

**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, 2016

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.50	25.00	17.18	S45° 04' 41"W	7.47
C2	11.03	96.00	6.58	S50° 22' 32"W	11.02

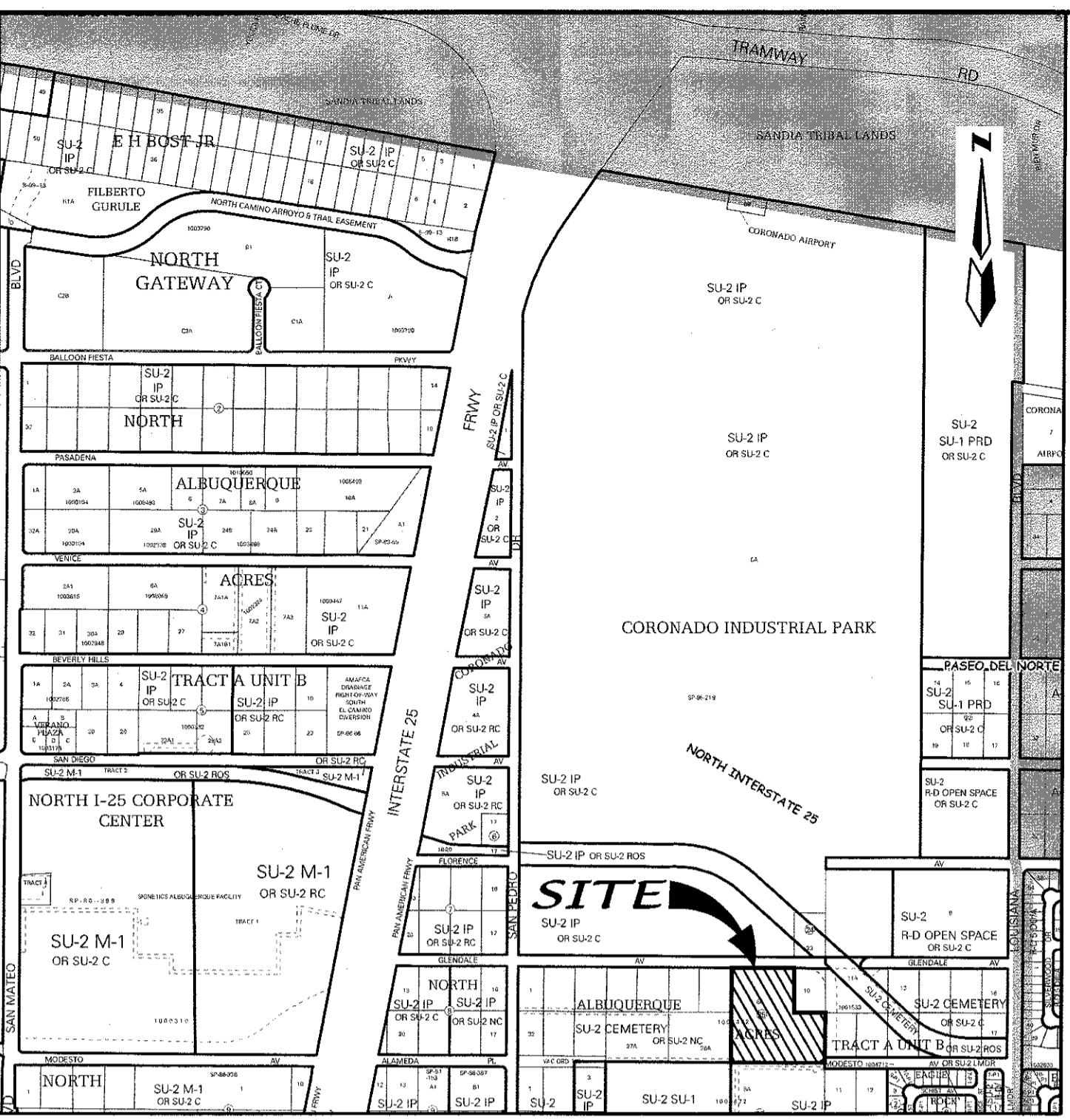
Parcel Line Table		
Line #	Length	Direction
L1	5.12'	S0°05'03"W
L2	20.86'	S53°40'01"W
L3	29.85'	N0°12'49"E

LEGAL DESCRIPTION

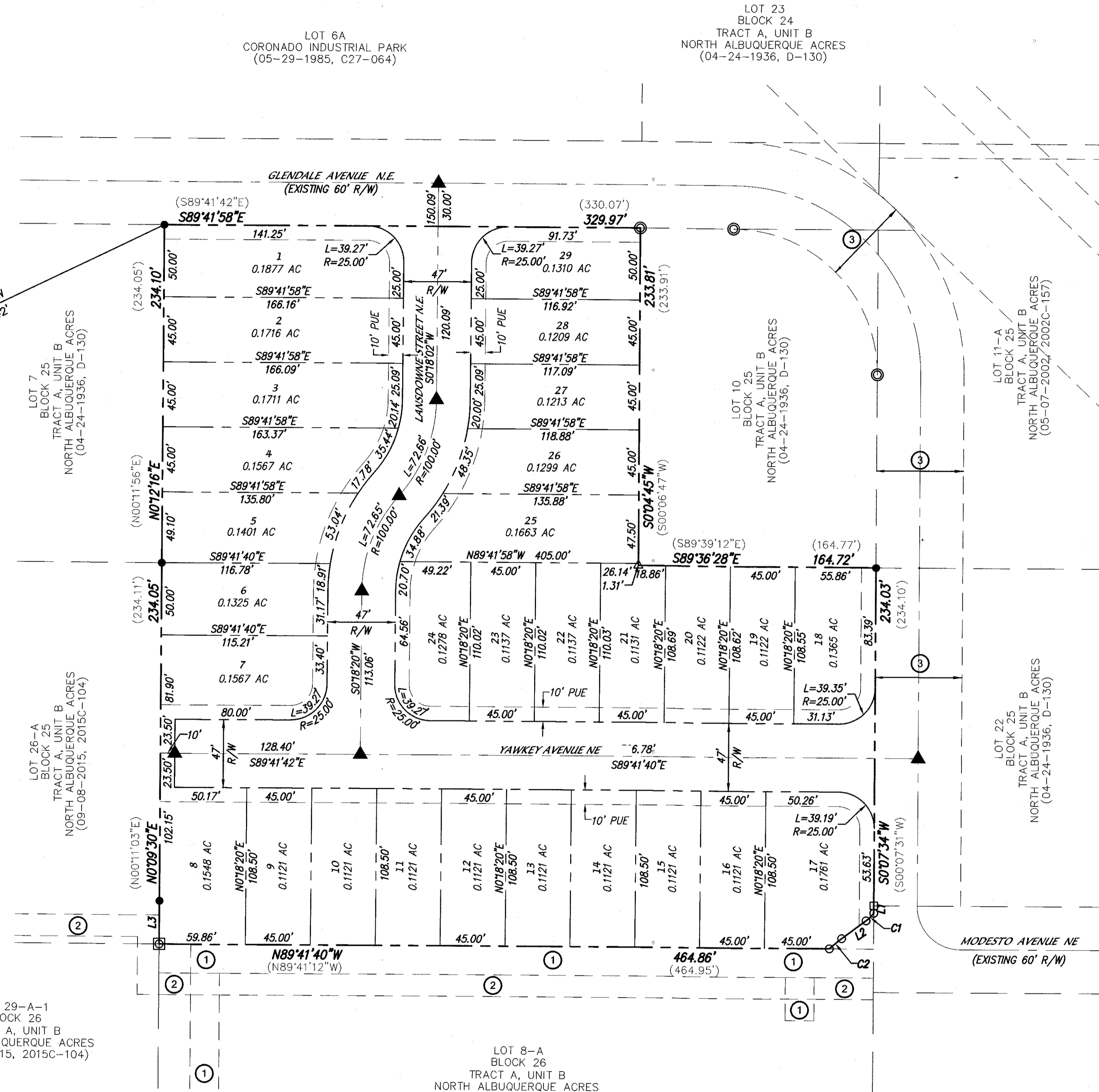
A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 8-A, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED 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 LOTS	1 LOTS
NO. OF TRACTS CREATED	0 TRACTS
NO. OF LOTS CREATED	29 LOTS
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	0.9250 AC
AREA OF RESIDENTIAL	3.8426 AC
ZONING	SU-2
DATE OF SURVEY	MAY, 2016



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)



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 29 RESIDENTIAL LOTS.
- DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN.
- 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 PARENTHESIS 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.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS: ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
N.M.P.S.#7719
- 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.

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' ABCMJA PUBLIC WATERLINE EASEMENT (09-08-2015, 2015C-104)
- EXISTING 15' NMGC GAS LINE EASEMENT (09-08-2015, 2015C-104)
- EXISTING 60' COA PERMANENT EASEMENT FOR GLENDALE EXTENSION ROADWAY IMPROVEMENTS (12-21-2001, 2001152060)

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

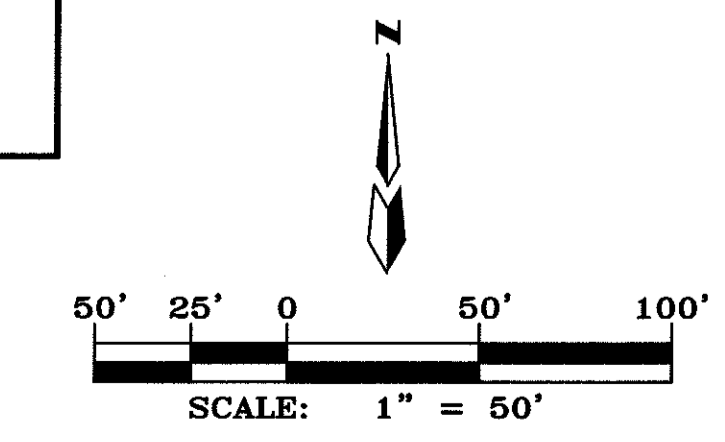
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90808
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

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 6-15-2016
SCOTT B. CLARK, MANAGING PARTNER (40% OWNER) DATE
CCG PARTNERSHIP, A NEW MEXICO PARTNERSHIP

Scott B. Clark 6.15.2016
SCOTT B. CLARK (40% OWNER) DATE

Pamela M. Clark 6-15-2016
PAMELA M. CLARK, HIS WIFE (40% OWNER) DATE

Carlton P. Davenport 6/15/16
CARLTON P. DAVENPORT (20% OWNER) DATE

Nancy B. Whiteman Davenport 6-15-2016
NANCY B. WHITEMAN-DAVENPORT, HIS WIFE (20% OWNER) DATE

Soren M. Risenhoover P.S. 6/16/16
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE