

ZONE ATLAS J-10-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 14 LOTS FROM 13 LOTS AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

NOTES:

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED. (ONLY EXTERIOR BOUNDARY MONUMENTS WERE SET. INTERIOR MONUMENTS TO BE SET POST CONSTRUCTION).
4. BEARINGS AND DISTANCES IN () ARE RECORD

NEW EASEMENTS NOTES:

TRACT A

1. BLANKET PUBLIC ACCESS EASEMENT- FOR THE EMERGENCY TURN AROUND AREA AND POND ACCESS
2. BLANKET GRADING EASEMENT- FOR THE RETAINING WALL HOLDING UP COORS ROW, FOR PUBLIC ACCESS TO MAINTAIN RETAINING WALL AND COORS ROW
3. BLANKET PUBLIC DRAINAGE EASEMENT- FOR ACCEPTING PUBLIC RUNOFF INTO THE POND
4. TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOA

TRACT B

1. BLANKET ACCESS EASEMENT- REQUIRED FOR LOTS H, I, 50A, AND 51A THROUGH TRACT B
2. BLANKET PUBLIC WATER AND SEWER EASEMENT- FOR THE WATER AND SEWER MAIN RUNNING THROUGH TO COORS BLVD
3. BLANKET PRIVATE DRAINAGE EASEMENT- FOR THE STORM DRAIN LINE AND FOR THE CROSS-LOT DRAINAGE FROM LOTS H, I, 50A, AND 51A THROUGH TRACT B
4. TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOA

LEGAL DESCRIPTION:

LOTS 42-51, PORTION OF LOT 52, LOT 53-55 OF THE DAVIS-PEREA-COURSON SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK ON APRIL 02, 1948 AS PLAT BOOK VOLUME C, FOLIO 93

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT 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. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

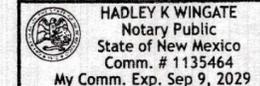
FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Richard M. Crowe 1-22-26
OWNER/DATE

ACKNOWLEDGMENT

STATE OF NM)
) SS.
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF JANUARY, 2026, BY RICHARD M. CROWE JR

NOTARY PUBLIC: Hadley K Wingate
MY COMMISSION EXPIRES: SEP 9, 2029

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:

SUBDIVISION DATA:

DR#
ZONE ATLAS INDEX NO. J-20-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 13
TOTAL NO. OF LOTS CREATED 14
TOTAL GROSS ACREAGE: 1.7296 ACRES

DOCUMENTS USED:

VOL C, FOLIO 93
VOL 2004S, PAGE 1

**SUBDIVISION PLAT OF
LOT A THRU LOT I, TRACT A, TRACT B
LOT 50-A & 51-A AND LOT 55-A
DAVIS-PEREA-COURSON SUBDIVISION
BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55
TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2026**

PROJECT NUMBER: _____

CITY APPROVALS:

<u>Laron N. Risenhoover P.S.</u>	<u>1/22/2026</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
COMCAST	DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta
DAVID P. ACOSTA, NMPLS NO. 21082
JANUARY 19, 2026
DATE



SURVEYING AND MAPPING, LLC
277 E AMADOR AVE SUITE 303
LAS CRUCES, NM 88001
505-917-8921

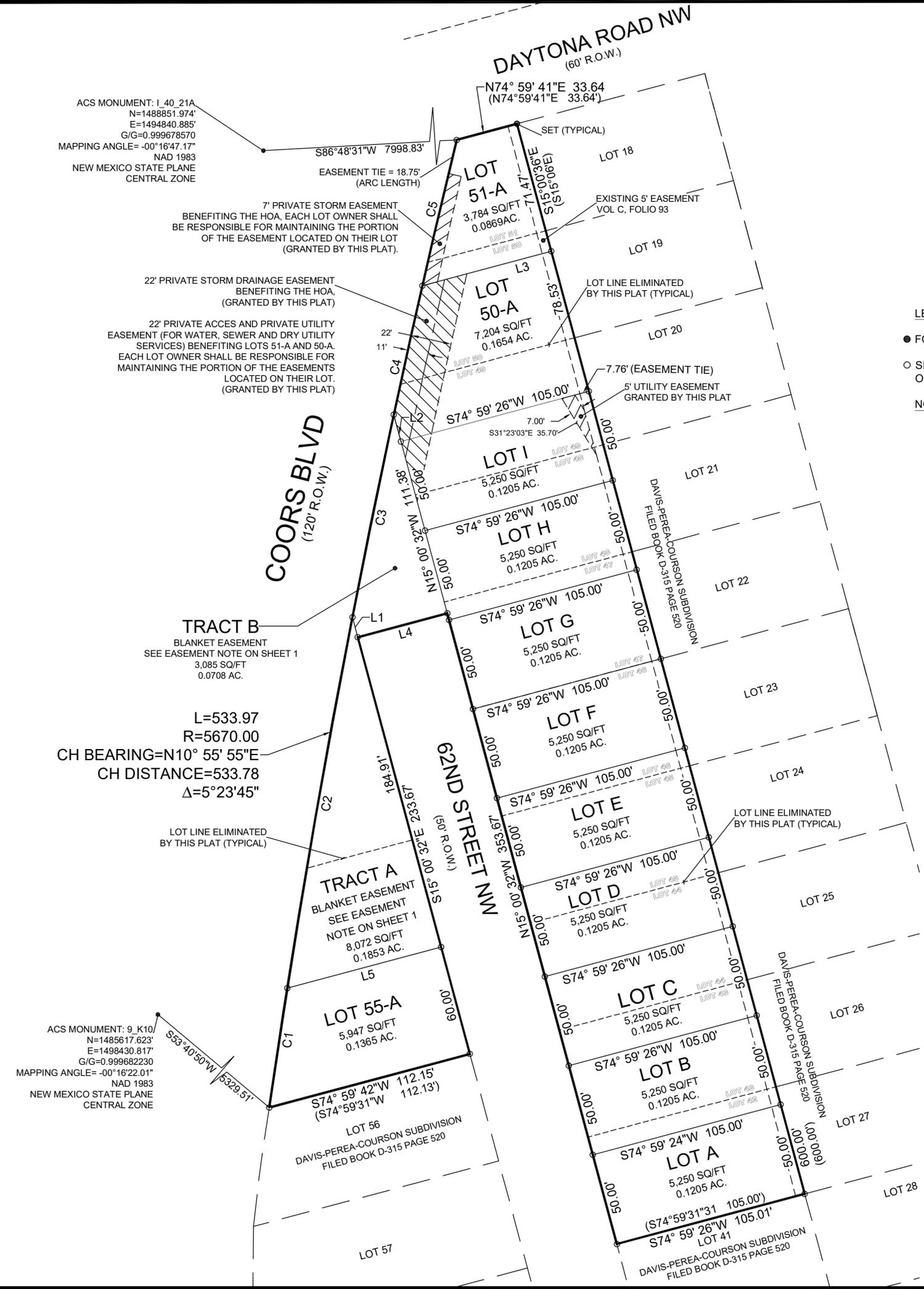
SHEET INDEX
PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT

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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2026

ACS MONUMENT: I_40_21A
 N=1488851.974'
 E=1494840.885'
 G/G=0.999678570
 MAPPING ANGLE=-00°16'47.17"
 NAD 1983
 NEW MEXICO STATE PLANE
 CENTRAL ZONE

L=533.97
 R=5670.00
 CH BEARING=N10° 55' 55"E
 CH DISTANCE=533.78
 Δ=5°23'45"

ACS MONUMENT: 9_K10
 N=1485617.623'
 E=1498430.817'
 G/G=0.999682230
 MAPPING ANGLE=-00°16'22.01"
 NAD 1983
 NEW MEXICO STATE PLANE
 CENTRAL ZONE



LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH MORASSE CAP "LS 21082" OR PK NAIL WITH SHINER "21082"
- NOTE:** ONLY EXTERIOR CORNERS WILL BE SET AT RECORDING OF PLAT. INTERIOR CORNERS WILL BE SET POST CONSTRUCTION BY SAM OR OTHERS.

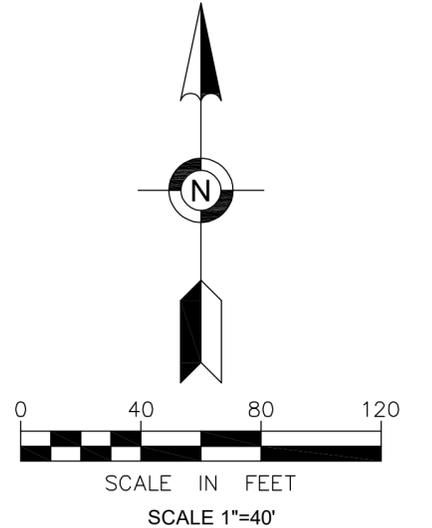
SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.45'	5670.00'	0°39'41"	N8° 33' 53"E	65.45'
C2	203.93'	5670.00'	2°03'39"	N9° 55' 33"E	203.92'
C3	111.91'	5670.00'	1°07'51"	N11° 31' 18"E	111.91'
C4	71.55'	5670.00'	0°43'23"	N12° 26' 55"E	71.54'
C5	81.13'	5670.01'	0°49'11"	N13° 13' 12"E	81.13'

Line Table		
Line #	Length	Direction
L1	11.24'	N15° 00' 32"W
L2	15.05'	N15° 00' 32"W
L3	72.01'	N74° 59' 19"E
L4	49.99'	S74° 59' 25"W
L5	85.95'	N74° 59' 26"E



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