



VICINITY MAP - ZONE ATLAS H-17-Z



NOTES

1. FIELD SURVEY PERFORMED IN NOVEMBER 14TH, 2024
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT A-1 OF THE PLAT OF TRACTS A-1 & A-2 VIDAS SUBDIVISION, WHICH BEARS NORTH 89°24'19" WEST, ASSUMED NORTH, AS RECORDED IN PLAT BOOK 2013C, PAGE 93 OF THE BERNALILLO COUNTY, NEW MEXICO RECORDS.
4. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 202__.

DOCUMENTS

1. DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 11TH, 2022, AS DOCUMENT NO. 2022014488.
2. PLAT OF TRACTS A-1 & A-2 VIDAS SUBDIVISION, RECORDED IN PLAT BOOK 2013C, PAGE 93 OF THE RECORDS OF THE BERNALILLO COUNTY CLERK'S OFFICE.
3. BOUNDARY SURVEY BY AMERICAN SURVEYING & MAPPING, INC., DATED 11/14/2024, UNFILED.

FLOOD NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 350002 0352 H (MAP NO. 35001C0352H), WHICH BEARS AN EFFECTIVE DATE OF 08/16/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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 THE PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT APPROVAL

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS-OF-WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

PURPOSE OF PLAT

1. SUBDIVIDE AS SHOWN HEREON.

SUBDIVISION DATA

GROSS ACREAGE: 4.493Ac.
ZONE ATLAS PAGE NO.: H-17-Z
NUMBER OF EXISTING TRACTS: 1
NUMBER OF TRACTS CREATED: 1
MILES OF FULL-WIDTH STREETS: 0
MILES OF HALF-WIDTH STREETS: 0
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: NONE
DATE OF SURVEY: 11/14/2024

LEGAL DESCRIPTION

ALL OF LOT TRACT A-1 OF THE PLAT OF TRACTS A-1 & A-2 VIDAS SUBDIVISION, RECORDED IN PLAT BOOK 2013C, PAGE 93 OF THE BERNALILLO COUNTY, NEW MEXICO RECORDS, SITUATED WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT A-1 OF THE PLAT OF TRACTS A-1 & A-2 VIDAS SUBDIVISION, RECORDED IN PLAT BOOK 2013C, PAGE 93 OF THE BERNALILLO COUNTY, NEW MEXICO RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT A-1 RUN NORTH 00°26'48" EAST, A DISTANCE OF 304.40 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°55'24", AND A CHORD DISTANCE OF 35.33 FEET WHICH BEARS NORTH 45°29'16" EAST; THENCE CONTINUE ALONG SAID WEST LINE AND THE ARC OF SAID CURVE FOR A LENGTH OF 39.23 FEET TO A POINT OF TANGENCY WITH A LINE, BEING THE NORTH LINE OF SAID TRACT A-1; THENCE ALONG SAID NORTH LINE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) SOUTH 89°33'12" EAST A DISTANCE OF 50.10 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 19°14'29", AND A CHORD DISTANCE OF 160.44 FEET, WHICH BEARS NORTH 80°50'00" EAST; (2) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 161.20 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 31°38'00" AND A CHORD DISTANCE OF 272.56 FEET WHICH BEARS NORTH 87°01'36" EAST; (3) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 276.05 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (4) THENCE ALONG SAID NON-TANGENT LINE RUN SOUTH 77°09'41" EAST A DISTANCE OF 60.80 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°55'24", AND A CHORD DISTANCE OF 31.44 FEET WHICH BEARS SOUTH 38°06'16" EAST; (5) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 34.00 FEET TO A POINT OF NON-TANGENCY WITH A LINE, BEING THE EAST LINE OF AFORESAID TRACT A-1; THENCE ALONG SAID EAST LINE RUN SOUTH 01°12'32" WEST A DISTANCE OF 87.26 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1220.95 FEET, A CENTRAL ANGLE OF 12°44'18" AND A CHORD DISTANCE OF 270.89 FEET WHICH BEARS SOUTH 22°44'11" WEST; THENCE ALONG SAID EAST LINE AND THE ARC OF SAID CURVE RUN FOR A LENGTH OF 271.45 FEET TO A POINT OF NON-TANGENCY, SAID NON-TANGENT POINT BEING THE SOUTHEAST CORNER OF SAID TRACT A-1; THENCE ALONG SAID NON-TANGENT LINE, BEING THE SOUTH LINE OF SAID TRACT A-1, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 89°24'19" WEST A DISTANCE OF 919.95 FEET; (2) THENCE RUN NORTH 00°38'42" EAST A DISTANCE OF 1.88 FEET; (3) THENCE RUN NORTH 89°24'19" WEST A DISTANCE OF 288.49 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 195,716 OR 4.493 ACRES, MORE OR LESS.

ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #:

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

A REPLAT OF LOT 1-A OF RIVERWALK MARKETPLACE

A REPLAT OF LOT 1-A OF SAID PLAT, RECORDED IN MAP BOOK C40, PAGE 45 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2025

PROJECT NUMBER:

APPLICATION NUMBER:

PLAT APPROVALS:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

CITY APPROVALS:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ASM AMERICAN
SURVEYING
& MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

LB#6393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979

SHEET 1 OF 2

