

# PRELIMINARY PLAT

## PETROGLYPH GARDENS SUBDIVISION

WITHIN THE  
SECTION 35  
TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2003

PRELIMINARY PLAT  
APPROVED BY DRD  
ON 7/30/03

### SUBDIVISION DATA

GROSS ACREAGE..... 3.0032 AC.  
ZONE ATLAS NO..... F-11-Z  
NO. OF EXISTING LOTS..... 3  
NO. OF TRACTS/LOTS CREATED..... 22 LOTS  
NO. OF LOTS ELIMINATED..... 3  
AREA DEDICATED TO CITY OF ALBUQUERQUE..... 0.6850 AC  
MILES OF FULL WIDTH STREETS CREATED..... 0.14  
DATE OF SURVEY..... FEBRUARY, 2003  
ZONING..... R-T

### OWNERS

WILLIAM ALLEN  
MEL FAMIE, LLC  
P.O. BOX 2758  
CORRALES, N.M. 87048  
(505) 440-7262

### ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200

### SURVEYOR

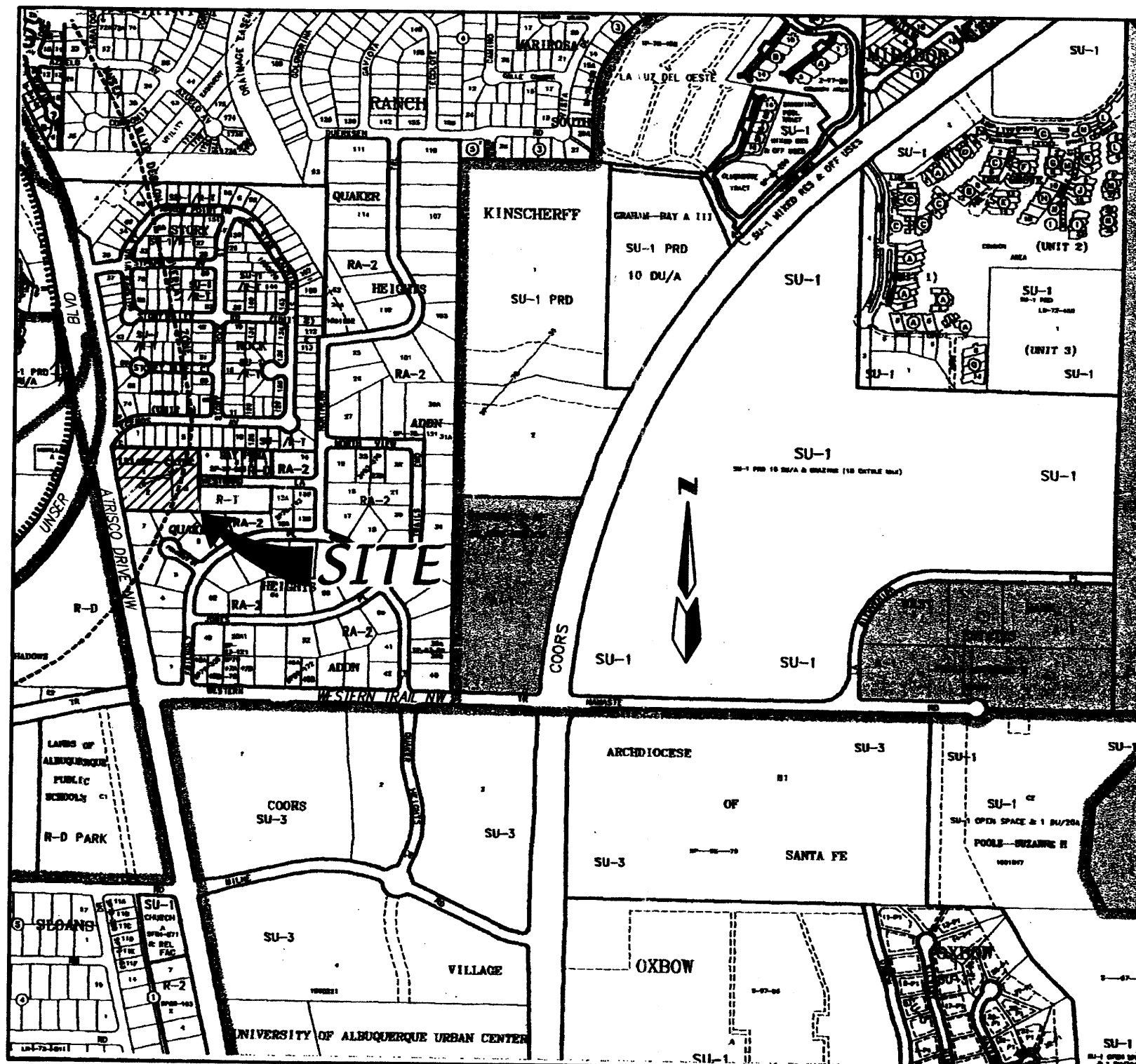
ALDRICH LAND SURVEY  
P.O. BOX 30701  
ALBUQUERQUE, N.M. 87190-0701  
(505) 884-1990

### OWNER:



WILLIAM ALLEN  
MANAGING MEMBER  
MEL FAMIE, LLC

DATE



LOCATION MAP  
NOT TO SCALE

### PURPOSE OF PLAT

1. SUBDIVIDE THREE (3) LOTS INTO 22 RESIDENTIAL LOTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENT AS SHOWN.

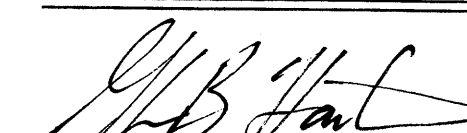
### LEGAL DESCRIPTION

A tract of land situate within Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 THRU 3, CLYDE LELAND SUBDIVISION 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 July 13, 1972 in Volume B6, Folio 189 and containing 3.0032 acres more

### NOTES

1. UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
"PLS # 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.
7. 30' WIDE PUBLIC WATER AND DRAINAGE EASEMENT GRANTED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE

### APPROVED FOR MONUMENTATION AND STREET NAMES

  
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M.      4/16/03      DATE

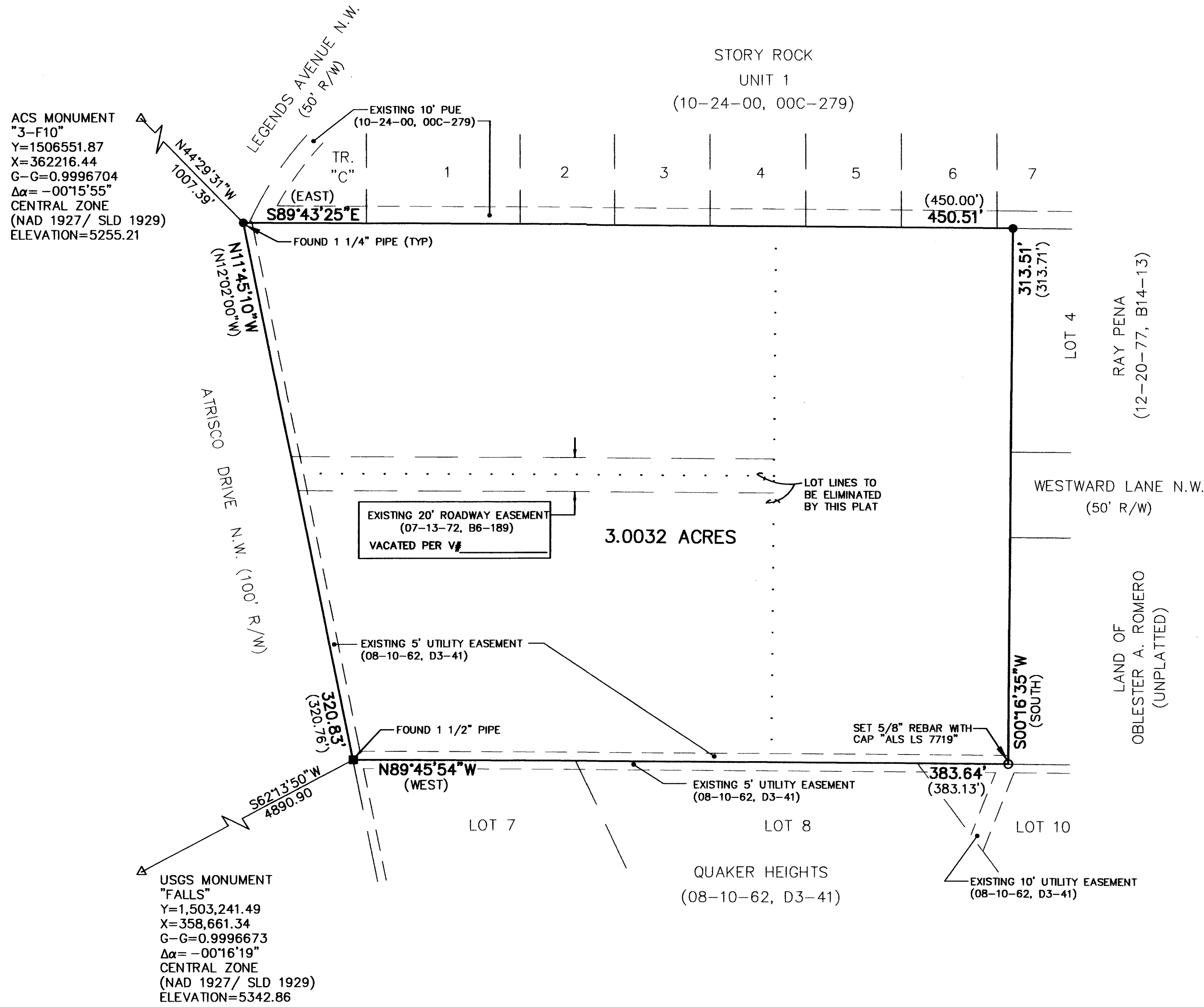
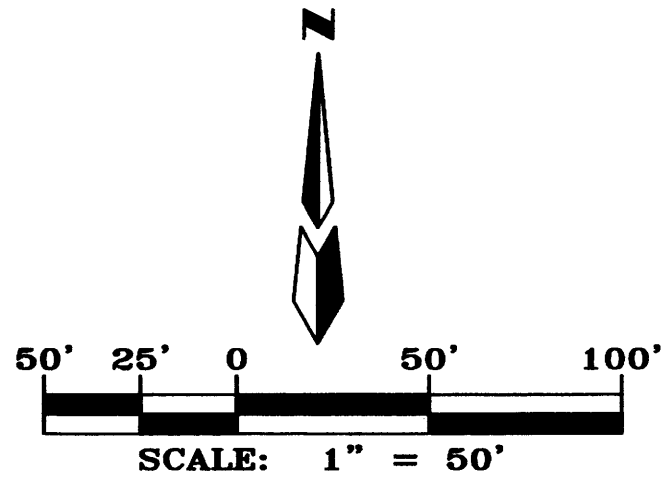
 ALDRICH LAND  
SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

Dwg: PPSHT1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: 1:1	Date: 03/31/03	Job: A02122	

PRELIMINARY PLAT FOR  
**PETROGLYPH GARDENS  
 SUBDIVISION**

WITHIN THE  
 SECTION 35  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003



**LEGAL DESCRIPTION**

A tract of land situate within Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 THRU 3, CLYDE LELAND SUBDIVISION 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 July 13, 1972 in Volume B6, Folio 189 and containing 3.0032 acres more

1. Distances are ground distances.
2. Bearings and distances in parenthesis are record.
3. Basis of boundary are the following plats of record entitled:  
 PLAT OF "CLYDE LELAND SUBDIVISION", (07-13-72, B6-189)  
 PLAT OF "QUAKER HEIGHTS", (08-10-62, D3-41)  
 PLAT OF "RAY PENNA", (12-20-77, B14-13)  
 PLAT OF "STORY ROCK, UNIT 1", (10-24-00, 00C-279)  
 all being records of Sandoval County, New Mexico.
4. Field Survey: performed February, 2003.
5. Title Report: None provided.

**ALDRICH LAND  
 SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Dwg: PPSHT2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=200'	Date: 05/28/03	Job: A02122	

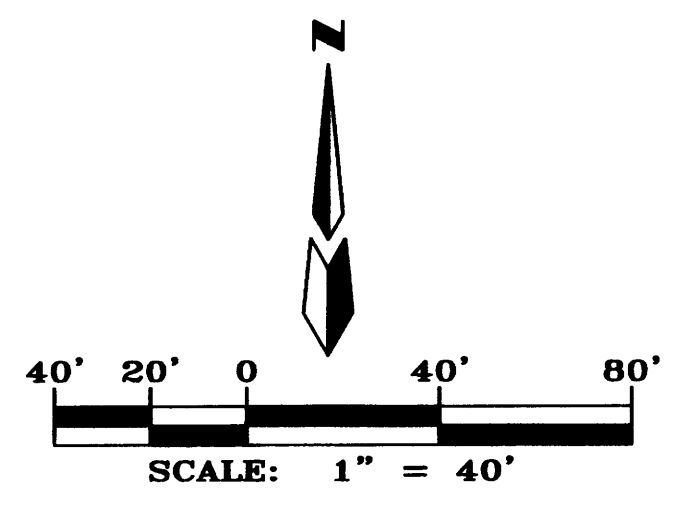
PRELIMINARY PLAT FOR  
**PETROGLYPH GARDENS SUBDIVISION**

WITHIN THE  
SECTION 35  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2003

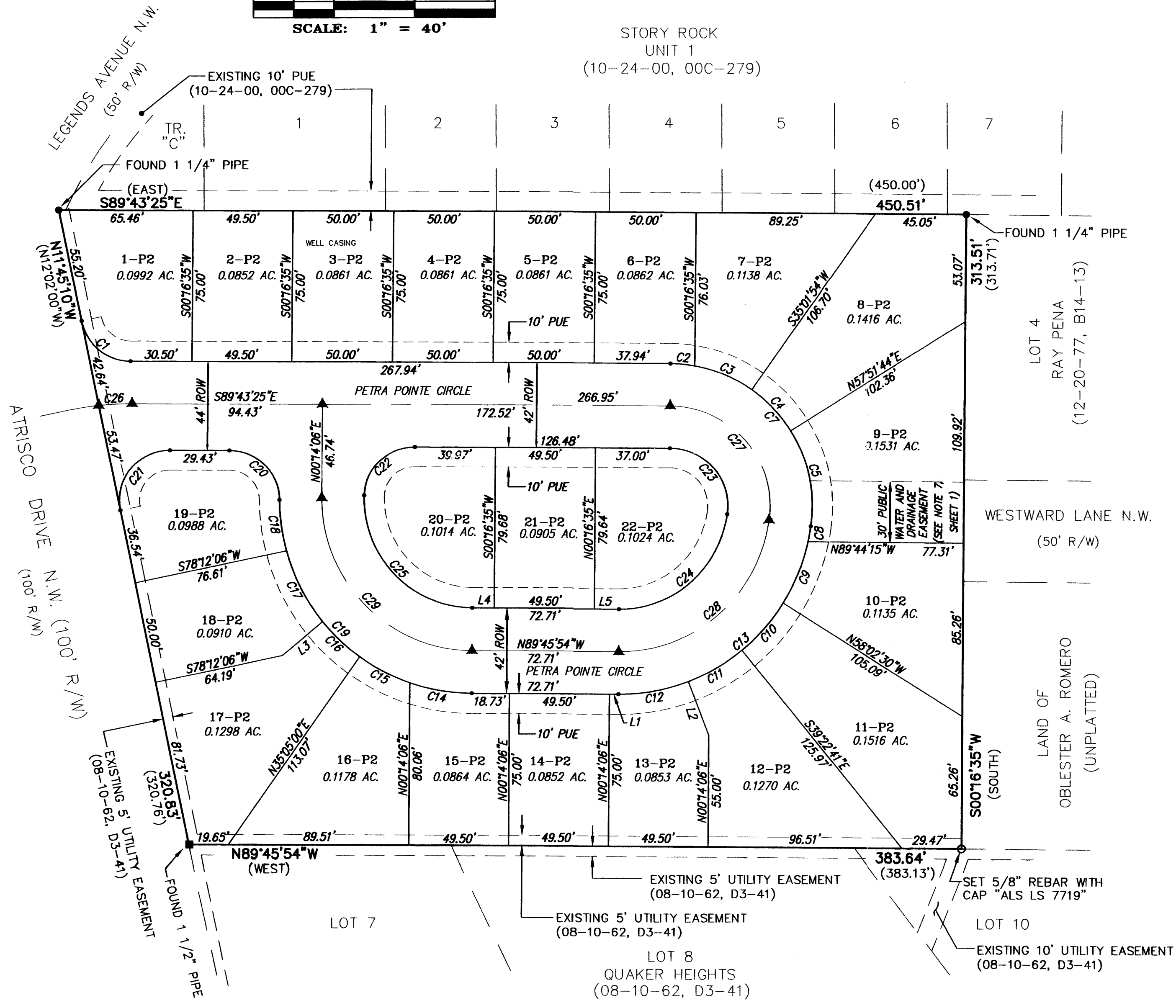
**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS  
GRANTED WITH THIS PLAT  
  
ROW = RIGHT-OF-WAY

ALL STREETS SHOWN  
HEREON ARE HEREBY  
DEDICATED AS PUBLIC  
RIGHT-OF-WAY



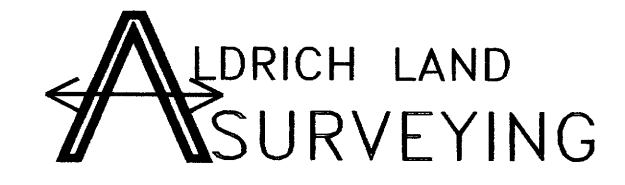
STORY ROCK  
UNIT 1  
(10-24-00, 00C-279)



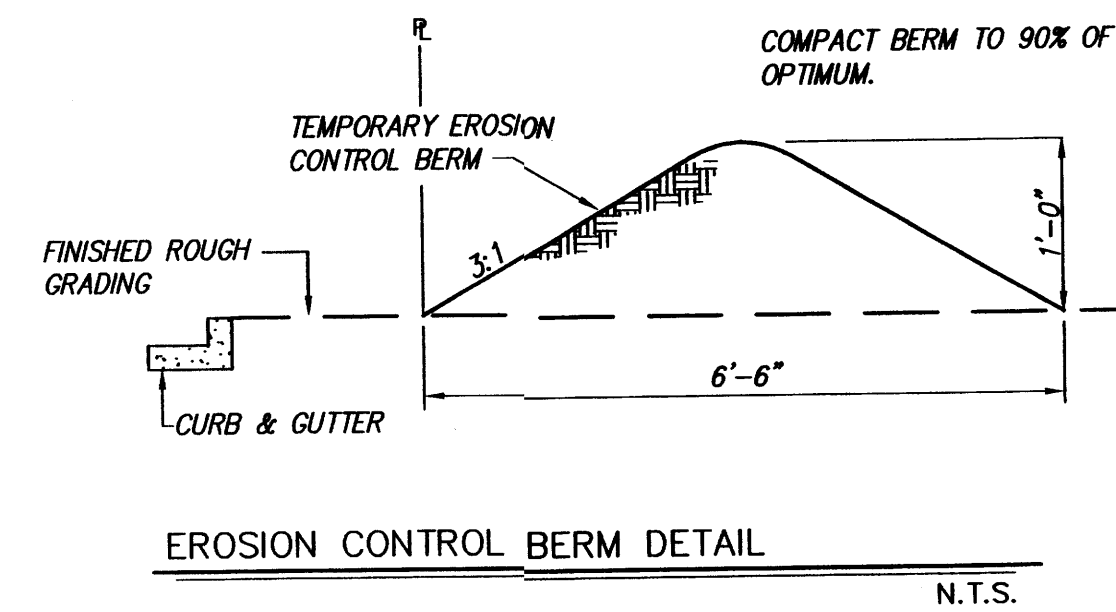
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	25.00	34.02	77°58'15"	20.23	S50°44'18"E	31.46
C2	71.00	12.11	9°46'34"	6.07	N84°50'08"W	12.10
C3	71.00	30.95	24°58'45"	15.73	N67°27'29"W	30.71
C4	71.00	28.29	22°49'50"	14.34	N43°33'11"W	28.10
C5	71.00	49.75	40°08'52"	25.95	N12°03'50"W	48.74
C7	71.00	121.11	97°44'01"	81.29	N40°51'25"W	106.95
C8	96.00	7.57	4°31'05"	3.79	N10°16'08"E	7.57
C9	96.00	32.56	19°25'50"	16.44	N22°14'35"E	32.40
C10	96.00	31.27	18°39'48"	15.78	N41°17'25"E	31.13
C11	96.00	30.83	18°24'09"	15.55	N59°49'23"E	30.70
C12	96.00	35.54	21°12'38"	17.98	N79°37'47"E	35.34
C13	96.00	137.77	82°13'30"	83.78	N49°07'21"E	126.25
C14	96.00	31.32	18°41'33"	15.80	S80°25'07"E	31.18
C15	96.00	28.07	16°45'09"	14.14	S62°41'46"E	27.97
C16	96.00	25.39	15°09'17"	12.77	S46°44'33"E	25.32
C17	96.00	39.51	23°34'54"	20.04	S27°22'27"E	39.23
C18	96.00	25.53	15°14'19"	12.84	S07°57'51"E	25.46
C19	96.00	149.82	89°25'12"	95.03	S45°03'18"E	135.08
C20	25.00	39.00	89°22'44"	24.73	N45°02'03"W	35.16
C21	25.00	44.52	102°01'45"	30.89	S39°15'42"W	38.87
C22	25.00	38.68	88°38'25"	24.41	S45°57'23"W	34.93
C23	29.00	49.47	97°44'00"	33.20	N40°51'25"W	43.68
C24	54.00	77.50	82°13'31"	47.13	N49°07'21"E	71.01
C25	54.00	86.14	91°24'04"	55.34	S44°03'52"E	77.30
C26	150.00	16.59	6°20'08"	8.30	S87°06'31"W	16.58
C27	50.00	85.29	97°44'01"	57.25	N40°51'25"W	75.32
C28	75.00	107.63	82°13'30"	65.46	N49°07'21"E	98.63
C29	75.00	117.81	90°00'00"	75.00	S44°45'54"E	106.07

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	4.48	N89°45'54"W
L2	28.43	N20°58'32"W
L3	26.03	N50°14'17"E
L4	10.94	N89°45'54"W
L5	12.27	S89°45'54"E

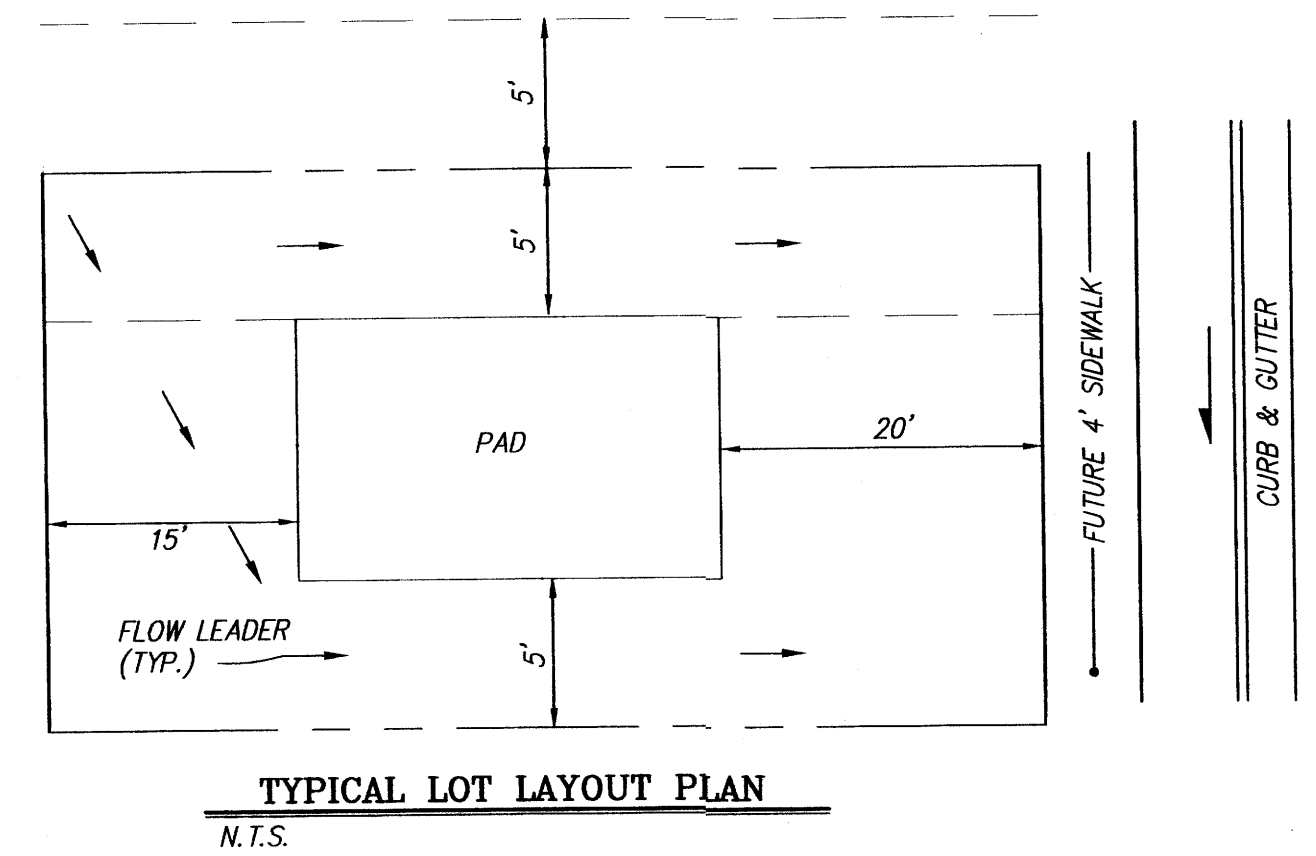
NOTE: ▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



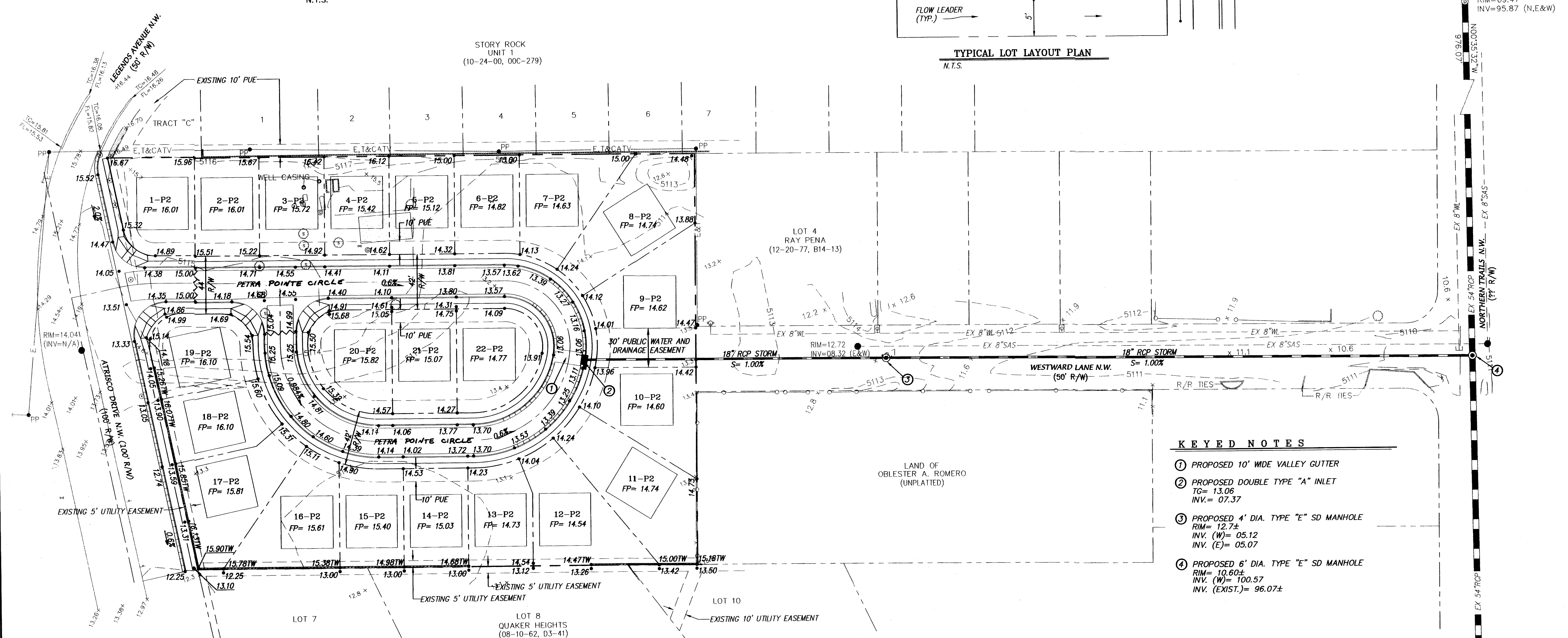
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990



- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  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 RIGHT-OF-WAY.
  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.

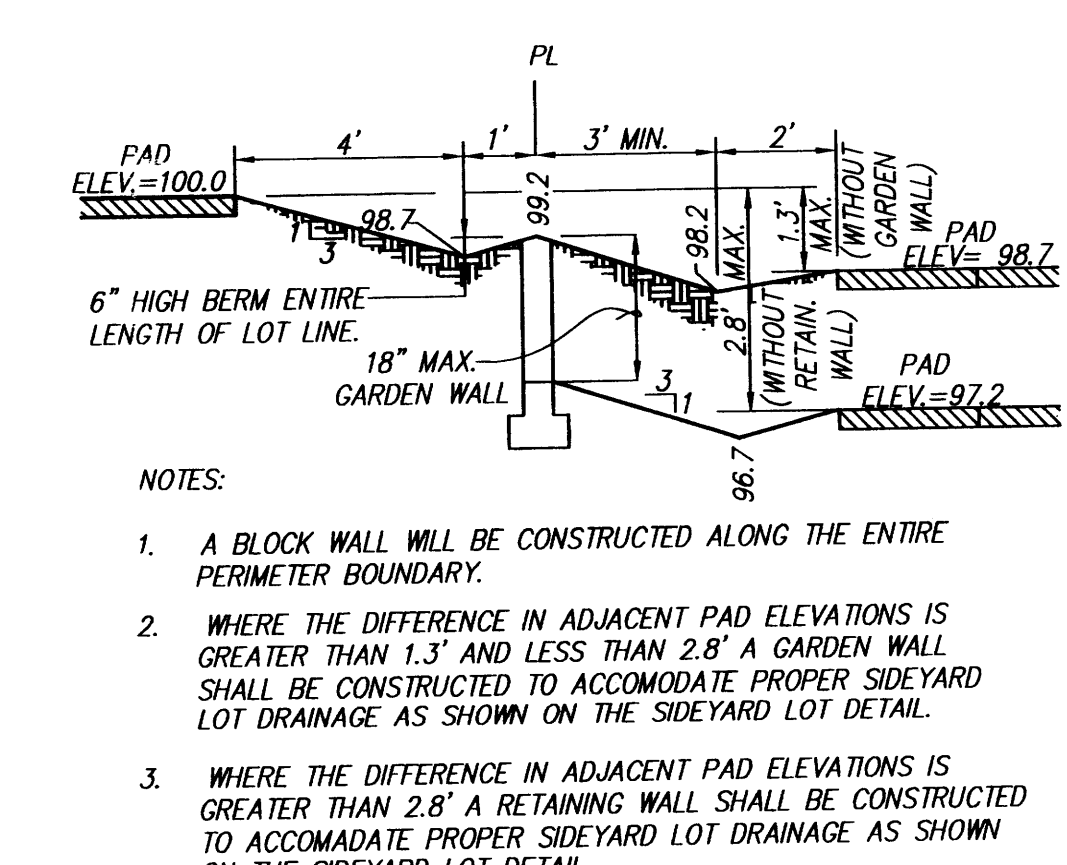
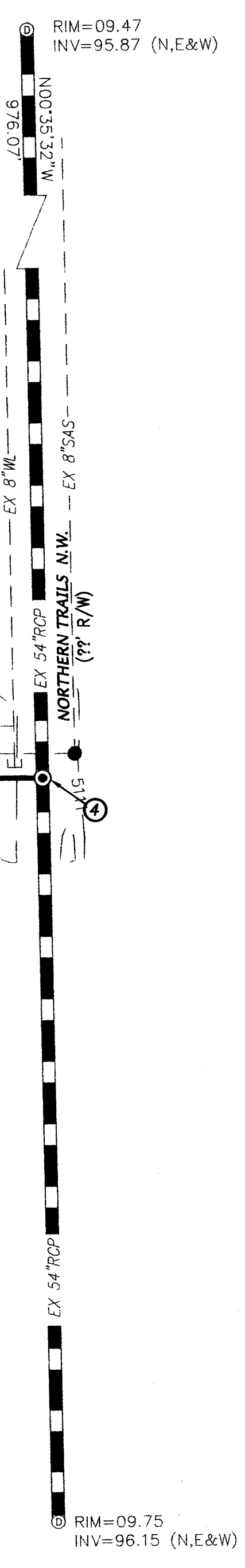
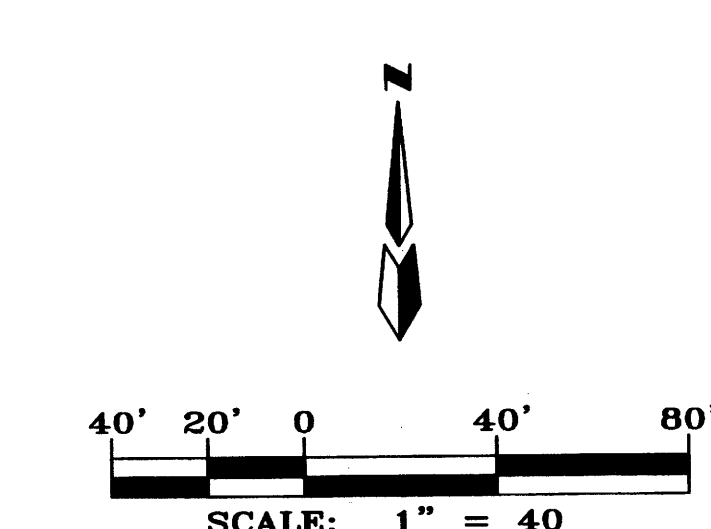


**LEGAL DESCRIPTION:**  
 CLYDE LELAND SUBDIVISION, LOTS 1 THRU 3, SITUATE WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.



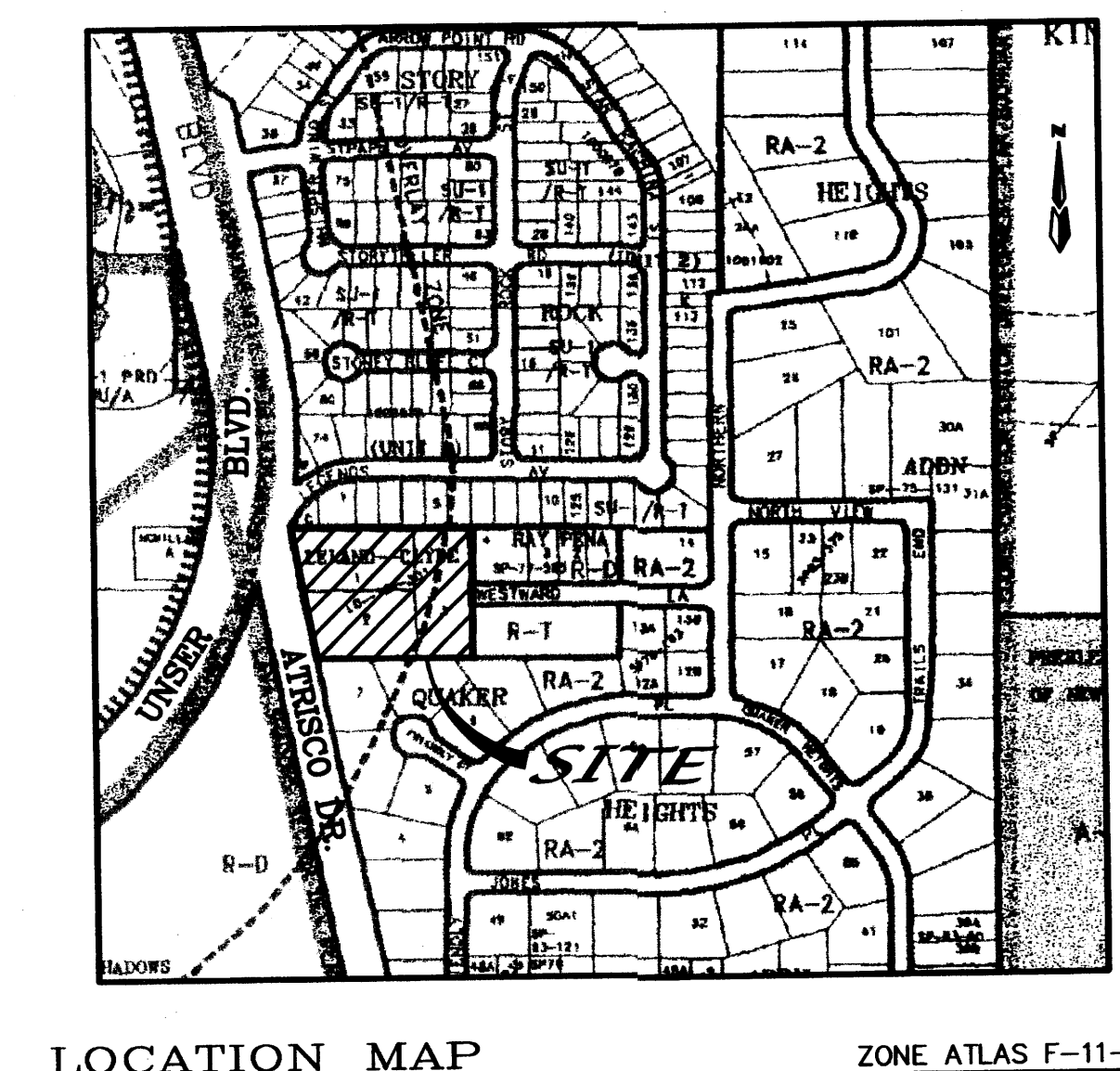
- KEYED NOTES**
- 1 PROPOSED 10' WIDE VALLEY GUTTER
  - 2 PROPOSED DOUBLE TYPE "A" INLET  
 TG= 13.06  
 INV.= 07.37
  - 3 PROPOSED 4' DIA. TYPE "E" SD MANHOLE  
 RIM= 12.7±  
 INV. (W)= 05.12  
 INV. (E)= 05.07
  - 4 PROPOSED 6' DIA. TYPE "E" SD MANHOLE  
 RIM= 10.60±  
 INV. (W)= 100.57  
 INV. (EXIST.)= 96.07±

APPROVED ROUGH GRADING ±18" CITY HYDROLOGY DATE



- NOTES:**
1. A BLOCK WALL WILL BE CONSTRUCTED ALONG THE ENTIRE PERIMETER BOUNDARY.
  2. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 1.3' AND LESS THAN 2.8' A GARDEN WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDERYARD LOT DRAINAGE AS SHOWN ON THE SIDERYARD LOT DETAIL.
  3. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 2.8' A RETAINING WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDERYARD LOT DRAINAGE AS SHOWN ON THE SIDERYARD LOT DETAIL.
- TYPICAL SIDERYARD GARDEN BLOCKWALL DETAIL**  
 NTS ANY DIFFERENCE IN PAD ELEVATIONS BETWEEN ADJACENT LOTS GREATER THAN 2.8' WILL REQUIRE RETAINING WALLS

--- 5115 ---	EXISTING CONTOUR (MAJOR)	=====	NEW STANDARD CURB & GUTTER
--- 5113 ---	EXISTING CONTOUR (MINOR)	=====	NEW MOUNTABLE CURB & GUTTER
13.3 x	EXISTING SPOT ELEVATION	=====	NEW SIDEWALK
=====	EXISTING CURB & GUTTER	=====	NEW RIGHT-OF-WAY
=====	EXISTING CONCRETE SIDEWALK	=====	NEW CENTERLINE
=====	EXISTING WALL OR HEAD WALL	=====	NEW LOT LINES
PP	EXISTING POWER POLE	=====	NEW/EXISTING EASEMENTS
-----	EXISTING GUY WIRE	00.00	PROPOSED SPOT ELEVATION
-----	EXISTING OVERHEAD ELECTRIC	FP= 00.00	PROPOSED FINISHED PAD ELEVATION
=====	EXISTING UG GAS MARKER/GAS SERVICE	00.00TW	PROPOSED TOP OF WALL ELEVATION
⊙	EXISTING TREE STUMP	-----	PROPOSED RETAINING WALL
○	EXISTING TREE	-----	PROPOSED STORM DRAIN LINE
⊙	EXISTING WATER SPIGOT	-----	PROPOSED STORM DRAIN MANHOLE
⊙	EXISTING WATER VALVE	-----	PROPOSED STORM DRAIN INLET
⊙	EXISTING FIRE HYDRANT	-----	PROPOSED HIGH POINT
--- EX 8"W ---	EXISTING WATERLINE		
●	EXISTING SANITARY SEWER MANHOLE		
--- EX 8"SAS ---	EXISTING SANITARY SEWER LINE		
⊙	EXISTING STORM DRAIN MANHOLE		
---	EXISTING STORM DRAIN LINE		



**LOCATION MAP** ZONE ATLAS F-11-Z SCALE: NONE

AS BUILT INFORMATION		CONTRACTOR		DATE		DATE		DATE		
ACSB Brass Cap stamped "S-F10"		FROM THE INTERSECTION OF COORS ROAD & I-40, GO NORTH ON COORS RD. 0.9 MILES TO REDLANDS RD. TURN LEFT GO WEST 0.1 MILES TO ATRISCO DR. TURN RIGHT & GO NORTH ON ATRISCO 1.7 MILES. THE STATION IS ABOUT 400 FEET WEST OF THIS POINT ON TOP OF A LAVA ROCK.		GEOGRAPHIC POSITION (NAD 82)		IN FEET		MICRO-FILM INFORMATION		
		N.M. STATE PLANE COORDINATES (CENTRAL ZONE)		X= 852216.44		Y= 1,50651.87				
		ELEVATIONS= 5255.21, N6029.3								
SURVEY INFORMATION		FIELD NOTES		NO.		BY		REMARKS		
ENGINEER'S SEAL		ENGINEER'S SEAL		BY		DATE		DATE		
AMY L. DRISCOLL		5/17/03		DMG		04/03		04/03		
REMARKS		REVISIONS		DESIGN		DATE		DATE		
DESIGNED BY		DER		DATE		04/03		04/03		
DRAWN BY		DMG		DATE		04/03		04/03		
CHECKED BY		DMG		DATE		04/03		04/03		
CITY PROJECT NO.		ZONE MAP NO.		SHEET		OF				
		F-11-Z								

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200, FAX (505) 797-9539

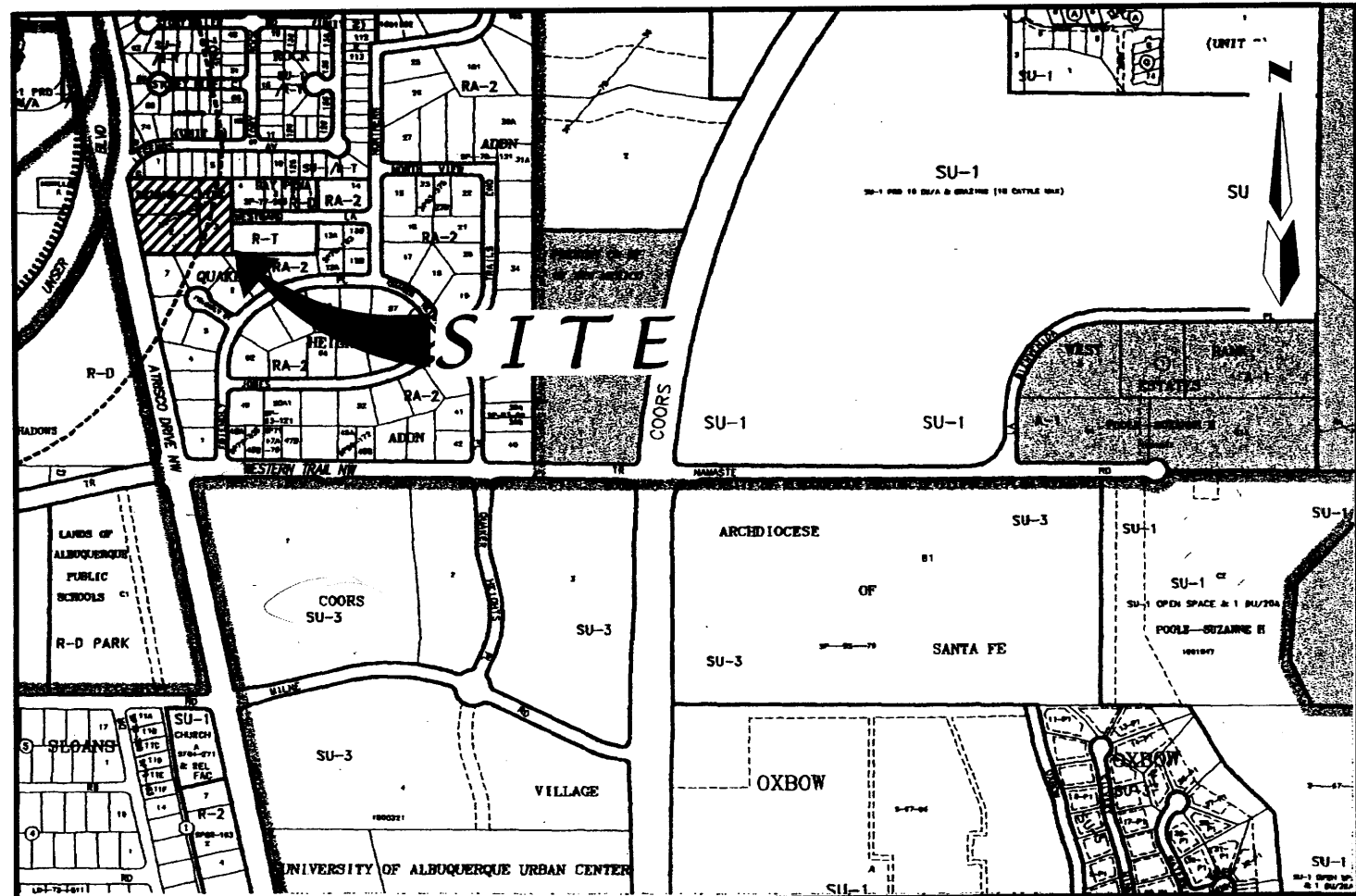
**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT

TITLE: **PETROGLYPH GARDENS SUBDIVISION GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

CITY PROJECT NO. ZONE MAP NO. SHEET OF

F:\A02\A02122\A02122g\A2122gd.dwg\05-28-03\DER A02jobs\A2122ag\A2122gd.dwg\05-28-03\DER



**LOCATION MAP**

**ZONE ATLAS F-11-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Plat Case No's ..... Project # 1002342  
 Case # 03 DRB-00884  
 # 03 DRB-00883  
 Gross Acreage ..... 3.0032 Ac.  
 Zone Atlas No. .... F-11-Z  
 No. of existing Tracts/Lots ..... 3 Lots  
 No. of Tracts/Lots created ..... 22 Lots  
 No. of Tracts/Lots eliminated ..... 3 Lots  
 Miles of full width streets created ..... 0.14  
 Street Area dedicated to the City of Albuquerque ..... 0.7121 Ac.  
 Date of Survey ..... February, 2003  
 Utility Control Location System Log Number ..... 2003321525  
 Zoning ..... RT

**FREE CONSENT AND DEDICATION:**

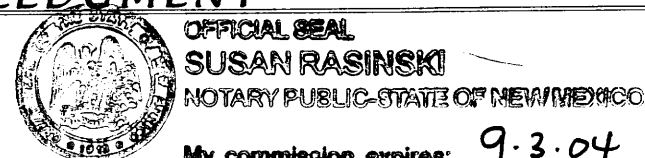
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants 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.

OWNER: MEL FAMIE, LLC

BY: William Allen 8/21/03  
 William Allen, Managing Member DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO



This instrument was acknowledged before me on August 21, 2003  
 By William Allen, Managing Member of MEL FAMIE, LLC a Limited Liability Company on behalf of said company.

Susan Rasinski 9-3-2004  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**LEGAL DESCRIPTION** (SEE SHEET 2)

**NOTES** (SEE SHEET 2)

**PURPOSE OF PLAT**

1. Subdivide three (3) existing lots into 22 Residential Lots.
2. Grant new easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.
4. Vacate existing 20' roadway easement as shown hereon.

**PUBLIC UTILITY EASEMENT**

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 service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable 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 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 the 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.

**PLAT FOR PETROGLYPH GARDENS SUBDIVISION**

WITHIN SECTION 35  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2003  
 PRELIMINARY  
 APPROVED BY

APPROVED AND ACCEPTED BY: 1/7/04

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

Project Number: 1002342

Application Number: 03 DRB-00883, 03 DRB-00884

**PLAT APPROVAL**

**Utility Approvals:**

Sean G. Marks 8-18-03  
 PNM Electric Services Date  
Sean G. Marks 8-18-03  
 PNM Gas Services Date  
David R. Muller 8-18-03  
 Qwest Date  
Rita S. Sieko 8-25-03  
 Comcast Date

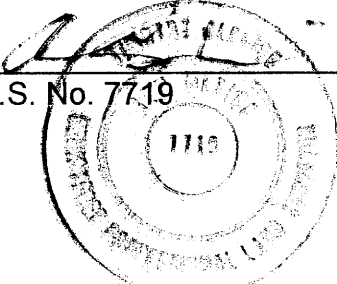
**City Approvals:**

[Signature] 8-25-03  
 City Surveyor Date  
 Traffic Engineering, Transportation Division Date  
 Utilities Development Date  
 Parks and Recreation Department Date  
 AMAFCA Date  
 City Engineer Date  
 DRB Chairperson, Planning Department 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 of my knowledge and belief."

Timothy Aldrich 8-18-03  
 Timothy Aldrich P.S. No. 7719 Date

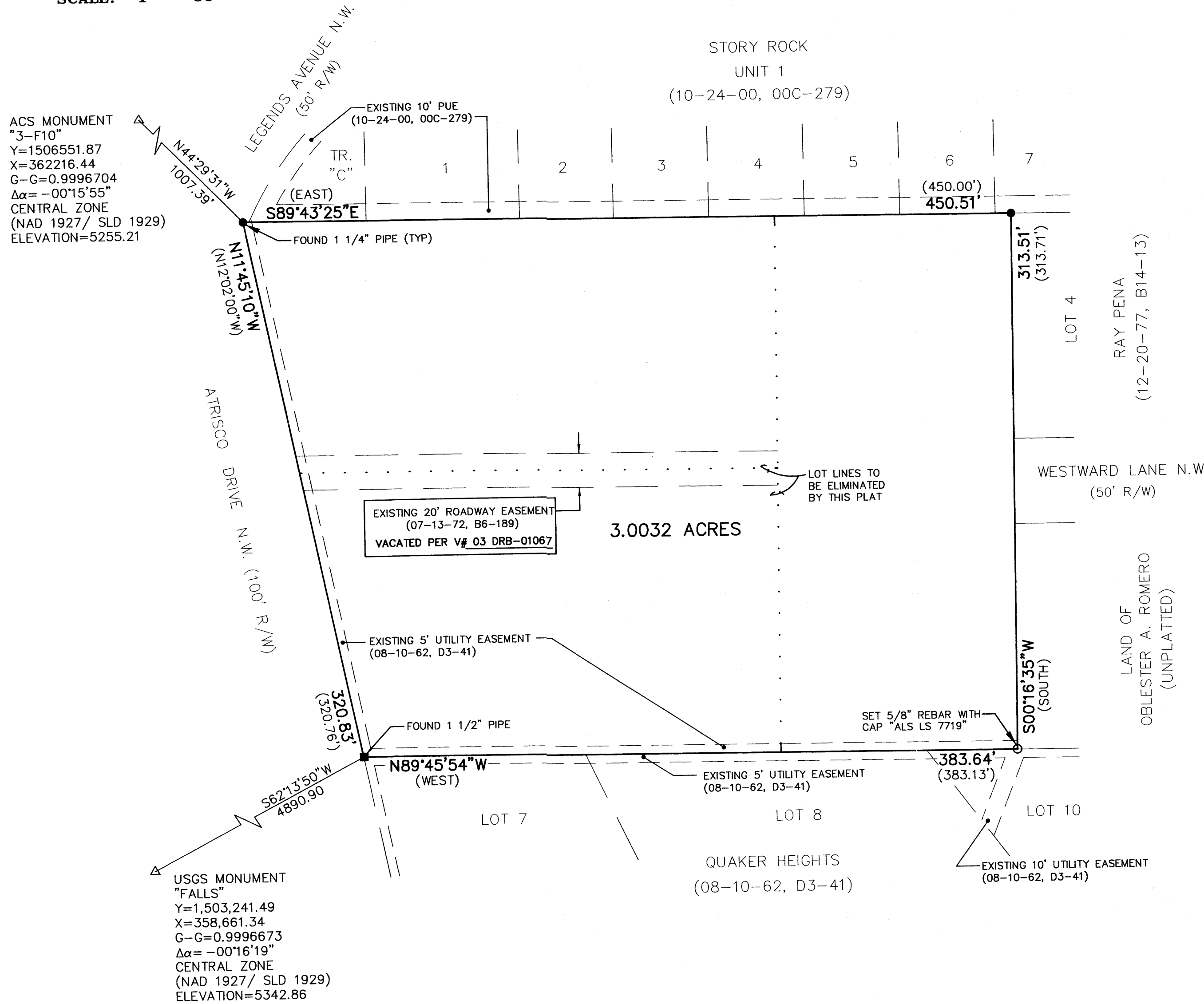
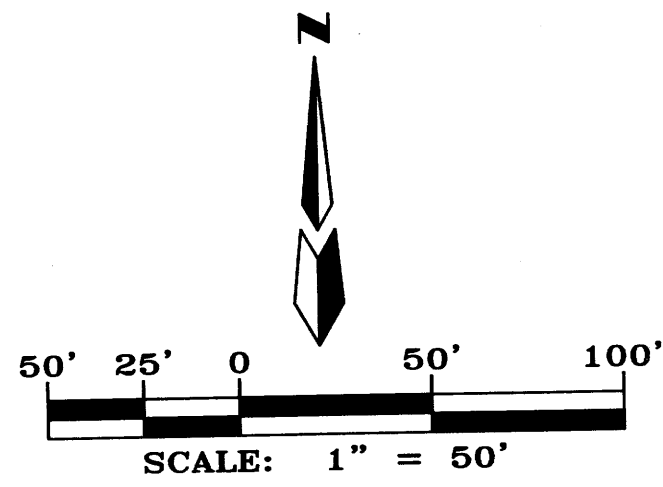


**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Dwg: A02122FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 08/11/03	Job: A02122	

PLAT FOR  
**PETROGLYPH GARDENS SUBDIVISION**  
 WITHIN  
 SECTION 35  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2003

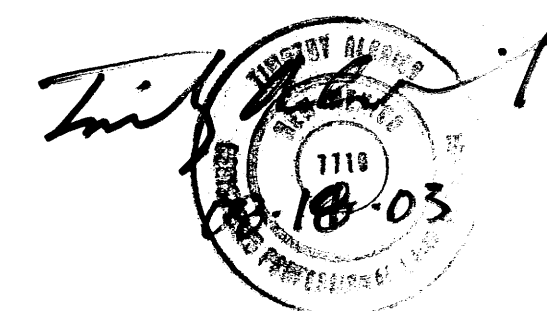


**LEGAL DESCRIPTION**

A tract of land situate within Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 THRU 3, CLYDE LELAND SUBDIVISION 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 July 13, 1972 in Volume B6, Folio 189 and containing 3.0032 acres more

**NOTES**

1. Distances are ground distances.
2. Bearings and distances in parenthesis are record.
3. Basis of boundary are the following plats of record entitled:  
 PLAT OF "CLYDE LELAND SUBDIVISION", (07-13-72, B6-189)  
 PLAT OF "QUAKER HEIGHTS", (08-10-62, D3-41)  
 PLAT OF "RAY PENNA", (12-20-77, B14-13)  
 PLAT OF "STORY ROCK, UNIT 1", (10-24-00, 00C-279)  
 all being records of Bernalillo County, New Mexico.
4. Field Survey: performed February, 2003.
5. Title Report: None provided.
6. 30' wide Public Waterline and Drainage Easement granted to, for the benefit of, and to be maintained by the City of Albuquerque.
7. Right-of-way dedicated to, for the benefit of, and to be maintained by the City of Albuquerque.
8. Unless otherwise noted all corners established by this subdivision will be marked by a #5 rebar w/cap stamped "ALS LS 7719".
9. Bearings are New Mexico State Plane Grid Bearings (Central Zone).



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

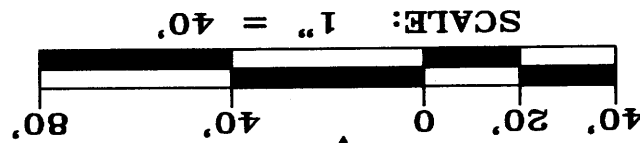
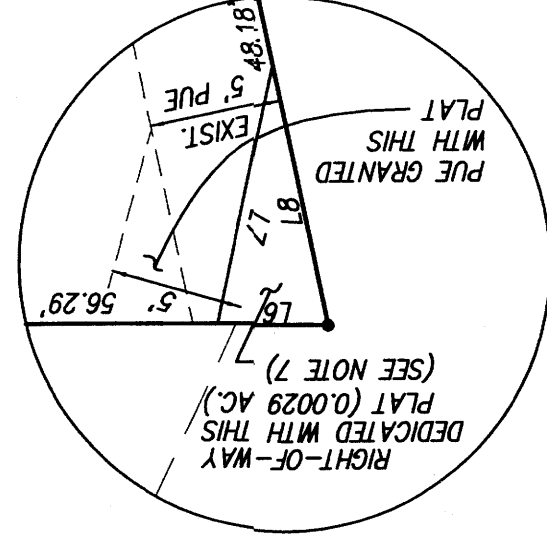
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Scale: 1"=50'	Date: 08/11/03	Job: A02122	

**PLAT FOR  
PETROGLYPH GARDENS SUBDIVISION**

WITHIN  
SECTION 35  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2003

10' PUE = PUBLIC UTILITY EASEMENTS  
GRANTED WITH THIS PLAT  
ROW = RIGHT-OF-WAY

ALL STREETS SHOWN  
DEDICATED AS PUBLIC  
RIGHT-OF-WAY



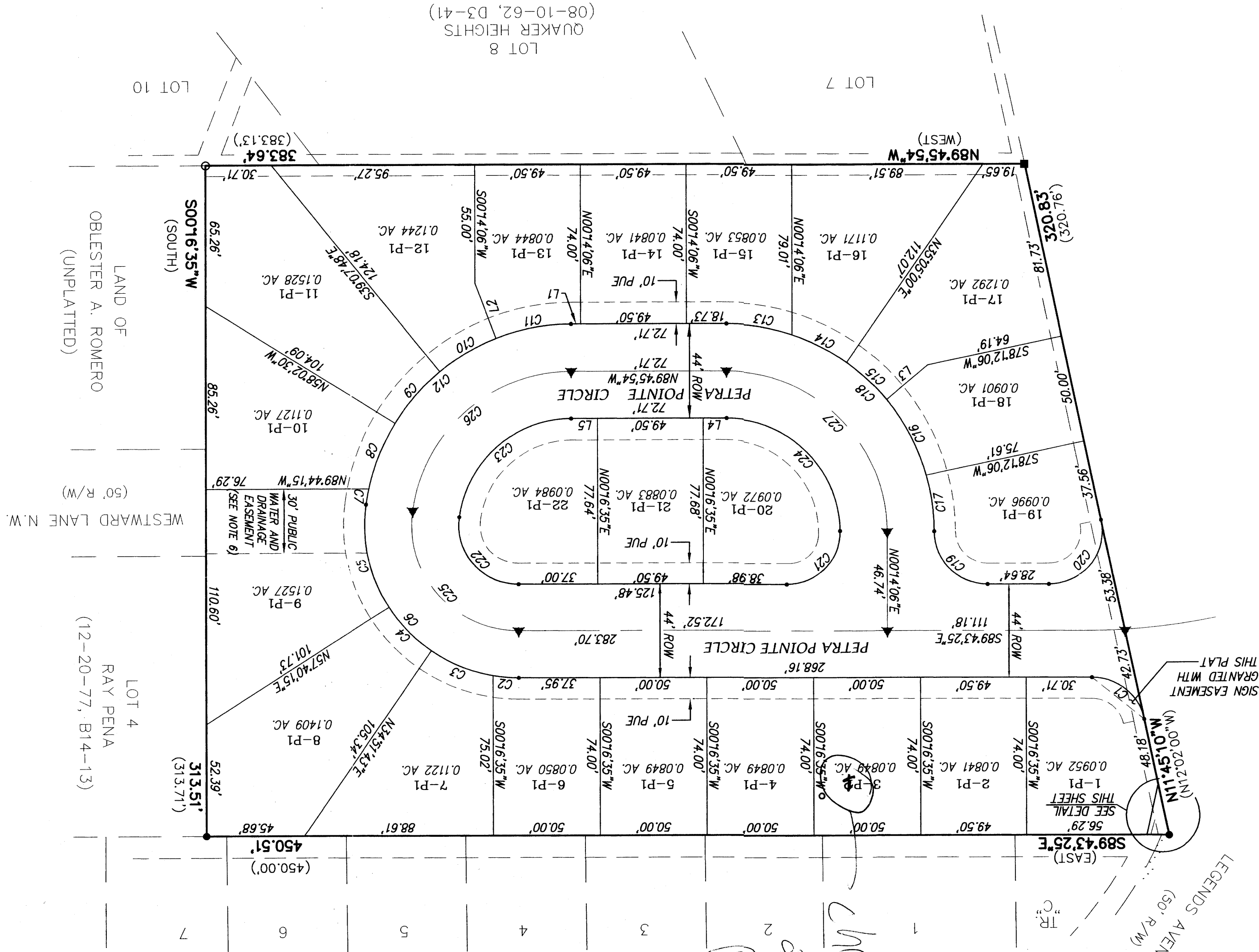
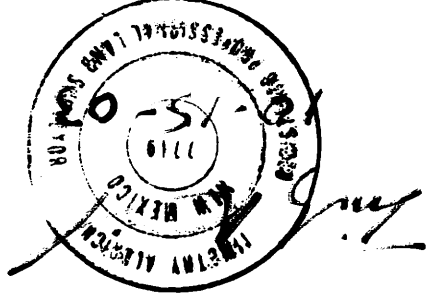
STORY ROCK  
UNIT 1  
(10-24-00, 00C-279)  
NTS

RIGHT-OF-WAY DEDICATION DETAIL

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	25.00	34.02	77.5815°	20.23	S50°44'18"E	31.46
C2	72.00	12.11	9.3820°	6.07	N84°54'15"W	12.10
C3	72.00	31.35	24.5648°	15.93	N67°36'41"W	31.10
C4	72.00	28.66	22.4832°	14.52	N43°44'01"W	28.47
C5	72.00	50.69	40.2021°	26.45	N12°09'35"W	49.65
C6	72.00	122.82	97.4401°	82.44	N40°51'25"W	108.46
C7	97.00	7.43	4.2322°	3.72	N10°12'17"E	7.43
C8	97.00	33.11	19.3332°	16.72	N22°10'44"E	32.95
C9	97.00	32.02	18.5442°	16.16	N41°24'51"E	31.87
C10	97.00	30.73	18.0916°	15.50	N59°56'50"E	30.61
C11	97.00	35.91	21.1238°	18.16	N79°37'47"E	35.70
C12	97.00	139.20	82.1330°	84.66	N49°07'21"E	127.56
C13	97.00	15.79	18.2934°	15.79	S80°31'07"E	31.17
C14	97.00	28.69	16.5646°	14.45	S62°47'57"E	28.58
C15	97.00	25.66	15.0917°	12.90	S46°44'55"E	25.58
C16	97.00	40.00	23.3736°	20.29	S27°21'28"E	39.72
C17	97.00	26.54	15.4028°	13.35	S07°42'26"E	26.45
C18	97.00	152.19	89.5341°	96.82	S44°49'03"E	137.05
C19	25.00	39.21	89.5113°	24.94	N44°47'49"W	35.31
C20	25.00	44.52	102.0145°	30.89	S39°15'42"W	38.87
C21	25.00	39.55	90.3817°	25.28	S44°57'26"W	35.55
C22	28.00	47.76	97.4401°	32.06	N40°51'25"W	42.18
C23	53.00	76.06	82.1330°	46.26	N49°07'21"E	69.70
C24	53.00	82.70	89.2412°	52.45	S45°03'48"E	74.56
C25	50.00	85.29	97.4401°	57.25	N40°51'25"W	75.32
C26	75.00	107.63	82.1330°	65.46	N49°07'21"E	98.63
C27	75.00	117.81	90.0000°	75.00	S44°45'54"E	106.07

LINE ID	LENGTH	BEARING
L1	4.48	N89°45'54"W
L2	27.43	S20°58'32"E
L3	25.03	N50°14'17"E
L4	10.94	S89°45'54"E
L5	12.27	S89°45'54"E
L6	10.43	S89°43'25"E
L7	24.90	S12°25'39"W
L8	24.89	N11°45'10"W

NOTE: ▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



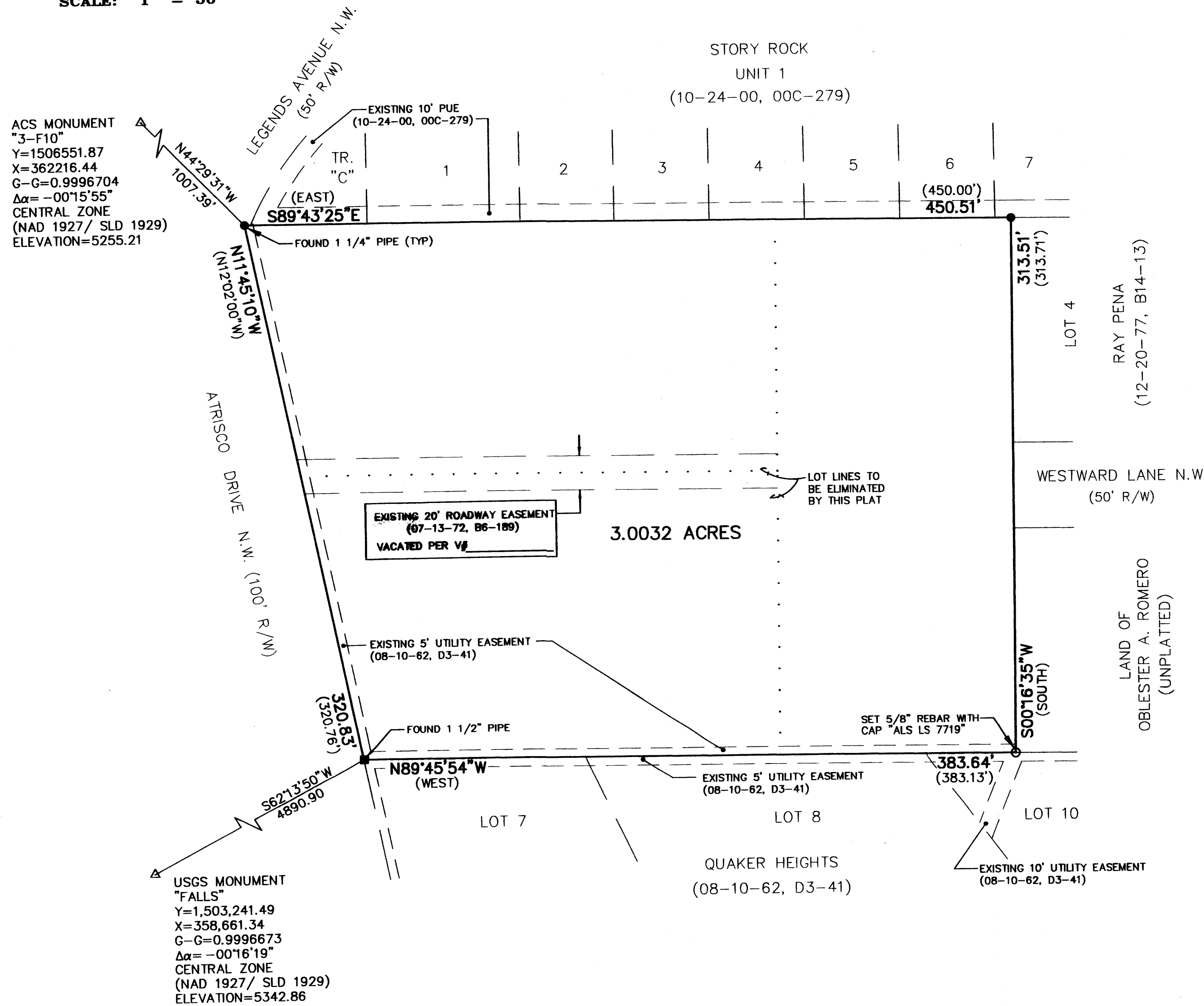
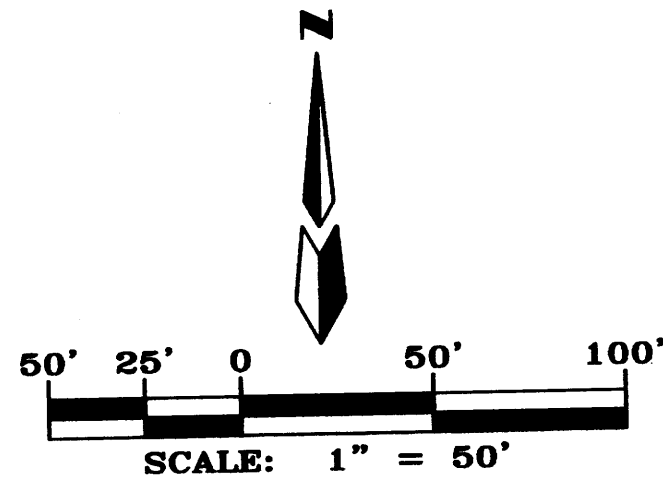
LAND OF  
OBLESTER A. ROMERO  
(UNPLATTED)

LOT 4  
RAY PENNA  
(12-20-77, B14-13)

LOT 8  
QUAKER HEIGHTS  
(08-10-62, D3-41)

PRELIMINARY PLAT FOR  
**PETROGLYPH GARDENS  
 SUBDIVISION**

WITHIN THE  
 SECTION 35  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003



**LEGAL DESCRIPTION**

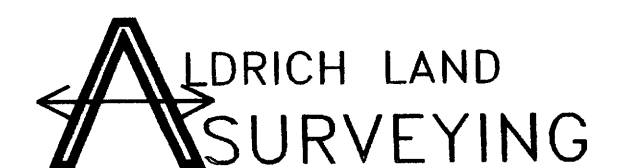
A tract of land situate within Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 THRU 3, CLYDE LELAND SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 13, 1972 in Volume B6, Folio 189 and containing 3.0032 acres more

1. Distances are ground distances.
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 PLAT OF "QUAKER HEIGHTS", (08-10-62, D3-41)  
 PLAT OF "RAY PENNA", (12-20-77, B14-13)  
 PLAT OF "STORY ROCK, UNIT 1", (10-24-00, 00C-279)  
 all being records of Sandoval County, New Mexico.

4. Field Survey: performed February, 2003.
5. Title Report: None provided.

*Exhibit B  
 7/1/03*



ALDRICH LAND  
 SURVEYING  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Dwg: PPSHT2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=200'	Date: 05/28/03	Job: A02122	



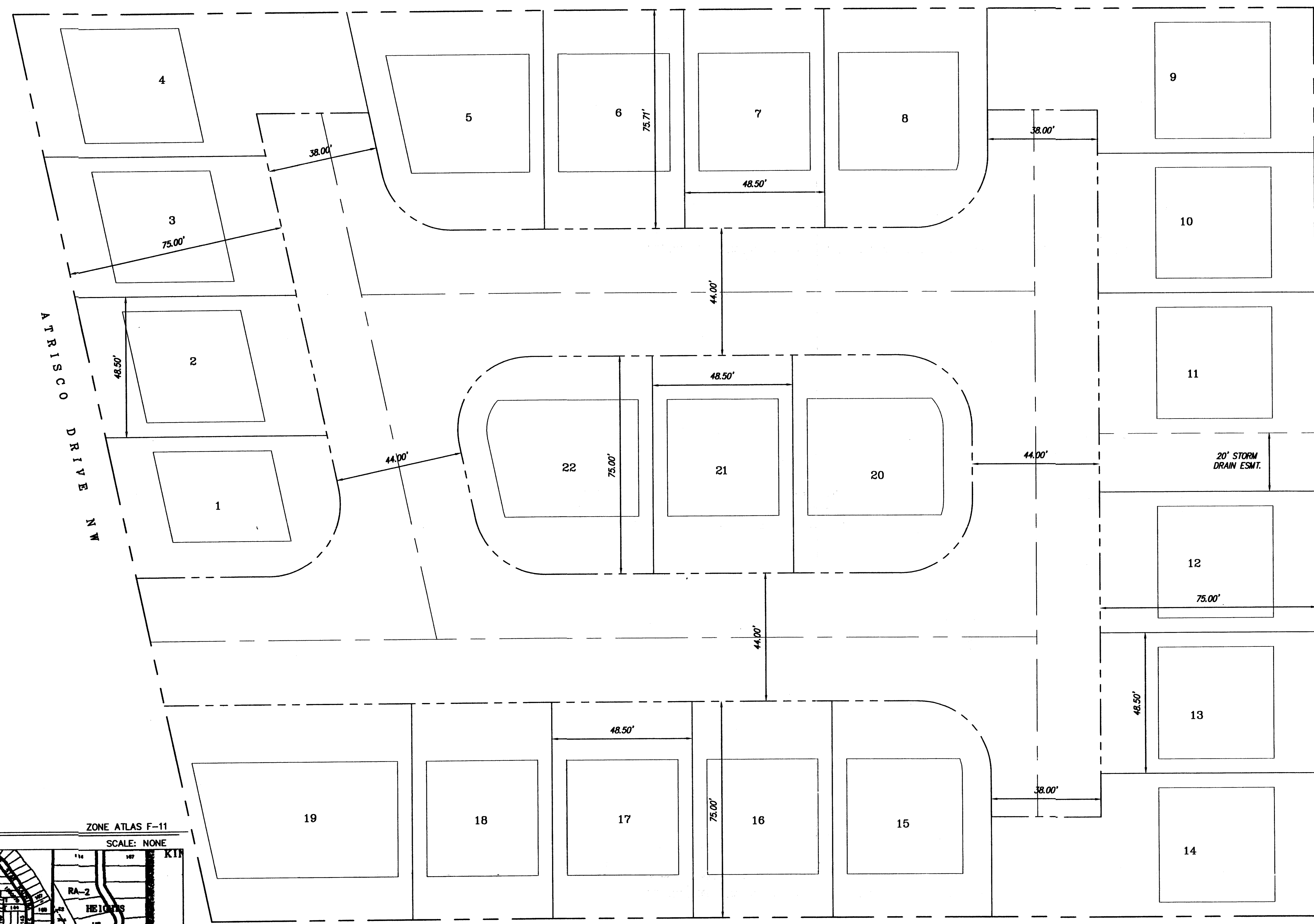
1002342

# SKETCH PLAT

## LOTS 1 - 3

### CLYDE LELAND SUBDIVISION

WITHIN THE  
PROJECTED SECTION 35  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2002



#### SUBDIVISION DATA

NO. OF EXISTING LOTS	3 LOTS
ACREAGE	3.0000 ACRES
NO. OF LOTS CREATED	22 LOTS
ZONING	R-T

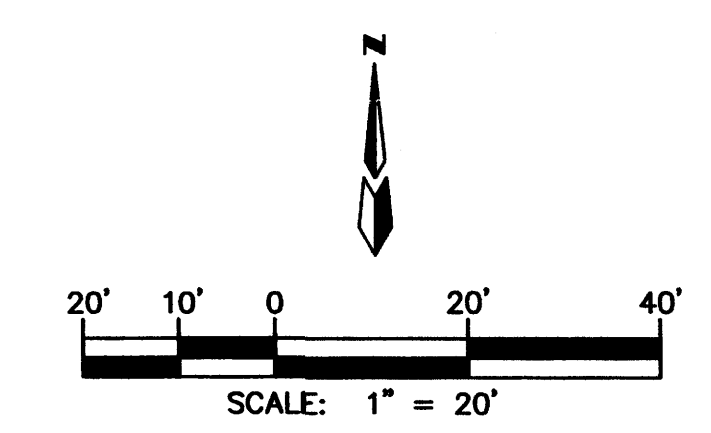
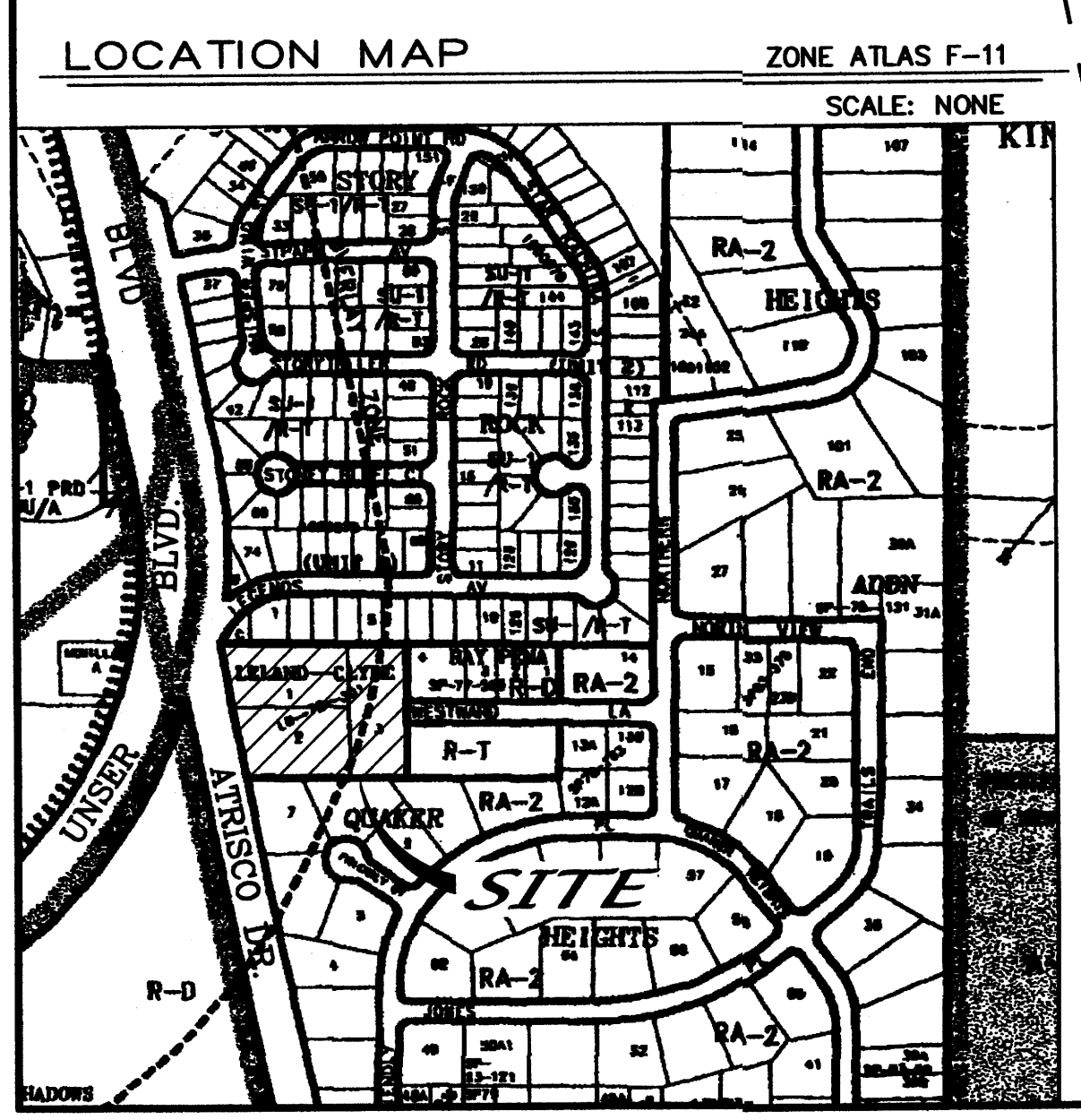
#### DEVELOPER

#### ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200

#### SURVEYOR

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



<b>SKETCH PLAT</b>			
<b>ATRISCO GARDENS</b>			
		MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS	
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: DMG	Drawn: SPS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 20'	Date: 11-1-02	Job: A02122	