

Vicinity Map - Zone Atlas H-11-Z

Subdivision Data GROSS AREAGE. 5.4683 AREA ZONE ATLAS FACE NO. H-11-2 NUMBER OF DESTRUCTORS NUMBER OF EXCHAING LOTS MILES OF FULL—WOTH STREETS MILES OF FULL—WOTH STREETS RICHT-OF—WAY DEDICATION TO THE CITY OF ALBUQUEROUE. 1.2993 AREA SERVINGER OF SERVINGER SONE SERVINGER SERVINGER SONE SERVINGER SERVINGER SERVINGER SERVINGER SERV

Free Consent & Dedication

Free Consent & Declication

THE SUBDIVISION SHOWA AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. THEREOF AND GRANT ALL ASSEMENTS AS SHOWN HEREON. EXISTING ANDIOR GRANTED PUBLIC UTILITY EASEMENTS OF U.S. AS SHOWN HEREON. DIVISIONS ONTE OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURBED ANDIOR OVERHEAD DISTRIBUTION LIBES, CONDUTTAND PHER FOR UNDERSKOUND UTILITIES. AND UTILITY COMPANIES HAVE THE RIGHT OF INGRESSIFICENCY OF CONSTRUCTION OF, MAINTENANCE OF THE RIGHT OF INGRESSIFICENCY OF THE RIGHT OF THE RIGHT OF INGRESSIFICENCY OF THE RIGHT OF THE RIGHT.

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR MARLIN ST NW AND WAHOO ST NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

CAREY PLANT, THE PRESIDENT BUTTERFLY HOUSE, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY 3/20/24 STATE OF NEW MEXICO

COUNTY OF Sandoval }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON A COLOR OF THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON A COLOR OF THIS INSTRUMENT OF THE STATE OF TH

By. Kaley (II Ward MY COMMISSION EXPIRES 11-18-2025

Indexing Information

SECTION 1, TO STATE OF THE STAT

Purpose of Plat

SUBDIVIDE AS SHOWN HEREON.
 GRANT EASEMENT(S) AS SHOWN HEREON.
 DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
 VACATE EASEMENTS AS SHOWN HEREON.

Legal Description

A CRITAIN PARCEL OF LAND BEING COMPRISED OF PORTIONS OF TRACTS 308, 309 AND 310 WITHIN MUTE 8 OF the TOWN OF ATRISIO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILLD IN THE OFFICE OF THE COUNTY DESIGNATION OF THE PLAT OF SAID SUBDIVISION, FILLD IN THE OFFICE OF THE COUNTY DESIGNATION OF THE COUNTY DESIGNATION OF THE EBBOALULU COUNTY CLERK'S OFFICE ON MARCH 5, 2008, AS DOCUMENT NO. 2008/08913, AND ON JUNE 23, 2009, AS DOCUMENT NO. 2008/08913, AND ON JUNE 23, 2009, AS DOCUMENT NO. 2008/08913, AND ON JUNE 23, 2009, AS DOCUMENT NO. 2008/08913, AND ON JUNE 23, 2009, AS DOCUMENT NO.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID TRACT JID, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF MAMA ROAD NW, BEING MARKED BY'S REAR WITH CAP 'S '25/23', WHENCE A TIE TO ACS MONUMINENT '12_HIT' BEARS N 32'S0'S8' E, A DISTANCE OF '2527.96 FEET,

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID RIGHT-OF-WAY, S 89'22'25" E, A DISTANCE OF 558.74 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE WESTER! NORTH-OF-WAY OF "PARCEL 3" OF THE WEST I-40 DIVERSION CHAINN BEING MARKED BY A REBAR WITH CAP "LS 14733";

THENCE COINCIDING WITH SAID DIVERSION CHANNEL RIGHT-OF-WAY. THE FOLLOWING THREE COURSES:

202.71 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGET TO THE PERMOUS COURSE.

A RADIUS OF 1723.86 FEET, A DELTA OF GO'41"T, AND A CHORD BEARING S 3000"51" W, A DISTANCE
OF 202.20 FEET TO A POINT OF COMPOUND CURVATURE, BEING MARKED BY A REBAR WITH CAP "LS
(1473.5)

295.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11297.16 FEET, A DELTA OF 0129'57", AND A CHGRID BEARING S. 34'1334" W. A DISTANCE OF 289.28 FEET TO A POINT OF COMPROUND COMPATURE, EBRIC MARKED BY A REBAR WITH CAP "LS 14735"; EET, A DELTA OF 0999'44", AND A CHGRID BEAR OF THE RIGHT, HAVING A RADIUS OF 2709.91 FEET, A DELTA OF 0999'44", AND A CHGRID BEARDS S. 39'542" W. A DISTANCE OF 40'43. FEET TO THE MOST SOUTHERLY CORRER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE WEST DEMONARY OF SAND TRACT TO, BEARD SAND THE TOP OF WALL,

THENCE, LEAVING SAID DIVERSION CHANNEL RIGHT-OF-WAY, COINCIDING THE WEST BOUNDARY OF SAID TRACT 310, N 003910" E, A DISTANCE OF 781.67 FEET TO THE POINT OF BEGINNING, CONTAINING 5.4683 ACRES (228,198 SO. F.T.), MORE OR LESS FEET TO THE POINT OF BEGINNING, CONTAINING

OUGH ROSSOS PM Page: 1 of 5 R: \$25.00 RAT B: 2000 PM Page: 1 of 5 R: \$25.00 RAT B: 2000 P: 0010 Michelle S: Revenseth, Bernallilo County

Notes

- 1. SELECTIVE PERFORMED IN MAY 2023, AND LANGLARY 2020.

 SELECTIVE PROPERTY PERFORMED THAT SELECTIVE PROPERTY POOR 1.

 1. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

 4. THE PROPERTY DOES NOT HAVE DIRECT ACCESS TO COORS BLVD. NW.

 1. LOT LINES TO BE ELIMANTED SHOWN HEREON A STORY DESCRIPTION W.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT PAID ON UPC # 101105914924031608 101105913424631610 101105913325731609

BUTTER FULL Holdings LLC BERNAULLO COUNTY TREASURER'S OFFICE

1047/2025

Plat for Plava Del Sur Being Comprised of Portions of Tracts 308, 309 and 310, Unit 8, Town of Atrisco Grant City of Albuquerque Bernalillo County, New Mexico January 2024

Project Number: PR-2023-008674 Application Number: SD-2024-00163

Plat Approvals: Sodney Preside Older 12, 2024 08:03 NDT)
PNM Electric Services Abdul Struiges

Habital Struiges

Valuation Struiges

Quest Corp. d/b/a CenturyLink QC

Steples 7/4p || Mar 14, 2024 New Mexico Gas Company

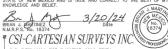
Meter Mexico Gas Company

Meter Mexico
Comcast 04/03/2024

orty rapprovenes.		
Loren N. Risenhoover P.S.	3/15/2024	
City Surveyor Exast Bunjo	Feb 20, 2025	
Traffic Engineering, Transportation Division	Mar 12, 2025	
ÁBCWUA 164, A4	Feb 20, 2025	
Parks and Recreation Department	04/03/2024	
AMAFCA Tegis Cha	Feb 20, 2025	
Hydrology	Feb 20, 2025	
Code Enforcement G. full.	Feb 20, 2025	
Planning Department	Mar 25, 2025	
City Engineer		

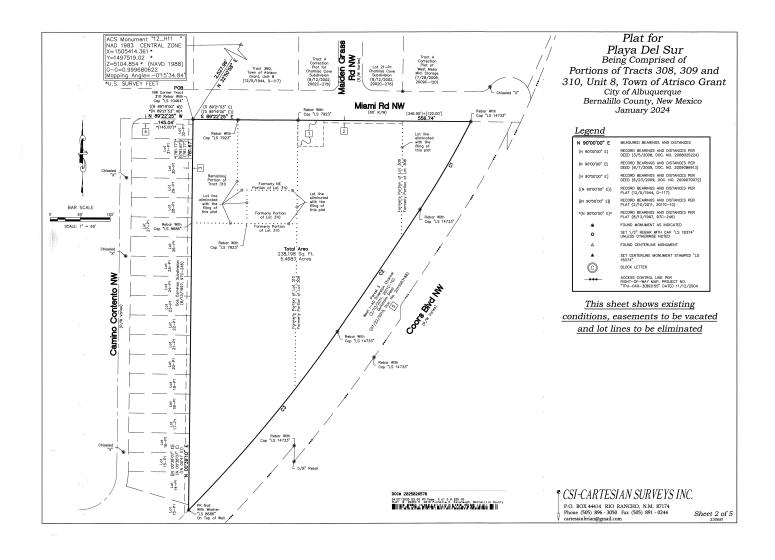
Surveyor's Certificate

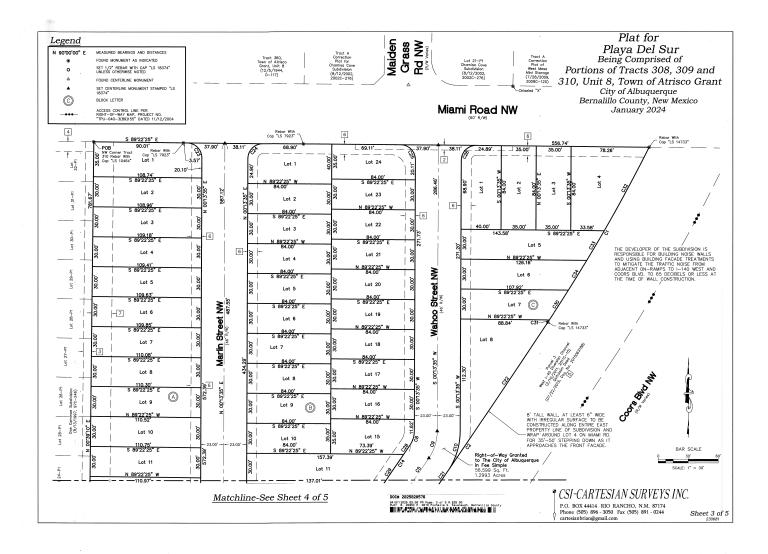
L BRAN J. MARTINEZ, A REGISTEDE PROFESSIONAL LAND SURVEYOR UNDER THE LANG OF THE STATE OF NEW MEDGLO, DO LEVERLY CERTIFY OF THE MARTINEZ, A REGISTED PROFESSIONAL LAND SURVEYOR UNDER THE LANG OF THE STATE OF NEW MEDGLO, DO LEVERLY CERTIFY OF A RECORD OF MADE INCOME. TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDOWNED SHOWN HERDON, THE UTILITY COMPANIES OR OTHER MODIMENTATION AND SURVEYS FOR THE GROWNED AND SURVEYS OF THE MODIMENTATION AND SURVEYS FOR THE OWNERS AND SURVEYS IN THE MEDICAL AND SURVEYS OF THE STATE OF YET MEDICAL CONTROL OF THE MEDICAL AND SURVEYS OF THE MEDICAL AND INTO A MEDICAL AND IN THE MEDICAL AND IN THE MEDICAL AND INTO A MEDICAL AND INTO A MEDICAL AND IN THE MEDICAL AND INTO A MEDICA

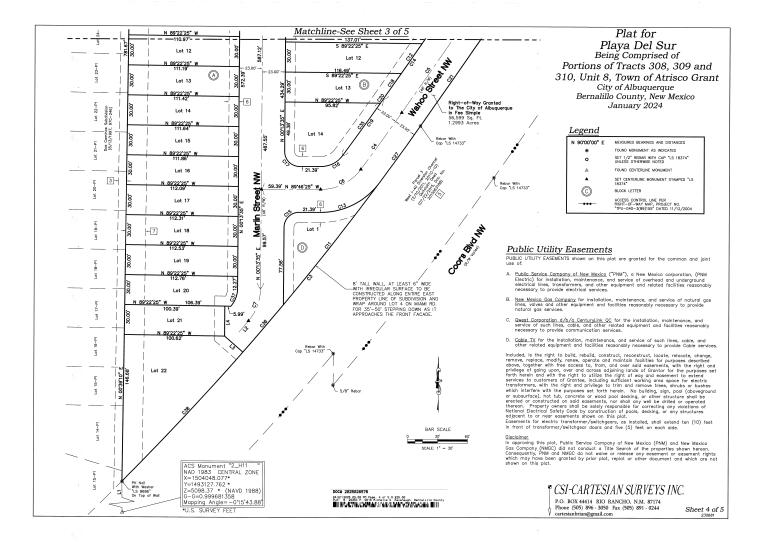


P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244

Sheet 1 of 5







Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 2121392 AND AN EFFECTIVE DATE OF AUGUST 28, 2023.
- WARRANTY DEED FOR A PORTION OF TRACTS 308, 309 AND 310, FILED IN THE BERNAULLO COUNTY CLERK'S OFFICE ON MARCH 5, 2008, AS DOC. NO. 2008025224
- WARRANTY DEED FOR A PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 7, 2009, AS DOC. NO. 2009089913.
- WARRANTY DEED FOR A NORTHEASTERLY PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 23, 2009, AS DOC. NO. 2009070072.
- 5. NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR COORS BLVD. NW, HAVING PROJECT NO. "TPU-040-3(89)155", DATED NOVEMBER 12, 2004.
- PLAT OF PARCELS ONE, TWO AND THREE, WEST I-40 DIVERSION CHANNEL, FILED IN THE BERNAULLO COUNTY CLERK'S OFFICE ON FEBRUARY 10, 2011, IN BOOK 2011C, PAGE 10, DOC. NO. 2011014881.
- ALTA/NSPS LAND TITLE SURVEY FOR THE SUBJECT PROPERTY, BEING PORTIONS OF TRACTS 308, 309 AND 310 OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, PROVIDED BY CHRISTOPHER J. DEHLER, NMRPS NO. 7923, DATED JUNE 8, 2018.
- PLAT SHOWING A PORTION OF TRACTS OF ALLOTTED FROM TOWN OF ATRISCO GRANT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 1944, IN BOOK D, PAGE 117.
- WARRANTY DEED FOR THE NORTHWEST PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2024, AS DOCUMENT NO. 2024014542.

Easement Notes

- EXISTING 142' X 52' PNM AND MST&T EASEMENT (10/8/1965, BK. D787, PG. 854, DOC. NO. 76885) VACATED WITH THE FILING OF THIS PLAT
- [2] EXISTING 5' PNM AND MST&T EASEMENT (10/8/1965, BK. D787, PG. 854, DOC. NO. 76885) AND REVISED (10/8/1965, BK. D787, PG. 855, DOC. NO. 76866)
- 3 EXISTING 8' PNM AND MST&T CO. UTILITY EASEMENT (9/11/1959, BK. D501, PG. 466) AND AS SHOWN ON PLAT (8/13/1997, 97C-246) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- 4 EXISTING 10' PUE (8/13/1997, 97C-246) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- [5] EXISTING BLANKET DRAINAGE AND ACCESS EASEMENT TO THE CITY OF ALBUQUEROUE (2/10/2011, 2011C-10) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 20' PRIVATE DRAINAGE EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNER'S OF EACH LOT GRANTED WITH THE FILING OF THIS PLAT

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0327J, DATED NOVEMBER 14, 2016.

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 SHALL AT BUILDING SHAPE OF ERECTED ON THE LOTS OF PACESSES WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

84/87/8025_03_00 PM Page: 5 of 6 R: \$25.00 PLAT 8: 2025C P: 8016 Richelle 5: Ravanough, Bernalillo County

	Pa	rcel Table	
Parcel Name	Block	Area (Acres)	Area (Sq. F
Lot 1	Block A	0.0862	3,754
Lot 2	Block A	0.0750	3,265
Lot 3	Block A	0.0751	3,272
Lot 4	Block A	0.0753	3,279
Lot 5	Block A	0.0754	3,286
Lot 6	Block A	0.0756	3,292
Lot 7	Block A	0.0757	3,299
Lot 8	Block A	0.0759	3,306
Lot 9	Block A	0.0760	3,312
Lot 10	Block A	0.0762	3,319
Lot 11	Block A	0.0763	3,326
Lot 12	Block A	0.0765	3,332
Lot 13	Block A	0.0767	3,339
Lot 14	Block A	0.0768	3,346
Lot 15	Block A	0.0770	3,353
Lot 16	Block A	0.0771	3,359
Lot 17	Block A	0.0773	3,366
Lot 18	Block A	0.0774	3,373
Lot 19	Block A	0.0776	3,379
Lot 20	Block A	0.0769	3,349
Lot 21	Block A	0.0692	3,015
Lot 22	Block A	0.2227	9,702

	Pa	roel Table	
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block B	0.0760	3,311
Lot 2	Block B	0.0579	2,520
Lot 3	Block B	0.0579	2,520
Lot 4	Block B	0.0579	2,520
Lot 5	Block B	0.0579	2,520
Lot 6	Block B	0.0579	2,520
Lot 7	Block B	0.0579	2,520
Lot 8	Block B	0.0579	2,520
Lot 9	Block B	0.0579	2,520
Lot 10	Block B	0.0579	2,520
Lot 11	Block B	0.1014	4,416
Lot 12	Block B	0.0873	3,803
Lot 13	Block B	0.0731	3,185
Lot 14	Block B	0.1060	4,618
Lot 15	Block B	0.0655	2,851
Lot 16	Block B	0.0579	2,520
Lot 17	Block B	0.0579	2,520
Lot 18	Block B	0.0579	2,520
Lot 19	Block B	0.0579	2,520
Lot 20	Block B	0.0579	2,520
Lot 21	Block B	0.0579	2,520
Lot 22	Block B	0.0579	2,520
Lot 23	Block B	0.0579	2,520
Lot 24	Block B	0.0564	2,893

Parcel Table				
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)	
Lot 1	Block C	0.0760	3,311	
Lot 2	Block C	0.0675	2,940	
Lot 3	Block C	0.0675	2,940	
Lot 4	Block C	0.1088	4,739	
Lot 5	Block C	0.0929	4,048	
Lot 6	Block C	0.0807	3,513	
Lot 7	Block C	0.0678	2,953	
Lot 8	Block C	0.1385	6,032	

Plat for Playa Del Sur Being Comprised of Portions of Tracts 308, 309 and 310, Unit 8, Town of Atrisco Grant City of Albuquerque Bernalillo County, New Mexico

January 2024

Line Table				
Line #	Direction	Length (ft)		
L1	S 00°30'59" E	1487.25'		
L2	S 40°22'44" W	14.80"		
L3	N 48"55"42" W	24.33"		
14	N 0013'35" F	30.00		

	Parcel Toble roel Name Block Area (Acres) Area (Sq. Ft.)		
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block D	0.0822	3,582

Curve #	Length	Curve Table Radius	Delto	Chard Laneth	Charles Discourse
					Chord Directio
C1	202.71' (202.64') [[202.67']]	1723.86' (1723.86') [[1723.86']]	6'44'15"	202.60	S 30'06'51" W
C2	295.27' (295.31') {{295.27'}}	11297.16' (11297.16') {{11297.16'}}	1"29"51"	295.26'	S 3413'54" W
C3	464.88' (464.89')	2709.91' (2709.79') {{2709.91'}}	9"49"44"	464.31"	S 39*54'23" W
C4	69.84"	2686.91"	1"29"21"	69.84"	N 35'44'11" E
C5	115.66	11274.16	0'35'16"	115.66'	N 34'41'12" E
C6	46.90"	50.00'	53'44'43"	45.20'	N 63"21'13" E
C7	35.04'	50.00'	40"09'09"	34.33"	N 20"18"09" E
C8	14.91	25.00'	34'09'59"	14.69	N 17"18'35" E
C9	28.62"	48.00'	34'09'59"	28.20'	N 17"18'35" E
C10	42.34'	71.00'	34'09'59°	41.71	N 1718'35" E
C11	155.21'	2709.91	3'16'54"	155.19"	N 38'07'11" E
C12	36.23	11251.16	011'04"	36.23'	N 34'43'34" E
C13	68.58'	73.00'	53'49'32"	66.08'	N 6318'49" E
C14	115.42'	11251.16'	0'35'16"	115.42	N 34'41'12" E
C15	23.56'	15.00	90'00'01"	21.21	S 45"13"35" W
C16	25.33'	27.00'	53'44'43"	24.41"	N 63'21'13" E
C17	23.56'	15.00'	90'00'00*	21.21	S 44'46'25" E
C18	31.84"	11251.16	0'09'44"	31.84"	N 34'53'58" E
C19	69.23'	2663.91	1"29"21"	69.23'	N 35'44'12" E
C20	4.47	2663.91	0"05"46"	4.47'	N 35'02'25" E
C21	115.90'	11297.16	0'35'16"	115.89"	N 34'41'12" E
C22	179.38'	11297.16	0"54'35"	179.37	N 33'56'17" E
C23	23.46'	15.00'	89*36'00*	21.14'	N 44'34'25" Y
C24	23.67	15.00"	90"24"00"	21.29"	S 45"25"35" V
C25	23.46'	15.00	89'36'00"	21.14	N 44'34'25" Y
C26	23.67	15.00'	90"24"00"	21,29	S 45"25'35" V
C27	70.33'	2709.91	1"29"13"	70.33	N 35'44'07" E
C28	11.20"	11251.16'	0'03'25"	11.20	N 34'25'17" E
C29	36.15'	11251.16'	0"11"03"	36.15	N 34'32'31" E
C30	35.44	1723.86'	1"10"41"	35.44	N 32'48'03" E
C31	2.80"	1723.86	0'05'35"	2.80*	N 33'26'11" E
C32	94.88'	1723.86	3'09'13"	94.87	N 2819'20" E
C33	34.59	1723.86'	1'08'59"	34.59	N 30*28*26* E
C34	35.00'	1723.86	1'09'48"	35.00	N 31'37'49" E
C35	64.76	2663.91	1'23'34"	64.76	N 35'47'05" E
C36	62.27	2709.91	178'59"	62.27	N 40°25'08" E
C37	19.28	27.00'	40'54'31"	18.87	N 20'40'51" E
C38	177,07	2709.91	3'44'37"	177.04	N 42"56"56" E

* CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 cartesianbrian@gmail.com

Sheet 5 of 5