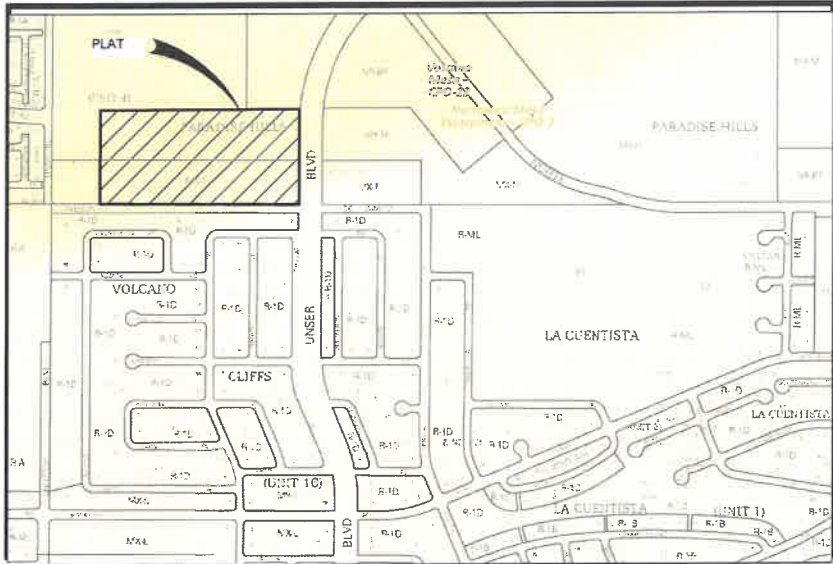




SUBDIVISION DATA

- DHO NO.: PR-2023-009652 / SD-2025-0008
- ZONE ATLAS NO. C-10-Z
- NUMBER OF TRACTS CREATED: 1
- GROSS ACREAGE: 19.7278
- DATE OF SURVEY: SEPT., 2023
- ZONED MX-T

PURPOSE OF PLAT

TO UPDATE WESTERLY PORTION OF TRACT 1 PARADISE HILLS, WITHIN THE TOWN OF ALAMEDA GRANT, TOWNSHIP 11 NORTH, RANGE 2 EAST, SECTION 15.

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALAMEDA GRANT, TOWNSHIP 11 NORTH, RANGE 2 EAST, PROJECTED SECTION 15, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED HEREIN WHERE A NUMBER FIVE REBAR WITH A PLASTIC CAP STAMPED "LS 11808" WAS FOUND, WHENCE A FOUND 3 INCH USGLO SURVEY CONTROL BRASS DISC STAMPED "TA S16, S15 1911" BEARS N 80°37'08" W, A DISTANCE OF 334.29 FEET;

THENCE, N 00° 16' 15" E, A, A DISTANCE OF 846.10 FEET ALONG THE WESTERLY LINE OF TRACT 1, TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE, S 89° 42' 21" E, A DISTANCE OF 140.15 FEET ALONG THE NORTHERLY LINE TO AN ANGLE POINT;

THENCE, S 85° 33' 41" E, A DISTANCE OF 62.27 FEET CONTINUING ALONG THE NORTHERLY LINE TO AN ANGLE POINT;

THENCE, S 89° 42' 21" E, A DISTANCE OF 318.01 FEET CONTINUING ALONG THE NORTHERLY LINE TO AN ANGLE POINT;

THENCE, N 00° 17' 39" E, A DISTANCE OF 4.50 FEET TO AN ANGLE POINT;

THENCE, S 89° 42' 21" E, A DISTANCE OF 801.32 FEET ALONG THE NORTHERLY LINE TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE, S 05° 21' 26" E, A DISTANCE OF 131.16 FEET ALONG THE EASTERLY LINE OF SAID PARCEL CONTIGUOUS WITH THE WESTERLY RIGHT OF WAY AND ACCESS LINE OF UNSER BOULEVARD, NEW MEXICO PROJECT NUMBER A300304, TO AN ANGLE POINT;

THENCE, S 00° 03' 55" W, A DISTANCE OF 442.54 FEET CONTINUING ALONG SAID EASTERLY LINE TO AN ANGLE POINT;

THENCE, S 07° 51' 04" W, A DISTANCE OF 72.85 FEET CONTINUING ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE N 89° 44' 29" W, A DISTANCE OF 1326.43 FEET ALONG THE SOUTHERLY LINE OF SID PARCEL TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 859,344 SQUARE FEET, OR 19.7278 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS ARE REFERRED TO GRID NORTH, NEW MEXICO STATE PLANE COORDINATE SYSTEM - NAD 83, CENTRAL ZONE - AND WERE DERIVED USING GPS RELATIVE POSITIONING TECHNIQUES.

2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES. PROJECT COMBINED FACTOR = 0.999669570. ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM AND ARE REFERRED TO THE USGLO SURVEY CONTROL BRASS DISC STAMPED "S16, S15, S21, S22, T11NR2E 1911".

USGLO SURVEY CONTROL BRASS DISC STAMPED "S16, S15, S21, S22, T11NR2E 1911"
NM STATE PLANE
CENTRAL ZONE NAD83
GRID COORDINATES
N: 1519120.323 (US SURVEY FEET)
E: 1497684.603 (US SURVEY FEET)
EL: 5375.978 (US SURVEY FEET)
ZA: -0°18'30.54"
CF: 0.999669570

3. BEARINGS AND DISTANCES SHOWN ARE AS MEASURED IN THE FIELD. RECORD PLAT INFORMATION IS SHOWN IN PARENTHESIS.

4. ALL EASEMENTS OF RECORD ARE SHOWN HEREON.

5. SIDEWALK WAIVER WAS APPROVED BY THE DHO ON 02/26/2025 TO CONSTRUCT A 6 TO 10 FOOT SIDEWALK ALONG THE FUTURE WOODMONT AVE. (VA-2025-00023).

CobbFendley
3820 Academy Parkway North N.E.
Albuquerque, New Mexico 87109
505.508.0786 | fax 505.508.0837 | www.cobbfendley.com

FREE CONSENT AND DEDICATION

THE PLAT SHOWN HEREON IS MADE WITH FREE CONSENT AND IN ACCORDANCE OF THE DESIRES OF THE UNDERSIGNED OWNER(S). THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM, COMPLETE INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SHOWN ON THIS PLAT. OWNER(S) HEREBY AFFIRM THAT THE DESCRIBED PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF BERNALILLO COUNTY, NEW MEXICO. SAID OWNER(S) HEREBY GRANT ALL EASEMENTS AS MAY BE SHOWN ON THE PLAT. PARCEL IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER: *John Edward*

BY: Bedrock Investors Limited LLLP

NAME: John Edward

Manager: *B. Management LLC, General Mgr.*

STATE OF NEW MEXICO) SS

COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10 DAY OF Sept 2025.

BY: *[Signature]*

MY COMMISSION EXPIRES: Jul 19, 2025



ANDREA KIDD
Notary Public
State of New Mexico
Comm. # 1033227
My Comm. Exp. Jul 19, 2029

GRADING AND DRAINAGE NOTES

- THIS PROPERTY IS SUBJECT TO BERNALILLO COUNTY CODE CHAPTER 38 FLOODS. A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
- CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
- LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
- NO MASS SITE GRADING, CLEARING, OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.
- THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT THERE ARE NO ARROYOS, WATERCOURSES, OR STORM DRAINAGE FACILITIES, AS DEFINED BY CHAPTER 38 OF THE BERNALILLO COUNTY CODE, TRAVERSING, CROSSING, OR ABUTTING THE PROPERTY SHOWN HEREON.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 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.
- 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.
- 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.
- 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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN(10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE(S) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

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.

FLOOD NOTES

BASED ON SCALING, A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0111G, DATED 9/26/2008.

**TRACT 1A
A REPLAT OF
THE WESTERLY PORTION OF TRACT 1
SUMMARY PLAT, 68.75 ACRE TRACT
& 66.15 ACRE TRACT
PARADISE HILLS, TOWN OF ALAMEDA GRANT,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
JULY, 2024**

PLAT APPROVALS

Case Number: PR-2023-009652

PNM ELECTRIC SERVICES Date: 06/03/2025

David Hall Date: 07/09/2025

QWEST CORP. D/B/A CENTURYLINK QC Date: 06/27/2025

NEW MEXICO GAS COMPANY Date: 06/27/2025

COMCAST Date: 06/27/2025

CITY APPROVALS

Loren N. Risenhoover P.S. Date: 4/16/2025

CITY SURVEYOR

TRAFFIC ENGINEER Date:

ABCWUA Date:

PARKS AND RECREATION DEPARTMENT Date:

CODE ENFORCEMENT Date: 6/3/2025

AMAFCA Date:

CITY ENGINEER Date:

DRB CHAIRPERSON, PLANNING DEPARTMENT Date: 10/17/2026

Aaron Fowler Date:

REAL PROPERTY DIVISION

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCH

PROPERTY OWNER OF RECORD: THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL DISTRICT (AMAFCA)

BERNALILLO COUNTY TREASURER'S OFFICE Date:

PLAT & DEED REFERENCES:

(R1) = DOCUMENT #1981044002 WESTERLY PORTION OF TRACT 1 SUMMARY PLAT FILED 08/17/1981BK, C18, PG.157

(R2) = FUTURE R/W ACQUISITION NMDOT R/W MAP CN A300304

(R3) = R/W DEDICATION DOC. #2011032137 FILED 04/04/2011

(R4) = PLAT OF TRACTS 1A, 1B AND 3A, THE TRAILS UNIT4, BOOK 2021C, PAGE 073

(R5) = CRUZ, JOE M, DOC. #2022004581, FILED 1/18/2022

(R6) = RANSOM, RICHARD E. TRUSTEES, PARCEL 15-55, DOC. #2002109159

BOOK A40, PAGE 8542, FILED 8/28/2002

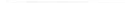
SURVEYOR'S CERTIFICATION

I, DARREN LEVEILLE, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27277, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

DARREN LEVEILLE PS NO.27277 DATE 07/26/2024

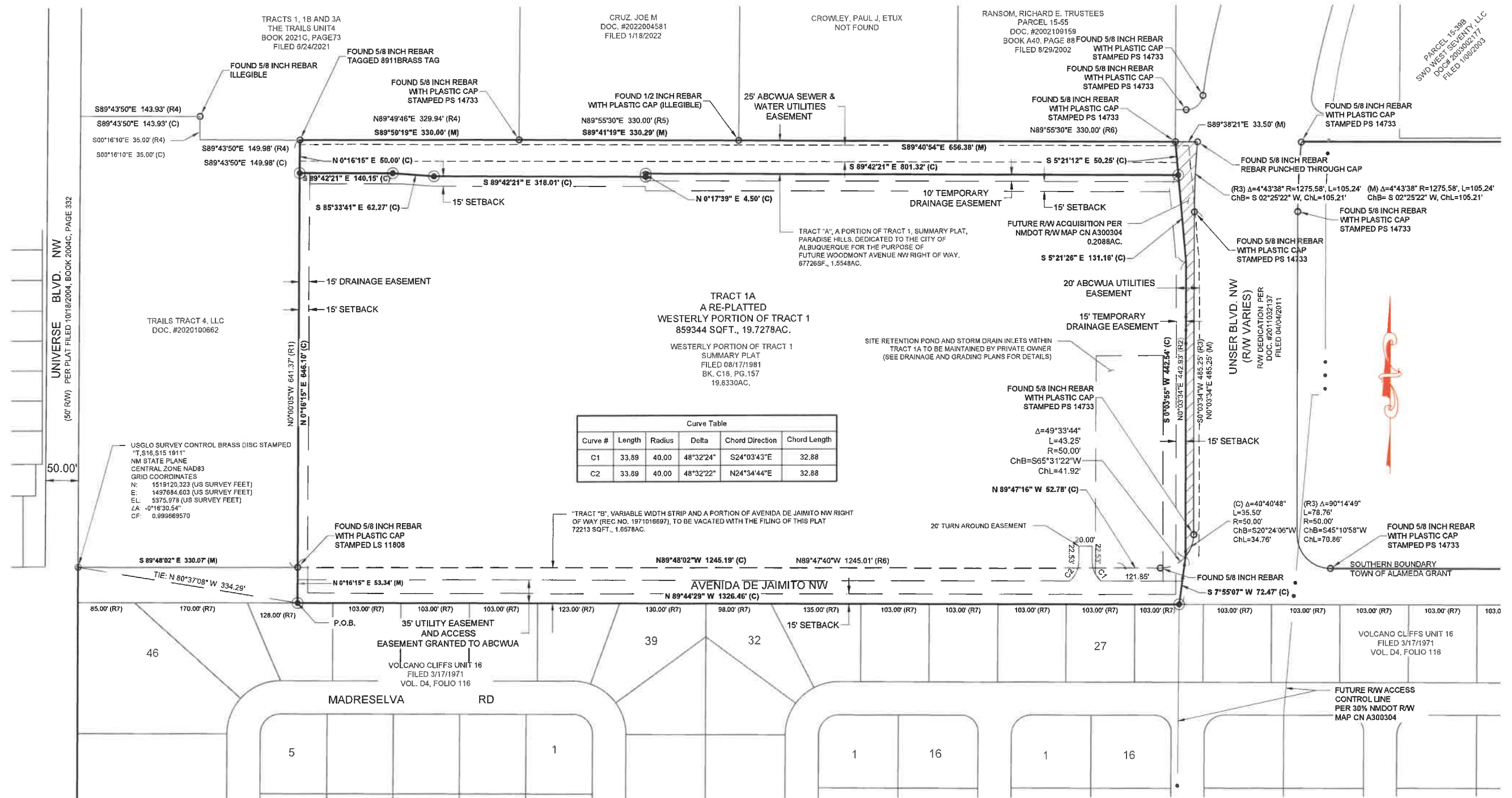


- ☐ FOUND PROPERTY CORNER (AS NOTED)
- ☒ SET 5/8" REBAR & PLASTIC CAP MARKED LS27277
- ☐ CALCULATED POINT (NOT SET)

 LOT LINES AFFECTED BY THIS PLATTING ACTION
 EXISTING UTILITY EASEMENT
 ADJACENT LOT LINES
 EXISTING R.O.W.
 FUTURE ACCESS CONTROL LINE
 LOT LINE ELIMINATED BY THE FILING OF THIS PLAT

(M) = MEASURED BEARINGS AND DISTANCES
(C) = INDICATED CALCULATED BEARING OR DISTANCE

**TRACT 1A
A REPLAT OF
THE WESTERLY PORTION OF TRACT 1
SUMMARY PLAT, 68.75 ACRE TRACT
& 66.15 ACRE TRACT
PARADISE HILLS, TOWN OF ALAMEDA GRANT,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO**

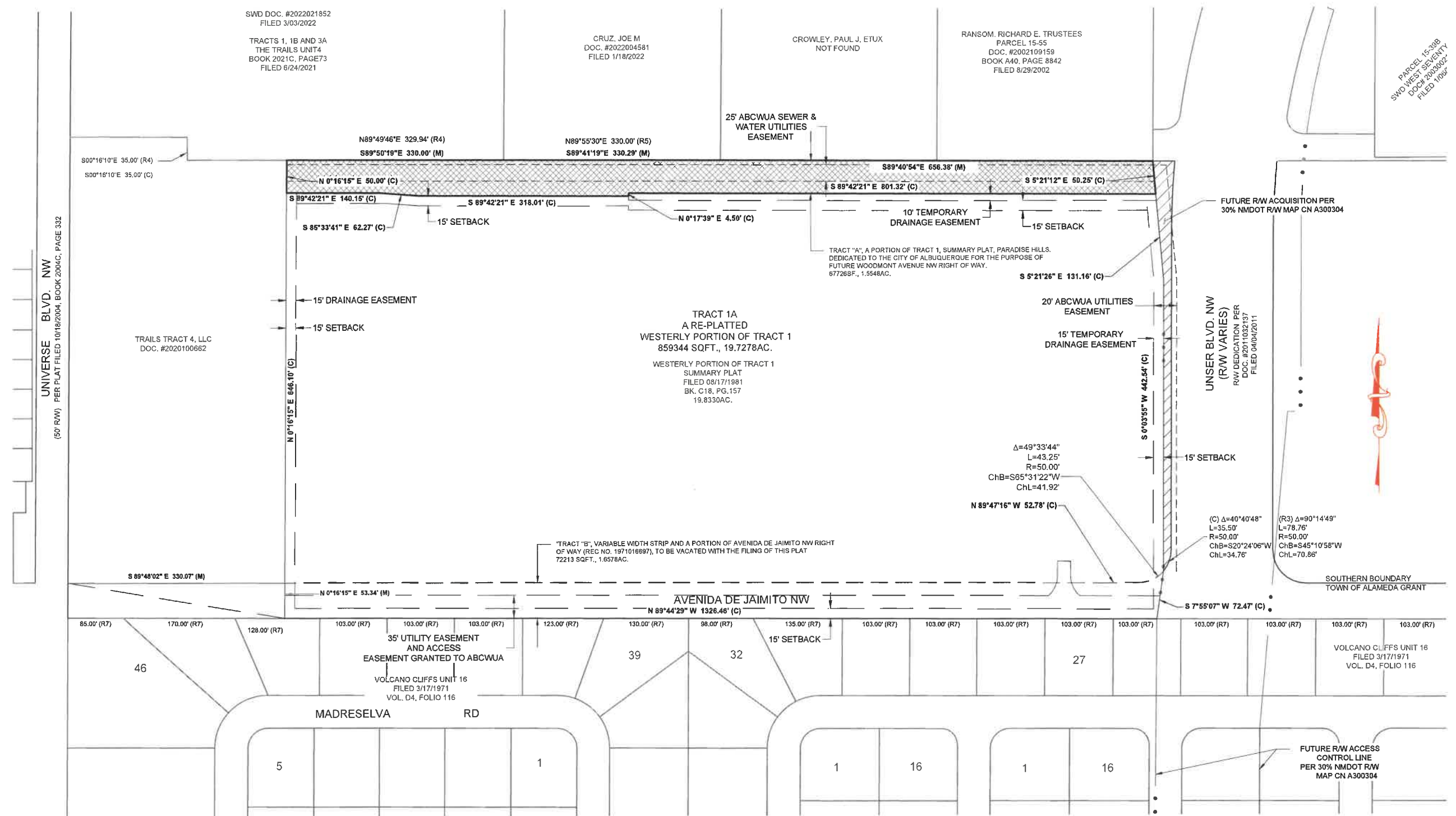


GRAPHIC SCALE

0 100' 200'

SCALE: 1" = 100'
(IN FEET)

PARADISE HILLS, TOWN OF ALAMEDA GRANT, CITY OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



THE INTENDED PURPOSE OF THE CONTROL ESTABLISHED FOR THE JLM PASEO DESIGN SURVEY TO PROVIDE A SPATIAL REFERENCE FOR THE PROJECT BY THE PRIME CLIENT, JLM LIVING LLC. THE INTENDED ACCURACY OF THE CONTROL PROVIDED IN THIS REPORT IS 0.10' HORIZONTAL AND 0.10' VERTICAL. A MORE DETAILED DESCRIPTION OF THE CONTROL IS PROVIDED BELOW:

- HORIZONTAL DATUM AND VERTICAL DATUMS ARE NAD 83, NAVD 88, RESPECTIVELY.
- GEOID 18 (CONUS) WAS USED TO MODEL THE VERTICAL PLANE.
- COORDINATES ARE GROUND MODIFIED BASED ON THE NEW MEXICO STATE PLANE CENTRAL ZONE PROJECTION, MODIFIED ABOUT 0.00' NORTH, 0.00' EAST USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.0003322093.
- BEARINGS ARE NEW MEXICO STATE PLANE CENTRAL ZONE NAD 83 GRID BEARINGS.
- UNITS ARE ON US SURVEY FEET.
- CITY OF ALBUQUERQUE MONUMENT "8_C10" USED AS BASIS FOR CONTROL POINTS.
- THE CONTROL MONUMENTS WERE SET, OBSERVED, AND ADJUSTED IN JULY 2023.

GRID COORDINATES

PT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	1521769.738	1499153.570	5414.202	CP-10 5RB/PC
11	1521696.774	1498353.253	5414.190	CP-11 5RB/PC
12	1521057.988	1499246.488	5403.486	CP-12 5RB/PC

PROJECT COORDINATES (GROUND MODIFIED VALUES)

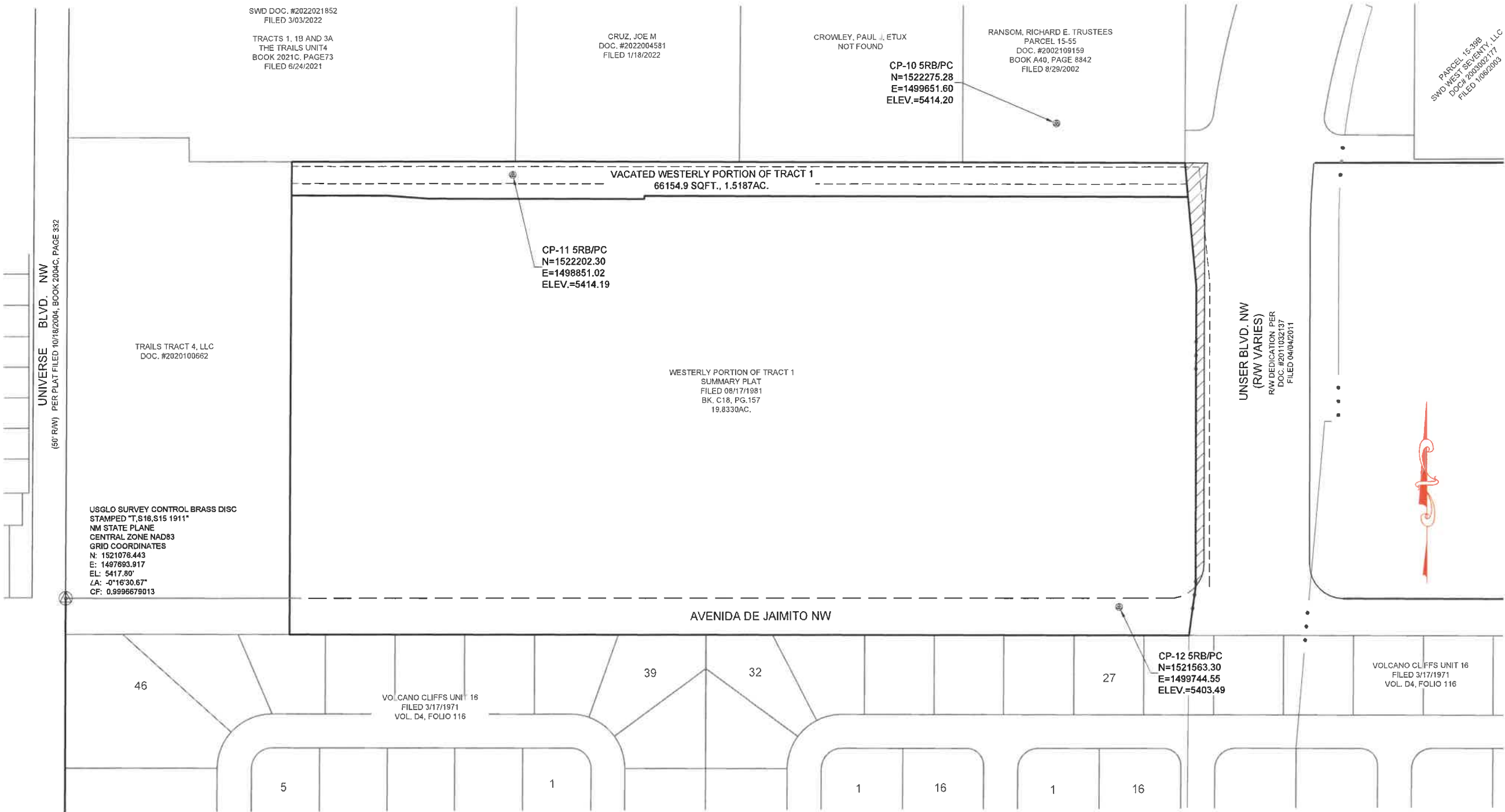
PT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	1522275.284	1499651.603	5414.202	CP-10 5RB/PC
11	1522202.296	1498851.020	5414.190	CP-11 5RB/PC
12	1521563.298	1499744.552	5403.486	CP-12 5RB/PC

CONTROL MAP

TRACT 1A

A REPLAT OF THE WESTERLY PORTION OF TRACT 1
SUMMARY PLAT, 68.75 ACRE TRACT
& 66.15 ACRE TRACT

PARADISE HILLS, TOWN OF ALAMEDA GRANT, CITY OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



3820 Academy Parkway North N.E.
Albuquerque, New Mexico 87109

505.508.0786 | fax 505.508.0837 | www.cobbfendley.com

I, DARREN LEVEILLE, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27277, DO HEREBY CERTIFY THAT THIS CONTROL SURVEY REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON AN ACTUAL SURVEY ON THE GROUND AS DESCRIBED HEREIN; THAT I AM RESPONSIBLE FOR THIS SURVEY; AND THAT THE SURVEY AND REPORT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

