

Location Map

Zone Atlas Map No. A-11-Z

### Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.8299 ACRES±  
ZONE ATLAS INDEX NO: A-11-Z  
NO. OF TRACTS CREATED: 2  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0

### Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

### Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 SERVICES.  
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 WITHIN THE EASEMENT 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIFNS, 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.

RECORDING STAMP  
DOCH 2023007377  
02/07/2023 09:56 PM Page: 1 of 2  
PLAT R-525.00 B: 2023C P: 0005 Linda Stover, Bernalillo County

### Legal Description

TRACT NUMBERED FOUR (4) OF THE PLAT OF PARADISE PLAZA, PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 7, 2009 IN BOOK 2009C, PAGE 170 AS DOCUMENT NUMBER 2009132927, NOW COMPRISING OF TRACTS 4-A AND 4-B, PARADISE PLAZA.

TREASURER'S CERTIFICATE  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPCH: 10106638341510104  
PROPERTY OWNER OF RECORD:  
BRANDENREED PROPERTIES LLC  
BERNALILLO COUNTY TREASURER'S OFFICE  
Lisa Peltz 8/7/23

### Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS AND TO GRANT AN EASEMENT.

### Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

### Free Consent

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Danny Brandenburg  
MANAGING PARTNER  
BRANDENREED PROPERTIES LLC  
9/29/22  
DATE

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Jaimie N. Garcia  
Commission No. 1083368  
March 22, 2025

### Acknowledgment

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September 2022 BY DANNY BRANDENBURG, ???, BRANDENREED PROPERTIES LLC

BY Jaimie N. Garcia MY COMMISSION EXPIRES: March 22, 2025  
NOTARY PUBLIC

Plat of  
Tracts 4-A & 4-B  
**Paradise Plaza**  
Town of Alameda Grant, Projected  
Section 2, Township 11 North, Range 2 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
July 2022

Project No. PR-2022-007151

Application No. SD-2022-00210

### Utility Approvals

PNM 10/13/2022  
Pamela C. Stone DATE  
NEW MEXICO GAS COMPANY 12/01/2022  
Natalia Antonio 10/24/2022  
QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
Mike Montoya 10/13/2022  
COMCAST DATE

### City Approvals

Loren N. Risenhoover P.S. 10/11/2022  
CITY SURVEYOR DATE  
Ernest Armijo Jan 31, 2023  
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE  
Jan 31, 2023  
A.B.C.W.U.A. DATE  
Jan 30, 2023  
PARKS AND RECREATION DEPARTMENT DATE  
12/19/2022  
AMARC DATE  
Jan 31, 2023  
CITY ENGINEER DATE  
Feb 6, 2023  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE  
Jan 31, 2023  
Jeff Palmer (Jan 31, 2023 12:10 MST)  
CODE ENFORCEMENT DATE  
N/A N/A  
MRGCD DATE

### Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO  
N.M.P.S. No. 11993  
07/27/2022  
DATE



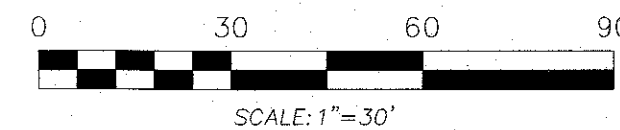
COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION			
STATE PLANE ZONE: NM-C		GRID		ABQ GEIOD		LAND GRANT		PROPERTY OWNER		SUBDIVISION NAME		CREW/TECH:		DATE OF SURVEY	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		TOWN OF ALAMEDA GRANT		BRANDENREED PROPERTIES LLC C/O DANNY BRANDENBURG		PARADISE PLAZA		SP		02/22/2022	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		COMBINED SCALE FACTOR: 1.0003288846		BASE POINT FOR SCALING AND/OR ROTATION: N=0 E=0		SECTION 2		TOWNSHIP 11 NORTH		RANGE 2 EAST		DRAWN BY: JK		CHECKED BY: LM	
GROUND TO GROUND: 0.9996712235		BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		PSI JOB NO. 228062P		SHEET NUMBER 1 OF 2	

PRECISION  
SURVEYS, INC.

OFFICE LOCATION:  
8200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

Plat of  
Tracts 4-A & 4-B  
**Paradise Plaza**  
Town of Alameda Grant, Projected  
Section 2, Township 11 North, Range 2 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
November 2022

RECORDING STAMP  
DOC# 2023007377  
02/07/2023 03:56 PM Page: 2 of 2  
PLAT R: \$25.00 B: 2023C P: 0005 Linda Stover, Bernalillo County



A.G.R.S. MONUMENT "8\_A11"  
STANDARD C.O.A. ALUMINUM DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,534,934.957 US SURVEY FEET  
E=1,507,071.174 US SURVEY FEET  
PUBLISHED EL=5283.03 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.999671590  
DELTA ALPHA ANGLE=-0°15'26.89"

A.G.R.S. MONUMENT "9\_A11"  
STANDARD C.O.A. ALUMINUM DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,533,206.142 US SURVEY FEET  
E=1,506,571.019 US SURVEY FEET  
PUBLISHED EL=5301.647 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.999670857  
DELTA ALPHA ANGLE=-0°15'30.20"

## Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)	
○	RECORD BEARINGS AND DISTANCES
●	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Unser Boulevard, N.W.  
(156' PUBLIC ROW)

**TRACT 4-B**  
AREA=1.3108 ACRES±  
57,097 SQ. FT.±

EXISTING CROSS LOT  
BLANKET ACCESS &  
PUBLIC UTILITY EASEMENT  
(12/19/2001, 2001C-336)

FORMER  
TRACT 4  
PARADISE PLAZA  
(12/07/2009, 2009C-170)

PRIVATE CROSS LOT ACCESS EASEMENT GRANTED  
BY PLAT OVER ALL TRACTS, WITH THE EXCEPTION  
OF THOSE AREA COVERED BY FUTURE BUILDINGS  
AND IMPROVEMENTS MAINTENANCE OF SAID ACCESS  
EASEMENT SHALL BE MAINTAINED BY THE  
UNDERLYING PROPERTY OWNERS OF SAID TRACTS

EXISTING 14' PUBLIC PEDESTRIAN  
ACCESS EASEMENT  
(11/28/2006, 2006C-365)

**Pinnacle Peak Court, N.W.**  
(47' PUBLIC ROW)

**TRACT 4-A**  
AREA=0.5191 ACRES±  
22,611 SQ. FT.±

**Crown Road, N.W.**  
(60' PUBLIC ROW)

R=30.00'  
L=48.26'  
Δ=92°10'38"  
CH=N 23°07'19" W  
43.22'  
(R=30.00)  
(L=48.42)  
(Δ=92°28'31")  
(CH=N 23°09'16" W)  
(43.33)

FOUND CENTERLINE  
MONUMENT  
"PLS 11463"


R=115.00'  
L=40.97'  
Δ=20°24'48"  
CH=N 79°38'49" W  
40.76'  
(R=115.00)  
(L=41.01)  
(Δ=20°25'56")  
(CH=N 79°36'25" W)  
(40.79)

FOUND CENTERLINE  
MONUMENT  
"PLS 11463"

FOUND CENTERLINE  
MONUMENT  
"PLS 11463"

FOUND CENTERLINE  
MONUMENT  
"PLS 11463"

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		GEIOD: ABQ GEIOD		LAND GRANT TOWN OF ALAMEDA GRANT				PROPERTY OWNER BRANDENREED PROPERTIES LLC C/O DANNY BRANDENBURG	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SUBDIVISION NAME PARADISE PLAZA		ADDRESS NOT ASSIGNED	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				SECTION 2		TOWNSHIP 11 NORTH					
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003288846 GROUND TO GRID: 0.9996712235				DISTANCE ANNOTATION: GROUND		RANGE 2 EAST		CITY ALBUQUERQUE		COUNTY BERNALILLO	
BEARING ANNOTATION: GRID				ELEVATION TRANSLATION: ±0.00'		STATE NM		UPC 101106638341510104		PSI JOB NO. 228062P	
										SHEET NUMBER 2 OF 2	



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