

SUBDIVISION DATA

1 DHO NO : PR-2023-009652 / SD-2025-0008

2, ZONE ATLAS NO. C-10-Z

3 NUMBER OF TRACTS CREATED: 1

4 GROSS ACREAGE: 19.7278

5. DATE OF SURVEY: SEPT., 2023

6 ZONED MX-T

PURPOSE OF PLAT

TO UPDATE WESTERLY PORTION OF TRACT 1 PARADISE HILLS, WITHIN THE TOWN OF ALAMEDA GRANT, TOWNSHIP 11 NORTH,

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

REGINNING 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 646.10 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 IS 00° 03° 55" W. A DISTANCE OF 442.54 FEET CONTINUING ALONG SAID EASTERLY LINE TO AN ANGLE POINT;

THENCE, S 07° 51' 04" WI, A DISTANCE OF 72,85 FEET CONTINUING ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID

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.

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 "\$16, \$15, \$21, \$22, T11N/R2E 1911"

USGLO SURVEY CONTROL BRASS DISC STAMPED "S16, S15, S21, S22, T11N/R2E 1911"

CENTRAL ZONE NAD83

GRID COORDINATES

H: 1519120.323 (US SURVEY FEET)
E: 1497684.603 (US SURVEY FEET)
EL: 5375.978 (US SURVEY FEET)

ZA: -0°16'30.54"

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

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



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 IT THIN THE PLATTING AND SUBDIVISION JURISDICTION OF BERNALILLO COUNTY, NEW MEXICO. SAID OWNER(S) HEREBY GRANT ALE ASEMENTS AS MAY BE SHOWN ON THE PLAT. PARCEL IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANT

BY: Bed

STATE OF NEW MEXICO) COUNTY OF BERNAULLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 🙆 DAY OF 🔙 2025

July 19,2025 ANDREA KIDD Notary Public TUS 1912025

State of New Mexico Comm. # 1033227 My Comm, Exp. Jul 19, 2029

GRADING AND DRAINAGE NOTES

a. 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

DEVELOPMENT OF THESE LOTS.

b. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.

c. 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

d. NO MASS SITE GROUNS, OSCILLARY OF THE GROUND STATE OF THE CONTROL OF THE UNDERSIONED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT THERE ARE NO ARROYOS, WATERCOURSES, OR STORM DRAINAGE FACILITIES, AS DEFINED BY CHAPTER 38 OF THE ARROYOS, WATERCOURSES, OR STORM DRAINAGE FACILITIES, AS DEFINED BY CHAPTER 38 OF THE ARROYOS, WATERCOURSES, OR STORM DRAINAGE FACILITIES, AS DEFINED BY CHAPTER 38 OF THE

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.

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. CARLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE. INCLUDED, IS THE RIGHT TO BOILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, NEMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSED 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 AS PACE 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 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 TRANSFORMERS/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), NEW MEXICO GAS COMPANY (NIMGC) AND QWEST
CORPORATION DIBIA: CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY, PNM, NIMGC 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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO

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,

JULY, 2024

Case Number: PR-2023-009652		
Ru_	06/03/2025	
PNM ELECTRIC SERVICES	Date	
David Hall	07/09/2025	
QWESTCORP, D/B/A CENTURYLINK QC	Date	
24	06/27/2025	
NEW MISCO GAS COMPANY	Date	
Mike Mortus	06/27/2025	
COMCAST	Date	

CITY APPROVALS

PLAT APPROVALS

Loren N. Risenhoover P.S.	4/16/2025
RTY SURVEYOR	Date
TRAFFIC ENGINEER	Date
BCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
CODE INFORCEMENT	Date
120	6/3/2025
AM-JCA	Date
DITY ENGINEER	Date
orb Chairperson, Planning Department Aaron Fowler	10717/2026
REAL PROPERTY DIVISION	Date

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

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

BERNALILLO COUNTY TREASURER'S OFFICE

PLAT & DEED REFERENCES:

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

(R2) = FUTURE RW ACQUISITION NMDOT RW MAP ON A300304

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

(R4) = PLAT OF TRACTS 1A, 18 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 800K A40, PAGE 8842, FILED 8/29/2002



SURVEYOR'S CERTIFICATION

L DARREN LEVELLE 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 SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT ITS 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

SHEET 1 OF 2

(R1) = DOCUMENT #1981044002 WESTERLY PORTION OF TRACT 1 SUMMARY PLAT FILED 08/17/1981BK, C18, PG.157 TRACT 1A LEGEND. (R2) = FUTURE RAY ACQUISITION NMDOT RAY MAP ON A300304 A REPLAT OF (R3) = R/W DEDICATION DOC. #2011032137 FILED 04/04/2011 THE WESTERLY PORTION OF TRACT 1 (R4) = PLAT OF TRACTS 1A, 1B AND 3A, THE TRAILS UNIT4, BOOK 2021C, PAGE 073 FOUND PROPERTY CORNER (AS NOTED) (R5) = CRUZ, JOE M. DOC, #2022004581, FILED 1/18/2022 SUMMARY PLAT. 68.75 ACRE TRACT SET 5/8" REBAR & PLASTIC CAP MARKED LS27277 (R6) = RANSOM, RICHARD E. TRUSTEES, PARCEL 15-55, DOC. #2002109159 BOOK A40, PAGE 8842, FILED 8/29/2002 & 66.15 ACRE TRACT CALCULATED POINT (NOT SET) (R7) = VOLCANO CLIFFS UNIT 16, FILED 3/17/1971, BOOK D4, FOLIO 116 PARADISE HILLS, TOWN OF ALAMEDA GRANT, LOT LINES AFFECTED BY THIS PLATTING ACTION CITY OF ALBUQUERQUE, BERNALILLO COUNTY, **NEW MEXICO** — EXISTING UTILITY EASEMENT (M) = MEASURED BEARINGS AND DISTANCES (C) = INDICATED CALCULATED BEARING OR DISTANCE ADJACENT LOT LINES EXISTING R.O.W. • • ---- FUTURE ACCESS CONTROL LINE — LOT LINE ELIMINATED BY THE FILING OF THIS PLAT RANSOM, RICHARD E. TRUSTEES TRACTS 1, 1B AND 3A THE TRAILS UNIT4 CRUZ JOE M CROWLEY, PAUL J, ETUX NOT FOUND PARCEL 15-55 DOC, #2002109159 BOOK 440, PAGE 88 FOUND 5/8 INCH REBAR DOC, #202200458 FILED 1/18/2022 BOOK 2021C PAGE73 FOUND 5/8 INCH REBAR TAGGED 8911BRASS TAG FILED 8/29/2002 WITH PLASTIC CAP-STAMPED PS 14733 FOUND 5/8 INCH REBAR FOUND 5/8 INCH REBAR MATH PLASTIC CAP FOUND 5/8 INCH REBAR STAMPED PS 14733 WITH PLASTIC CAP FOUND 1/2 INCH REBAR 25' ABCWUA SEWER & FOUND 5/8 INCH REBAR STAMPED PS 14733 WITH PLASTIC CAP (LLEGIBLE) WATER UTILITIES EASEMENT FOUND 5/8 INCH REBAR S89°43'50"E 143.93' (R4) WITH PLASTIC CAP WITH PLASTIC CAP STAMPED PS 14733 STAMPED PS 14733 N89°55'30"F 330.00' (R5 \$89°43'50"E 143.93' (C) - S89"38'21"E 33.50" (M) N89°55'30"E 330.00' (R6) S89°50'19"E 330.00' (M) \$89°41'19"E 330.29' (M) S00*16'10"E 35,00' (R4) S89°43'50"E 149.98' (R4 S00°16'10"E 35.00"(C) FOUND 5/8 INCH REBAR \$89°43'50"E 149.98' (C) -N 0"16"15" E 50.00" (C) -S 5°21'12" E 50.25' (C) S 89°42'21" E 801.32' (C) REBAR PUNCHED THROUGH CAP (R3) Δ=4*43'38" R=1275.58', L=105.24' (M) Δ=4*43'38" R=1275.58', L=105.24' ChB= S 02°25'22" W, ChL=105.21' ChB= S 02°25'22" W, ChL=105.21' 10' TEMPORARY N 0°17'39" E 4.50' (C) - 15' SETBACK DRAINAGE EASEMENT -15' SETBACK FOUND 5/8 INCH REBAR WITH PLASTIC CAP FUTURE R/W ACQUISITION PER TRACT "A", A PORTION OF TRACT 1, SUMMARY PLAT, PARADISE HILLS. DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF FUTURE WOODMONT AVENUE NW RIGHT OF WAY. 87726SF., 1.5548AC. STAMPED PS 14733 NMDOT R/W MAP CN A300304 0,2088AC. FOUND 5/8 INCH REBAR -WITH PLASTIC CAP STAMPED PS 14733 S 5°21'26" E 131.16' (C)-→ 15' DRAINAGE EASEMENT 20' ABCWUA UTILITIES EASEMENT TRACT 1A A RE-PLATTED I--- 15' SETBACK 15' TEMPORARY WESTERLY PORTION OF TRACT 1 TRAILS TRACT 4 LLC DRAINAGE EASEMENT 859344 SQFT., 19.7278AC. SITE RETENTION POND AND STORM DRAIN INLETS WITHIN TRACT 1A TO BE MAINTAINED BY PRIVATE OWNER WESTERLY PORTION OF TRACT 1 SUMMARY PLAT (SEE DRAINAGE AND GRADING PLANS FOR DETAILS) FILED 08/17/1981 BK. C18, PG.157 19.8330AC. FOLIND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED PS 14733 Curve Table Δ=49°33'44" Delta Chord Direction Chord Lengt L=43.25' R=50.00' Curve # Length Radius - 15' SETBACK ISGLO SURVEY CONTROL BRASS DISC STAMPER 33.89 40.00 48°32'24" \$24°03'43"E 32.88 ChB=S65°31'22"W 50.00 ChL=41.921 C2 33.89 40.00 48°32'22" N24°34'44"E 32,88 1519120 323 (US SURVEY FEET) N 89°47'16" W 52.78' (C) 1497684.603 (US SURVEY FEET) 5375,978 (US SURVEY FEET) "TRACT "B", VARIABLE WIDTH STRIP AND A PORTION OF AVENIDA DE JAIMITO NW RIGHT OF WAY (REC NO. 1971016897), TO BE VACATED WITH THE FILING OF THIS PLAT 72213 SQFT., 1,6578AC. (C) A=40°40'48 (R3) A=90°14'49' 0°16'30.54" =35.50 1 = 78 76 0.999669570 R=50.00' R=50.00' ChB=S20°24'06"W ChB=S45°10'58"W FOUND 5/8 INCH REBAR 20' TURN AROUND EASEMENT FOUND 5/8 INCH REBAR WITH PLASTIC CAP WITH PLASTIC CAP ChL=34.76" ChL=70.86' S 89°48'02" E 330.07 (M) N89°48'02"W 1245.19' (C) N89°47'40"W 1245.01' (R6) TIE: N 80"37'08" W 334.29" FOUND 5/8 INCH REBAR AVENIDA DE JAIMITO NW S 7°55'07" W 72.47' (C) N 89"44'29" W 1326,46' (C) 85.00' (R7) 170.00° (R7 103.00' (R7) 103.00' (R7) 103.00' (R7) 128.00' (R7) 35' UTILITY EASEMENT P.O.B. 5' SETBACK AND ACCESS EASEMENT GRANTED TO ABCWUA VOLCANO CLIFFS UNIT 16 32 39 27 FILED 3/17/1971 46 VOL. D4, FOLIO 116 VOLCANO CLIFFS UNIT 16 VOL. D4. FOLIO 116 MADRESELVA RD CONTROL LINE PER 30% NMDOT RAV 16 16 GRAPHIC SCALE CobbFendley 3820 Academy Parkway North N.E. Albuquerque, New Mexico 87109 505,508,0786 I fax 505,508,0837 I www.cobbfendley.com SHEET 2 of 2

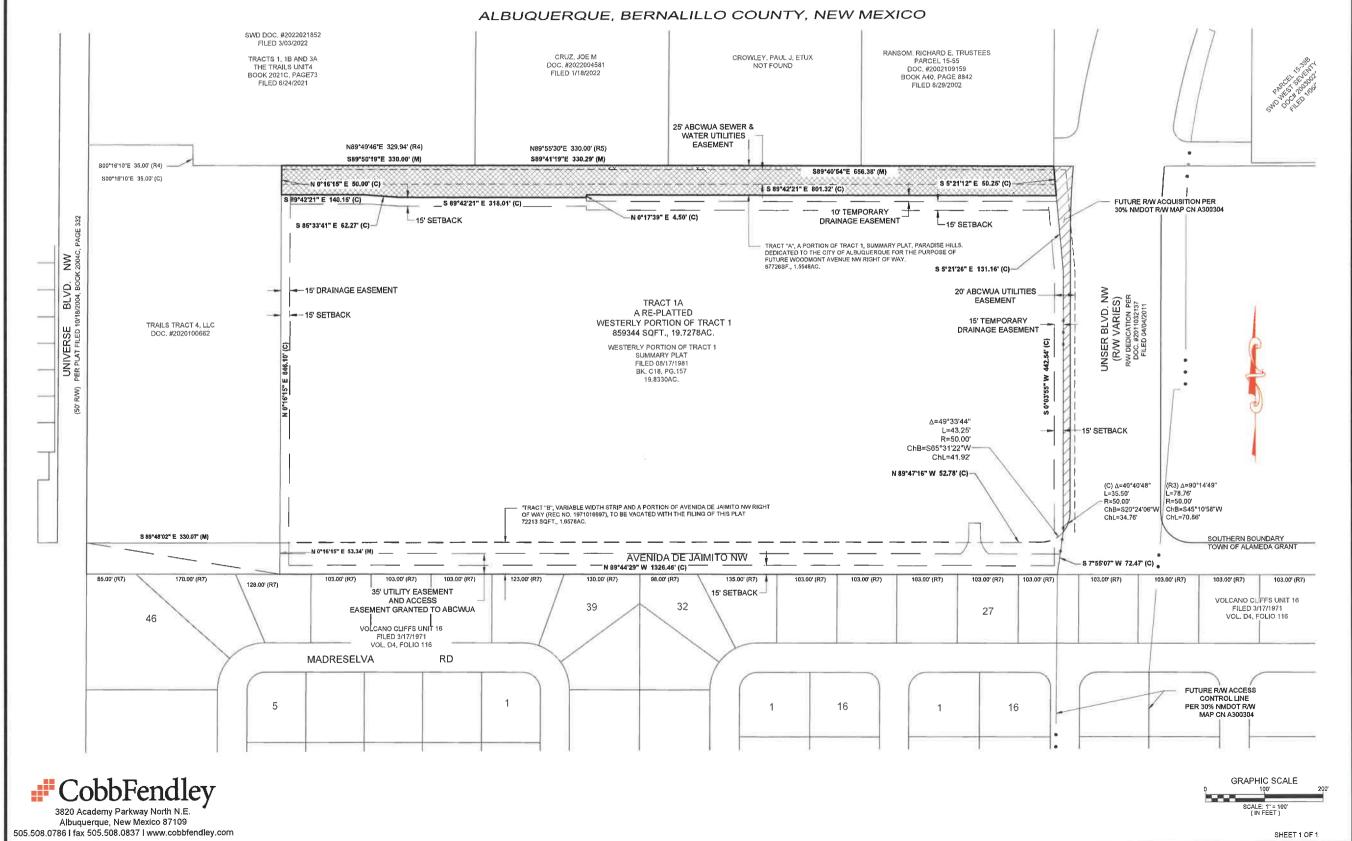
RIGHT OF WAY VACATION EXHIBIT

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



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" GRID COORDINATES CONTROL MAP PT# NORTHING ELEVATION TRACT 1A VERTICAL. A MORE DETAILED DESCRIPTION OF THE CONTROL IS PROVIDED BELOW: 10 1521769,738 11 1521696,774 1/100153 570 5414 202 CP-10 5RR/PC 1498353,253 5414.190 HORIZONTAL DATUM AND VERTICAL DATUMS ARE NAD 83, NAVD 88, RESPECTIVELY. A REPLAT OF THE WESTERLY PORTION OF TRACT 1 12 1521057,988 5403,486 CP-12 5RB/PC 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. SUMMARY PLAT, 68.75 ACRE TRACT PROJECT COORDINATES (GROUND MODIFIED VALUES) SCALE FACTOR OF 1.0003322093.

BEARINGS ARE NEW MEXICO STATE PLANE CENTRAL ZONE NAD 83 GRID BEARINGS. & 66.15 ACRE TRACT PT# NORTHING EASTING DESCRIPTION PARADISE HILLS, TOWN OF ALAMEDA GRANT, CITY OF . UNITS ARE ON US SURVEY FEET. 5414.202 CP-10 5RB/PC 10 1522275.284 1499651,603 CITY OF ALBUQUERQUE MONUMENT "8_C10" USED AS BASIS FOR CONTROL POINTS. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 11 1522202.296 1498851.020 5414 190 CP-11 5RR/PC THE CONTROL MONUMENTS WERE SET, OBSERVED, AND ADJUSTED IN JULY 2023. CP-12 5RB/PC 12 1521563.298 1499744.552 5403.486 SWD DOC. #2022021852 FILED 3/03/2022 RANSOM, RICHARD E. TRUSTEES PARCEL 15-55 CRUZ, JOE M DOC. #2022004581 TRACTS 1 18 AND 3A THE TRAILS UNIT4 BOOK 2021C, PAGE73 FILED 6/24/2021 NOT FOUND DOC. #2002109159 FILED 1/18/2022 BOOK A40 PAGE 8842 CP-10 5RB/PC N=1522275.28 E=1499651.60 ELEV.=5414,20 VACATED WESTERLY PORTION OF TRACT 1 66154.9 SQFT., 1.5187AC. CP-11 5RB/PC N=1522202.30 E=1498851.02 ELEV.=5414.19 BLVD. UNSER BLVD. NW (R/W VARIES)
R/W DEDICATION PER DOC.#20113137
FLIED 04/04/2011 TRAILS TRACT 4, LLC UNIVERSE PER PLAT FILED 10 DOC. #2020100662 WESTERLY PORTION OF TRACT 1 SUMMARY PLAT FILED 08/17/1981 BK, C18, PG.157 19.8330AC. USGLO SURVEY CONTROL BRASS DISC STAMPED "T,S16,S15 1911" NM STATE PLANE CENTRAL ZONE NAD83 GRID COORDINATES N: 1521076.443 E: 1497693.917 EL: 5417.80' AVENIDA DE JAIMITO NW CP-12 5RB/PC VOLCANO CLIFFS UNIT 16 N=1521563.30 39 32 27 FILED 3/17/1971 F=1499744 55 VOL. D4, FOLIO 116 46 ELEV.=5403.49 FILED 3/17/1971 VOL. D4, FOLIO 116 CobbFendley 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. SCALE: 1" = 100' (IN FEET) 3820 Academy Parkway North N.E. Albuquerque, New Mexico 87109 505.508,0786 I fax 505,508.0837 I www.cobbfendley.com SHEET 1 OF 1