

*Preliminary Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2021*

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.14'	138.00'	44°04'07"	103.54'	S 87°41'53" W
C2	28.05'	18.00'	89°17'07"	25.30'	S 44°52'00" E
C3	27.73'	157.00'	10°07'06"	27.69'	S 84°04'11" E

[1] EXISTING PNM TRANSMISSION LINE EASEMENT (4/24/1973, BK. MISC. 309, FOL. 334, DOC. NO. 47734)

[4] CENTERLINE OF 32.5 FOOT OPENING AT THE PROPERTY LINE BEING A PRIVATE, RECIPROCAL DRIVEWAY OPENING EASEMENT BENEFITING LOT 1-A-1 AND 5-A-1 FOR ACCESS TO AND FROM LOT 1-A-1 AND LOT 5-A-1 INTO THE DRIVE AISLES FOR USE WITHIN LOT 1-A-1 AND 5-A-1 AS SUCH DRIVE AISLES ARE ESTABLISHED AND/OR RELOCATED FROM TIME TO TIME BY THE RESPECTIVE OWNERS OF LOT 1-A-1 AND LOT 5-A-1. EACH OWNER IS TO BE RESPONSIBLE TO MAINTAIN THAT PORTION OF THE RECIPROCAL DRIVEWAY OPENING AND THE DRIVE AISLES THAT ARE SITUATE UPON THAT OWNER'S LOT (12/23/2019, 2019C-137)

[5] EXISTING 7' UTILITY EASEMENT (3/19/1974, C9-165), AMENDED BY PLAT (3/20/1981, C18-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1

[6] EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL (9/24/1968, BK. 116, PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1

[9] EXISTING UTILITY EASEMENT (4/14/1972, C8-126) LOCATED ON VISTA MONTANA COMPLEX

[9A] EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) VACATED WITH THIS PLAT, SHOWN HEREON AS

[9B] EXISTING 6' ANCHOR EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542)

[10] EXISTING 10' UNDERGROUND PNM & MST&T EASEMENT (10/28/1986, BK. MISC. 412A, PG. 15, DOC. NO. 86105149) VACATED BY WITH THIS PLAT, SHOWN HEREON AS

[15] EXISTING PNM EASEMENT (4/24/1973, BK. MISC. 309, PG. 333, DOC. NO. 47733) LOCATED ON LOT 5-A-1

[16] EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 845, DOC. 7736543) LOCATED ON LOT 5-A-1

[17] EXISTING 15' GAS EASEMENT (12/23/2019, 2019C-137)

[18] EXISTING 10' PUE (12/23/2019, 2019C-137) LOCATED ON LOT 1-A-1

[20] EXISTING PNM & US WEST EASEMENT (1/22/1996, BK. 96-2, PG. 6187-6188, DOC. NO. 96007364)

[25] 15' PNM & CENTURYLINK EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT, SHOWN HEREON AS

[23] EXISTING PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND 1-A-1 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS (12/23/2019, 2019C-137)

[24] EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, BENEFITING LOT 5-A-1, OVER LOT 1-A-1 EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF LOT 1-A-1 (12/23/2019, 2019C-137)

[27] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT, SHOWN HEREON AS

[28] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)

[29] EXISTING PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF LOT 1-A-1, WITHIN LOT 1-A-1, BENEFITING LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF SAID LOT 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THE FILING OF THIS PLAT

[30] EXISTING PRIVATE DRIVEWAY EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 TO BE MAINTAINED BY THE OWNER OF LOT 1-A-1 FOR ACCESS TO AND FROM MONTGOMERY BOULEVARD FOR LOTS 5-A-1 AND 1-A-1 AND FOR ACCESS BETWEEN LOTS 5-A-1 AND 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THIS PLAT

[31] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT

[32] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)

[33] EXISTING CENTURYLINK EASEMENT (12/23/2019, 2019C-137)

[34] EXISTING PUBLIC SIDEWALK AND BUS STOP SHELTER EASEMENT (12/23/2019, 2019C-137)

[35] EXISTING PRIVATE EASEMENT AGREEMENT BETWEEN THE BANK OF AMERICA AND THE OWNER OF THE SUBJECT PROPERTY FOR RETAINING WALL MAINTENANCE (12/23/2019, DOC. 2019109248)

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 3 of 6
210263

Line Table		
Line #	Direction	Length (ft)
L1	S 76°03'13" E	43.17'
L2	S 85°43'01" E	3.42'
L3	S 89°19'08" E	6.99'
L4	N 72°42'55" E	38.82'
L5	S 89°41'44" E	3.01'
L6	S 89°43'59" W	10.91'
L7	N 89°47'49" W	104.01'
L8	N 89°47'28" E	82.85'
L9	S 00°12'32" E	29.00'
L10	N 00°12'11" E	7.37'
L11	N 00°12'11" E	5.16'
L12	S 50°43'59" E	20.44'

Line Table		
Line #	Direction	Length (ft)
L13	S 25°21'10" E	29.56'
L14	S 07°17'24" E	8.70'
L15	S 70°16'03" E	50.00'
L16	S 70°16'03" E	50.00'
L17	S 70°16'03" E	7.12'
L18	S 48°51'09" W	24.28'
L19	S 65°03'32" W	7.66'
L20	S 35°13'41" W	8.41'
L21	S 35°13'41" W	7.92'
L22	S 54°46'19" E	38.92'
L23	S 20°45'57" E	26.24'

This Sheet Shows Proposed Lots and
Tracts for Residential Portion Only

NOTE:

TRACTS A, B, AND D WILL BE OWNED AND MAINTAINED BY THE
HOA AND BENEFIT THE OWNERS OF LOTS 1-66 ONLY.

TRACT C IS OWNED BY THE HOA. BENEFITING AND MAINTAINED BY THE OWNERS LOTS 1-66, TRACTS A-D AND TRACTS 1-8

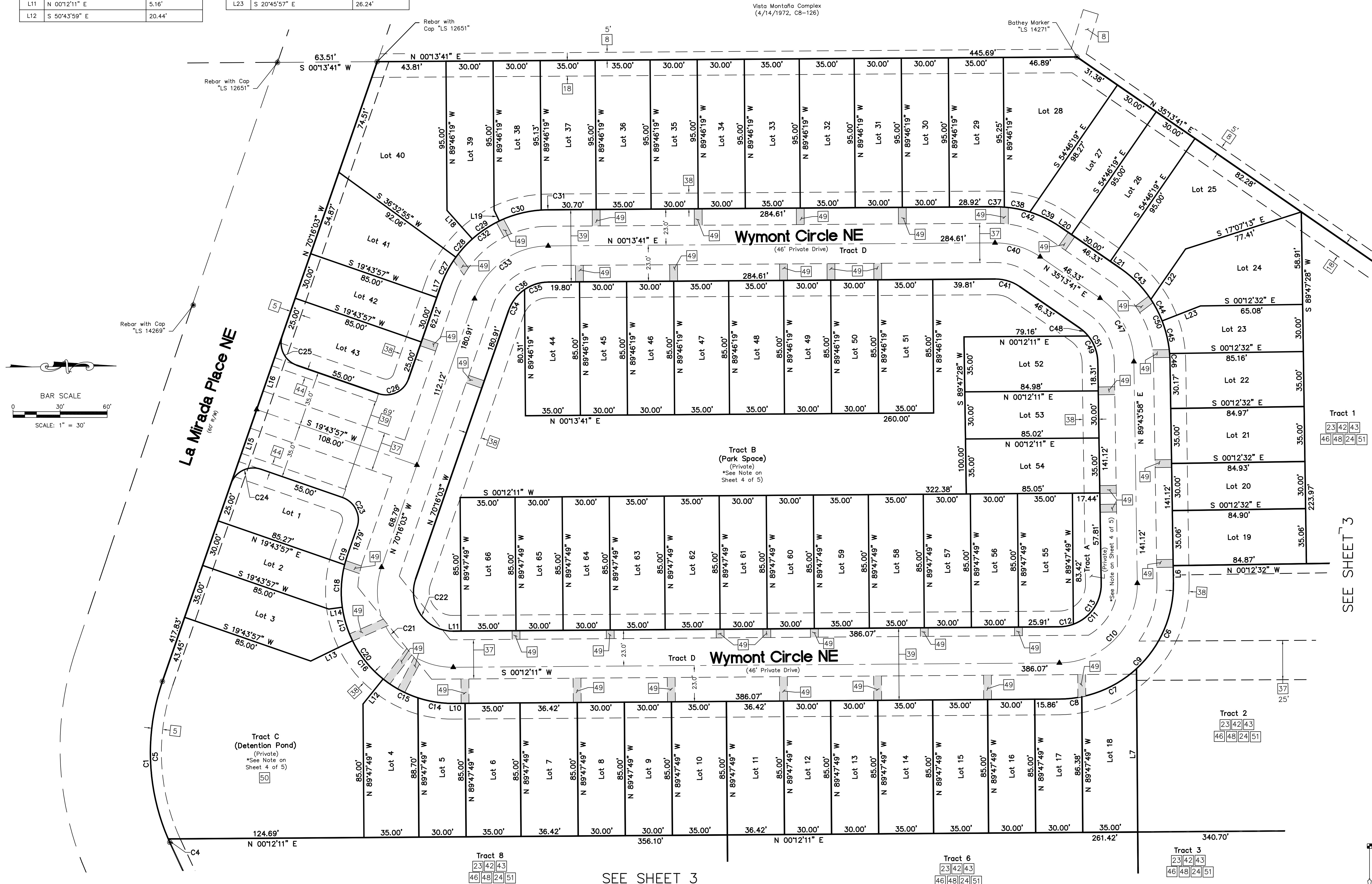
THE RESIDENTIAL AREA IS CONSIDERED THAT AREA EXCLUDING TRACTS 1-8

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND REBAR WITH CAP "LS 4078" UNLESS OTHERWISE INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▲	FOUND CENTERLINE MONUMENT AS INDICATED

*Preliminary Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Miranda Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2021*

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.14'	138.00'	44°04'07"	103.54'	S 87°41'53" W
C2	28.05'	18.00'	89°17'07"	25.30'	S 44°52'00" E
C3	27.73'	157.00'	100°7'06"	27.69'	S 84°04'11" E
C4	3.67'	138.00'	1°31'31"	3.67'	N 66°25'35" E
C5	102.47'	138.00'	42°32'36"	100.13'	N 88°27'39" E
C6	61.29'	73.00'	48°06'17"	59.51'	N 66°09'23" W
C7	39.68'	73.00'	1°31°08'28"	39.19'	N 26°32'01" W
C8	14.23'	73.00'	1°10'58"	14.20'	N 05°22'48" W
C9	115.19'	73.00'	90°24'42"	103.61'	N 45°00'10" W
C10	78.90'	50.00'	90°24'42"	70.96'	N 45°00'10" W
C11	42.61'	27.00'	90°24'42"	38.32'	N 45°00'10" W
C12	9.27'	27.00'	19°40'17"	9.22'	N 09°37'57" W
C13	33.24'	27.00'	70°44'26"	31.26'	N 54°50'19" W
C14	23.03'	71.00'	18°34'59"	22.93'	N 09°29'40" E
C15	25.38'	71.00'	20°28'52"	25.24'	N 29°01'36" E
C16	31.45'	71.00'	25°22'49"	31.19'	N 51°57'26" E
C17	22.38'	71.00'	18°03'46"	22.29'	N 73°40'38" E
C18	27.27'	71.00'	22°01'33"	27.10'	S 86°17'18" E
C19	6.22'	71.00'	5°01'08"	6.22'	S 72°46'33" E
C20	135.73'	71.00'	109°31'46"	115.98'	N 54°58'04" E
C21	91.76'	48.00'	109°31'46"	78.41'	N 54°58'04" E
C22	47.79'	25.00'	109°31'46"	40.84'	N 54°58'04" E
C23	23.56'	15.00'	90°00'00"	21.21'	S 64°43'57" W
C24	23.56'	15.00'	90°00'00"	21.21'	S 25°16'03" E
C25	23.56'	15.00'	90°00'00"	21.21'	N 64°43'57" W
C26	23.56'	15.00'	90°00'00"	21.21'	N 25°16'03" E
C27	21.43'	73.00'	16°48'58"	21.35'	S 61°51'34" E
C28	15.68'	73.00'	12°18'14"	15.65'	S 17°47'58" E
C29	20.65'	73.00'	16°12'24"	20.58'	S 33°02'40" E
C30	27.76'	73.00'	21°47'23"	27.60'	S 14°02'46" E
C31	4.31'	73.00'	3°22'46"	4.30'	S 1°07'42" E
C32	89.82'	73.00'	70°29'44"	84.26'	S 35°01'11" E
C33	61.52'	50.00'	70°29'44"	57.71'	S 35°01'11" E
C34	17.07'	27.00'	36°13'57"	16.79'	S 52°09'05" E
C35	16.15'	27.00'	34°15'47"	15.91'	S 16°54'13" E
C36	33.22'	27.00'	70°29'44"	31.16'	S 35°01'11" E
C37	6.09'	73.00'	4°46'52"	6.09'	S 2°32'07" W
C38	16.92'	73.00'	13°01'05"	16.55'	S 11°31'05" W
C39	21.92'	73.00'	17°12'03"	21.83'	S 26°37'39" W
C40	30.54'	50.00'	35°00'00"	30.07'	S 17°43'41" W
C41	16.49'	27.00'	35°00'00"	16.24'	S 17°43'41" W
C42	44.59'	73.00'	35°00'00"	43.90'	S 17°43'41" W
C43	27.75'	73.00'	21°46'33"	27.58'	S 46°07'03" W
C44	15.58'	73.00'	12°13'38"	15.55'	S 63°07'13" W
C45	21.34'	73.00'	16°44'55"	21.26'	S 77°36'30" W
C46	4.83'	73.00'	3°47'25"	4.83'	S 87°52'40" W
C47	47.62'	50.00'	54°33'48"	45.84'	S 62°30'35" W
C48	7.67'	27.00'	16°16'04"	7.64'	S 42°31'43" W
C49	18.05'	27.00'	38°17'43"	17.71'	S 70°38'37" W
C50	69.50'	27.00'	54°32'41"	66.90'	S 62°30'02" W
C51	25.71'	27.00'	54°33'48"	24.75'	S 62°30'35" W



SEE SHEET 3

SEE SHEET 3

23	42	43	
46	48	24	51

46 48 24 51

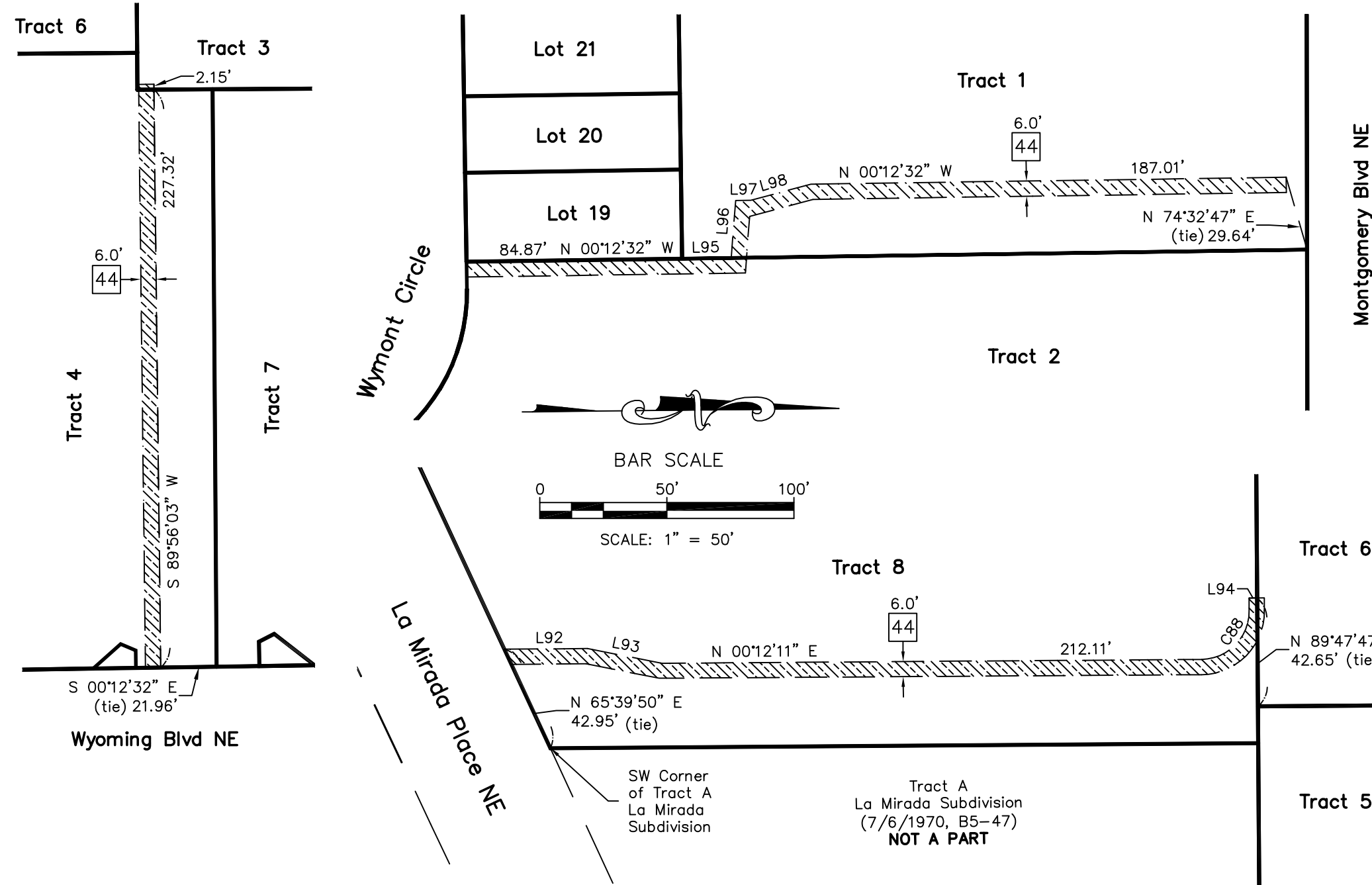
CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

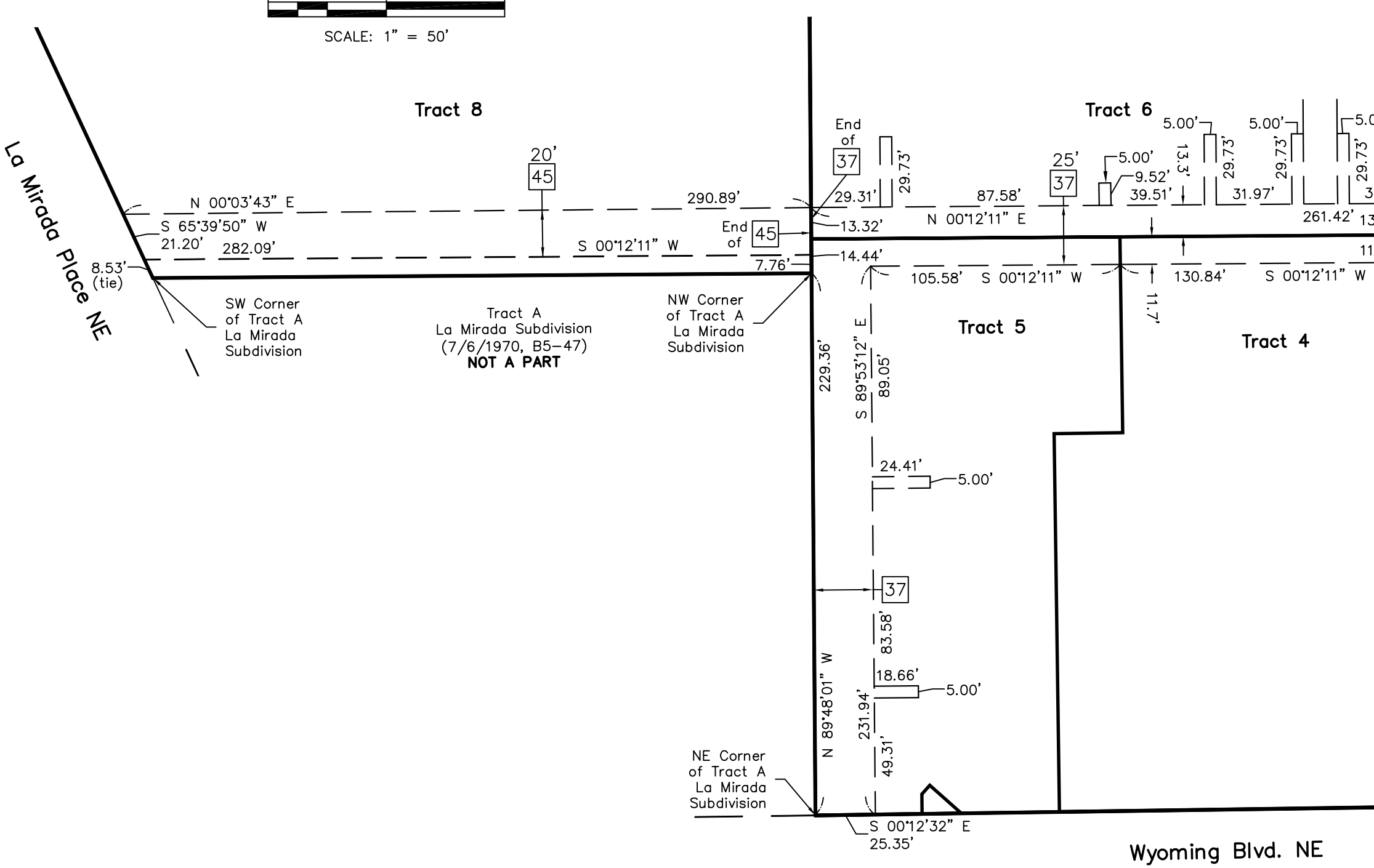
Sheet 4 of 6
210263

Preliminary Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2021

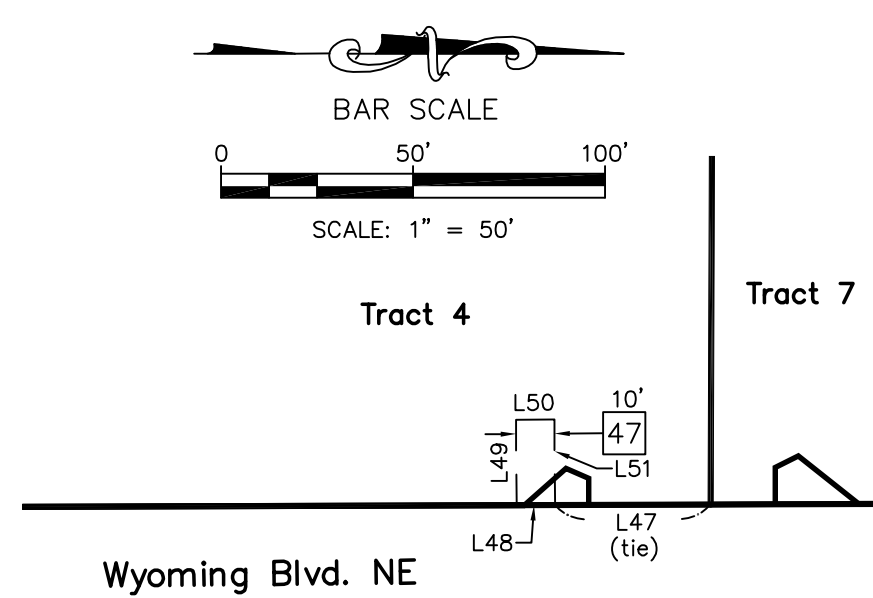
Detail of Private Sidewalk Easement [44]



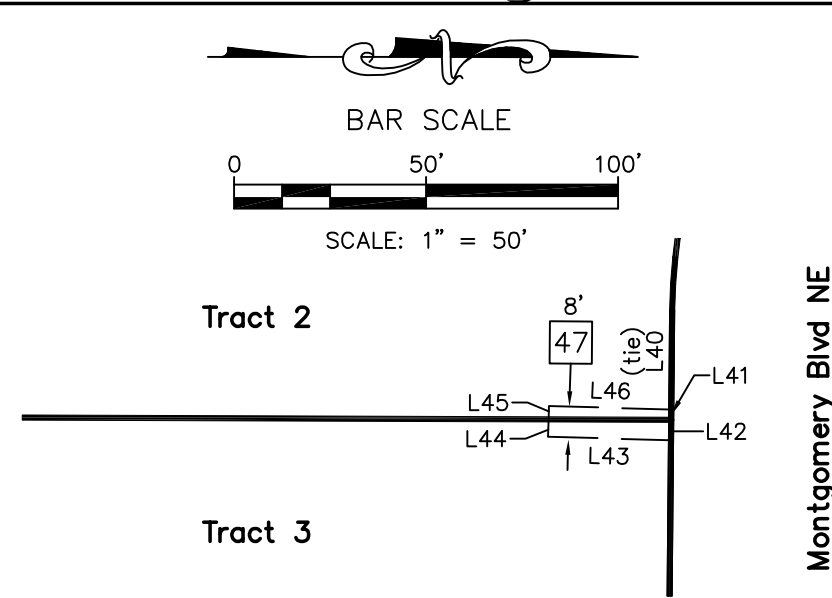
Detail of Utility Easements [36][37] AND [45]



Detail B of Private Sign Easement [47]



Detail A of Private Sign Easement [47]



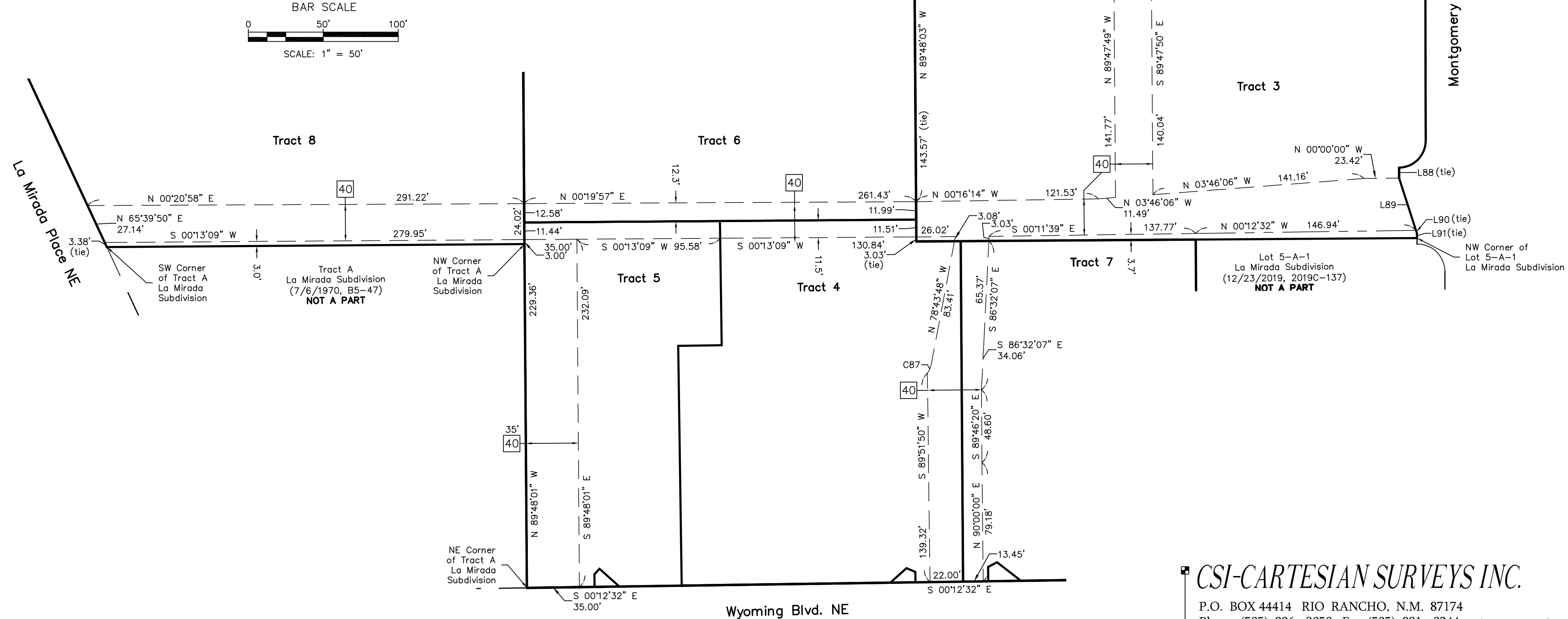
Line Table		
Line #	Direction	Length (ft)
L3	S 89°19'08" E	6.99'
L4	N 72°42'55" E	38.82'
L5	S 89°41'44" E	3.01'
L6	S 89°43'59" W	10.91'
L24	N 00°13'40" W	45.24'
L25	N 89°47'28" E	8.30'
L26	S 47°40'48" E	5.07'
L27	S 42°19'12" W	17.80'
L28	N 00°12'32" W	16.54'
L29	S 00°12'32" E	31.73'
L30	S 00°12'32" E	16.85'
L31	N 89°47'28" E	9.56'
L32	S 26°44'28" E	6.71'
L33	S 38°24'31" W	20.12'
L34	N 00°12'32" W	21.73'
L35	N 00°12'32" W	16.75'
L36	S 41°20'27" E	14.41'
L37	S 23°33'58" W	6.44'
L38	S 89°47'28" W	6.88'
L39	S 72°42'55" W	1.60'

Line Table		
Line #	Direction	Length (ft)
L40	N 89°30'33" W	25.86'
L41	S 89°30'33" E	2.65'
L42	S 89°30'33" E	5.35'
L43	S 01°42'31" W	32.00'
L44	N 88°17'29" W	4.51'
L45	N 88°17'29" W	3.49'
L46	N 01°42'31" E	31.83'
L47	S 00°12'32" E	40.50'
L48	S 00°12'32" E	10.00'
L49	S 89°34'35" W	22.22'
L50	N 00°25'25" W	10.00'
L51	N 89°34'35" E	22.26'
L88	S 89°19'08" E	6.99'
L89	N 72°42'55" E	36.59'
L90	S 72°42'55" W	2.23'
L91	S 89°41'44" E	3.01'
L92	N 00°12'11" E	32.68'
L93	S 11°44'19" W	29.91'
L94	S 00°03'23" E	3.22'
L95	N 00°12'38" W	104.16'

Line Table		
Line #	Direction	Length (ft)
L96	N 84°56'23" W	22.66'
L97	N 00°12'32" W	5.95'
L98	N 14°26'44" W	24.51'

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C52	22.56'	73.00'	17°42'26"	22.47'
C53	38.73'	73.00'	30°23'50"	38.28'
C87	6.77'	15.00'	25°50'59"	6.71'

Detail of Access Easement [40]



Preliminary Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C57	12.08'	62.50'	11°04'34"	12.06'	S 64°43'46" E
C58	5.38'	62.50'	4°56'03"	5.38'	S 56°43'28" E
C59	30.46'	62.50'	27°55'35"	30.16'	S 40°17'39" E
C60	5.01'	62.50'	4°35'43"	5.01'	S 24°02'00" E
C61	23.96'	62.50'	21°57'50"	23.81'	S 10°45'14" E
C62	46.14'	37.50'	70°29'44"	43.28'	S 35°01'11" E
C63	3.58'	62.50'	3°16'56"	3.58'	S 01°52'09" W
C64	5.03'	62.50'	4°36'44"	5.03'	S 05°48'59" W
C65	29.57'	62.50'	27°06'20"	29.29'	S 21°40'31" W
C66	22.91'	37.50'	35°00'00"	22.55'	S 17°43'41" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C67	21.92'	62.50'	20°05'53"	21.81'	S 45°16'37" W
C68	5.01'	62.50'	4°35'47"	5.01'	S 57°37'27" W
C69	25.23'	62.50'	23°07'33"	25.06'	S 71°29'07" W
C70	5.02'	62.50'	4°35'56"	5.02'	S 85°20'52" W
C71	2.34'	62.50'	2°08'39"	2.34'	S 88°43'09" W
C72	35.71'	37.50'	54°33'48"	34.38'	S 62°30'35" W
C73	39.37'	62.50'	36°05'14"	38.72'	N 72°09'54" W
C76	39.59'	37.50'	60°29'07"	37.77'	N 59°57'58" W
C83	8.74'	60.50'	8°16'38"	8.73'	S 82°27'20" E
C84	5.03'	60.50'	4°45'35"	5.02'	S 75°56'13" E

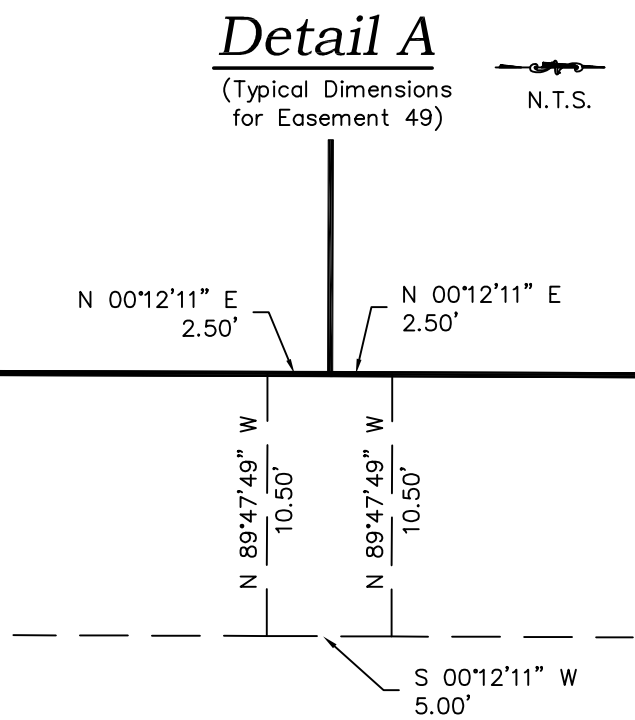
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C85	3.47'	60.50'	3°17'22"	3.47'	S 71°54'44" E
C86	1.68'	35.50'	2°42'34"	1.68'	S 71°37'20" E

Details of Easements 37 and 49

Vista Montafa Complex
(4/14/1972, C8-126)



Line Table		
Line #	Direction	Length (ft)
L52	N 54°57'20" E	11.35'
L53	S 54°57'20" W	11.02'
L54	N 62°07'53" E	10.50'
L55	S 62°07'53" W	10.55'
L56	S 89°46'19" E	10.51'
L57	N 89°46'19" W	10.59'
L58	N 36°16'13" W	10.52'
L59	S 36°16'13" E	10.57'
L60	N 00°16'02" W	10.57'
L61	S 00°16'02" E	10.51'
L62	S 89°47'49" E	13.58'
L63	N 89°47'49" W	14.57'
L64	S 61°50'07" E	20.41'
L65	N 61°50'07" W	22.61'
L66	S 52°21'51" E	23.36'
L67	N 52°21'51" W	24.69'
L68	S 23°04'25" E	24.88'
L69	N 23°04'25" W	23.57'
L70	S 19°43'57" W	10.59'
L71	N 19°43'57" E	10.51'
L72	S 54°32'38" E	10.49'
L73	N 54°32'38" W	10.51'
L74	N 00°16'02" W	10.50'
L75	S 00°16'02" E	10.50'
L76	N 00°16'02" W	10.50'
L77	S 00°16'02" E	10.50'
L78	N 00°16'02" W	10.50'
L79	S 00°16'02" E	10.50'
L80	N 00°16'02" W	10.50'
L81	S 00°16'02" E	10.50'
L82	N 00°16'02" W	10.50'
L83	S 00°16'02" E	10.50'
L84	N 19°43'57" E	10.50'
L85	S 19°43'57" W	10.50'
L86	S 19°43'57" W	10.50'
L87	N 19°43'57" E	10.50'
L99	N 00°21'40" E	12.46'



Preliminary Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Project Number: PR-2019-002309

Parcel Information
Residential Area Only
(See Sheet 4 of 5 for more details)

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.0758	3,304
Lot 2	0.0607	2,646
Lot 3	0.0786	3,423
Lot 4	0.0752	3,275
Lot 5	0.0592	2,578
Lot 6	0.0683	2,975
Lot 7	0.0711	3,095
Lot 8	0.0585	2,550
Lot 9	0.0585	2,550
Lot 10	0.0683	2,975
Lot 11	0.0711	3,095
Lot 12	0.0585	2,550
Lot 13	0.0585	2,550
Lot 14	0.0683	2,975
Lot 15	0.0683	2,975
Lot 16	0.0585	2,550
Lot 17	0.0587	2,556
Lot 18	0.0749	3,262
Lot 19	0.0683	2,976
Lot 20	0.0585	2,548
Lot 21	0.0683	2,973
Lot 22	0.0683	2,975
Lot 23	0.0578	2,519
Lot 24	0.0945	4,117

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 25	0.1107	4,820
Lot 26	0.0654	2,850
Lot 27	0.0660	2,873
Lot 28	0.1060	4,619
Lot 29	0.0763	3,326
Lot 30	0.0654	2,850
Lot 31	0.0654	2,850
Lot 32	0.0763	3,325
Lot 33	0.0763	3,325
Lot 34	0.0654	2,850
Lot 35	0.0654	2,850
Lot 36	0.0763	3,325
Lot 37	0.0763	3,325
Lot 38	0.0673	2,931
Lot 39	0.0733	3,191
Lot 40	0.1364	5,940
Lot 41	0.0825	3,595
Lot 42	0.0585	2,550
Lot 43	0.0758	3,303
Lot 44	0.0678	2,952
Lot 45	0.0585	2,550
Lot 46	0.0585	2,550
Lot 47	0.0683	2,975
Lot 48	0.0683	2,975

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 49	0.0585	2,550
Lot 50	0.0585	2,550
Lot 51	0.0683	2,975
Lot 52	0.0676	2,943
Lot 53	0.0585	2,550
Lot 54	0.0683	2,976
Lot 55	0.0682	2,970
Lot 56	0.0585	2,550
Lot 57	0.0585	2,550
Lot 58	0.0683	2,975
Lot 59	0.0683	2,975
Lot 60	0.0585	2,550
Lot 61	0.0585	2,550
Lot 62	0.0683	2,975
Lot 63	0.0683	2,975
Lot 64	0.0585	2,550
Lot 65	0.0585	2,550
Lot 66	0.0683	2,975
Tract A	0.0312	1,357
Tract B (Park Space)	0.5481	23,874
Tract C (Detention Pond)	0.3791	16,515
Tract D	1.5660	68,214

APPROVED FOR MONUMENTATION AND STREET NAMES

Loren N. Risenhoover P.S. 10/20/2021
CITY SURVEYOR DATE

OWNER: WYMONT LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

BY: Carey A. Planz 10/20/21
VICE PRESIDENT OF WYMONT LLC DATE

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 1 of 6
210263

Indexing Information

Section 6, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: La Mirada Subdivision
Owner: Wymont, LLC
UPC #: 101906048047020404L1

Legal Description

LOT NUMBERED ONE-A-ONE (1-A-1) OF LA MIRADA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION, BEING COMPRISED OF LOTS 1-A AND 5-A, LA MIRADA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23, 2019, IN PLAT BOOK 2019C, PAGE 137.

Subdivision Data

GROSS ACREAGE: 15.1868 ACRES
ZONE ATLAS PAGE NO.: G-19-Z
NUMBER OF EXISTING LOTS: 1
NUMBER OF COMMERCIAL TRACTS CREATED IN COMMERCIAL AREA: 8
NUMBER OF RESIDENTIAL LOTS CREATED: 66
NUMBER OF TRACTS CREATED WITHIN RESIDENTIAL AREA: 4
MILES OF FULL-WIDTH STREETS: 0.000 MILES
MILES OF HALF-WIDTH STREETS: 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.0087 ACRES
DATE OF SURVEY: AUGUST 2021

General Notes

- EXISTING ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
- PROPOSED ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
- TOTAL ACREAGE: 15.1868 ACRES
- SETBACKS: REQUIRED
FRONT: 0 FT. MINIMUM, 15 FT. MAXIMUM
SIDE: 0 FT. INTERIOR; 15 FT. STREET SIDE
REAR: 15 FT. MINIMUM, 0 FT. STREET OR ALLEY
- MANHOLES SHALL BE OFFSET AT ALL POINTS OF CURVATURE.

Drainage Facilities Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" HAVE BEEN GRANTED BY THE OWNER AS PRIVATE PERPETUAL EASEMENTS FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS AND TRACTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF SURFACE STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED "WYMONT PLACE GRADING AND DRAINAGE PLAN" SUBMITTED BY TIERRA WEST, LLC ON JUNE 23, 2021, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON _____. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES LOCATED ON THEIR RESPECTIVE LOTS OR TRACTS AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION

Notes

- FIELD SURVEY PERFORMED IN DECEMBER 2018 THROUGH AUGUST 2019, AND SUPPLEMENTAL DATA IN MARCH 2021.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NM STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 21FE240615)
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

Legend

N 90°00'00" E	
MEASURED BEARINGS AND DISTANCES	
FOUND REBAR WITH CAP "LS 4078" UNLESS OTHERWISE INDICATED	
SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED	
FOUND CENTERLINE MONUMENT AS INDICATED	
COVERED AREA	
CONCRETE	
UTILITY PEDESTAL	
GUARD RAIL	
WIRE FENCE	
METAL FENCE	
RETAINING WALL	
BLOCK WALL	
CHAINLINK FENCE	
RAILROAD TIES	
HANDRAIL	
BOLLARD	
OVERHEAD UTILITY LINE	
UTILITY POLE	
ANCHOR	
PULL BOX	
LIGHT POLE	
ELECTRIC METER	
TRANSFORMER	
ELECTRIC CABINET	
GAS METER	
CABLE MANHOLE	
WATER VALVE	
WATER METER	
FIRE HYDRANT	
ROOF DRAIN	
MANHOLE	
SAS CLEANOUT	
IRRIGATION BOX	
MANHOLE	
STORM DRAIN INLET	
IRRIGATION VALVE	
SIGN	
CURB CUT/INDICATION OF ACCESS TO ROADWAY	
F.I.D.C.	FIRE DEPARTMENT CONNECTION
R	RAMP

Vicinity Map - Zone Atlas G-19-Z

Purpose of Plat

- Subdivide Existing Tract into 66 Residential lots, 4 HOA Tracts and 8 Non-Residential Tracts.
- Vacate Easements.
- Grant Easements.

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

Documents

- TITLE POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2011162 AND AN EFFECTIVE DATE OF JUNE 24, 2021.
- PLAT FOR LA MIRADA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 6, 1990 IN BOOK 90C, PAGE 274.
- PLAT FOR LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 19, 1974 IN BOOK C9, PAGE 165 AND CORRECTION PLAT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 20, 1981 IN BOOK C18, PAGE 32.
- PLAT FOR VISTA MONTANA COMPLEX, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 14, 1972 IN BOOK C8, PAGE 126.
- PLAT OF RECORD FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 23, 2019, IN PLAT BOOK 2019C, PAGE 137.
- PLAT FOR TRACTS A AND B, BEING A REPLAT OF LOTS 7 & 11, OF LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 6, 1970, IN BOOK B5, PAGE 47.
- WARRANTY DEED FOR SUBJECT PROPERTY, FROM M & M CO. TO WYMONT LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2021, AS DOCUMENT NO. 2021074872.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN ZONE "AO", WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA, HAVING AN AVERAGE FLOOD DEPTH OF 1' (USUALLY SHEET FLOW ON SLOPING TERRAIN), AND ZONE "X", WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.

AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0143G, DATED SEPTEMBER 26, 2008.