#### LEGAL DESCRIPTION PLAT OF A CERTAIN TRACT OF LAND BEING THE SOUTHERLY PORTION OF TRACT "C" (PER WARRANTY DEED FILED OCTOBER 13, 1965, DOCUMENT No. 77653) OF TRACT C-1 THE PLAT OF CROUCH'S SUBDIVISION OF A PORTION TRACT 1, PUEBLO ALTO, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN CROUCH'S SUBDIVISION AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 12, 1954 IN VOLUME D1, WITHIN FOLIO 117, TOGETHER WITH A 20 FOOT PUBLIC ALLEY VACATED BY VACATION N.T.S. SECTION 14, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. ACTION PROJECT No. 1001937 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CITY OF ALBUQUERQUE BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE BERNALILLO COUNTY, NEW MEXICO CITY OF ALBUQUERQUE CONTROL STATION "16-J18" HAVING NEW MEXICO STATE PLANE COORDINATES OF X=400,874.42 AND Y=1,487,194.27, CENTRAL ZONE, NAD OCTOBER, 2002 1927 BEARS S. 81 deg. 51' 16"E, A DISTANCE OF 1,521.39 FEET, RUNNING; THENCE N. 89 deg. 52' 33" W., A DISTANCE OF 132.80 FEET TO A POINT; THENCE N. 00 deg. 07' 27" W., A DISTANCE OF 70.00 FEET TO A POINT; THENCE S. 89 deg. 52' 33" E., A DISTANCE OF 142.80 FEET TO A POINT; THENCE S. 00 deg. 07' 27" W., A DISTANCE OF 40.15 FEET TO A POINT; DRB No. APPROVALS: THENCE S. 45 deg. 33' 26" W., A DISTANCE OF 14.04 FEET TO A POINT; THENCE S. 00 deg. 07' 27" W., A DISTANCE OF 20.00 FEET TO THE SOUTHEAST TRAFFIC ENGINEER, TRANSPORTATION GROUP DATE CORNER AND PLACE OF BEGINNING CONTAINING 0.2238 ACRES MORE OR LESS. VICINITY MAP No. DATE PARKS AND RECREATION DEPARTMENT DATE PNM ELECTRIC SERVICES PORTION OF TRACT C CROUCH'S SUBDIVISION FILED: MARCH 12, 1954 DATE QWEST TELECOMMUNICATIONS VOLUME D1, FOLIO 117 FND #4 R/B (NOT ACCEPTED) FND #4 R/B w/CAP PS11463 DATE PNM GAS SERVICES S 89'52'33" E C FND P.K. NAIL W/WASHER PS 11463 142.80' UTILITIES DEVELOPMENT DATE SCALE: 1" = 20'FND #4 R/B w/CAP PS11463 DATE A.M.A.F.C.A. 0.2238 ACRES DATE CITY ENGINEER FND #4 R/B w/CAP PS11463 OLD LOT LINE TO BE ELIMINATED BY THIS PLAT **z**.09 ⋖ '20' PUBLIC ALLÉY VACATED BY VACATION ACTION PROJECT No. 1901937 PROPERTY MANAGEMENT $\mathbf{Z}$ RETAINED AS A 20' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT) PUBLIC ALLEY APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE **/132.80**′ ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14, S 81°51'16" E (GRID) N 89'52'33" W REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994 1521.39' (GROUND) LOT 1-A ALTO ADDITION FILED: JULY 22, 1988 VOLUME C37, FOLIO 1 CITY PLANNER, CROUCH'S SUBDIVISION FILED: MARCH 12, 1954 VOLUME D1, FOLIO 117 DISCLOSURE STATEMENT: CROUCH'S SUBDIVISION ALBUQUERQUE PLANNING DIVISION FILED: MARCH 12, 1954 THE PURPOSE OF THIS PLAT IS TO SHOW THE VACATED VOLUME D1, FOLIO 117 20' PUBLIC ALLEY AND COMBINE IT WITH A PORTION OF TRACT C AND GRANT ANY EASEMENTS AS SHOWN. ACS STATION "16-J18" X=400,874.42 Y=1,487,194.27 GRU 10 GRIU=0.999009/ **GENERAL NOTES:** $\Delta \propto = -00^{\circ} 11' 26"$ 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED CENTRAL ZONE, NAD 1927 P.S.#11463 WERE SET AT ALL PROPERTY CORNERS. 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD. FREE CONSENT 3: TOTAL AREA OF PROPERTY: 0.2079 ACRES. THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT 4: TALOS LOG NO. <u>2002139475</u> AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR SURVEYORS CERTIFICATE: COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927. DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE 6: DISTANCES ARE GROUND, BEARINGS ARE GRID. STATE OF NEW MEXICO CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT COUNTY OF BERNALILLO ) SS 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD. THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED. 8: DATE OF FIELD WORK: NOVEMBER, 2002 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, 9: CURRENT ZONING: \_\_\_\_\_\_\_C-2 THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF ASSISTANCE LEAGUE ® OF ALBUQUERQUE MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET RARBARA NIELSEN PRESIDENT KATHLEEN GRAY RECORDING SECRETARY FORTH BY THE STATE OF NEW MEXICO. GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS DAY OF \_\_\_\_\_\_\_\_, 2002. **ACKNOWLEDGMENT** THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC , DAY OF 200. OFFICIAL SEAL THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON JILL MARPLE NOTARY PUBLIC BY: ASSISTANCE LEAGUE ® OF ALBUQUERQUE STATE OF NEW MEXICO BARBARA NIELSEN PRESIDENT KATHLEEN GRAY RECORDING SECRETARY My Commission Expires. 12-21-05PROPERTY OWNER OF RECORD:\_ OWNERS NAME

BERNALILLO CO. TREASURER'S OFFICE:\_

MY COMMISSION EXPIRES: 12-21-05

PHONE: (505) 889-8056 

lay sleghous lierk & Recurder



# CROUCH'S SUBDIVISION OF A PORTION OF

# RACT I PUEBLO ALTO

ALBUQUERQUE, NEW MEXICO

Approved February 2, 1954

City Andineer, Albuquerque, New Maxico

The above and foregoing subdivision of that certain truct of land in the City of Albuquerque, law indice, hairs a combine of iroperty designated as THACT 1 of FUEBLO ALTO, an Addition to the City of Albuquerque, haw indice, as the side of it comes and iroperty designated on the Flat of said Addition filed in the office of the County Clark of Fermallillo country, New York of Permallillo country, New York of Part 23rd, 1999, and more particularly described as follows: Berinning at the Country Clark of Fermallillo country, New York is a fact of the Country Clark of Fermallillo country, New York is a fact of the Country of the Count

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A AMMOJO,

Owners of TRACTS B, C. B, and all except
N°1y 120 feet of Alley

y 120 feet of Alley Trustees for CHURCH OF CHERT CHERTS th, owner of hely and bertrages of hely to fine the 120 feet of Alley

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loc President

Honel O. Coarsall
Mortgageos of Holy to feet of Alley

Appt. Caphier 1.\*1y & of 1.\*1, 120 feet of Alley

Attest: Soortary

Sintle V.P.

Vice President, AMROUTH OF NATIONAL PANA Trustee for Mertgages of TPAGE A and pertions of TRACES C and D and Alley adjacent thereto

State of New Mexico )
County of Bermalille ) 55

SCALE I" 50 FEET

0

S

On this lith day of March, 1954, before me, a Notary Public in and for said Courty, personally appeared PHRUS S. STROUP, H. W. KENNEL, LEE DICKEY, FLMER HECKATHORN, ELBA T. JOHNEON, W. J. ASHGRAFT, and KENLETI A. HIS CUS, to repersonally known, who being by me duly sworn, did say that they are Trustees of the CHENCE OF CHRISTIAN. Altuquerous, New Mexico, a Corporation by tion organized under the laws of the State of New Mexico; that the foregoing instrument was signed on behalf of said Corporation by authority of its Board of Trustees, and that said Trustees acknowledged said instrument to be the free act and deed of said Corporation.

Also personally appeared CLYDE HILL, to me personally known, who being by me duly sworn, did say that he

Also personally appeared Chype Hills, to me personally known, who being by he daily there, did say that he is vice President of the FIRST NATIONAL BANK IN ALBUQUERAUE, of Albuquerque, New Mexico, a Corporation erganized under the National Parking laws, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation; that said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors; and the said ONGE BIDS acknowledged said instrument to be the free set and deed of said Corporation.

Also personally appeared C. C. BROOMS, to me personally known, who being ty me duly sween, did say that he is President of BROOME DEVELOPMENT COMPANY, a Corporation, Albuquerque, New Mexico, which is a corporation organized under the laws of the State of New Mexico, and that the seal affixed hereto is the corporate seal of said Corporation; that said instrument was signed and the State of New Mexico, and that the seal affixed hereto is the corporate seal of said Corporation; that said instrument to be scaled on behalf of said Corporation by authority of its Board of Directors, and the said C. C. BROOME acknowledged said instrument to be the free act and deed of said Corporation.

Also personally appeared O. M. LOVE, to me personally known, who being by me duly sworm, did say that he is

Vice President of the ALBUQUERQUE NATIONAL BANK, Albuquerque. New Mexico, a Corporation organized under the National Banking Laws, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation; that said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors; and the said O. M. LOVE acknowledged said instrument to be the free act and deed of said Corporation.

Also personally appeared ROY B. CROUCH and KATHLEEN CROUCH, his wife; ANTHONY CHICARO and BALLABETE CHICARO,

his wife; and HARNLD E. PEARSALL and HAZEL V. PEARSALL, his wife, to me known to be the persons described in, and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed on said March 11th, 1954.

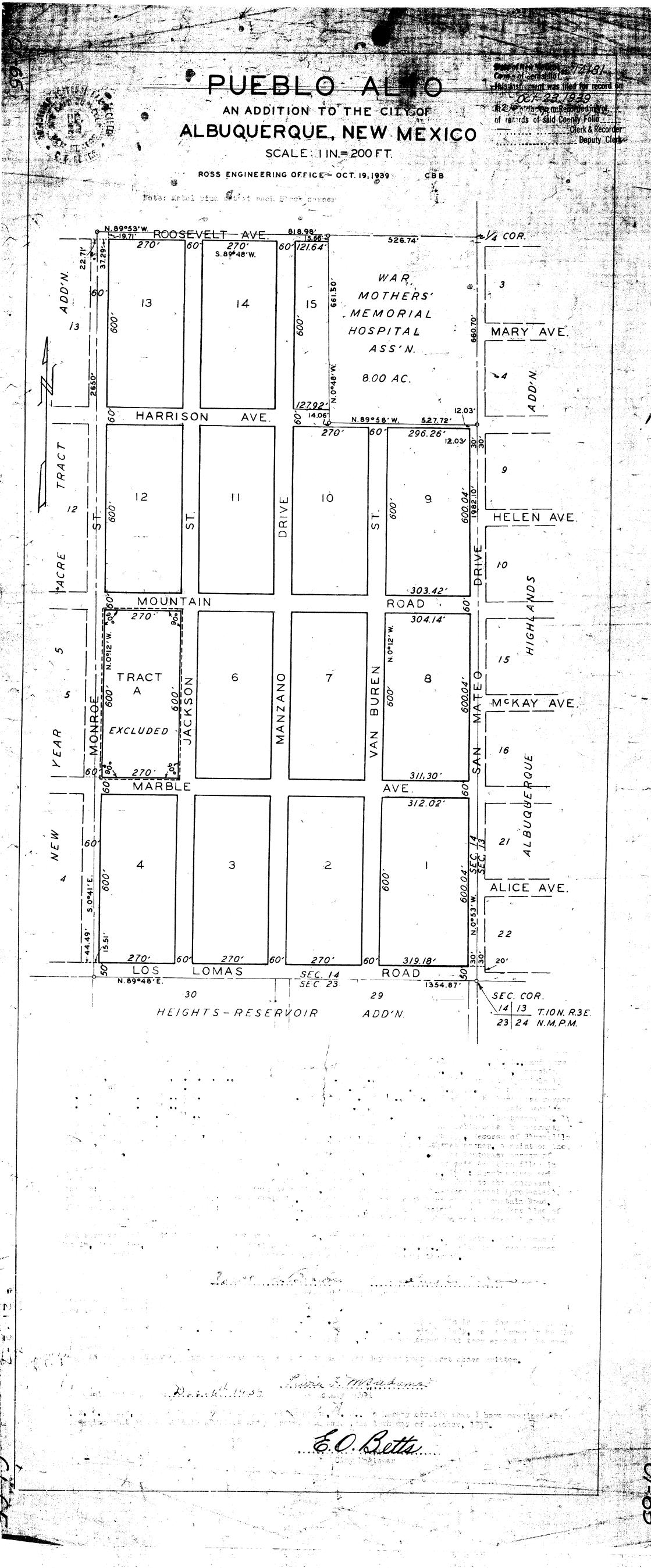
In Witness Whereof, I have hereunte set my hand and seal the day and date last above written.

Edwarf M. Elder
Notary Mills

My Commission expires September 7th, 1954.

I, IIA V. MALONE, City Clark of the City of Albuquerque, New Mexico, hereby certify that the plat of CHOUCH'S SUBJECTION OF A MOPTION OF TRACT I PUBBLE ALTO, upon which this certificate appears, was approved and accepted for filing by the City Consideration of said City at its meeting held Pebruary 2nd, 1954.

Clay Clerk



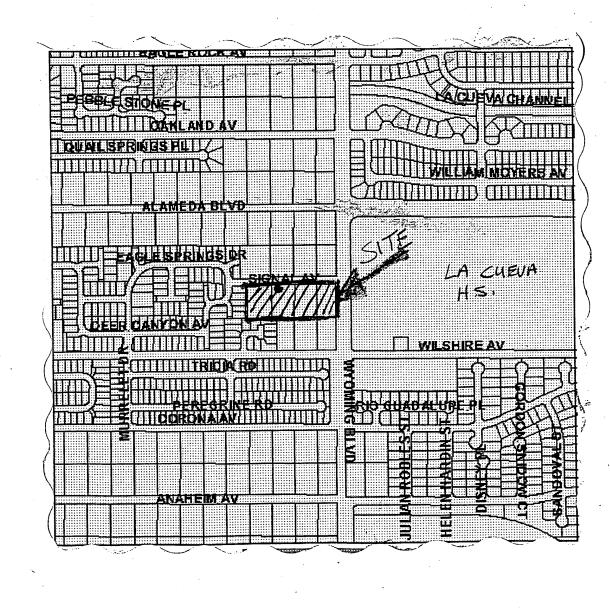
PHONE: (505) 889-8056 FAX: (505) 889-8645

MY COMMISSION EXPIRES: 12-21-05

C-CROUCHS DWG(NOV-02)

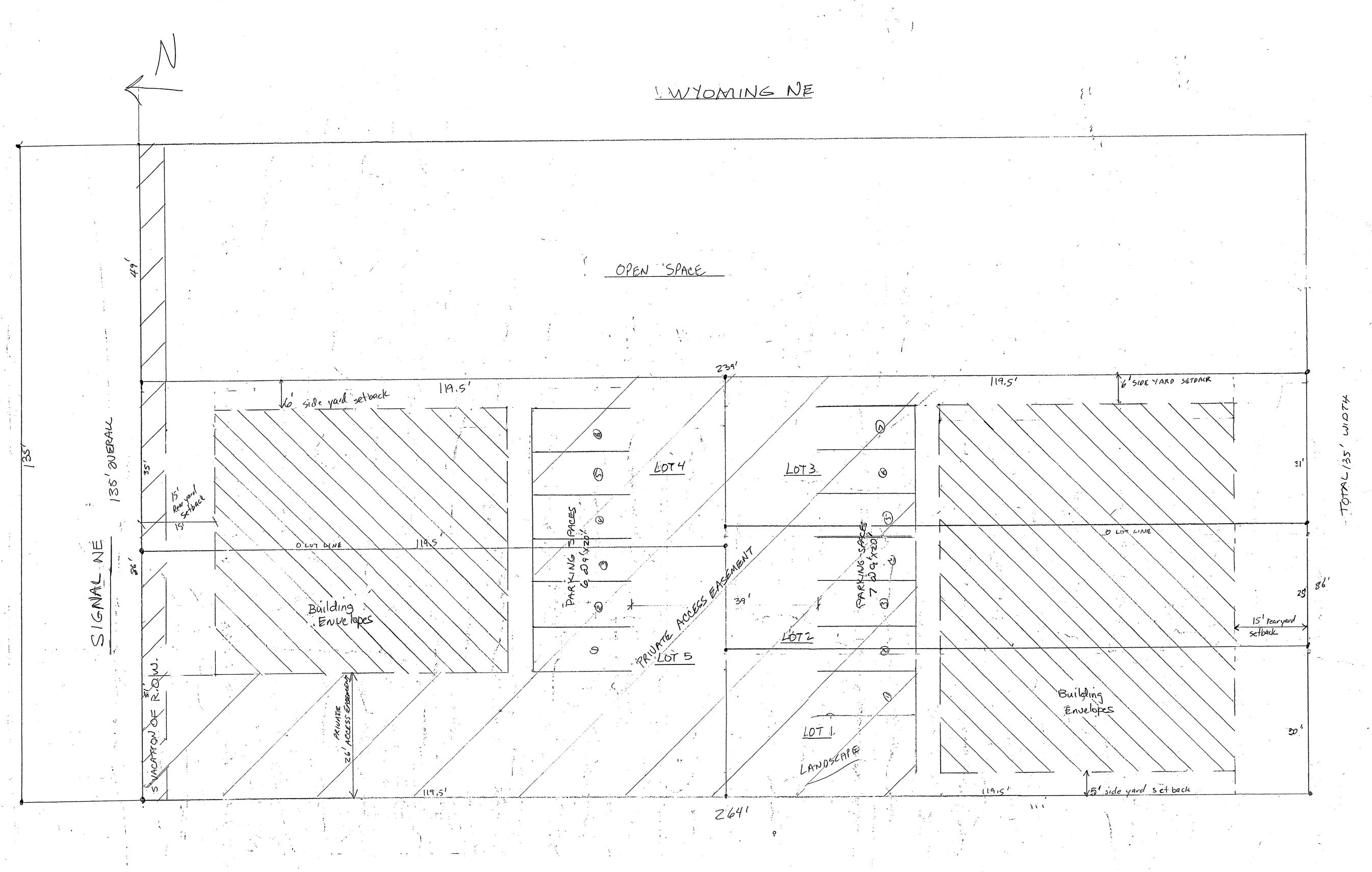
SIGNAL NE (60'ROW)

SIGNAL



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SCALE! | " = 50"



TOWN HOMES LOD LA CUEVA

فالمحارض بحضيتها	والمناص المراجعة الأحاد	a and a second
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VICINITY MAP	
ZONE ATLAS PAGE C-19	

# SKETCH PLAT

	PROJECT: TOWN HOMES DLA CUEVA
	LEGAL 6 LOTIE BLOCK 5 TRACTZ
•	UNIT 3 NORTH AZBUDUTROUE ACRES
	ACREAGE: 35,640 SO.FT. = ,82' ACRES
	DENSITY: 5 Du, ALLOWABLE 7 DU/AC,
	DATE: JUNE 26, 2002

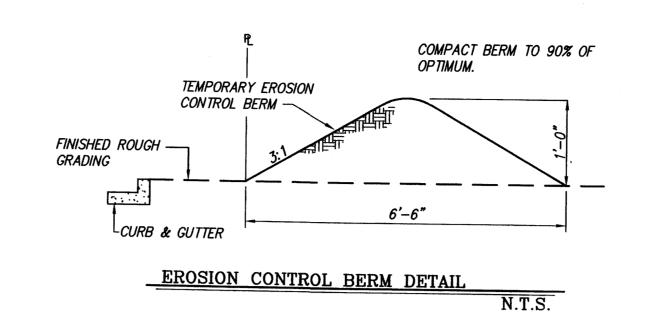
SCALE 1"= 20'

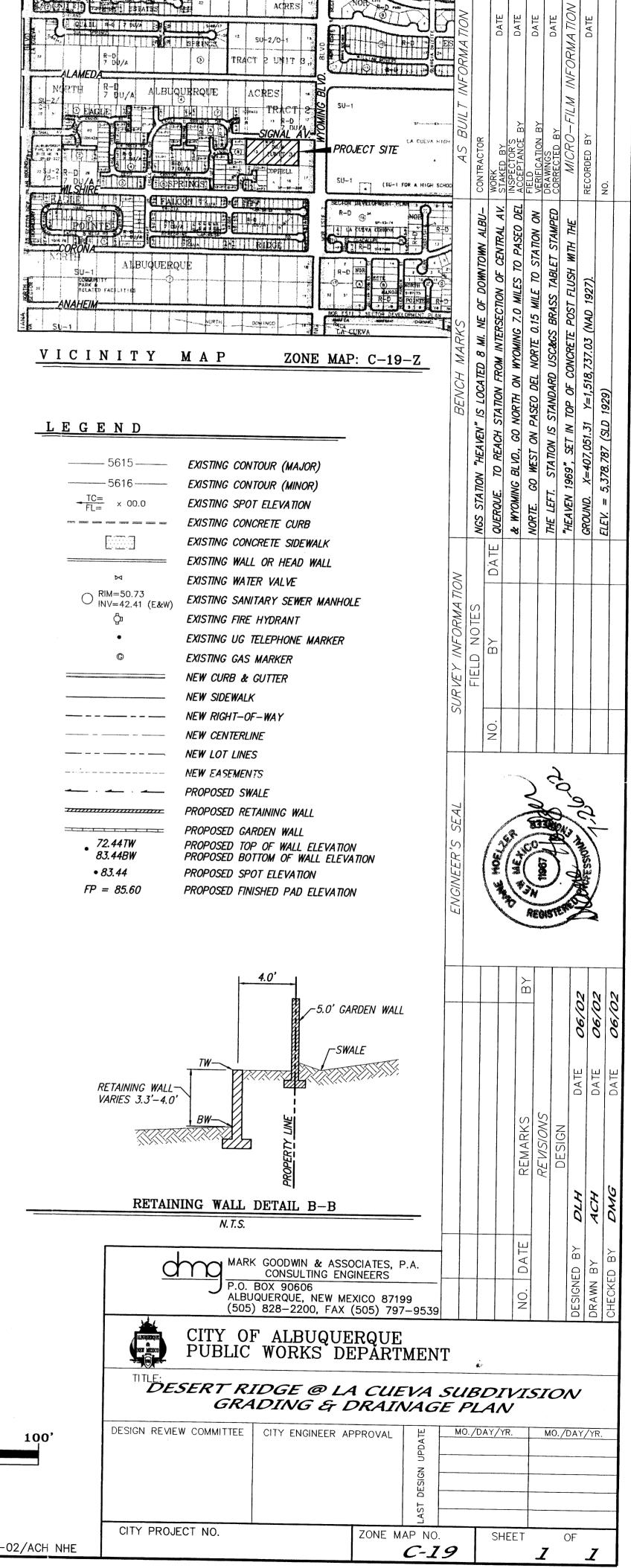
OWNER! SAN PEDRO EQUITIES, LLC.
BOX 90848 ALBUQUEROUE,NM
BOX 90848 ALBUQUERQUE,NM 87199 T: 505-721-5376 F: 505-796-0107
ENGINEER: MARK GOODWIN & ASSOC- 828-2200

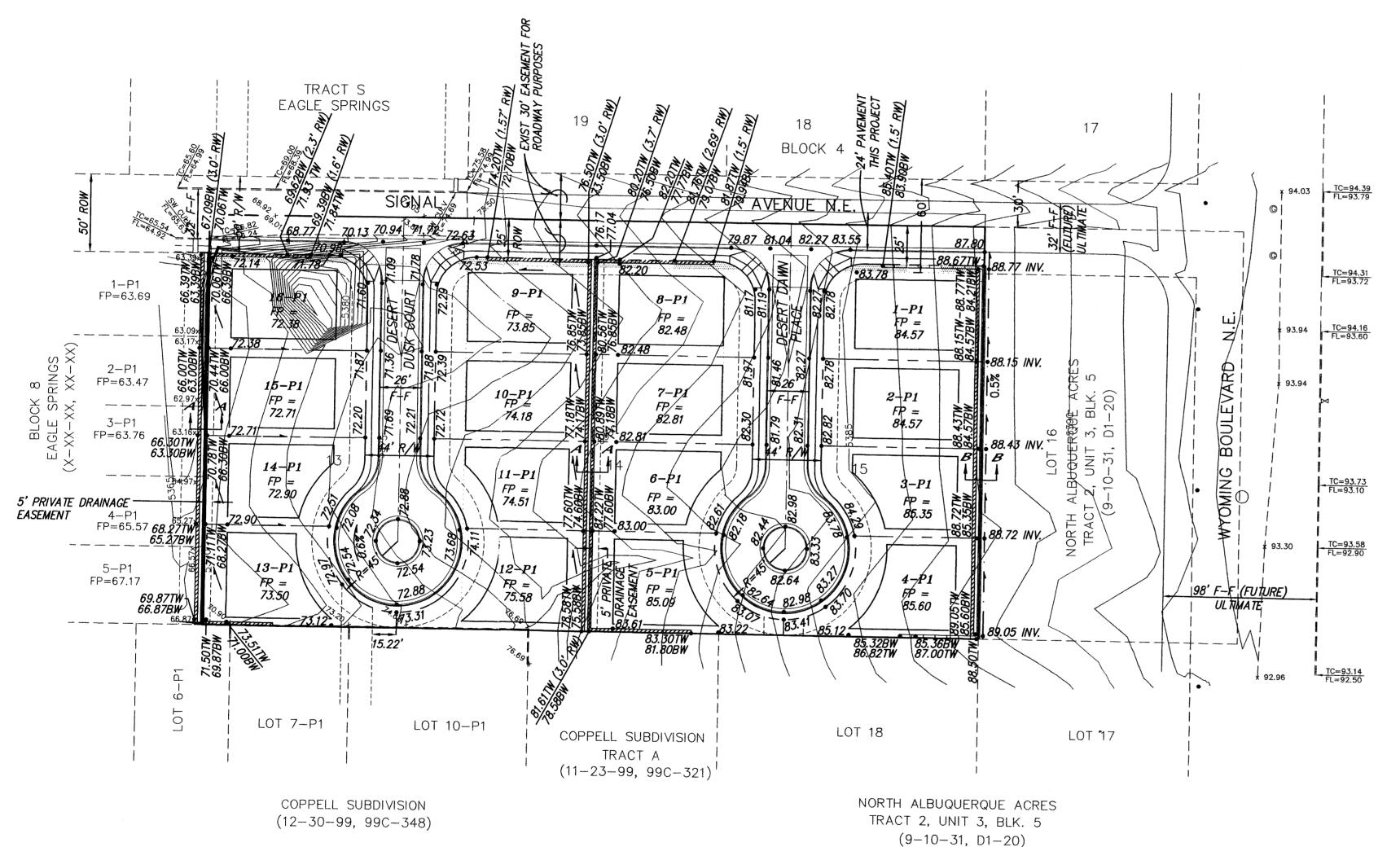
- 1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- 2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND RE-QUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
- 5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- 6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

## EROSION CONTROL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR
- 2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING
- 4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
- 5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.





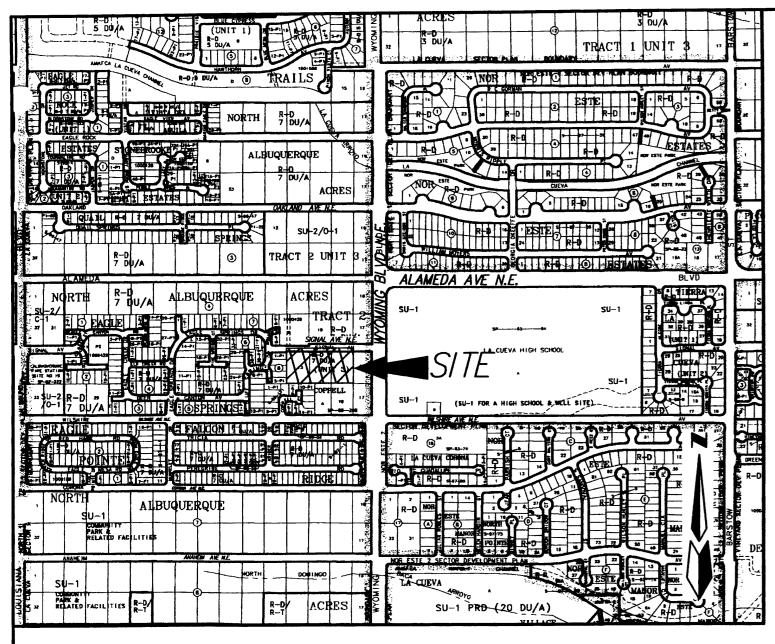


~5.0' GARDEN WALL -RETAINING WALL VARIES 1.5'-4.5' 3' RETAINING—

RETAINING WALL/PRIVATE CHANNEL DETAIL A-A

SCALE: 1"=50'

A2057/A2057GD-50a/07-25-02/ACH NHE



ZONE ATLAS MAP # C-19-Z SCALE: NONE

LOT NUMBER

RIGHT-OF-WAY

WITH THIS PLAT

ACS MONUMENT "HEAVEN"

G-G=0.99965263

(NAD 1927/SLD 1929)

ELEVATION=5378.79

Y=1518737.03

 $\Delta \alpha = -0010'45''$ 

CENTRAL ZONE

X = 407051.31

CENTER LINE MONUMENT

PUBLIC UTILITY EASEMENTS

GRANTED WITH THIS PLAT

DENOTES EASEMENT VACATED

(5) <del>-</del>

4

TRACT S

EXIST 30' EASEMENT FOR

76.94

9-P1

0.1420 Ac

11-P1

0.1228 Ac

12-P1

0.1361 Ac

123.94

LOT 10-P1

N89°45'20"W

ROADWAY PURPOSES

EAGLE SPRINGS

S 89°45'20" |

0.1420 Ac

15-P1

0.1311 Ac

101.95

14-P1

0.1228 Ac

13-P1

0.1361 Ac

123.96'

LOT 7-P1

N 89\*45'09" W 15.22' (N 90\*00'00" W) (2)

COPPELL SUBDIVISION

(12-30-99, 99C-348)

LEGEND

1-P1

# **DESCRIPTION**

A tract of land within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 13 THROUGH 15, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 and containing 3.0041 acres more or less.

# **SURVEY NOTES:**

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary are the following plats of record entitled:

PLAT OF "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3" (9-10-31, D1-20)

ACS MONUMENT "1-B19" Y=1524110.18

G-G=0.99965183

(165.00')

165,46

C

 $\Delta \alpha = -00^{\circ}10'42''$ 

CENTRAL ZONE

S 89°45'20"

135.46

165.47

(165.00')

LOT 17

(NAD 1927)

PLAT OF "COPPELL SUBDIVISION" (11-23-99, 99C-321)

PLAT OF "COPPELL SUBDIVISION" (12-30-99, 99C-348)

all being records of Bernalillo County, New Mexico.

- 5. Field Survey performed on May, 2002.
- 6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2002252859

**SOUTHERLY 5' OF EXISTING 30' EASEMENT |** BLOCK 4

(495.00')

495.73

76.94

1-P1

2-P1

102.12'

3–P1

0.1366 Ac

496.17

(495.00')

NORTH ALBUQUERQUE ACRES

TRACT 2, UNIT 3, BLK. 5

(9-10-31, D1-20)

124.32'

LOT 18

0.1312 Ac

0.1421 Ac

FOR ROADWAY PURPOSES VACATED WITH

SIGNAL AVENUE N.E.

THIS PLAT (1,743 SF)

0.1420 Ac

101.95

7-P1

0.1311 Ac

101.95

0.1228 Ac

5-P1

COPPELL SUBDIVISION

TRACT A (11-23-99, 99C-321)

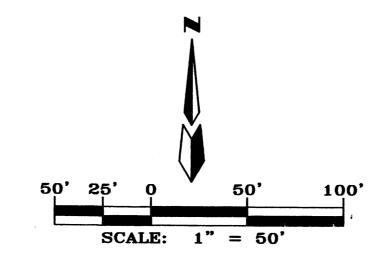
₹₩ 0.1361 Ac

123.94

7. Title Report: None Provided

			CURVE TABL	E		
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	25.00	39.27	90000'00"	25.00	S4574'40"W	35.36
C2	25.00	20.87	47*49'21"	11.08	S23°40'01"E	20.27
<i>C3</i>	45.00	28.64	36'27'40"	14.82	N29°20'51"W	28.16
C4	45.00	79.61	101"21'52"	54.94	N39°33'55"E	69.63
<u>C5</u>	45.00	79.61	101"21'31"	54.94	S39°04'24"E	69.63
C6	45.00	28.64	36"27'40"	14.82	S29*50'12"W	28.16
<i>C7</i>	45.00	216.49	275'38'43"	40.77	S89°45'20"E	60.43
<i>C8</i>	25.00	20.87	47°49'21"	11.08	N24°09'21"E	20.27
<i>C9</i>	25.00	39.27	90000'00"	25.00	N44°45'20"W	35.36
C10	25.00	39.27	90000'00"	25.00	S4574'40"W	35.36
C11	25.00	20.87	47*49'21"	11.08	S23°40'01"E	20.27
C12	45.00	28.65	36°28'40"	14.83	N29°20'21"W	28.17
C13	45.00	79.60	101"20'52"	54.93	N39°34'25"E	69.62
C14	45.00	79.59	101"20'31"	54.92	S39°04'54"E	69.62
C15	45.00	28.65	36"28'40"	14.83	529°49'42"W	28.17
C16	25.00	20.87	47*49'21"	11.08	N24°09'21"E	20.27
C17	25.00	39.27	90000'00"	25.00	N44*45'20"W	35.36
C18	45.00	216.49	275'38'43"	40.77	S89°45'20"E	60.43

	LINE TABLE	<u> </u>
LINE ID	LENGTH	BEARING
L1	10.00	S0074'51"W
L2	10.00	S0074'51"W
L3	13.98	S0074'38"W
L4	13.98	S0074'38"W
L5	13.99	S0074'38"W
L6	13.99	S0074'38"W

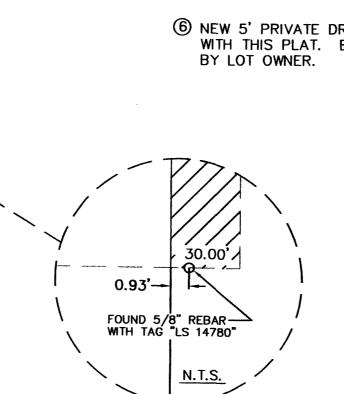


# **PROPERTY CORNERS**

 SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)

# **EASEMENTS**

- (1) EXIST. 20' C.O.A. PUBLIC WATERLINE EASEMENT (12-30-99, 99C-348)
- (2) NEW 20' C.O.A. PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT
- ③ NEW 25' C.O.A. PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED WITH THIS PLAT
- 4 EXIST 15' TEMPORARY DRAINAGE EASEMENT (XX-XX-XX, XXC-XX)
- (5) EXIST. 20' C.O.A. PUBLIC WATER, SEWER AND DRAINAGE EASEMENT (XX-XX-XX, XXC-XX)
- 6 NEW 5' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT. EASEMENT TO BE MAINTAINED BY LOT OWNER.



PRELIMINARY PLAT FOR

# DESERT RIDGE AT LA CUEVA SUBDIVISION

WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 18 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2002

> PRELIMINARY PLAT APPROVED BY DR

PURPOSE OF PLAT

SUBDIVISION DATA

- 1. SUBDIVIDE THREE LOTS INTO 16 RESIDENTIAL LOTS.
- 2. DEDICATE RIGHT-OF-WAY AS SHOWN
- 3. GRANT NEW EASEMENTS AS SHOWN
- 4. VACATED EASEMENTS AS SHOWN

**NOTES** 

- 1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS . SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
- 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS A, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP

"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719"

- 3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- 5. ALL DISTANCES SHALL BE GROUND DISTANCES.
- 6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

7/25/02 City Surveyor, City of Albuquerque, N.M.

OWNER: Randall Homes, LLC

Mardy Schmille, MM Randy Schmille, Managing Member Randall Homes, LLC

7-23-02

OWNER

RANDY SCHMILLE P.O. BOX 90848 **ENGINEERS** 

D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199

SURVEYOR

ALDRICH LAND SURVEY P.O. BOX 30701 ALBUQUERQUE, N.M. 87190-0701 (505) 884-1990

Dwg: BASE1.dwg | Drawn: RICHARD | Checked: ALS Sheet \( \bar{J} \) of \( \bar{J} \) Scale: 1" = 50'Date: 07/23/02 | Job: A02057

ALBUQUERQUE, N.M. 87119 (505) 797-0258 (505) 828-2200 LOCATION MAP

ZONE ATLAS C-19-Z

SCALE: NONE

## SUBDIVISION DATA

Plat Case No's.	Project 1001935 Case # 3/847
	Case # 0/84/
Gross acreage	3.0041 AC
Zone Atlas No.	C-19-Z
No. of existing Tracts/Lots	3 LOTS
No. of Tracts/Lots created	16 LOTS
No. of Tracts/Lots eliminated	3 LOTS
Miles of full width streets created	0.08
Area dedicated to the City of Albuquerque	0.8525 AC
Date of Survey	MAY 2002
Utility Control Location System Log Number	2002252859

# FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all new streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do a 5. hereby dedicate Signal Avenue to the City of Albuquerque in fee simple and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

RANDALL HOMES, LLC

BY: Randall Schmille, Managing Partner

My commission expires: 12/14/65

# OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Standard Homes, LLC A New Mexico Limited Liability Company on behalf of said Company.

MOTARY PUBLIC-STATE OF NEW MEXICO

# LEGAL DESCRIPTION

A tract of land within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 13 THROUGH 15, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 and containing 3.0041 acres more or

# NOTES

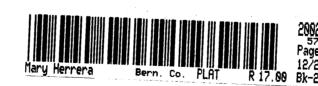
(SEE SHEET 2)

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary are the following plats of record entitled: PLAT OF "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3" (9-10-31, D1-20) PLAT OF "COPPELL SUBDIVISION" (11-23-99, 99C-321) PLAT OF "COPPELL SUBDIVISION" (12-30-99, 99C-348)

all being records of Bernalillo County, New Mexico.

# PURPOSE OF PLAT

- 1. Subdivide a three (3) Lots into 16 residential Lots.
- 2. Grant easements as shown hereon.
- Dedicate Right-of-way as shown hereon.
- 4. Vacate easements as shown hereon.





THIS TO CERTIFY THAT TAXES ARE CURRENT AND PROPERTY OWNER OF RECORD

PLAT FOR

# DESERT RIDGE AT LA CUEVA RECEIVED DEC 2 6 2002 **SUBDIVISION**

WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 18 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2002

# APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New

lexico, 1994.	
ubdivision Case No. 1001935	
Mesan Matson	18/02   Date   12/18/02   Date
lanning Director, City of Albuquerque, N.M.	Date
Brads J. Birlian	12/10/2
ity Engineer, City of Albuquerque, N.M.	Date
Phillip 1	
Ibuquerque Met opolitan Arroyo Flood Control Authority	/ <b>2-/ }- 27</b> Date
212(1)	17.18.00
ransportation Development, Oty of Albuquerque, N.M.	/2-/ <b>8-3</b> Date
	12-18-02
Itility Develorment Division, City of Albuquerque, N.M.	Date
1. 1.	
Christine Sandoval	12/18/02 Date
arks and Recreation	
The Hal	10-10-02
City Surveyor, City of Albuquerque, N.M.	Date
NA	
Property Management, City of Albuquerque, N.M.	Date
Leonal D. Mark	10-10-02
PNM Gas	Date
Fenal 9. Mater PNM Electric	10-10-02
PNM Electric	Date
David R. Muller	10-15-02
Qwest Telecommunications	Date
Rita Eucks	10-15-02 Date
Comcast Cable	Date

# SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best knowledge and belief."

Timothy Aldrich P.S. No. 7719

10-01-02

BASE.dwg STEPHEN Checked: ALS Sheet Drawn: A02057 AS SHOWN Job: Date: 09/24/02

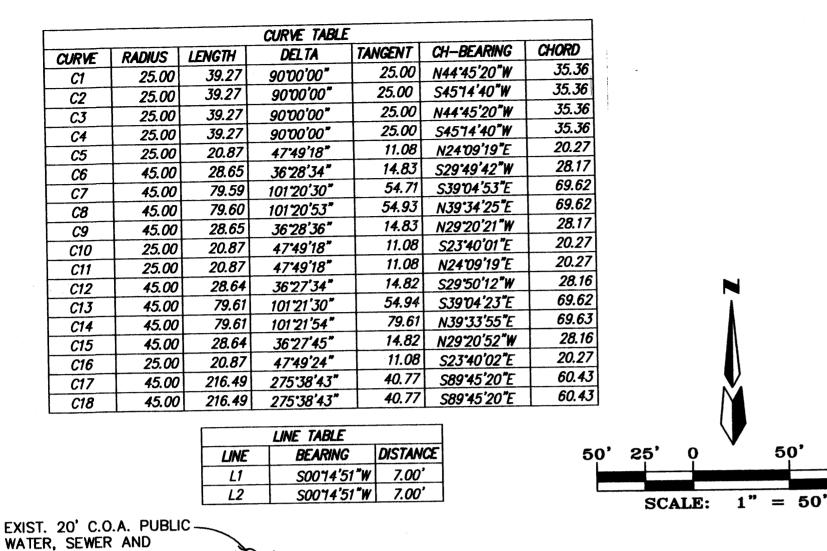
PLAT FOR DESERT RIDGE AT LA CUEVA **SUBDIVISION** WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 18 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE ACS MONUMENT "1-B19" Y=1524110.18 BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2002 X=407598.16 100' 50' 25' G-G=0.99965183  $\Delta \alpha = -00^{\circ}10'42''$ CENTRAL ZONE SCALE: 1" = 50'(NAD 1927) EXIST. 20' C.O.A. PUBLIC — WATER, SEWER AND DRAINAGE EASEMENT (03-11-02, 2002C-82)EXIST 15' TEMPORARY -17 19 18 DRAINAGE EASEMENT SOUTHERLY 5' OF EXISTING 30' EASEMENT FOR ROADWAY PURPOSES VACATED WITH (03-11-02, 2002C-82)BLOCK 4 THIS PLAT (1,743 SF) TRACT S V# 02DRB-01173 EAGLE SPRINGS EXIST 30' EASEMENT FOR TO ROADWAY PURPOSES (S 90°00'00" E) S **89°45'20" E** (495.00')SIGNAL AVENUE N.E. 495.73<sup>2</sup> EXIST 15' TEMPORARY-DRAINAGE EASEMENT (03-11-02, 2002C-82) -LOT LINES TO BE ELIMINATED --BY THIS PLAT (TYP.) 82) 15 13 14 ы Ż **263.87** (264.00°) **PROPERTY CORNERS** N 89°45'09" W (N 90°00'00" W) 496.17 (495.00')SET 5/8" REBAR WITH CAP WYOMIN <u>ď</u> "ALS LS 7719" (TYP.) -EXIST. 20' C.O.A. PUBLIC WATERLINE EASEMENT COPPELL SUBDIVISION 101 (12-30-99, 99C-348)LOT 17 LOT 7-P1 TRACT A LOT 10-P1 (11-23-99, 99C-321)LOT 18 NORTH ALBUQUERQUE ACRES COPPELL SUBDIVISION TRACT 2, UNIT 3, BLK. 5 (12-30-99, 99C-348)(9-10-31, D1-20) ACS MONUMENT
"HEAVEN"
Y=1518737.03 X=407051.31 G-G=0.99965263  $\Delta \alpha = -00^{\circ}10^{\circ}45^{\circ}$ CENTRAL ZONE (NAD 1927/SLD 1929) ELEV= 5375.62

wg: BASE.dwg Drawn: RICHARD Checked: ALS Sheet of Cale: AS SHOWN Date: 10/08/02 Job: A02057

PLAT FOR

# DESERT RIDGE AT LA CUEVA **SUBDIVISION**

WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 18 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2002



COPPELL SUBDIVISION

(12-30-99, 99C-348)

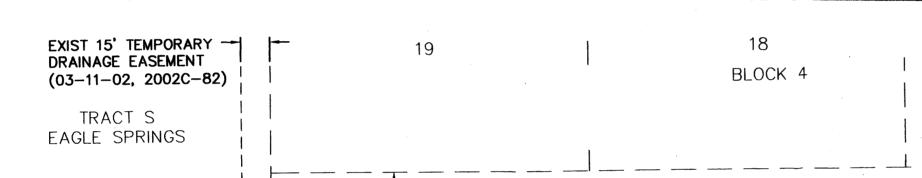
DRAINAGE EASEMENT

\* Private Drainage Easement granted to the owners of Lots 13-P-1, 14-P1. 15-P1 AND 16-P1, for the benefit of property owners to be iointly maintained by said owners.

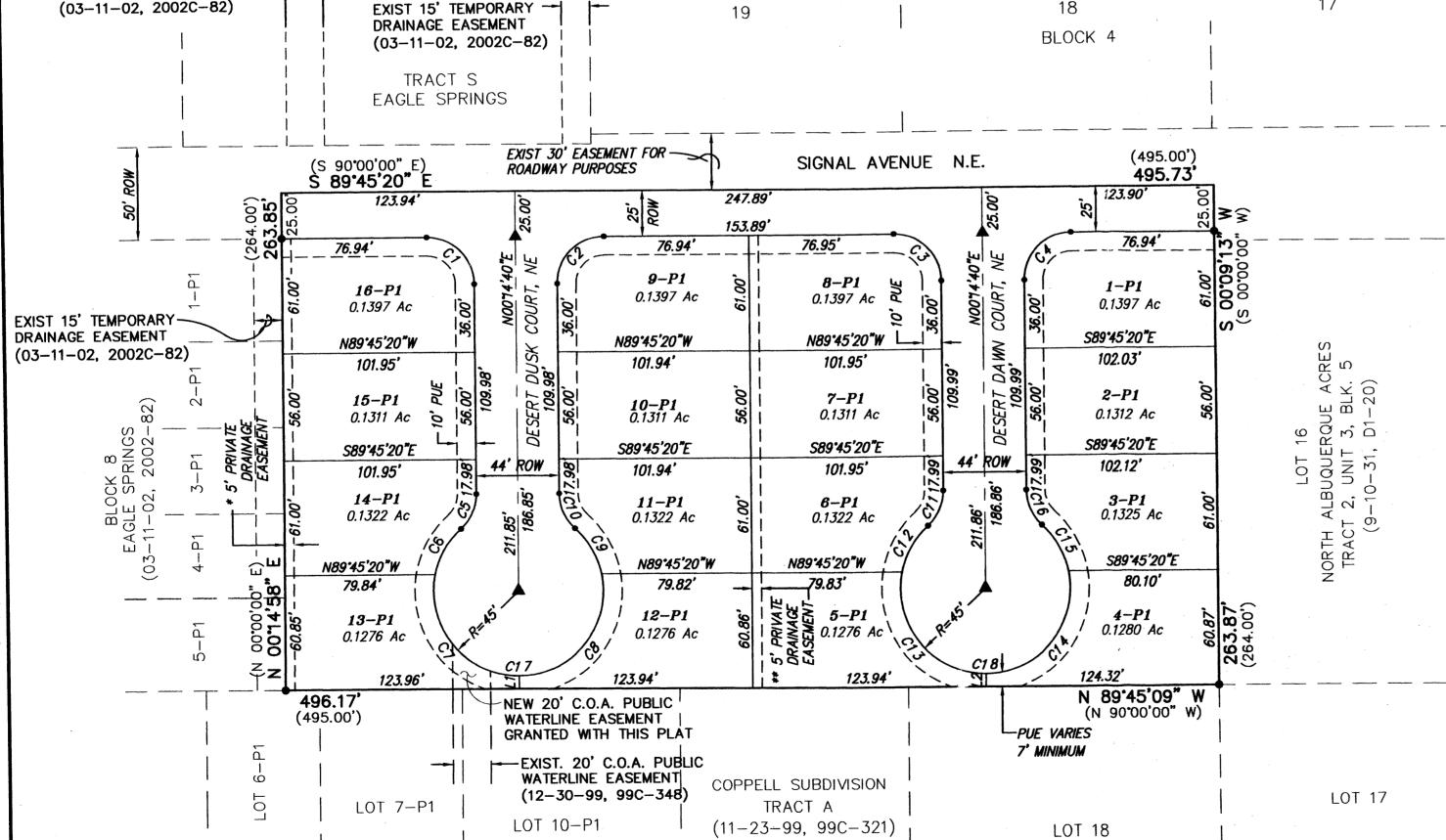
\*\* Private drainage easement granted to the owners of lots 5-P-1, 6-P1, 7-P1 AND 8-P1, for the benefit of property owners to be jointly maintained by said owners.

17

All open space requirements are met on the lots with the dwellings.



100



NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, BLK. 5 (9-10-31, D1-20)

# **PUBLIC UTILITY EASEMENTS:**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and ioint use of :

- 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- 2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- 4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, 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 (above ground 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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

# PROPERTY CORNERS

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)

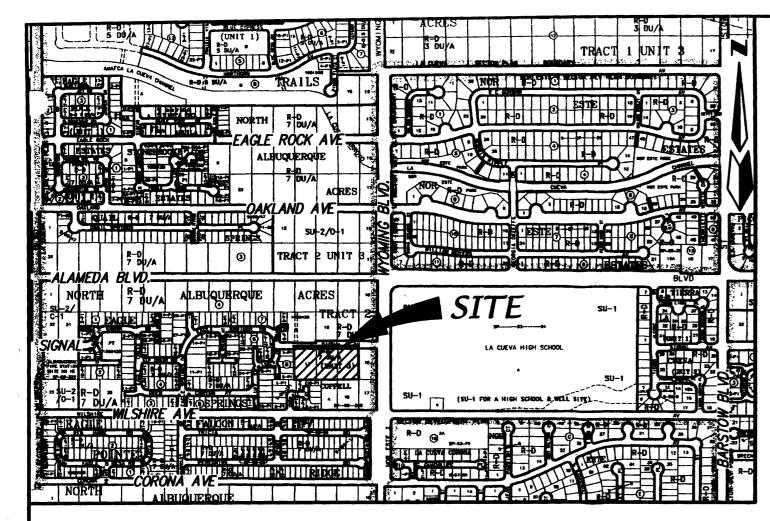
М М

**EVARD** 

WYOMING



Checked: ALS Sheet STEPHEN BASE.dwg Drawn: Dwg: 3 3 Job: A02057 AS SHOWN Date: 11/07/02 Scale:



LOCATION MAP

**ZONE ATLAS C-19-Z** 

**SCALE: NONE** 

### SUBDIVISION DATA

Gross acreage 3.0041 Zone Atlas No. C-1 No. of existing Tracts/Lots 3 LC	
Zone Atlas No. C-1	
Zone Atlas No. C-1	AC
	9-Z
110. 01 0/104.19 1140.0 2010	)TS
No. of Tracts/Lots created 16 LC	OTS
No. of Tracts/Lots eliminated3 LC	
	0.08
Area dedicated to the City of Albuquerque 0.8525	AC
Date of Survey MAY 20	
Utility Control Location System Log Number 20022528	859

# FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all new streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby dedicate Signal Avenue to the City of Albuquerque in fee simple and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

RANDALL HOMES, LLC

BY: Randall Schmille, Managing Partner

Randall Schmille Managing Partner Managing Mem

September 24, 2002

# **OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO

5251574 % SS COUNTY OF BERNALILLO

This instrument was acknowledged before me on Sternoer 24,2002

By Randall Schmille, Managing Partner of Randall Homes, LLC A New Mexico Limited Liability Company on behalf of said Company.

NOTARY PUBLIC

OFFICIAL SEAL 2 14/05

SERNAL SEAL 2 14/05

SERNAL SEAL 2 14/05

NOTARY PUBLIC STATE OF NEW MEXICO

My commission expires: 12/14/05

# LEGAL DESCRIPTION

A tract of land within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 13 THROUGH 15, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 and containing 3.0041 acres more or less.

# **NOTES**

(SEE SHEET 2)

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary are the following plats of record entitled:

PLAT OF "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3" (9-10-31, D1-20)

PLAT OF "COPPELL SUBDIVISION" (11-23-99, 99C-321)

PLAT OF "COPPELL SUBDIVISION" (12-30-99, 99C-348)

all being records of Bernalillo County, New Mexico.

### **PURPOSE OF PLAT**

- 1. Subdivide a three (3) Lots into 16 residential Lots.
- 2. Grant easements as shown hereon.
- 3. Dedicate Right-of-way as shown hereon.
- 4. Vacate easements as shown hereon.



PLAT FOR

# DESERT RIDGE AT LA CUEVA SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002

4	PPR	OVED	AND	ACCEPTI	ED BY:

Mexico, 1994.	
Subdivision Case No	
<b>*</b>	
Planning Director, City of Albuquerque, N.M.	Date
City Engineer, City of Albuquerque, N.M.	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
Transportation Development, City of Albuquerque, N.M.	Ďate
Utility Development Division, City of Albuquerque, N.M.	Date
Parks and Recreation	Date
My fat	10-10-02
City Surveyor, City of Albuquerque, N.M.	Date
Property Management, City of Albuquerque, N.M.	Date
Leonal D. Mark	10-10-02
PNM Gas	Date
Leanal B. Mater	10-10-02
PNM Electric	Date
Lauro R. Mulle	10-15-02
Qwest Telecommunications	Date
Rita Euchs	10/10/02
Comcast Cable	Dot

# SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best whom the standards are the state of New Mexico, and is true and correct to the best standards for Land Surveying in the State of New Mexico, and is true and correct to the best standards for Land Surveying in the State of New Mexico, and is true and correct to the best standards for Land Surveying in the State of New Mexico, and is true and correct to the best standards for Land Surveying in the State of New Mexico, and is true and correct to the best standards for Land Surveying in the State of New Mexico, and is true and correct to the best standards for Land Surveying in the State of New Mexico, and is true and correct to the best standards for Land Surveying in the State of New Mexico, and is true and correct to the best standards for Land Surveying in the State of New Mexico, and is true and correct to the best standards for Land Surveying in the State of New Mexico, and is true and correct to the best standards for Land Surveying in the State of New Mexico, and is true and correct to the survey of the State of New Mexico in the State

Timothy Aldrich P.S. No. 7719

10-01-02

Dat

Dwg: BASE.dwg Drawn: STEPHEN Checked: ALS Sheet 3 of 3 Scale: AS SHOWN Date: 09/24/02 Job: A02057

PLAT FOR DESERT RIDGE AT LA CUEVA SUBDIVISION WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002 ACS MONUMENT "1-B19" Y=1524110.18 X=407598.16 G-G=0.99965183  $\Delta \alpha = -00^{\circ}10'42''$ SCALE: 1" = 50'CENTRAL ZONE EXIST. 20' C.O.A. PUBLIC -WATER, SEWER AND DRAINAGE EASEMENT (NAD 1927) (03-11-02, 2002C-82) EXIST 15' TEMPORARY DRAINAGE EASEMENT 18 17 (03-11-02, 2002C-82) SOUTHERLY 5' OF EXISTING 30' EASEMENT FOR ROADWAY PURPOSES VACATED WITH BLOCK 4 TRACT S THIS PLAT (1,743 SF) EAGLE SPRINGS V# 02DRB-01173 EXIST 30' EASEMENT FOR TOOLOGES (S 90°00'00" E) S 89°45'20" E SIGNAL AVENUE N.E. (495.00') **495.73'** (03-11-02, 2002C-82)-LOT LINES TO BE ELIMINATED — BY THIS PLAT (TYP.) 13 15 496.17 N 89'45'09" W (N 90'00'00" W) (495.00')PROPERTY CORNERS SET 5/8" REBAR WITH CAP 9 1/1 -EXIST. 20' C.O.A. PUBLIC "ALS LS 7719" (TYP.) WATERLINE EASEMENT COPPELL SUBDIVISION LOT (12-30-99, 99C-348)LOT 7-P1 TRACT A LOT 17 LOT 10-P1 (11-23-99, 99C-321)LOT 18 COPPELL SUBDIVISION NORTH ALBUQUERQUE ACRES (12-30-99, 99C-348)TRACT 2, UNIT 3, BLK. 5 (9-10-31, D1-20) ACS MONUMENT "HEAVEN" Y=1518737.03 X=407051.31 G-G=0.99965263 Δα=-00\*10\*45"
CENTRAL ZONE
(NAD 1927/SLD 1929) ELEV: 5375.62 BASE.dwg

RICHARD

10/08/02

Checked: ALS

A02057

Job:

Sheet

3

Drawn:

Date:

Scale:

AS SHOWN

PLAT FOR WITHIN THE SEPTEMBER, 2002 PUBLIC UTILITY EASEMENTS: PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of: 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services. 2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas. 3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. 4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, 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 (above ground 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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat. In approving this plat, the utility companies did not conduct a Title Search of the

# DESERT RIDGE AT LA CUEVA SUBDIVISION

ELENA GALLEGOS GRANT PROJECTED SECTION 18 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

#### \* Private Drainage Easement granted to the owners of Lots 13-P-1, 14-P1, 15-P1 AND 16-P1, for the benefit of property owners to be jointly maintained by said owners.

\*\* Private drainage easement granted to the owners of lots 5-P-1, 6-P1, 7-P1 AND 8-P1, for the benefit of property owners to be jointly maintained by said owners.

(495.00')

S89'45'20"E

*80.10*°

**4-P1** 0.1280 Ac

N 89'45'09" W (N 90'00'00" W)

124.32"

PUE VARIES

7' MINIMUM

LOT 18

17

LOT 17

11.08 S23°40'02"E 20.27 C17 45.00 216.49 275'38'43" 40.77 S89°45'20"E 60.43 C18 45.00 216.49 275'38'43" 40.77 S89°45'20°E LINE TABLE LINE BEARING DISTANCE 100 S0074'51"W 7.00' L2 S0074'51"W 7.00' SCALE: 1" = 50'EXIST. 20' C.O.A. PUBLIC -WATER, SEWER AND DRAINAGE EASEMENT (03-11-02, 2002C-82)EXIST 15' TEMPORARY ---DRAINAGE EASEMENT (03-11-02, 2002C-82)

TANGENT CH-BEARING

25.00 N44°45'20"W

25.00 S4574'40"W

25.00 N44'45'20"W

25.00 S4574'40"W

11.08 N2409'19"E

14.83 S29°49'42"W

54.71 S3904'53"E

54.93 N39°34'25"E

14.83 N29°20'21"W

11.08 N24709'19"E

14.82 S29°50'12"W

14.82 N29°20'52"W

S23°40'01"E

S39°04'23"E

N39'33'55"E

11.08

54.94

79.61

CHORD

*35.36* 

35.36

*35.36* 

35.36

20.27

28.17

69.62

69.62

*28.17* 

20.27

20.27

28.16

69.62

69.63

28.16

CURVE TABLE

DELTA

9000000

9000000

9000000

90000'00'

47\*49'18"

36"28'34"

101'20'30'

101'20'53"

*36°28'36* '

47\*49'18"

47'49'18"

36"27"34"

101"21'30"

101"21'54"

3627'45"

47'49'24"

79.84

(495.00')

9

13-P1

0.1276 Ac

123.96'

LOT 7-P1

CURVE

*C2* 

C3

C4

*C5* 

*C6* 

**C7** 

*C8* 

*C9* 

C10

C11

C12

C13

C14

C15

C16

RADIUS LENGTH

39.27

39.27

39.27

20.87

28.65

79.59

79.60

28.65

20.87

20.87

28.64

*79.61* 

79.61

28.64

20.87

*39.27* 

*25.00* 

25.00

25.00

25.00

25.00

45.00

45.00

45.00

45.00

25.00

25.00

45.00

45.00

45.00

45.00

25.00

18 BLOCK 4 TRACT S EAGLE SPRINGS EXIST 30' EASEMENT FOR (S 90'00'00" E) S 89'45'20" E SIGNAL AVENUE N.E. ROADWAY PURPOSES

495.73 123.94 247.89 123.90 153.89 76.94' 76.94 *76.95* <sup>1</sup> NOO74'40"E COURT, NE 76.94 9-P1 16-P1 8-P1 0.1397 Ac 0.1397 Ac **EXIST 15' TEMPORARY** 0.1397 Ac 1-P1 DRAINAGE EASEMENT 0.1397 Ac (03-11-02, 2002C-82) N89°45'20"W N89°45'20"W N89'45'20"W L S89'45'20"E 101.95 101.94' 101.95 102.03' 15-P1 **10-P1** 0.1311 Ac 7-P1 0.1311 Ac ģ 2-P1 0.1311 Ac 0.1312 Ac S89'45'20"E S89'45'20"E S89'45'20"E 요. . S89°45'20"E 101.95 101.94 101.95 44' ROW LOT ALBUQUE T 2, UNIT 100 14-P1 0.1322 Ac 11-P1 6-P1 0.1322 Ac 3-P1 0.1322 Ac 0.1325 Ac N89°45°20"W N89°45'20"W

79.82'

12-P1

0.1276 Ac

123.94'

NEW 20' C.O.A. PUBLIC WATERLINE EASEMENT

GRANTED WITH THIS PLAT

WATERLINE EASEMENT

(12-30-99, 99C-348)

LOT 10-P1

EXIST. 20' C.O.A. PUBLIC

N89°45'20"W

DRAINA O.1276 AC

NEW 15' C.O.A. PUBLIC

WATERLINE EASEMENT

GRANTED WITH THIS PLAT

COPPELL SUBDIVISION

TRACT A

(11-23-99, 99C-321)

123.94"

COPPELL SUBDIVISION (12-30-99, 99C-348)

NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, BLK. 5 (9-10-31, D1-20)

# PROPERTY CORNERS

Х Й

transformer/switchgear doors and five feet (5') on each side.

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)



Garaga and Iti

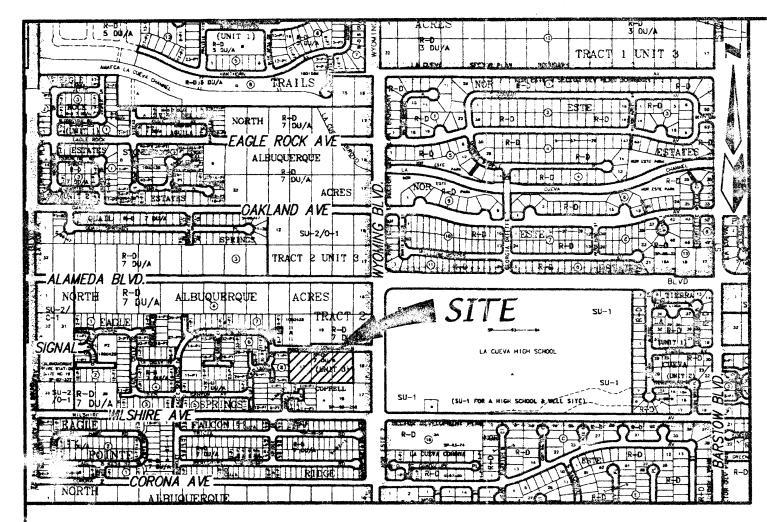
BASE.dwg Drawn: STEPHEN Checked: ALS Sheet 3 Scale: AS SHOWN Date: 11/07/02 Job: A02057

properties shown hereon. Consequently, the utility companies 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. Easements for electric

transformers/switchgears, as installed, shall extend ten feet (10') in front of



LOCATION MAP

ZONE ATLAS C-19-Z SCALE: NONE

### SUBDIVISION DATA

Plat Case No's.	Project 1001935 Case # 0/847
	Case # 0/8+/
Gross acreage	3.0041 AC
Zone Atlas No.	/ · 40 /
No. of existing Tracts/Lots	3 LOTS
No. of Tracts/Lots created	16 LOTS
No. of Tracts/Lots eliminated	3 LOTS
Miles of full width streets created	0.08
Area dedicated to the City of Albuquerque	
5 4 40	MAY 2002
Utility Control Location System Log Number	2002252859

### FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all new streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby dedicate Signal Avenue to the City of Albuquerque in fee simple and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

RANDALL HOMES, LLC

BY: Randall Schmille, Managing Partner

Careging Member Septe

# OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO

SS COUNTY OF BERNALILLO

This instrument was acknowledged before me on Society 2502

By Randall Schmille, Managing Partner of Randall Homes, LLC A New Mexico Limited Liability Company on behalf of said Company.

NOTARY PUBLIC

OFFICIAL SEAL OF THE SEAL O

# LEGAL DESCRIPTION

A tract of land within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 13 THROUGH 15, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 and containing 3.0041 acres more or less.

#### NOTES

(SEE SHEET 2)

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary are the following plats of record entitled: PLAT OF "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3" (9-10-31, D1-20) PLAT OF "COPPELL SUBDIVISION" (11-23-99, 99C-321) PLAT OF "COPPELL SUBDIVISION" (12-30-99, 99C-348)

all being records of Bernalillo County, New Mexico.

# PURPOSE OF PLAT

- 1. Subdivide a three (3) Lots into 16 residential Lots.
- 2. Grant easements as shown hereon.
- 3. Dedicate Right-of-way as shown hereon.
- 4. Vacate easements as shown hereon.

1.5. 10/Kler





THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC & See 1x + Atheles

PROPERTY OWNER OF RECORD

College Reserved 4. IT & Rocker

- Larry Vig Dr 23 Decor

PLAT FOR

# DESERT RIDGE AT LA CUEVA SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002

### APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Subdivision Case No	
Meran Malson	12/18/02
Planning Director, City of Albuquerque, N.M.	Date
Brads 2. Birlian	12/18/02 Date 12/18/02
City Engineer, City of Abuquerque, N.M.	Date
the Joseph	/ 2-/%-27 Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
The Dark	/2-/8-8-Z Date
Transportation Development, City of Albuquerque, N.M.	
Konga A Area	
Utility Develorment Division, City of Albuquerque, N.M.	Date
Christine Sandoval	Date 12/18/02 Date
Parks and Recreation	Date
My fat	10.10.02
City Surveyor, City of Albuquerque, N.M.	Date
N/A	
Property Management, City of Albuquerque, N.M.	Date
Leonal D. Mark	10-10-02
PNM Gas	Date
Lead 9. Mater	(0-(0-07 Date
PNM Electric	Date
David R. Mulle	10 - 15 - 02 Date
Qwest Telecommunications	Date
Rita Ericks	/o//o/oZ Date
Comcast Cable	, Date

# SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best and surveyed and belief."

Timothy Aldrich P.S. No. 7719

10-01-02

Dat

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PLAT FOR DESERT RIDGE AT LA CUEVA SUBDIVISION WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 18 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE ACS MONUMENT BERNALILLO COUNTY, NEW MEXICO "1-B19" SEPTEMBER, 2002 Y=1524110.18 X=407598.16 100' G-G=0.99965183  $\Delta \alpha = -00^{\circ}10'42''$ CENTRAL ZONE SCALE: 1" = 50' (NAD 1927) EXIST. 20' C.O.A. PUBLIC -WATER, SEWER AND DRAINAGE EASEMENT (03-11-02, 2002C-82)EXIST 15' TEMPORARY -17 18 19 DRAINAGE EASEMENT SOUTHERLY 5' OF EXISTING 30' EASEMENT BLOCK 4 (03-11-02, 2002C-82)FOR ROADWAY PURPOSES VACATED WITH THIS PLAT (1,743 SF) TRACT S V# 02DRB-01173 EAGLE SPRINGS EXIST 30' EASEMENT FOR C ROADWAY PURPOSES (495.00') **495.73'** (S 90°00'00" E) S 89°45'20" E SIGNAL AVENUE N.E. EXIST 15' TEMPORARY-DRAINAGE EASEMENT (03-11-02, 2002C-82)-LOT LINES TO BE ELIMINATED --BY THIS PLAT (TYP.) 15 13 14 PROPERTY CORNERS 49**5.17**° (495.00') N 89°45'09" W (N 90°00'00" W) SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.) -EXIST. 20' C.O.A. PUBLIC WATERLINE EASEMENT COPPELL SUBDIVISION LOT (12-30-99, 990-346) LOT 17 TRACT A LOT 10-P1 (11-23-99, 99C-321)LOT 18 NORTH ALBUQUERQUE ACRES COPPELL SUBDIVISION TRACT 2, UNIT 3, BLK. 5 (12-30-99, 99C-348)(9-10-31, D1-20)ACS MONUMENT "HEAVEN" Y=1513737.03 X=407051.31 G-G=0.99965263  $\Delta \alpha = -00^{\circ}10'45''$ CENTRAL ZONE (NAD 1927/SLD 1929) ELEV= 5375.62

رزان والمراور والمتواصيري فوسود وأنشف والمناه للاستان المناهد أكار سألف المراه فوأف والدار والمحار

Dwg:BASE.dwgDrawn:RICHARDChecked:ALSSheetofScale:AS SHOWN:Date:10/03/02Job:A020573

PLAT FOR

DESERT RIDGE AT LA CUEVA

SUBDIVISION

WITHIN THE

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002

CURVE TABLE DELTA TANGENT CH-BEARING CURVE RADIUS LENGTH CHURD 25.00 N44°45'20"W C1 25.00 39.27 90000'00" 35.36 C2 25.00 39.27 9000000 25.00 | S4574'40"W 35.36 C3 25.00 39.27 25.00 N44\*45'20"W 90'00'00" 35.36 C4 25.00 39.27 9000000 35.36 25.00 S4574'40"W *C5* 25.00 20.87 11.08 N2409'19"E 47\*49'18" 20.27 *C6* 45.00 28.65 36"28'34" 14.83 S29\*49'42"W 28.17 *C7* 45.00 79.59 54.71 S39°04'53"E 101"20'30" 69.62 *C8* 45.00 79.60 101"20'53" 54.93 N39\*34'25"E 69.52 *C9* 45.00 28.65 *36°28'36*" 28.17 14.83 N29'20'21"W C10 25.00 20.87 47\*49'18" 11.08 S23\*40'01"E 20.27 25.00 C11 20.87 47\*49'18" 11.08 N24°09'19"E 20.27 C12 45.00 28.64 14.82 S29°50°12"W 36"27"34" 28.16 C13 45.00 79.61 101°21'30" 54.94\ S39\*04'23"E 69.52 45.00 C14 79.61 101"21'54" 79.61 N39'33'55"E 69.63 C15 45.00 28.64 28.16 36"27"45" 14.82 N29"20'52"W 25.00 C16 20.87 47°49'24" 11.08 S23°40'02"E 20.27 40.77\ S89\*45'20"E C17 45.00 216.49 275'38'43" 60.43 C18 45.00 40.77 S89°45'20"E 216.49 275\*38'43" 60.43

LINE TABLE

BEARING

S0074'51"W 7.00"

S0074'51"W 7.00'

LINE

L2

EXIST. 20' C.O.A. PUBLIC -

WATER, SEWER AND

DRAINAGE EASEMENT

(03-11-02, 2002C-82)

DISTANCE

EXIST 15' TEMPORARY --

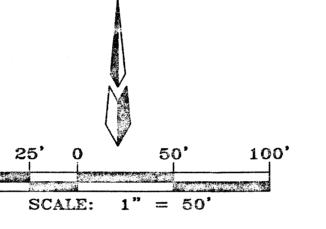
LOT 10-P1

COPPELL SUBDIVISION

(12-30-99, 99C-348)

DRAINAGE EASEMENT

(03-11-02, 2002C-82)



- \* Private Drainage Easement granted to the owners of Lots 13-P-1, 14-P1, 15-P1 AND 16-P1, for the benefit of property owners to be jointly maintained by said owners.
- \*\* Private drainage easement granted to the owners of lots 5-P-1, 6-P1, 7-P1 AND 8-P1, for the benefit of property owners to be jointly maintained by said owners.

17

All open space requirements are met on the lots with the dwellings.

18 BLOCK 4

TRACT S EAGLE SPRINGS EXIST 30' EASEMENT FOR -(S 90.00'00" E) S 89.45'20" E (495.00') SIGNAL AVENUE N.E. ROADWAY PURPOSES 495.73 123.94 247.89 123.90 153.89 76.94 76.94 76.95° 76.94 NOO74'40"E COURT, NE **9**–P1 COURT, 8-P1 8-P1 0.1397 Ac 16-P1 1-P1 0.1397 Ac 0.1397 Ac 0.1397 Ac EXIST 15' TEMPORARY DRAINAGE EASEMENT N89'45'20"W N89°45'20"W N89°45°20"W S89°45'20"E (03-11-02, 2002C-82) $\frac{8}{8}$ 101.95 101.94 101.95 102.03 15-P1 7-P1 2-P1 **10-P1** 0.1311 Ac 0.1311 Ac 0, 0.1311 Ac 0.1312 Ac S89'45'20"E S89°45'20"E S89'45'20"E S89'45'20"E LOT ALBUQUE T 2, UNIT 9-10-31, BLOCK EAGLE SPF 3-11-02, 2 101.95 44 KUN 101.94 101.95 102.12 14-P1 11-P1 *6−P1* 3-P1 0.1322 Ac 0.1322 Ac 0.1322 Ac 0.1325 Ac (03 æ<mark>Ш</mark> N89°45'20"W N89'45'20"W N89°45'20"W S89°45'20"E . **. .** 79.84 79.82 79.83° 80.10 PRIVATE SAINAGE 0.1276 AC 12-P1 13-P1 4-P1 0.1276 Ac 0.1275 Ac 0.1280 Ac C18 123.96 123.94 123.94" 124.32" 496.17 NEW 20' C.O.A. PUBLIC 1 N 89°45'09" W (N 90°00'00" W) (495.00')WATERLINE EASEMENT GRANTED WITH THIS PLAT -PUE VARIES 1 7' MINIMUM -EXIST. 2C' C.O.A. PUBLIC 9 WATERLINE EASEMENT COPPELL SUBDIVISION LOT (12-30-99, 99C-348)LOT 7-P1 LOT 17 TRACT A

(11-23-99, 990-321)

19

NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 5
(9-10-31, D1-20)

LOT 18

# PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

- 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- 2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- 4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, 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 (above ground 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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

2002171489 5778669 Page: 2 of 12/23/2002 Mary Herrera Sern. Co. PLAT R 17.00 Bx-2002C Pg

PROPERTY CORNERS

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)

ii)

BOULEVARD

WYOMING

Dwg: BASE.dwg Drawn: STEPHEN Checked: ALS Sheet 3 of Scale: AS SHOWN Date: 11/07/02 Job: A02057