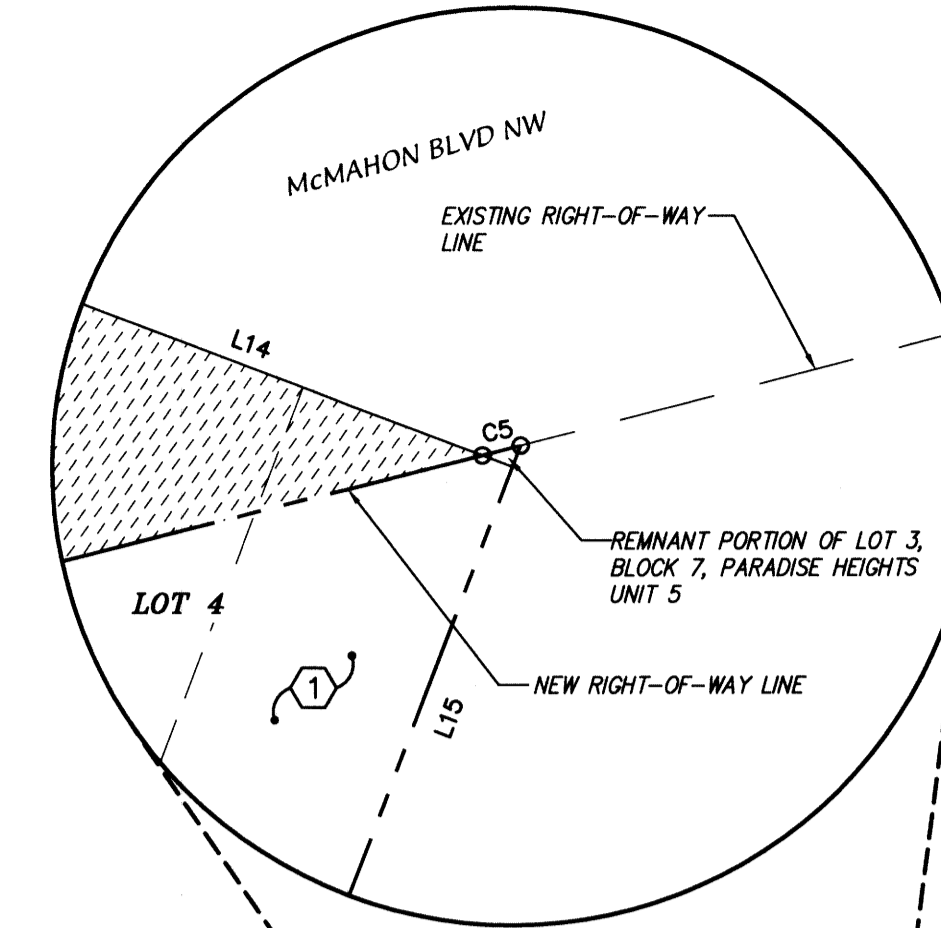


ZONE ATLAS MAP A-10-Z VICINITY MAP SCALE: NTS

**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"	N79°47'05" E	155.09'



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**

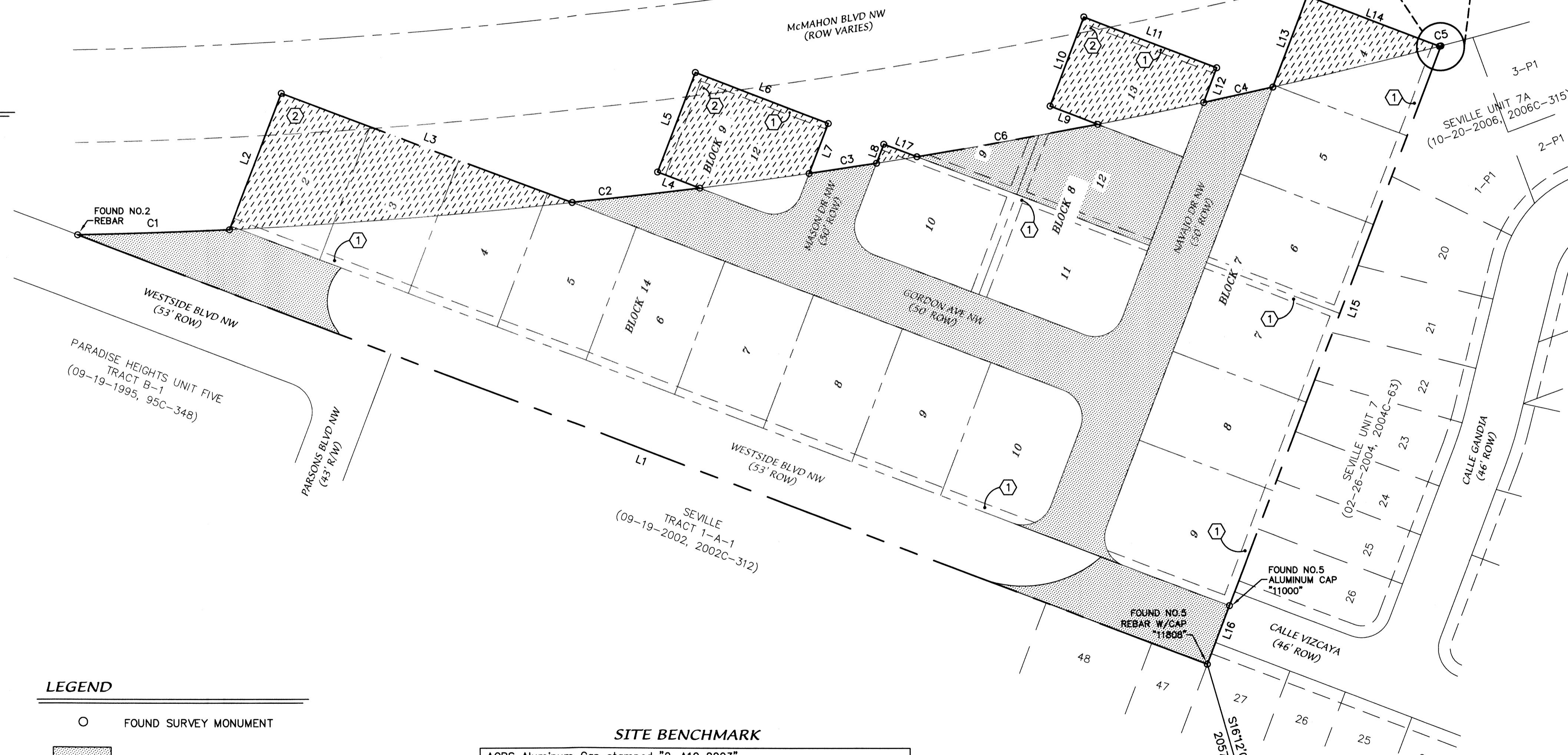
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:  
 PLAT OF "ANASAZI RIDGE, UNIT 1",  
 (06-29-2006, 2006C-207)  
 PLAT 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)

**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'
L6	S 69°09'36" E (S69°26'40" E)	119.92'
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'
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'
L16	S 20°45'12" W (S20°50'22" W)	53.00'
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**

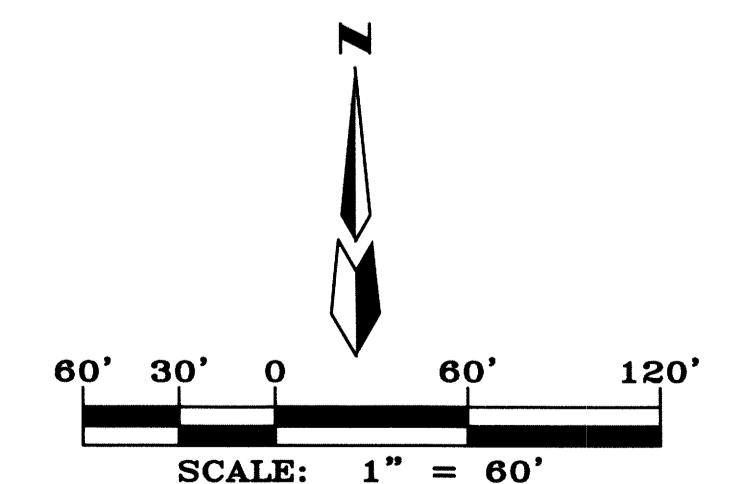
AGRS Aluminum Cap stamped "2-A10 2003"  
 From the intersection of Irving Boulevard NW and Kayenta Street NW, go north on Kayenta Street NW 0.20 miles to the station on the left. It is 339 feet south of the centerline of Burqos Avenue NW and 2.8 feet west of the west back of curb.  
 Geographic Position (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".21"  
 CENTRAL ZONE  
 ELEVATION=5362.970  
 (NAD83/NAVD88)

**APPROVED**

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

*Michael Pickard* 1/8/2015  
 Michael Pickard, Managing Member Date



**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

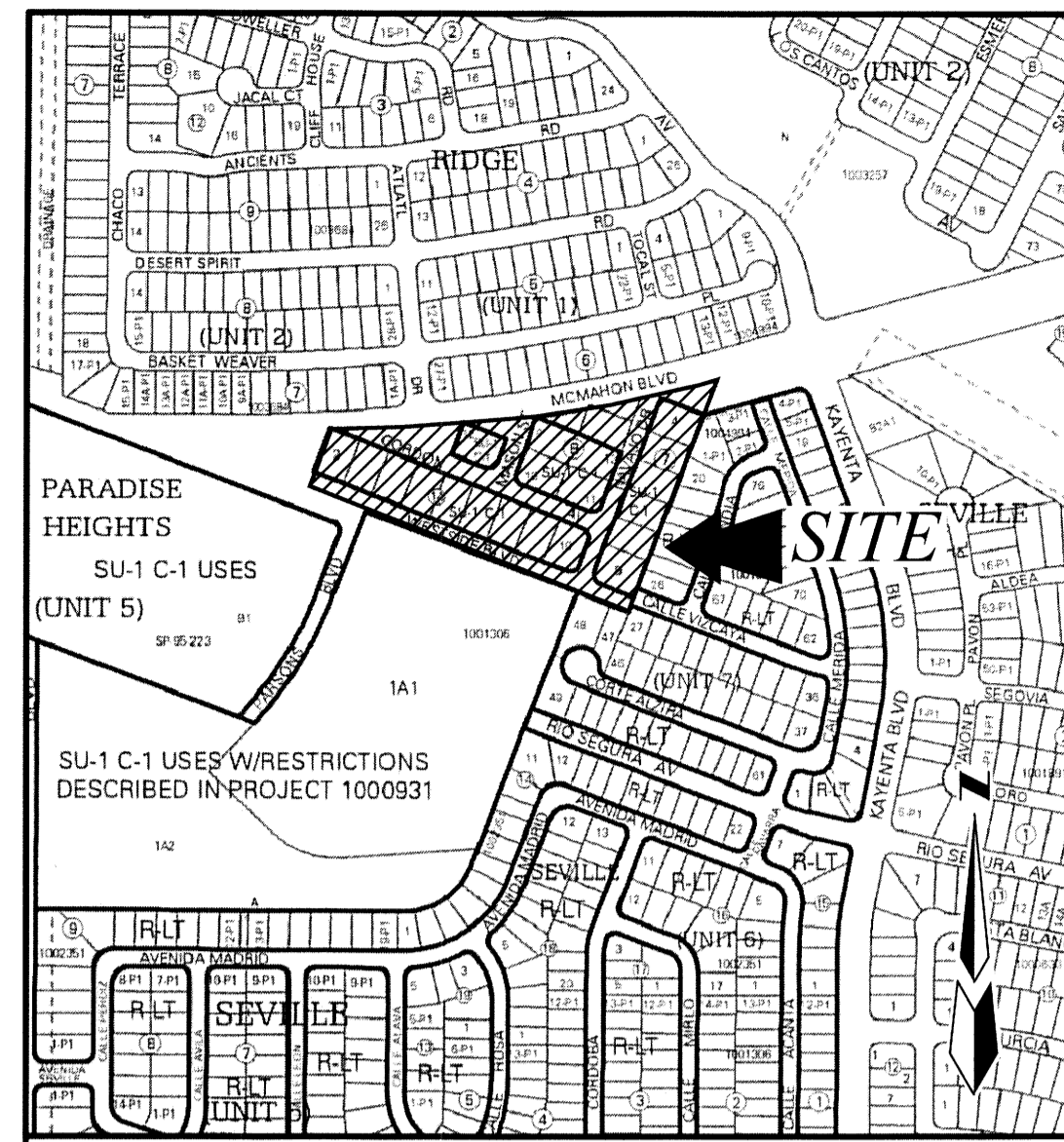
**SURVEYOR**  
 ALDRICH LAND SURVEYING  
 P.O. BOX 3001  
 ALBUQUERQUE, NEW MEXICO 87190  
 (505) 884-1990

PRELIMINARY PLAT FOR  
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 CITY OF ALBUQUERQUE  
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 JANUARY, 2015

Curve #	Length	Radius	Delta	Chord B.	Chord L.
C1	1163.57'	5078.00'	13°07'44"	N82°07'23"E	1161.03'
C2	51.95'	273.50'	10°53'02"	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'	1°16'10"	N86°36'30"E	112.52'
C11	123.08'	5078.00'	1°23'19"	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 #	Length	Radius	Delta	Chord B.	Chord L.
C17	140.70'	300.00'	26°52'19"	N72°11'56"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'	4°15'37"	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 #	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'



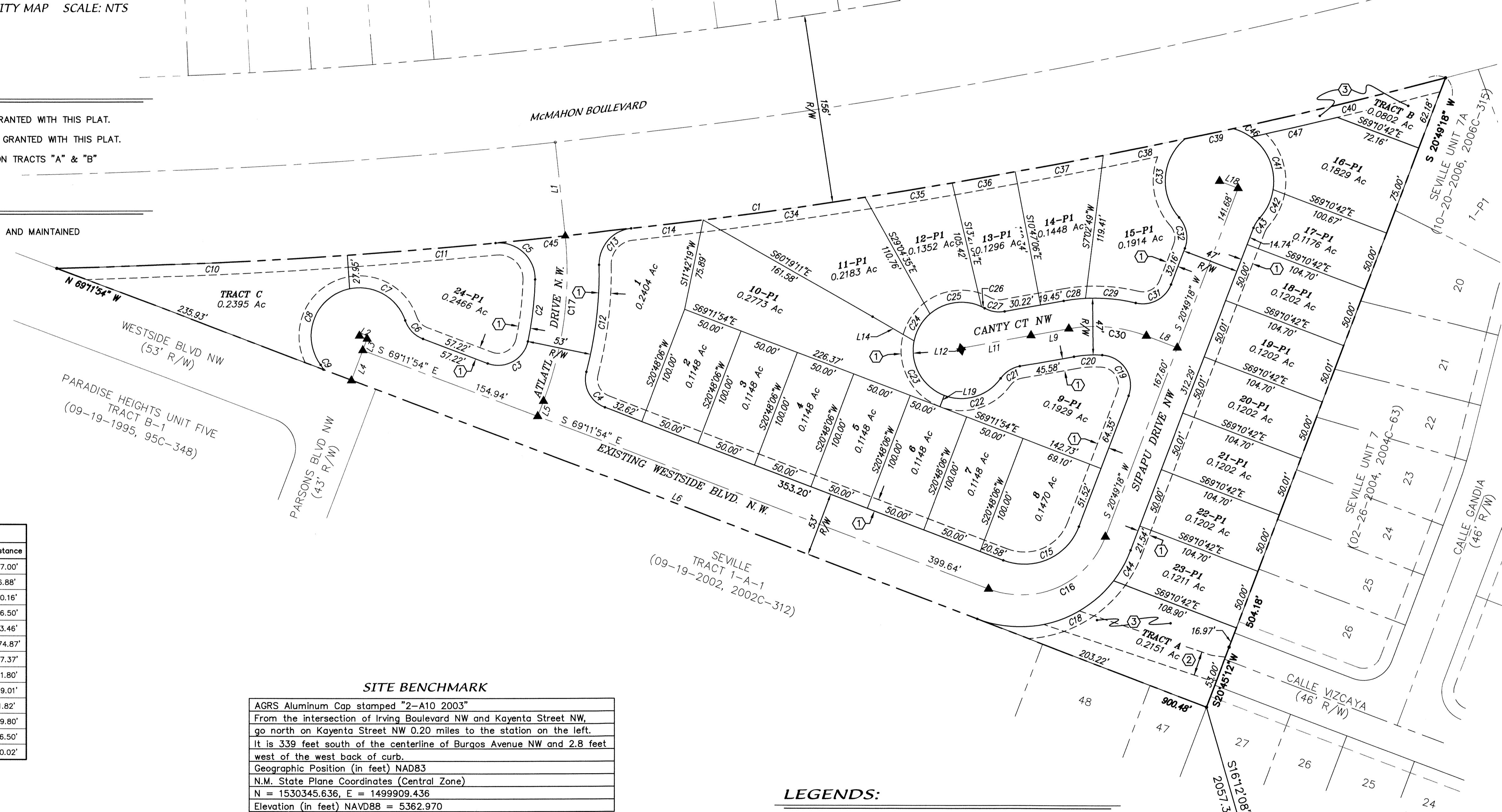
ZONE ATLAS MAP A-10-Z VICINITY MAP SCALE: NTS

**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 #	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	27.37'
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'
L18	N69°10'42"W	16.50'
L19	S20°48'06"W	10.02'

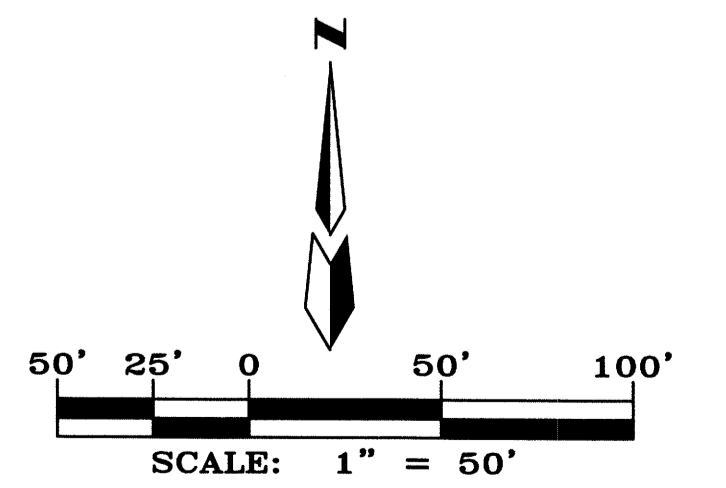
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 Elevation (in feet) NAVD88 = 5362.970

**LEGENDS:**

- 1-P1 LOT NUMBER
- ▲ CENTER LINE MONUMENT
- R/W RIGHT-OF-WAY

AGRS MONUMENT  
 AND BENCHMARK  
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 G-C=0.999670028  
 Δα = -00°16'16.21"  
 CENTRAL ZONE



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