PLAT
OF
TRACT B1 AND B2
ALTURA COMPLEX
WITHIN
SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2018

AMAFCA MONUMENT "NDC_19A_12"
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE (NAD83)
N=1494226.026
E=1539933.917
Z=N/A
DELTA ALPHA=-00°12'03.27"
GROUND TO GRID FACTOR=0.999569998

AMAFCA MONUMENT "NDC_19_B1"
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE (NAD83)
N=1494072.074
E=1537088.523
Z=N/A
DELTA ALPHA=-00°11'55.27"
GROUND TO GRID FACTOR=0.999559001

S82°24'18"E BASIS OF BEARING 1164.84'

1255.47'

INTERSTATE HIGHWAY 40
(PUBLIC RIGHT-OF-WAY VARIES)
STATE OF NEW MEXICO

N47°48'04"E

POINT OF BEGINNING

ALTURA VILLAGE
(FILED 12-03-97, 97C-341)

N

0 15 30 60 120 180
GRAPHIC SCALE IN FEET: 1"=60'

BIKEPATH EASEMENT DATA

LINE	BEARING	DIST.
L1	N00°22'04"E	5.84
L2	N03°49'08"E	48.62
L3	N39°48'53"W	40.85
L4	N27°37'28"W	80.70
L5	N62°22'32"E	17.50
L6	N27°37'28"W	20.49
L7	N00°28'02"E	109.33
L8	S89°31'58"E	54.84
L9	N00°28'02"E	44.22
L10	N84°08'57"W	38.43
L11	N05°58'47"E	3.74

BIKEPATH EASEMENT DATA

CURVE	CHORD		RADIUS	DELTA	ARC
C1	N05°43'49"W	7.00	32.93	12°11'47"	7.01
C2	N42°58'42"E	16.77	13.00	80°21'00"	18.23
C3	N09°15'34"E	51.88	27.00	147°47'15"	69.64
C4	N32°08'19"W	14.01	13.09	64°41'11"	14.78
C5	N19°42'58"W	40.21	58.50	40°11'49"	41.04
C6	N09°19'34"E	40.76	25.50	108°05'56"	47.22
C7	N17°22'32"E	38.18	27.00	90°00'00"	42.41
C8	N13°34'33"W	26.45	54.50	28°05'40"	26.72
C9	N45°26'05"E	36.08	25.50	90°00'00"	40.06

Δ=02°01'47"
R=5864.58'
LA=207.76'
T=103.89'
CH=S82°14'53"E 207.75'

BLANKET UTILITY EASEMENT
(FILED JULY 29, 1998)
(BOOK 9813, PAGE 3437)

FOUND #4 REBAR

S00°28'02"W 10.06'

Δ=02°49'27"
R=5864.58'
LA=289.07'
T=144.56'
CH=S82°40'31"E 289.04'

CITY OF ALBUQUERQUE BIKEWAY (FILED 97C-368, 12-30-97)

CITY OF ALBUQUERQUE BIKEWAY (FILED 97C-188 6-16-97)

L=76.81'
R=5864.58'
LA=76.81'
T=38.41'
CH=S82°01'23"E 76.81'

N27°55'53"W 179.90'

N27°55'53"W 220.74'

S27°55'53"E

SEWER AND STORM SEWER

N00°14'44"E

N00°28'02"E

S00°28'02"W

N89°31'58"W 116.61'

5.00'
S89°31'58"E

20' PUBLIC SANITARY EASEMENT 179.28'

S65°19'43"E 45.94'

115.89'
S47°59'24"W 26.36'

S04°40'17"W 32.00'

25' PUBLIC SANITARY SEWER AND WATER LINE EASEMENT

S87°00'36"E 21.68'

12.50'

TRACT 1

LOT 1

LOT 4

LOT 5

LOT 10

LOT 11

LOT 15

17

PRIVATE GROSS LOT DRAINAGE EASEMENT FOR LOTS 1, 4, 5, 10, 11, 15 AND 17 ALTURA VILLAGE ADDITION. (FILED 12-03-97, BOOK 97-21, PAGE 9030) AND DRAINAGE COVENANT (FILED 8-12-97, BOOK 97-21, PAGE 9050).

(FILED 97C FOLIO 368) 146.63'

BLANKET UTILITY EASEMENT (FILED JULY 29, 1998) (BOOK 9813, PAGE 3437)

TRACT A
(FILED 12-30-97, 97C-368)

7' PRIVATE UNDERGROUND EASEMENT FOR PUBLIC SERVICE COMPANY OF NEW MEXICO AND US WEST COMMUNICATIONS (FILED MARCH 24, 1980, BOOK 761, PAGE 543)

7' PRIVATE UNDERGROUND EASEMENT FOR PUBLIC SERVICE COMPANY OF NEW MEXICO AND US WEST COMMUNICATIONS (FILED MARCH 22, 1999) (BOOK 9904, PAGE 8586) (FILED APRIL 13, 1999) (BOOK 9905, PAGE 9504) 79.10' PORTION

N62°22'32"E 74.52'

FOUND #4 REBAR

FOUND "X" ON CONCRETE

S89°45'16"E 72.97'

N45°00'25"E 35.35'

N87°55'21"E 157.85'

N62°22'32"E 79.10'

7' PRIVATE UNDERGROUND EASEMENT FOR PUBLIC SERVICE COMPANY OF NEW MEXICO AND US WEST COMMUNICATIONS (FILED MARCH 24, 1980) (BOOK 761, PAGE 543)

104.79'

N62°19'00"E 25.46'

FOUND #4 REBAR

S89°45'16"E 67.89'

N62°19'00"E 45.02'

S00°21'23"W 44.83'

ACCESS EASEMENT (FILED JULY 29, 1998) (BOOK 9813, PAGE 3436)

16.50'
N89°48'03"W

FOUND #4 REBAR

N47°37'30"E 57.50'

N00°14'44"E 53.02'

51.78'

N00°14'44"E 96.08'

BLANKET UTILITY EASEMENT (FILED JULY 29, 1998) (BOOK 9813, PAGE 3437)

N00°14'44"E 43.43'

N89°32'59"W

10' PUBLIC UTILITY EASEMENT

120.13'

FOUND "X" ON CONCRETE

N89°32'59"W

N81°31'58"W 77.76'

FOUND #5 REBAR W/CAP "HUGG LS 5823"

146.02'

FOUND #5 REBAR W/CAP LS 1010

N89°32'59"W

NEW LOT LINE

20' PUBLIC WATER LINE EASEMENT

CENTERLINE OF 8' WIDE BIKEWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE SEE NOTE 4.

N27°37'28"W 269.44'

S00°28'02"W 127.68'

TRACT B1
2.2261 ACRES

TRACT B2
4.7409 ACRES

5.10'
S89°31'58"E 102.44'

(1)(3)(4)
(2)

(24)

(23)

5.26'

10' UTILITY ESMT. (FILED 97C FOLIO 368, 12/30/97)

16.12'

48.40'

S57°03'43"W 64.68'

S00°28'02"E 2.40'

N89°30'38"W 69.89'

S00°25'36"W 18.88'

N89°30'38"W 702.81'

N89°30'38"W 71.85'

10' PUBLIC UTILITY EASEMENT (FILED JUNE 16, 1997, 97C-188)

N81°46'35"W 539.61'

POWERPOLE/GUY WIRE
10' UTILITY EASEMENT
(FILED DECEMBER 15, 1998)
(BOOK 9820, PAGE 131)

FOUND #4 REBAR W/CAP LS 7002

25' PRIVATE STORM DRAINAGE EASEMENT OWNED BY THE OWNERS OF LOTS 1, 4, 5, 10, 11, 15 AND 17 ALTURA VILLAGE ADDITION. MAINTENANCE OF THIS EASEMENT IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THRU 17 ALTURA VILLAGE ADDITION. (FILED 12-03-97, 97C-341) (FILED 97C FOLIO 368, 12/30/97)

(1) 20' UNDERGROUND UTILITY AND SURFACE DRAINAGE EASEMENT BY PLAT FILED 9-15-78, VOLUME C13, PAGE 200.

(2) 10' SANITARY SEWER EASEMENT BY PLAT FILED 9-15-78, VOLUME C13, PAGE 200.

(3) 20' STORM SEWER AND PUBLIC UTILITY EASEMENT PER DOCUMENT FILED FEBRUARY 21, 1968, BOOK MISC. 95, PAGE 7.

(4) 20' STORM SEWER AND PUBLIC UTILITY EASEMENT PER PLAT FILED JUNE 16, 1997, VOLUME 97C, FOLIO 188.

INDIAN SCHOOL ROAD, N.E.
(PUBLIC RIGHT-OF-WAY VARIES)
CITY OF ALBUQUERQUE

LEGEND:

⊗ SET #4 REBAR W/CAP "SLS 12649"
☒ SET NAIL W/TAG "SLS 12649"

REVISED:

SHEET 2 OF 2

SANDIA LAND SURVEYING LLC
15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241

JOB NO.: 084-18	DATE: 3-17-2018
SCALE: 1"=60'	DRAWN: A.S.M.