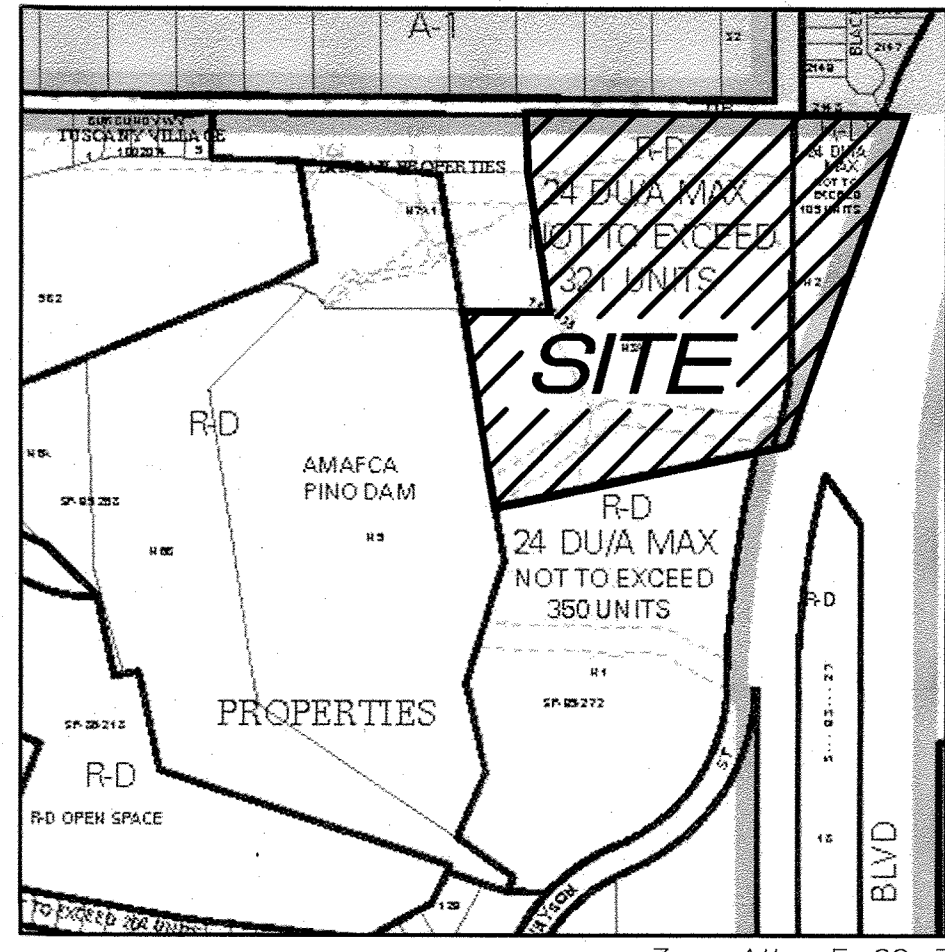


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DOCH 2020127811  
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PLAT R: \$25.00 B: 2020C P: 0123 Linda Stover, Bernalillo County

PLAT OF  
**TRACT 1**  
**THE FOOTHILLS**  
SITUATE WITHIN  
**THE ELENA GALLEGOS GRANT**  
**PROJECTED SECTIONS 26 AND 27,**  
**TOWNSHIP 11 NORTH, RANGE 4 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
SEPTEMBER, 2020



**VICINITY MAP**  
Not To Scale

PROJECT NUMBER: PR-2020-004086

APPLICATION NUMBER: SD-2020-00165

**PLAT APPROVAL**

**UTILITY APPROVALS:**

<u>RJT</u> Public Service Company of New Mexico	<u>12/08/2020</u> Date
<u>JL/SJH</u> New Mexico Gas Company	<u>9/8/2020</u> Date
<u>Rochelle Alegria</u> Qwest Corporation d/b/a CenturyLink QC.	<u>09/09/2020</u> Date
<u>Comcast</u>	<u>9/16/20</u> Date

**CITY APPROVALS:**

<u>Loren N. Risenhoover P.S.</u> City Surveyor Department of Municipal Development	<u>9/8/2020</u> Date
<u>Carl Garcia</u> Code Enforcement	<u>Dec 10, 2020</u> Date
<u>NA</u> Environment Health Department	<u>                    </u> Date
<u>Jeanne Wolfenbarger</u> Traffic Engineering, Transportation Division	<u>Dec 10, 2020</u> Date
<u>                    </u> ABCWUA	<u>Dec 15, 2020</u> Date
<u>Cheryl Zimerfeldt</u> Parks and Recreation Department	<u>Dec 15, 2020</u> Date
<u>Niedel Friedt</u> AMAFCA	<u>10/26/2020</u> Date
<u>Ernest Armijo</u> City Engineer	<u>Dec 10, 2020</u> Date
<u>                    </u> DRB Chairperson, Planning Department	<u>Dec 15, 2020</u> Date

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following: 102206249948010202

The Foothills  
Gronne Gallegos 12/16/2020  
Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

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

- A. 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.
- B. 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.
- C. 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.
- D. 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**

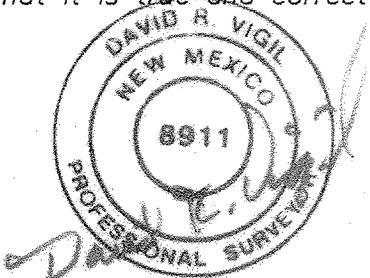
The purpose of this plat is to:

- 1. Replat Tract 1.
- 2. Grant Easements as shown hereon.
- 3. Grant Additional Right-of-Way as shown Hereon.
- 4. Vacate Easements as shown hereon.

**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



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PLAT OF  
**TRACT 1**  
**THE FOOTHILLS**

SITUATE WITHIN  
**THE ELENA GALLEGOS GRANT**  
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SEPTEMBER, 2020

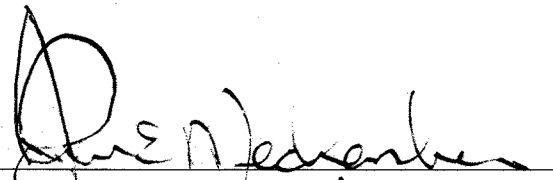
**LEGAL DESCRIPTION**

Tract numbered One (1) of THE FOOTHILLS, (Being a Replat of Tracts N-2 and N-3-A, Tanoan Properties; Tract 18, High Desert and a Portion of Old Tramway Right of Way), Situate within The Elena Gallegos Grant, in Projected Sections 26 and 27, Township 11 North, Range 4 East, New Mexico Principal Meridian, 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 March 26, 2018 in Book 2018C, Page 40 as Document No. 2018025682.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "Tract numbered One (1) of THE FOOTHILLS", 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 to the use of the public forever, the public 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.

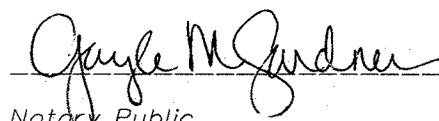
**OWNER(S)**

  
By MANAGING MEMBER  
AMERICUS, L.L.C.

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 24<sup>th</sup>  
day of September, 2020, by John E. Mechenlsier

  
Notary Public My commission expires 3/25/21



**PUBLIC PEDESTRIAN TRAIL MAINTENANCE**

Maintenance of the soft-surface pathway located within the San Antonio Drive right-of-way abutting the north property line of Tract 1 and within the 5-foot public pedestrian trail easement granted by this plat shall be the responsibility of the owner of Tract 1.

**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) appears to lie within "ZONE X" (areas determined to be outside 0.2% annual chance floodplain), "ZONE AE" (Base Flood Elevations determined), "ZONE AO" (Flood depths of 1 to 3 feet [usually sheet flow on sloping terrain]; average depths determined. For areas of alluvial fan flooding, velocities also determined) as shown on National Flood Insurance Program Flood Insurance Rate Maps Number 35001C0142H, Map Revised August 16, 2012, Number 35001C0144G, Map Revised September 26, 2008, Number 35001C0161G, Map Revised September 26, 2008, and Number 35001C0163, Map Revised August 16, 2012.

FLOOD ZONE LINES, FLOOD ZONE CULVERT AND FLOOD ZONE STORM DRAIN TRANSCRIBED AND/OR DERIVED FROM SAID FLOOD INSURANCE RATE MAPS.

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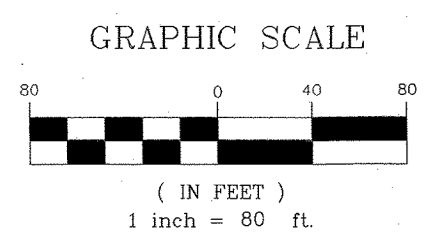
Albuquerque Control Survey Monument "5-D22"  
 New Mexico State Plane Coordinates  
 (Central Zone - NAD 83)  
 North= 1,514,036.991 U.S. Survey feet  
 East= 1,563,586.296 U.S. Survey feet  
 Elevation= 5917.306 U.S. Survey (NAVD 88)  
 Delta Alpha = -00°08'52.92"  
 Ground To Grid Factor= 0.999627500

TRACT N-7-A-1  
 TANOAN PROPERTIES  
 Filed August 2, 2012, Plat Book 2012C, Page 87

TRACT N-5  
 TANOAN PROPERTIES  
 Filed May 7, 1985 in Volume C27, Folio 37

Albuquerque Control Survey Monument "7-E22"  
 New Mexico State Plane Coordinates  
 (Central Zone - NAD 83)  
 North= 1,512,836.394 U.S. Survey feet  
 East= 1,564,677.064 U.S. Survey feet  
 Elevation= Not Published  
 Delta Alpha = -00°08'45.29"  
 Ground To Grid Factor= 0.999623625

TRACT N-1  
 DESERT HEIGHTS AT TANOAN  
 Filed November 30, 1995 in Volume 95C, Folio 428  
 Amended Plat Filed September 24, 1997 in Volume 97C, Folio 293



Line Table		
Line #	Length	Direction
L1	20.57	S1° 31' 12" W
L2	185.17	S73° 40' 15" W
L3	10.72	N59° 42' 06" W
L4	321.64	S79° 13' 31" W
L5	42.22	N73° 47' 48" W
L6	103.52	N89° 50' 58" W
L7	14.98	S77° 39' 01" W
L8	25.53	N33° 00' 24" W
L9	9.21	N27° 36' 57" E
L10	96.78	N55° 16' 30" E
L11	51.94	N55° 16' 30" E
L12	24.67	N0° 17' 01" W
L13	58.68	N0° 17' 01" W
L14	173.63	N30° 02' 31" E
L15	176.41	N0° 17' 01" W
L16	90.16	N89° 33' 43" W
L17	50.03	N87° 33' 00" W
L18	5.12	N89° 34' 24" W
L19	148.80	S87° 24' 49" E
L20	513.66	S89° 33' 43" E
L21	513.76	N89° 33' 43" W
L22	148.80	S87° 24' 49" E
L23	5.58	S0° 10' 16" E
L24	5.00	N89° 33' 43" W
L25	5.57	S0° 10' 16" E
L26	50.14	S87° 33' 00" E
L27	95.01	S89° 33' 43" E
L28	182.40	S0° 17' 01" E
L29	173.35	S30° 02' 31" W
L30	61.69	S0° 17' 01" E
L31	24.52	S0° 17' 01" E
L32	51.06	S56° 44' 39" W
L33	98.19	S55° 16' 30" W
L34	5.06	S27° 36' 57" W
L35	19.14	S33° 00' 24" E
L36	12.07	N77° 39' 01" E
L37	104.03	S89° 50' 58" E
L38	5.00	N0° 17' 01" W
L39	20.00	S83° 09' 25" E
L40	30.90	N78° 00' 25" E
L40	5.00	S0° 22' 14" W
L40	0.56	N14° 12' 38" E

Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.01	311.86	20.03	39.99	N10° 31' 08" E	7° 21' 05" "
C2	29.97	339.86	14.99	29.96	N9° 22' 09" E	5° 03' 07" "

SHEET 3 OF 3

**SURV TEK**  
 Consulting Surveyors  
 Albuquerque, New Mexico 87114

Phone: 505-897-3968

200.339

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