

Vicinity Map
Zone Atlas H-7-Z and J-7-Z

Indexing Information

Sections 7, 17 & 18 Township 10 North, Range 2 East,
N.M.P.M. as Projected into the Town of Atrisco Grant
Subdivision: Inspiration Subdivision, Phase 1A
Owner: Pulte Homes of NM, LLC
UPC #: TBD

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 13.2414 ACRES
 ZONE ATLAS PAGE NO. H-7-Z and J-7-Z
 NUMBER OF EXISTING TRACTS. 1
 NUMBER OF TRACTS CREATED. 5
 NUMBER OF LOTS CREATED. 34
 MILES OF FULL-WIDTH STREETS (PRIVATE). 2.6136 MILES
 MILES OF HALF-WIDTH STREETS. 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0 ACRES
 DATE OF SURVEY. NOVEMBER 2018

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES A MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD.
5. CENTERLINE MONUMENTS SET IN LIEU OF RIGHT-OF-WAY MARKERS.
6. IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES, EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WILL BE MARKED BY A REBAR WITH CAP "LS 14271".
7. THE HOMEOWNER'S ASSOCIATION (H.O.A.) SHALL MAINTAIN ALL TRAILS LOCATED WITHIN THE H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK/TRAILS.
8. TRACT 2 AND 11-14 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legal Description

TRACT LETTERED "B-1" OF THE PLAT ENTITLED "INSPIRATION SUBDIVISION, PHASE 1A BEING COMPRISED OF TRACT B, INSPIRATION SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", AS SHOWN ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 5, 2020, IN PLAT BOOK 2020C, PAGE 27.

Drainage Facilities Maintenance Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE 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 [DETENTION AREA] 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 THE DRAINAGE EASEMENT [DETENTION AREA] 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 THE 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 OF THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN OR MODIFY SAID DRAINAGE FACILITY.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: _____

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Inspiration Subdivision
Phase 2A
 Being Comprised of
Tract B-1, Inspiration
Subdivision, Phase 1A
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2021

Approved and Accepted by:

Project Number: _____

Application Number: _____

Plat Approvals:

R. J. A. 2/23/2021
 PNM Electric Services
Abdul A. Bhuujan 2/23/2021
 Qwest Corp. d/b/a CenturyLink QC
W. E. P. 2/22/2021
 New Mexico Gas Company
W. E. P. 2/23/21
 Comcast

City Approvals:

Loren N. Risenhoover 2/16/2021
 City Surveyor

 Traffic Engineer

 ABCWUA

 Parks and Recreation Department
Nickel Fredt 3/1/2021
 AMAFCA

 City Engineer

 DRB Chairperson, Planning Department

 Code Enforcement

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. 2/17/2021
 Will Plotner Jr. 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
 SHEET 1 OF 4
 182123

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING FILE NO. 2350962-AL04 AND A COMMITMENT DATE OF SEPTEMBER 7, 2018.
2. PLAT OF RECORD FOR WATERSHED SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 9, 2005, IN PLAT BOOK 2005C, PAGE 198.
3. PLAT OF RECORD FOR INSPIRATION SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 4, 2019, IN PLAT BOOK 2019C, PAGE 9.
4. PLAT OF RECORD FOR INSPIRATION SUBDIVISION 1A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2020, IN PLAT BOOK 2020C, PAGE 27.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF WHO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSPECTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PULTE HOMES OF NEW MEXICO, INC.
Kevin Patton
 KEVIN PATTON
 DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
 PULTE HOMES OF NEW MEXICO, INC.
 02/18/2021
 DATE



STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *February 18, 2021*
 BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS, PULTE HOMES

By: *Kim Pierce*
 NOTARY PUBLIC

MY COMMISSION EXPIRES *November 16, 2022*

**Plat for
Inspiration Subdivision, Phase 2A
Being Comprised of
Tract B-2, Inspiration Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2021**

Legend

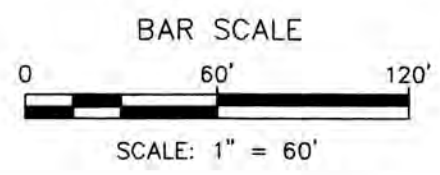
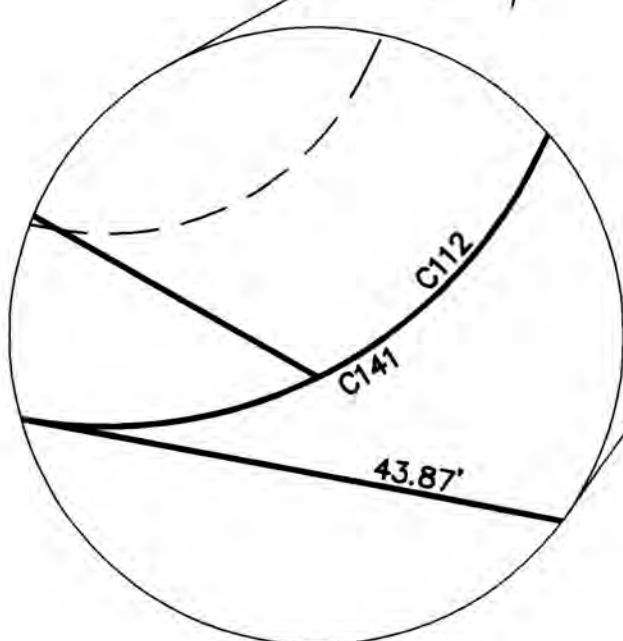
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND BATHEY MARKER "LS 14271" UNLESS OTHERWISE INDICATED
- 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
- ▲ SET CENTERLINE MONUMENT "LS 14271" UNLESS OTHERWISE NOTED

Note

THIS IS AN EPC APPROVED SITE PLAN HAVING FILE NO. PR-2018-001759 AND 51-2018-00222

ACS Monument "BH_41"
NAD 1983 CENTRAL ZONE
X=1491701.376 *
Y=1496608.828 *
Z=N/A * (NAVD 1988)
G-G=0.999670930
Mapping Angle=-0°17'09.70"
*U.S. SURVEY FEET

ACS Monument "REWARD"
NAD 1983 CENTRAL ZONE
X=1491190.819 *
Y=1487364.063 *
Z=5319.688 * (NAVD 1988)
G-G=0.999675005
Mapping Angle=-0°17'12.26"
*U.S. SURVEY FEET



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**Plat for
Inspiration Subdivision
Phase 2A
Being Comprised of
Tract B-1, Inspiration
Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2021**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	132.17'	75.00'	100°58'09"	115.72'	S 26°41'39" E
C2	509.70'	1000.00'	29°12'14"	504.20'	S 38°23'33" W
C3	238.23'	180.00'	75°49'49"	221.22'	N 89°05'26" W
C4	107.63'	300.00'	20°33'20"	107.05'	S 61°27'11" E
C5	333.11'	550.00'	34°42'07"	328.05'	N 54°22'48" W
C6	35.30'	550.00'	3°40'38"	35.29'	N 69°53'32" W
C7	297.82'	550.00'	31°01'29"	294.19'	N 52°32'29" W
C8	185.89'	300.00'	35°30'06"	182.93'	S 54°46'47" E
C9	45.48'	300.00'	8°41'09"	45.44'	S 41°22'19" E
C10	140.41'	300.00'	26°48'57"	139.13'	S 59°07'22" E
C11	246.50'	1117.00'	12°38'38"	246.00'	N 47°03'27" E
C12	92.22'	250.00'	21°08'05"	91.70'	S 42°48'44" W
C13	74.51'	200.00'	21°20'42"	74.08'	N 32°37'08" E
C14	138.66'	800.00'	9°55'50"	138.48'	N 48°15'25" E
C15	336.61'	683.00'	28°14'15"	333.21'	S 39°06'12" W
C16	9.60'	180.00'	3°03'23"	9.60'	S 23°27'24" W
C17	24.21'	25.00'	55°28'47"	23.27'	N 37°03'37" W
C18	152.30'	98.50'	88°35'27"	137.58'	S 20°30'18" E
C19	521.68'	1023.50'	29°12'14"	516.05'	S 38°23'33" W
C20	269.33'	203.50'	75°49'48"	250.10'	N 89°05'26" W
C21	100.34'	278.83'	20°37'03"	99.80'	S 58°20'40" E
C22	344.02'	568.00'	34°42'06"	338.78'	N 54°22'47" W
C23	174.73'	282.00'	35°30'06"	171.95'	S 54°46'47" E
C24	497.73'	976.50'	29°12'14"	492.35'	S 38°23'33" W
C25	212.92'	1261.50'	9°40'13"	212.66'	N 46°42'22" E
C26	207.12'	156.50'	75°49'48"	192.34'	N 89°05'27" W
C27	92.91'	51.50'	103°22'14"	80.82'	S 27°53'41" E
C28	344.74'	706.50'	27°57'29"	341.33'	S 39°14'35" W
C29	294.94'	659.50'	25°37'24"	292.48'	S 40°24'38" W
C30	134.58'	776.50'	9°55'50"	134.42'	N 48°15'25" E
C31	142.73'	823.50'	9°55'50"	142.55'	N 48°15'25" E
C32	45.04'	176.50'	14°37'14"	44.92'	N 35°58'53" E
C33	66.78'	223.50'	17°07'09"	66.53'	N 34°43'55" E
C34	99.91'	323.50'	17°41'46"	99.52'	S 60°01'23" E
C35	42.56'	25.00'	97°32'32"	37.60'	N 20°06'00" W
C36	39.81'	25.00'	91°14'47"	35.74'	S 71°47'44" W
C37	234.81'	526.50'	25°33'09"	232.86'	N 49°48'19" W
C38	63.53'	855.50'	4°15'17"	63.52'	S 29°11'53" W
C39	65.07'	827.50'	4°30'19"	65.05'	S 26°59'59" W
C40	65.11'	655.50'	5°41'27"	65.08'	N 43°06'42" E
C41	62.71'	538.50'	6°40'19"	62.67'	S 46°07'17" W
C42	73.86'	394.50'	10°43'40"	73.76'	S 48°00'56" W
C43	63.70'	972.50'	3°45'11"	63.69'	N 47°09'37" E
C44	73.24'	944.50'	4°26'34"	73.22'	N 49°14'46" E
C45	35.38'	538.50'	3°45'53"	35.38'	S 51°20'23" W
C46	15.01'	344.50'	2°29'44"	15.00'	N 42°02'38" E
C47	61.54'	944.50'	3°44'00"	61.53'	N 45°09'30" E
C48	63.70'	972.50'	3°45'11"	63.69'	N 43°24'26" E
C49	28.92'	944.50'	1°45'17"	28.92'	N 52°20'41" E
C50	62.71'	538.50'	6°40'19"	62.67'	S 39°26'57" W
C51	65.16'	538.50'	6°55'58"	65.12'	S 32°38'49" W
C52	35.48'	394.50'	5°09'11"	35.47'	S 40°04'31" W
C53	63.70'	972.50'	3°45'11"	63.69'	N 50°54'48" E
C54	10.01'	972.50'	0°35'22"	10.01'	N 53°05'05" E
C55	11.45'	203.50'	3°13'29"	11.45'	N 77°58'04" W
C56	31.15'	25.00'	71°23'59"	29.18'	N 67°56'41" E
C57	100.89'	273.50'	21°08'05"	100.31'	S 42°48'44" W
C58	241.31'	1093.50'	12°38'38"	240.82'	N 47°03'27" E
C59	103.55'	323.50'	18°20'24"	103.11'	S 63°21'38" E
C60	34.43'	25.00'	78°54'12"	31.77'	N 01°17'02" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	37.12'	25.00'	85°04'26"	33.80'	S 83°16'21" W
C62	251.68'	1140.50'	12°38'38"	251.17'	N 47°03'27" E
C63	83.55'	226.50'	21°08'05"	83.08'	S 42°48'44" W
C64	63.53'	855.50'	4°15'17"	63.52'	S 33°27'10" W
C65	63.53'	855.50'	4°15'17"	63.52'	S 37°42'27" W
C66	63.53'	855.50'	4°15'17"	63.52'	S 41°57'45" W
C67	53.79'	855.50'	3°36'09"	53.78'	S 45°53'28" W
C68	63.10'	655.50'	5°30'56"	63.08'	N 48°42'53" E
C69	47.89'	827.50'	3°18'57"	47.88'	S 51°33'51" W
C70	20.02'	655.50'	1°44'59"	20.02'	N 52°20'50" E
C71	74.57'	827.50'	5°09'49"	74.55'	S 47°19'29" W
C72	74.57'	827.50'	5°09'49"	74.55'	S 42°09'40" W
C73	74.57'	827.50'	5°09'49"	74.55'	S 36°59'51" W
C74	74.57'	827.50'	5°09'49"	74.55'	S 31°50'03" W
C75	17.17'	972.50'	1°00'42"	17.17'	N 41°01'30" E
C76	109.61'	226.50'	27°43'39"	108.55'	S 27°58'44" W
C77	45.61'	226.50'	11°32'12"	45.53'	S 47°36'40" W
C78	36.59'	1140.50'	1°50'17"	36.59'	N 52°27'37" E
C79	64.16'	1140.50'	3°13'24"	64.16'	N 49°55'46" E
C80	64.16'	1140.50'	3°13'24"	64.16'	N 46°42'22" E
C81	64.16'	1140.50'	3°13'24"	64.16'	N 43°28'57" E
C82	22.60'	1140.50'	1°08'07"	22.60'	N 41°18'12" E
C83	11.58'	25.00'	26°31'47"	11.47'	S 54°00'02" W
C84	25.55'	25.00'	58°33'02"	24.45'	N 83°27'34" W
C85	70.97'	1261.50'	3°13'24"	70.96'	N 49°55'46" E
C86	70.97'	1261.50'	3°13'24"	70.96'	N 46°42'22" E
C87	70.97'	1261.50'	3°13'24"	70.96'	N 43°28'57" E
C88	71.67'	226.50'	18°07'47"	71.37'	S 23°10'48" W
C89	15.87'	176.50'	5°09'10"	15.87'	N 31°14'51" E
C90	49.68'	273.50'	10°24'24"	49.61'	S 37°26'54" W
C91	51.21'	273.50'	10°43'40"	51.13'	S 48°00'56" W
C92	11.25'	1093.50'	0°35'22"	11.25'	N 53°05'05" E
C93	71.63'	1093.50'	3°45'11"	71.61'	N 50°54'48" E
C94	71.63'	1093.50'	3°45'11"	71.61'	N 47°09'37" E
C95	71.63'	1093.50'	3°45'11"	71.61'	N 43°24'26" E
C96	15.18'	1093.50'	0°47'43"	15.18'	N 41°07'59" E
C97	14.22'	25.00'	32°34'57"	14.03'	N 24°26'40" E
C98	20.21'	25.00'	46°19'15"	19.67'	N 15°00'26" W
C99	8.65'	25.00'	19°48'48"	8.60'	S 36°04'44" W
C100	31.17'	25.00'	71°25'59"	29.19'	S 81°42'08" W
C101	57.04'	223.50'	14°37'25"	56.89'	N 33°29'03" E
C102	9.73'	223.50'	2°29'44"	9.73'	N 42°02'38" E
C103	53.66'	823.50'	3°44'00"	53.65'	N 45°09'30" E
C104	63.85'	823.50'	4°26'34"	63.84'	N 49°14'46" E
C105	25.22'	823.50'	1°45'17"	25.22'	N 52°20'41" E
C106	32.90'	659.50'	2°51'29"	32.89'	S 29°01'41" W
C107	65.11'	659.50'	5°39'22"	65.08'	S 33°17'06" W
C108	76.80'	659.50'	6°40'19"	76.75'	S 39°26'57" W
C109	76.80'	659.50'	6°40'19"	76.75'	S 46°07'17" W
C110	43.33'	659.50'	3°45'53"	43.33'	S 51°20'23" W
C111	46.77'	25.00'	107°10'44"	40.24'	S 25°59'26" E
C112	16.75'	25.00'	38°23'17"	16.44'	N 44°27'30" E
C113	16.04'	25.00'	36°46'04"	15.77'	N 82°02'10" E
C114	83.67'	51.50'	93°05'26"	74.77'	S 33°02'05" E
C115	9.24'	51.50'	10°16'47"	9.23'	S 18°39'02" W
C116	147.86'	156.50'	54°07'59"	142.42'	N 78°14'32" W
C117	59.26'	156.50'	21°41'49"	58.91'	S 63°50'34" W
C118	7.28'	976.50'	0°25'39"	7.28'	S 52°46'50" W
C119	71.96'	976.50'	4°13'20"	71.95'	S 50°27'21" W
C120	72.52'	976.50'	4°15'17"	72.50'	S 46°13'02" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	72.52'	976.50'	4°15'17"	72.50'	S 41°57'45" W
C122	72.52'	976.50'	4°15'17"	72.50'	S 37°42'27" W
C123	72.52'	976.50'	4°15'17"	72.50'	S 33°27'10" W
C124	72.52'	976.50'	4°15'17"	72.50'	S 29°11'53" W
C125	55.90'	976.50'	3°16'48"	55.89'	S 25°25'50" W
C126	29.17'	176.50'	9°28'04"	29.13'	N 38°33'28" E
C127	49.18'	706.50'	3°59'17"	49.17'	S 27°15'30" W
C128	63.67'	706.50'	5°09'49"	63.65'	S 31°50'03" W
C129	63.67'	706.50'	5°09'49"	63.65'	S 36°59'51" W
C130	63.67'	706.50'	5°09'49"	63.65'	S 42°09'40" W
C131	63.67'	706.50'	5°09'49"	63.65'	S 47°19'29" W
C132	40.89'	706.50'	3°18'57"	40.88'	S 51°33'51" W
C133	23.71'	776.50'	1°44'59"	23.71'	N 52°20'50" E
C134	74.75'	776.50'	5°30'56"	74.72'	N 48°42'53" E
C135	36.12'	776.50'	2°39'56"	36.12'	N 44°37'27" E
C136	16.31'	25.00'	37°22'45"	16.02'	N 84°57'18" E
C137	14.84'	25.00'	34°01'14"	14.63'	N 49°15'18" E
C138	6.43'	323.50'	1°08'20"	6.43'	S 37°35'54" E
C139	307.91'	855.50'	20°37'19"	306.25'	S 37°22'53" W
C140	411.25'	827.50'	28°28'30"	407.03'	S 38°59'05" W
C141	32.79'	25.00'	75°09'21"	30.49'	N 62°50'31" E
C142	148.22'	655.50'	12°57'21"	147.91'	N 46°44'39" E
C143	109.34'	394.50'	15°52'51"	108.99'	S 45°26'21" W
C144	225.96'	538.50'	24°02'30"	224.30'	S 41°12'05" W
C145	163.70'	944.50'	9°55'50"	163.50'	N 48°15'25" E
C146	218.29'	972.50'	12°51'38"	217.83'	N 46°56'58" E

Line Table		
Line #	Direction	Length (ft)
L1	S 72°56'24" E	42.63'
L2	S 57°45'18" E	47.00'
L3	N 18°03'26" E	60.00'
L4	N 26°44'33" E	55.42'
L5	N 21°56'47" E	32.47'
L6	N 50°47'36" E	61.63'
L7	N 41°52'15" E	106.23'
L8	S 30°24'35" W	65.11'
L9	N 41°31'51" E	43.96'
L10	S 41°01'30" W	3.88'
L11	S 40°47'45" W	65.00'
L12	S 51°08'24" W	9.75'
L13	S 54°31'46" W	63.61'
L14	S 52°17'08" W	65.00'
L15	N 14°06'55" E	4.99'
L16	S 37°29'55" W	36.70'

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft)
Lot 13	0.1766	7,692
Lot 14	0.1890	8,231
Lot 15	0.1890	8,231
Lot 16	0.1890	8,231
Lot 17	0.1890	8,231
Lot 18	0.1890	8,233
Lot 19	0.1930	8,406
Lot 20	0.1827	7,958
Lot 21	0.1804	7,858
Lot 22	0.1915	8,340
Lot 23	0.1840	8,016
Lot 24	0.1920	8,364
Lot 25	0.1920	8,364
Lot 26	0.1920	8,364
Lot 27	0.1920	8,364
Lot 28	0.1801	7,846

Easement Notes

- [1] EXISTING 10' PUBLIC UTILITY EASEMENT (12/27/2000, 2000C-316)
- [5] 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- [6] TRACT 2 TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND CONTAINS THE FOLLOWING BLANKET EASEMENTS GRANTED WITH THE FILING OF THIS PLAT:
- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
 - A PUBLIC SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, FOR OWNERSHIP OPERATIONS AND MAINTENANCE OF ALL MAINLINE SUBSURFACE DRAINAGE INFRASTRUCTURE, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON SHEET 1 FOR MAINTENANCE INFORMATION.
 - A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING BENEFITING TRACT A, INSPIRATION SUBDIVISION, THE RESIDENTS OF THIS SUBDIVISION AND FUTURE PHASES 2B AND 2C.
 - A PRIVATE DRAINAGE SURFACE EASEMENT INCLUDING PONDS AND INLETS, SUBSURFACE LATERALS TO THE SUBSURFACE MAINLINE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION PER DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 1.
- [7] EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING THE OWNERS OF THE LOTS OF INSPIRATION MAINTAINED BY THE HOME OWNER'S ASSOCIATION (3/5/2020, 2020C-27)
- [8] TRACTS 11, 12, 13 AND 14 CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING THE RESIDENTS OF THIS SUBDIVISION, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON SHEET 1 FOR OWNERSHIP AND MAINTENANCE INFORMATION
- [9] CROSS LOT DRAINAGE EASEMENT, BENEFITING PARCEL B, WESTLAND NORTH, GRANTED WITH THE FILING OF THIS PLAT
- [10] INTENTIONALLY OMMITTED
- [12] EXISTING 10' PUBLIC UTILITY EASEMENT (3/12/2020, 2020C-33)
- [13] EXISTING 47' WIDE FLOATING PRIVATE ACCESS EASEMENT ACROSS TRACT B-1, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT
- [14] EXISTING 47' WIDE FLOATING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT, ACROSS TRACTS B-1, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT
- [15] EXISTING 10' WIDE FLOATING PUBLIC UTILITY EASEMENT, ACROSS TRACT B-2, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY PROPERTY OWNER BY FUTURE PLATTING ACTION, FOR THE SOLE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [5] AS GRANTED WITH THE FILING OF THIS PLAT
- [16] EXISTING 47' WIDE FLOATING PUBLIC DRAINAGE EASEMENT, ACROSS TRACT B-1, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION BY PROPERTY OWNER, IS GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF THE PUBLIC OPEN SPACE AND TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27 IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT
EXISTING EASEMENT ACROSS TRACTS 1 AND 3 TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION SHOWN ON PLATS FILED ON (3/12/2020, 2020C-33)

Easement Notes...Continued

- [18] AND (3/12/2020, 2020C-27) CONTAINING THE FOLLOWING BLANKET EASEMENTS:
- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
 - A PUBLIC SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL MAINLINE SUBSURFACE DRAINAGE INFRASTRUCTURE.
 - A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING BENEFITING TRACT A, INSPIRATION SUBDIVISION, THE RESIDENTS OF THIS SUBDIVISION AND FUTURE PHASES 2B AND 2C
 - A PRIVATE DRAINAGE SURFACE EASEMENT INCLUDING PONDS AND INLETS, SUBSURFACE LATERALS TO THE SUBSURFACE MAINLINE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- [19] EXISTING 10' PUBLIC UTILITY EASEMENT (3/5/2020, 2020C-27)
EASEMENTS [2][3][4][11] & [17] INTENTIONALLY OMITTED

Plat for Inspiration Subdivision Phase 2A Being Comprised of Tract B-2, Inspiration Subdivision, Phase 1A City of Albuquerque Bernalillo County, New Mexico February 2021

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.

 **CSI-CARTESIAN SURVEYS INC.**
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