

LOCATION MAP  
NOT TO SCALE

#### SUBDIVISION DATA:

1. Project No. PR-2024-010189
2. Zone Atlas Index No.: J-7, J-8 & H-8.
3. Gross Subdivision Acreage: 109.9839 Acres.
4. Total Number of Tracts Created: 2 Tracts.
5. Date of Survey: May, 2023.
6. Plat is located within Town of Atrisco Grant, within Projected Sections 17 and 18, T10 N, R 2 E; N.M.P.M.
7. No public streets were created.
8. Zoning: PC.

#### PURPOSE OF PLAT:

The purpose of this Plat is to subdivide Tract N-1 into two (2) tracts, in the Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058 and to grant easements.

#### BULK LAND NOTE:

- Future subdivision of the lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.
- The City and AMAFCA, (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.
- By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
- At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

#### 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. 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 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), 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 and which are not shown on this plat.

#### DESCRIPTION:

A certain tract of land located within the Town of Atrisco Grant, within Projected Sections 17 and 18, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract lettered "N-1", Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058.

This Tract contains 109.9839 acres, more or less.

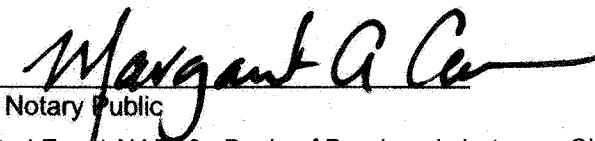
#### FREE CONSENT AND DEDICATION:

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 City of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

By:   
Karen Alarid  
APS Executive Director of Capital Construction

State of New Mexico )  
SS  
County of Bernalillo )

This instrument was acknowledged before me on 13 day of September, 2024  
by Karen Alarid, APS Executive Director of Capital Construction.


My Commission Expires: Nov 8, 2025   
Notary Public

#### NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD83. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "4-H9". Bearing = N33°06'21"E
2. Distances are ground distances.
3. All easements of record are shown.
4. Record Bearings and distances are shown in parenthesis and the same as shown on Correction Plat of Watershed Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 0058.
5. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 2300338, Effective Date: January 23, 2023.
6. Portions of Tract N-1-A and N-1-B are located in Flood Zones "AE" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and updated by LOMR Case No. 17-06-0303P, Effective Date: November 28, 2016.
7. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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. The foregoing requirement shall be a condition to approval of this plat".
8. **New AMAFCA Access Easement** - Grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantee"), Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico, a political subdivision of the State of New Mexico, its successors and assigns ("APS" or "Grantor"), hereby grants to AMAFCA the non-exclusive easement designated herein "**New AMAFCA Access Easement**" as depicted on this plat is with the full and free consent of Grantor. Grantor covenants and warrants it has a good and lawful right to dedicate the right-of-way or easement interests described herein. AMAFCA shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the **New AMAFCA Access Easement** arising from AMAFCA's use of the **New AMAFCA Access Easement**. AMAFCA shall not be responsible for liability, claims, and damages arising from personal injury, death, or damage to persons or property caused by the willful misconduct or gross negligence of employees, agents, contractors, and subcontractors of Grantor or other parties within the **New AMAFCA Access Easement**. Any portion of any land, right-of-way or easements granted herein shall revert to the Grantor, its successors or assigns, at such time when said portion is declared unnecessary for flood control by the Board of Directors of AMAFCA. Any reversion shall be conveyed by platting vacation. AMAFCA and Grantor shall coordinate regarding secured access (locks, gates, etc.) to said **New AMAFCA Access Easement**.
9. **ABCWUA Utility Easement** - Grant to the Albuquerque Bernalillo County Water Authority ("ABCWUA" or "Grantee"). Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico, a political subdivision of the State of New Mexico, its successors and assigns ("APS" or "Grantor"), hereby grants to ABCWUA an easement for the exclusive right ("**ABCWUA Utility Easement**") to construct, install, inspect, operate, maintain, repair, modify, and replace a public water line ("Use") underneath the **New AMAFCA Access Easement** as shown on this plat (see note 8). ABCWUA shall have the right to remove trees, bushes, undergrowth, and any other obstacle within the **New AMAFCA Access Easement** if ABCWUA reasonably determines that such growth or obstacle interferes with its Use. While ABCWUA shall have the exclusive right to conduct the Use within the **ABCWUA Utility Easement**, ABCWUA shall not obstruct, impeded, or damage the **New AMAFCA Access Easement** so as to impair or impede any other parties' ability to use and access the **New AMAFCA Access Easement**. ABCWUA shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the **ABCWUA Utility Easement** or arising from ABCWUA's Use of the **ABCWUA Utility Easement** or the **New AMAFCA Access Easement**. ABCWUA shall not be responsible for liability, claims, and damages arising from personal injury, death, or damage to persons or property caused by the willful misconduct or gross negligence of employees, agents, contractors, and subcontractors of Grantor or other parties within the **ABCWUA Utility Easement**. Any portion of any land, right of way or easements granted herein shall revert to Grantor, its successors or assigns, at such time when said portion is no longer used or needed by ABCWUA. Any reversion shall be conveyed by platting vacation. ABCWUA and Grantor shall coordinate regarding secured access (locks, gates, etc.) to said **ABCWUA Utility Easement**.
10. Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

#### SURVEYOR'S CERTIFICATION:

I, Alan R. Benham a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

  
Alan R. Benham  
New Mexico Professional Surveyor 15700  
Date: SEPT 11, 2024

DOCH 2025040694

05/13/2025 01:52 PM Page: 1 of 2 R: \$25.00  
PLAT B: 2025C P: 0022 Michelle S. Kavanaugh, Bernalillo County  
My Commission Expires Nov. 8, 2025

STATE OF NEW MEXICO  
NOTARY PUBLIC  
MARGARET A. CALLAHAN  
Commission Number 1135920  
My Commission Expires Nov. 8, 2025



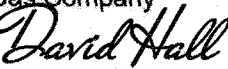

## BULK LAND PLAT OF TRACTS N-1-A & N-1-B WATERSHED SUBDIVISION (A REPLAT OF TRACT N-1, WATERSHED SUBDIVISION) PROJECTED SECTIONS 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2024

Project Number: PR-2024-010189

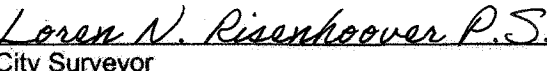


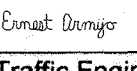
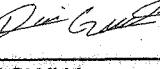
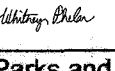

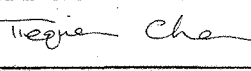
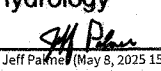
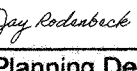
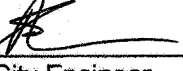

Application Number: Bulk\_Plt-2025-00001 Date of DHO Approval: April 9, 2025

#### PLAT APPROVALS

##### Utility Approvals:

	09 / 23 / 2024
PNM Electric Services	Date
	09 / 23 / 2024
New Mexico Gas Company	Date
	09 / 23 / 2024
CenturyLink	Date
	09 / 25 / 2024
Comcast	Date

##### City Approvals:


	9/20/2024
City Surveyor	Date
	
*Real Property Division (conditional)	Date
	
**Environmental Health Department (conditional)	Date
	May 8, 2025
Traffic Engineering, Transportation Division	Date
	May 9, 2025
ABCWUA	Date
	May 8, 2025
Parks and Recreation Department	Date
	09 / 24 / 2024
AMAFCA	Date
	May 8, 2025
Hydrology	Date
	May 8, 2025
Code Enforcement	Date
	May 8, 2025
Planning Department	Date
	May 9, 2025
City Engineer	Date
	
***MRGCD (conditional)	Date

#### TAX CERTIFICATION:

This is to certify that taxes are current and paid on UPC #

100805820244120201

Property Owner of Record: Albuquerque Public Schools

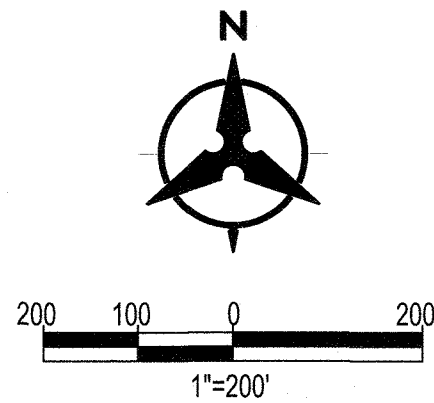
  
Bernalillo County Treasurer's Office  
Date: 5/13/2025

**Bohannon & Huston**  
www.bhinc.com 800.877.5332



# LEGEND

- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PS 15700"
- CALCULATED POINT
- FOUND PLASTIC CAP AS NOTED
- ⊙ FOUND REBAR AS NOTED
- ◆ FOUND BRASS CAP AS NOTED
- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- ADJOINING PROPERTY LINE



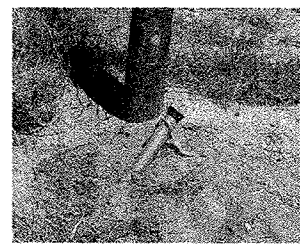
BOUNDARY CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	05°37'58" LT (05°37'58" LT)	145.81' (145.81')	291.39' (291.39')	2964.00' (2964.00')	S49°01'52"W (S49°01'42"W)	291.27' (291.27')
C2	24°45'05" LT (24°45'05" LT)	255.40' (255.40')	502.84' (502.84')	1164.00' (1164.00')	S33°50'20"W (S33°50'10"W)	498.94' (498.94')
C3	77°28'47" RT (77°28'47" RT)	80.23' (80.23')	135.23' (135.23')	100.00' (100.00')	S60°12'11"W (S60°12'02"W)	125.16' (125.16')
C4	08°10'32" LT (08°10'32" LT)	363.77' (363.77')	726.30' (726.30')	5090.00' (5090.00')	N85°08'31"W (N85°08'41"W)	725.69' (725.69')
C5	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'58"W)	704.38' (704.38')
C6	08°00'10" LT (08°00'10" LT)	356.05' (356.05')	710.94' (710.94')	5090.00' (5090.00')	N85°03'20"W (N85°03'20"W)	710.36' (710.36')
C7	00°10'22" LT (00°10'22" LT)	7.68' (7.68')	15.36' (15.36')	5090.00' (5090.00')	N89°08'36"W (N89°08'36"W)	15.36' (15.36')
C8	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'48"W)	704.38' (704.38')

BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°18'23"E (N00°18'17"E)	206.90' (206.78')
T2	N81°03'25"W (N81°03'35"W)	146.64' (146.64')
T3	N61°49'01"E (N61°49'01"E)	105.43' (105.43')

BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T4	N00°18'23"E (N00°18'23"E)	124.70' (124.70')
T5	N30°43'14"W (N30°43'14"W)	88.26' (88.26')
T6	N18°21'50"E (N18°21'50"E)	170.11' (170.11')
T7	N00°18'23"E (N00°18'23"E)	73.57' (73.57')
T8	N41°04'53"W (N41°04'53"W)	178.10' (178.10')

## NOTES:

- EXISTING 50' FLOATING ACCESS EASEMENT IS BEING RELOCATED AS AN AMAFCA ACCESS EASEMENT WITH THIS PLAT AND WAS FIXED BY THE NATIONAL PARK SERVICE EASEMENT FILED JUN. 9, 2023 AS DOC. NO. 2023035849 AND SHOWN ON THIS PLAT.
- AMAFCA SHALL HAVE ACCESS TO THE "NEW AMAFCA ACCESS AGREEMENT" VIA THE "APS ACCESS ROAD," AS MAY BE MODIFIED FROM TIME TO TIME AND PURSUANT TO A SEPARATE ACCESS AGREEMENT BETWEEN APS AND AMAFCA, WHICH SHALL BE SEPARATELY AGREED UPON.



NOTE: THIS BRASS CAP HAS BEEN RECOVERED FIVE TIMES BY THE SURVEYOR, NOV 2005, FEB 2008, MAR 2011, NOV 2015 AND MAY 2023. IN THE FIRST RECOVERY IN NOV 2005, THE MONUMENT WAS STABLE AND IN UPRIGHT POSITION. SUBSEQUENT RECOVERIES REVEALED THAT THE MONUMENT HAD BEEN COMPLETELY REMOVED AND WAS LYING ON THE SURFACE OF THE GROUND. THE MONUMENT HAD BEEN PLACED BACK INTO THE GROUND BY 2015, HOWEVER, IN UNSTABLE SAND. THE MONUMENT IS CURRENTLY LEANING OVER, AND FIFTY PERCENT OUT OF THE GROUND. THE ORIGINAL COORDINATES AS OBSERVED IN NOV 2005 WERE USED FOR THIS PLAT AND HELD FOR THE BOUNDARY.

PLAT FOR  
INSPIRATION SUBDIVISION  
PHASE 1B  
FILED: MAR. 12, 2020  
(BK. 2020C, PG. 0032)

PLAT FOR  
INSPIRATION SUBDIVISION  
PHASE 2C  
FILED: MAR. 11, 2021  
(BK. 2021C, PG. 0026)

FOUND 3" BRASS CAP  
STAMPED "PNN AP19 1990"  
BENT CONDITION

PLAT FOR  
INSPIRATION SUBDIVISION  
PHASE 1B  
FILED: MAR. 12, 2020  
(BK. 2020C, PG. 0032)

FOUND 1.25" YELLOW PLASTIC CAP  
STAMPED "NEW MEXICO PS 11184"

N81°01'36"W 1449.47'  
(N81°01'30"W 1449.67')

ARROYO VISTA BOULEVARD NW  
(180' R/W)

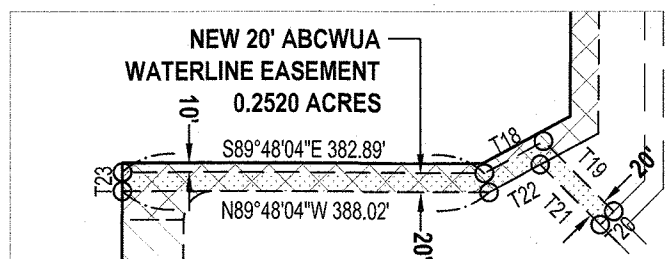
PARCEL C-2  
CORRECTION PLAT OF  
PARCELS C-1, C-2, C-3 & D-1, WATERSHED NORTH  
FILED: MAY 9, 2012  
(BK. 2012C, PG. 0057)

ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T9	S89°42'05"E	39.98'
T10	S41°04'53"E	146.05'
T11	S00°18'23"W	96.57'
T12	S18°20'56"W	147.59'
T13	S30°48'04"E	69.06'

ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T14	S00°18'23"W	150.89'
T15	S61°49'01"W	130.87'
T16	N89°35'32"W	65.00'
T17	N00°24'28"E	59.65'

ACCESS EASEMENT CURVE DATA				
ID	DELTA	TANGENT	ARC	RADIUS
C9	49°06'59" LT	13.71'	25.72'	30.00'
C10	89°47'28" LT	29.89'	47.01'	30.00'
C11	00°43'54" LT	32.50'	65.01'	5090.00'

ABCWUA EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T18	N61°49'01"E	71.12'
T19	S44°59'56"E	104.51'
T20	S45°00'04"W	20.00'
T21	N44°59'56"W	89.66'
T22	S61°49'01"W	61.33'
T23	N00°24'28"E	20.00'



DETAIL A  
SCALE: 1" = 200'

PARCEL C-1  
CORRECTION PLAT OF  
PARCELS C-1, C-2, C-3 & D-1  
WATERSHED NORTH  
FILED: MAY 9, 2012  
(BK. 2012C, PG. 0057)

ALBUQUERQUE GEODETIC REFERENCE STATION "REWARD"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N=1,487,364.083 USR E=1,491,190.819 USR  
GROUND TO GRID FACTOR = 0.999675005  
Δa = -00°17'12.28"  
NAVD 1988 ELEVATION = 5319.688 USR

## BULK LAND PLAT OF TRACTS N-1-A & N-1-B WATERSHED SUBDIVISION (A REPLAT OF TRACT N-1, WATERSHED SUBDIVISION) PROJECTED SECTIONS 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2024

DOCH: 2025040694

05/13/2025 01:52 PM Page: 2 of 2 P. \$25.00  
PLAT: B. 2025C P. 0022 Michelle S. Kavanaugh, Bernalillo County  
[Barcode]

