

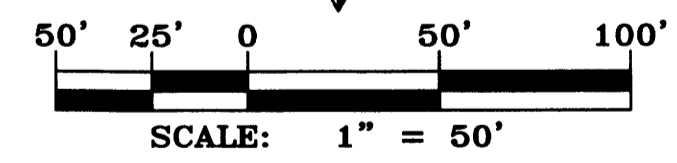
LEGAL DESCRIPTION
 A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of LOT 3 and all of LOTS 4 thru 9, BLOCK 7, all of LOTS 9 thru 13, BLOCK 8, all of LOT 12, BLOCK 9, all of LOTS 2 thru 10, BLOCK 14 and portions of NAVAJO DRIVE NW, GORDON AVENUE NW, MASON DRIVE NW, WESTSIDE BOULEVARD NW and McMAHON BOULEVARD NW, PARADISE HEIGHTS UNIT 5, 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 12, 1973 in Volume D5, Folio 111 and 112, and containing 6.9826 acres more or less.

- NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - 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.
 - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 - SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
 - SIDEWALK CULVERTS ARE PER C.O.A. STANDARD DWG #2236.
 - ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.

LEGEND

— 53.30 —	EXISTING CONTOUR - MAJOR
— 53.32 —	EXISTING CONTOUR - MINOR
x 5326.17	EXISTING SPOT ELEVATION
— — —	EXISTING ADJOINER LINE
— — —	NEW BOUNDARY LINE
— — —	NEW LOT LINES
— — —	NEW SIDEWALK
— — —	NEW STANDARD CURB & GUTTER
— — —	NEW MOUNTABLE CURB & GUTTER
— — —	NEW RETAINING WALL - TO BE CONSTRUCTED AT THE TIME OF ROUGH GRADING
→	FLOW DIRECTION ARROW
— — —	NEW SIDEWALK CULVERT
FP=34.15	FINISHED PAD ELEVATION
— — —	EXISTING ROADWAY

- KEYED NOTES:**
- | | |
|---|--|
| (A) CONSTRUCT HEADER CURB AT EDGE OF NEW PAVEMENT AND C&G, INSTALL TYPE-III BARRICADE | (E) CONSTRUCT 6-24" SIDEWALK CULVERTS BOTH SIDES OF NEW 16" DRAINAGE CHANNEL, PER C.O.A. STD. DWGS 2236 & 2261 |
| (B) TIE TO EXISTING GROUND, 3:1 MAX. SLOPE | (F) WATER HARVESTING AREA/DETENTION POND |
| (C) 2:1 SIDE SLOPE, INSTALL GRAVEL MULCH SLOPE STABILIZATION | (G) CONSTRUCT HEADER CURB AT EDGE OF NEW PAVEMENT AND C&G |
| (D) TURN 1 BLOCK SIDEWAYS FOR DRAINAGE OUTLET | |



AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTOR'S NAME	DATE
FIELD OFFICE BY	DATE
REVISIONS	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	
BY	
DATE	

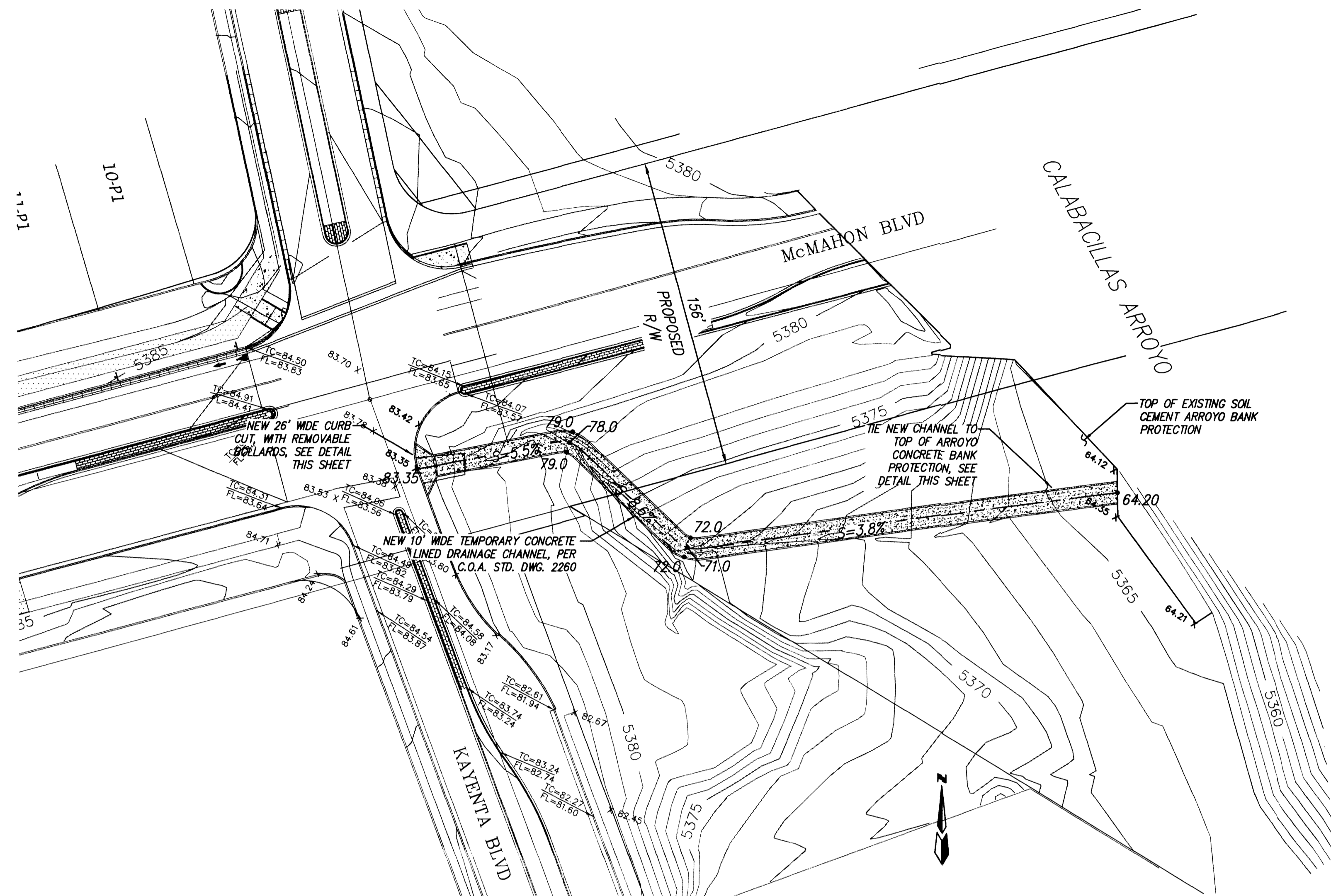
CERTIFICATE OF SUBSTANTIAL COMPLIANCE

PROJECT: 1004245
DATE: 7-16-14
APP: 14-70218 (VPE)
14-70219 (VRDWS)
14-70220 (TDS)
14-70221 (PSS)

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

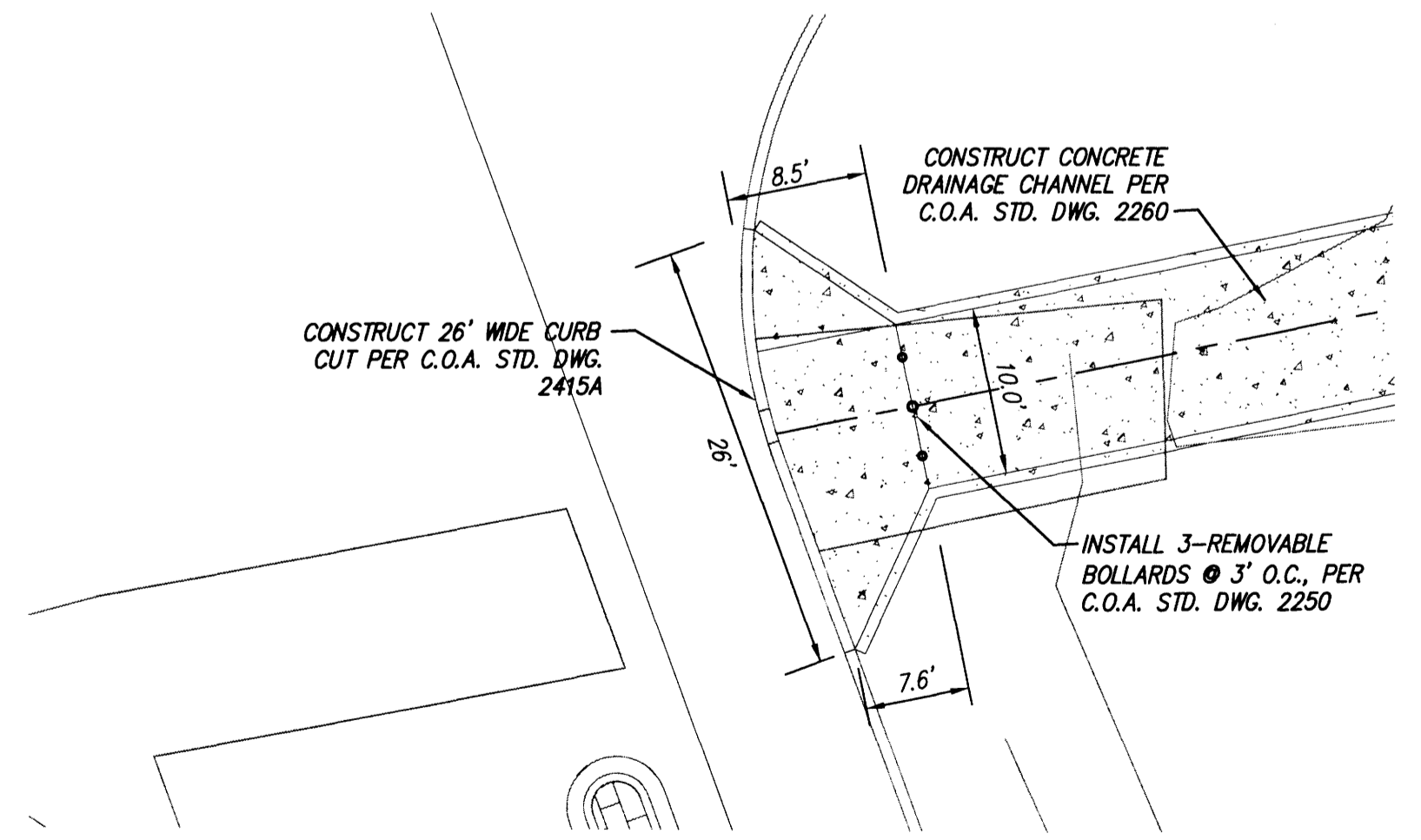
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE: ANASAZI RIDGE UNIT 3 GRADING AND DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE	
CITY PROJECT NO. XXXXXX	ZONE MAP NO. A-10-Z
SHEET 1	OF 2

S:\095\1359 - Anasazi Ridge, Unit 3\GRADE & DRAINAGE\1359-GD01.dwg, Layout1



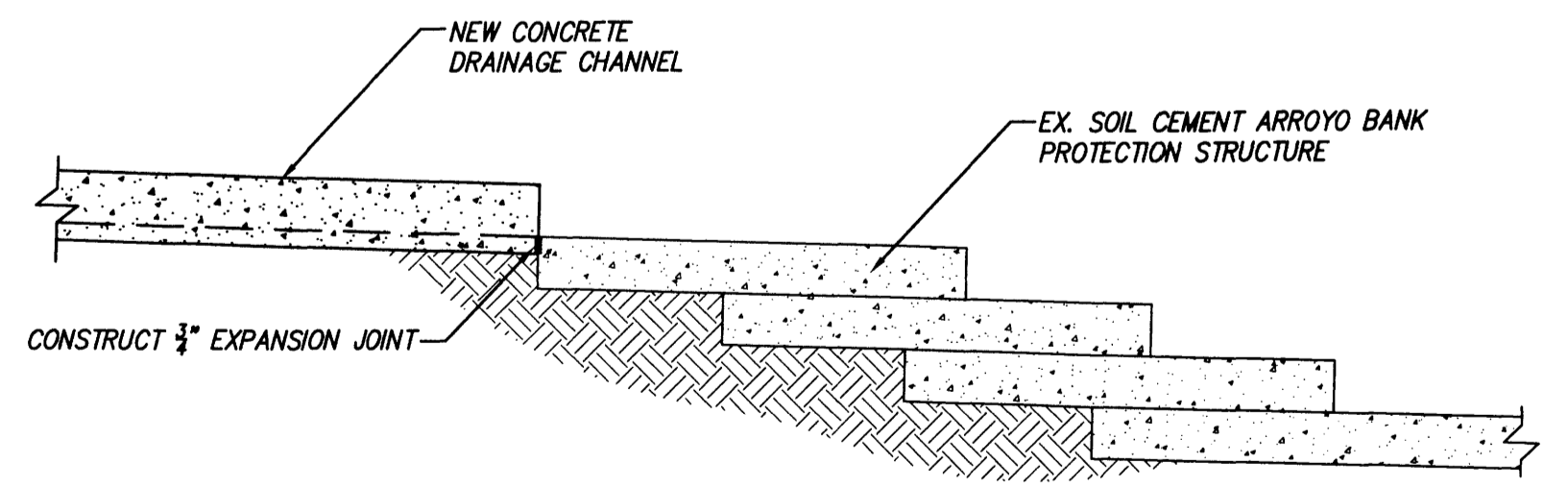
CALABACILLAS ARROYO CHANNEL OUTFALL

SCALE: 1" = 40'



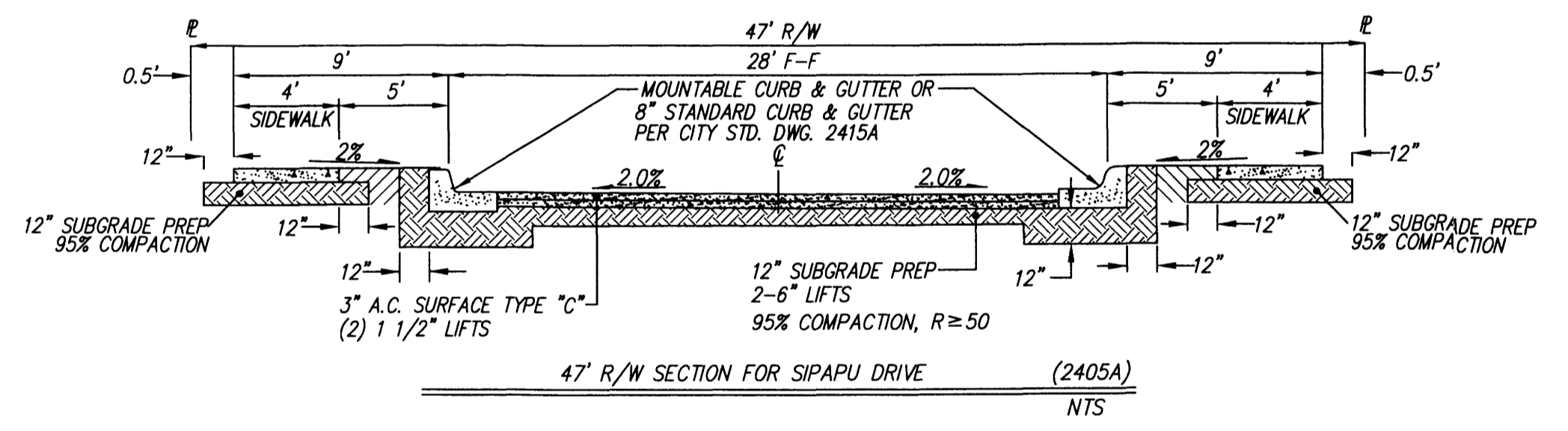
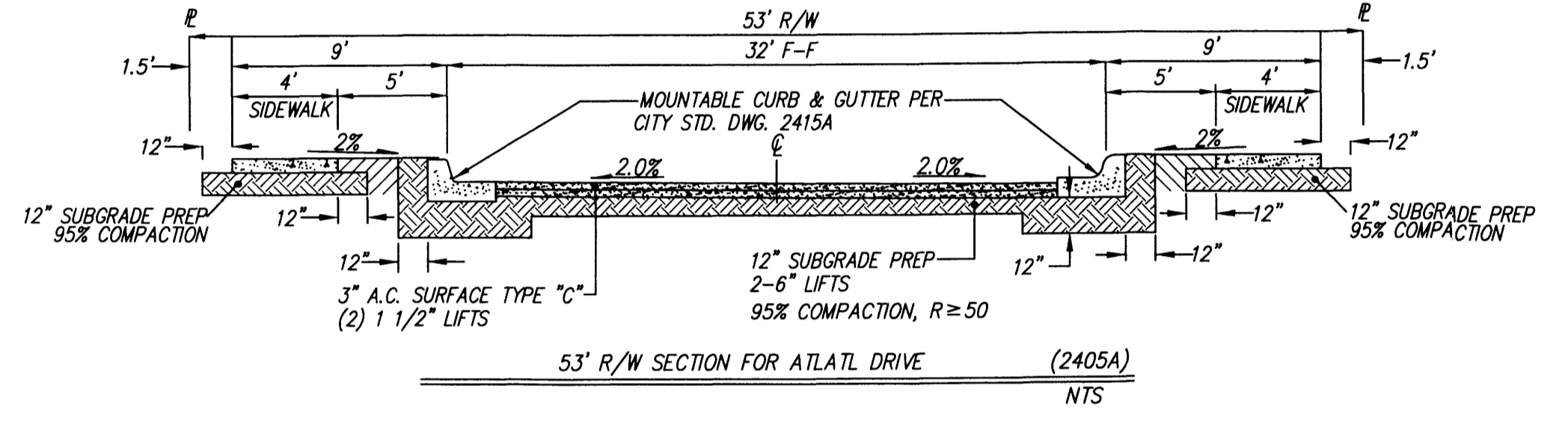
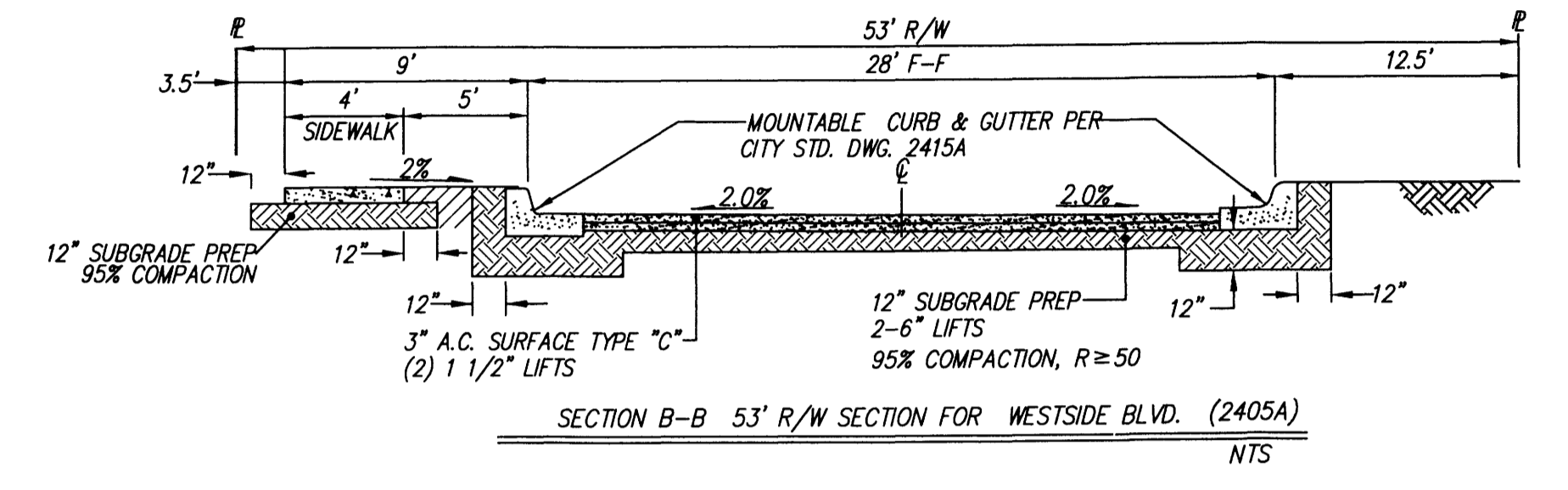
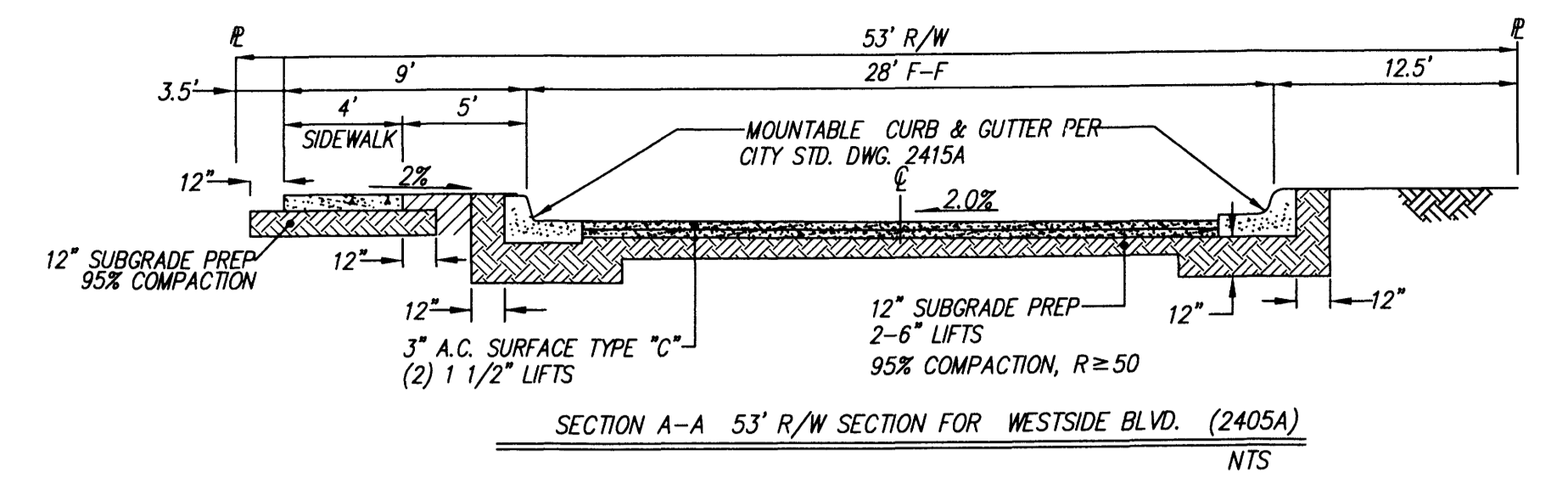
26' CURB CUT & CHANNEL ENTRANCE DETAIL

SCALE: 1" = 10'



DRAINAGE CHANNEL CONNECTION DETAIL

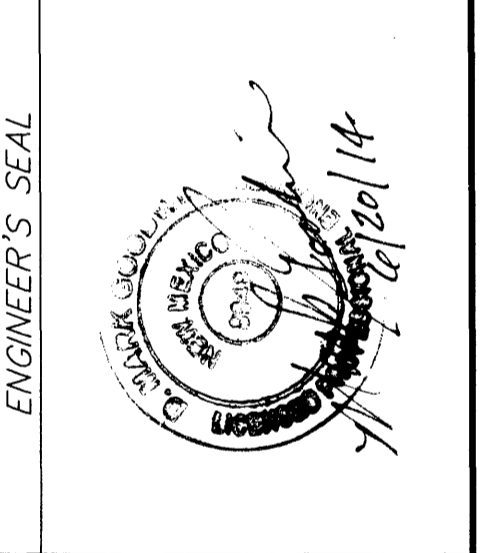
SCALE: 1" = 10'



AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTED BY	DATE
FIELD VERIFICATION BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

BENCH MARKS	
NO.	DATE

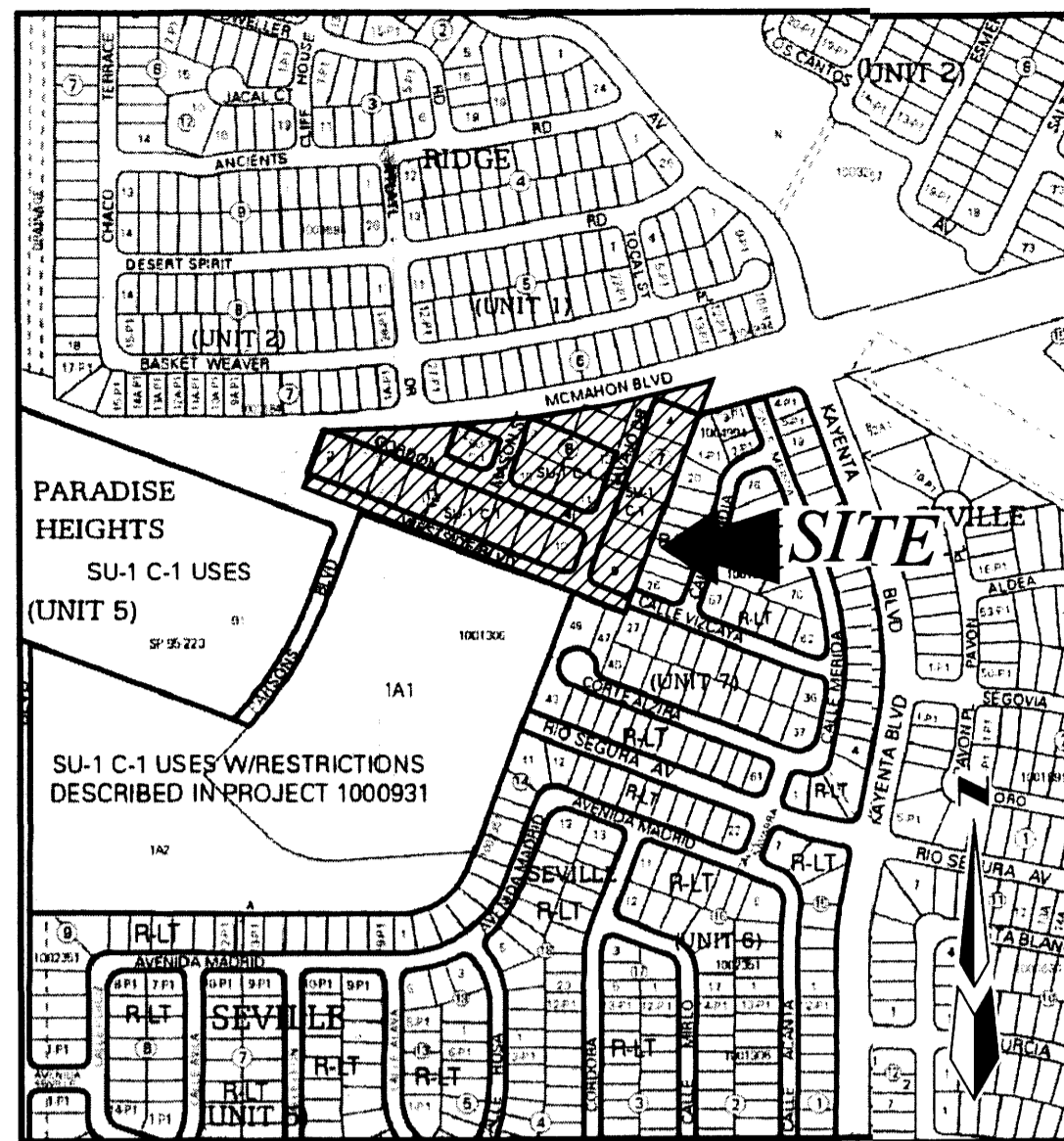
SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	DATE



CERTIFICATE OF SUBSTANTIAL COMPLIANCE			
NO.	DATE	REMARKS	BY
		DESIGN	JG
		REVISIONS	JG
			DMG
DESIGNED BY	DATE	DATE	DATE
DRAWN BY	06/14	06/14	06/14
CHECKED BY			

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT			
TITLE: ANASAZI RIDGE UNIT 3 GRADING AND DRAINAGE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
XXXXXX	A-10-Z	2	2

F:\13\DRS\A1309 - Anasazi Ridge Unit 3\GRADE & DRAIN\A1309-GD50.dwg, Layout2, 6/19/2014 3:55:09 PM, stephen



ZONE ATLAS MAP A-10-Z VICINITY MAP SCALE: NTS

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of LOT 3 and all of LOTS 4 thru 9, BLOCK 7, all of LOTS 10 thru 13, BLOCK 8, all of LOT 12, BLOCK 9, all of LOTS 2 thru 10, BLOCK 14 and portions of NAVAJO DRIVE NW, GORDON AVENUE NW, MASON DRIVE NW, WESTSIDE BOULEVARD NW and McMAHON BOULEVARD NW, PARADISE HEIGHTS UNIT 5, 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 12, 1973 in Volume D5, Folio 111 and 112, and containing **6.7631** acres more or less.

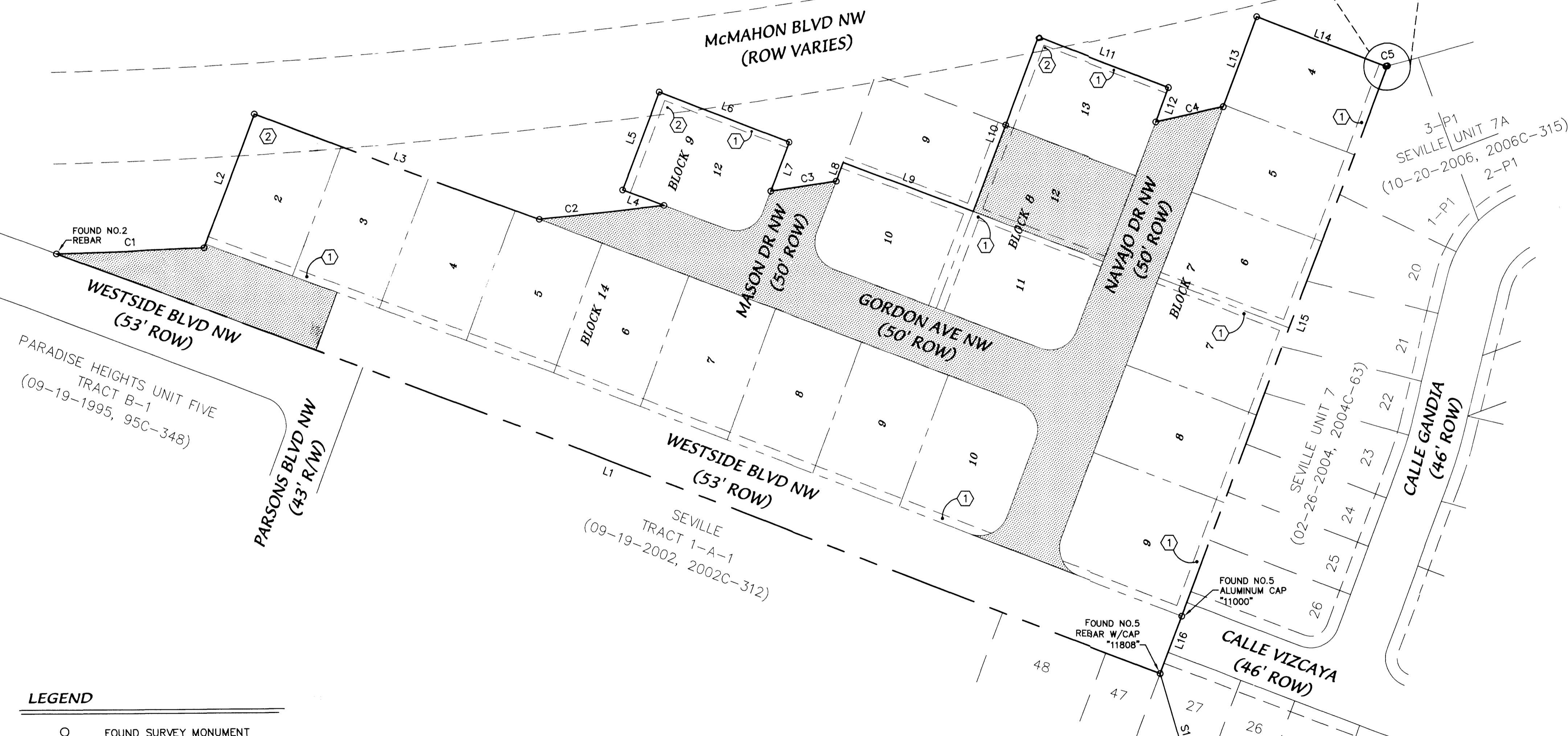
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	127.99'	5078.00'	01°26'39"	N 87°57'55" E	127.99'
C2	108.50'	5078.00'	01°13'27"	N 83°21'42" E	108.50'
C3	57.43'	5078.00'	00°38'53"	S 81°22'28" W	57.43'
C4	59.81'	5078.00'	00°40'29"	S 77°32'34" W	59.81'
C5	1.23'	5078.00'	00°00'50"	S 75°33'56" W	1.23'

EASEMENTS

- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-1973, D5-111 & 112) TO BE VACATED (BOCP TYPE) V-----
- ② EXISTING PUBLIC ROADWAY EASEMENT (07-18-2006, Bk. A120, Pg. 6715)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 69°11'54" W	1018.47'
L2	N 20°48'06" E	123.33'
L3	S 69°11'54" E	262.17'
L4	N 69°11'54" W	38.15'
L5	N 20°50'24" E	90.00'
L6	S 69°09'36" E	119.92'
L7	S 20°50'24" W	45.36'
L8	N 20°50'24" E	17.30'
L9	S 69°09'36" E	119.98'
L10	N 20°50'24" E	160.00'
L11	S 69°09'36" E	119.87'
L12	S 20°49'18" W	31.04'
L13	N 20°49'18" E	81.84'
L14	S 69°10'24" E	119.36'
L15	S 20°49'18" W	504.18'
L16	S 20°45'12" W	53.00'



PRELIMINARY PLAT FOR
ANASAZI RIDGE UNIT 3
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2014

SUBDIVISION DATA

GROSS ACREAGE	6.7631 Ac.
ZONE ATLAS NO.	A-10-Z
NO. OF LOTS CREATED	24 LOTS
NO. OF TRACTS CREATED	1 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	0.8899 AC
ZONING	R-1
DATE OF SURVEY	NOVEMBER, 2013

PURPOSE OF PLAT

1. SUBDIVIDE TRACT INTO 24 RESIDENTIAL LOTS AND 1 TRACT.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AND R/W AS SHOWN.

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 and documents of record entitled:
 - PLAT OF "ANASAZI RIDGE, UNIT 1", (06-29-2006, 2006C-207)
 - PLAT OF "ANASAZI RIDGE, UNIT 2", (03-16-2007, 2007C-67)
 - PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-1973, D5-111 & 112)
 - PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-1995, 95C-348)
 - PLAT OF "SEVILLE", (09-19-2002, 2002C-312)
 - PLAT OF "SEVILLE, UNIT 7" (02-26-2004, 2004C-63)
 - PLAT OF "SEVILLE, UNIT 7A", (10-20-2006, 2006C-315)
5. Date of Survey: November, 2013.
6. Title Report(s): provided by LandAmerica Albuquerque Title File No.: 237777TD (Effective Date: 01-15-04)

APPROVED

Signature 6-19-14
 City Surveyor, City of Albuquerque, N.M. Date

ANASAZI RIDGE LLC
Signature 6/19/14
 Michel Picard, Managing Member Date

LEGEND

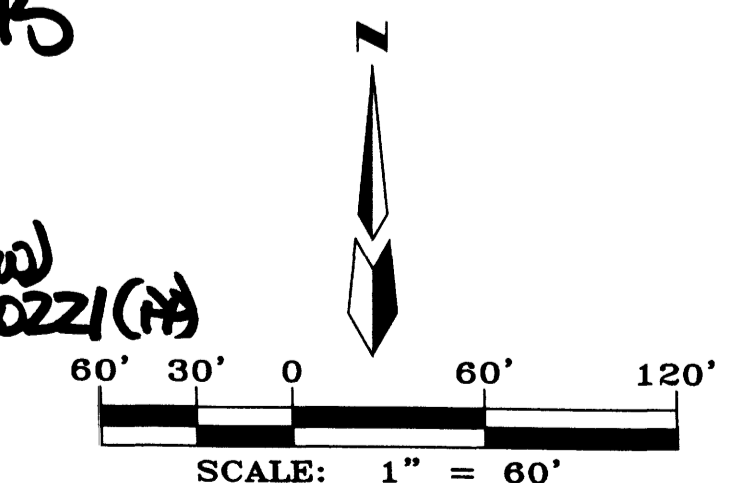
- FOUND SURVEY MONUMENT
- ▨ LIMITS OF VACATIO

SITE BENCHMARK

AGRS Aluminum Cap stamped "2-A10 2003"
 From the intersection of Irving Boulevard NW and Kayenta Street NW, go north on Kayenta Street NW 0.20 miles to the station on the left. It is 339 feet south of the centerline of Burgos Avenue NW and 2.8 feet west of the west back of curb.
 Geographic Position (in feet) NAD83
 N.M. State Plane Coordinates (Central Zone)
 N = 1530345.636, E = 1499909.436
 Elevation (in feet) NAVD88 = 5362.970

AGRS MONUMENT AND BENCHMARK "2-A10"
 N=1530345.636
 E=1499909.436
 G-C=0.999670028
 Δα = -00°16'16.21"
 CENTRAL ZONE
 ELEVATION=5362.970 (NAD83/NAVD88)

PROJECT: 1004245
 DATE: 7-16-14
 APP: H-70218 (VPE)
 H-70219 (VROW)
 H-70220 (TDS) H-70221 (H)



OWNERS

ANASAZI RIDGE LLC
 P.O. BOX 12317
 ALBUQUERQUE, NEW MEXICO 87195
 (505) 822-5562

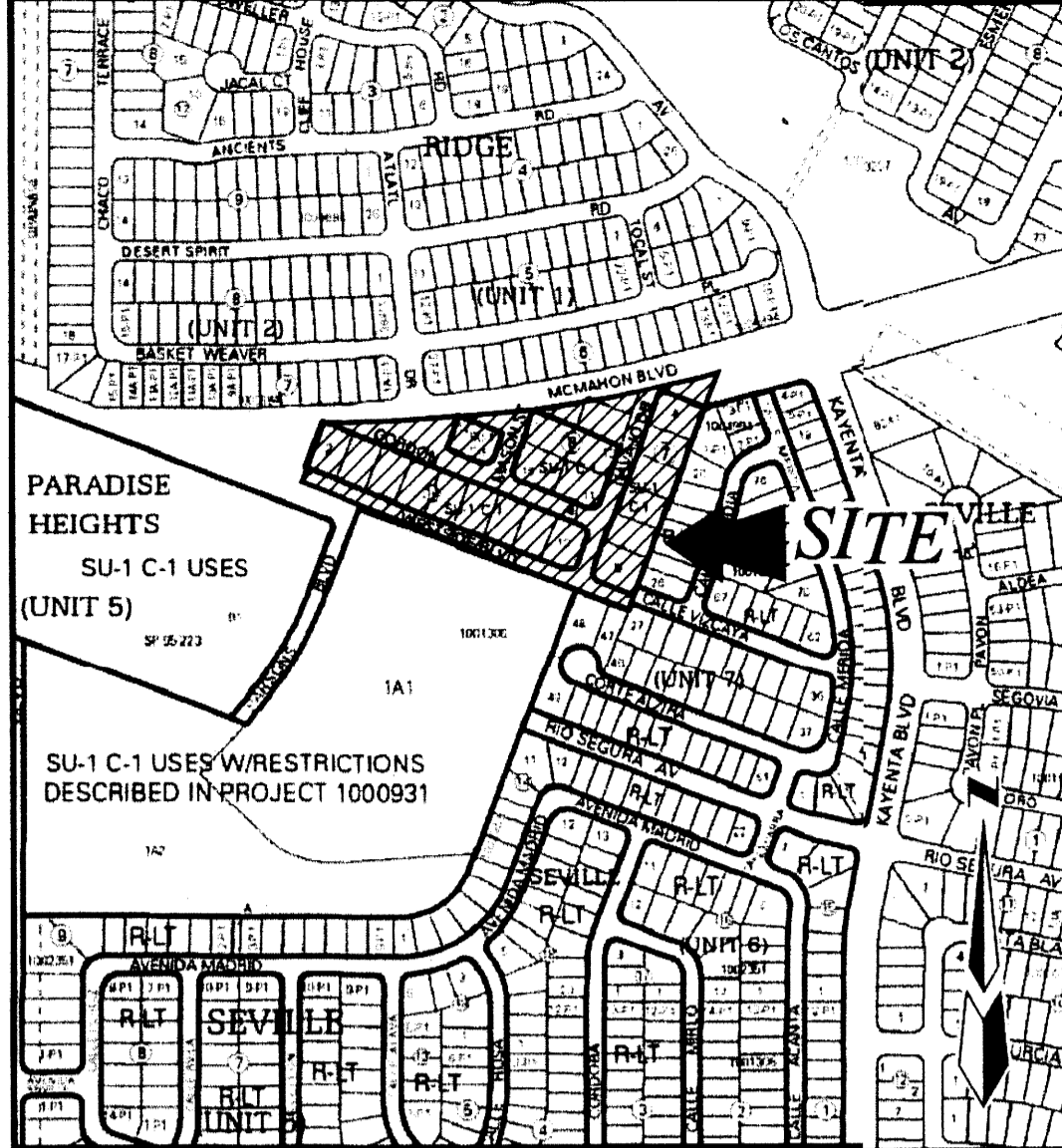
ENGINEERS

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 3001
 ALBUQUERQUE, NEW MEXICO 87190
 (505) 884-1990

PRELIMINARY PLAT FOR
ANASAZI RIDGE UNIT 3
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 5, 2014



Curve #	Length	Radius	Delta	Chord B.	Chord L.
C1	127.99'	5078.00'	1'26'39"	S87°57'55"W	127.99'
C2	112.52'	5078.00'	1'16'10"	N86°36'30"E	112.52'
C3	123.08'	5078.00'	1'23'19"	N85°16'45"E	123.07'
C4	112.90'	5078.00'	1'16'26"	N83°56'52"E	112.90'
C5	583.48'	5078.00'	6'35'01"	N83°57'05"E	583.16'
C6	60.21'	5078.00'	0'40'46"	N82°58'15"E	60.21'
C7	140.89'	5078.00'	1'35'23"	N81°50'11"E	140.89'
C8	33.84'	5078.00'	0'22'54"	N80°51'02"E	33.84'
C9	146.19'	5078.00'	1'38'58"	N78°39'12"E	146.19'
C10	347.37'	5078.00'	3'55'10"	N77°31'06"E	347.30'
C11	201.18'	5078.00'	2'16'12"	N76°41'37"E	201.16'
C12	17.03'	20.00'	48'47'14"	S24°54'09"E	16.52'
C13	94.44'	40.00'	1'35'16"11"	S18°20'20"W	73.98'
C14	156.20'	40.00'	2'23'44'47"	S62°34'37"W	74.24'
C15	61.77'	40.00'	88'28'36"	N49°47'17"W	55.81'
C16	27.77'	25.00'	63'38'55"	N37°22'27"W	26.37'

Curve #	Length	Radius	Delta	Chord B.	Chord L.
C17	42.99'	25.00'	98'31'59"	S61°32'07"W	37.89'
C18	51.95'	273.47'	10'53'06"	S6°34'49"W	51.88'
C19	50.54'	29.99'	96°32'36"	S47°07'43"E	44.77'
C20	44.19'	29.98'	84°26'27"	S41°03'40"W	40.30'
C21	89.68'	326.50'	15°44'17"	S6°43'14"W	89.40'
C22	140.70'	300.00'	26°52'19"	N72°15'56"E	139.42'
C23	36.56'	25.00'	83°47'16"	S27°18'16"E	33.39'
C24	76.17'	48.50'	89°58'49"	N65°48'41"E	68.58'
C25	117.78'	75.00'	89°58'49"	N65°48'42"E	106.05'
C26	154.68'	98.50'	89°58'40"	N65°48'38"E	139.27'
C27	125.81'	98.50'	73°10'56"	N74°12'30"E	117.43'
C28	28.87'	98.50'	16°47'44"	N29°13'10"E	28.77'
C29	46.80'	25.00'	107°15'07"	N32°48'18"W	40.26'
C30	23.58'	96.50'	14°00'11"	N86°34'05"E	23.53'
C31	65.38'	120.00'	31°13'02"	N84°49'29"W	64.58'
C32	19.24'	25.00'	44°05'49"	S57°31'05"W	18.77'

Curve #	Length	Radius	Delta	Chord B.	Chord L.
C33	52.59'	40.00'	75°19'56"	N73°08'08"E	48.88'
C34	108.85'	40.00'	155°55'20"	S66°34'10"E	78.24'
C35	56.26'	40.00'	80°35'24"	S28°54'12"E	51.74'
C36	29.16'	40.00'	41°45'44"	S32°16'22"W	28.51'
C37	31.60'	40.00'	45°16'13"	S75°47'21"W	30.79'
C38	47.25'	25.00'	108°17'21"	S44°16'40"W	40.53'
C39	36.56'	25.00'	83°48'02"	S52°20'01"E	33.39'
C40	44.67'	134.27'	19°03'45"	S85°19'16"E	44.47'
C41	36.24'	25.00'	83°02'41"	N62°04'13"E	33.15'
C42	26.40'	25.00'	60°30'27"	N9°25'56"W	25.19'
C43	81.20'	40.00'	116°18'41"	N19°40'22"E	67.96'
C44	158.54'	40.00'	227°05'09"	N73°51'25"E	73.34'
C45	76.50'	40.00'	109°34'17"	N47°23'09"W	65.36'
C46	9.37'	40.00'	13°25'18"	N14°06'38"E	9.35'

SUBDIVISION DATA

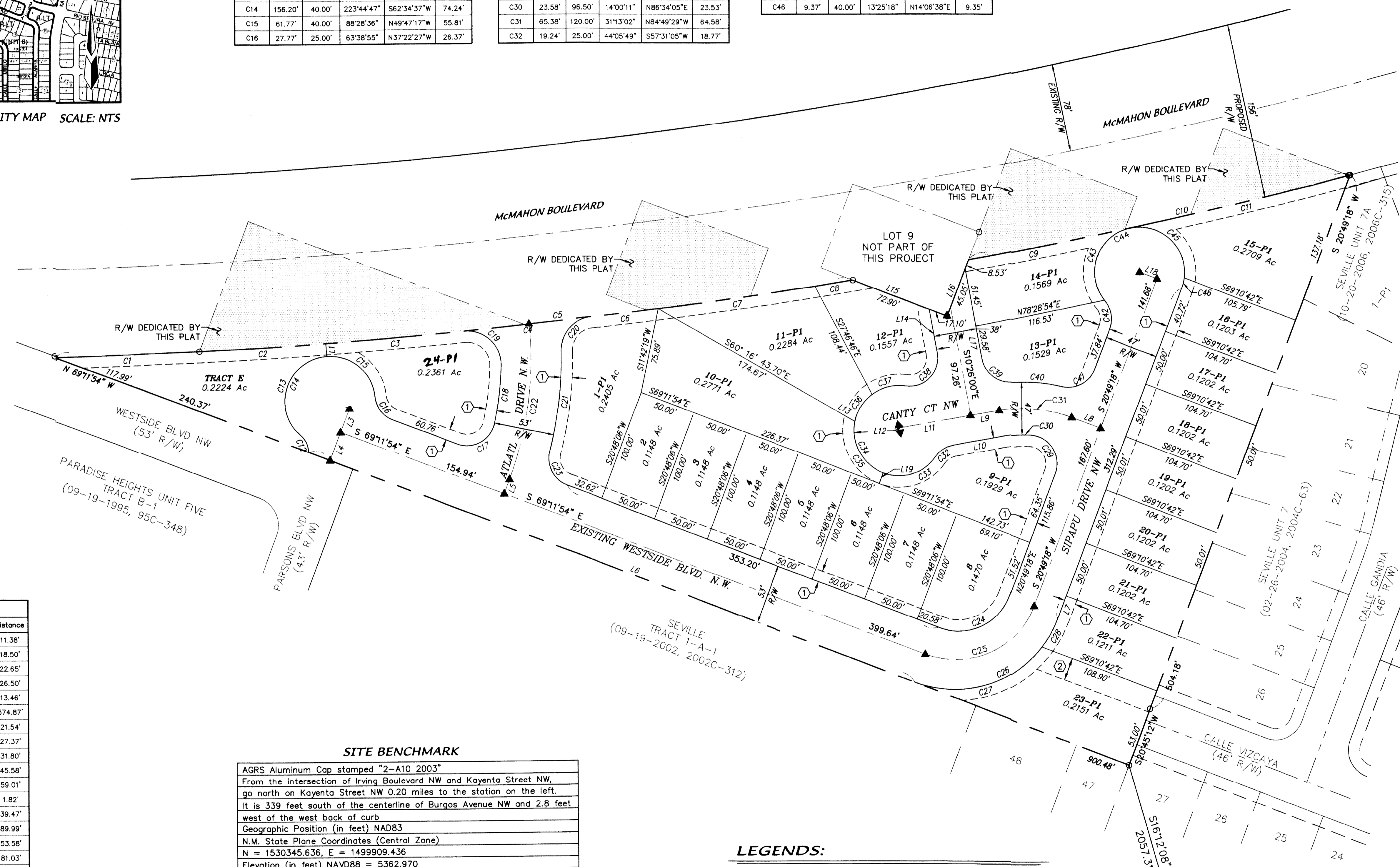
GROSS ACREAGE	6.7631 Ac.
ZONE ATLAS NO.	A-10-Z
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NO. OF TRACTS CREATED	1 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	0.8899 AC
ZONING	R-1
DATE OF SURVEY	NOVEMBER, 2013

- PURPOSE OF PLAT**
- SUBDIVIDE TRACT INTO 24 RESIDENTIAL LOTS AND 1 TRACT.
 - DEDICATE RIGHT-OF-WAY AS SHOWN.
 - GRANT NEW EASEMENTS AS SHOWN.
 - VACATE EASEMENTS AND R/W AS SHOWN.

- NOTES**
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
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 - PLAT OF "ANASAZI RIDGE, UNIT 2", (03-16-2007, 2007C-67)
 - PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-1973, D5-111 & 112)
 - PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-1995, 95C-348)
 - PLAT OF "SEVILLE", (09-19-2002, 2002C-312)
 - PLAT OF "SEVILLE, UNIT 7", (02-26-2004, 2004C-63)
 - PLAT OF "SEVILLE, UNIT 7A", (10-20-2006, 2006C-315)
 - Date of Survey: November, 2013.
 - Title Report(s): provided by LandAmerica Albuquerque Title File No.: 237777TD (Effective Date: 01-15-04)
 - Tract 'E' has been created for Open Space/Park.
 - All waterline and sanitary sewer easements are granted to A.B.C.W.U.A.

- NEW EASEMENTS:**
- New 10' Public Utility Easement granted with this Plat.
 - New 20' Sanitary Sewer Line Easement granted with this Plat.

ZONE ATLAS MAP A-10-Z VICINITY MAP SCALE: NTS



Line Table

Line #	Bearing	Distance
L1	S4°01'35"E	11.38'
L2	S69°11'54"E	18.50'
L3	S20°48'06"W	22.65'
L4	S20°48'06"W	26.50'
L5	S20°48'06"W	13.46'
L6	N69°11'54"W	574.87'
L7	N20°49'18"E	21.54'
L8	S89°12'59"E	27.37'
L9	S79°34'00"W	31.80'
L10	S79°34'00"W	45.58'
L11	S79°34'00"W	59.01'
L12	S10°35'21"E	1.82'
L14	S10°26'00"E	39.47'
L15	S69°09'36"E	89.99'
L16	N20°50'24"E	53.58'
L17	S10°26'00"E	81.03'
L18	N69°10'42"W	16.50'
L19	S20°48'06"W	10.02'

SITE BENCHMARK

AGRS Aluminum Cap stamped "2-A10 2003"

From the intersection of Irving Boulevard NW and Kayenta Street NW, go north on Kayenta Street NW 0.20 miles to the station on the left. It is 339 feet south of the centerline of Burgos Avenue NW and 2.8 feet west of the west back of curb

Geographic Position (in feet) NAD83

N.M. State Plane Coordinates (Central Zone)

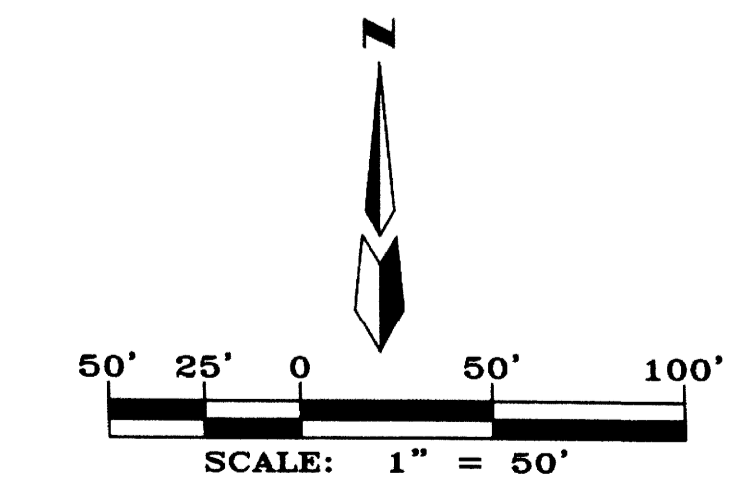
N = 1530345.636, E = 1499909.436

Elevation (in feet) NAVD88 = 5362.970

- LEGENDS:**
- 1-P1 LOT NUMBER
 - ▲ CENTER LINE MONUMENT
 - R/W RIGHT-OF-WAY
 - LIMITS OF RIGHT-OF-WAY DEDICATED BY THIS PLAT

AGRS MONUMENT AND BENCHMARK "2-A10"

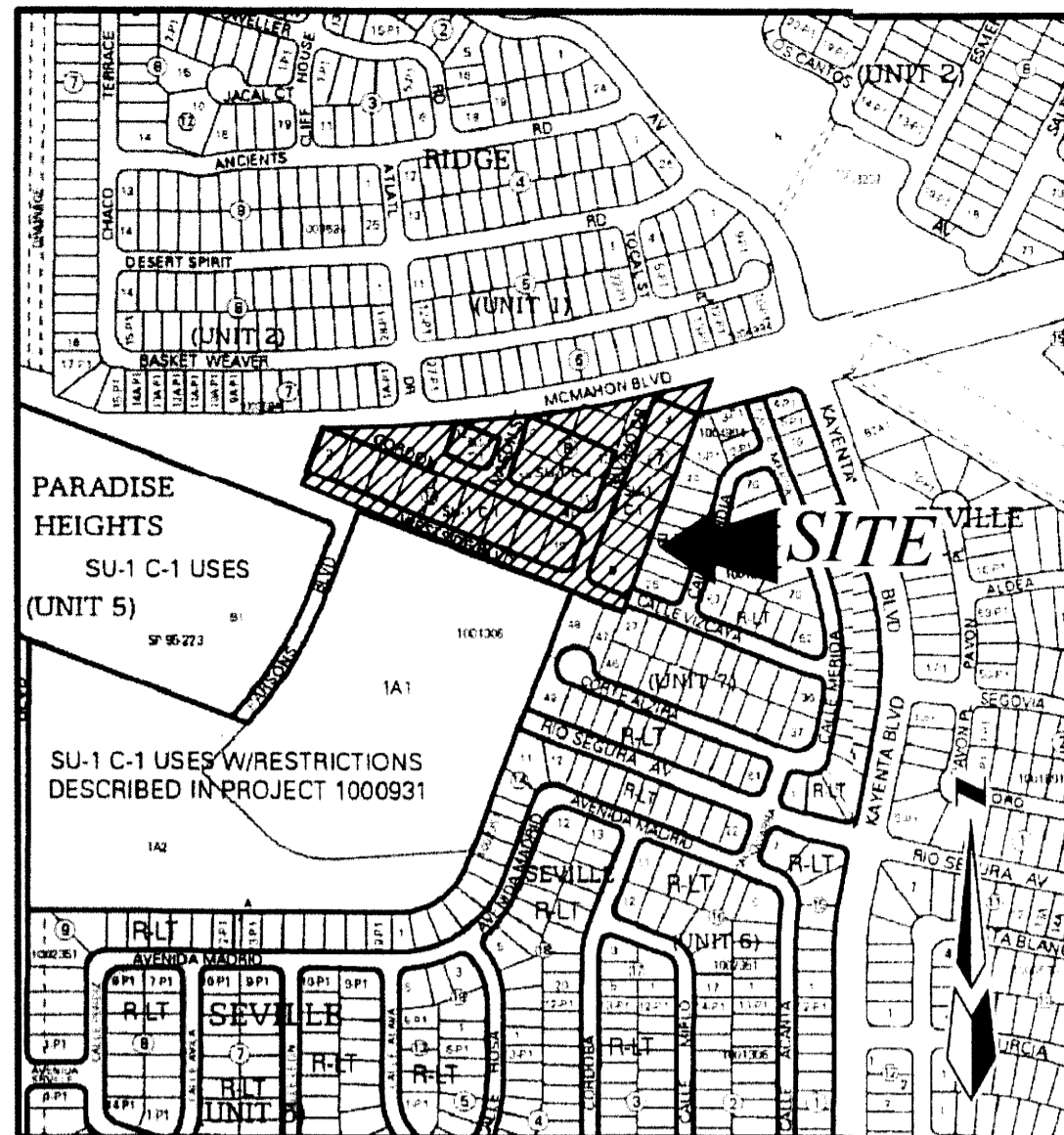
N=1530345.636
 E=1499909.436
 G-C=0.999670028
 Δα = -00°16'16.21"
 CENTRAL ZONE



OWNERS
 ANASAZI RIDGE LLC
 P.O. BOX 12317
 ALBUQUERQUE, NEW MEXICO 87195
 (505) 822-5562

ENGINEERS
 D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 824-2200

SURVEYOR
 ALDRICH LAND SURVEYING
 P.O. BOX 3001
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 (505) 884-1990

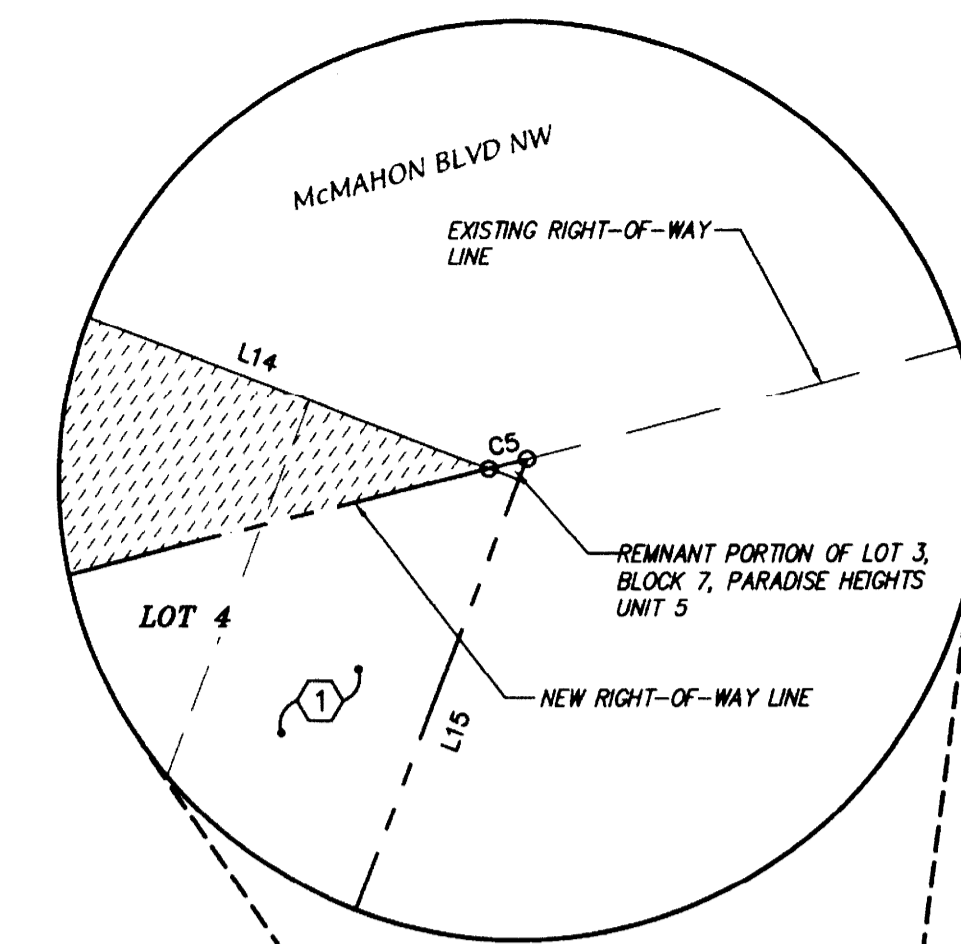


ZONE ATLAS MAP A-10-Z VICINITY MAP SCALE: NTS

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of LOT 3 and all of LOTS 4 thru 9, BLOCK 7, a portion of LOTS 9 and 12, BLOCK 8, and all of LOTS 10, 11 & 13, BLOCK 8, all of LOT 12, BLOCK 9, all of LOTS 2 thru 10, BLOCK 14 and portions of NAVAJO DRIVE NW, GORDON AVENUE NW, MASON DRIVE NW, WESTSIDE BOULEVARD NW and McMAHON BOULEVARD NW, PARADISE HEIGHTS UNIT 5, 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 12, 1973 in Volume D5, Folio 111 and 112, and containing 6.8042 acres more or less.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	127.99'	5078.00'	01°26'39"	N 87°57'55" E	127.99'
C2	108.50'	5078.00'	01°13'27"	N 83°21'42" E	108.50'
C3	57.43'	5078.00'	00°38'53"	S 81°22'28" W	57.43'
C4	59.81'	5078.00'	00°40'29"	S 77°32'34" W	59.81'
C5	1.23'	5078.00'	00°00'50"	S 75°33'56" W	1.23'
C6	155.09'	5078.00'	01°44'59"	N 79°47'05" E	155.08'



PRELIMINARY PLAT FOR
ANASAZI RIDGE UNIT 3
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2015

SUBDIVISION DATA

GROSS ACREAGE	6.8042 Ac.
ZONE ATLAS NO.	A-10-Z
NO. OF LOTS CREATED	24 LOTS
NO. OF TRACTS CREATED	3 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	1.8581 AC
RIGHT-OF-WAY AREA VACATED	1.6549 AC
ZONING	R-1
DATE OF SURVEY	NOVEMBER, 2013

PURPOSE OF PLAT

- SUBDIVIDE TRACT INTO 24 RESIDENTIAL LOTS AND 3 TRACTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AND R/W AS SHOWN.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
 PLAT OF "ANASAZI RIDGE, UNIT 1",
 (06-29-2006, 2006C-207)
 PLAT OF "ANASAZI RIDGE, UNIT 2",
 (03-16-2007, 2007C-67)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE",
 (03-12-1973, D5-111 & 112)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1",
 (09-19-1995, 95C-348)
 PLAT OF "SEVILLE",
 (09-19-2002, 2002C-312)
 PLAT OF "SEVILLE, UNIT 7",
 (02-26-2004, 2004C-63)
 PLAT OF "SEVILLE, UNIT 7A",
 (10-20-2006, 2006C-315)
 records of Bernalillo County, New Mexico.
- Date of Survey: November, 2013.
- Title Report(s): provided by LandAmerica Albuquerque Title
 File No.: 237777TD (Effective Date: 01-15-04)

APPROVED

Scott M. Brinkman P.S. 1/13/15
 City Surveyor, City of Albuquerque, N.M. Date

Michael Pickard 1/13/2015
 Michael Pickard, Managing Member Date

EXISTING EASEMENTS

- EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-1973, D5-111 & 112) TO BE VACATED (BOCP TYPE) V-
- EXISTING PUBLIC ROADWAY EASEMENT (07-18-2006, Bk. A120, Pg. 6715)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 69°11'54" W (N69°09'38"W)	1018.47'
L2	N 20°48'06" E (N20°33'20"E)	123.33'
L3	S 69°11'54" E (S69°26'40"E)	262.17'
L4	N 69°11'54" W (N69°26'40"W)	38.15'
L5	N 20°50'24" E (N20°33'20"E)	90.00' (90.00')
L6	S 69°09'36" E (S69°26'40"E)	119.92' (120.00')
L7	S 20°50'24" W (S20°33'20"W)	45.36'
L8	S 20°50'24" W (N20°33'20"E)	17.30'
L9	S 69°09'36" E	42.86'
L10	N 20°50'24" E (N20°33'20"E)	80.00'
L11	S 69°09'36" E (S69°26'40"E)	119.87' (120.00')
L12	S 20°49'18" W (S20°33'20"W)	31.04'
L13	N 20°49'18" E (N20°33'20"E)	81.84'
L14	S 69°10'24" E (S69°26'40"E)	119.36'
L15	S 20°49'18" W (S20°49'18"W)	504.18' (504.24')
L16	S 20°45'12" W (S20°50'22"W)	53.00' (53.02')
L17	S 69°09'36" E (S69°26'40"E)	29.99'

LEGEND

- FOUND SURVEY MONUMENT
- ▨ LIMITS OF VACATED RIGHT-OF-WAY (1.8581 AC.)
- ▨ LIMITS OF EXISTING LOTS DEDICATED FOR RIGHT-OF-WAY (1.6549 AC.)

SITE BENCHMARK

AGRS Aluminum Cap stamped "2-A10 2003"
 From the intersection of Irving Boulevard NW and Kayenta Street NW, go north on Kayenta Street NW 0.20 miles to the station on the left. It is 339 feet south of the centerline of Burgos Avenue NW and 2.8 feet west of the west back of curb.
 Geographic Position (in feet) NAD83
 N.M. State Plane Coordinates (Central Zone)
 N = 1530345.636, E = 1499909.436
 Elevation (in feet) NAVD88 = 5362.970

AGRS MONUMENT AND BENCHMARK "2-A10"
 N=1530345.636
 E=1499909.436
 G-G=0.999670028
 Δα = -00°16'16.21"
 CENTRAL ZONE
 ELEVATION=5362.970
 (NAD83/NAVD88)

OWNERS

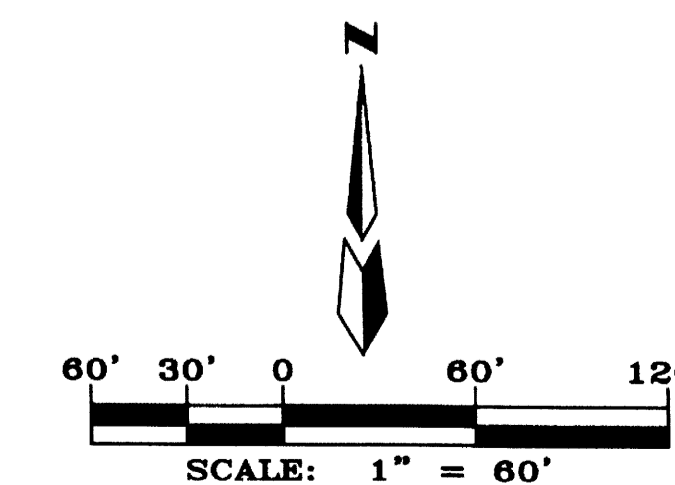
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ENGINEERS

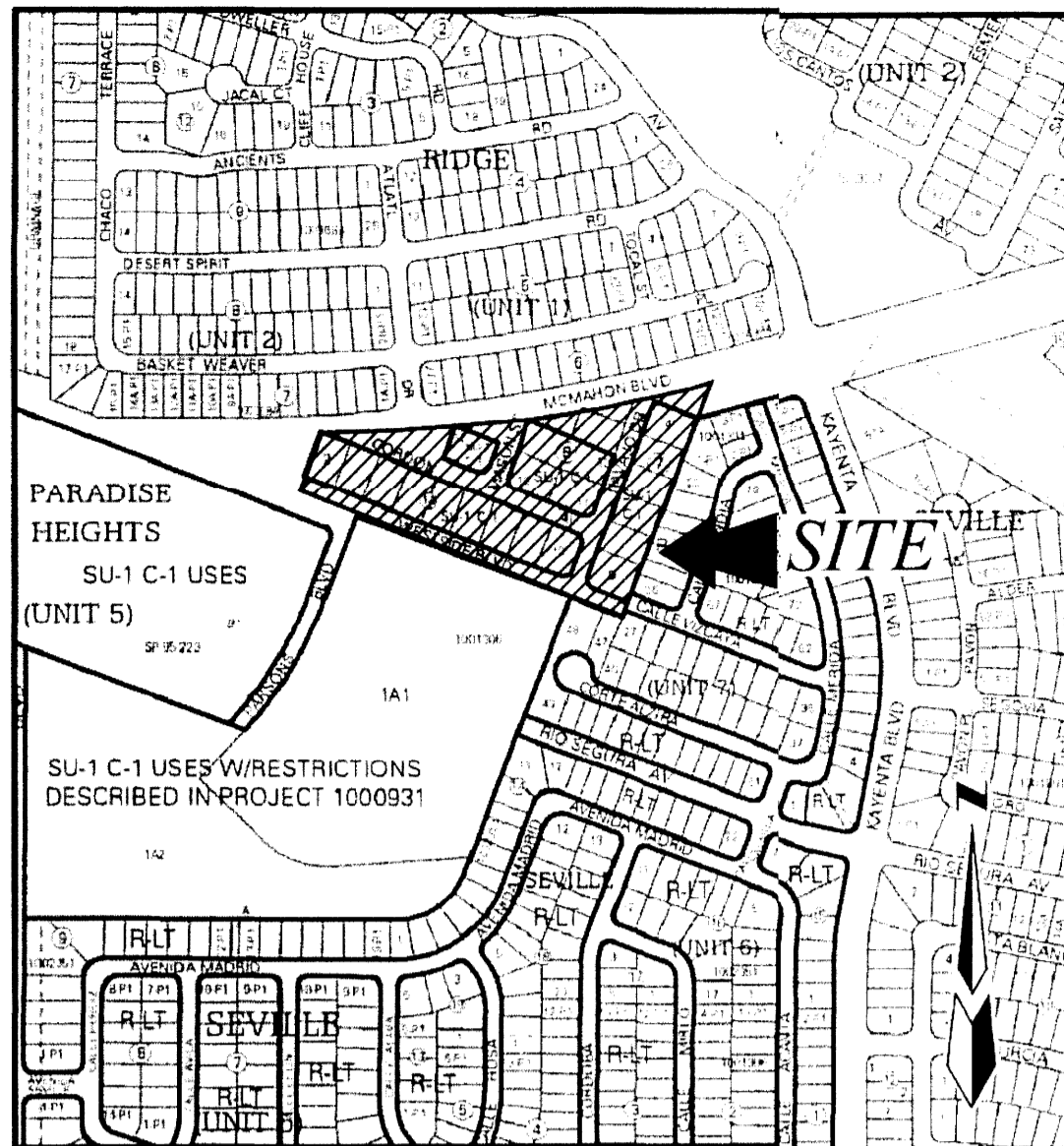
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2015



ZONE ATLAS MAP A-10-Z VICINITY MAP SCALE: NTS

Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C1	1163.57'	5078.00'	1307.44'	N82°07'23"E	1161.03'
C2	51.95'	273.50'	1053.02'	S6°34'49"W	51.88'
C3	42.99'	25.00'	98°31'59"	S61°32'07"W	37.89'
C4	36.56'	25.00'	83°47'16"	S27°18'16"E	33.39'
C5	50.55'	30.00'	96°32'35"	S47°08'36"E	44.78'
C6	22.04'	25.00'	50°30'37"	S43°56'35"E	21.33'
C7	57.92'	40.00'	82°57'48"	S60°10'11"E	52.99'
C8	80.41'	40.00'	115°10'35"	N20°45'38"E	67.54'
C9	4.59'	20.00'	13°09'13"	S30°15'02"E	4.58'
C10	112.52'	5078.00'	116°10'	N86°36'30"E	112.52'
C11	123.08'	5078.00'	123°19'	N85°16'45"E	123.07'
C12	89.68'	326.50'	15°44'17"	S6°43'14"W	89.40'
C13	44.21'	30.00'	84°26'26"	S41°05'19"W	40.32'
C14	60.21'	5078.00'	0°40'46"	N82°58'15"E	60.21'
C15	76.17'	48.50'	89°58'49"	N65°48'41"E	68.58'
C16	117.78'	75.00'	89°58'49"	N65°48'42"E	106.05'

Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C17	140.70'	300.00'	26°52'19"	N72°15'56"E	139.42'
C18	125.81'	98.50'	73°10'56"	N74°12'30"E	117.43'
C19	46.80'	25.00'	107°15'07"	N32°48'16"W	40.26'
C20	23.58'	96.50'	14°00'11"	N86°34'05"E	23.53'
C21	19.24'	25.00'	44°05'49"	S57°31'05"W	18.77'
C22	52.59'	40.00'	75°19'56"	N73°08'08"E	48.88'
C23	56.26'	40.00'	80°35'24"	S28°54'12"E	51.74'
C24	26.43'	40.00'	37°51'27"	S30°19'14"W	25.95'
C25	45.61'	40.00'	65°19'46"	S81°54'51"W	43.18'
C26	2.97'	40.00'	41°53'37"	N63°17'28"W	2.97'
C27	17.14'	25.00'	39°16'21"	S80°47'50"E	16.80'
C28	17.54'	143.50'	7°00'05"	N83°04'02"E	17.52'
C29	41.95'	143.50'	16°44'53"	S84°46'55"E	41.80'
C30	65.38'	120.00'	31°13'02"	N84°49'29"W	64.58'
C31	36.24'	25.00'	83°02'39"	N62°04'13"E	33.15'
C32	27.40'	25.00'	62°47'50"	N10°34'37"W	26.05'

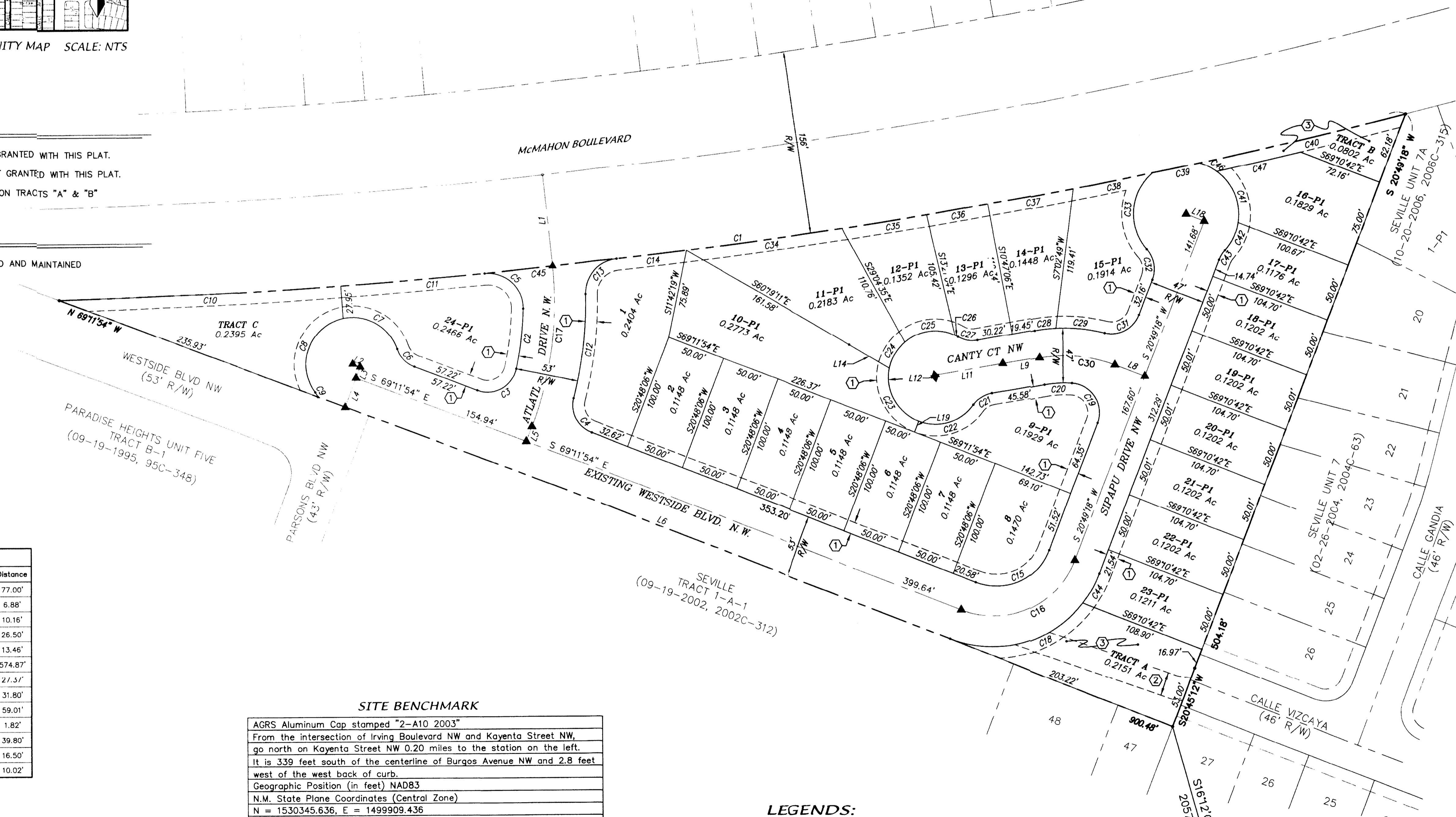
Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C33	72.92'	45.00'	92°50'58"	N4°26'57"E	65.20'
C34	135.41'	5078.00'	1°31'40"	N81°52'02"E	135.41'
C35	73.20'	5078.00'	0°49'33"	N80°41'25"E	73.20'
C36	53.09'	5078.00'	0°35'56"	N79°58'40"E	53.09'
C37	74.19'	5078.00'	0°50'13"	N79°15'36"E	74.19'
C38	69.37'	5078.00'	0°46'58"	N78°27'00"E	69.37'
C39	40.80'	5078.00'	0°27'37"	N77°49'42"E	40.80'
C40	180.78'	5078.00'	2°02'23"	N76°34'42"E	180.77'
C41	49.64'	45.00'	63°12'16"	S22°41'16"E	47.16'
C42	26.46'	45.00'	33°41'38"	S25°45'41"W	26.08'
C43	9.51'	25.00'	21°47'12"	S31°42'54"W	9.45'
C44	28.87'	98.50'	16°47'44"	N29°13'10"E	28.77'
C45	112.94'	5078.00'	1°16'28"	N83°56'52"E	112.94'
C46	16.44'	45.00'	20°55'37"	S64°45'13"E	16.34'
C47	73.37'	5088.00'	0°49'34"	N77°02'22"E	73.37'

NEW EASEMENTS:

- NEW 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
- NEW 20' SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT.
- NEW BLANKET DRAINAGE EASEMENT ON TRACTS "A" & "B" GRANTED WITH THIS PLAT.

NOTES:

- TRACTS "A", "B" & "C" TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



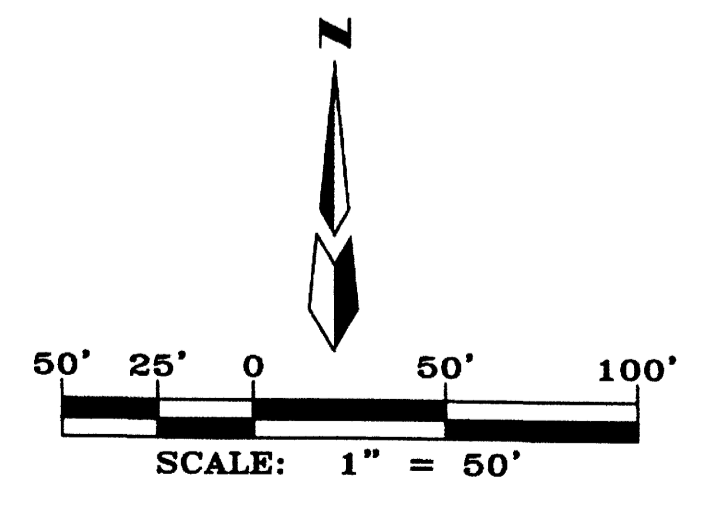
Line Table		
Line #	Bearing	Distance
L1	N6°04'18"W	77.00'
L2	S69°11'54"E	6.88'
L3	S20°48'06"W	10.16'
L4	S20°48'06"W	26.50'
L5	S20°48'06"W	13.46'
L6	N69°11'54"W	574.87'
L8	S69°12'59"E	27.51'
L9	S79°34'00"W	31.80'
L11	S79°34'00"W	59.01'
L12	S10°35'21"E	1.82'
L14	S59°46'26"E	39.80'
L16	N69°10'42"W	16.50'
L19	S20°48'06"W	10.02'

SITE BENCHMARK	
AGRS Aluminum Cap stamped "2-A10 2003"	
From the intersection of Irving Boulevard NW and Kayenta Street NW, go north on Kayenta Street NW 0.20 miles to the station on the left. It is 339 feet south of the centerline of Burgos Avenue NW and 2.8 feet west of the west back of curb.	
Geographic Position (in feet) NAD83	
N.M. State Plane Coordinates (Central Zone)	
N = 1530345.636, E = 1499909.436	
Elevation (in feet) NAVD88 = 5362.970	

LEGENDS:

- 1-PI LOT NUMBER
- ▲ CENTER LINE MONUMENT
- R/W RIGHT-OF-WAY

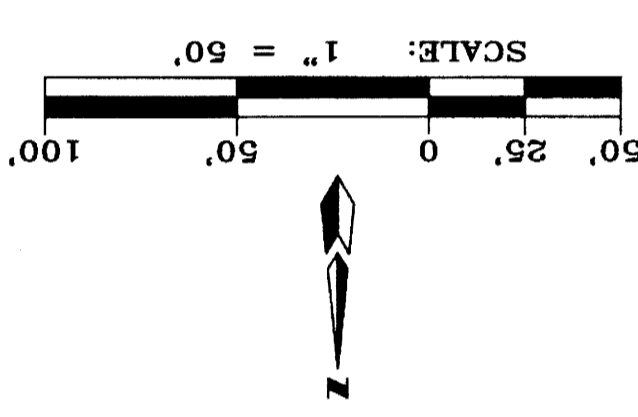
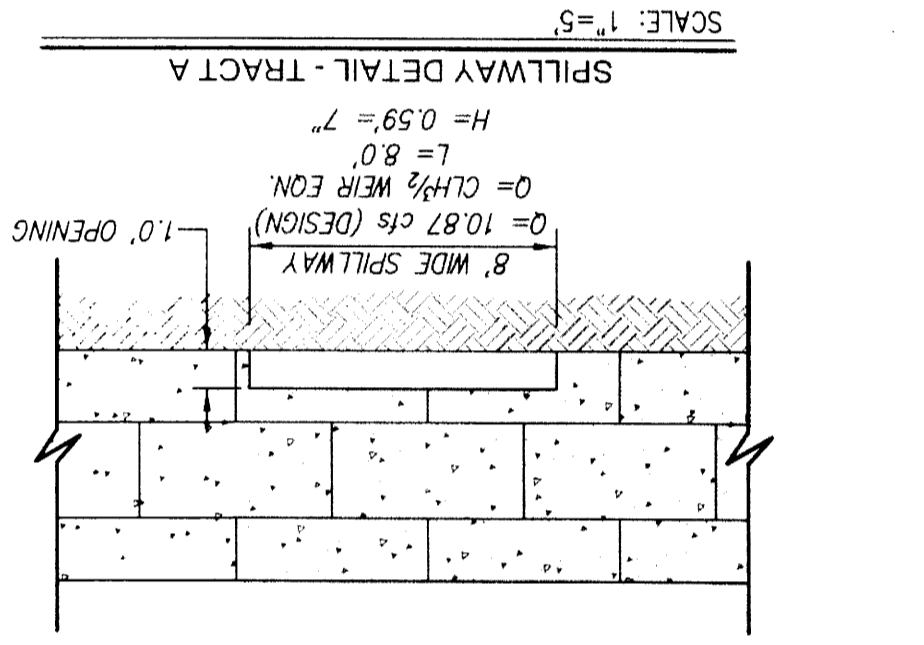
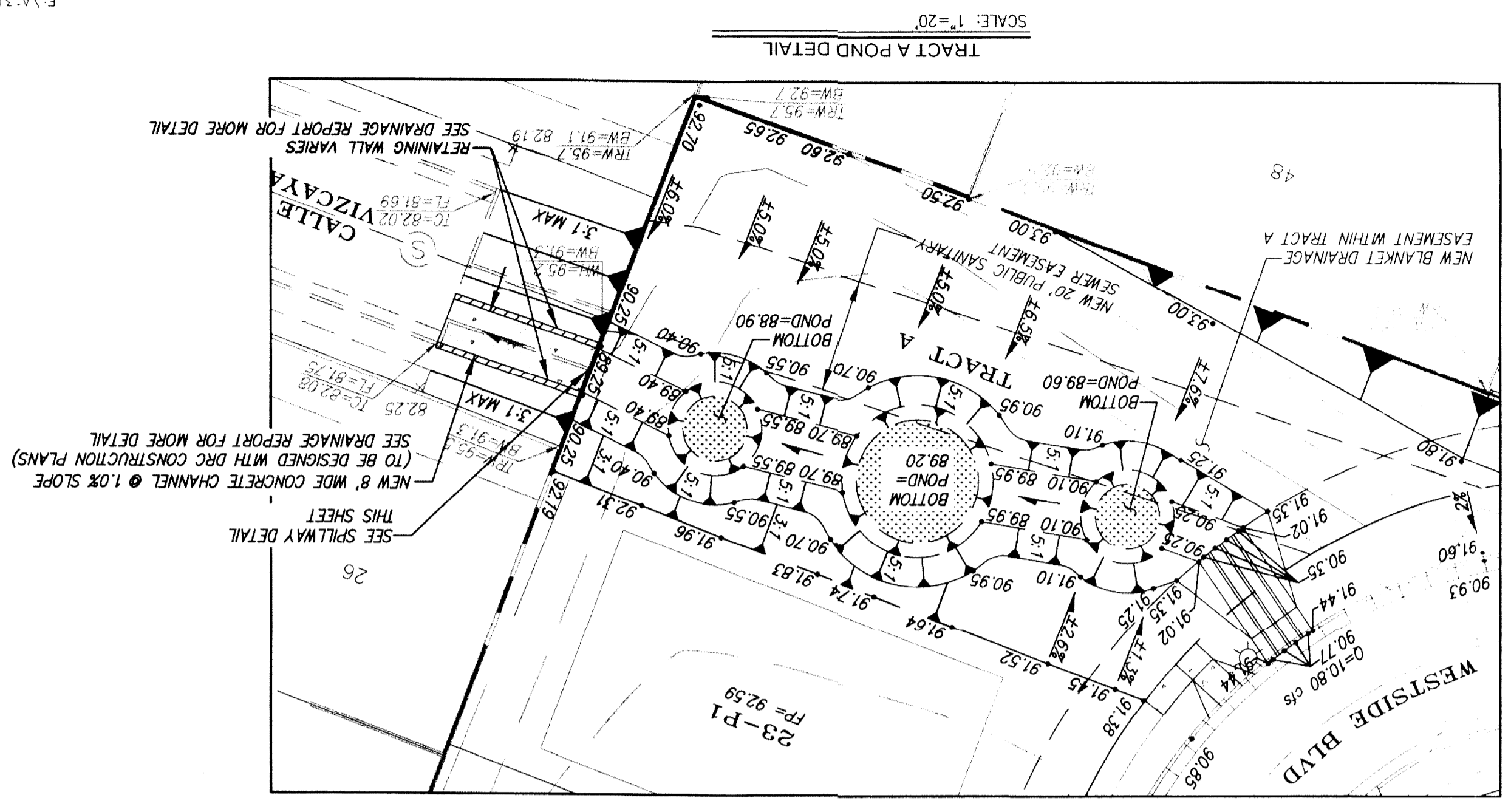
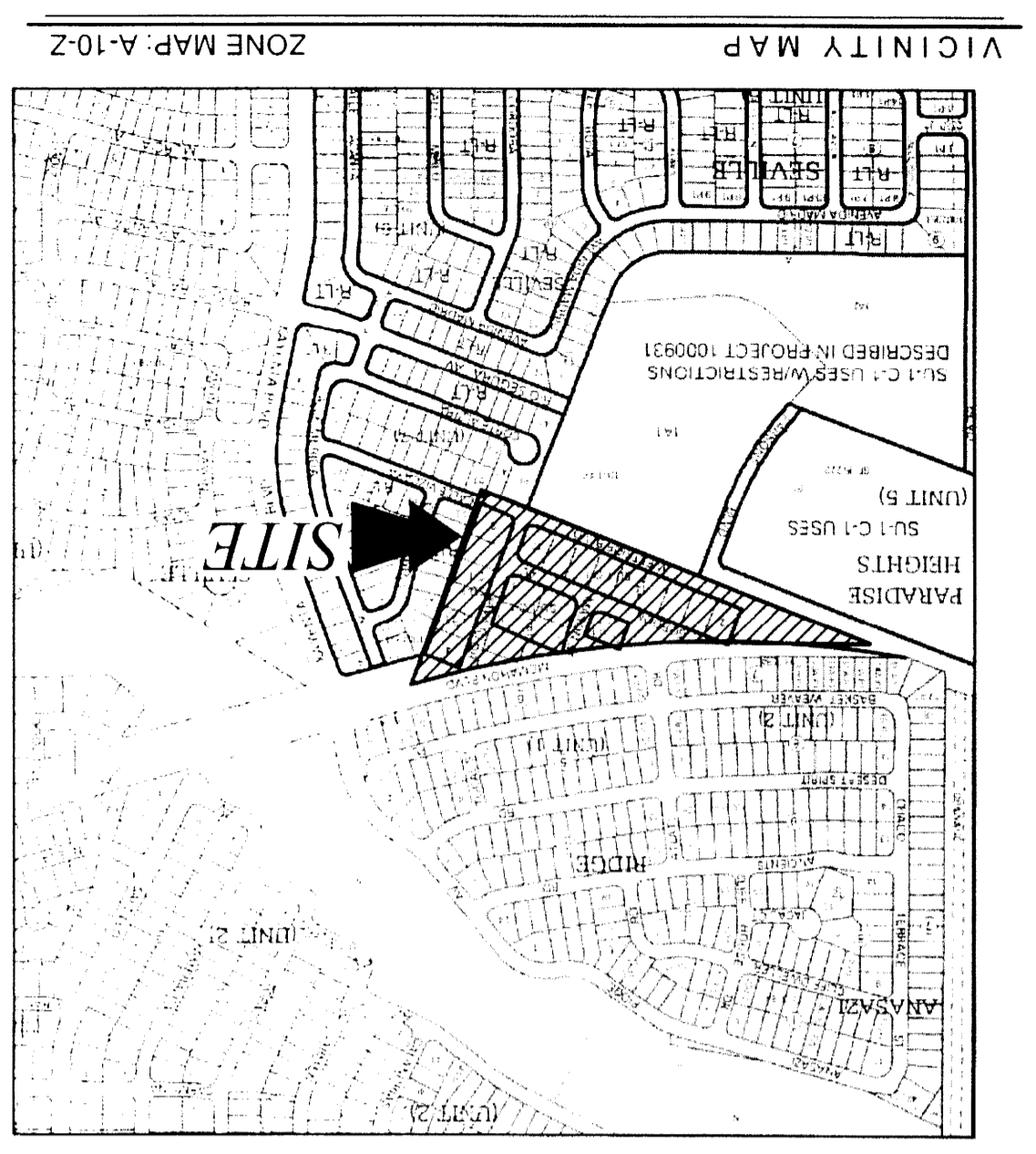
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 G-G=0.999670028
 Δα = -00°16'16.21"
 CENTRAL ZONE



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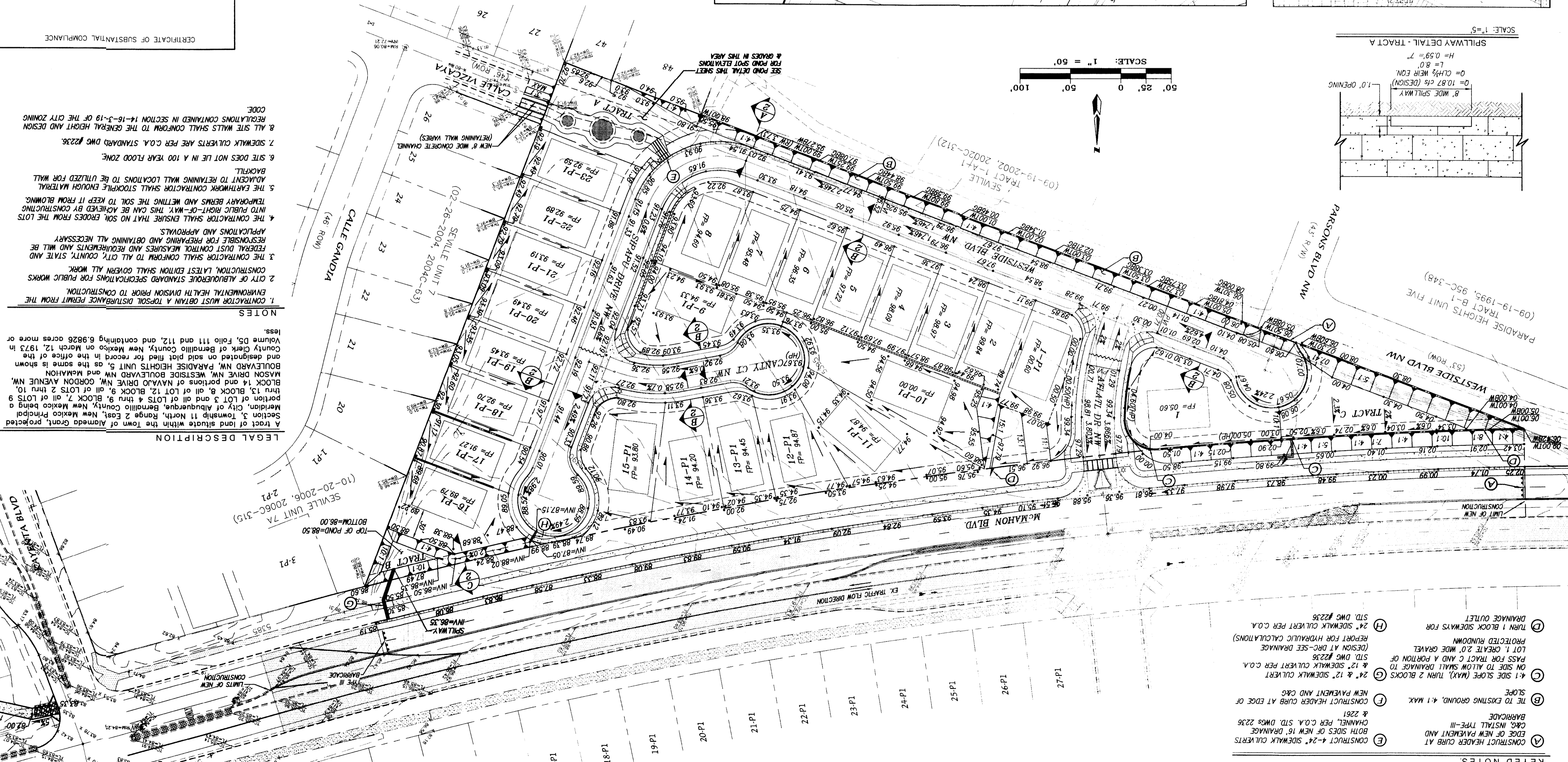
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LEGEND

EXISTING CONTOUR - MAJOR	5.50
EXISTING CONTOUR - MINOR	5.52
EXISTING SPOT ELEVATION	5.5227
EXISTING ADJONER LINE	
NEW BOUNDARY LINE	
NEW LOT LINES	
NEW SIDEWALK	
NEW STANDARD CURB & GUTTER	
NEW MOUNTABLE CURB & GUTTER	
NEW REMAINING WALL - TO BE CONSTRUCTED AT THE TIME OF ROUGH GRADING	
FLOW DIRECTION ARROW	
NEW SIDEWALK CULVERT	
FINISHED PAD ELEVATION	89.10
NEW SPOT ELEVATION	89.10
NEW TOP OF WALL ELEVATION	90.00
NEW BOTTOM OF WALL ELEVATION	90.00
NEW BOTTOM GROUND ELEVATION	90.08
EXISTING ROADWAY	



- KEYED NOTES**
- (A) CONSTRUCT HEADER CURB AT EDGE OF NEW PAVEMENT AND BARRICADE PER C.O.A. STD. DWS #236
 - (B) ME TO EXISTING GROUND, 4:1 MAX. NEW PAVEMENT AND C&G
 - (C) 4:1 SIDE SLOPE (MAX) TURN 2 BLOCKS & 12' SIDEWALK CULVERT ON SIDE TO ALLOW SMALL DRAINAGE TO PASS FOR TRACT C AND A PORTION OF TRACT 20' WIDE GRAVEL PROTECTED RAINWATER DRAINAGE OUTLET
 - (D) TURN 1 BLOCK SIDEWAYS FOR 24" SIDEWALK CULVERT PER C.O.A. STD. DWS #236
 - (E) CONSTRUCT 4-24" SIDEWALK CULVERTS PER C.O.A. STD. DWS #236 REPORT FOR HYDRAULIC CALCULATIONS (DESIGN AT RBC-SEE DRAINAGE REPORT FOR TRACT C)
 - (F) CONSTRUCT HEADER CURB AT EDGE OF NEW PAVEMENT AND C&G
 - (G) 4:1 SIDE SLOPE (MAX) TURN 2 BLOCKS & 12' SIDEWALK CULVERT ON SIDE TO ALLOW SMALL DRAINAGE TO PASS FOR TRACT C AND A PORTION OF TRACT 20' WIDE GRAVEL PROTECTED RAINWATER DRAINAGE OUTLET
 - (H) TURN 1 BLOCK SIDEWAYS FOR 24" SIDEWALK CULVERT PER C.O.A. STD. DWS #236

NOTES

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. CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DIST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE TEMPORARY BERMS AND MATTING THE SOIL TO KEEP IT FROM BLOWING INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING ADJONER TO REMAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJONER TO REMAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
7. SIDEWALK CULVERTS ARE PER C.O.A. STANDARD DWS #236.
8. ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.

LEGAL DESCRIPTION

Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of LOT 3 and all of LOTS 4 thru 5, BLOCK 7, all of LOTS 9 through 14 and portions of NAVAJITO DRIVE NW and MCMAHON BOULEVARD NW, PARADISE HEIGHTS UNIT 5, as the same is shown in and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume 05, Folio 111 and 112, and containing 6.9826 acres more or less.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

ANASAZI RIDGE UNIT 3 GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO./DAY/YR

NO. DATE

REMARKS

DESIGN

DATE

DESIGNED BY *DGH*

CHECKED BY *DWG*

DATE

DATE

DATE

ENGINEER'S SEAL

5-21-

AS BUILT INFORMATION

CONTRACTOR	WORK	DATE
INSPECTOR	BY	DATE
FIELD INFORMATION	DATE	DATE
DATE	DATE	DATE

FIELD NOTES

AGRS Aluminum Cop stamped "2-A10 2003"

from the intersection of Irving Boulevard NW and Koyamba Street NW 90 north on Koyamba Street NW 0.20 miles to the station on the left.

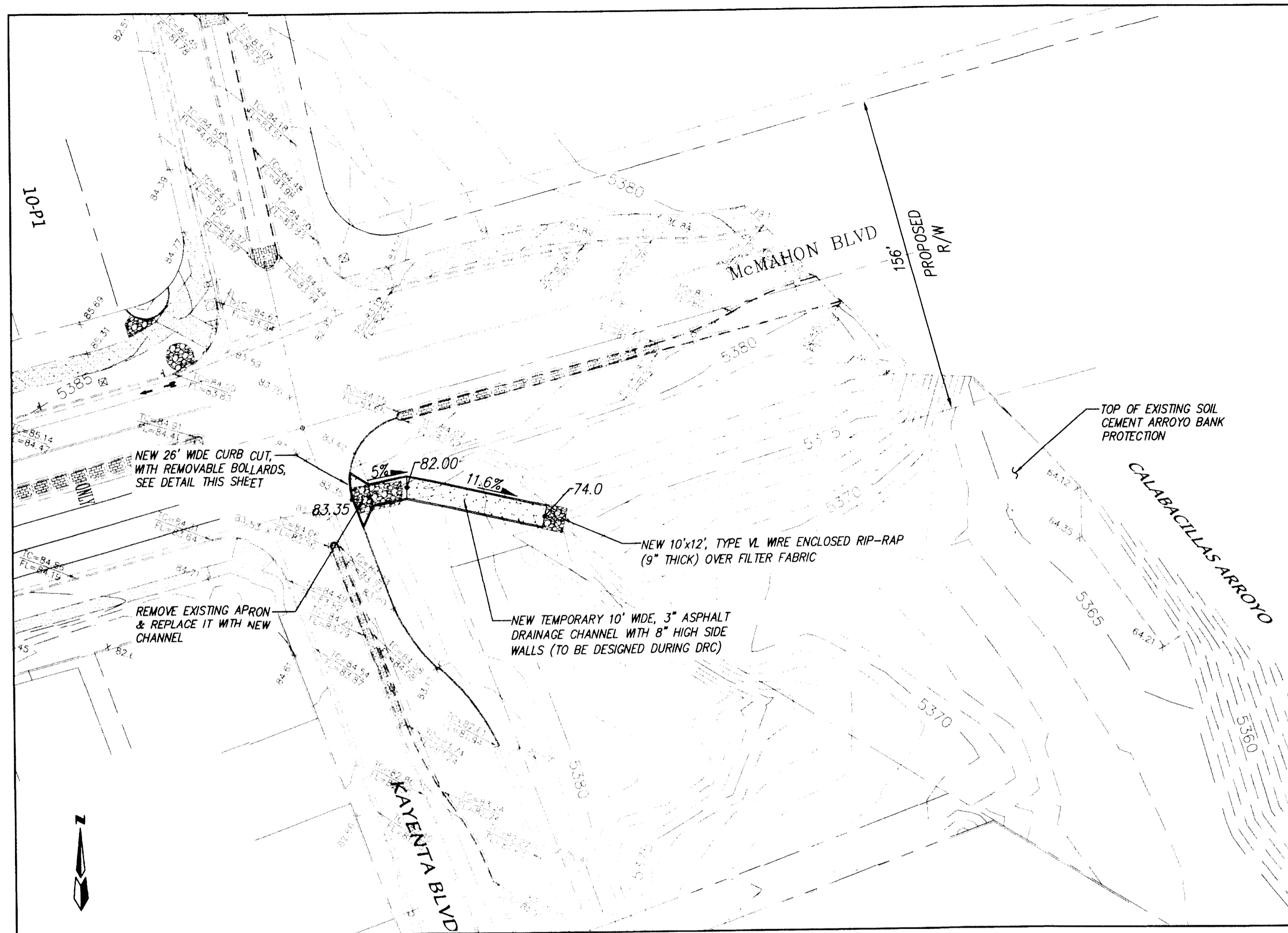
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Geographic Position (in feet) NAD83

N.M. State Plane Coordinates (Central Zone)

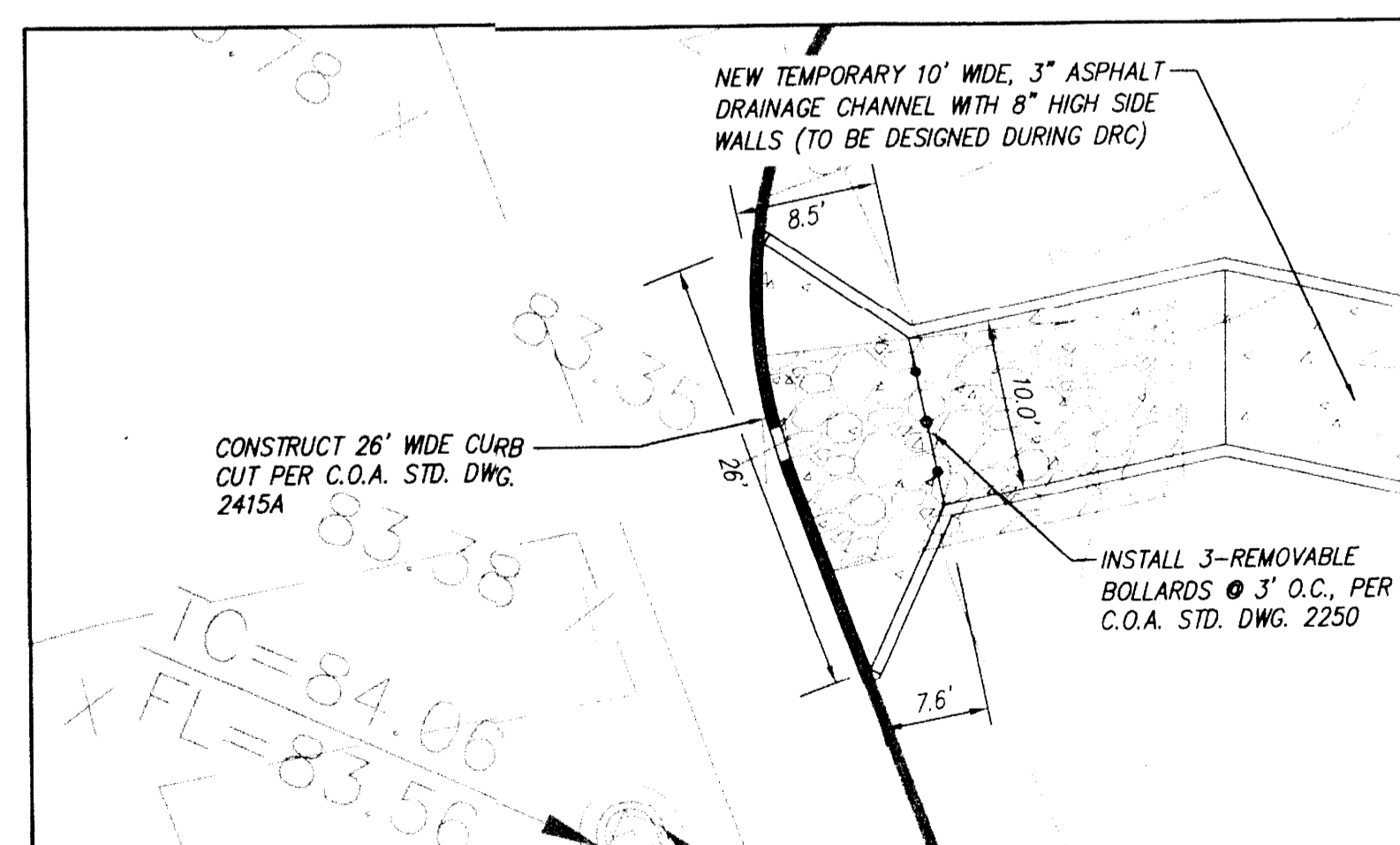
N = 1530345.638, E = 1469909.436

Elevation (in feet) NAVD88 = 5352.970



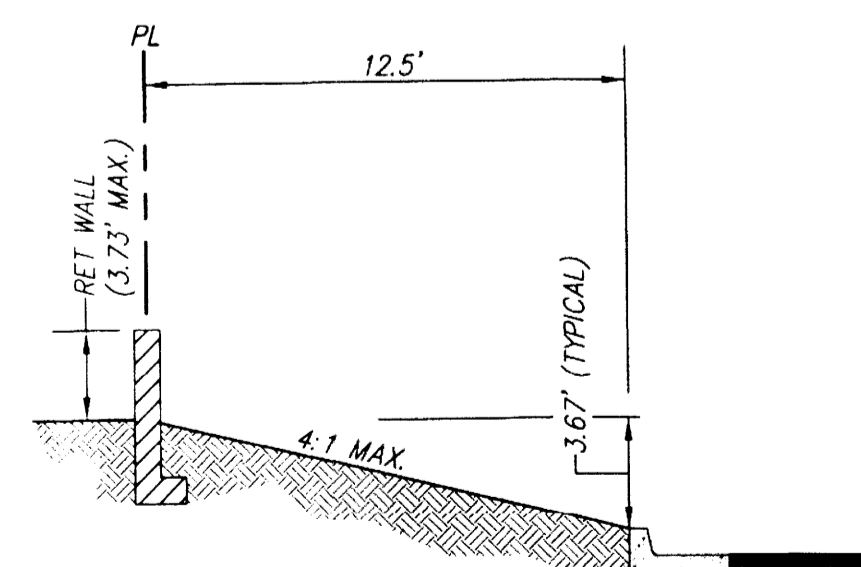
TEMPORARY CHANNEL OUTFALL TO CALABACILLAS ARROYO

SCALE: 1" = 40'



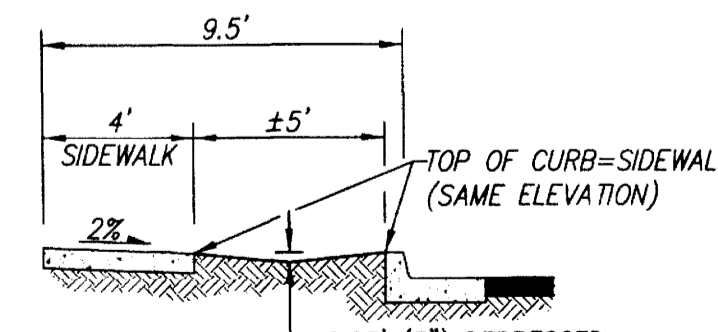
26' CURB CUT & CHANNEL ENTRANCE DETAIL

SCALE: 1" = 10'



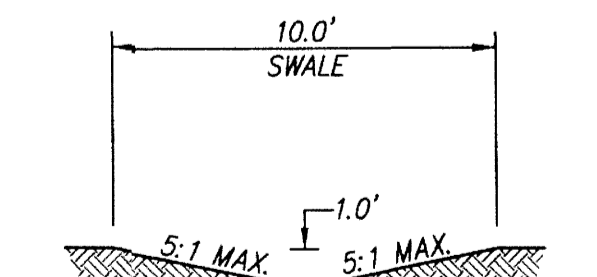
A TYPICAL CROSS SECTION DETAIL

SCALE: 1" = 5'



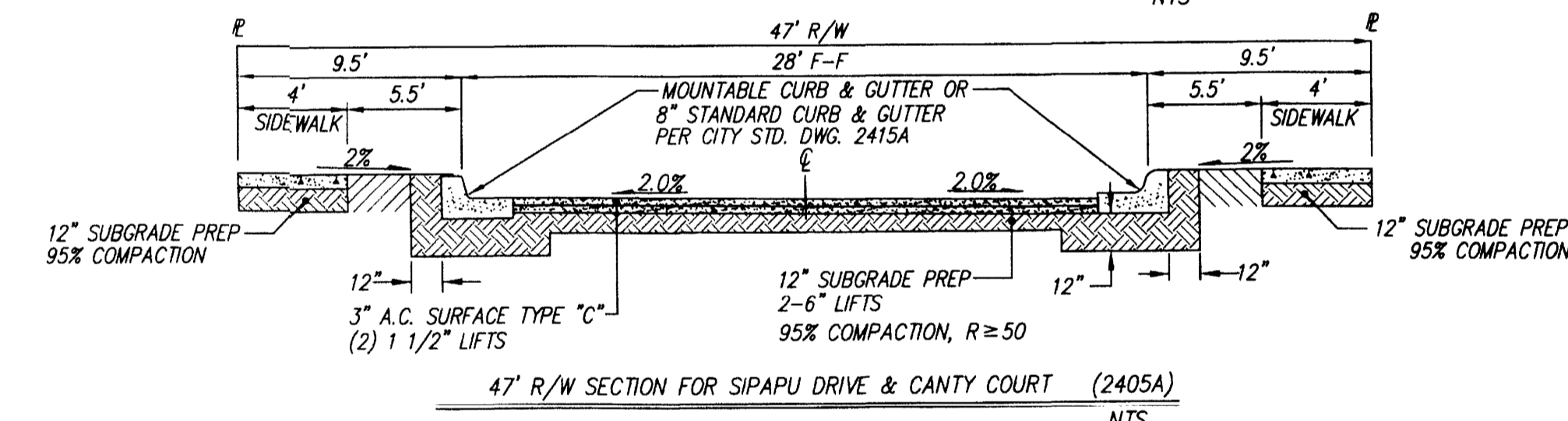
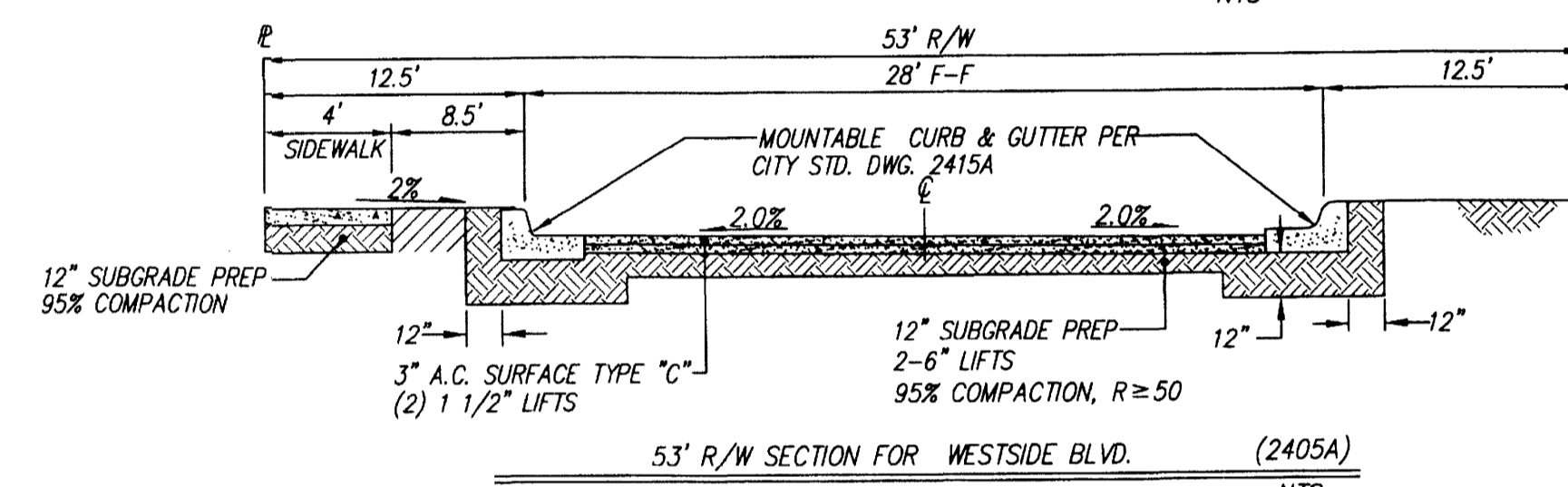
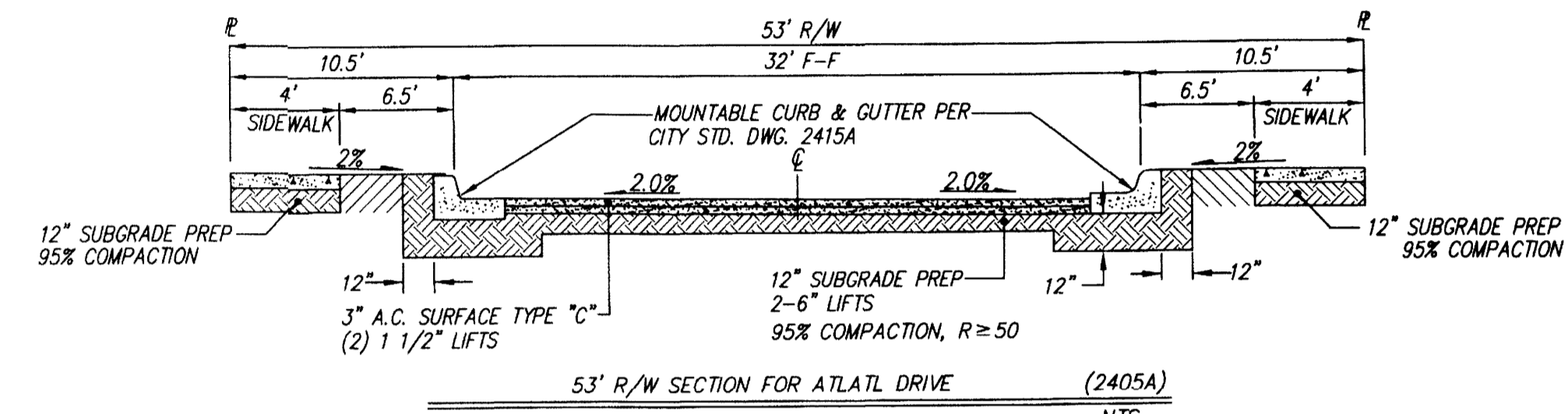
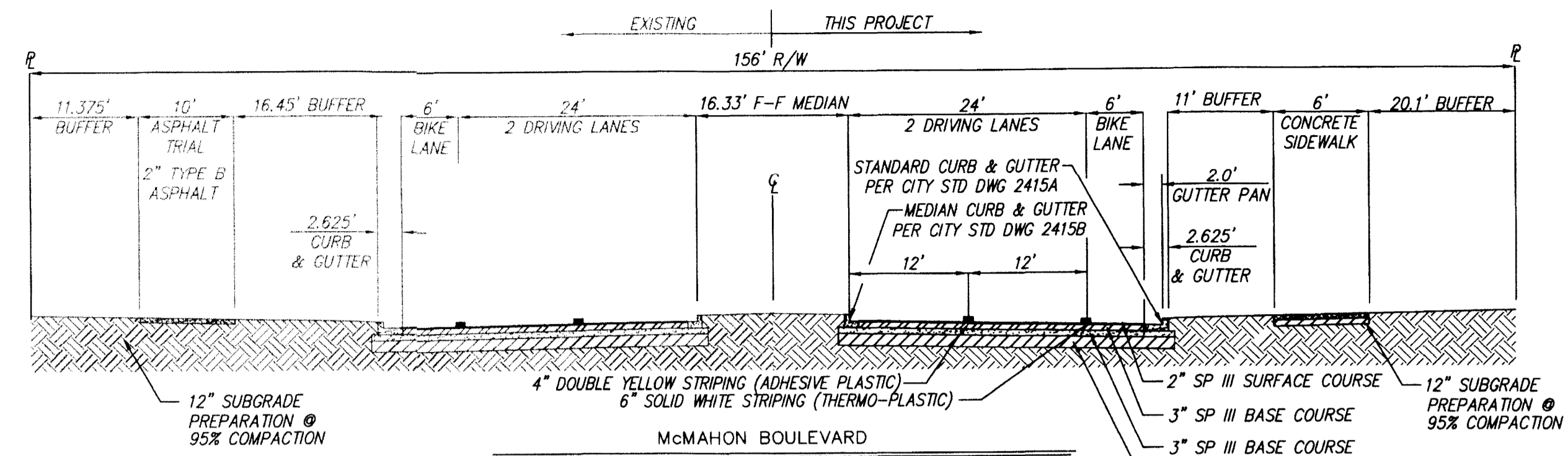
B TYPICAL CROSS SECTION DETAIL

SCALE: 1" = 5'



C TYPICAL SWALE DETAIL

SCALE: 1" = 5'



AS BUILT INFORMATION		CONTRACTOR	DATE
BENCH MARKS		STAMPED BY	DATE
SURVEY INFORMATION		INSPECTOR'S	DATE
FIELD NOTES		FIELD	DATE
NO.		BY	DATE
ENGINEER'S SEAL		REVISIONS	DATE
NO.		DATE	DATE
BY		DATE	DATE
REVISIONS		DATE	DATE
DESIGN		DATE	DATE
DRAWN BY		DATE	DATE
CHECKED BY		DATE	DATE
MICRO-FILM INFORMATION		RECORDED BY	DATE
NO.		NO.	NO.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

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

DESIGNED BY **DLH** DATE **01/15**
DRAWN BY **DLH** DATE **01/15**
CHECKED BY **DMG** DATE **01/15**

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

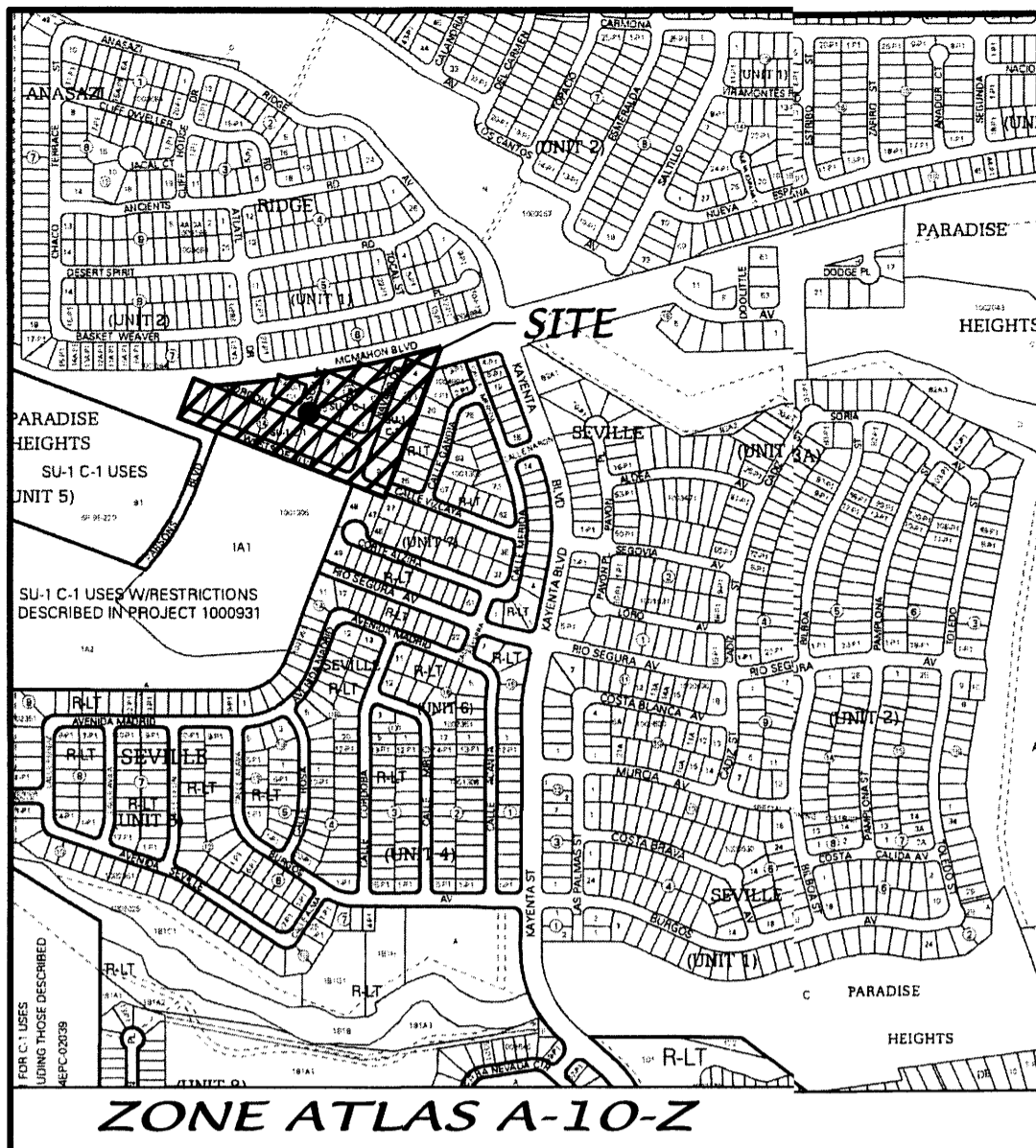
TITLE: **ANASAZI RIDGE UNIT 3**
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. **A-10-Z** SHEET **2** OF **2**

SKETCH PLAT
ANASAZI RIDGE UNIT 3
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2013

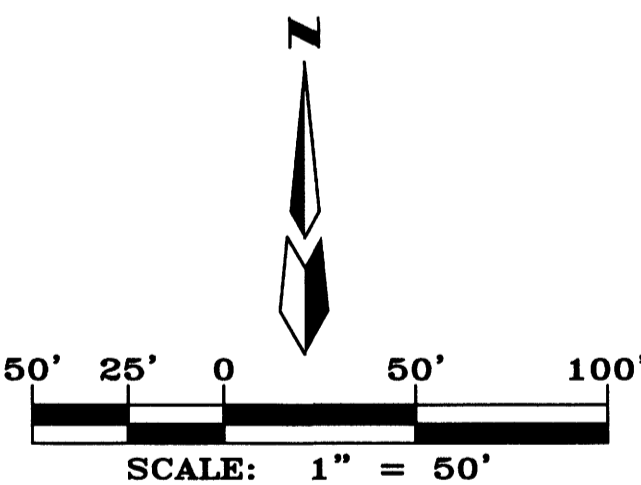
PROJECT # 100-1245
 10-30-13
 13-70720(SK)



SUBDIVISION DATA

GROSS ACREAGE	7.7559 AC
ZONE ATLAS NO.	A-10-Z
LOTS CREATED	25 LOTS
DATE OF SURVEY	OCTOBER, 2013
ZONING	R-1

SITE BENCHMARK
 ACS MONUMENT
 "SANDBERN"
 ELEVATION=5456.92
 (SLD 1929)



Line Table

Line #	Direction	Length
L5	S20°32'38"W	19.13'
L6	N70°28'03"W	37.19'
L4	S17°04'10"W	6.86'
L3	N69°04'27"W	12.09'
L2	S20°50'25"W	14.79'
L1	N69°09'35"W	23.61'

SURVEYOR

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

OWNERS

ANASAZI RIDGE LLC
 P.O. BOX 12317
 ALBUQUERQUE, N.M. 87190
 (505) 822-5562

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 826-2200

SKETCH PLAT
ANASAZI RIDGE UNIT 3

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 P.O. BOX 90606
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 (505)828-2200, FAX (505)797-9539

Drawing SKETCH PLAT.dwg	Drawn: STEPHEN	Checked: DMG	Sheet 1 of 1
Scale: 1"=50'	Date: 10/18/13	Job: A13039	

P:\13\DOB\1309 - Anasazi Ridge Unit 3\PLATS\SKETCH PLAT.dwg, 10/18/2013 12:39:23 PM
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