

**AMENDED
PRELIMINARY PLAT
FOR
GLENDESTO SUBDIVISION**
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2017

LEGAL DESCRIPTION

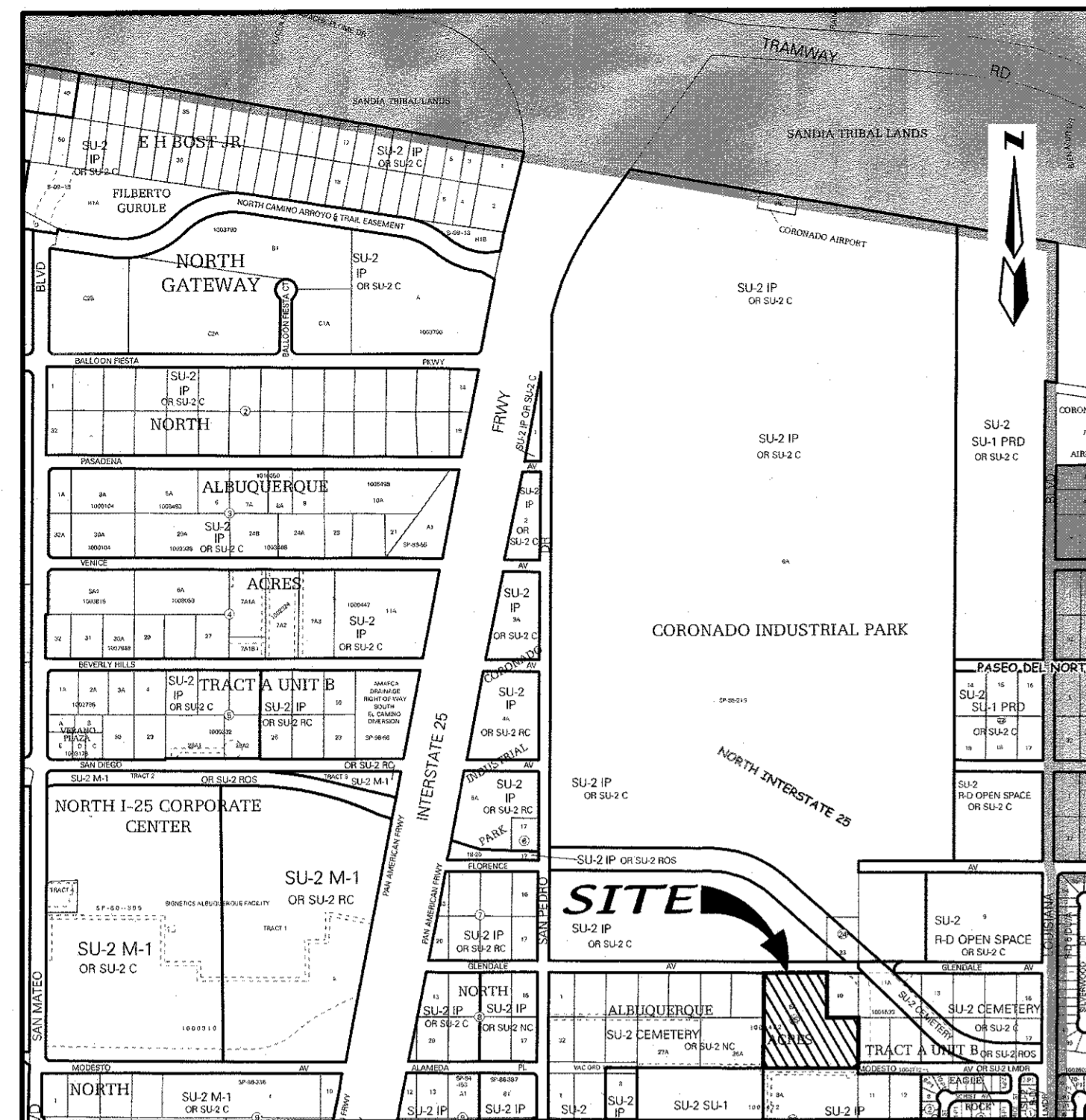
A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 8-A, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 8, 2015, IN PLAT BOOK 2015C, PAGE 104, AND CONTAINING 4.7676 ACRES MORE OR LESS.

SUBDIVISION DATA

GROSS ACREAGE 4.7676 AC
 ZONE ATLAS NO. B-18-Z
 NO. OF EXISTING TRACTS/LOTS 1 TRACT/0 LOTS
 NO. OF TRACTS CREATED 1 TRACT
 NO. OF LOTS CREATED 27 LOTS
 DATE OF SURVEY MAY, 2016

LINE	BEARING	DISTANCE
L1	S 00°05'03" W	5.12'
L2	S 53°40'01" W	20.86'
L3	N 00°12'49" E	29.85'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7.50'	25.00'	17°10'40"	S 45°04'41" W	7.47'
C2	11.03'	96.00'	06°34'57"	S 50°22'33" W	11.02'



VICINITY MAP ZONE ATLAS MAP: B-18-Z NTS

PURPOSE OF PLAT

- SUBDIVIDE LOT 8-A, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, INTO 27 RESIDENTIAL LOTS AND 1 TRACT.
- GRANT NEW EASEMENTS AS SHOWN.

NOTES

- BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:
 "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (09-08-2015, 2015C-104)
 "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (04-23-2012, 2012C-045)
 "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (05-07-2002, 2002C-157)
 "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (02-12-1993, 93C-038)
 "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (04-24-1936, D-130)
- FIELD SURVEY PERFORMED IN MAY, 2016.
- CITY OF ALBUQUERQUE, NEW MEXICO ZONE: SU-2.
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, AS SHOWN ON PANEL 129 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED AUGUST 16, 2012. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.
- TITLE REPORT: NONE PROVIDED.
- 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.

AGRS MONUMENT
 "10-C18"
 N=1524123.885
 E=1542565.263
 G-G=0.999665042
 Δα=00°11'19.43"
 ELEVATION=5222.09
 CENTRAL ZONE
 (NAD83/NAVD88)

LOT 26-A
 BLOCK 25
 TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES
 (09-08-2015, 2015C-104)

LOT 29-A-1
 BLOCK 26
 TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES
 (09-08-2015, 2015C-104)

LOT 8-A
 BLOCK 25
 TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES
 (09-08-2015, 2015C-104)

TRACT A IS A PRIVATE ROADWAY AND DRAINAGE EASEMENT FOR THE BENEFIT OF THE HOMEOWNERS TO BE MAINTAINED BY THE H.O.A. AND A PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY.

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP "LS 12651" (TYP.)
- ⊙ FOUND 1/2" REBAR WITH CAP "LS 8686" (TYP.)
- FOUND 5/8" REBAR
- △ FOUND 5/8" REBAR WITH 3" ALUMINUM CAP "LS 11883" (TYP.)
- ⊠ FOUND 5/8" REBAR WITH CAP "LS 11808" (TYP.)
- SET 1/2" REBAR WITH CAP "LS 7719" (TYP.)

EASEMENTS

- EXISTING 20' ABCWUA PUBLIC WATERLINE EASEMENT (09-08-2015, 2015C-104)
- EXISTING 15' NMCG GAS LINE EASEMENT (09-08-2015, 2015C-104)
- EXISTING 60' COA PERMANENT EASEMENT FOR GLENDALE EXTENSION ROADWAY IMPROVEMENTS (12-21-2001, 2001I52060)

OWNERS

CCG PARTNERSHIP,
 A NEW MEXICO GENERAL PARTNERSHIP
 ATTN: SCOTT B. CLARK
 P.O. BOX 14641 ADDRESS
 ALBUQUERQUE, N.M. 87191
 (505) 883-1414

ENGINEERS

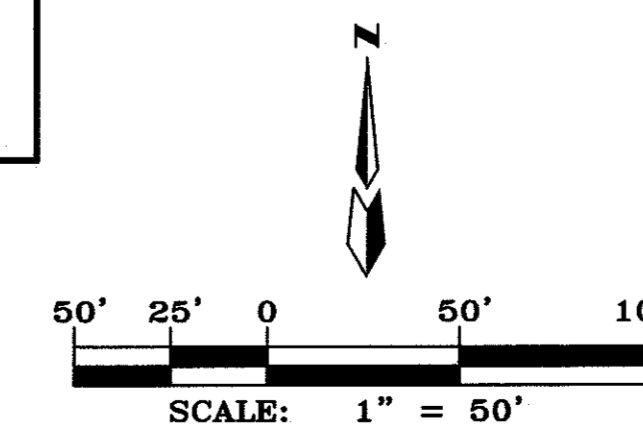
D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR

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

SITE BENCHMARK

A.G.R.S. MONUMENT
 "10-C18"
 ELEVATION=5222.09
 (NAVD 1988)



Scott B. Clark managing member 6/13/2017
 SCOTT B. CLARK, MANAGING PARTNER (40% OWNER) DATE
 CCG PARTNERSHIP, A NEW MEXICO PARTNERSHIP

Scott B. Clark 6/13/2017
 SCOTT B. CLARK (40% OWNER) DATE

Pamela M. Clark by *Scott B. Clark* 6/13/2017
 PAMELA M. CLARK, HIS WIFE (40% OWNER), her attorney in fact DATE

Carlton P. Davenport 6/13/17
 CARLTON P. DAVENPORT (20% OWNER) DATE

Nancy B. Whitman-Davenport 6/13/17
 NANCY B. WHITMAN-DAVENPORT, HIS WIFE (20% OWNER) DATE

Soren M. Riechenow P.S. 6/14/17
 CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE