

**LOCATION MAP**  
NOT TO SCALE

**SUBDIVISION DATA:**

1. Project No. \_\_\_\_\_
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.

**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: [Signature]  
Karen Alarid  
APS Executive Director of Capital Construction

State of New Mexico )  
                                  ) SS  
County of Bernalillo )

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

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 Margaret A Callahan  
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 - Dedication and grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantee"), its successors and assigns, of the easement designated herein as "New AMAFCA Access Easement" is with the full and free consent of the Board of Education of the Albuquerque Municipal School District No. 12 ("APS or "Grantor"), without any rights, or express or implied warranties other than as expressly contained herein. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control by the Board of Directors of AMAFCA. Any reversion shall be conveyed by platting vacation. Grantee shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the New AMAFCA Access Easement or arising from Grantee's use of the New AMAFCA Access Easement.

**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.

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



**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: \_\_\_\_\_ Date of DHO Approval: \_\_\_\_\_

**PLAT APPROVALS**

**Utility Approvals:**

<u>[Signature]</u> PNM Electric Services	09 / 23 / 2024
<u>[Signature]</u> New Mexico Gas Company	09 / 23 / 2024
<u>[Signature]</u> CenturyLink	09 / 23 / 2024
<u>[Signature]</u> Comcast	09 / 25 / 2024

**City Approvals:**  
[Signature] 9/20/2024  
City Surveyor Date

*Real Property Division (conditional)	Date
**Environmental Health Department (conditional)	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
<u>[Signature]</u> AMAFCA	09 / 24 / 2024
Hydrology	Date
Code Enforcement	Date
Planning Department	Date
City Engineer	Date
***MRGCD (conditional)	Date

**TAX CERTIFICATION:**

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

Property Owner of Record: \_\_\_\_\_

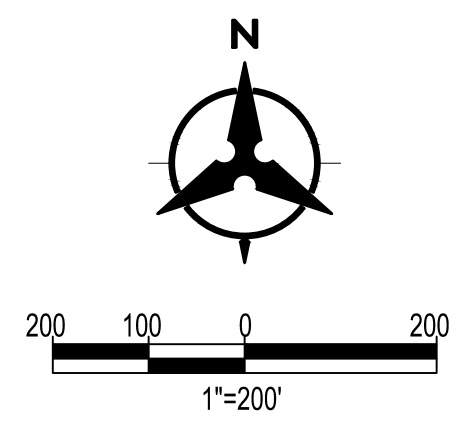
Bernalillo County Treasurer's Office Date

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

**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**

**LEGEND**

- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PS 15700"
- 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:**
- A. 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.
  - B. 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. 0020)

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

PLAT FOR INSPIRATION SUBDIVISION PHASE 2C  
FILED: MAR. 11, 2021  
(BK. 2021C, PG. 0020)

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

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

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 CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C9	49°06'59" LT	13.71'	25.72'	30.00'	S06°12'34"E	24.94'
C10	89°47'28" LT	29.89'	47.01'	30.00'	S45°18'12"W	42.35'
C11	00°43'54" LT	32.50'	65.01'	5090.00'	N88°41'27"W	65.01'

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°46'04"E	69.06'
T14	S00°18'23"W	150.89'
T15	S61°49'01"W	130.87'

ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T16	N89°35'32"W	65.00'
T17	N00°24'28"E	59.65'

**TRACT N-1-B  
60.0839 Acres**

TRACT N-1 CORRECTION PLAT OF TRACTS N-1 & N-2 WATERSHED SUBDIVISION  
FILED: MAY 9, 2012  
(BK. 2012C, PG. 0058)

**NEW AMAFCA ACCESS EASEMENT  
1.0343 ACRES  
GRANTED WITH THE FILING OF THIS PLAT  
SEE NOTE 8 ON SHEET 1 OF 2**

**AMAFCA ACCESS AGREEMENT  
FILED: JULY 26, 2024  
DOC. NO. 2024051073**

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=1,487,384.063 USR E=1,491,190.819 USR  
GROUND TO GRID FACTOR = 0.999675005  
Δg = -00°17'12.26"  
NAVD 1988 ELEVATION = 5319.688 USR

FOUND U.S.D.O.I. BLM 3" BRASS CAP STAMPED "AP17 PNM AP18 1990"  
(TIE) N80°17'29"E 7433.24'

ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N=1,495,628.96 USR E=1,496,579.839 USR  
GROUND TO GRID FACTOR = 0.999678461  
Δg = -00°16'35.82"  
NAVD 1988 ELEVATION = 5209.315 USR

(TIE) N00°18'23"E 1914.36'

FOUND U.S.D.O.I. BLM 3" BRASS CAP STAMPED "PNM AP18 1990"

US DEPT. OF INTERIOR NATIONAL PARK SERVICE PERMANENT EASEMENT  
FILED: JUN. 9, 2023  
DOC. NO. 2023035849

EXISTING 50' FLOATING ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. AND THE NATIONAL PARK SERVICE. MAINTENANCE RESPONSIBILITY IS WITH BENEFICIARIES.  
FILED: DEC. 27, 2000  
(BK. 2000C PG. 316)

EXISTING PUBLIC WATER LINE EASEMENT  
FILED: AUG. 10, 2017  
DOC. NO. 2017077163

EXISTING PNM UNDERGROUND ELECTRIC EASEMENT  
FILED: AUG. 28, 2019  
DOC. NO. 2019073049

EXISTING UNDERGROUND STORM DRAIN PIPE PERMANENT EASEMENT  
FILED: AUG. 23, 2012  
DOC. NO. 2012086552

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

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

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

(TIE) S32°38'33"E 5093.65'

DEL WEBB AT MIREHAVEN UNIT 4  
FILED: AUG. 6, 2020  
(BK. 2020C, PG. 0070)

(S89°42'24"E 1140.29')  
S89°42'14"E 1140.17'

SEE NOTE B ON THIS SHEET

US DEPT. OF INTERIOR NATIONAL PARK SERVICE PERMANENT EASEMENT  
FILED: JUN. 9, 2023  
DOC. NO. 2023035849

EXISTING PUBLIC WATER LINE EASEMENT  
FILED: AUG. 10, 2017  
DOC. NO. 2017077163

**TRACT N-1-A  
49.9000 Acres**

EXISTING 50' FLOATING ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. AND THE NATIONAL PARK SERVICE. MAINTENANCE RESPONSIBILITY IS WITH BENEFICIARIES.  
FILED: DEC. 27, 2000  
(BK. 2000C PG. 316)

EXISTING PUBLIC TRAFFIC DETECTOR LOOP EASEMENT  
FILED: JAN. 18, 2018  
DOC. NO. 2018005356

EXISTING 30' PLAINS ELECTRIC EASEMENT  
FILED: MAR. 12, 1953 (BK. D235 PG. 619)  
HATCHED PORTION RELEASED  
FILED: DEC. 6, 2002  
(BK. A46, PG. 1932)  
DOC. NO. 2002162354

EXISTING UNDERGROUND STORM DRAIN PIPE PERMANENT EASEMENT  
FILED: AUG. 23, 2012  
DOC. NO. 2012086552

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

(TIE) S32°38'33"E 5093.65'

PULTE AT MIREHAVEN PHASE 2B  
FILED: FEB. 8, 2017  
(BK. 2017C, PG. 0011)

TRACT N-2-D-15 PULTE AT MIREHAVEN PHASE 2B  
FILED: FEB. 8, 2017  
(BK. 2017C, PG. 0011)

US DEPT. OF INTERIOR NATIONAL PARK SERVICE PERMANENT EASEMENT  
FILED: JUN. 9, 2023  
DOC. NO. 2023035849

**TRACT N-1-A  
49.9000 Acres**

EXISTING 50' FLOATING ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. AND THE NATIONAL PARK SERVICE. MAINTENANCE RESPONSIBILITY IS WITH BENEFICIARIES.  
FILED: DEC. 27, 2000  
(BK. 2000C PG. 316)

EXISTING PUBLIC TRAFFIC DETECTOR LOOP EASEMENT  
FILED: JAN. 18, 2018  
DOC. NO. 2018005356

EXISTING 30' PLAINS ELECTRIC EASEMENT  
FILED: MAR. 12, 1953 (BK. D235 PG. 619)  
HATCHED PORTION RELEASED  
FILED: DEC. 6, 2002  
(BK. A46, PG. 1932)  
DOC. NO. 2002162354

ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N=1,495,628.96 USR E=1,496,579.839 USR  
GROUND TO GRID FACTOR = 0.999678461  
Δg = -00°16'35.82"  
NAVD 1988 ELEVATION = 5209.315 USR

