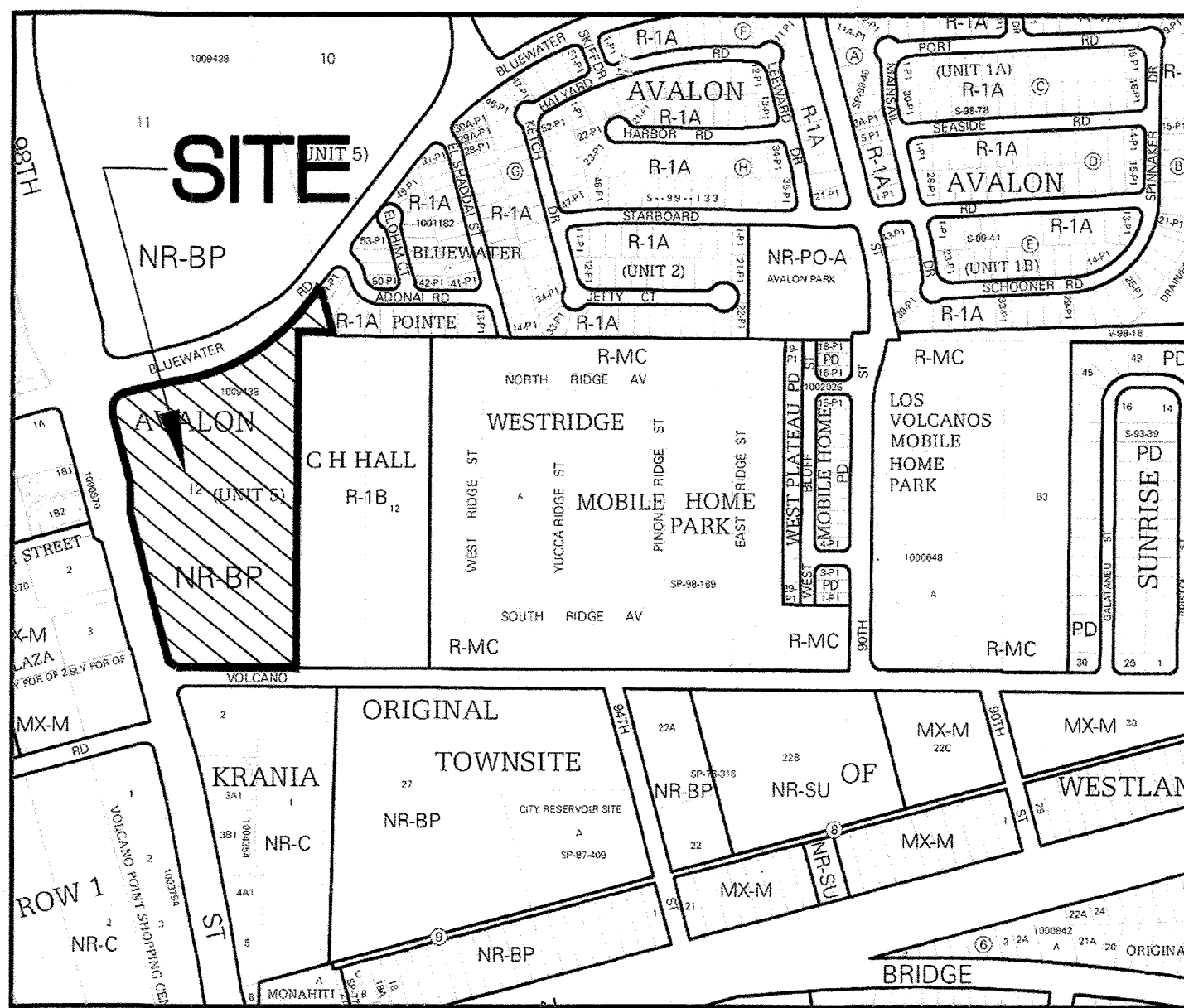




Vicinity Map - Zone Atlas K-09-Z

N.T.S.

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2008521 AND AN EFFECTIVE DATE OF SEPTEMBER 25, 2020.
2. PLAT OF AVALON SUBDIVISION UNIT 5 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014, IN BOOK 2014C, PAGE 46.
3. QUITCLAIM DEED FOR SUBJECT PROPERTY TO MAJEC, LLC, FILED MAY 27, 2014, AS DOCUMENT 2014041461.
4. DEED FOR SUBJECT PROPERTY TO RS BLUEWATER, LLC, FILED OCTOBER 29, 2021, AS DOCUMENT 2021128580.

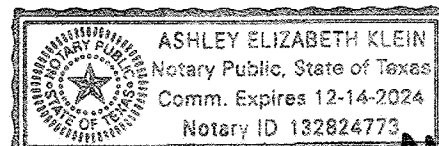
Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN 98TH STREET N.W. AND VOLCANO ROAD N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

KEVIN MATTSON, MANAGER
RS BLUEWATER, LLC A TEXAS LIMITED LIABILITY COMPANY

STATE OF **TEXAS** }
COUNTY OF **DALLAS** } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON **MARCH 29, 2022**
BY: KEVIN MATTSON, MANAGER, RS BLUEWATER, LLC

By: **ASHLEY KLEIN**
NOTARY PUBLIC

MY COMMISSION EXPIRES **12-14-2024**

Indexing Information

Section 21, Township 10 North, Range 2 East, N.M.P.M.
as Projected onto the Town of Atrisco Grant
Subdivision: Avalon Subdivision, Unit 5
Owner: RS Bluewater, LLC
UPC #: 100905706518130705

DOCH 2022045240

05/06/2022 04:21 PM Page: 1 of 5
PLAT R: \$25.00 B: 2022C P: 0039 Linda Stover, Bernalillo County

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 11.0954 ACRES
ZONE ATLAS PAGE NO. K-9-Z
NUMBER OF EXISTING TRACTS. 1
NUMBER OF LOTS CREATED. 6
MILES OF FULL-WIDTH STREETS. 0.0000 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.3174 ACRES
DATE OF SURVEY. MAY 2021

Notes

1. FIELD SURVEY PERFORMED IN MAY 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT NUMBERED TWELVE (12), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46 AS DOCUMENT NO. 2014040949.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD 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. 35001C0328J DATED NOVEMBER 04, 2016.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 100905706518130705

PROPERTY OWNER OF RECORD

RS Bluewater LLC

BERNALILLO COUNTY TREASURER'S OFFICE

5-6-22

Plat for
Tracts A thru F,
RS Bluewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
March 2021

Project Number: PR-2021-005864

Application Number: SD-2022-00065

Plat Approvals:

PNM Electric Services <i>Abdul A. Bawian</i> Abdul A. Bawian (Mar 7, 2022 12:25:18 PM)	Mar 7, 2022
Qwest Corp. d/b/a CenturyLink QC <i>Pamela C. Stone</i> Pamela C. Stone (Mar 16, 2022 11:21:10 PM)	Mar 16, 2022
New Mexico Gas Company <i>Mike Mortue</i> Mike Mortue (Mar 7, 2022 11:58:15 AM)	Mar 7, 2022
Comcast	

City Approvals:

Loren N. Risenhoover P.S. City Surveyor	3/7/2022
Jeanne Wolfenbarger Jeanne Wolfenbarger (Apr 27, 2022 15:37:47 MDT) Traffic Engineer	Apr 27, 2022
Blaine Carter Blaine Carter (Apr 27, 2022 15:35:10 MDT) ABCWUA	Apr 27, 2022
Chris Hunsch Chris Hunsch (Apr 27, 2022 15:26:14 MDT) Parks and Recreation Department	Apr 27, 2022
JM Pless JM Pless (Apr 27, 2022 15:25:10 MDT) Code Enforcement	Apr 27, 2022
AMAFCA Ernest Armijo	4/4/2022
City Engineer <i>Swaffey</i>	Apr 27, 2022
DRB Chairperson, Planning Department	

Surveyor's Certificate

I, WILL PLOTNER JR., 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 THE 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.

Will Plotner Jr.
N.M.R.P.S. No. 14271
Date **3/18/2022**

CSI-CARTESIAN SURVEYS INC.

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



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210953

2022C - 39

(1)

*Plat for
Tracts A thru F,
RS Bluewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
March 2021*

Easement Notes

- 1 EXISTING 11.69' PUE (05/22/2014, 2014C-46)
- 2 EXISTING 10' PUE (05/22/2014, 2014C-46)
- 3 EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475)
- 4 EXISTING 23.44' PUE (7/29/2005, 2005C-264)
- 5 EXISTING 10' PUE (5/31/2001, 2001C-151)
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS, GRANTED WITH FILING OF THIS PLAT
- 8 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, GRANTED WITH THE FILING OF THIS PLAT
- 9 PUBLIC WATER AND SANITARY SEWER EASEMENT, GRANTED WITH FILING OF THIS PLAT, SHOWN HEREON AS SEE SHEET 4 OF 5 FOR DETAIL.

DOC# 2022045240
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PLAT R: \$25.00 B: 2022C P: 0039 Linda Stover, Bernalillo County

Detail A
N.T.S.

Bluewater Rd NW
(R/W Varies)

See Detail A

98th St. NW
(R/W Varies)

Tract A
62,638 Sq. Ft.
1.4380 Acres

Matchline - See Sheet 3 of 5

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
●	FOUND REBAR WITH CAP "LS 10464" UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

 CSI-CARTESIAN SURVEYS INC.

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wplotnerjr@gmail.com

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(2)

DOC# 2022045240

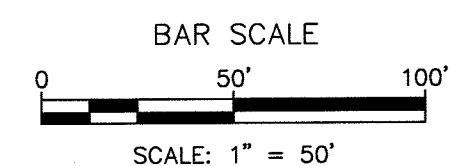
05/06/2022 04:21 PM Page: 3 of 5

PLAT R:\$25.00 B: 2022C P: 0039 Linda Stover, Bernalillo County

N 90°00'00" E (N 90°00'00" E) ● ○	MEASURED BEARINGS AND DISTANCES
	RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
	FOUND REBAR WITH CAP "LS 10464" UNLESS OTHERWISE NOTED
	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

TRAIL MAINTENANCE SHALL BE CONDUCTED BY THE OWNER OF THE UNDERLYING LOTS.

A BUFFER OF 5 FEET FROM BACK OF CURB TO TRAIL EDGE SHALL BE MAINTAINED.



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wplotnerjr@gmail.com

2022C-39

(3)

Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
- FOUND REBAR WITH CAP "LS 10464" UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Bluewater Rd NW
(R/W Varies)

Easement Notes

- 1 EXISTING 11.69' PUE (05/22/2014, 2014C-46)
- 2 EXISTING 10' PUE (05/22/2014, 2014C-46)
- 3 EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475)
- 4 EXISTING 23.44' PUE (7/29/2005, 2005C-264)
- 5 EXISTING 10' PUE (5/31/2001, 2001C-151)
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS, GRANTED WITH FILING OF THIS PLAT
- 8 INTENTIONALLY OMITTED ON THIS SHEET
- 9 PUBLIC WATER AND SANITARY SEWER EASEMENT, GRANTED WITH FILING OF THIS PLAT, SHOWN HEREON AS SEE SHEET 4 OF 5 FOR DETAIL.

Plat for
Tracts A thru F,
RS Bluewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
March 2021

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PLAT R: 25.00 B: 2022C P: 0039 Linda Stover, Bernalillo County

This Sheet Shows
Existing Easements,
and Easement 9

Matchline - See This Sheet

Tract C

Tract D
30,070 Sq. Ft.
0.6903 Acres

Tract E
63,496 Sq. Ft.
1.4577 Acres

Tract F
209,936 Sq. Ft.
4.8195 Acres

Tract A
62,638 Sq. Ft.
1.4380 Acres

Tract B
55,703 Sq. Ft.
1.2788 Acres

Tract C
47,643 Sq. Ft.
1.0937 Acres

Southerly Portion of Tract 13
Lands of C.H. Hall
(12/30/1946, B1-120)

Rebar w/ Cap
"LS 10464"

Volcano Rd NW

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(4)

Plat for
Tracts A thru F,
RS Bluewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
March 2021

Line Table		
Line #	Direction	Length (ft)
L1	N 89°41'17" W (N 89°40'20" W)	107.16' (107.16')
L2	N 37°46'38" E (N 37°47'32" E)	20.21' (20.17')
L3	S 14°59'23" E (S 14°58'20" E)	152.61' (152.60')
L4	N 14°52'32" W (N 14°50'48" W)	199.92' (200.00')
L5	N 14°52'32" W	115.58'
L6	S 14°52'32" E	93.94'
L7	S 14°51'12" E	54.98'
L8	S 00°19'44" W	17.09'
L9	S 42°18'11" E	80.82'
L10	S 14°51'12" E	45.83'
L11	S 28°10'22" W	42.33'
L12	S 28°10'22" W	81.50'
L13	S 22°52'15" E	31.55'
L14	S 00°19'30" W	6.00'
L15	S 14°51'12" E	21.76'
L16	N 74°58'01" E	75.56'
L17	N 79°27'31" E	73.15'
L18	N 75°08'48" E	56.18'
L19	N 14°51'12" W	5.83'
L20	N 14°51'12" W	19.36'

Line Table		
Line #	Direction	Length (ft)
L21	N 75°08'48" E	75.04'
L22	N 70°49'38" E	74.43'
L23	N 75°08'48" E	61.99'
L24	N 31°53'50" E	17.42'
L25	S 14°51'12" E	44.04'
L26	S 61°49'38" E	26.27'
L27	N 06°39'35" E	81.73'
L28	N 14°51'12" W	6.76'
L29	N 75°08'48" E	25.00'
L30	S 14°51'12" E	5.04'
L31	S 75°08'48" W	25.00'
L32	S 14°51'12" E	34.04'
L33	S 14°51'12" E	38.77'
L34	N 75°08'48" E	25.00'
L35	N 14°51'12" W	8.49'
L36	N 75°08'48" E	25.00'
L37	S 89°40'16" E	12.50'
L38	S 89°40'16" E	12.50'
L39	N 00°19'44" E	48.88'
L40	S 00°19'44" W	53.59'

Line Table		
Line #	Direction	Length (ft)
L41	S 20°59'14" E	38.53'
L42	N 14°51'12" W	44.51'
L43	S 61°49'38" E	4.00'
L44	N 22°52'15" W	41.94'
L45	S 20°59'14" E	19.66'
L46	S 69°00'46" W	19.72'
L47	S 20°59'14" E	18.88'
L48	N 69°00'46" E	19.72'

Public Utility 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 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, 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 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	32.65' (32.65')	25.00' (25.00')	74°49'05"	30.38'	N 52°15'44" W
C2	61.62' (61.67')	150.00' (150.00')	23°32'13"	61.19'	N 03°05'05" W
C3	61.68' (61.67')	150.00' (150.00')	23°33'34"	61.24'	N 03°05'45" W
C4	78.45' (78.42')	50.00' (50.00')	89°54'00"	70.65'	N 30°04'28" E
C5	242.19' (242.19')	703.00' (703.00')	19°44'20"	240.99'	N 65°09'18" E
C6	37.10' (37.10')	380.20' (380.20')	5°35'27"	37.09'	N 34°58'39" E
C7	175.75' (175.75')	475.00' (475.00')	21°11'58"	174.75'	N 42°46'55" E
C8	78.45'	50.00'	89°54'00"	70.65'	S 30°04'28" W
C9	35.36'	163.50'	12°23'27"	35.29'	N 08°40'48" W
C10	29.47'	136.50'	12°22'07"	29.41'	S 08°40'08" E
C11	32.65'	25.00'	74°49'05"	30.38'	S 52°15'44" E
C12	148.81'	200.00'	42°37'55"	145.40'	N 20°59'14" W
C13	20.44'	200.00'	5°51'22"	20.43'	S 39°22'30" E
C14	75.38'	200.00'	21°35'37"	74.93'	S 25°39'00" E
C15	150.19'	200.00'	43°01'34"	146.69'	S 06°39'35" W
C16	89.09'	100.00'	51°02'38"	86.17'	N 02°39'04" E
C17	96.87'	703.00'	7°53'43"	96.80'	N 71°04'36" E
C18	145.32'	703.00'	11°50'37"	145.06'	N 61°12'26" E
C19	36.91'	23.50'	90°00'00"	33.23'	N 30°08'48" E
C20	5.50'	703.00'	0°26'54"	5.50'	S 66°54'18" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C21	25.66'	23.50'	62°33'00"	24.40'	N 73°34'41" W
C22	11.71'	21.10'	31°47'07"	11.56'	S 61°39'18" W
C23	40.23'	23.50'	98°05'43"	35.50'	N 26°05'57" E
C24	30.59'	216.50'	8°05'43"	30.56'	S 18°54'03" E
C25	14.38'	23.50'	35°03'45"	14.16'	N 32°23'04" W
C26	95.82'	200.00'	27°27'00"	94.90'	S 28°34'41" E

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