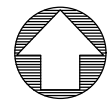


VICINITY MAP
FROM ZONE ATLAS PAGE B-11-Z
N.T.S.



NTS

SUBDIVISION DATA

1. ZONE ATLAS MAP NO. B-11; ZONING: MX-L & MX-T.
2. GROSS SUBDIVISION ACREAGE: 6.761 ACRES.
3. TOTAL NUMBER OF LOTS/TRACTS CREATED: THIRTY-NINE (39) LOTS.
4. DATE OF SURVEY: JUNE 2020
5. PLAT IS LOCATED WITHIN BERNALILLO COUNTY, NEW MEXICO.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIRTEEN (13) LOTS INTO THIRTY-NINE (39) NEW LOTS.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. GRID TO GROUND SCALE FACTOR USED IS 0.999671217.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. THIS SURVEY IS BASED UPON THE PLAT OF PARADISE NORTH RECORDED IN DOCUMENT NO. 1990061878 OF THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE RECORDED ON AUGUST 08, 1990, RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
4. SOLAR NOTE - PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 TRACTS WITHIN THE AREA OF PROPOSED PLAT.
5. GRID TO GROUND SCALE FACTOR USED IS 0.999671217 AS PUBLISHED BY ACS MONUMENT "13-B11".
6. DATA IN PARENTHESIS IS RECORD OBTAINED FROM THE PLAT OF PARADISE NORTH, RECORDED FEBRUARY 28, 1966, IN DOCUMENT NO. 1966036966.

DESCRIPTION

LOTS 20A, 21A, 22A, 22B, 23A, 23B, 24A, 24B, 25B, 26B, 27B, 28B & 29B, OF THE PLAT OF UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPMENT SITUATE WITHIN SECTION 11, T. 11 N., R. 2 E., N.M.P.M., 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 FEBRUARY 28, 1966 IN PLAT BOOK D3, PAGE 136.

THIS TRACT CONTAINS 6.761 ACRES (294,503 SQ. FT.) MORE OR LESS.

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF LOTS 1-39, UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPMENT, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
SHARIF A. RABADI, PROPERTY OWNER

BY: _____
SAMIA S. RABADI, PROPERTY OWNER

ACKNOWLEDGEMENT:

STATE OF _____)
)SS.
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2020, BEFORE ME

PERSONALLY APPEARED _____
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT
THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST
ABOVE WRITTEN.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO 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 ACCURATELY 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; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, N.M.P.S. No. 22909 _____ Date



SKETCH PLAT OF
LOTS 1-39, UNIT 1 OF
PARADISE HILLS INVESTMENT PROPERTIES
OF PARADISE HILLS DEVELOPMENT
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 11 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2020

APPROVALS:

A.B.C.W.U.A. DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A/ CENTURYLINK QC DATE

COMCAST DATE

CITY SURVEYOR DATE

A.M.A.F.C.A. DATE

BERNALILLO COUNTY APPROVALS:

BERNALILLO COUNTY PUBLIC WORKS DIVISION DATE

BERNALILLO COUNTY NATURAL RESOURCES SERVICES DATE

BERNALILLO COUNTY ZONING DEPARTMENT DATE

BERNALILLO COUNTY FIRE MARSHALL DATE

BERNALILLO COUNTY DEVELOPMENT
REVIEW AUTHORITY, CHAIR DATE

M.R.G.C.D. DATE

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY
TREASURER'S OFFICE DATE



Fierro & Company

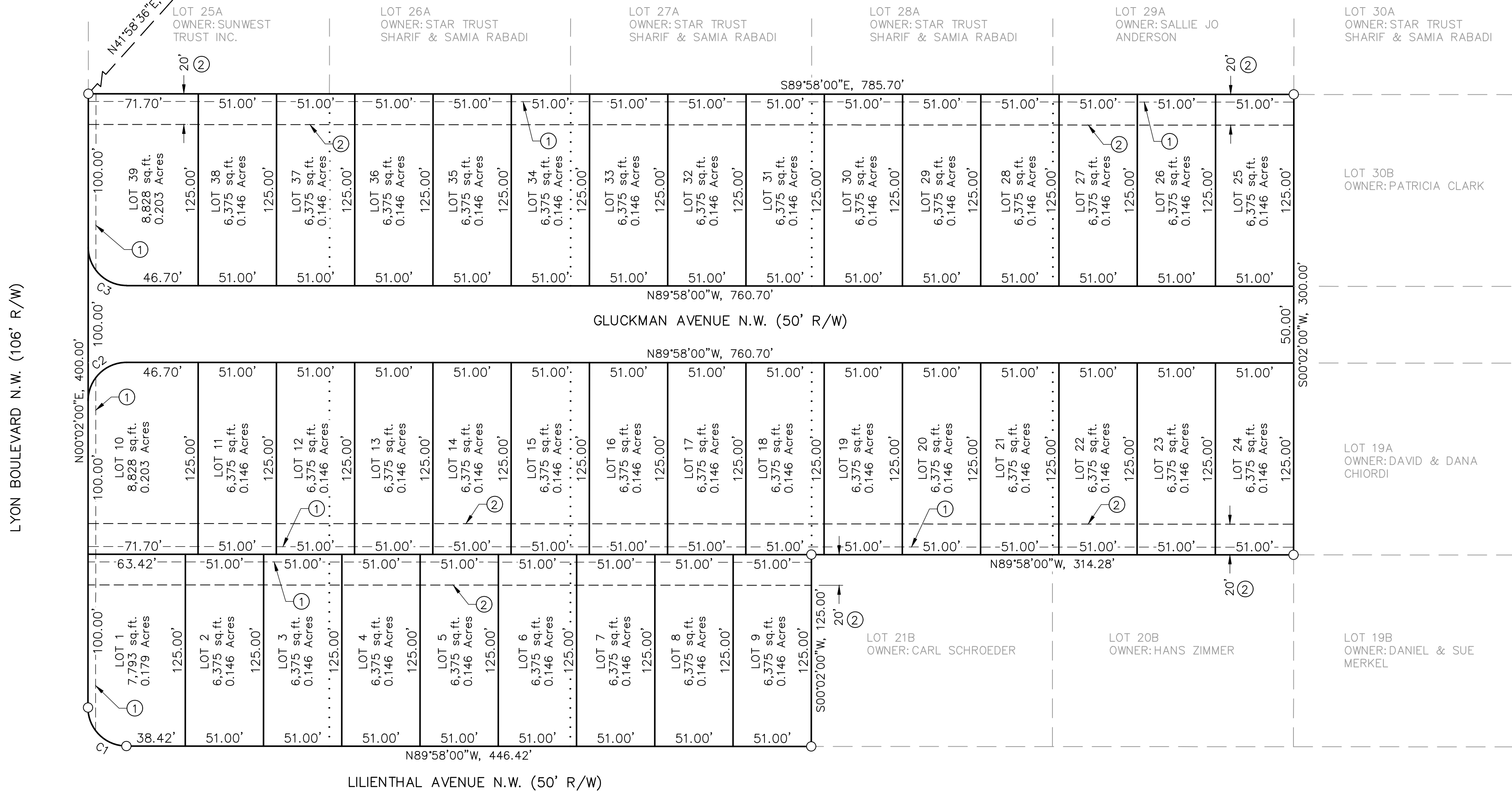
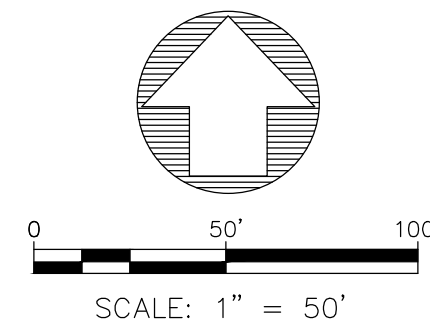
ENGINEERING | SURVEYING

6300 MONTANO RD. NW, STE. C ALBUQUERQUE, NM 87120
PH 505.352.8930 www.fierrocompany.com

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SKETCH PLAT OF
**LOTS 1-39, UNIT 1 OF
 PARADISE HILLS INVESTMENT PROPERTIES
 OF PARADISE HILLS DEVELOPMENT**
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 11 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2020

ACS MONUMENT "13-B11"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1527152.617 U.S. SURVEY FEET
 X=1506577.911 U.S. SURVEY FEET
 DELTA ALPHA= -0°15'29.58"
 GROUND TO GRID FACTOR= 0.999671217
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5294.162 U.S. SURVEY FEET



EASEMENTS

- ① EXISTING 5' UTILITY EASEMENT, FILED: FEBRUARY 28, 1966, VOLUME D3, FOLIO 136.
- ② 20' DRAINAGE EASEMENT, GRANTED BY THIS PLAT.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 18"x1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
- ⊗ CALCULATED CORNER NOT SET

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00	90°00'00"	S44°58'00"E	35.36
C2	39.27	25.00	90°00'00"	S45°02'00"W	35.36
C3	39.27	25.00	90°00'00"	S44°58'00"E	35.36



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