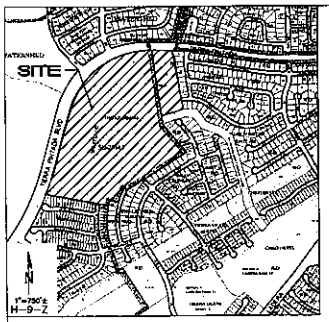

CURVE TABLE				CHORD	
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	305.79'	3000.00'	153.03'	305.66'	N18°03'56"E	5°50'28"
C2	1444.55'	1100.00'	847.78'	1,342.96'	N52°48'00"E	75°14'32"
C3	284.85'	4548.13'	142.37'	284.80'	S87°45'27"E	3°35'15"
C4	190.45'	782.00'	95.72'	189.93'	S30°44'51"W	14°19'12"
C5	208.45'	782.00'	104.82'	207.80'	S37°53'41"W	15°16'25"
C6	197.52'	920.00'	99.14'	197.14'	S21°46'28"W	12°18'05"
C7	84.44'	1032.00'	42.24'	84.41'	S13°16'45"W	4°41'16"

FLOOD ZONE DETERMINATION

The subject property, as shown hereon, appears to lie within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), Zone "AO, (DEPTH 1')" (Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined), and Zone "AE" (Base Flood Elevations determined) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0326G, Map Revised September 26, 2008.

EASEMENT AND TRACT NOTES

A. 10' PUE TO BE GRANTED BY FINAL PLAT, TYP.

B. 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO ABCWUA BY FINAL PLAT.

C. 25' PUBLIC DRAINAGE AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE AND ABCWUA BY FINAL PLAT.

D. 40' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO ABCWUA BY FINAL PLAT.

E. 50' PUBLIC DRAINAGE AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE AND ABCWUA BY FINAL PLAT

F. 25' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT TO BE GRANTED TO ABCWUA BY FINAL PLAT.

G. EXISTING 50' PUBLIC WATERLINE EASEMENT FILED 7/9/1996 BK. 96C, PG. 302. SHADED PORTION OF EASEMENT TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

H. EXISTING TEMPORARY DRAINAGE EASEMENT FILED 7/9/1996 BK. 96C, PG. 302, EASEMENT TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

I. EXISTING TEMPORARY TURNAROUND EASEMENT FILED 7/9/1996 BK. 96C, PG. 302. EASEMENT TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

J. EXISTING PUBLIC UTILITY EASEMENT FILED 12/21/06, BK. 2006C, PG. 394, TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

K. ~~TRACT PR SHALL BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION (ONCE ESTABLISHED) FOR PRIVATE ACCESS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION; TRACT PR SHALL BE COVERED BY A PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO ABCWUA, A PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, AND AN ACCESS EASEMENT FOR EMERGENCY AND SERVICE VEHICLES.~~

L. TRACTS A-J UNIT 5 AND TRACTS K-M, UNIT 4 SHALL BE CONVEYED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS' ASSOCIATION (ONCE ESTABLISHED) AS PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

M. TRACT ~~R~~ SHALL BE DEDICATED TO AMAFCA BY FINAL PLAT.

N. ~~10' WIDE~~ EASEMENT TO BE GRANTED TO ABCWUA FOR PRV VAULT BY FINAL PLAT.

O. 10~~'~~ 15' PUE TO BE GRANTED BY FINAL PLAT. TO CENTURYLINK.

P. ~~15'~~ 15' PUE TO BE GRANTED BY FINAL PLAT. TO PNM

Albuquerque Control Survey Monument "3-H9"
New Mexico State Plane Coordinates
(Central Zone – NAD 83) as published
North= 1,496,938.322 feet
East= 1,497,470.170 feet
Elevation= 5,209.519 (NAVD 1988)
Delta Alpha= -00°16'36.72"
Ground to Grid Factor= 0.999678486

Albuquerque Control Survey Monument "BK-41"
New Mexico State Plane Coordinates
(Central Zone – NAD 83) as published
North= 1,495,606.828 feet
East= 1,491,701.378 feet
Delta Alpha= -00°17'09.70"
Ground to Grid Factor= 0.999670930

LOT LINE SHALL BE ELIMINATED BY FINAL PLAT.

LOT LINE SHALL BE ELIMINATED BY FINAL PLAT.

MIREHAVEN ARROYO (TRACT G) TO BE DEDICATED TO AMAFCA BY FINAL PLAT

LEGEND

- SET 5/8" REBAR WITH CAP "HUGG L.S. 9750" (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT

SCALE 1"=100'

PRELIMINARY PLAT FOR

STORMCLOUD SUBDIVISION UNITS 4 AND 5

BEING A REPLAT OF
TRACTS B AND J THE CROSSINGS AND
TRACT A STORMCLOUD SUBDIVISION UNIT 3

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 2012 AMENDED FEBRUARY, 2013

LEGAL DESCRIPTION

SEE SHEET 2 OF 2.

ACS BENCHMARK

ACS MONUMENT 4-H9
ELEVATION: 5209.315 (NAVD 1988)

SITE DATA

1. NUMBER OF EXISTING TRACTS IS 3.
2. TOTAL ACREAGE:
   EXISTING TRACT B, J, AND R = 55.2416 AC.
   NET ACREAGE:
   UNIT 4 = 31.0361 AC.
   UNIT 5 = 21.4038 AC.
   ~~MIREHAVEN ARROYO = 2.8017~~
3. NUMBER OF PROPOSED RESIDENTIAL LOTS:
   UNIT 4 = 154 LOTS
   UNIT 5 = 87 LOTS
   TOTAL NUMBER OF LOTS = 241 LOTS
   PROPOSED DENSITY: UNIT 4 = 4.95 DU/ACRE
   UNIT 5 = 4.06 DU/ACRE
4. EXISTING ZONING: SU-2/R-LT AND R-D
   PROPOSED ZONING: SU-2/R-LT AND R-D
   PROPOSED RESIDENTIAL DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL. LOT SETBACKS SHALL CONFORM TO R-LT AND R-D ZONE ~~REGULATIONS~~.
5. UNIT 4~~S~~ STREETS WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. ~~UNIT 5 SHALL BE A GATED COMMUNITY AND THE STREETS WILL BE PRIVATE AND DEEDED TO AND MAINTAINED BY THE FUTURE STORM CLOUD UNIT 5 HOMEOWNERS' ASSOCIATION.~~
6. NO LOT SHALL HAVE DIRECT ACCESS TO TIERRA PINTADA NW.
7. ALL STREETS HAVE RIGHT-OF-WAY/~~EASEMENT~~ AND PAVING WIDTHS PER DPM STANDARDS, EXCEPT WHERE DESIGN VARIANCES ARE APPROVED.
8. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWUA.
7. OPEN SPACE PROVIDED FOR LOTS WITHIN THE R-D ZONING IS SATISFIED BY USABLE OPEN SPACE ON THE LOTS AND DETACHED OPEN SPACE (TRACT E PARK).

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #9750".
2. ALL STREET CENTERLINE POINTS SHOWN THUS Δ WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CENTERLINE MONUMENT-DO NOT DISTURB, PS #9750".
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
5. DISTANCES WILL BE GROUND DISTANCES.
6. 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.

APPROVED

2/6/13 — 1-24-12
CITY SURVEYOR — DATE

OWNER

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC

1/27/2012
BY: MARK WUEST, VICE PRESIDENT — DATE
BARCLAYS CAPITAL REAL ESTATE, INC.
AS SERVICING MEMBER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

1822 C-TOX-PRELIM PLAT.dwg Jan 11,2012

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LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Atrisco Grant in Projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Tracts B and J, The Crossing, as the same is shown and designated on the plat entitled "PLAT OF THE CROSSING, ALBUQUERQUE, NEW MEXICO, APRIL, 1998", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 8, 1998 in Volume 98C, Folio 302, and Tract R, Stormcloud Subdivision Unit 3, as the same is shown and designated on the plat entitled "PLAT OF STORMCLOUD SUBDIVISION UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST, 2006", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2006, in Plat Book 2006C, Page 394, more particularly described by survey performed by Russ P. Rugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone – NAD 83) and ground distances as follows:

BEGINNING at the northeasterly corner of the parcel herein described, said point also being the northeasterly corner of said Tract J, The Crossing, and also being a point on the southerly right of way line of Tierra Pintada Boulevard N.W., and also being the northwesterly corner of Lot 9, Block 8, Los Lomitas Unit 2A, as the same is shown and designated on the plat thereof, filed May 8, 1993, in Volume 93C, Folio 128, whence Albuquerque Control Survey Monument "3-HS" bears N 51°45'45" E, 2,470.03 feet distant; Thence, along the westerly boundaries of said Block 8, Los Lomitas, Unit 2A; Lot 1A, Block 8, Los Lomitas, Unit 2A, as the same is shown and designated on the plat thereof, filed December 21, 1994, in Volume 94C, Folio 425; Camino Del Venado N.W.; and Lot 1, Block 7, Los Lomitas Unit 2B, as the same is shown and designated on the plat thereof, filed May 5, 2004, in Plat Book 2004C, Page 147,

S 08°19'34" E, 781.08 feet to a corner, said point also being the southwesterly corner of saidLot 1, Block 7, Los Lomitas, Unit 2B, and also being the southeasterly corner of said Tract J, The Crossing, and also being an angle point on the northerly boundary of Mirehaven Arroyo Drainage Channel, The Crossing, Unit 3, as the same is shown on the plat thereof, filed July 26, 2004, in Plat Book 2004C, Page 216; Thence, along the northerly, then westerly boundaries of said Mirehaven Arroyo; Lots 38 P-1 thru 38 P-1; Henry Ford Road N.W. of said plat filed in Plat Book 2004C, Page 216; and lot 50, The Crossing, Unit 2-B, as the same is shown and designated on the plat thereof, filed November 18, 2003, in Plat Book 2003C, Page 347, the following three courses:

S 71°44'43" W, 284.18 feet to a corner, said corner also being the southwesterly corner of said Tract J, The Crossing, and also being a point on the easterly boundary of said Tract B, The Crossing; Thence,

S 08°19'45" E, 114.79 feet to a corner; Thence,

S 40°14'59" E, 458.54 feet to the eastern-most corner of the parcel herein described, said point also being the eastern-most corner of said Tract B, The Crossing, and also being a corner on the westerly boundary of said Lot 50, The Crossing, Unit 2-B; Thence, along the northwesterly boundaries of Lots 40 thru 48 and 50, of said plat filed in Plat Book 2003C, Page 347; Garrison Place N.W.; and Lots 37-P1 thru 39-P1, The Crossing, Unit 1-A, as the same is shown and designated on the plat thereof, filed December 3, 2002, in Plat Book 2002C, Page 380, the following 3 courses,

S 57°54'27" W, 470.16 feet to a point of curvature; Thence,

Southwesterly, 190.45 feet on the arc of a curve to the left (said curve having a radius of 762.00 feet, a central angle of 14°19'12", and a chord that bears S 50°44'51" W, 189.98 feet) to an angle point; Thence,

Southwesterly, 208.45 feet on the arc of a curve to the left (said curve having a radius of 762.00 feet, a central angle of 15°40'25", and a chord that bears S 35°45'41" W, 207.80 feet) to a corner, said corner also being the eastern-most corner on Lot 14-P1, The Crossing, Unit 1-A, of said plat filed in Plat Book 2002C, Page 380; Thence, along the northeasterly boundaries of said Lot 14-P1 and Animas Place N.W.,

N 62°04'32" W, 158.00 feet to a corner, said corner also being the northern-most corner of the northeasterly terminus of said Animas Place N.W.; Thence, along the northwesterly right of way line of said Animas Place N.W.,

Southwesterly, 197.52 feet on the arc of a curve to the left (said curve having a radius of 920.00 feet, a central angle of 12°18'05", and a chord that bears S 21°46'28" W, 197.14 feet) to a corner, said corner also being the northeasterly corner of Lot 13-P1, The Crossing, Unit 1-A, of said plat filed in Plat Book 2002C, Page 380; Thence, along the northerly, then westerly boundaries of said Lot 13-P1, the following two courses:

N 74°22'37" W, 112.00 feet to a corner; Thence,

Southerly, 84.44 feet on the arc of a curve to the left (said curve having a radius of 1032.00 feet, a central angle of 04°41'16", and a chord that bears S 13°15'45" W, 84.41 feet) to the southern-most corner of the parcel herein described, said point also being the southern-most corner of said Tract B, The Crossing, and also being the northeasterly corner of Lot 507, Stormcloud Subdivision, Unit 3, as the same is shown and designated on the plat thereof, filed December 21, 2006, in Plat Book 2006C, Page 394; Thence, along the northerly boundaries of said lot 507, Summer Breeze Drive N.W., and Lots 489 thru 505, Stormcloud Subdivision, Unit 3, of said plat filed in Plat Book 2006C, Page 394,

N 79°03'05" W, 816.22 feet to the southwesterly corner of the parcel herein described, said point also being the southwesterly corner of said Tract R, Stormcloud Subdivision, Unit 3, and also being the northwesterly corner of said Lot 489, Stormcloud Subdivision, Unit 3, and also being a point on the easterly right of way line of said Tierra Pintada Boulevard N.W., whence Albuquerque Control Survey Monument "SH-41" bears N 19°15'12" W, 2,848.64 feet distant; Thence, along the easterly, then southeasterly, then southerly right of way line of said Tierra Pintada Boulevard N.W. the following four courses:

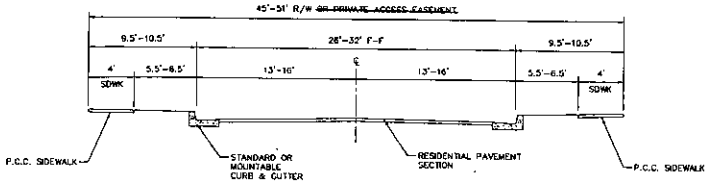
Northerly, 305.79 feet on the arc of a curve to the left (said curve having a radius of 3000.00 feet, a central angle of 05°50'25", and a chord that bears N 19°05'56 E, 305.66 feet) to a point of tangency, Thence,

N 15°10'44" E, 786.36 feet to a point of curvature; Thence,

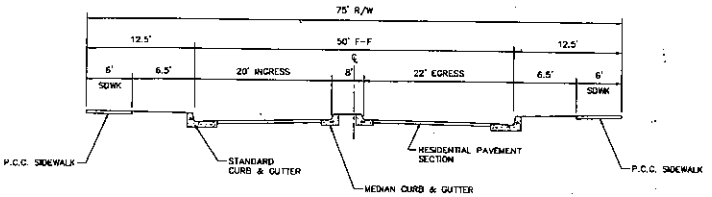
Northeasterly, 1444.55 feet on the arc of a curve to the right (said curve having a radius of 1100.00 feet, a central angle of 75°14'32", and a chord that bears N 52°48'00" E, 1342.96 feet to a point of compound curvature, said point also being the northeasterly corner of said Tract B, The Crossing, and also being the northwesterly corner of said Tract J, The Crossing; Thence,

Easterly, 284.65 feet on the arc of a curve to the right (said curve having a radius of 4546.13 feet, a central angle of 03°35'15", and a chord that bears S 87°45'27" E, 284.80 feet) to the point of beginning.

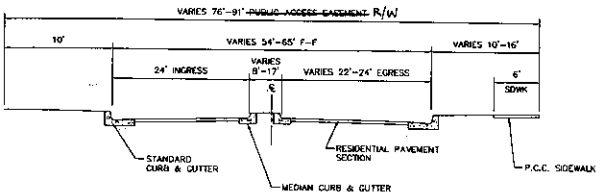
Said parcel contains 55.2416 acres, more or less



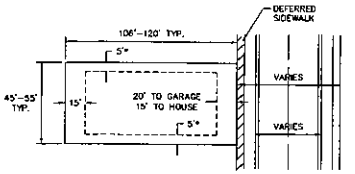
TYPICAL RESIDENTIAL STREET SECTION
NTS



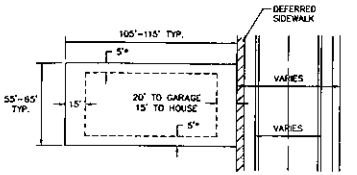
UNIT 4 ENTRANCE STREET SECTION
NTS



UNIT 5 ENTRANCE STREET SECTION
NTS



TYPICAL UNIT 4 LOT DETAIL
NTS
* 10' SIDEYARD SETBACK ADJACENT TO STREET.
MIN. LOT AREA=4770 SF



TYPICAL UNIT 5 LOT DETAIL
NTS
* 10' SIDEYARD SETBACK ADJACENT TO STREET.
MIN. LOT AREA=5775 SF

PRELIMINARY
PLAT FOR

STORMCLOUD SUBDIVISION UNITS 4 AND 5

BEING A REPLAT OF
TRACTS B AND J THE CROSSINGS AND
TRACT R STORMCLOUD SUBDIVISION UNIT 3

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 2012

AMENDED FEBRUARY 2013

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