

Vicinity Map - Zone Atlas K-09-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2109676 AND AN EFFECTIVE DATE OF OCTOBER 4, 2021.
- PLAT OF AVALON, UNIT 5 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014 IN BOOK 2014C, PAGE 46.
- DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2016 AS DOCUMENT NO. 2016116750.

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.

Indexing Information

Section 21, Township 10 North, Range 2 East, N.M.P.M.
 Projected onto the Town of Atrisco Grant
 Subdivision: Avalon, Unit 5
 Owner: 98th & I-40 Land LLC
 UPC #: 100905719339420401

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENT AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 16.1021 ACRES
 ZONE ATLAS PAGE NO. K-9-Z
 NUMBER OF EXISTING TRACTS 1
 NUMBER OF TRACTS CREATED 2
 MILES OF FULL-WIDTH STREETS 0.0000 MILES
 MILES OF HALF-WIDTH STREETS 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. OCTOBER 2021

Notes

- FIELD SURVEY PERFORMED IN OCTOBER 2021
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT NUMBERED NINE (9), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46 AS DOCUMENT NO. 2014040949.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 100905719339420401

PROPERTY OWNER OF RECORD
 98th & I-40 Land LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
 5/26/22

DOC# 2022051377
 05/26/2022 10:04 AM Page: 1 of 3
 PLAT R: \$25.00 B: 2022C P: 0049 Linda Stover, Bernalillo County

**Plat for Tracts 9-A and 9-B
 Avalon Subdivision, Unit 5
 Being Comprised of Tract 9
 Avalon Subdivision, Unit 5
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2021**

Project Number: PR-2021-006070

Application Number: SD-2021-000240

Plat Approvals:

- [Signature]* Nov 19, 2021
- PNM Electric Services
Abdul A. Bhuiyan Nov 18, 2021
- Qwest Corp. d/b/a CenturyLink QC
Pamela C. Stone Nov 19, 2021
- New Mexico Gas Company
Mike Mortus Nov 18, 2021
- Comcast

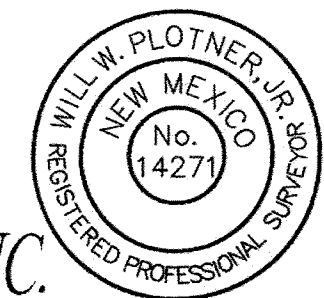
City Approvals:

- Loren N. Risenhoover P.S.* 11/15/2021
City Surveyor
- Jeanne Wolfenbarger* Feb 2, 2022
Traffic Engineer
- Blaine Carter* Feb 2, 2022
ABCWUA
- Chad Lundquist* Feb 2, 2022
Parks and Recreation Department
- Jeffrey [Signature]* Feb 2, 2022
Code Enforcement
- [Signature]* 1/10/2022
- AMAFCA
Ernest Armijo Feb 2, 2022
City Engineer
- [Signature]* May 11, 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. 11/18/2021
 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

2022c-49

(1)

Easement Notes

- 1 EXISTING 30' UTILITY EASEMENT RETAINED TO ABCWUA (05/22/2014 BK. 2014C, PG. 46 DOC. NO. 2014040949).
- 2 EXISTING 10' X 20' ANCHOR EASEMENT (05/08/2003 BK. 2003C, PG. 129 DOC. NO. 2003077756) VACATED WITH THIS PLAT, SHOWN HEREON AS [Symbol]
- 3 EXISTING 10' P.U.E. (06/03/1999, 1999C-134) VACATED WITH THIS PLAT. SHOWN HEREON AS [Symbol]
- 4 EXISTING 30' UTILITY EASEMENT RETAINED BY THE CITY OF ALBUQUERQUE (05/22/2014 BK. 2014, PG. 46, DOC. NO. 2014040949).
- 5 EXISTING TEMPORARY PRIVATE SLOPE EASEMENT FOR THE BENEFIT OF AND MAINTAINED BY THE LESSEE OF TRACT 8 (03/02/2016 DOC. NO. 2016019763) VACATED ON JANUARY 19, 2022, BY DOCUMENT NO. 2022005144, SHOWN HEREON AS [Symbol]*
- 6 EXISTING TEMPORARY PRIVATE DESILTATION POND EASEMENT (03/02/2016 DOC. NO. 2016019763). VACATED ON JANUARY 19, 2022, BY DOCUMENT NO. 2022005144, SHOWN HEREON AS [Symbol]*
- 7 EXISTING 30' TEMPORARY DRAINAGE EASEMENT FOR THE BENEFIT OF AND MAINTAINED BY THE LESSEE OF TRACT 8 (03/31/1998 DOC. NO. 1998037768) VACATED ON MAY 25, 2022, BY DOCUMENT NO. 2022051242.
- 8 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 9 CROSS-LOT DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT ACROSS TRACTS 9-A AND 9-B, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING TRACTS 9-A AND 9-B AND TO BE MAINTAINED BY THE UNDERLYING OWNERS OF EACH TRACT.
- 10 10' OVERHEAD UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT, DEFINED ALONG THE CENTERLINE SHOWN HEREON.
- 11 TEMPORARY TURNAROUND EASEMENT GRANTED BY DOCUMENT FILED 05/19/2022, AS DOCUMENT NO. 2022049119.
- 12 PRIVATE DRAINAGE AND PONDING EASEMENT GRANTED WITH THE FILING OF THIS PLAT, BENEFITING TRACTS 9-A AND 9-B AND MAINTAINED BY TRACT 9-A AND 9-B WITH RESPONSIBILITY TO BE MODIFIED BY FUTURE AGREEMENT DOCUMENT.

* AS PER THE DRAINAGE EASEMENT AGREEMENT, DATED MARCH 31, 1998 RECORDED AS DOCUMENT NO. 1998037768. THE TEMPORARY EASEMENTS SHOWN HEREON AS [5] AND [6] MAY AT THE ELECTION OF THE OWNER OF TRACT 9 MAKE MODIFICATIONS TO THE PRIVATE SLOPE EASEMENT AND DESILTATION POND AS MAY BE APPROVED BY APPLICABLE GOVERNMENT AUTHORITIES AND THE OWNER OF TRACT 9 WILL ASSUME RESPONSIBILITY FOR THE SLOPES AND PONDS.

ACS Monument "7_K9"
 NAD 1983 CENTRAL ZONE
 X=1496061.706*
 Y=1482904.725*
 Z=5140.082* (NAVD 1988)
 G-G=0.999681940
 Mapping Angle=-0°16'38.12"
 *U.S. SURVEY FEET

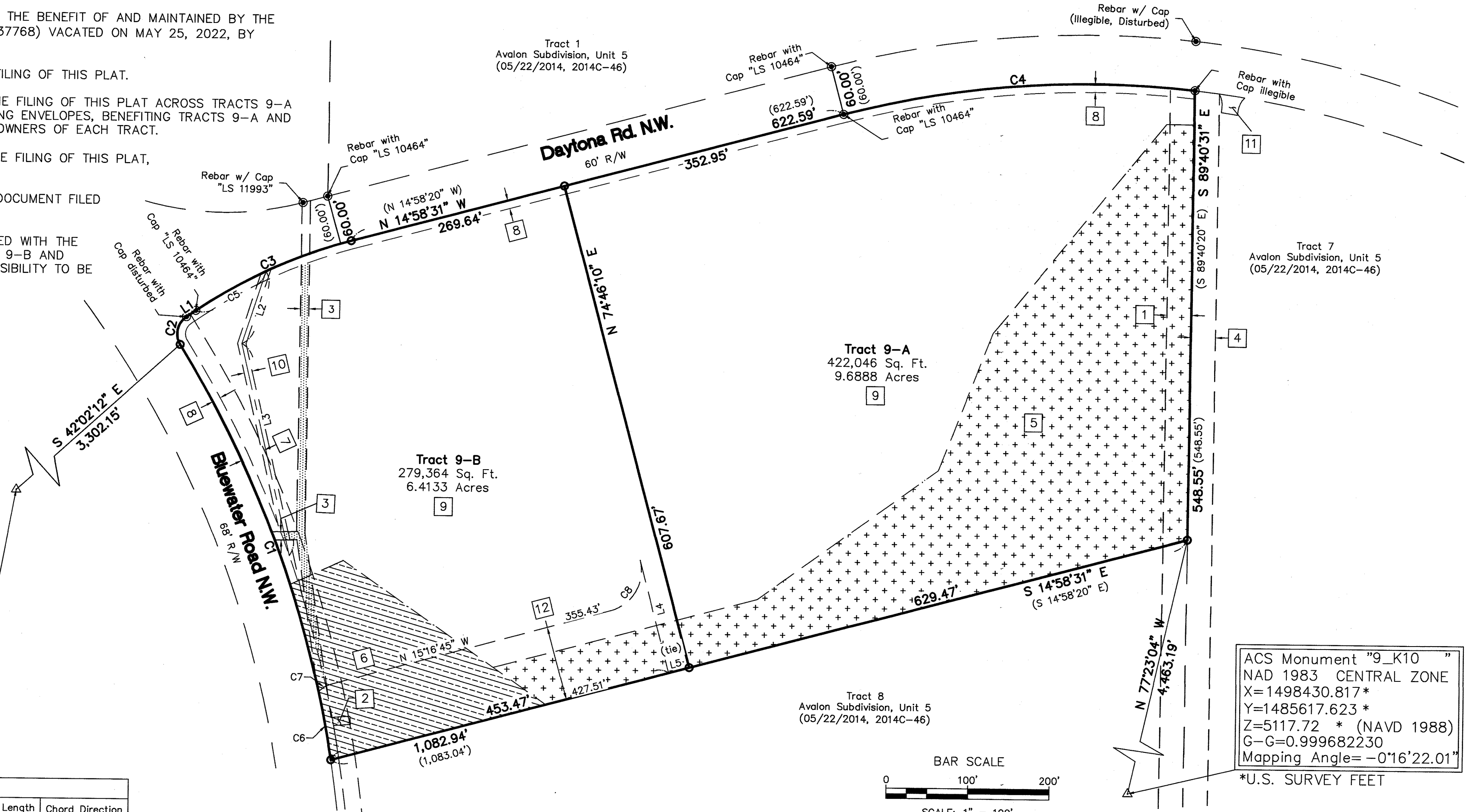
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	543.36' (543.36')	1358.17' (1358.17')	22°55'21"	539.75'	N 69°23'55" E
C2	38.28' (38.28')	25.00' (25.00')	87°43'54"	34.65'	N 78°11'48" W
C3	209.45' (209.45')	620.00' (620.00')	19°21'21"	208.46'	N 24°39'12" W
C4	433.61' (433.61')	1183.34' (1183.34')	20°59'42"	431.19'	N 04°28'40" W
C5	98.19' (98.19')	620.00' (620.00')	9°04'26"	98.09'	S 29°47'39" E
C6	84.53'	1358.17' (1358.17')	3°33'57"	84.52'	S 79°04'37" W
C7	16.97'	27.50'	35°21'07"	16.70'	S 32°57'18" E
C8	79.31'	50.50'	89°59'18"	71.41'	N 60°16'24" W

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (05/22/2014, 2014C-46)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

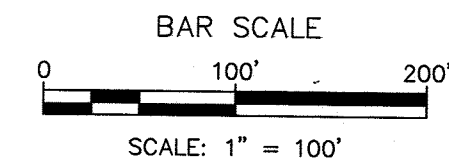
DOCH 2022051377
 05/26/2022 10:04 AM Page: 2 of 3
 PLAT R: 225 00 B: 2022C P: 0049 Linda Stover, Bernalillo County

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 Being Comprised of
 Tract 9
 Avalon Subdivision, Unit 5
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2021**



ACS Monument "9_K10"
 NAD 1983 CENTRAL ZONE
 X=1498430.817*
 Y=1485617.623*
 Z=5117.72* (NAVD 1988)
 G-G=0.999682230
 Mapping Angle=-0°16'22.01"
 *U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	N 34°19'52" W (N 34°19'41" W)	13.71' (25.00')
L2	S 72°20'59" E	92.68'
L3	N 76°50'06" E	265.57'
L4	N 75°01'29" E	142.10'
L5	N 14°58'31" W (N 14°58'20" W)	25.95'



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(2)

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DOCH 2022051377
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Drainage Easement 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 IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. 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 WITH ENGINEER'S STAMP DATE 11/23/2021 AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE 12/06/2021 WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE #K09D050.

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.

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.

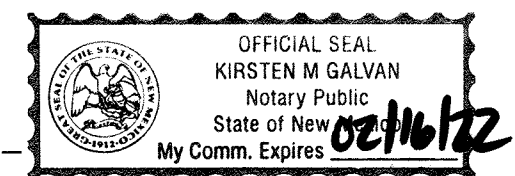
Free Consent

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.

[Signature]
 KURT BROWNING, MANAGER 98TH AND I-40 LAND, LLC *by Titan Property Mgmt., LLC* DATE

STATE OF NEW MEXICO }
 COUNTY OF } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 18th, 2021
 BY: KURT BROWNING, MANAGER, 98TH AND I-40 LAND, LLC

By: *[Signature: Kirsten Galvan]*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 02/16/2022



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