

AMENDED PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1 A, 1 B, 1 C, 2 AND 3
 WITHIN THE
TOWN OF ATRISCO GRANT
 PROJECTED SECTION 9
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2017

LEGAL DESCRIPTION

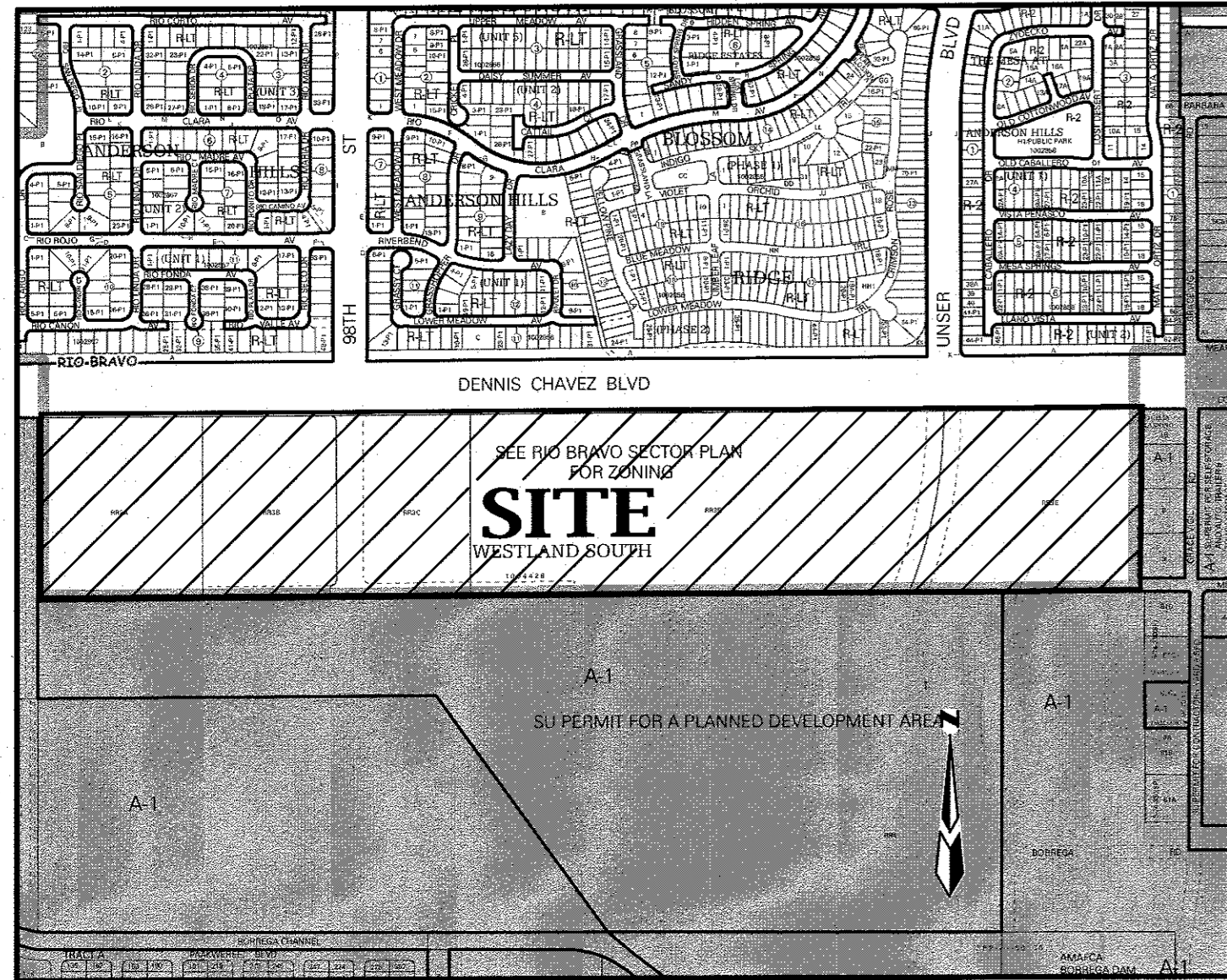
A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 Bk. 2005C, Pg. 365 and containing 98.9070 acres more or less

PURPOSE OF PLAT

- SUBDIVIDE TRACTS RR-3A THRU RR-3-E INTO 225 RESIDENTIAL LOTS AND 16 TRACTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

SUBDIVISION DATA

GROSS ACREAGE	98.9070
ZONE ATLAS NO.	P-9-Z
NO. OF LOTS CREATED	225 LOTS
NO. OF TRACTS CREATED	16 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	22.3278 AC
DATE OF SURVEY	NOVEMBER, 2004



VICINITY MAP SCALE: 1"=750' ZONE ATLAS MAP P-9-Z

LINE TABLE

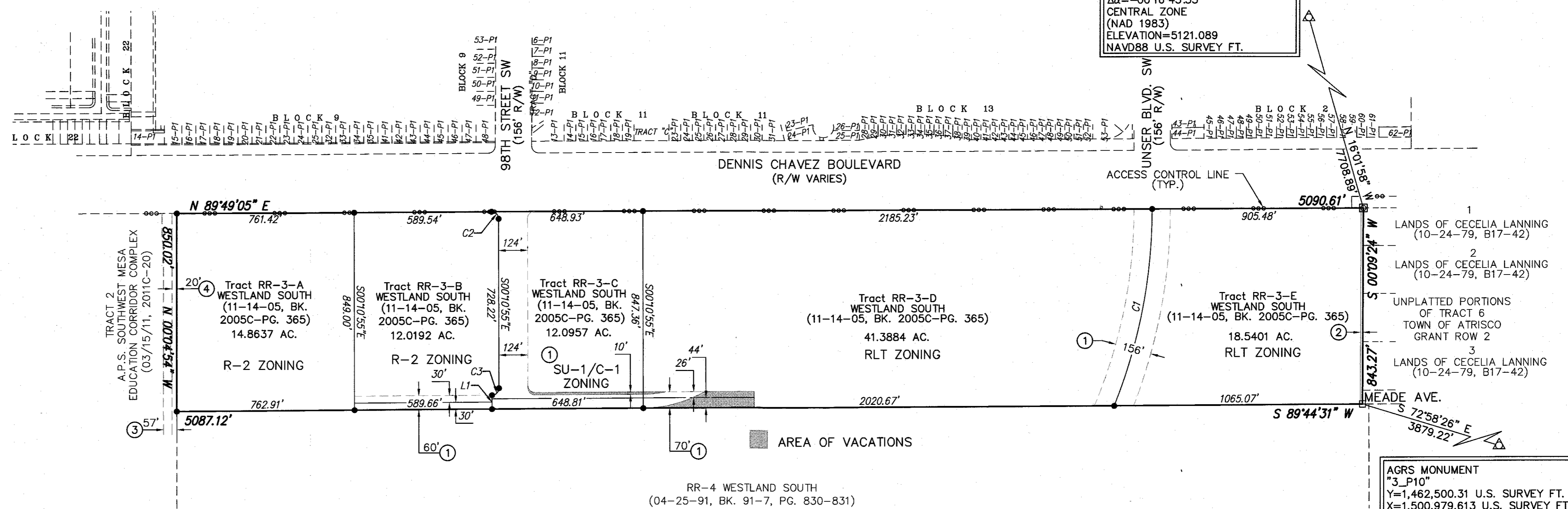
LINE	BEARING	LENGTH
L1	N00°15'29"W	60.00

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	865.88	2250.00	22°02'58"	438.37	N10°50'34"E	860.55
C2	47.12	30.00	90°00'00"	30.00	N45°10'55"W	42.43
C3	47.08	30.00	89°55'26"	29.96	N44°46'48"E	42.40

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:
 - "BULK LAND PLAT WESTLAND SOUTH, TRACTS RR-3-A, THROUGH RR-3-E, (11-14-05, 2005C-365)
 - "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
 - "LAND OF DAMACIO APODAC", (11-08-79, A5-116)
 - "LAND OF DAMACIO APODAC", (01-08-79, A7-6)
 - "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
 - "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
 - "PAKKREWE", (01-29-01, 01C-38)
 - "RIGHT OF WAY MAP (SD-4008 (206)", (05-09-94)
 - Records of Bernalillo County, New Mexico.
- Date of Survey: November, 2004.
- Title Report: Fidelity National Title Insurance Company Commitment No.04-1048776-B-VG (Effective Date: October 7, 2004.)
- Address of Property: None provided.
- This property lies within Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated October 13, 2005.
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.

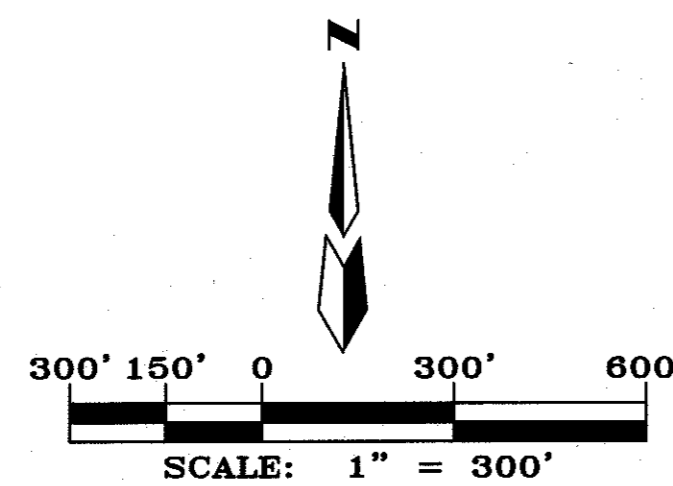


PROPERTY CORNERS

- ☑ FOUND 5/8" REBAR WITH CAP "LS 15702"
- ☐ FOUND 1/2" REBAR
- FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊙ FOUND 5/8" REBAR WITH CAP "LS 14733"

EASEMENTS

- EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)
- 10' PUBLIC UTILITY EASEMENT (11-14-05, BK. 2005C-PG. 365)
- EXIST. PRIVATE ACCESS EASEMENT (03-15-11, 2011C-20)
- EXIST. 20' A.B.C.W.U.A. EASEMENT (09-18-08, 2008103542)



NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS ● SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE-SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- 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.
- ALL PROPOSED LOTS CONTAINED WITHIN THIS SUBDIVISION ARE A MINIMUM OF 40 FEET WIDE AND A MINIMUM OF 4000 SF IN SIZE.

APPROVED

Steven M. Rianchover P.S. 12/20/17
 City Surveyor, City of Albuquerque, N.M. Date

CEJA VISTA, LLC
Mark Papanides 12/15/17
 MARK PAPANIDES, MANAGING MEMBER Date

OWNERS

ALBUQUERQUE RIO BRAVO PARTNERS LLC
 6330 RIVERSIDE PLAZA LANE N.W.
 STE 220
 ALBUQUERQUE, N.M. 87102
 (505) 898-5051

ENGINEERS

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

SITE BENCHMARK

ACS MONUMENT
 "3-P10"
 ELEVATION=4938.411
 (NAVD88) U.S. SURVEY FT.

SURVEYOR

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

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NOTES:

- The following Tracts have been created for the following purposes:
 Tract A- Future R-2 Development
 Tract B- Future R-2 Development
 Tract C- Future R-2 Development
 Tract D- Future commercial development
 Tract E- Open Space/Park
 Tract F- Open Space/Park
 Tract G- Pedestrian Access Esmt., Waterline esmt.
 Tract H- Pedestrian Access Esmt.
 Tract I- Open Space/Park
 Tract J- Temporary Public Drainage Esmt., future residential lots
 Tract K- Open Space/Park
 Tract L- Open Space/Park
 Tract M- Open Space/Park
 Tract N- Pedestrian Access Esmt., Waterline & Sanitary Sewer Esmt.
 Tract O- Public Drainage Esmt.
- All waterline and sanitary sewer easements are granted to A.B.C.W.U.A.
- All drainage easements and pedestrian access easements are granted to the City of Albuquerque
- Tracts E, F, G, H, I, J, K, L, N, O, are owned by and to be maintained by the Ceja Vista Homeowners Association.
- Tracts C, D, J & P to be owned and maintained by the subdivider until such a time as the property has been conveyed or developed for the future intended purpose.
- Tract O is to be owned and maintained by the City of Albuquerque for a permanent detention pond.

Line #	Direction	Length
L1	S89°44'31"W	20.18'
L2	N45°15'29"W	14.14'
L3	N00°00'00"E	29.15'
L4	N00°15'29"W	34.11'
L5	N90°00'00"W	30.85'
L6	N71°55'14"E	64.45'
L7	N90°00'00"E	20.41'
L8	S00°00'00"E	77.18'
L9	N90°00'00"E	33.00'
L10	N90°00'00"E	49.00'
L11	N90°00'00"W	35.00'

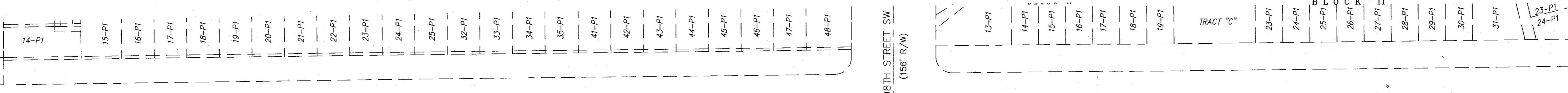
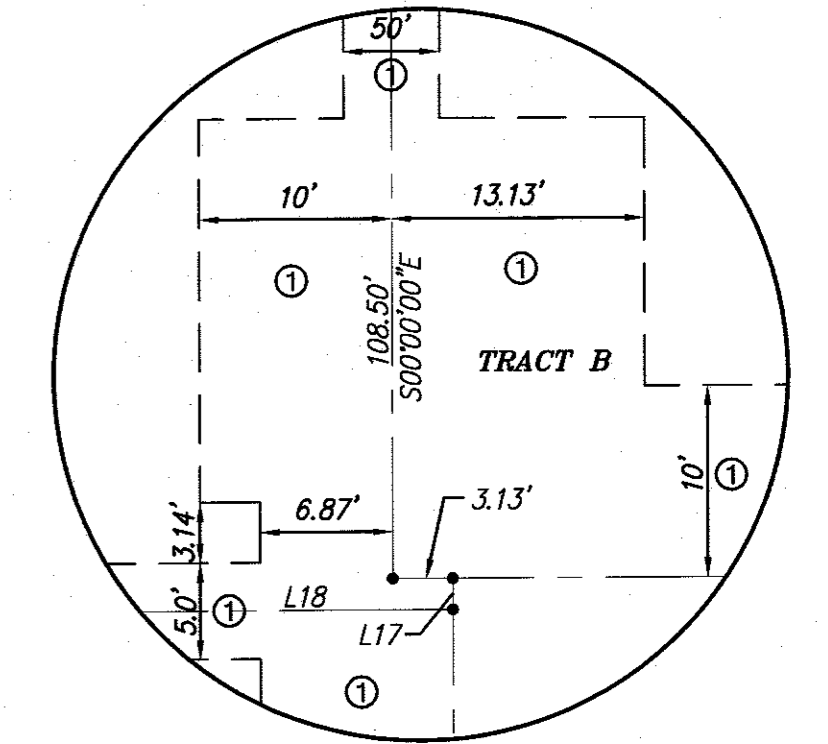
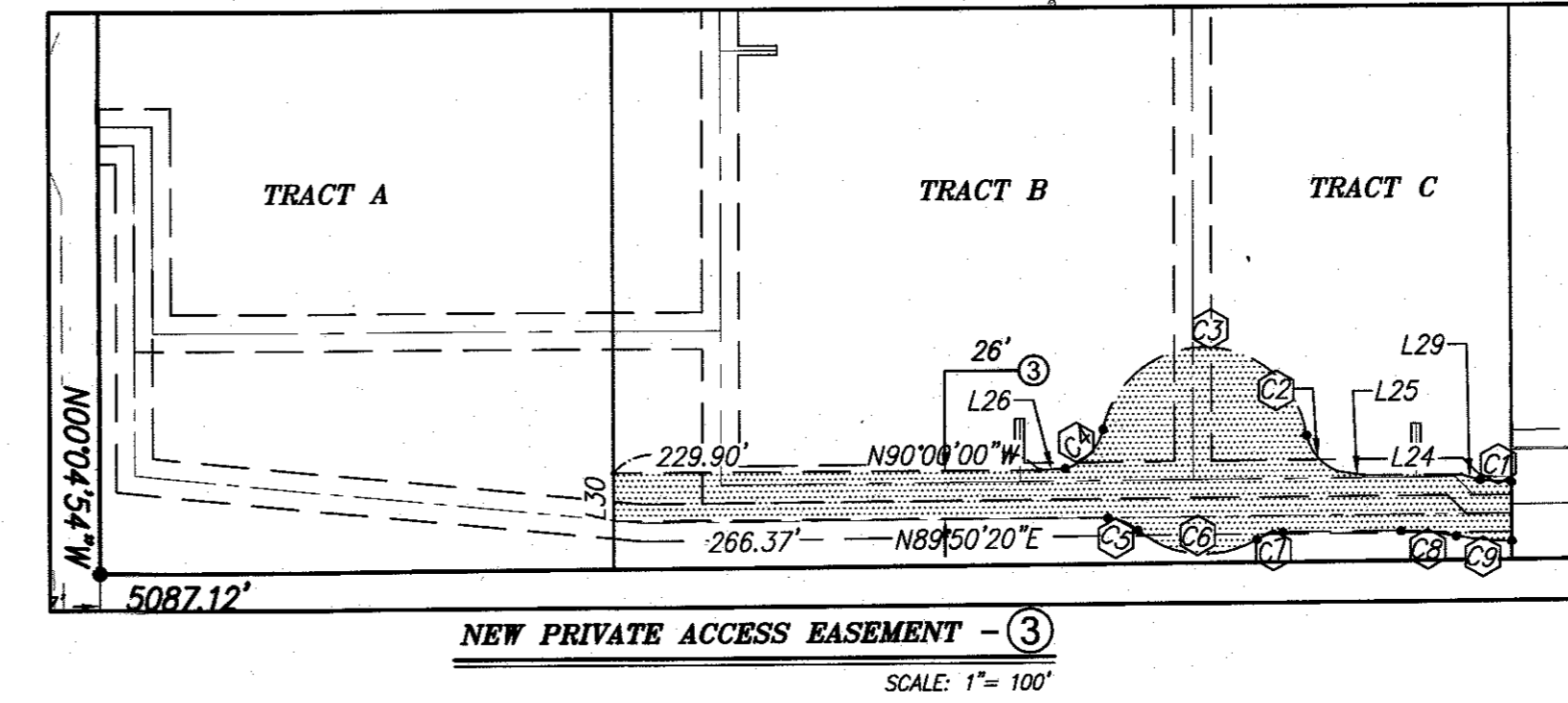
Line #	Direction	Length
L12	S00°00'00"E	53.05'
L13	N45°00'04"E	28.92'
L14	S90°00'00"E	53.00'
L15	S00°00'00"E	52.15'
L16	S00°00'00"E	33.01'
L17	S00°00'00"E	1.63'
L18	N90°00'00"W	33.02'
L19	S89°49'05"W	29.50'
L20	N00°00'00"E	111.50'
L21	S89°49'05"W	19.47'
L22	N00°00'00"E	178.41'

Line #	Direction	Length
L24	N90°00'00"W	52.49'
L25	N81°06'34"W	14.72'
L26	S86°22'46"W	14.01'
L29	N74°19'30"W	10.35'
L30	S01°00'58"E	26.75'

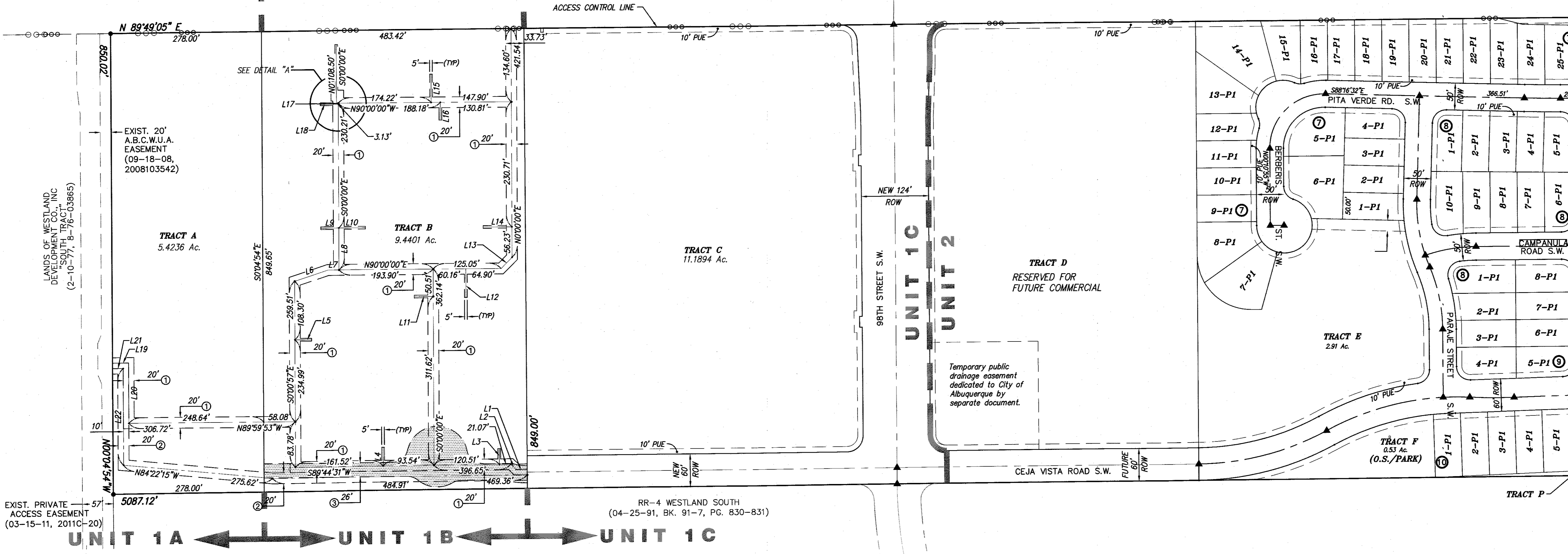
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	118.00'	16.85'	008°10'54"	N86°10'02"W	16.84'
C2	28.00'	26.84'	054°55'31"	N39°49'29"W	25.83'
C3	56.00'	155.75'	159°20'54"	N87°59'10"W	110.19'
C4	28.00'	31.00'	063°26'05"	S44°01'48"W	29.44'
C5	28.82'	17.78'	035°20'37"	S67°18'49"E	17.50'
C6	56.00'	68.84'	070°26'12"	S85°07'03"E	64.59'
C7	28.00'	14.70'	030°04'40"	N74°42'11"E	14.53'
C8	150.00'	30.04'	011°28'24"	S84°31'17"E	29.99'
C9	150.00'	30.04'	011°28'24"	S84°31'17"E	29.99'

NEW EASEMENTS

- NEW PUBLIC WATER LINE EASEMENT GRANTED TO A.B.C.W.U.A. WITH THIS PLAT.
- NEW PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
- NEW PRIVATE ACCESS EASEMENT GRANTED TO TRACT A WITH THIS PLAT.

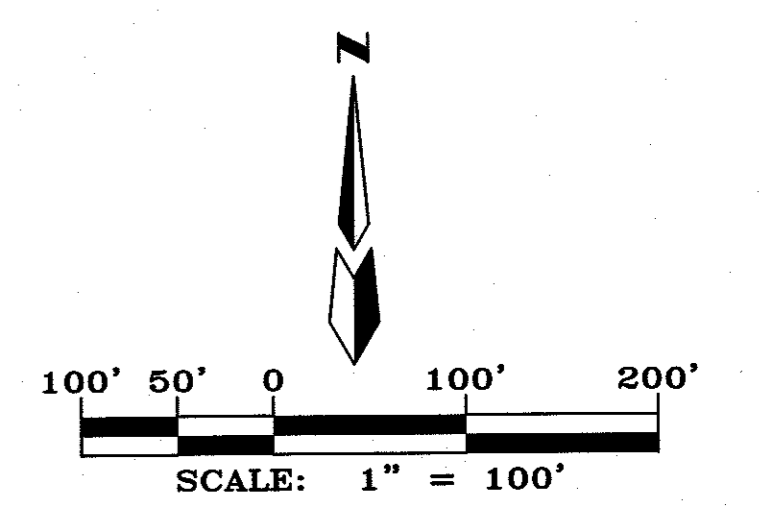


UNIT 1A ← **UNIT 1B** ← **UNIT 1C**



- NOTES
- Tracts G, H, I, J, N, & O are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
 - Tracts E, F, G, H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the Ceja Vista Home Association. Tracts J, K, L, M, & P are Public Non-Vehicular Access Easements granted by this plat.
 - Tracts C, D, J & P is to be held and maintained by the subdivider until such time that it is conveyed or developed.

- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 15702"
 - FOUND 1/2" REBAR
 - FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
 - FOUND 5/8" REBAR WITH CAP "LS 14733"
- LEGEND
- 1-P1 LOT NUMBER
 - ⊙ BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - NEW PUBLIC UTILITY EASEMENT
 - UNIT BOUNDARY LINE



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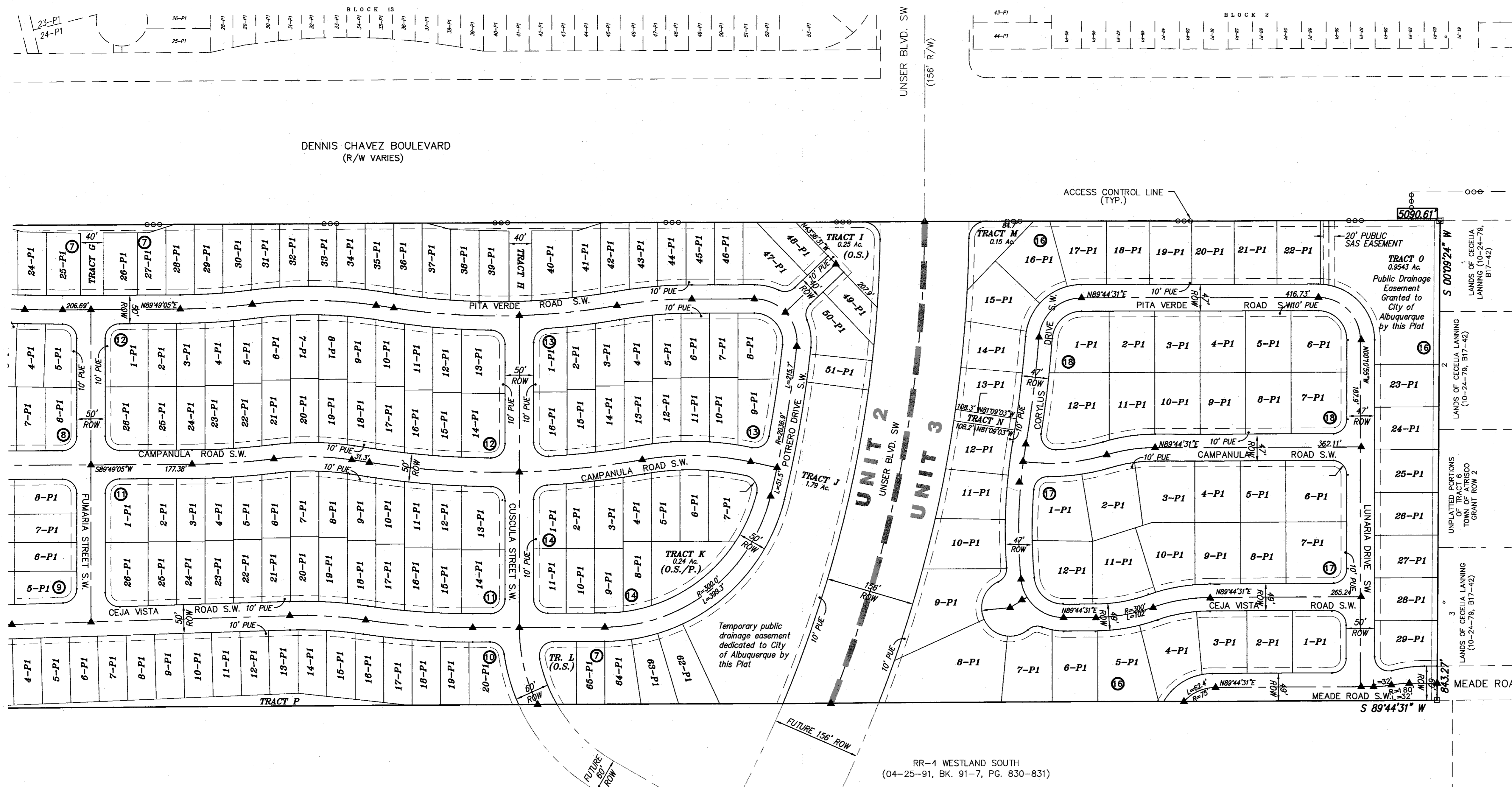
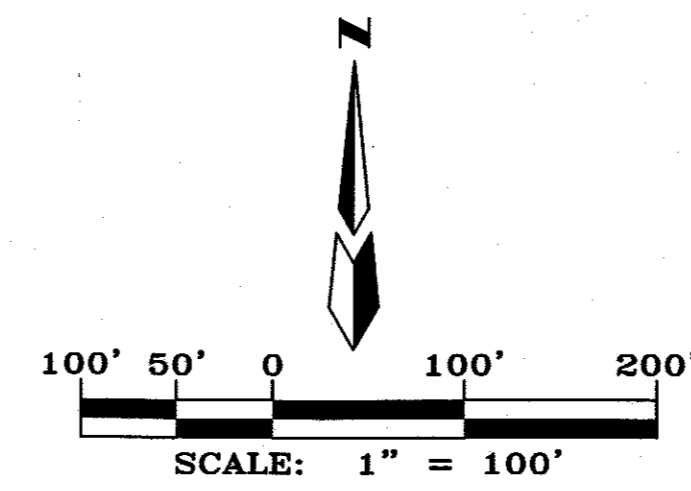
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- 1-P1 LOT NUMBER
 - Ⓢ BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - 10' PUE NEW PUBLIC UTILITY EASEMENT
 - UNIT BOUNDARY LINE

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SEE SHEET 2 OF 3 FOR CONTINUATION

F:\A17\JOBS\A17005 - CEJA VISTA MULTI FAMILY\PLATS\PRELIMINARY PLATS\A17005 PPLAT SHTT-2-3.DWG Stephen 05-05-10

RR-4 WESTLAND SOUTH
 (04-25-91, BK. 91-7, PG. 830-831)