 5' PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-75 AND TRACTS 1-4 GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 20' PUBLIC PERMANENT WATERLINE EASEMENT (10/25/1985, BK. MISC. 284-A, PG. 668-671, DOC. NO. 1985090123) VACATED WITH THIS PLAT SHOWN HEREON AS [diagonal lines]. SEE DETAIL A, SHEET 4 OF 5
- EXISTING 50' PUBLIC PERMANENT ACCESS ROAD AND WATERLINE EASEMENT (10/25/1985, BK. MISC. 284-A, PG. 668-671, DOC. NO. 1985090123) PORTION VACATED WITH THIS PLAT. SEE DETAIL A, SHEET 4 OF 5
- EXISTING AMAFCA DRAINAGE EASEMENT (10/7/2005, DOC. NO. 2005149548) SHOWN HEREON AS [diagonal lines]
- EXISTING UNOBSTRUCTED LINE OF SIGHT EASEMENT (1/8/2002, 2002C-7) SHOWN HEREON AS [diagonal lines]
- EXISTING UNDERGROUND PNM EASEMENT (10/4/2005, BK. A104, PG. 6254, DOC. NO. 2005146656)
- AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078629)
- AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078634) VACATED WITH THIS PLAT.
- 6.25' X 25.83' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [diagonal lines] SEE DETAIL C ON SHEET 4 OF 5
- INTENTIONALLY OMITTED
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [diagonal lines] SEE DETAIL B SHEET 4 OF 5
- PRIVATE DRAINAGE PONDING EASEMENT BENEFITING LOTS 1-75 AND TRACTS 1-4 AND MAINTAINED BY THE OWNERS OF SAID LOTS AND TRACTS. GRANTED WITH THE FILING OF THIS PLAT
- 10' P.U.E. (UNLESS OTHERWISE SHOWN) GRANTED WITH THE FILING OF THIS PLAT, SHOWN ON SHEET 3 OF 5

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210981

**Plat for  
Sombra Del Oeste  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
El Rancho Grande I  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2022**

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

Line Table		
Line #	Direction	Length (ft)
L1	N 25°14'33" W (N 25°12'42" W)	54.77' (54.71')
L2	N 89°53'21" W (N 89°49'19" W)	55.33' (55.32')
L3	S 89°32'06" E (S 89°29'58" E)	166.37' (166.40')
L4	N 79°39'19" E (N 79°39'10" W)	81.02' (81.10')
L5	N 61°07'11" E (N 61°07'02" E)	105.73' (105.71')
L6	N 36°33'03" E (N 36°32'54" W)	109.49' (109.47')
L7	N 22°26'54" E (N 22°26'44" W)	170.33' (170.30')
L8	N 83°39'48" E	34.00' (34.00')
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 79°39'10" W	50.03'
L14	S 79°39'10" W	47.97'
L15	S 79°39'10" W	32.04'
L16	S 79°39'10" W	21.91'
L17	S 79°39'10" W	9.84'
L18	S 10°24'47" E	25.01'
L19	N 79°39'04" E	0.36'
L20	N 79°35'13" E	41.17'
L21	N 10°24'47" W	10.08'
L22	N 79°39'19" E	11.95'
L23	N 79°39'19" E	18.05'
L24	N 61°07'11" E	12.60'
L25	S 64°51'01" W	8.08'
L26	S 64°51'07" W	23.00'
L27	N 25°08'44" W	5.03'
L28	S 64°51'07" W	23.00'
L29	S 64°51'01" W	7.00'
L30	S 23°13'58" E	8.07'
L31	N 23°13'58" W	5.35'
L33	S 79°39'04" W	4.97'
L34	S 79°39'04" W	6.12'
L35	S 79°39'04" W	31.79'
L36	N 00°37'18" W	1.50'
L37	N 88°46'17" E	20.87'
L38	N 00°49'29" W	17.00'
L39	N 88°46'17" E	20.81'
L40	N 00°37'18" W	5.36'
L41	N 79°35'13" E	42.90'
L42	N 79°39'10" E	4.94'
L43	N 79°39'10" E	25.83'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	20.87' (20.96')	10232.99' (10232.99')	0°07'01"	20.87'	S 79°42'40" W
C2	45.06' (45.05')	29.98' (29.98')	86°06'23"	40.93'	S 36°42'59" W
C3	360.78' (360.68') [360.68']	416.00' (416.03') [416.00']	49°41'24"	349.58'	S 31°10'54" E
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	30.37'	273.00'	6°22'25"	30.35'	N 15°26'58" W
C9	23.06'	15.00'	88°05'04"	20.86'	S 56°18'18" E
C10	30.81'	20.00'	88°16'24"	27.85'	S 25°30'01" 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	10.93'	223.00'	2°48'34"	10.93'	S 78°14'47" W
C17	34.75'	223.00'	8°55'41"	34.71'	S 72°22'39" W
C18	11.92'	223.00'	3°03'48"	11.92'	S 66°22'55" W
C19	57.61'	223.00'	14°48'03"	57.45'	S 72°15'02" W
C20	31.42'	20.00'	90°00'00"	28.28'	S 70°08'59" E
C21	4.92'	227.00'	1°14'34"	4.92'	N 24°31'42" W
C22	31.63'	227.00'	7°58'58"	31.60'	N 19°54'56" W
C23	41.70'	25.00'	95°34'33"	37.03'	N 31°51'54" E
C24	36.56'	227.00'	9°13'36"	36.52'	N 20°32'11" W
C25	43.84'	223.00'	11°15'49"	43.77'	S 74°01'09" 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	5.92'	177.00'	1°55'01"	5.92'	S 65°48'32" W
C30	39.80'	177.00'	12°53'01"	39.72'	S 73°12'33" W
C31	45.72'	177.00'	14°48'03"	45.60'	S 72°15'02" 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	11.26'	177.00'	3°38'40"	11.26'	S 71°27'33" W
C35	19.68'	177.00'	6°22'11"	19.67'	S 76°27'58" 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

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.0378	1,648
Lot 2	0.0320	1,393
Lot 3	0.0321	1,400
Lot 4	0.0482	2,100
Lot 5	0.0482	2,100
Lot 6	0.0321	1,400
Lot 7	0.0402	1,750
Lot 8	0.0402	1,750
Lot 9	0.0321	1,400
Lot 10	0.0321	1,400
Lot 11	0.0321	1,400
Lot 12	0.0482	2,100
Lot 13	0.0558	2,430
Lot 14	0.0353	1,536
Lot 15	0.0298	1,298
Lot 16	0.0298	1,298
Lot 17	0.0298	1,298
Lot 18	0.0447	1,947
Lot 19	0.0521	2,272
Lot 20	0.0372	1,622

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 21	0.0298	1,298
Lot 22	0.0447	1,947
Lot 23	0.0447	1,947
Lot 24	0.0449	1,956
Lot 25	0.0546	2,378
Lot 26	0.0355	1,545
Lot 27	0.0546	2,380
Lot 28	0.0626	2,729
Lot 29	0.0572	2,491
Lot 30	0.0299	1,302
Lot 31	0.0448	1,953
Lot 32	0.0448	1,953
Lot 33	0.0374	1,628
Lot 34	0.0374	1,628
Lot 35	0.0299	1,302
Lot 36	0.0299	1,302
Lot 37	0.0299	1,302
Lot 38	0.0448	1,953
Lot 39	0.0503	2,193
Lot 40	0.0482	2,101

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Tract A	4.1130	179,161
Tract B	2.0757	90,419

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 41	0.0321	1,400
Lot 42	0.0321	1,400
Lot 43	0.0321	1,400
Lot 44	0.0482	2,100
Lot 45	0.0562	2,448
Lot 46	0.0391	1,703
Lot 47	0.0309	1,345
Lot 48	0.0463	2,017
Lot 49	0.0463	2,018
Lot 50	0.0309	1,345
Lot 51	0.0309	1,345
Lot 52	0.0386	1,681
Lot 53	0.0386	1,681
Lot 54	0.0463	2,018
Lot 55	0.0463	2,018
Lot 56	0.0386	1,682
Lot 57	0.0386	1,682
Lot 58	0.0309	1,345
Lot 59	0.0463	2,018
Lot 60	0.0541	2,355

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 61	0.0690	3,006
Lot 62	0.0314	1,367
Lot 63	0.0314	1,366
Lot 64	0.0314	1,366
Lot 65	0.0430	1,874
Lot 66	0.0551	2,399
Lot 67	0.0299	1,302
Lot 68	0.0299	1,302
Lot 69	0.0448	1,953
Lot 70	0.0448	1,952
Lot 71	0.0448	1,952
Lot 72	0.0523	2,277
Lot 73	0.0373	1,626
Lot 74	0.0299	1,300
Lot 75	0.0373	1,625
Right of Way Dedicated to the City of Albuquerque in Fee Simple	1.5443	67,270
Tract 1	0.0696	3,031
Tract 2	0.0146	636
Tract 3	0.0532	2,319
Tract 4	0.0869	3,786

**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.

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PLAT: 4:325.00 8/1/2022 8:129 Linda Stover, Bernalillo County



**CSI-CARTESIAN SURVEYS INC.**

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