

PURPOSE OF PLAT:


THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACT A-2-B, FOUNTAIN HILLS PLAZA SUBDIVISION INTO 2 SEPARATE TRACTS, VACATE A 20 FEET UTILITY CONSTRUCTION EASEMENT AND 10 FEET UTILITY MAINTENANCE EASEMENT PER VACATION ACTION SD-2020-00029 AND TO GRANT ~~AND~~ PUBLIC SANITARY SEWER EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY CASE NO. PR-2019-001695 GROSS SUBDIVISION ACREAGE 5.4609 ACRES
ZONE ATLAS INDEX NO. C-12-Z CURRENT ZONING NR-C
DATE OF SURVEY SEPTEMBER 2019
TOTAL NO. OF LOTS EXISTING 1
TOTAL NO. OF LOTS CREATED 2

TOTAL MILEAGE OF STREETS CREATED: 0 MILES
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

NOTES:

- FIELD SURVEY PERFORMED IN SEPTEMBER 2019.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALBUQUERQUE CONTROL STATIONS USED:
ALBUQUERQUE CONTROL STATION "9-C12, 2003" DATA:
STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,512,571.253 US SURVEY FEET Y=1,521,648.218 US SURVEY FEET
ELEV.=5,127.376 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.999677378 DELTA ALPHA = (-)00'14'47.46"
ALBUQUERQUE CONTROL STATION "10-C12, 2003" DATA:
STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,513,445.483 US SURVEY FEET Y=1,521,461.733 US SURVEY FEET
ELEV.=5,095.033 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.999678664 DELTA ALPHA = (-)00'14'41.38"
- BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (S77°57'31"E).
- CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS, , UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
- PRIOR TO SERVICE, APPROVAL FROM THE WATER AUTHORITY BOARD IS REQUIRED AS THE PROPERTY IS OUTSIDE OF THE ADOPTED SERVICE AREA.

SOLAR COLLECTOR NOTE:

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

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE JULY 24, 2016; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina Jan. 23, 2020
CHRISTOPHER A. MEDINA, NMPLS NO. 15702 DATE

LEGAL DESCRIPTION:

TRACT A-2-B OF FOUNTAIN HILLS PLAZA SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "PLAT OF TRACTS A-2-A & A-2-B FOUNTAIN HILLS PLAZA SUBDIVISION", RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 15, 2018, IN BOOK 2018C, PAGE 30, AS DOCUMENT NUMBER 2018022726, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 5.4531 ACRES (237,537.11 SQUARE FEET) MORE OR LESS;

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACT A-2-B, FOUNTAIN HILLS PLAZA SUBDIVISION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Michael Montoya
MICHAEL MONTOYA, MANAGING MEMBER, NOVUS PROPERTIES, LLC
TRACTS A-2-B-1 & A-2-B-2

ACKNOWLEDGMENT

STATE OF New Mexico)
COUNTY OF Bernalillo) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF February, 2020, BY MICHAEL MONTOYA, MANAGING MEMBER, NOVUS PROPERTIES, LLC

NOTARY PUBLIC: Trula Howe
MY COMMISSION EXPIRES: 5/16/2020

DOCUMENTS USED:

- PLAT ENTITLED, "PLAT OF TRACTS A-2-A & A-2-B FOUNTAIN HILLS PLAZA SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 15, 2018 IN BOOK 2018C, PAGE 30, DOCUMENT NUMBER 2018022726.
- PLAT ENTITLED, "PLAT OF TRACTS A-1 & A-2 FOUNTAIN HILLS PLAZA SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 14, 2014 IN BOOK 2014C, PAGE 68, DOCUMENT NUMBER 2014055326.
- PLAT ENTITLED, "FOUNTAIN HILLS PLAZA SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 2007 IN BOOK 2007C, PAGE 270, DOCUMENT NUMBER 2007134047.
- PLAT ENTITLED, "ALBUQUERQUE WEST UNIT 1," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 8, 1990, IN VOLUME 90C, FOLIO 67.
- PLAT ENTITLED, "ALBUQUERQUE WEST," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1984, IN VOLUME C25, FOLIO 138.
- PLAT ENTITLED, "BOUNDARY SURVEY PLAT OF TRACT A-1 FOUNTAIN HILLS SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 23, 2014 IN BOOK 2014S, PAGE 53, DOCUMENT NUMBER 2014075785.

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 ANY 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** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. **COMCAST** 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 (ABOVEGROUND 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.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND QWEST CORPORATION D/B/A CENTURYLINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: NOVUS PROPERTIES, LLC

LEGAL: TRACTS A-2-B-1 & A-2-B-2
FOUNTAIN HILLS PLAZA SUBDIVISION

LOCATION: PROJECTED SECTION 13, T.11N., R.2E., N.M.P.M., TOWN OF ALAMEDA GRANT

**PLAT OF
TRACTS A-2-B-1 & A-2-B-2
FOUNTAIN HILLS PLAZA SUBDIVISION
SITUATE WITHIN
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2020**

PROJECT NUMBER: PR-2019-001695
APPLICATION NUMBER: PS-2019-00029

UTILITY APPROVALS:

R. J. Stover 1/29/2020
PUBLIC SERVICE OF NEW MEXICO DATE

Jeffrey A. Stover 1/29/2020
NEW MEXICO GAS COMPANY DATE

Don Duval 1/29/2020
QWEST CORPORATION D/B/A CENTURY LINK DATE

Comcast 1/29/2020
COMCAST DATE

CITY APPROVALS:

Foran M. Reinhardt P.S. 1/23/2020
CITY OF ALBUQUERQUE SURVEYOR DATE

N/A
REAL PROPERTY DIVISION DATE

Don Duval 02-12-20
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Christopher A. Medina 02-12-20
ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY DATE

Christopher A. Medina 02-12-20
PARKS & RECREATION DEPARTMENT DATE

Christopher A. Medina 2-14-2020
A.M.A.F.C.A. DATE

Christopher A. Medina 2-12-2020
CITY ENGINEER DATE

Julius Wapling 2-26-20
DRB CHAIRPERSON, PLANNING DEPT. DATE

Christopher A. Medina 2-2-2020
CITY ENGINEER DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # 1-012-064-428385-1-06-07
PROPERTY OWNER OF RECORD: NOVUS PROPERTIES, LLC

BERNALILLO COUNTY TREASURER'S OFFICE: Patsy McElroy 3/10/2020



TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6486.09'	55.41'	55.40'	S55°20'55"E	0°29'22"
	(6486.09')	(55.42')	(55.42')	(S55°21'16"E)	
C2	29.00'	45.07'	40.67'	S10°34'42"E	89°03'03"
	(30.10')	(46.73')	(42.17')	(S10°33'18"E)	
C3	525.33'	167.18'	166.48'	S24°49'48"W	18°14'03"
	(517.80')	(166.41')	(165.70')	(S24°49'48"E)	
C4	525.33'	106.91'	106.73'	S28°07'00"W	11°39'37"
	(525.33')	(106.91')	(106.73')	(S28°07'00"W)	
C5	525.33'	60.27'	60.24'	S18°59'59"W	06°34'25"
	(525.33')	(60.27')	(60.24')	(S18°59'59"W)	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°53'46"W	1.00'
L2	S60°54'31"E	47.02'

EASEMENT NOTES:

- (A) 10.0' PUBLIC UTILITY EASEMENT
03/08/1990, BK. 90C, PG. 67
- (B) 20.0' SANITARY SEWER EASEMENT
02/02/1999, BK. 9903, PG. 5221
- (C) 10.0' DRAINAGE EASEMENT
03/08/1990, BK. 90C, PG. 67
- (D) 7.41' SANITARY SEWER EASEMENT
03/08/1990, BK. 90C, PG. 67
- (E) *20.0' UTILITY CONSTRUCTION EASEMENT
12/10/1973, BK. 344, PG. 808
- (F) *10.0' UTILITY MAINTENANCE EASEMENT
12/10/1973, BK. 344, PG. 808
- (G) 10.0' PUBLIC UTILITY EASEMENT
09/19/2007, BK. 2007C, PG. 270
- (H) 1.0' PUBLIC ROADWAY EASEMENT
09/19/2007, BK. 2007C, PG. 270
- (I) A BLANKET DRAINAGE FOR TRACT A-2-B
FOR THE BENEFIT OF LOT 3, BLOCK D,
ALBUQUERQUE WEST AND TRACT E-2, UNIT
1, ALBUQUERQUE WEST. THE PROPERTY
OWNERS OF SAID PARCELS ARE
RESPONSIBLE FOR THE MAINTENANCE OF
THE EASEMENT
03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726
- (J) 1.0' RIGHT-OF-WAY
03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726

*VACATION NOTE:

20.0' UTILITY CONSTRUCTION EASEMENT AND UTILITY
MAINTENANCE VACATED PER VACATION ACTION SD-2020-00029

RECORD DOCUMENT LEGEND

- () RECORD BEARINGS & DISTANCES PER PLAT
"PLAT OF TRACTS A-2-A & A-2-B
FOUNTAIN HILLS SUBDIVISION"
FILED: 03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726

TRACT F-1
ALBUQUERQUE WEST
UNIT 1
04/26/2018
BK. 2018C, PAGE 50
DOC# 2018036224

FND. PK NAIL
W/WASHER
"PS 15702"

TRACT A-1
FOUNTAIN HILLS
PLAZA SUBDIVISION
09/23/2014
BK. 2014S, PG. 53
DOC# 2014075785

FND. ACS MONUMENT
"10-C12 2003"
SEE NOTE 2B ON
SHEET 1 OF 4

FND. ACS MONUMENT
"9-C12 2003"
SEE NOTE 2A ON
SHEET 1 OF 4

FND. REBAR
W/CAP
"PS 15702"

174.24'
174.17'

N87°08'26"E
(N87°07'20"E)

TRACT A-2-A
FOUNTAIN HILLS
PLAZA SUBDIVISION
03/15/2018
BK. 2018C, PG. 30
DOC# 2018022726

FND. REBAR
W/CAP
"PS 15702"

353.93'
355.08'

FND. REBAR
W/CAP
"PS 15702"

(S33°56'40"W
(S33°57'17"W)

N34°53'46"E 20.00'

FND. REBAR
W/CAP
"PS 15702"

397.83'
397.83'

(S55°06'35"E
(S55°06'14"E)

FND. REBAR
W/CAP
"PS 15702"

366.69'

(S55°06'35"E
(S55°06'14"E)

FND. REBAR
W/CAP
"PS 15702"

527.88'
527.92'

(S55°06'35"E
(S55°06'14"E)

FND. REBAR
W/CAP
"PS 15702"

527.88'
527.92'

(S55°06'35"E
(S55°06'14"E)

FND. REBAR
W/CAP
"PS 15702"

527.88'
527.92'

(S55°06'35"E
(S55°06'14"E)

FND. REBAR
W/CAP
"PS 15702"

527.88'
527.92'

(S55°06'35"E
(S55°06'14"E)


EASEMENT VACATION & EXISTING TRACT LINES

DOC# 2020022473

03/10/2020 10:13 AM Page: 2 of 3
PLAT R: \$25.00 B: 20200 P: 0029 Linda Stover, Bernalillo County

PLAT OF
TRACTS A-2-B-1 & A-2-B-2
FOUNTAIN HILLS PLAZA SUBDIVISION
SITUATE WITHIN
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2020

LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ◇ FOUND PK NAIL (AS NOTED)
-  VACATION OF 20.0' CONSTRUCTION EASEMENT
AND 10.0' MAINTENANCE EASEMENT PER
GRANT OF EASEMENT FILED ON 12/10/1973
IN BOOK 344, PAGE 808.

TERRA

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

SHEET 2 OF 3

TERRA PROJECT NO. 2016-024

2020C-29

(2)

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6486.09'	55.41'	55.40'	S55°20'55"E	0°29'22"
C2	29.00'	45.07'	40.67'	S10°34'42"E	89°03'03"
C3	525.33'	167.18'	166.48'	S24°49'48"W	18°14'03"
C4	525.33'	106.91'	106.73'	S28°07'00"W	11°39'37"
C5	525.33'	60.27'	60.24'	S18°59'59"W	06°34'25"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°53'46"W	1.00'
L2	S60°54'31"E	47.02'
L3	S87°29'20"E	57.36'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N54°54'05"W	10.00'
E2	S35°05'55"W	24.00'

EASEMENT NOTES:

- (A) 10.0' PUBLIC UTILITY EASEMENT
03/08/1990, BK. 90C, PG. 67
- (B) 20.0' SANITARY SEWER EASEMENT
02/02/1999, BK. 9903, PG. 5221
- (C) 10.0' DRAINAGE EASEMENT
03/08/1990, BK. 90C, PG. 67
- (D) 7.41' SANITARY SEWER EASEMENT
03/08/1990, BK. 90C, PG. 67
- (E) 10.0' PUBLIC UTILITY EASEMENT
09/19/2007, BK. 2007C, PG. 270
- (F) 1.0' PUBLIC ROADWAY EASEMENT
09/19/2007, BK. 2007C, PG. 270
- (G) A BLANKET DRAINAGE FOR TRACT A-2-B FOR THE BENEFIT OF LOT 3, BLOCK B, ALBUQUERQUE WEST AND TRACT E-2, UNIT 1, ALBUQUERQUE WEST. THE PROPERTY OWNERS OF SAID PARCELS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT
03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726
- (H) 1.0' RIGHT-OF-WAY
03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726
- (I) A BLANKET DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF TRACT A-2-B-1, TO BE MAINTAINED BY OWNER'S OF TRACT A-2-B-2.
- (J) 24.0' PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- (K) 20.0' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- (L) 12.59' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

RECORD DOCUMENT LEGEND

- () RECORD BEARINGS & DISTANCES PER PLAT
"PLAT OF TRACTS A-2-A & A-2-B
FOUNTAIN HILLS SUBDIVISION"
FILED: 03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726

TRACT E-2
ALBUQUERQUE WEST
UNIT 1
03/17/1995
BK. 95C, PG. 96
DOC# 1995027012

LOT 3
ALBUQUERQUE WEST
BLOCK B
11/21/1984
VOL. C25, FOLIO 138
DOC# 1984009100

TRACT A-2-B-1
185,506.09 SQ. FT.
4.2586 AC.

TRACT A-2-B-2
52,031.01 SQ. FT.
1.1945 AC.

TRACT D
FOUNTAIN HILLS PLAZA SUBDIVISION
09/19/2007
BK. 2007C, PG. 270
DOC# 2007134047

TRACT F
ALBUQUERQUE WEST
UNIT 1
03/08/1990
BK. 90C, PAGE 67

TRACT A-1
FOUNTAIN HILLS
PLAZA SUBDIVISION
09/23/2014
BK. 2014S, PG. 53
DOC# 2014075785

TRACT A-2-A
FOUNTAIN HILLS
PLAZA SUBDIVISION
03/15/2018
BK. 2018C, PG. 30
DOC# 2018022726

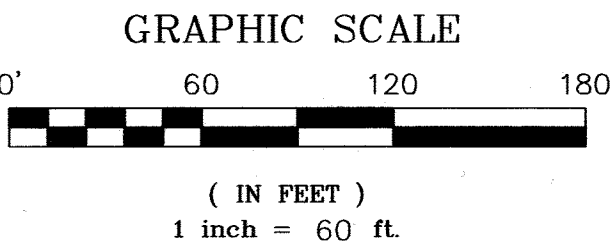
DETAIL "A"
TYPICAL BOTH SIDES OF STREET
N.T.S.

DETAIL "B"
N.T.S.

PLAT OF TRACTS A-2-B-1 & A-2-B-2 FOUNTAIN HILLS PLAZA SUBDIVISION SITUATE WITHIN PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M. TOWN OF ALAMEDA GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2020

LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ◇ FOUND PK NAIL (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED
"CA MEDINA PS 15702"



TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513