

LOCATION MAP

ZONE ATLAS C-19-Z

SCALE: NONE

SUBDIVISION DATA

Plat Case No's. _____ Project # _____
 Case # _____
 Gross acreage..... 0.3181 AC.
 Zone Atlas No. C-19-Z
 No. of existing Tracts/Lots..... 1 Tract/1 Lot
 No. of Tracts/Lots created..... 2 Lots
 No. of Tracts/Lots eliminated..... 1 Tract/ 1 Lot
 Miles of full width streets created..... 0.0
 Area dedicated to the City of Albuquerque..... 0.00
 Date of Survey..... October, 2002
 Utility Control Location System Log Number..... #2002432575
 Zoning..... R-D 7 DU/AC

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 grant the private drainage easements shown hereon and 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: D.R. HORTON, INC., a Delaware corporation
 BY: _____

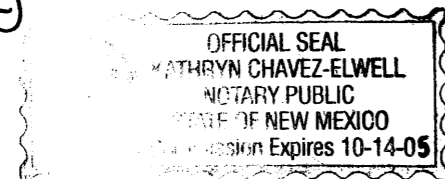
J. Mark Ferguson 12-03-02
 J. Mark Ferguson, Division President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on December 3, 2002
 By J. Mark Ferguson, Division President of D.R.HORTON, INC., A Delaware Corporation on behalf of said corporation

Kathryn Chavez-Elwell October 14, 2005
 NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide 1 H.O.A. tract and 1 Lot into 2 residential Lots.
2. Grant easements as shown hereon.

**PLAT FOR
 LOT 27A-P1 AND 27B-P1**

EAGLE SPRINGS

BEING A REPLAT FOR
 LOT 27-P1 AND TRACT F

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 18

TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 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. _____

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. Date

Utility Development Division, City of Albuquerque, N.M. Date

Parks and Recreation Date

[Signature] 12-10-02
 City Surveyor, City of Albuquerque, N.M. Date

Property Management, City of Albuquerque, N.M. Date

N/A
 PNM Gas Date

N/A
 PNM Electric Date

N/A
 Qwest Telecommunications Date

N/A
 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 of my knowledge and belief."

[Signature] 12-06-02
 Timothy Aldrich P.S. No. 7719 Date



Dwg: FPLATSHT1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 2
Scale: AS NOTED	Date: 11/15/02	Job: A02111	

PLAT FOR
LOT 27A-P1 AND 27B-P1

EAGLE SPRINGS

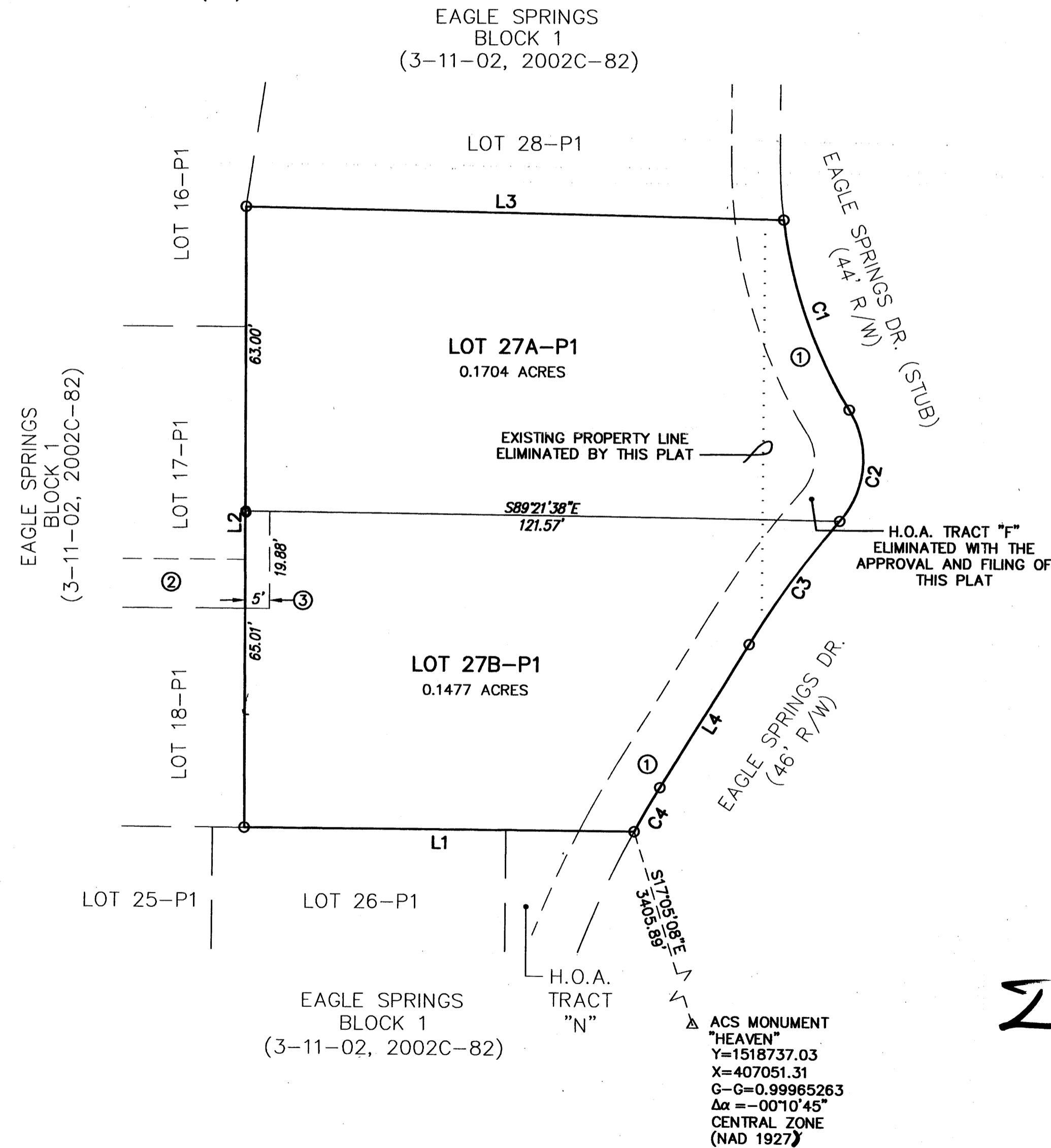
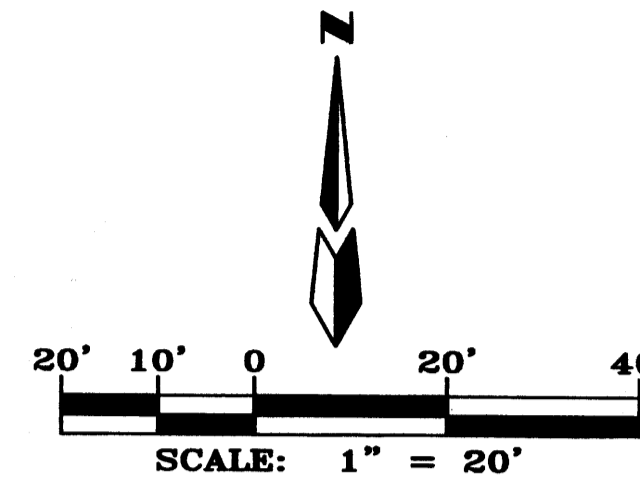
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 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2002

EASEMENTS

- ① EXISTING 10' PUE (03-11-02, 02C-82)
- ② EXISTING 10' PRIVATE DRAINAGE EASEMENT (03-11-02, 02C-82)
- ③ 5' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT (SEE NOTE 9)

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH ALUMINUM CAP "CSC PLS 12651" (TYP)



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 LOT 27-P1 and H.O.A. Tract "F", EAGLE SPRINGS 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 March 11, 2002 in Book 2002C, Page 82 and containing 0.3181 acres more or less.

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:
 PLAT OF "EAGLE SPRINGS", (3-11-02, 2002C-82)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on October, 2002.
6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2002432575
7. Title Report: None Provided
8. Unless otherwise noted all corners are set 5/8" rebar with cap "ALS LS 7719".
9. Private Drainage Easement shown on Lot 27B is for the benefit of Lot 27A and will be maintained by Lot 27B. Only the rear 1/2 of Lot 27A will be allowed to drain to this easement.

LINE TABLE		
LINE DATA	LENGTH	BEARING
L1	79.76	S89°45'12"E
L2	128.01	S00°05'01"E
L3	109.96	S88°49'46"E
L4	34.65	S31°28'44"W

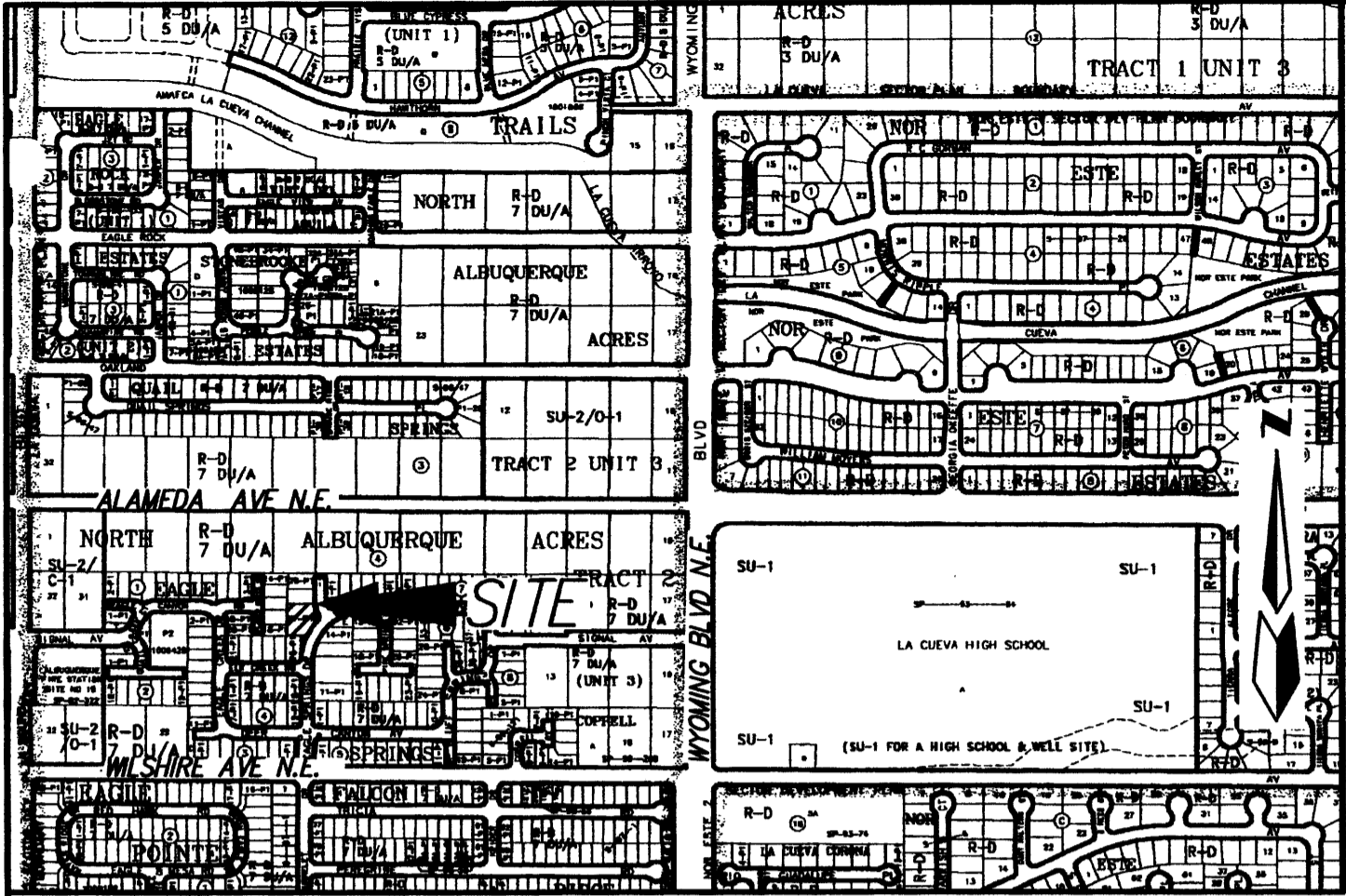
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C3	203.00	31.40	8°51'47"	15.73	S35°54'35"W	31.37
C4	203.00	10.44	2°56'43"	5.22	S30°00'25"W	10.43

S. C. L.

12-06-02

AGIS ✓

2003049759
3662765
Page: 1 of 2
03/27/2003 11:12A
Bk-2003C Pg-79
Mary Herrera Bern. Co. PLRT R 12.00



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 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. 1002430

Sheran Mateon 1/29/2003
 Planning Director, City of Albuquerque, N.M. Date

Brad L. Bigham 1-29-03
 City Engineer, City of Albuquerque, N.M. Date

Paul Davis 1-29-03
 Albuquerque Metropolitan Arroyo Flood Control Authority Date

Phil Davis 1-29-03
 Transportation Development, City of Albuquerque, N.M. Date

Roger A. Green 1-29-03
 Utility Development Division, City of Albuquerque, N.M. Date

Christina Sandora 3/24/03
 Parks and Recreation Date

Phil Jones 12-10-02
 City Surveyor, City of Albuquerque, N.M. Date

N/A
 Property Management, City of Albuquerque, N.M. Date

N/A
 PNM Gas Date

N/A
 PNM Electric Date

N/A
 Qwest Telecommunications Date

N/A
 Comcast Cable Date

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

SUBDIVISION DATA

Plat Case No's. _____ Project # 1002430
 Case # 03DRB-00083

Gross acreage _____ 0.3181 AC.
 Zone Atlas No. _____ C-19-Z
 No. of existing Tracts/Lots _____ 1 Tract/1 Lot
 No. of Tracts/Lots created _____ 2 Lots
 No. of Tracts/Lots eliminated _____ 1 Tract/ 1 Lot
 Miles of full width streets created _____ 0.0
 Area dedicated to the City of Albuquerque _____ 0.00
 Date of Survey _____ October, 2002
 Utility Control Location System Log Number _____ #2002432575
 Zoning _____ R-D 7 DU/AC

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 grant the private drainage easements shown hereon and 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: D.R. HORTON, INC., a Delaware corporation
 BY: *J. Mark Ferguson* 12-03-02
 J. Mark Ferguson, Division President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 3, 2002
 By J. Mark Ferguson, Division President of D.R.HORTON, INC., A Delaware Corporation on behalf of said corporation

Kathryn Chavez-Elwell October 14, 2005
 NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
 KATHRYN CHAVEZ-ELWELL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 Commission Expires 10-14-05

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 1-019-064-124-332-20208
 PROPERTY OWNER OF RECORD:
D.R. Horton Inc
 BERNALILLO COUNTY TREASURER'S OFFICE
Francis A. Abate 03-27-03

Timothy Aldrich 12-06-02
 Timothy Aldrich P.S. No. 7719 Date

Dwg: FPLATSHT1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 2
Scale: AS NOTED	Date: 11/15/02	Job: A02111	

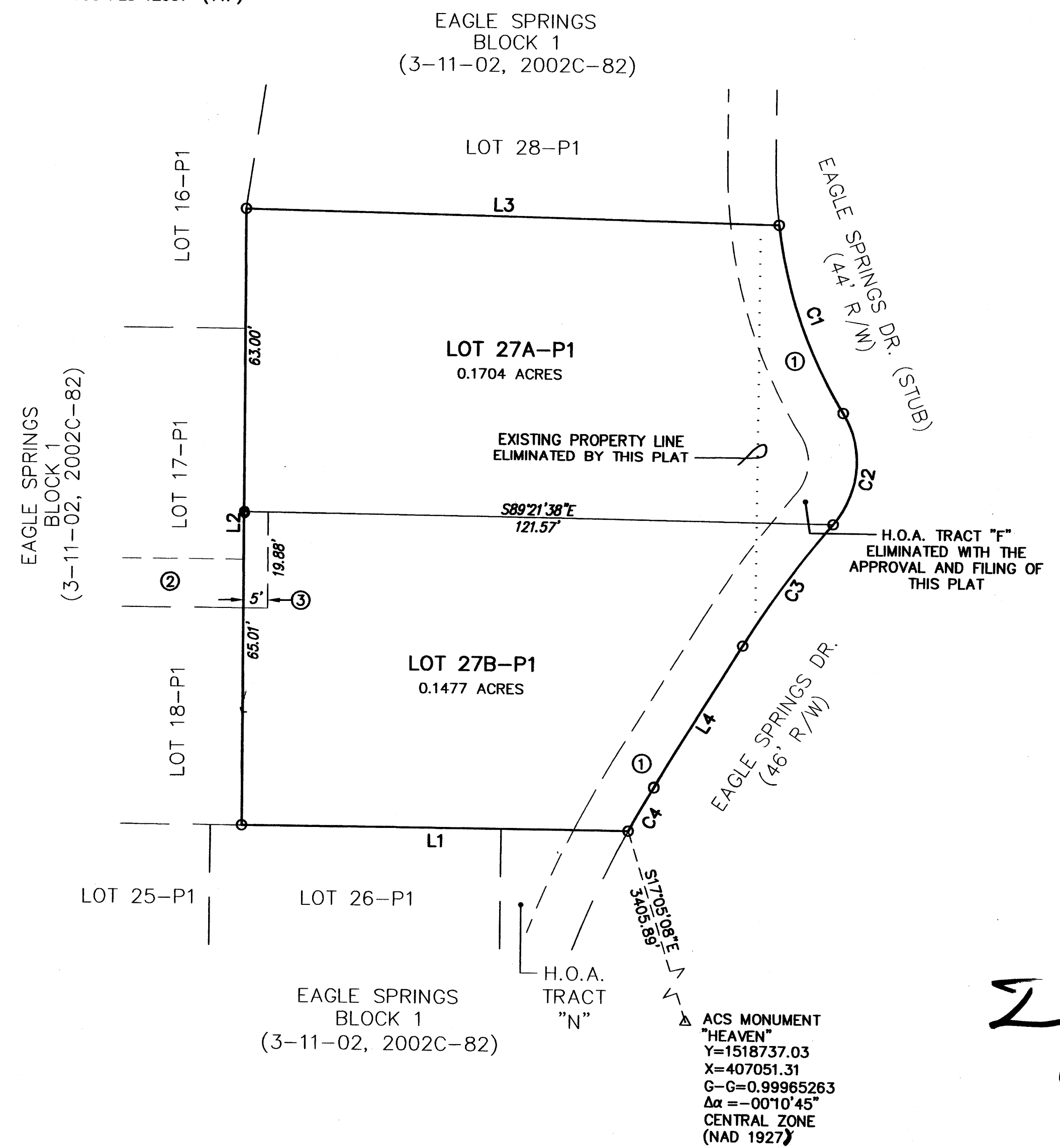
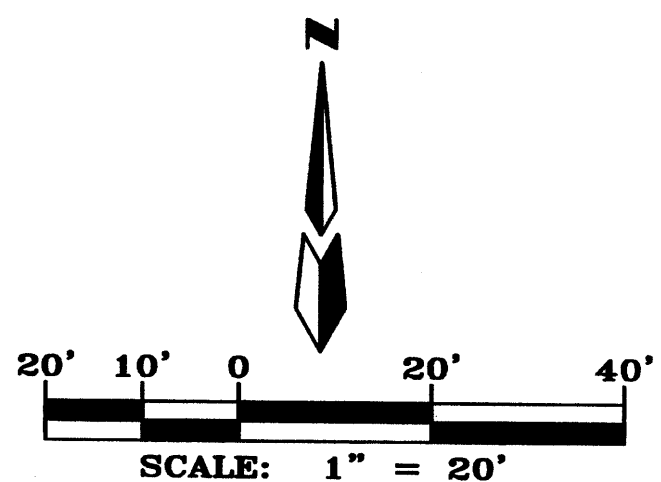
PLAT FOR
LOT 27A-P1 AND 27B-P1
EAGLE SPRINGS
 BEING A REPLAT FOR
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 PROJECTED SECTIONS 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2002

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DESCRIPTION

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NOTES:

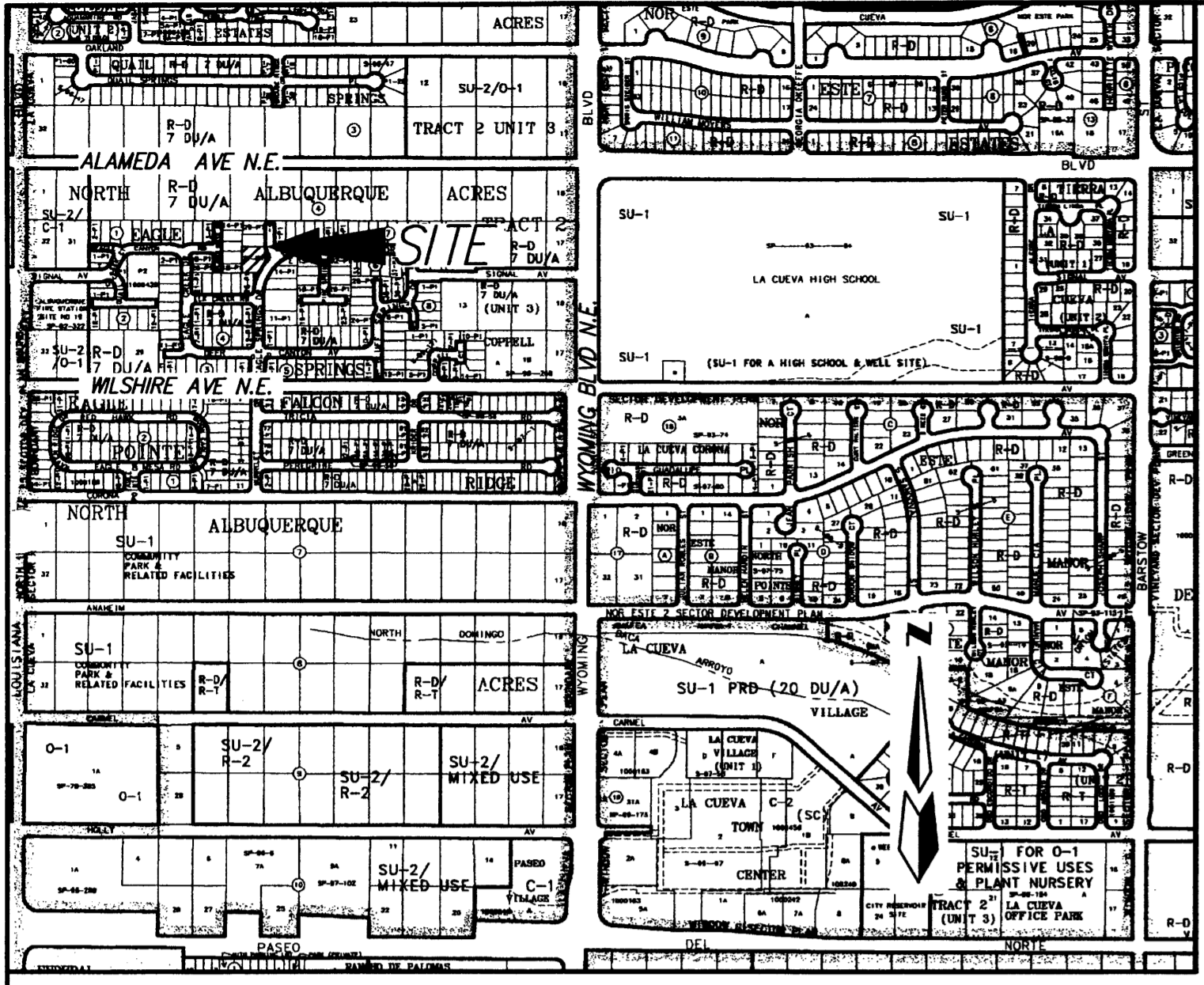
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- 8. Unless otherwise noted all corners are set 5/8" rebar with cap "ALS LS 7719".
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L4	34.65	S31°28'44"W

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C2	20.00	25.07	71°48'30"	14.48	N04°26'14"E	23.46
C3	203.00	31.40	8°51'47"	15.73	S35°54'35"W	31.37
C4	203.00	10.44	2°56'43"	5.22	S30°00'25"W	10.43

Stephen
 12-06-02

F:\A02\JOBS\A2111\ES\FINAL PLAT\FPLATSHT2.dwg, 12/03/02 08:17:01 AM, stephen



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

GENERAL NOTES:

- DEVELOPMENT DENSITY:**
Gross site area is 0.3181 acres.
Site is zoned R-D with maximum density of 7 du/ac. Density limitation allows for a maximum of 2.3 units over entire site.
- MINIMUM BUILDING SETBACK:**
There is a five foot (5') internal sideyard set back to property line.
Front yard setback is 15' and backyard is 15'.
Minimum driveway length is 20'.
Minimum distance between buildings is 10'.
- BUILDING HEIGHT:**
Structure shall not exceed 26 feet in height.
- PARK DEVELOPMENT:**
The developer will pay cash in lieu of park dedication.
For one Lot.
- OPEN SPACE:**
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(A)(3) of the City Zoning Code.
- PARKING:**
Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "P1" designation.
- BUILDINGS:**
Buildings will be traditional style with pitched roofs and Siding will be stucco and may include stone or wood trim accents. The exterior stucco finish will consist of colors in shades of earthtones.

LOT 27B-P1 and
LOT 27A-P1, BLOCK 1
EAGLE SPRINGS
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

SUBDIVISION DATA

GROSS ACREAGE	0.3181 AC
ZONE ATLAS NO.	C-19-Z
NUMBER OF LOTS CREATED	2 LOTS
NUMBER OF TRACTS CREATED	0 TRACTS
AREA DEDICATED TO CITY	0.00 AC
DATE OF SURVEY	OCTOBER, 2002
ZONING	R-D 7 DU/AC

DESCRIPTION

A tract of land situate, 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 LOT 27-P1 and H.O.A. TRACT "F", EAGLE SPRINGS 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 March 11, 2002 in Book 2002c, Page 82 and containing 0.3181 acres more or less.

PROJECT NO. _____
APPLICATION NO. _____

APPROVED AND ACCEPTED BY:

- Planning Department _____
- City Engineer _____
- Transportation Development _____
- Utility Development _____
- Parks and Recreation _____

LEGEND

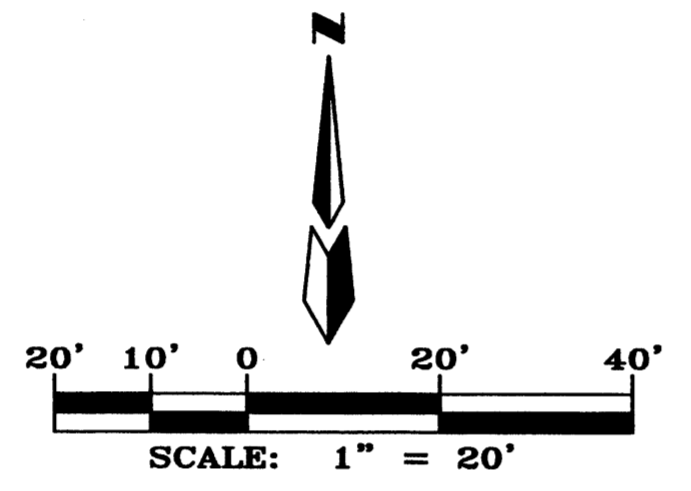
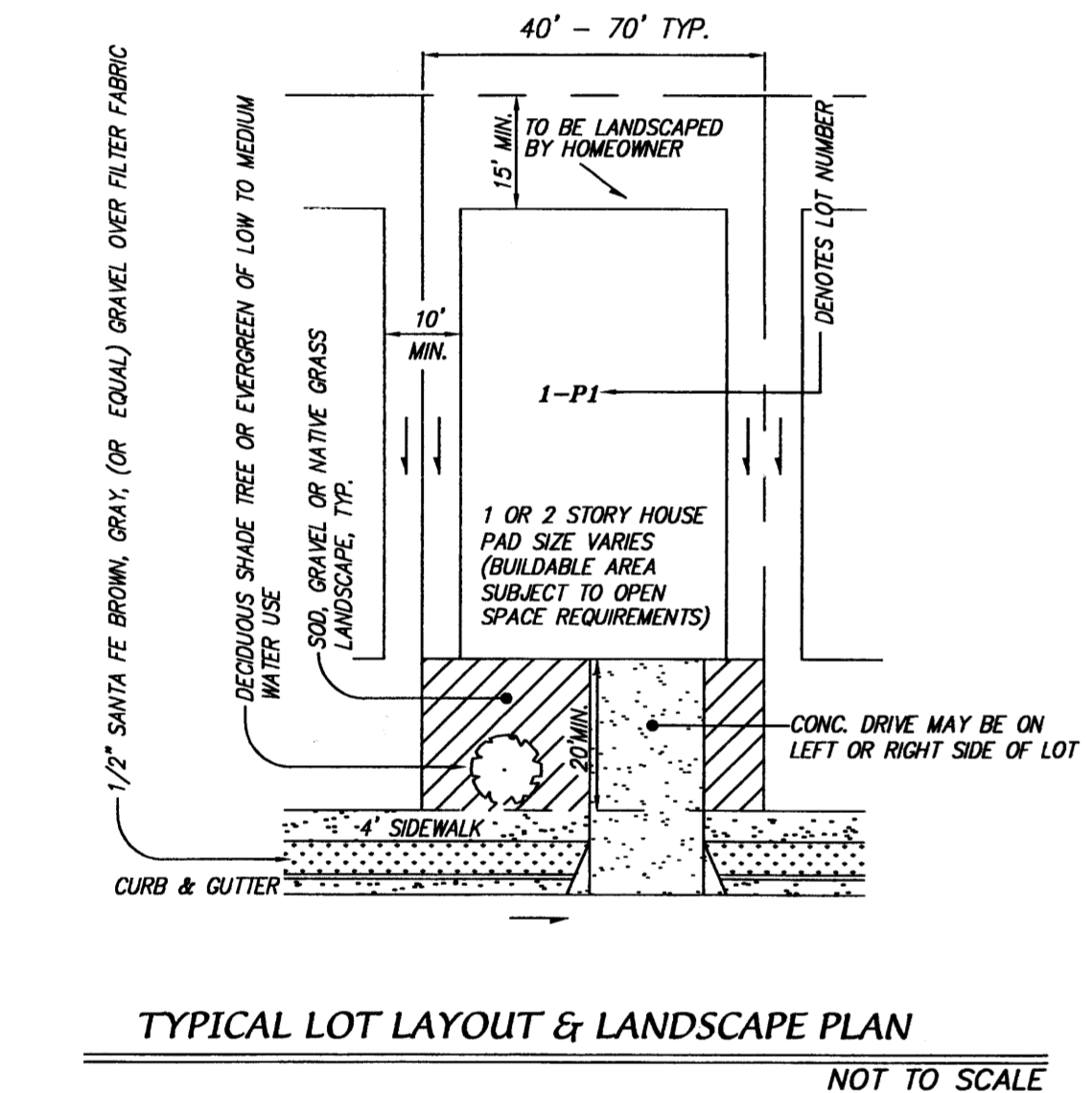
- EX 4" WL --- EXISTING WATERLINE
- EX 8" SAS --- EXISTING SANITARY SEWER LINE
- EXIST. DOUBLE WATER METER BOX
- EXIST. SANITARY SEWER SERVICE
- NEW CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING PROPERTY LINE
- NEW SINGLE WATER METER BOX
- NEW SANITARY SEWER SERVICE
- NEW SIDEYARD WALL
- NEW PROPERTY LINE
- NEW EASEMENT LINE

*Conceptual Utility layout
PLANNING*

**LOTS 27A-P1 AND 27B-P1
EAGLE SPRINGS SUBDIVISION
SITE DEVELOPMENT / UTILITY PLAN**

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

SITEPLAN.dwg Drawn: STEPHEN Checked: DMG
Scale: 1" = 20' Date: 11/15/02 Job: A02111 Sheet 1 of 1



EASEMENTS

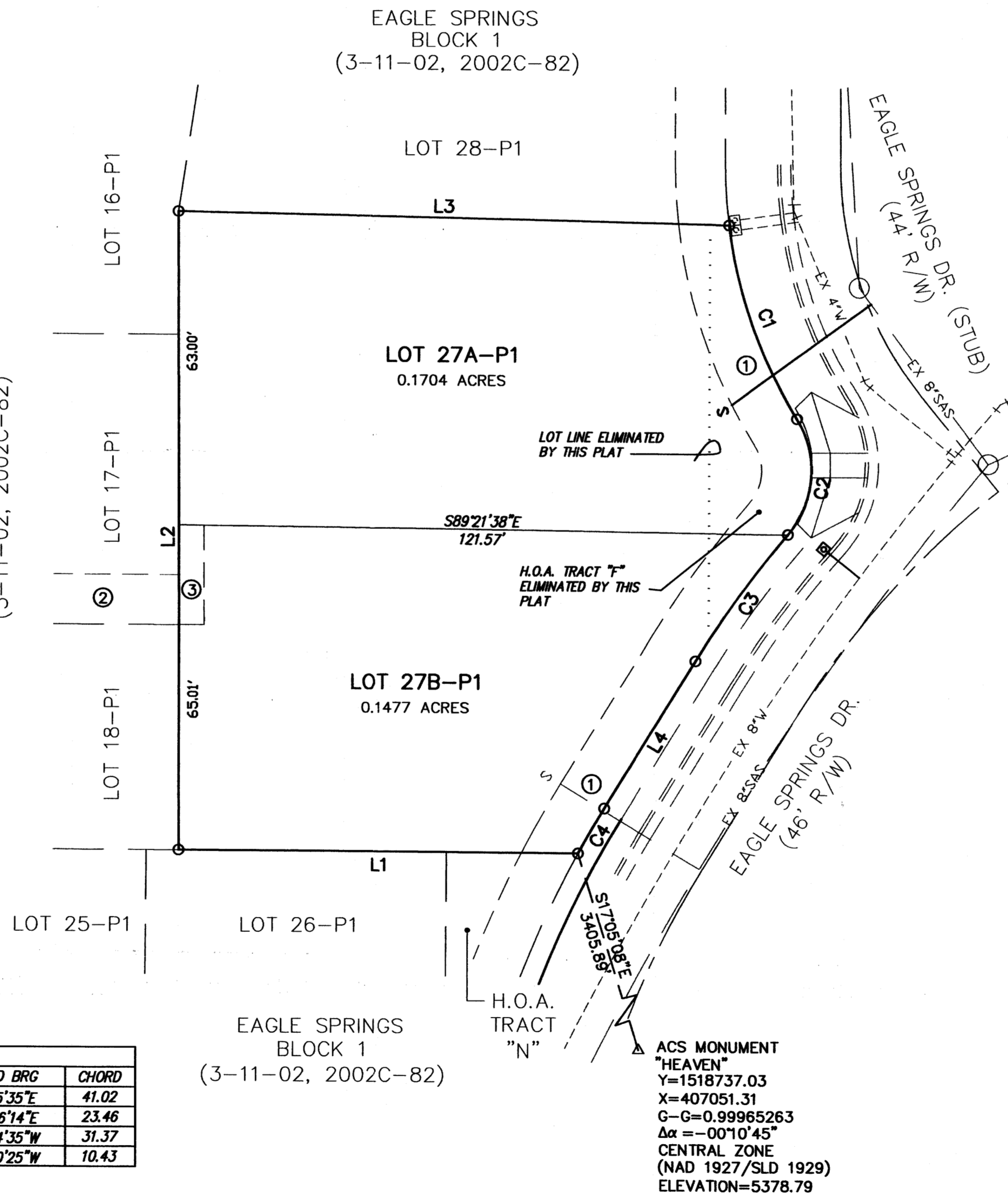
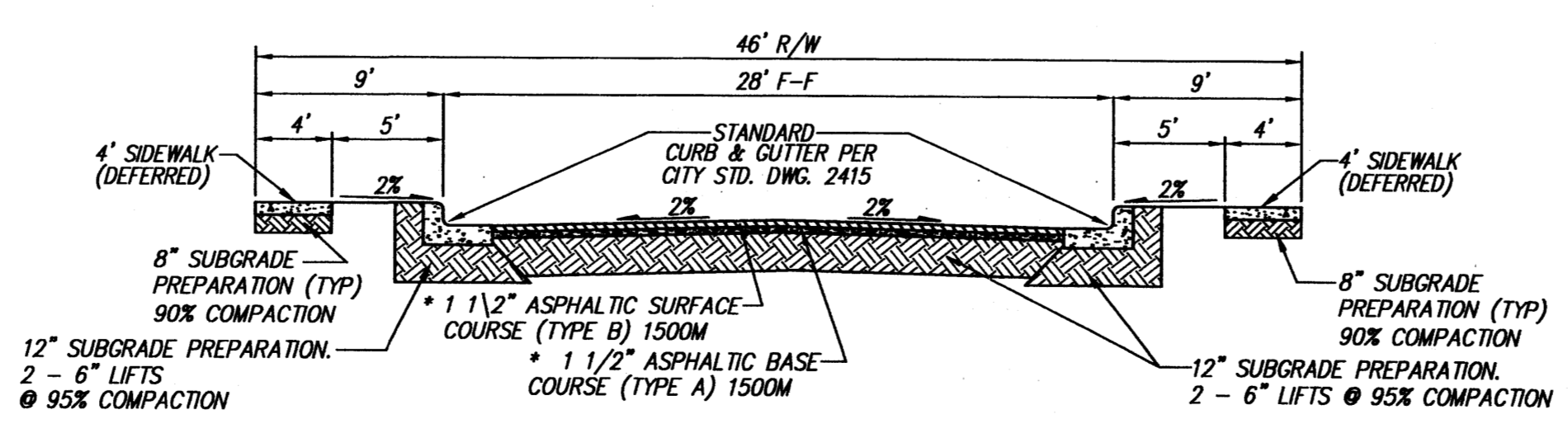
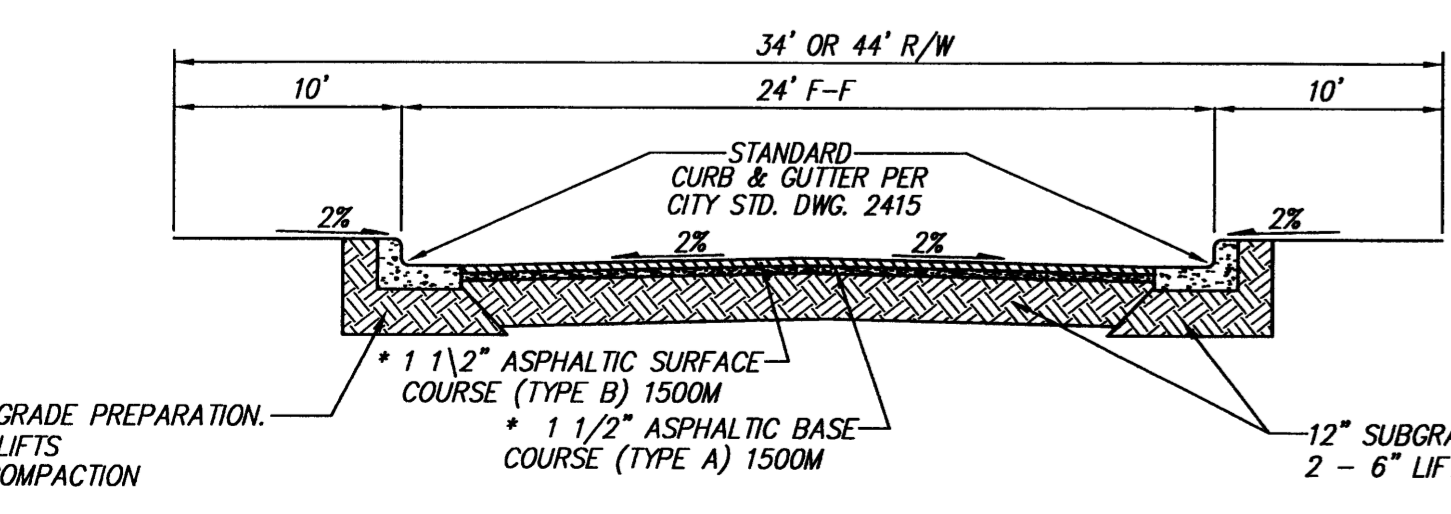
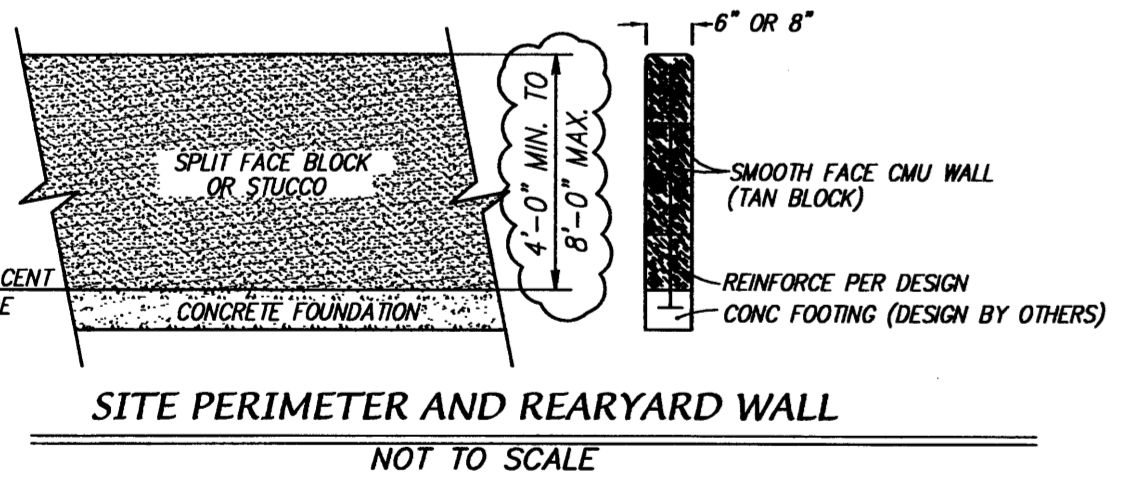
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PROPERTY CORNERS

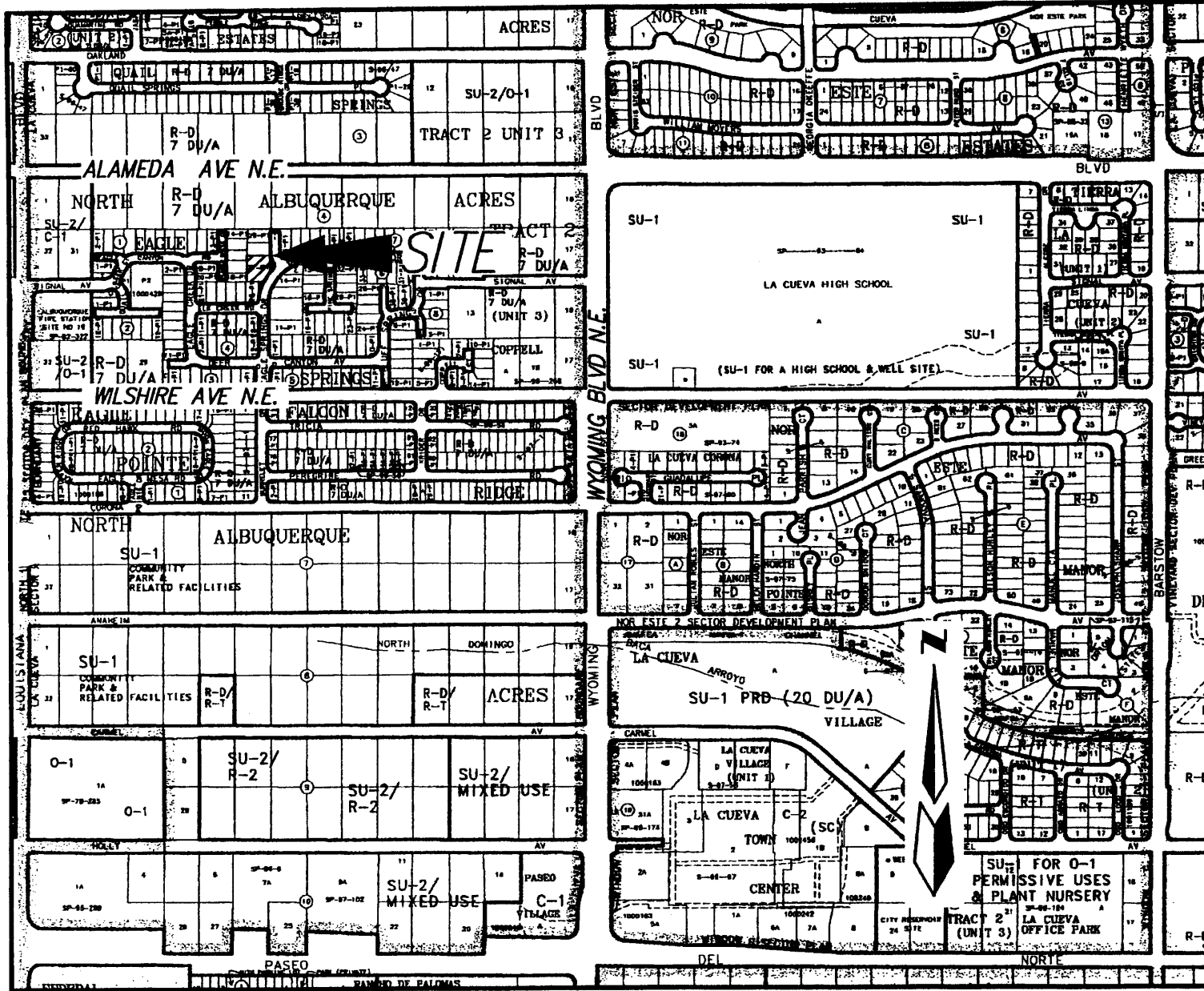
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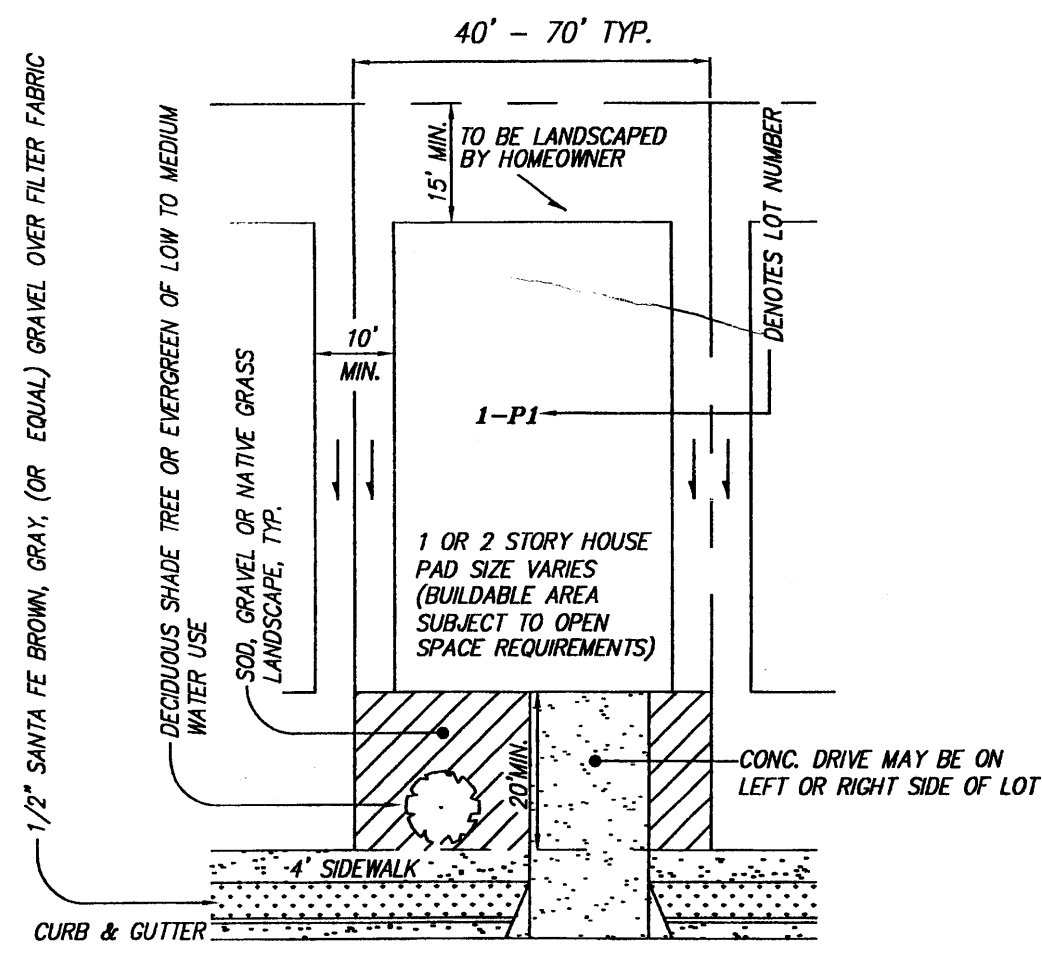


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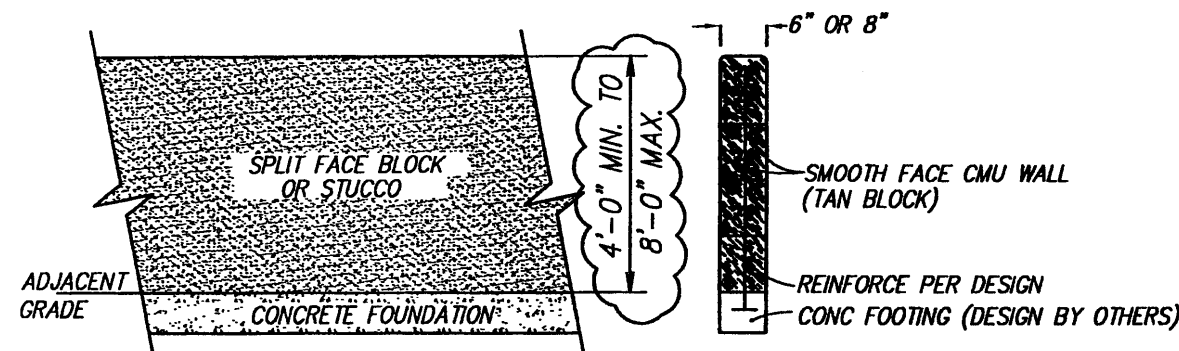
ZONE ATLAS MAP # C-19-Z

SCALE: NONE



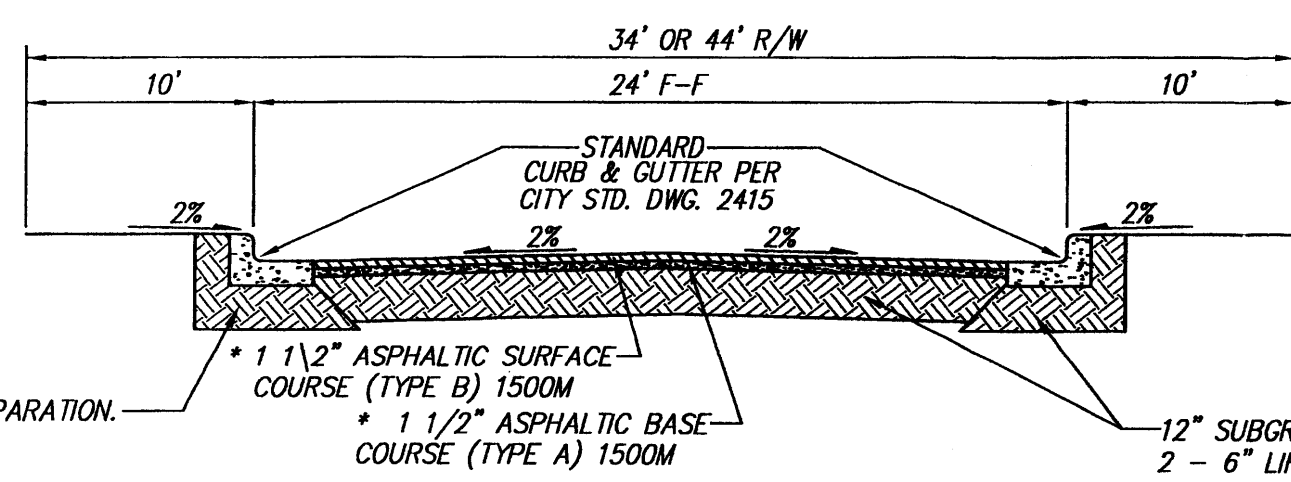
TYPICAL LOT LAYOUT & LANDSCAPE PLAN

NOT TO SCALE



SITE PERIMETER AND REARYARD WALL

NOT TO SCALE

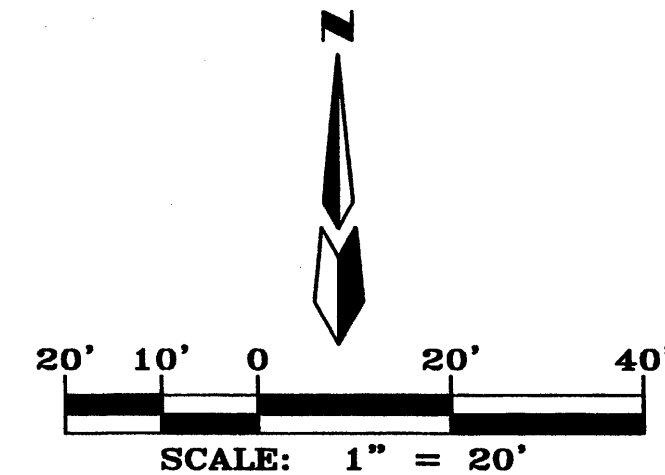


TYPICAL 24' RESIDENTIAL STREET SECTION

N.T.S.

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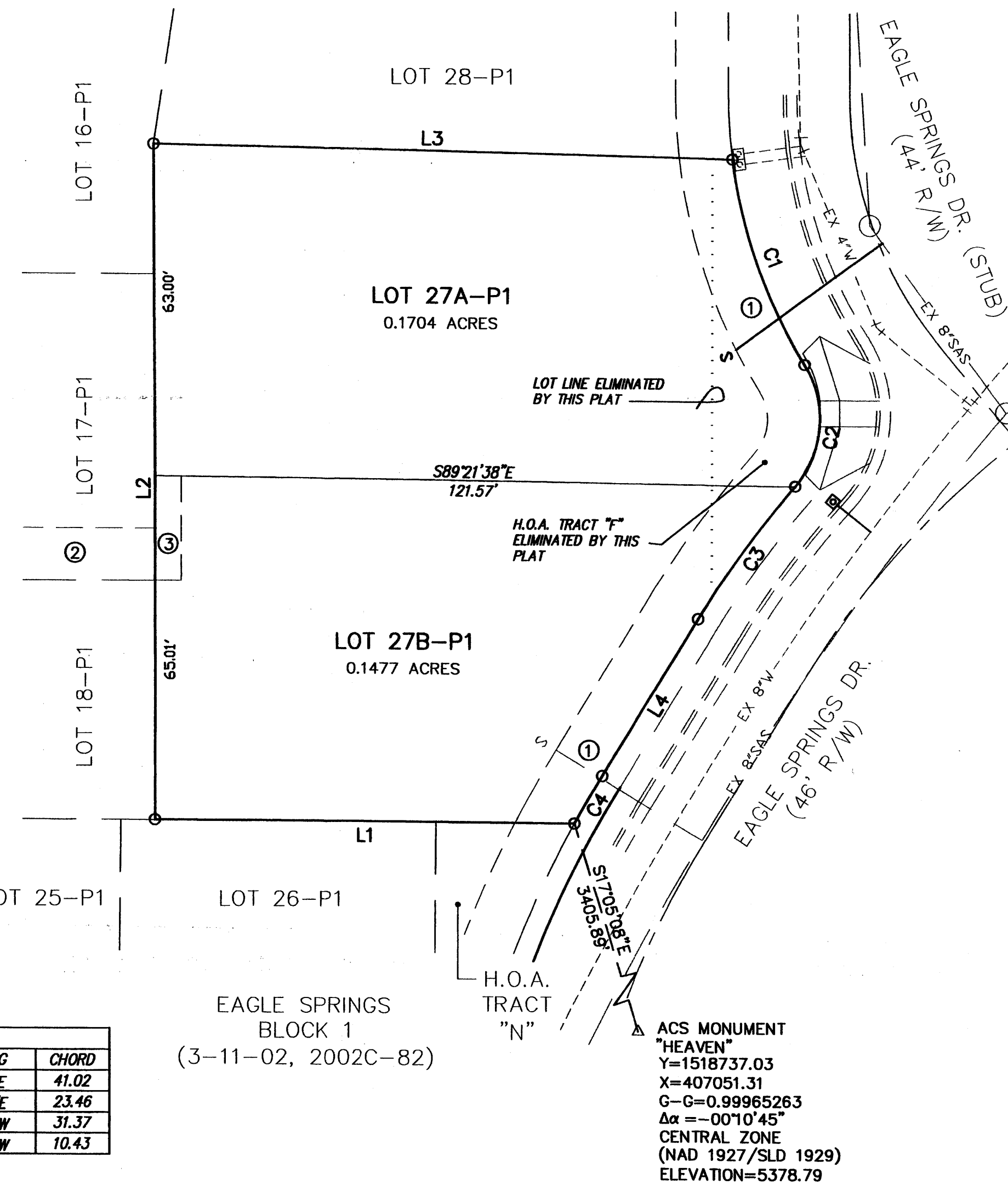
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EAGLE SPRINGS BLOCK 1 (3-11-02, 2002C-82)



LOT 27B-P1 and LOT 27A-P1, BLOCK 1

EAGLE SPRINGS

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

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ZONING	R-D 7 DU/AC

DESCRIPTION

A tract of land situate, 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 LOT 27-P1 and H.O.A. TRACT "F", EAGLE SPRINGS 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 March 11, 2002 in Book 2002c, Page 82 and containing 0.3181 acres more or less.

PROJECT NO. _____

APPLICATION NO. _____

APPROVED AND ACCEPTED BY: _____

Planning Department _____

City Engineer _____

Transportation Development _____

Utility Development _____

Parks and Recreation _____

LEGEND

--- EX 4" W ---	EXISTING WATERLINE
--- EX 8" SAS ---	EXISTING SANITARY SEWER LINE
--- EX 8" SAS ---	EXIST. DOUBLE WATER METER BOX
--- EX 8" SAS ---	EXIST. SANITARY SEWER SERVICE
--- EX 8" SAS ---	NEW CURB AND GUTTER
--- EX 8" SAS ---	EXISTING CURB AND GUTTER
--- EX 8" SAS ---	EXISTING PROPERTY LINE
--- EX 8" SAS ---	NEW SINGLE WATER METER BOX
--- EX 8" SAS ---	NEW SANITARY SEWER SERVICE
--- EX 8" SAS ---	NEW SIDEYARD WALL
--- EX 8" SAS ---	NEW PROPERTY LINE
--- EX 8" SAS ---	NEW EASEMENT LINE

LOTS 27A-P1 AND 27B-P1 EAGLE SPRINGS SUBDIVISION SITE DEVELOPMENT / UTILITY PLAN

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

SITEPLAN.dwg	Drawn: STEPHEN	Checked: DMG	Sheet 1 of 1
Scale: 1" = 20'	Date: 11/15/02	Job: A02111	