

VICINITY MAP
FROM ZONE ATLAS PAGE A-11-Z
N.T.S.



SUBDIVISION DATA

1. DRB NO. PR-2020-003443 and SD-2021-00188
2. ZONE ATLAS MAP NO. A-11; ZONING: SU-1.
3. GROSS SUBDIVISION ACREAGE: 19.088 ACRES.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: NINE (9) LOTS.
5. DATE OF SURVEY: JULY 2020
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
7. THIS PLAT SHOWS ALL PLOTTABLE EASEMENTS OF RECORD.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT ONE EXISTING TRACT (TRACTS 20A-1) AS DESCRIBED IN THAT PLAT OF PARADISE NORTH FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 08, 1990, BOOK 90C, PAGE 182 INTO NINE NEW LOTS.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
3. THIS SURVEY IS BASED UPON THE PLAT OF PARADISE NORTH RECORDED IN DOCUMENT NO. 1990061878 OF THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE RECORDED ON AUGUST 08, 1990, RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
4. GROUND TO GRID SCALE FACTOR USED IS 0.99966991.
5. DATA IN PARENTHESIS IS RECORD OBTAINED FROM THE PLAT OF PARADISE NORTH, RECORDED AUGUST 08, 1990, IN DOCUMENT NO. 1990061878.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

DESCRIPTION

TRACT NUMBERED 20A-1, OF VACATION AMENDED PLAT AND REPLAT OF PARADISE NORTH, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT AND REPLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 8, 1990, IN PLAT BOOK 90C, FOLIO 182.

THIS TRACT CONTAINS 19.088 ACRES (831,465 SQ. FT.) MORE OR LESS.

UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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.

QWEST CORPORATION/D/B/A CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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 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 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 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 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 (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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

DOCH 2021125120

10/21/2021 04:14 PM Page: 1 of 7
PLAT R 820, 80 8, 2021C-P, 6177 Linda Stover, Bernalillo County

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF UNSER AND MCMAHON CENTER", WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) DO HEREBY GRANT EASEMENTS AS SHOWN HEREON.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: Holly Partners LLC

BY: YOGESH PATEL

TITLE: MANAGING MEMBER

Y Patel 9/7/2021
YOGESH PATEL DATE

ACKNOWLEDGEMENT:

STATE OF New Mexico)
)SS.

COUNTY OF Bernalillo

ON THIS 7 DAY OF September, 2021, BEFORE ME

PERSONALLY APPEARED Yogesh Patel
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT
THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST
ABOVE WRITTEN.

MY COMMISSION
EXPIRES: July 19, 2025

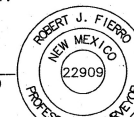
Robert J. Fierro
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert J. Fierro
ROBERT J. FIERRO, N.M.P.S. No. 22909



9-2-2021
Date

SHEET 1 OF 7

PLAT OF UNSER AND MCMAHON CENTER WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER 2021

UTILITY APPROVALS:

UTILITY SERVICES	DATE
PNM ELECTRIC SERVICES <u>Jeff Estvanko</u> NEW MEXICO GAS COMPANY <u>Abdul A. Bhuiyan</u> CENTURY LINK <u>COMCAST</u>	10/05/2021 Digitally signed by Jeff Estvanko Date: 2021.09.15 13:52:19 -06'00' 9/27/2021 9/29/21

CITY APPROVALS:

CITY SURVEYOR	DATE
<u>Loren N. Risenhoover P.S.</u>	9/2/2021

REAL PROPERTY DIVISION	DATE

ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>Joanne Wolfenbarger</u>	Oct 8, 2021

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>Blaine Carter</u>	Oct 11, 2021

PARKS & RECREATION DEPARTMENT	DATE
<u>Chad Lindfield</u>	Oct 12, 2021

CITY ENGINEER/HYDROLOGY	DATE
<u>Charles Maestas</u>	Oct 8, 2021

CODE ENFORCEMENT	DATE
<u>Ernest Armijo</u>	Oct 12, 2021

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S OFFICE CERTIFICATION	DATE

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND	DATE

PAID ON UPC #	DATE
<u>1011066277 3/8 10201</u>	

PROPERTY OWNER OF RECORD	DATE
<u>Holly Partners LLC</u>	

BERNALILLO COUNTY	DATE
<u>Don Rie</u>	10/21/21

TREASURER'S OFFICE	DATE



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2021C-117

(1)

EXISTING EASEMENTS:

- 10-FOOT PUBLIC UTILITY EASEMENT
FILED: AUGUST 08, 1990, IN BOOK 90C, PAGE 182.

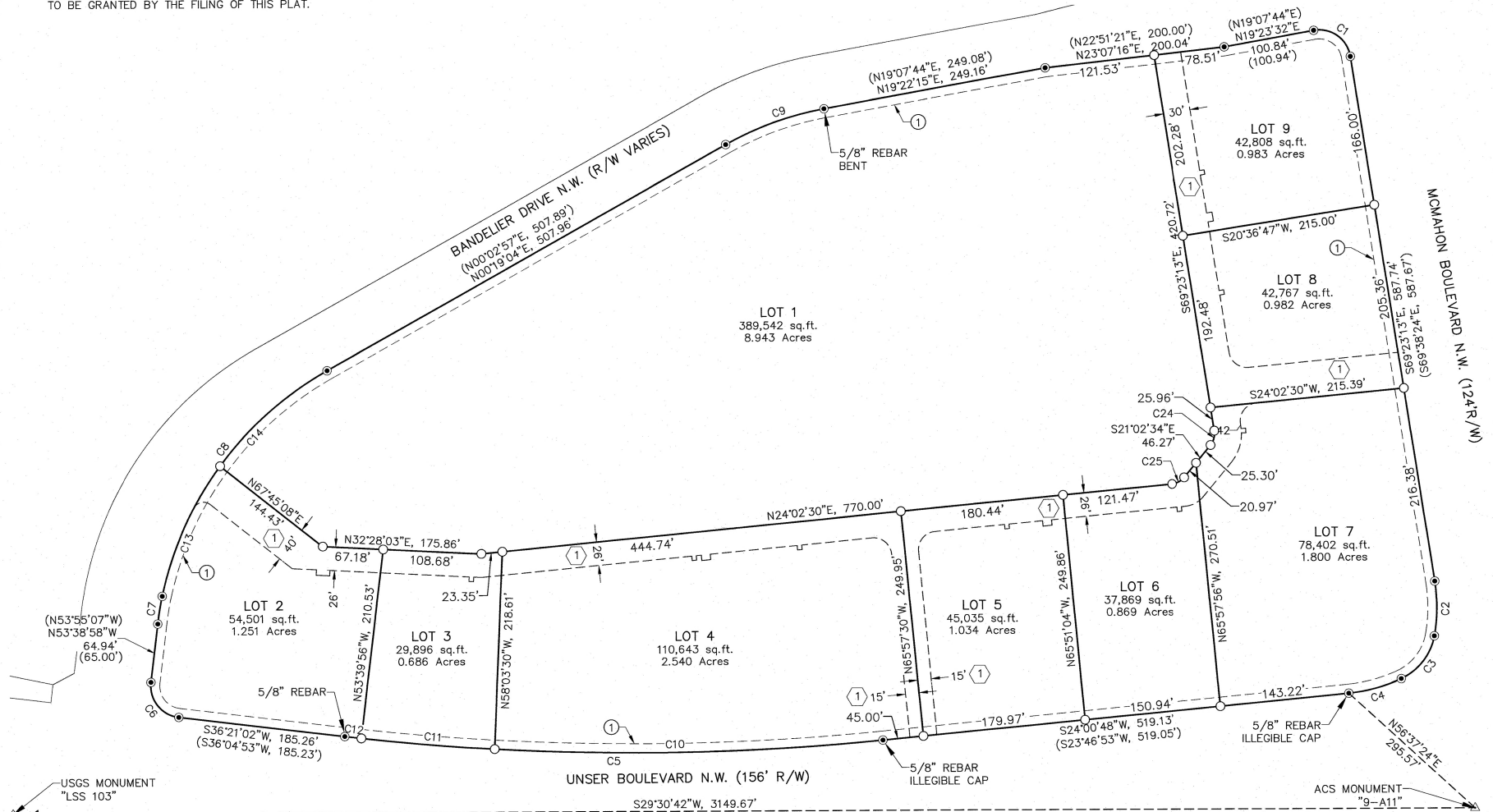
NEW EASEMENTS:

- EASEMENT FOR PUBLIC ACCESS, PUBLIC WATER, PUBLIC SEWER AND PUBLIC DRAINAGE
TO BE GRANTED BY THE FILING OF THIS PLAT.

DOCH 2021125120

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PLAT R 326 00 9 2021C-117 Linda Stover, Bernalillo County

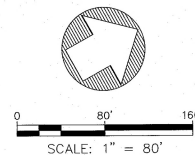
PLAT OF UNSER AND MCMAHON CENTER WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER 2021



USGS MONUMENT "LSS 103"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1530466.034 U.S. SURVEY FEET
X=1505019.995 U.S. SURVEY FEET
DELTA ALPHA= -0°15'40.72"
GROUND TO GRID FACTOR= 0.999671640
PUBLISHED DATA IN NAVD 1988
ELEVATION= 5295.137 U.S. SURVEY FEET

PROPERTY CORNERS

- = FOUND 1/2" REBAR WITH PS 8686 CAP
UNLESS OTHERWISE NOTED
- △ = FOUND ACS MONUMENT AS NOTED
- = SET 1/2" REBAR WITH PS 22909 CAP



ACS MONUMENT "9-A11"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1533206.142 U.S. SURVEY FEET
X=1506571.019 U.S. SURVEY FEET
DELTA ALPHA= -0°15'30.20"
GROUND TO GRID FACTOR= 0.999670857
PUBLISHED DATA IN NAVD 1988
ELEVATION= 5301.647 U.S. SURVEY FEET

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SHEET 2 OF 7

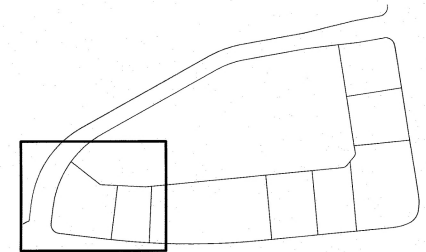
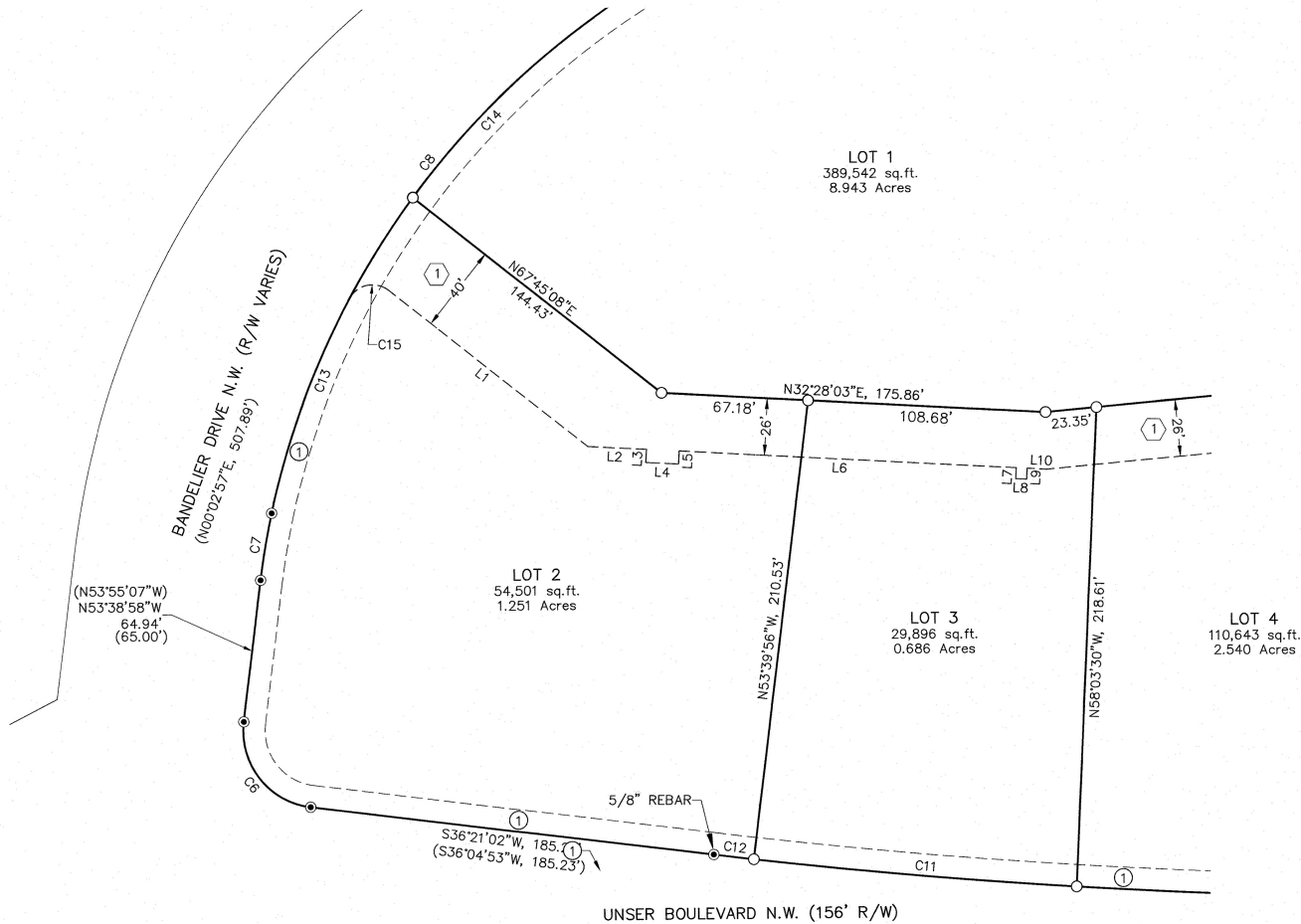
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 10/21/2021 04:14 PM Page 3 of 7
 PLAT # 826 00 8 2021-09-0117 Linda Stover, Bernalillo County

PLAT OF
 UNSER AND MCMAHON CENTER
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2021



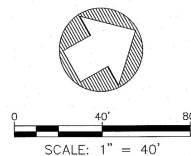
SHEET 3

KEY MAP

N.T.S.

PROPERTY CORNERS

- = FOUND 1/2" REBAR WITH PS 8686 CAP UNLESS OTHERWISE NOTED
- △ = FOUND ACS MONUMENT AS NOTED
- = SET 1/2" REBAR WITH PS 22909 CAP



SHEET 3 OF 7

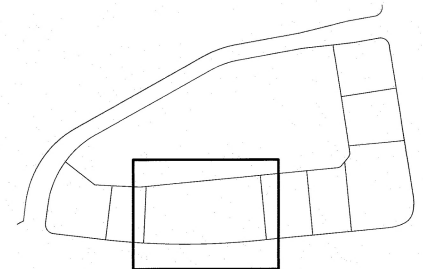
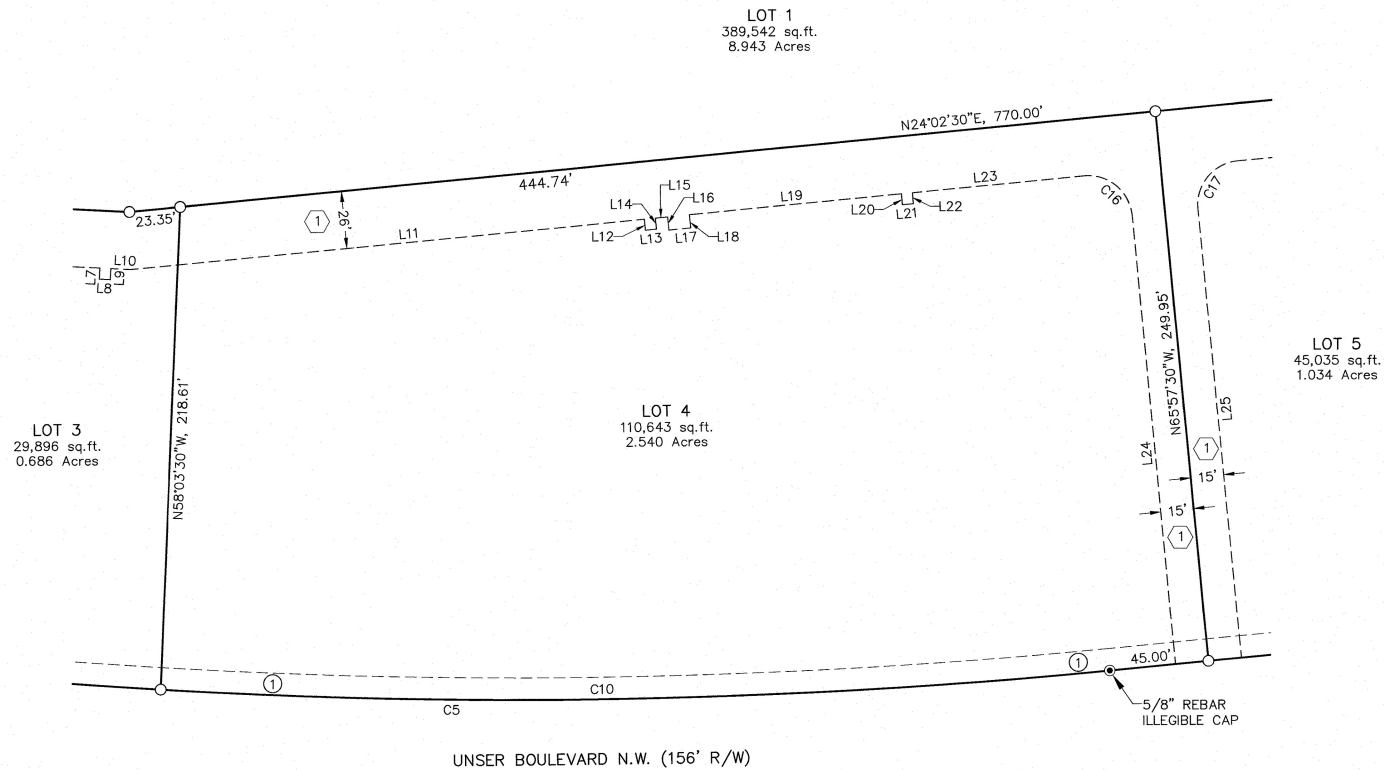
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PLAT OF
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PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

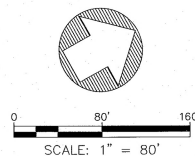


SHEET 4

KEY MAP N.T.S.

PROPERTY CORNERS

- = FOUND 1/2" REBAR WITH PS 8686 CAP
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- = SET 1/2" REBAR WITH PS 22909 CAP



SCALE: 1" = 80'

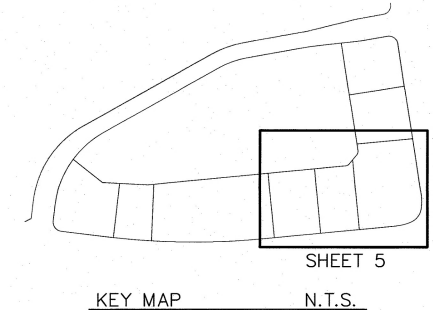
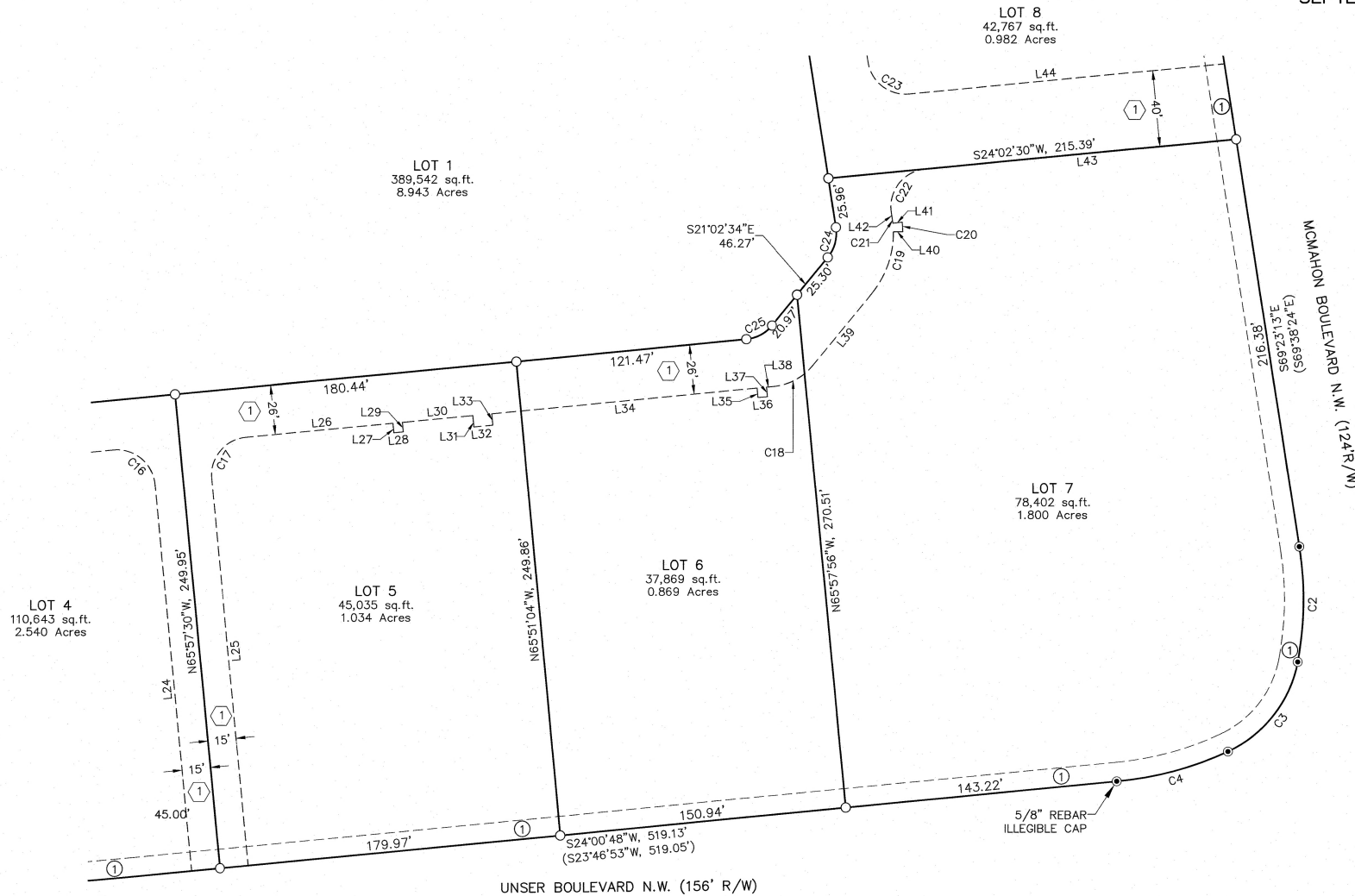
SHEET 4 OF 7

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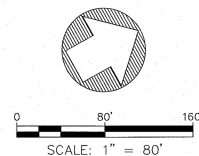
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PLAT OF
 UNSER AND MCMAHON CENTER
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 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
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 SEPTEMBER 2021



PROPERTY CORNERS

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- = SET 1/2" REBAR WITH PS 22909 CAP



SHEET 5 OF 7

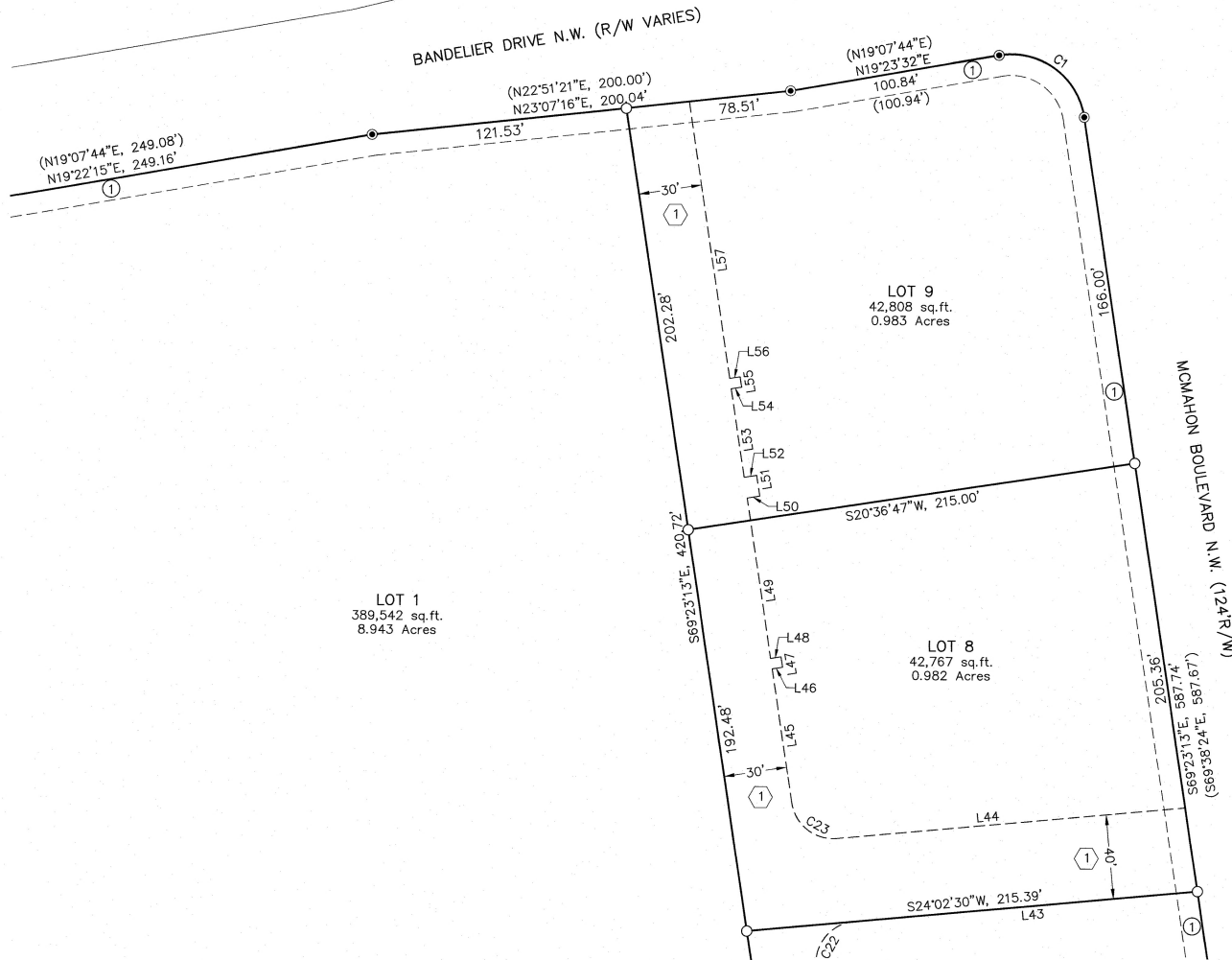
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2021C 117

(5)

DOCH 2021125120
10/21/2021 04:14 PM Page: 6 of 7
PLAT # 125120 S. 2021C P. 017 Linda Stover, Bernalillo County

PLAT OF
UNSER AND MCMAHON CENTER
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021



LOT 1
389,542 sq.ft.
8.943 Acres

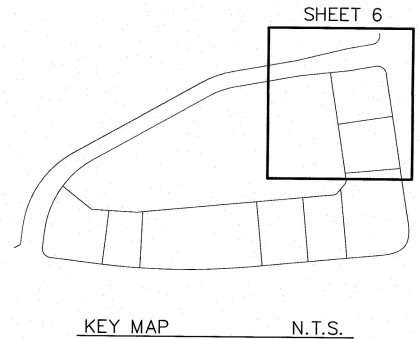
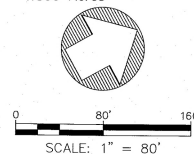
LOT 9
42,808 sq.ft.
0.983 Acres

LOT 8
42,767 sq.ft.
0.982 Acres

LOT 7
78,402 sq.ft.
1.800 Acres

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PLAT OF
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PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.72	35.00	91°13'15"	S65°00'09"W	50.02
C2	60.78	180.00	19°20'53"	N59°42'23"W	60.50
C3	62.02	65.00	54°40'17"	N22°36'11"W	59.70
C4	60.74	180.00	19°20'07"	N14°27'40"E	60.46
C5	598.21	2786.79	12°17'56"	N30°12'15"E	597.06
C6	54.98	35.00	90°00'00"	N81°21'02"E	49.50
C7	31.01	337.00	5°16'22"	S51°03'11"E	31.00
C8	318.92	375.25	48°41'39"	S24°02'20"E	309.40
C9	116.39	350.00	19°03'11"	S09°50'39"W	115.85
C10	431.52	2786.79	8°52'19"	N28°29'27"E	431.09
C11	148.09	2786.79	3°02'41"	N34°26'57"E	148.07
C12	18.59	2786.79	0°22'56"	N36°09'46"E	18.59
C13	158.76	375.25	24°14'29"	S36°15'56"E	157.58
C14	160.15	375.25	24°27'11"	S11°55'06"E	158.94
C15	20.99	12.00	100°12'55"	N17°38'40"E	18.41
C16	31.42	20.00	90°00'00"	N69°02'30"E	28.28
C17	31.42	20.00	90°00'00"	S20°57'30"E	28.28
C18	23.61	30.00	45°05'03"	S01°29'58"W	23.00
C19	35.14	50.00	40°16'20"	S41°10'44"E	34.43
C20	5.00	55.00	5°12'38"	S63°55'13"E	5.00
C21	2.50	50.00	2°51'41"	S67°57'23"E	2.50
C22	32.61	20.00	93°25'43"	S22°40'22"E	29.12
C23	30.22	20.00	86°34'17"	S67°19'38"W	27.43
C24	16.88	20.00	48°20'39"	S45°12'54"E	16.38
C25	15.74	20.00	45°05'03"	S01°29'58"W	15.33

RECORD CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	54.73	35.00	91°13'52"	S64°44'40"W	50.03
C2	60.81	180.00	19°21'21"	N59°57'43"W	60.52
C3	62.07	65.00	54°42'35"	N22°55'58"W	59.74
C4	60.81	180.00	19°21'21"	N14°06'12"E	60.52
C5	598.26	2786.79	12°18'00"	N29°55'53"E	597.11
C6	54.98	35.00	90°00'00"	N81°04'53"E	49.50
C7	31.04	337.00	5°16'38"	S51°16'48"E	31.03
C8	318.89	375.25	48°41'26"	S24°17'46"E	309.38
C9	116.55	350.00	19°04'47"	S09°35'21"W	116.01

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N67°45'08"E	115.37
L2	N32°28'03"E	26.90
L3	S57°31'54"E	6.00
L4	N32°28'08"E	15.00
L5	N57°31'51"W	6.00
L6	N32°28'03"E	154.42
L7	S57°31'57"E	5.00
L8	N32°28'03"E	5.00
L9	N57°31'57"W	5.00
L10	N32°28'03"E	8.96
L11	N24°02'30"E	234.24
L12	S65°57'30"E	5.00
L13	N24°02'30"E	5.00
L14	N65°57'30"W	5.00
L15	N24°02'30"E	5.60
L16	S65°57'30"E	6.00
L17	N24°02'30"E	10.00
L18	N65°57'30"W	6.00
L19	N24°02'30"E	96.88
L20	S65°57'30"E	5.00
L21	N24°02'30"E	5.00
L22	N65°57'30"W	5.00
L23	N24°02'30"E	78.29
L24	S65°57'30"E	203.96
L25	S65°57'30"E	203.94
L26	S24°02'30"W	77.77
L27	N65°57'30"W	5.00
L28	S24°02'30"W	4.97
L29	S65°57'30"E	5.00
L30	S24°02'30"W	37.25

LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N65°57'30"W	6.00
L32	S24°02'30"W	10.00
L33	S65°57'30"E	6.00
L34	S24°02'30"W	140.14
L35	N65°57'30"W	5.00
L36	S24°02'30"W	5.00
L37	S65°57'30"E	5.00
L38	S24°02'30"W	4.07
L39	S21°02'34"E	48.92
L40	S28°41'06"W	5.00
L41	N23°28'28"E	5.00
L42	S69°23'13"E	2.93
L43	S24°02'30"W	215.39
L44	S24°02'30"W	166.49
L45	N69°23'13"W	64.19
L46	N20°36'44"E	5.00
L47	N69°23'13"W	5.00
L48	S20°36'44"W	5.00
L49	N69°23'13"W	76.90
L50	N20°36'47"E	6.00
L51	N69°23'13"W	10.00
L52	S20°36'47"W	6.00
L53	N69°23'13"W	42.46
L54	N20°36'43"E	5.00
L55	N69°23'13"W	5.00
L56	S20°36'43"W	5.00
L57	N69°23'13"W	132.78