

NORTH
SITE PLAN FOR BUILDING PERMIT
 1" = 20'-0"
 0 10' 20' 40'

SITE DEVELOPMENT PLAN APPROVAL
 SU-3 DOWNTOWN URBAN CENTER
 FILE NO: PA-11-138
 MFRes. Housing
 M. Marone 6/15/12
 PLANNING DIRECTOR DATE

SITE INFORMATION

LEGAL DESCRIPTION
 TRACT A, BLOCK B, E.F., AMENDED PLAT FOR SILVER TOWNHOMES

GROSS BUILDING AREA (GBA):
 BUILDING (GROUND FLOOR) = 13,027 SF
 TOTAL (ALL FLOORS) = 60,224 SF
 FAR = 1.12

TOTAL SITE AREA = 53,653 SF = 1.23 ACRES

GENERAL NOTES

- A. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION
- B. REFER TO CIVIL DRAWINGS FOR ON-SITE BUILDING LOCATION, CURBS AND GUTTERS DIMENSIONS, AND OTHER DIMENSIONS NOT SHOWN ON THIS SHEET
- C. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE COA ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS
- D. LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM. UNLESS MAINTENANCE FOR RIGHT-OR-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES

KEYED NOTES

- 1. EXISTING CURB, GUTTER, AND STREET TO REMAIN
- 2. EXISTING UTILITIES AND EASEMENTS
- 3. EXISTING SIDEWALK TO REMAIN
- 4. EXISTING PARKING METER TO REMAIN
- 5. CONCRETE SIDEWALK
- 6. CONCRETE JOINT
- 7. FLUSH CONCRETE CURB
- 8. EXISTING CONCRETE ACCESSIBLE RAMP TO REMAIN
- 9. LANDSCAPE AREA
- 10. SITE FURNISHINGS
- 11. SHADE STRUCTURE
- 12. PLAYGROUND SURFACING
- 13. PROPERTY LINE
- 14. WATER HARVESTING CISTERN
- 15. ACCESSIBLE PARKING
- 16. STONE SEAT WALL
- 17. SITE WALL
- 18. EXISTING SIDEWALK CULVERT
- 19. HEAVY DUTY CONCRETE SIDEWALK
- 20. PERIMETER FENCING
- 21. CONTROLLED ACCESS GATE
- 22. GREENSCREEN TRELLIS
- 23. ARCHITECTURAL CONCRETE
- 24. STEPS
- 25. ACCESSIBLE RAMP
- 26. EXISTING STOP SIGN
- 27. EXISTING TRAFFIC SIGNAL
- 28. EXISTING STREET LIGHTING
- 29. CONCRETE, TEXTURED PEDESTRIAN CROSSING
- 30. DUMPSTER COLLECTION AREA
- 31. ON-STREET PARALLEL PARKING
- 32. ELEVATOR
- 33. ROOF ABOVE

PARKING

TOTAL PARKING PER R-3:	87 SPACES
TRANSIT REDUCTION (10%):	8 SPACES
SUBTOTAL:	79
ON-STREET PARKING (1:1 RATIO):	6 SPACES
PARKING (ADJUSTED):	73 SPACES
PARKING PROVIDED:	70 SPACES
ACCESSIBLE REQ'D / PROVIDED:	4 SPACES / 5 SPACES

BICYCLE PARKING:
 REQUIRED: UNITS= 87 / 2 = 43 SPACES
 PROVIDED: 51 SPACES

UNIT COUNTS

10 THREE BEDROOM UNITS= 60 BEDROOMS
 16 TWO BEDROOM UNITS= 64 BEDROOMS
 15 ONE BEDROOM UNITS= 15 BEDROOMS
 4 EFFICIENCY UNITS= 4 BEDROOMS
 TOTAL= 143 BEDROOMS

OPEN SPACE PER R-3
 REQUIRED: 28,600 SF
 PROVIDED: 31,413 SF

VICINITY MAP



architecture
 interiors
 landscape
 planning
 engineering

**Dekker
 Perich
 Sabatini**

7601 Jefferson NE Suite 100
 Albuquerque, NM 87109
 505 761-9700
 fax 761-4222
 dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

Casitas de Colores
 215 Lead Avenue
 Albuquerque, New Mexico

REVISIONS
 ▲
 ▲
 ▲
 ▲

DRAWN BY KR
 REVIEWED BY
 DATE 6/12/12
 PROJECT NO. 12-0047
 DRAWING NAME

SITE DEVELOPMENT
 PLAN FOR
 BUILDING PERMIT

SHEET NO.

SDP-1
 OF



SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 5
 - Total Number of Lots created: 0
 - Gross Subdivision Acreage: 1.5145 Ac.
 - Total Mileage of Full Width Streets Created: 0.0 mi.
 - Bearings are New Mexico State Plane Grid Bearings (Central Zone), Based on observations from ACS '18-K14' to 'Beta West', N 54°52'23\"/>
7. Basis of boundary are the following plats of record entitled:
- "New Mexico Town Company's Original Townsite" filed Dec. 29, 1882 in Plat Book 'D', folio 140.
 - "Plat for Silver Townhomes" filed Dec. 12, 2008 in Plat Book 2008C, folio 262, and amended Jan. 28, 2010 in Plat Book 2010C, folio 12.
 - "Plat for BLOCKS A-1, B-1, C-1, E-1, AND F-1 SILVER TOWNHOMES" filed Feb. 1, 2012 in Plat Book 2012C, page 0012.
- all being records of Bernalillo County, New Mexico.
- Field Survey performed in January of 2007.
 - Title Report: Fidelity National Title, File #07-1071828-B-VG Dated MAR. 27, 2008.
 - Address of Property: None provided.
 - ZONING: SU-3, Housing Focus.
 - Subject land is located within Town of Albuquerque Grant, Projected Section 20, Township 10 North, Range 3 East, N.M.P.M.
 - No Property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

LEGAL DESCRIPTION

Legal Description:
All of Blocks A-1; B-1; C-1; E-1 and F-1 of the plat entitled "Plat for BLOCKS A-1, B-1, C-1, E-1, AND F-1 SILVER TOWNHOMES, City of Albuquerque, Bernalillo County, New Mexico", filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on February 1, 2012 in Plat Book 2012C, Page 12 as Document Number 2012010263, said properties being situate within the Town of Albuquerque Grant, projected Section 20, Township 10 North, Range 3 East of the New Mexico Principal Meridian, and being more particularly described as follows:

BLOCK A-1
Block A-1 of the aforesaid Plat, and being more particularly described by metes and bounds as follows: Beginning, for a tie, at A.C.S. Station '18_K14' (N=1486053.605, E=1521576.548, New Mexico State Plane Coordinates, Central Zone, NAD 83), and running thence S.51°15'30\"/>

CONTINUED ON SHEET 2

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to BLOCKS A-1, B-1, C-1, E-1, AND F-1 SILVER TOWNHOMES, and do hereby certify that this subdivision is their free act and deed.

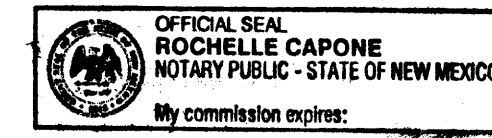
OWNER

ALVARADO-SG, LLC

Theresa Bell
Theresa Bell, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS



This instrument was acknowledged before me on Sept 29, 2012, 2012, by Theresa Bell, Manager of ALVARADO-SG, LLC, a New Mexico limited liability company, on behalf of said company.

My Commission Expires: 9/24/2014
Rochelle Capone
Notary Public

DISCLOSURE STATEMENT

The purpose of this plat is to vacate private and public easements within existing Blocks A-1; B-1; C-1; E-1 and F-1. No lotlines are created, modified or vacated by this plat. No right-of-way is dedicated, modified or vacated by this plat.

RIO GRANDE SURVEYING CO., PC
P.O. BOX 7155 ABQ, NM 87194
PHONE & FAX (505) 764-8891
email - rgsc@flash.net

PLAT FOR BLOCKS A-1-A, B-1-A, C-1-A, E-1-A AND F-1-A SILVER TOWNHOMES
BEING A REPLAT OF BLOCKS A-1, B-1, C-1, E-1, AND F-1 SILVER TOWNHOMES

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2012

APPROVALS

DRB PROJECT NO.
APPLICATION NO.
Utility Approvals

PNM (ELECTRIC)	DATE
NM GAS COMPANY (GAS)	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

<i>Rex Vogler</i> CITY SURVEYOR	9-28-12 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

"I, Rex Vogler, 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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and May 2007), and is true and correct to the best of my knowledge and belief."

Rex Vogler
Rex Vogler, P.S. No. 10466
Date Sept 28, 2012



COVER SHEET SHEET 1 OF 4

LEGAL DESCRIPTION CONT.

CONTINUED FROM SHEET 1

BLOCK B-1
Block B-1 of the aforesaid Plat, and being more particularly described by metes and bounds as follows:
Beginning, for a tie, at A.C.S. Station '18_K14' (N=1486053.605, E=1521576.548, New Mexico State Plane Coordinates, Central Zone, NAD 83), and running thence S.51°15'30"W, 966.37; thence N.80°48'36"W, 56.29 feet to the TRUE POINT OF BEGINNING #2, being the northeast corner of Block B herein described; thence, S.09°11'24"W, 124.93 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', S.54°11'24"W.) to a point of tangency; thence N.80°48'36"W, 140.71 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', N.35°48'36"W.) to a point of tangency; thence, N.09°11'24"E, 124.93 feet; thence, S.80°48'36"E, 170.71 feet to the northeast corner of Block B herein described and TRUE POINT OF BEGINNING #2.
Containing 0.5462 acre or 23,792 square feet.

BLOCK C-1
Block C-1 of the aforesaid Plat, and being more particularly described by metes and bounds as follows:
Beginning at the northeast corner of Block C herein described, TRUE POINT OF BEGINNING #3, whence A.C.S. Station '18_K14' (N=1486053.605, E=1521576.548, New Mexico State Plane Coordinates, Central Zone, NAD 83) bears N.51°15'30"E, 966.37 feet distant; thence, 12.56 feet along the arc of a curve to the right (radius=8.00'; central angle=89°56'18"; chord=11.31', S.35°50'27"E.) to a point of tangency; thence S.09°07'42"W, 128.06 feet to a non-tangent point on curve; thence, 12.67 feet along the arc of a curve to the right (radius=20.00'; central angle=36°17'26"; chord=12.46', S.81°02'40"W.) to a point of tangency; thence, N.80°48'36"W, 17.59 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', N.35°48'36"W.) to a point of tangency; thence, N.09°11'24"E, 124.93 feet; thence, S.80°48'36"E, 36.29 feet to the northeast corner and TRUE POINT OF BEGINNING #3.
Containing 0.1407 acre or 6,130 square feet.

BLOCK E-1
Block E-1 of the aforesaid Plat, and being more particularly described by metes and bounds as follows:
Beginning, for a tie, at A.C.S. Station '6_K14R' (N=1486003.797, E=1522408.158, New Mexico State Plane Coordinates, Central Zone, NAD 83), and running thence S.62°42'16"W, 1851.43 feet; thence N.80°48'36"W, 210.41 feet to the TRUE POINT OF BEGINNING #4, being the southwest corner of Block E herein described and a non-tangent point on curve; thence, 14.00 feet along the arc of a curve to the right (radius=20.00'; central angle=40°06'56"; chord=13.72', N.10°52'04"W.) to a point of tangency; thence, N.09°11'24"E, 111.99 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', N.54°11'24"E.) to a point of tangency; thence S.80°48'36"E, 140.71 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', S.35°48'36"E.) to a point of tangency; thence, S.09°11'24"W, 113.87 feet to a point of curve; thence, 11.84 feet along the arc of a curve to the right (radius=18.00'; central angle=37°41'51"; chord=11.63', S.28°02'19"W.) to a point of tangency; thence, N.80°48'36"W, 162.25 feet to the southwest corner of Block E herein described and TRUE POINT OF BEGINNING #4.
Containing 0.5452 acre or 23,751 square feet.

BLOCK F-1
Block F-1 of the aforesaid Plat, and being more particularly described by metes and bounds as follows:
Beginning at the southeast corner of Block F herein described, TRUE POINT OF BEGINNING #5, whence A.C.S. Station '6_K14R' (N=1486003.797, E=1522408.158, New Mexico State Plane Coordinates, Central Zone, NAD 83) bears N.62°42'16"E, 1851.43 feet distant, and running thence, N.80°48'36"W, 23.92 feet to a non-tangent point on curve; thence, 3.12 feet along the arc of a curve to the right (radius=10.00'; central angle=17°53'34"; chord=3.11', N.00°14'36"E.) to a point of tangency; thence, N.09°11'24"E, 129.81 feet to a point of curve; thence, 11.00 feet along the arc of a curve to the right (radius=7.00'; central angle=90°00'00"; chord=9.90', N.54°11'24"E.) to a point of tangency; thence S.80°48'36"E, 35.58 feet to a point of curve; thence, 1.81 feet along the arc of a curve to the right (radius=10.00'; central angle=10°21'03"; chord=1.80', S.75°38'05"E.) to a non-tangent point on line; thence, S.09°10'49"W, 119.72 feet to a point of curve; thence, 31.42 feet along the arc of a curve to the right (radius=20.00'; central angle=90°00'35"; chord=28.29', S.54°11'07"W.) to the TRUE POINT OF BEGINNING #5.
Containing 0.1403 acre or 6,113 square feet.

PUBLIC UTILITY EASEMENTS

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**PLAT
FOR
BLOCKS A-1-A, B-1-A, C-1-A, E-1-A
AND F-1-A
SILVER TOWNHOMES
BEING A REPLAT OF
BLOCKS A-1, B-1, C-1, E-1, AND F-1
SILVER TOWNHOMES**

CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO

OCTOBER 2012

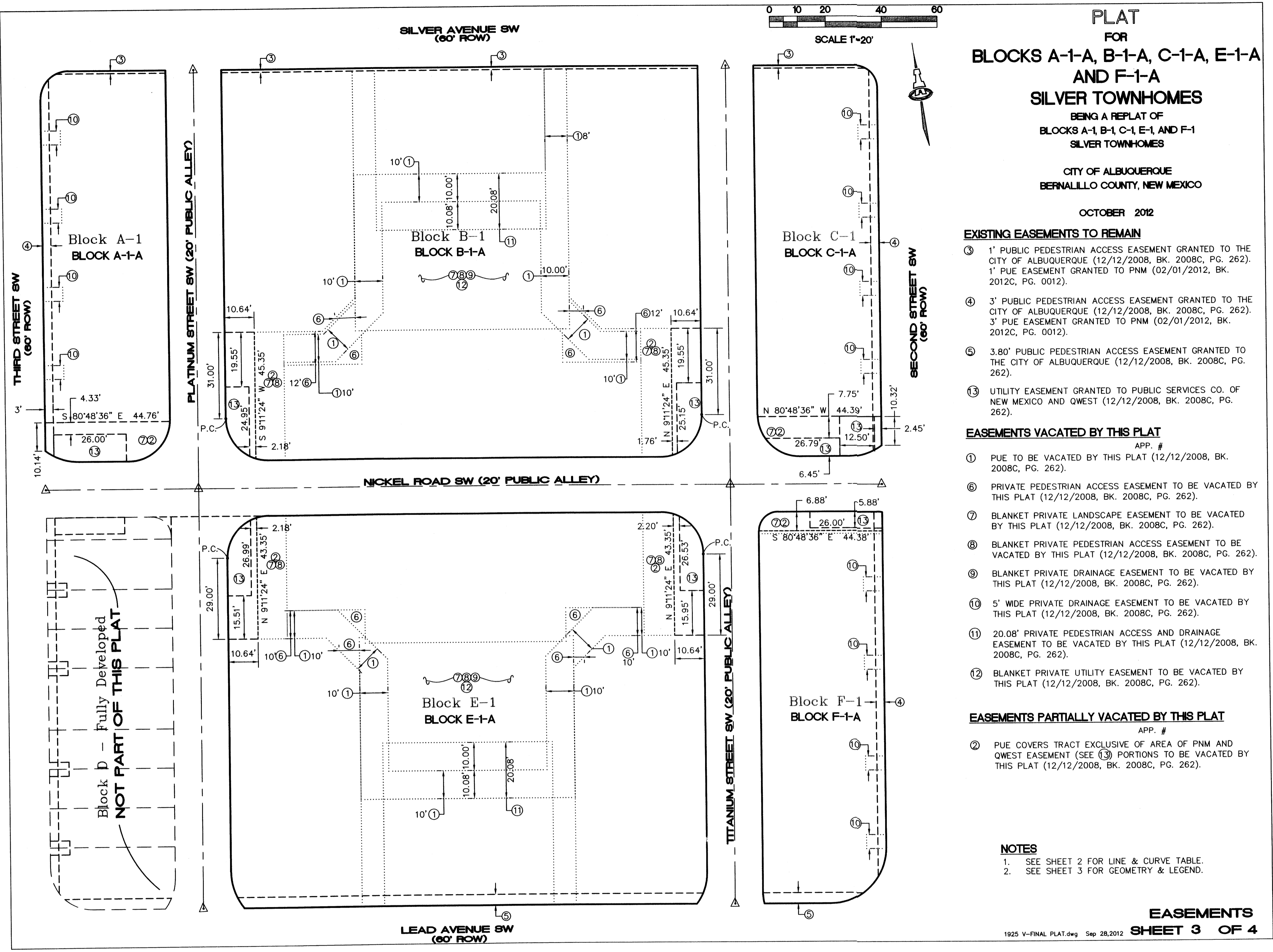
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	15.72'	10.00'	90°03'42"	N 54°09'33" E	14.15'	10.01'
C2	23.56'	15.00'	90°00'00"	S 54°11'24" W	21.21'	15.00'
C3	12.97'	20.00'	37°08'40"	N 62°14'17" W	12.74'	6.72'
C4	23.56'	15.00'	90°00'00"	S 54°11'24" W	21.21'	15.00'
C5	23.56'	15.00'	90°00'00"	N 35°48'36" W	21.21'	15.00'
C6	12.56'	8.00'	89°56'18"	S 35°50'27" E	11.31'	7.99'
C7	12.67'	20.00'	36°17'26"	S 81°02'40" W	12.46'	6.55'
C8	23.56'	15.00'	90°00'00"	N 35°48'36" W	21.21'	15.00'
C9	11.00'	7.00'	90°00'00"	N 54°11'24" E	9.90'	7.00'
C10	1.81'	10.00'	10°21'03"	S 75°38'05" E	1.80'	0.91'
C11	31.42'	20.00'	90°00'35"	S 54°11'07" W	28.29'	20.00'
C12	3.12'	10.00'	17°53'34"	N 0°14'36" E	3.11'	1.57'
C13	23.56'	15.00'	90°00'00"	N 54°11'24" E	21.21'	15.00'
C14	23.56'	15.00'	90°00'00"	S 35°48'36" E	21.21'	15.00'
C15	11.84'	18.00'	37°41'51"	S 28°02'19" W	11.63'	6.14'
C16	14.00'	20.00'	40°06'56"	N 10°52'04" W	13.72'	7.30'

LEGAL DESCRIPTION AND TABLES

1925 V-FINAL PLAT.dwg Sep 28, 2012 **SHEET 2 OF 4**

\\CAD FILES\1900-1999\1925\dwg\1925 V-FINAL PLAT.dwg, 9/28/2012 1:56:37 PM, thbr

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PLAT
FOR
BLOCKS A-1-A, B-1-A, C-1-A, E-1-A
AND F-1-A
SILVER TOWNHOMES
 BEING A REPLAT OF
 BLOCKS A-1, B-1, C-1, E-1, AND F-1
 SILVER TOWNHOMES
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2012

- EXISTING EASEMENTS TO REMAIN**
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (12/12/2008, BK. 2008C, PG. 262).
 - 1' PUE EASEMENT GRANTED TO PNM (02/01/2012, BK. 2012C, PG. 0012).

- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (12/12/2008, BK. 2008C, PG. 262).
- 3' PUE EASEMENT GRANTED TO PNM (02/01/2012, BK. 2012C, PG. 0012).

- ⑥ 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (12/12/2008, BK. 2008C, PG. 262).

- ⑬ UTILITY EASEMENT GRANTED TO PUBLIC SERVICES CO. OF NEW MEXICO AND QWEST (12/12/2008, BK. 2008C, PG. 262).

- EASEMENTS VACATED BY THIS PLAT**
- ① PUE TO BE VACATED BY THIS PLAT (12/12/2008, BK. 2008C, PG. 262).
 - ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK. 2008C, PG. 262).
 - ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK. 2008C, PG. 262).
 - ⑧ BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK. 2008C, PG. 262).
 - ⑨ BLANKET PRIVATE DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK. 2008C, PG. 262).
 - ⑩ 5' WIDE PRIVATE DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK. 2008C, PG. 262).
 - ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK. 2008C, PG. 262).
 - ⑫ BLANKET PRIVATE UTILITY EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK. 2008C, PG. 262).

- EASEMENTS PARTIALLY VACATED BY THIS PLAT**
- ② PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM AND QWEST EASEMENT (SEE ⑬) PORTIONS TO BE VACATED BY THIS PLAT (12/12/2008, BK. 2008C, PG. 262).

NOTES
 1. SEE SHEET 2 FOR LINE & CURVE TABLE.
 2. SEE SHEET 3 FOR GEOMETRY & LEGEND.

1925 V-FINAL PLAT.dwg Sep 28, 2012



LEGEND

- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING PROPERTY LINE VACATED BY THIS PLAT
- 10 EXISTING LOT IDENTIFICATION
- (A) EXISTING BLOCK IDENTIFICATION
- ⊕ MONUMENTATION, A CHISELED "+" SCRIBED ON CONCRETE, SET BY PREVIOUS RECORD PLAT IN ACCORDANCE WITH COA DPM

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	15.72'	10.00'	90°03'42"	N 54°09'33" E	14.15'	10.01'
C2	23.56'	15.00'	90°00'00"	S 54°11'24" W	21.21'	15.00'
C3	12.97'	20.00'	37°08'40"	N 62°14'17" W	12.74'	6.72'
C4	23.56'	15.00'	90°00'00"	S 54°11'24" W	21.21'	15.00'
C5	23.56'	15.00'	90°00'00"	N 35°48'36" W	21.21'	15.00'
C6	12.56'	8.00'	89°56'18"	S 35°50'27" E	11.31'	7.99'
C7	12.67'	20.00'	36°17'26"	S 81°02'40" W	12.46'	6.55'
C8	23.56'	15.00'	90°00'00"	N 35°48'36" W	21.21'	15.00'
C9	11.00'	7.00'	90°00'00"	N 54°11'24" E	9.90'	7.00'
C10	1.81'	10.00'	10°21'03"	S 75°38'05" E	1.80'	0.91'
C11	31.42'	20.00'	90°00'35"	S 54°11'07" W	28.29'	20.00'

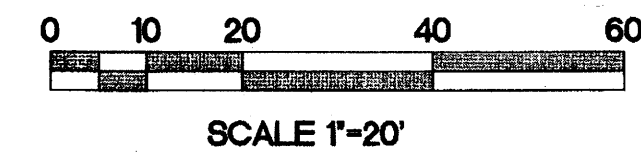
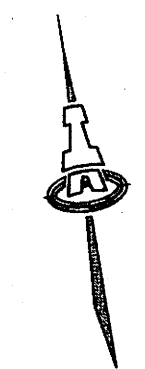
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C12	3.12'	10.00'	17°53'34"	N 01°4'36" E	3.11'	1.57'
C13	23.56'	15.00'	90°00'00"	N 54°11'24" E	21.21'	15.00'
C14	23.56'	15.00'	90°00'00"	S 35°48'36" E	21.21'	15.00'
C15	11.84'	18.00'	37°41'51"	S 28°02'19" W	11.63'	6.14'
C16	14.00'	20.00'	40°06'56"	N 10°52'04" W	13.72'	7.30'

NOTES
1. SEE SHEET 2 FOR EASEMENTS.

**AMENDED
PRELIMINARY PLAT
FOR
BLOCKS A-1, B-1, C-1, E-1 AND F-1
SILVER TOWNHOMES**

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2011



LEGAL DESCRIPTION

Legal Description:
All of Blocks A; B; C; E and F of the plat entitled "Amended Plat for Silver Townhomes, being a Replat of Lots 1 thru 24, Block 30, New Mexico Town Company's Original Townsite, City of Albuquerque, Bernalillo County, New Mexico", filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on January 28, 2010 in Plat Book 2010C, Page 12 as Document Number 2010007859, said properties being situate within the Town of Albuquerque Grant, projected Section 20, Township 10 North, Range 3 East of the New Mexico Principal Meridian, and being more particularly described as follows:

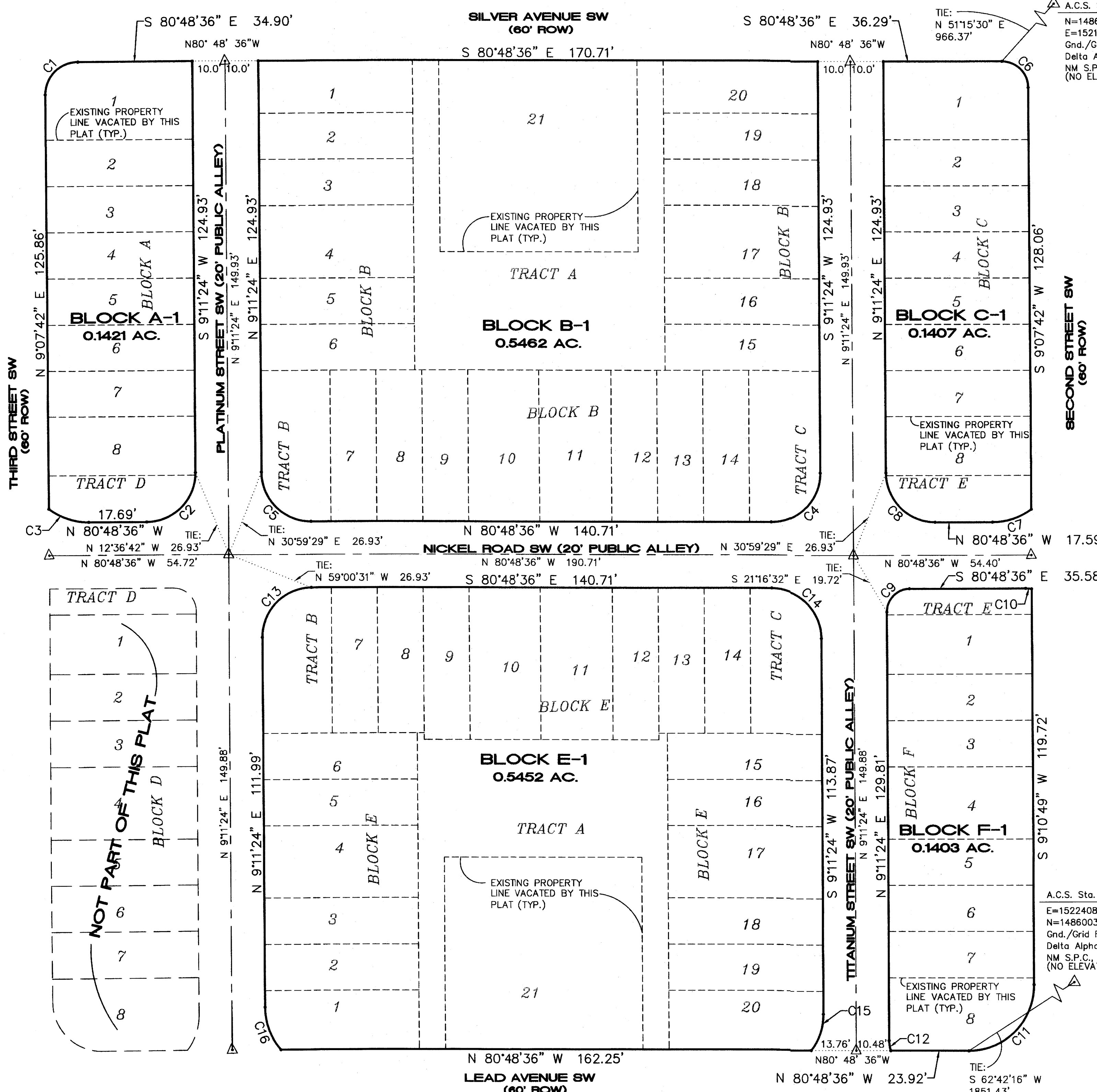
BLOCK A
Lots numbered 1 through 8, inclusive, and Tract D, all in Block A of the aforesaid Amended Plat, and being more particularly described by metes and bounds as follows:
Beginning, for a tie, at A.C.S. Station '18_K14' (N=1486053.605, E=1521576.548, New Mexico State Plane Coordinates, Central Zone, NAD 83), and running thence S.51°15'30"W, 966.37 feet; thence N.80°48'36"W, 247.00 feet to the TRUE POINT OF BEGINNING #1, being the northeast corner of Block A herein described; thence, S.09°11'24"W, 124.93 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', S.54°11'24"W) to a point of tangency; thence N.80°48'36"W, 17.69 feet to a point of curve; thence, 12.97 feet along the arc of a curve to the right (radius=20.00'; central angle=37°08'40"; chord=12.74', N.62°14'17"W) to a non-tangent point on line; thence, N.09°07'42"E, 125.86 feet to a point of curve; thence, 15.72 feet along the arc of a curve to the right (radius=10.00'; central angle=90°03'42"; chord=14.15', N.54°09'33"E) to a point of tangency; thence, S.80°48'36"E, 34.90 feet to the northeast corner of Block A herein described and TRUE POINT OF BEGINNING #1.
Containing 0.1421 acre or 6,189 square feet.

BLOCK B
Lots numbered 1 through 21, inclusive, and Tracts A, B and C, all in Block B of the aforesaid Amended Plat, and being more particularly described by metes and bounds as follows:
Beginning, for a tie, at A.C.S. Station '18_K14' (N=1486053.605, E=1521576.548, New Mexico State Plane Coordinates, Central Zone, NAD 83), and running thence S.51°15'30"W, 966.37; thence N.80°48'36"W, 56.29 feet to the TRUE POINT OF BEGINNING #2, being the northeast corner of Block B herein described; thence, S.09°11'24"W, 124.93 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', S.54°11'24"W) to a point of tangency; thence N.80°48'36"W, 140.71 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', N.35°48'36"W) to a point of tangency; thence, N.09°11'24"E, 124.93 feet; thence, S.80°48'36"E, 170.71 feet to the northeast corner of Block B herein described and TRUE POINT OF BEGINNING #2.
Containing 0.5462 acre or 23,792 square feet.

BLOCK C
Lots numbered 1 through 8, inclusive, and Tract E, all in Block C of the aforesaid Amended Plat, and being more particularly described by metes and bounds as follows:
Beginning at the northeast corner of Block C herein described, TRUE POINT OF BEGINNING #3, whence A.C.S. Station '18_K14' (N=1486053.605, E=1521576.548, New Mexico State Plane Coordinates, Central Zone, NAD 83) bears N.51°15'30"E, 966.37 feet distant; thence, 12.56 feet along the arc of a curve to the right (radius=8.00'; central angle=89°56'18"; chord=11.31', S.35°50'27"E) to a point of tangency; thence S.09°07'42"W, 128.06 feet to a non-tangent point on curve; thence, 12.67 feet along the arc of a curve to the right (radius=20.00'; central angle=36°17'26"; chord=12.46', S.81°02'40"W) to a point of tangency; thence, N.80°48'36"W, 17.59 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', N.35°48'36"W) to a point of tangency; thence, N.09°11'24"E, 124.93 feet; thence, S.80°48'36"E, 36.29 feet to the northeast corner and TRUE POINT OF BEGINNING #3.
Containing 0.1407 acre or 6,130 square feet.

BLOCK E
Lots numbered 1 through 21, inclusive, and Tracts A, B, and C, all in Block E of the aforesaid Amended Plat, and being more particularly described by metes and bounds as follows:
Beginning, for a tie, at A.C.S. Station '6_K14R' (N=1486003.797, E=1522408.158, New Mexico State Plane Coordinates, Central Zone, NAD 83), and running thence S.62°42'16"W, 1851.43 feet; thence N.80°48'36"W, 210.41 feet to the TRUE POINT OF BEGINNING #4, being the southwest corner of Block E herein described and a non-tangent point on curve; thence, 14.00 feet along the arc of a curve to the right (radius=20.00'; central angle=40°06'56"; chord=13.72', N.10°52'04"W) to a point of tangency; thence, N.09°11'24"E, 111.99 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', N.54°11'24"E) to a point of tangency; thence, S.80°48'36"E, 140.71 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', S.35°48'36"E) to a point of tangency; thence, S.09°11'24"W, 113.87 feet to a point of curve; thence, 11.84 feet along the arc of a curve to the right (radius=18.00'; central angle=37°41'51"; chord=11.63', S.28°02'19"W) to a point of tangency; thence, N.80°48'36"W, 162.25 feet to the southwest corner of Block E herein described and TRUE POINT OF BEGINNING #4.
Containing 0.5452 acre or 23,751 square feet.

BLOCK F
Lots numbered 1 through 8, inclusive, and Tract E, all in Block F of the aforesaid Amended Plat, and being more particularly described by metes and bounds as follows:
Beginning at the southeast corner of Block F herein described, TRUE POINT OF BEGINNING #5, whence A.C.S. Station '6_K14R' (N=1486003.797, E=1522408.158, New Mexico State Plane Coordinates, Central Zone, NAD 83) bears N.62°42'16"E, 1851.43 feet distant, and running thence, N.80°48'36"W, 23.92 feet to a non-tangent point on curve; thence, 3.12 feet along the arc of a curve to the right (radius=10.00'; central angle=17°53'34"; chord=3.11', N.00°14'36"E) to a point of tangency; thence, N.09°11'24"E, 129.81 feet to a point of curve; thence, 11.00 feet along the arc of a curve to the right (radius=7.00'; central angle=90°00'00"; chord=9.90', N.54°11'24"E) to a point of tangency; thence, S.80°48'36"E, 35.58 feet to a point of curve; thence, 1.81 feet along the arc of a curve to the right (radius=10.00'; central angle=10°21'03"; chord=1.80', S.75°38'05"E) to a non-tangent point on line; thence, S.09°10'49"W, 119.72 feet to a point of curve; thence, 31.42 feet along the arc of a curve to the right (radius=20.00'; central angle=90°00'35"; chord=28.29', S.54°11'07"W) to the TRUE POINT OF BEGINNING #5.
Containing 0.1403 acre or 6,113 square feet.



SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 75
- Total Number of Lots created: 0
- Total Number of Tracts created: 5
- Gross Subdivision Acreage: 1.5145 Ac.
- Total Mileage of Full Width Streets Created: 0.0 mi.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone), Based on observations from ACS '18-K14' to 'Beta West', N 54°52'23"W, NAD27. To obtain equivalent NAD 83 bearings, rotate bearings hereon 0°00'27" counterclockwise.
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plots of record entitled:
"New Mexico Town Company's Original Townsite" filed Dec. 29, 1882 in Plat Book 'D', folio 140.
"Plat for Silver Townhomes" filed Dec. 12, 2008 in Plat Book 2008C, folio 262, and amended Jan. 28, 2010 in Plat Book 2010C, folio 12.
all being records of Bernalillo County, New Mexico.
- Field Survey performed in January of 2007.
- Title Report: Fidelity National Title, File #07-1071828-B-VG Dated MAR. 27, 2008.
- Address of Property: None provided.
- ZONING: SJ-3, Housing Focus.
- Subject land is located within Town of Albuquerque Grant, Projected Section 20, Township 10 North, Range 3 East, N.M.P.M.
- No Property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.
- At the time of creation of the Homeowner's Association, responsibility for maintenance of all easements listed on this plat as being "maintained by the Owner" shall be transferred to the Homeowner's Association. This DOES NOT include drainage easements that are to be "jointly maintained by the benefiting property owners."

**APPROVED FOR MONUMENTATION
AND STREET NAMES**

[Signature] 11-10-11
CITY SURVEYOR DATE

OWNERSHIP

[Signature] 11-10-11
ALVARADO-SG, LLC. DATE

A.C.S. Sta. '6_K14R'
N=1522408.158
E=1486003.797
Gnd./Grid Fact.=0.999682048
Delta Alpha=-0°13'36.21"
NM S.P.C., Cent.Zone, NAD83
(NO ELEVATION)

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaacson.com
1875 V-PRM-PLAT.dwg Nov 07,2011

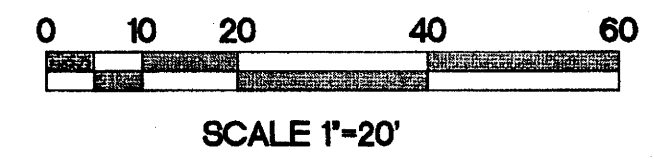


**AMENDED
PRELIMINARY PLAT
FOR
BLOCKS A-1, B-1, C-1, E-1 AND F-1
SILVER TOWNHOMES**

BEING A REPLAT OF
BLOCKS A, B, C, E, AND F
SILVER TOWNHOMES

CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO

DECEMBER 2011

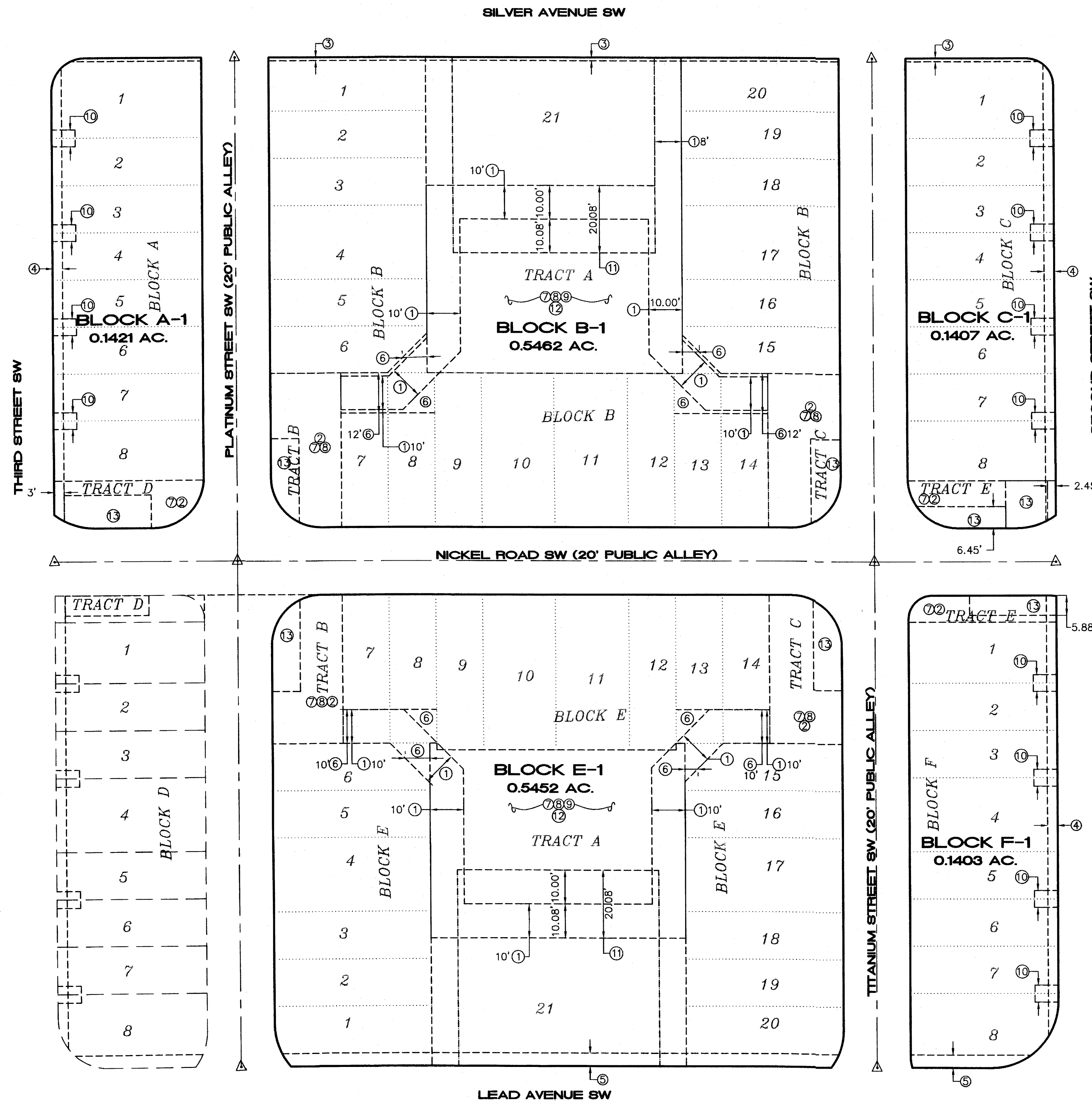


EXISTING EASEMENTS

- ① PUE (1/28/2010, BK. 2010C, PG. 0012).
- ② PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM AND QWEST EASEMENT (SEE 13) (1/28/2010, BK. 2010C, PG. 0012).
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (1/28/2010, BK. 2010C, PG. 0012).
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (1/28/2010, BK. 2010C, PG. 0012).
- ⑤ 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (1/28/2010, BK. 2010C, PG. 0012).
- ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT, MAINTAINED BY THE OWNER (1/28/2010, BK. 2010C, PG. 0012).
- ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT, MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT (1/28/2010, BK. 2010C, PG. 0012).
- ⑧ BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT, MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT (1/28/2010, BK. 2010C, PG. 0012).
- ⑨ BLANKET PRIVATE DRAINAGE EASEMENT, MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT (1/28/2010, BK. 2010C, PG. 0012).
- ⑩ 5' WIDE PRIVATE DRAINAGE EASEMENT EXTENDING FROM THE PUBLIC RIGHT-OF-WAY LINE TO THE FACE OF THE STRUCTURE ON EACH LOT AS SHOWN. JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5 FEET ON EACH SIDE OF THE SHOWN LOT LINE (1/28/2010, BK. 2010C, PG. 0012).
- ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT, MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT (1/28/2010, BK. 2010C, PG. 0012).
- ⑫ BLANKET PRIVATE UTILITY EASEMENT, MAINTAINED BY THE OWNER OF TRACT A (1/28/2010, BK. 2010C, PG. 0012).
- ⑬ UTILITY EASEMENT GRANTED TO PUBLIC SERVICES CO. OF NEW MEXICO AND QWEST (1/28/2010, BK. 2010C, PG. 0012).

AMENDED EASEMENT NOTES:

- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (1/28/2010, BK. 2010C, PG. 0012). 1" PUE EASEMENT GRANTED TO PNM BY FINAL PLAT.
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (1/28/2010, BK. 2010C, PG. 0012). 3" PUE EASEMENT GRANTED TO PNM BY FINAL PLAT.



LEGEND

- 1 LOT IDENTIFICATION
- Ⓐ BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE VACATED BY THIS PLAT
- 10 EXISTING LOT IDENTIFICATION
- BLOCK A EXISTING BLOCK IDENTIFICATION
- Ⓚ MONUMENTATION, A CHISELED "+" SCRIBED ON CONCRETE, SET BY PREVIOUS RECORD PLAT IN ACCORDANCE WITH COA DPM

NOTES

- 1. SEE SHEET 1 FOR LINE AND CURVE TABLE.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
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1875 V-PRLM-PLAT.dwg Nov 10, 2011



VICINITY MAP

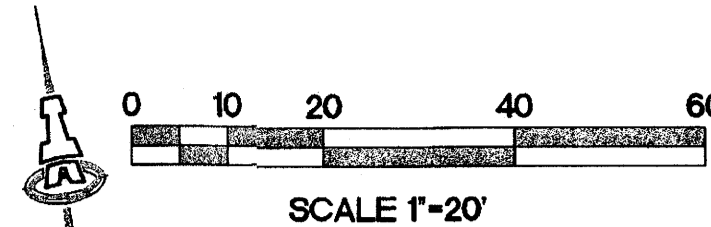
EXISTING EASEMENTS
NONE

PROPOSED EASEMENTS

- ① 8' PUE TO BE GRANTED BY FINAL PLAT.
- ② 10' PUE TO BE GRANTED BY FINAL PLAT.
- ③ 1' PUBLIC PEDESTRAIN ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.
- ④ 3' PUBLIC PEDESTRAIN ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.
- ⑤ 4' PUBLIC PEDESTRAIN ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.
- ⑥ 6' PRIVATE PEDESTRAIN ACCESS AND PRIVATE UTILITY EASEMENT GRANTED TO THE HOA BY FINAL PLAT.

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- ⋯ EXISTING PROPERTY LINE TO BE VACATED BY FINAL PLAT



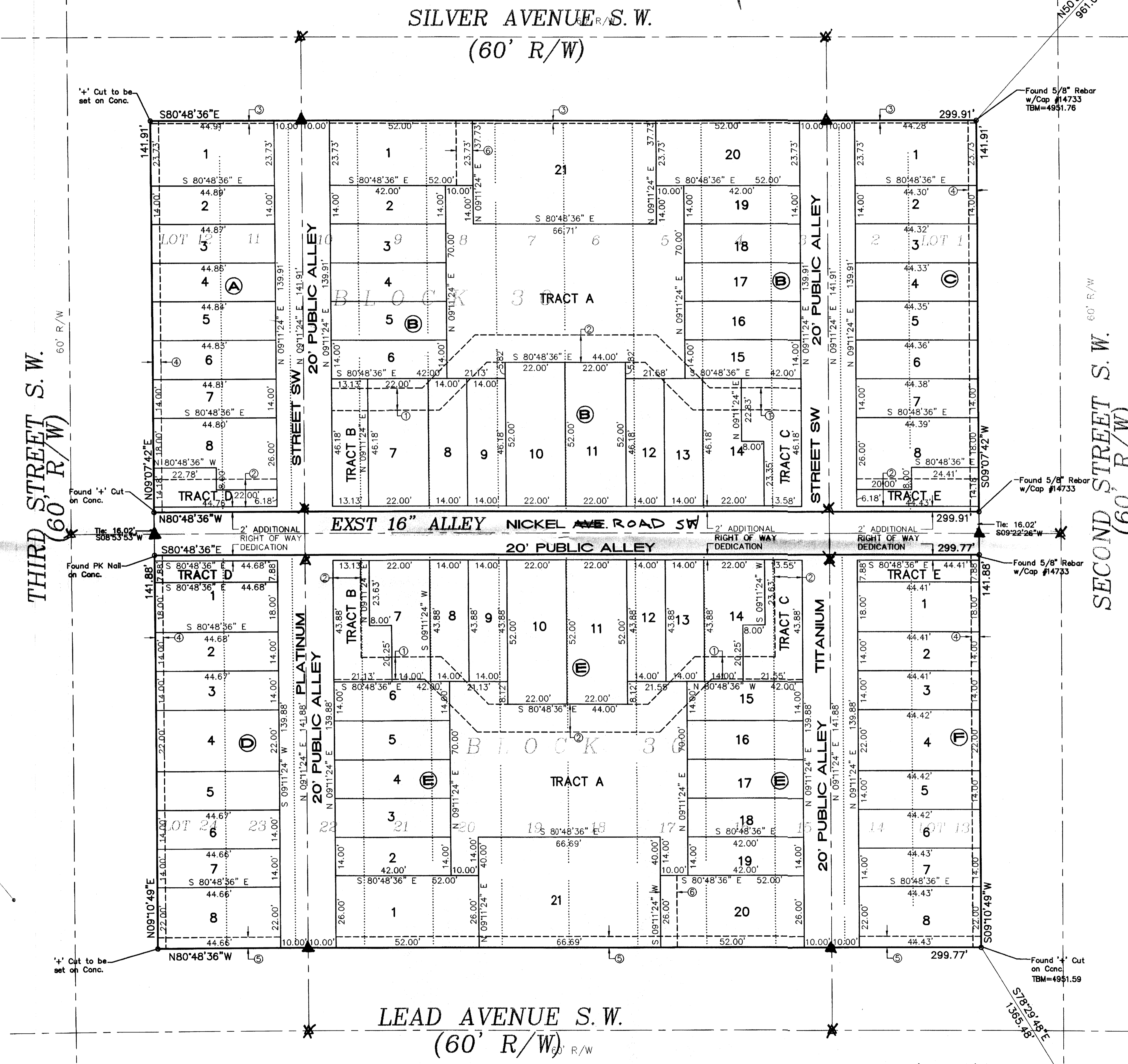
A.C.S. Sta. '18-K14'

X=381330.57
Y=1485990.88
Gnd./Grid Fact.=0.99967846
Delta Alpha=-0'13'41"
NM S.P.C., Cent.Zone, NAD27

PRELIMINARY
PLAT FOR
**SILVER
TOWNHOMES**
BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL
TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 2007



LEGAL DESCRIPTION
Lot 1 through Lot 24, inclusive, in Block 30 of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, as the same are shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Plat Book 'D', folio 140.

ACS BENCHMARK
29-K14 LOCATED AT THE NORTHWEST CORNER OF THIRD ST. SW AND LEAD AVE. SW.
ELEV= 4950.37 (NGVD29)

SITE DATA

1. TOTAL LAND AREA = 1.9535 ACRES.
2. NUMBER OF EXISTING LOTS IS 24.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 72.
4. NUMBER OF PROPOSED TRACTS IS 10.
5. CURRENT ZONING: SU-3/DOWNTOWN 2010 OVERLAY.
6. ALL ALLEYS WILL BE PUBLIC BY PLAT DEDICATION.
7. ALL ALLEYS HAVE EASEMENT AND PAVING WIDTHS PER DPM STANDARDS OR AS APPROVAL BY THE 2010 OVERLAY ZONING.
8. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #10466".
2. ALL STREET CENTERLINE POINTS SHOWN THUS ▲ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719". BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
3. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
4. DISTANCES WILL BE GROUND DISTANCES.
5. 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.
6. THERE SHALL BE A MINIMUM OF 2,400 SQUARE FEET OF OPEN SPACE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION OR AS APPROVAL BY THE 2010 OVERLAY ZONING.

APPROVED FOR MONUMENTATION
AND STREET NAMES

[Signature] 5-11-07
CITY SURVEYOR DATE

OWNERSHIP
[Signature] 5-11-07
ALVARADO & SONS, LLC DATE

ACS BENCHMARK
29-K14
ELEV=4950.37
(NGVD29)

A.C.S. Sta. '5-K14-A'
X=381874.83
Y=1484816.92
Gnd./Grid Fact.=0.99967853
Delta Alpha=-0'13'37"
NM S.P.C., Cent.Zone, NAD27

ISAACSON & ARFMAN, P.A.
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Ph. 505-268-8828 Fax. 505-268-2632
1582PLM.dwg May 11, 2007