

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	305.79'	3000.00'	153.03'	305.66'	N18°05'56"E	5°50'25"
C2	1444.55'	1100.00'	847.76'	1342.96'	N52°48'00"E	75°14'32"
C3	284.65'	4546.13'	142.37'	284.60'	S87°45'27"E	3°35'15"
C4	190.45'	762.00'	95.72'	189.95'	S50°44'51"W	14°19'12"
C5	208.45'	762.00'	104.88'	207.80'	S35°45'41"W	15°40'25"
C6	197.52'	920.00'	99.14'	197.14'	S21°46'26"W	12°18'05"
C7	84.44'	1032.00'	42.24'	84.41'	S13°16'45"W	4°41'16"

Albuquerque Control Survey Monument "3-H9"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83) as published
 North= 1,496,938,322 feet
 East= 1,496,470,170 feet
 Elevation= 5,209.519 (NAVD 1988)
 Delta Alpha= -00°16'36.72"
 Ground to Grid Factor= 0.9999678486

PRELIMINARY
 PLAT FOR
**STORMCLOUD SUBDIVISION
 UNITS 4A AND 4B**
 (BEING A REPLAT OF TRACTS B AND J, THE CROSSING AND
 TRACT R, STORMCLOUD SUBDIVISION UNIT 3)

SITUATE WITHIN
 THE TOWN OF ATRISCO GRANT
 IN
 PROJECTED SECTION 9
 TOWNSHIP 10 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST 2016

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 "A0, (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 35001C0326H, Map Revised August 16, 2012.

AMAFCA NOTE

FINAL CONFIRMATION AND RELEASE OF AMAFCA'S TEMPORARY DRAINAGE EASEMENT WILL BE COMPLETED UPON COMPLETION AND ACCEPTANCE OF CHANNEL IMPROVEMENTS.

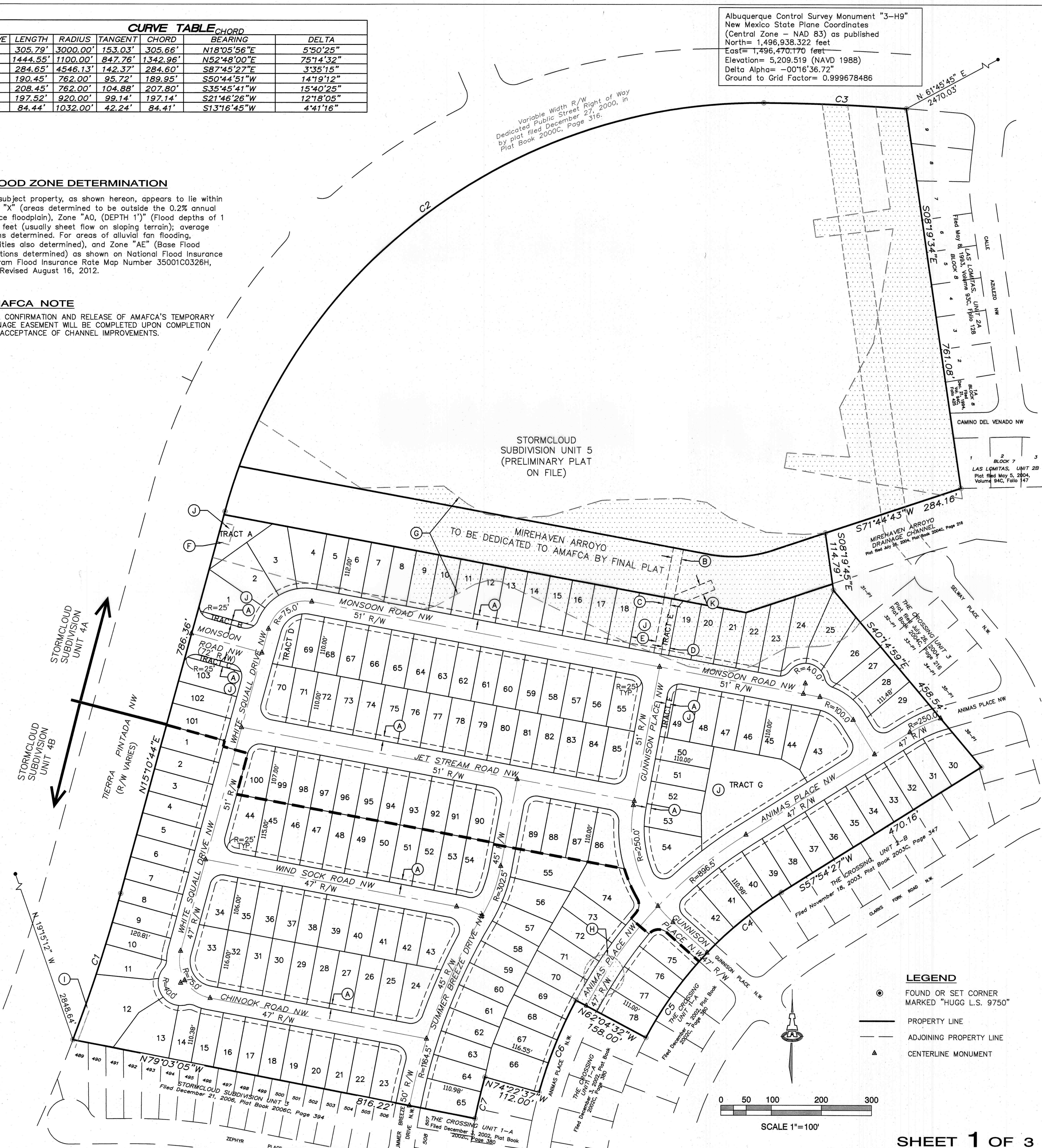
EASEMENT AND TRACT NOTES

- 10' PUE TO BE GRANTED BY FINAL PLAT, TYP.
- 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO ABCWUA BY FINAL PLAT.
- 15' PUBLIC AND WATERLINE EASEMENT TO BE GRANTED TO ABCWUA BY FINAL PLAT.
- 15' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.
- 50.20' PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.
- EXISTING PNM EASEMENT FILED 12/17/14, DOC# 2014100445.
- EXISTING TEMPORARY DRAINAGE EASEMENT FILED 7/9/1996 BK. 98C, PG. 302. EASEMENT TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
- EXISTING TEMPORARY TURNAROUND EASEMENT FILED 7/9/1996 BK. 98C, PG. 302. EASEMENT TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
- EXISTING PUBLIC UTILITY EASEMENT FILED 12/21/06, BK. 2006C, PG. 394. TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
- TRACTS A-G, UNIT 4A 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.
- 20' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

Albuquerque Control Survey Monument "BH-41"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83) as published
 North= 1,496,608,828 feet
 East= 1,491,701,376 feet
 Delta Alpha= -00°17'09.70"
 Ground to Grid Factor= 0.9999670930



LEGAL DESCRIPTION

SEE SHEET 2.

ACS BENCHMARK

ACS MONUMENT 4_H9
 ELEVATION: 5209.315 (NAVD 1988)

SITE DATA

- NUMBER OF EXISTING TRACTS IS 3.
- TOTAL ACREAGE:
 EXISTING TRACT B, J, AND R = 55.2416 AC.
 UNIT 4A = 18.3664 AC.
 UNIT 4B = 12.6698 AC.
 MIREHAVEN ARROYO = 2.8017 AC.
- NUMBER OF PROPOSED RESIDENTIAL LOTS:
 UNIT 4A = 103 LOTS
 UNIT 4B = 78 LOTS
 TOTAL NUMBER OF LOTS = 181 LOTS
 PROPOSED DENSITY: UNIT 4A = 5.61 DU/ACRE
 UNIT 4B = 6.16 DU/ACRE
- EXISTING ZONING: SU-2/R-LT
 PROPOSED ZONING: SU-2/R-LT
 PROPOSED RESIDENTIAL DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL. LOT SETBACKS SHALL CONFORM TO R-LT ZONE REGULATIONS.
- UNIT 4A & 4B STREETS WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
- NO LOT SHALL HAVE DIRECT ACCESS TO TIERRA PINTADA NW.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS, EXCEPT WHERE DESIGN VARIANCES ARE APPROVED.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWUA.
- DEDICATED R/W AREA:
 UNIT 4A = 196,802 SF
 UNIT 4B = 107,436 SF
- UNIT 4A SHALL BE DEVELOPED PRIOR TO UNIT 4B.

NOTES

- ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.
- ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750".
- ALL STREET CENTERLINE POINTS SHOWN THUS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CENTERLINE MONUMENT-DO NOT DISTURB, PS #9750". BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS. DISTANCES WILL 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.

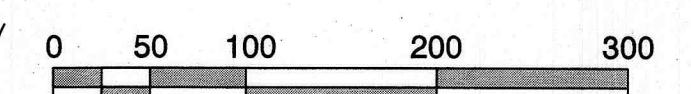
APPROVED

Steven N. Richardson P.S. 8/11/16
 CITY SURVEYOR DATE

OWNER
 WESTERN ALBUQUERQUE LAND HOLDINGS,
 A DELAWARE LIMITED LIABILITY COMPANY

Deborah A. Bacon 8/19/16
 BY: DEBORAH BACON, SERVICING OFFICER DATE
 C-III ASSET MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
 AS SPECIAL SERVICER

- LEGEND**
- FOUND OR SET CORNER MARKED "HUGG L.S. 9750"
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - ▲ CENTERLINE MONUMENT



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.isaacson.com
 1821 C-701-PRELIM PLAT.dwg Aug 04, 2016

**STORMCLOUD SUBDIVISION
UNITS 4A AND 4B**
(BEING A REPLAT OF TRACTS B AND J, THE CROSSING AND
TRACT R, STORMCLOUD SUBDIVISION UNIT 3)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2016

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, 1996", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 8, 1996 in Volume 96C, 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, Las Lomas 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-H9" bears N 61°45'45" E, 2,470.03 feet distant; Thence, along the westerly boundaries of said Block 8, Las Lomas, Unit 2A; Lot 1A, Block 8, Las Lomas, Unit 2A, as the same is shown and designated on the plat thereof, filed December 21, 1994, in Volume 94C, Folio 425; Camino Del Venada N.W.; and Lot 1, Block 7, Las Lomas 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, 761.08 feet to corner, said point also being the southwesterly corner of said Lot 1, Block 7, Las Lomas, 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 31 P-1 thru 36 P-1; Henry Fork 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, 284.16 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; Gunnison 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, 189.95 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°46'26" 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°16'45" 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 31, 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 "BH-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:

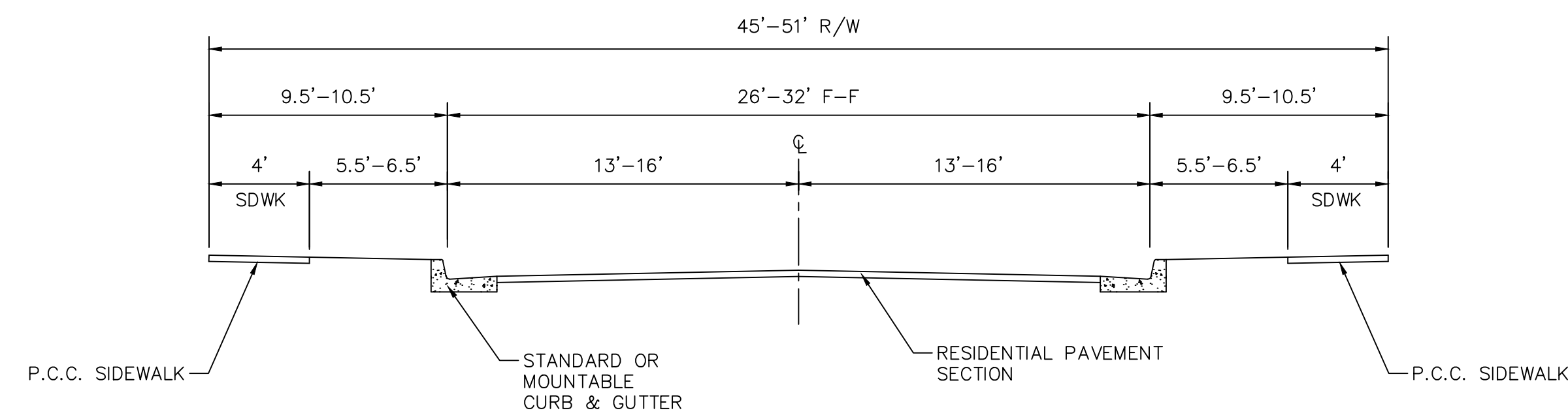
Northerly, 305.79 feet on the arc of a curve to the left (said curve having a radius of 3000.00 feet, a central angle of 05°50'25", and a chord that bears N 18°05'56" E, 305.66 feet) to a point of tangency; Thence,

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,

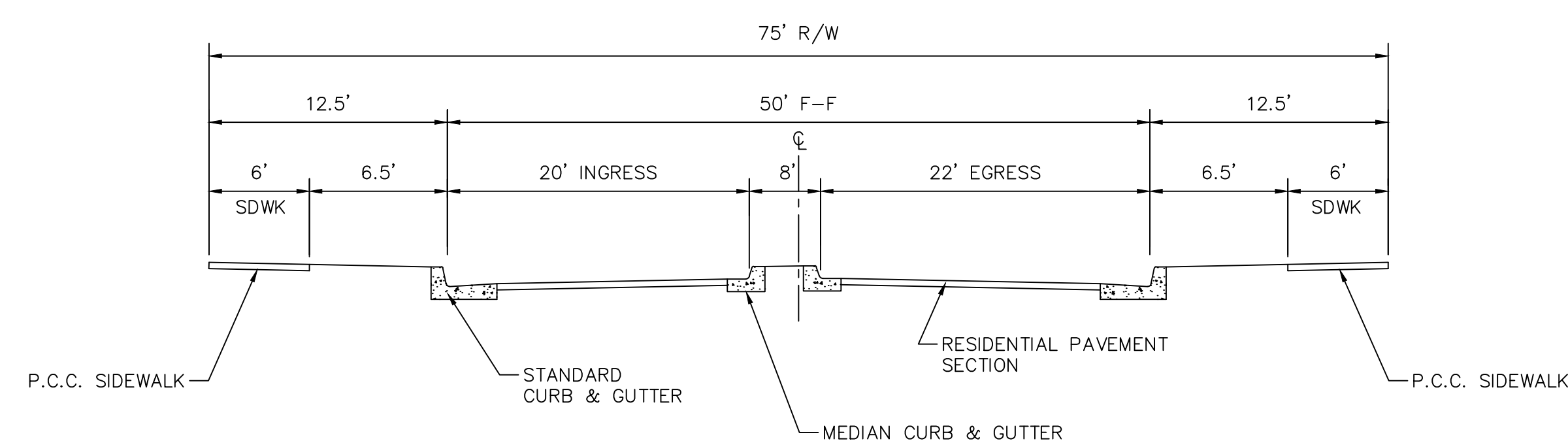
Easterly, 284.65 feet on the arc of a curve to the right (said curve having a radius of 4546.13 feet, a central angle of 03°35'15", and a chord that bears S 87°45'27" E, 284.60 feet) to the point of beginning.

Said parcel contains 55.2416 acres, more or less



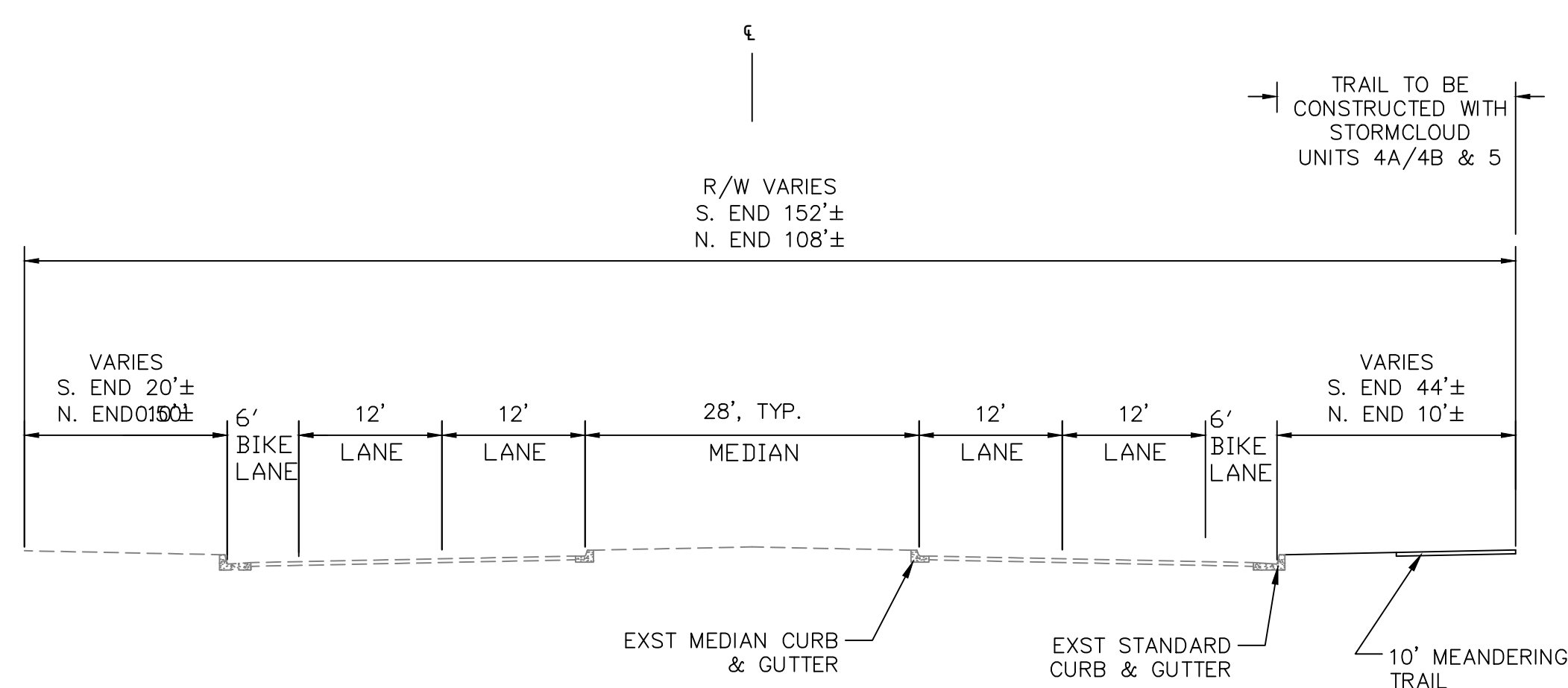
TYPICAL RESIDENTIAL STREET SECTION

NTS



ENTRANCE STREET SECTION

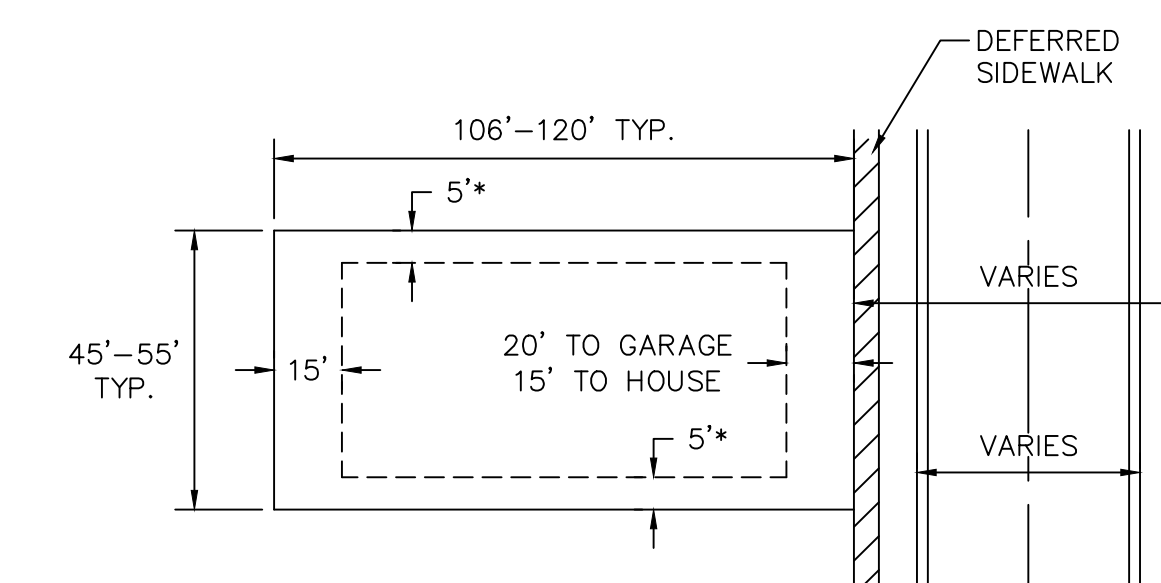
NTS



TIERRA PINTADA STREET SECTION

NTS

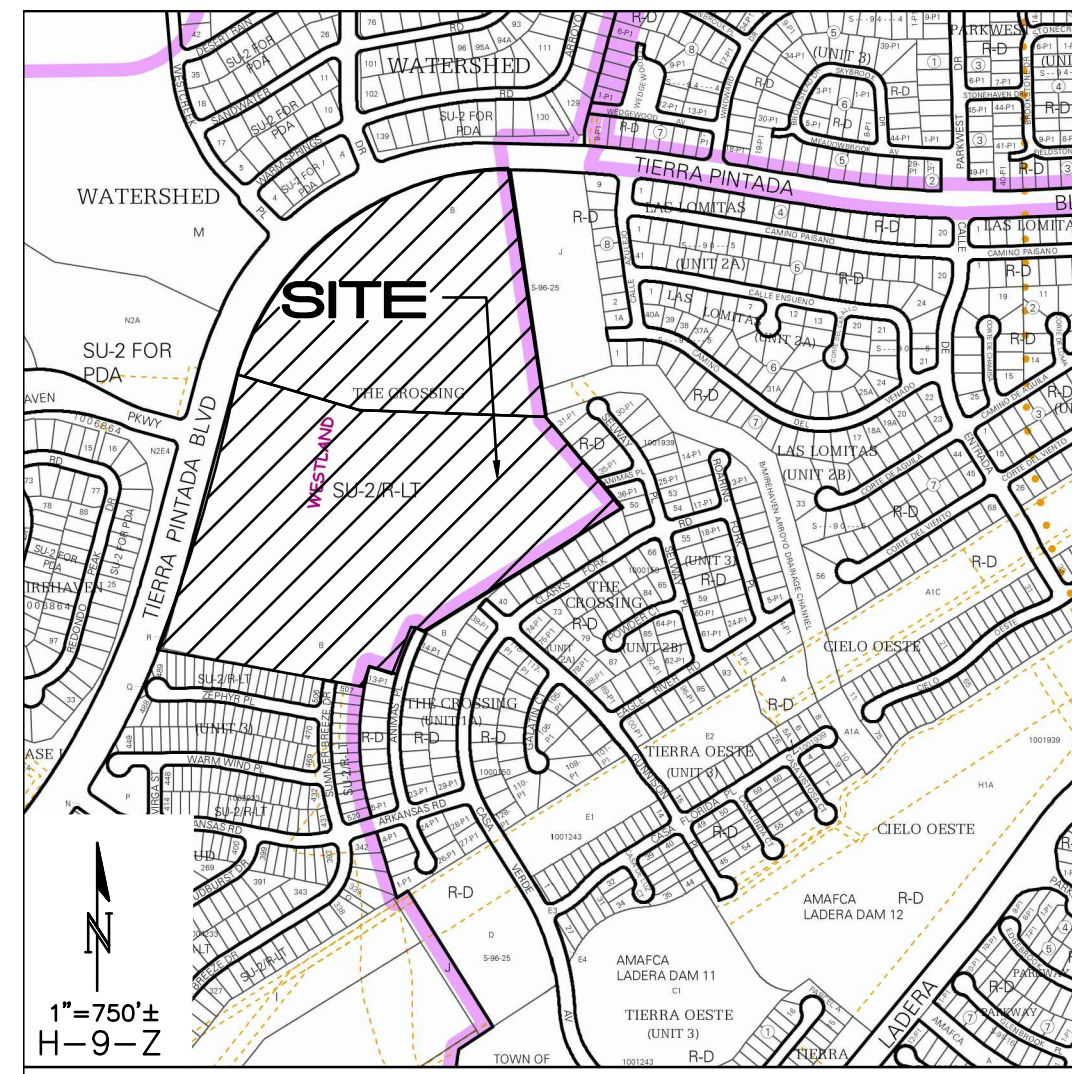
LOOKING NORTH



TYPICAL LOT DETAIL

NTS

* 10' SIDEYARD SETBACK
ADJACENT TO STREET.
MIN. LOT AREA=4770 SF



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
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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 35001C0326H, Map Revised August 16, 2012.

EASEMENT AND TRACT NOTES

- A. EXISTING 50' PUBLIC WATERLINE EASEMENT FILED 7/9/1996 BK. 96C, PG. 302.
- B. EXISTING TEMPORARY DRAINAGE EASEMENT FILED 7/9/1996 BK. 96C, PG. 302.
- C. EXISTING TEMPORARY TURNAROUND EASEMENT FILED 7/9/1996 BK. 96C, PG. 302.
- D. EXISTING PUBLIC UTILITY EASEMENT FILED 12/21/06, BK. 2006C, PG. 394.
- E. EXISTING PNM EASEMENT FILED 12/17/14, DOC# 2014100445.
- F. EXISTING TEMPORARY DRAINAGE EASEMENT FILED 3/23/1993 BK. 93-7, PGS. 2236-2243, AND ALSO SHOWN ON PLAT FILED 7/9/1996 BK. 96C, PG. 302
- G. PROPOSED 100' DRAINAGE EASEMENT GRANTED TO AMAFCA BY FINAL PLAT.

Albuquerque Control Survey Monument "BH-41"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North= 1,496,608.828 feet
East= 1,491,701.376 feet
Delta Alpha= -00°17'09.70"
Ground to Grid Factor= 0.999670930

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(Central Zone - NAD 83) as published
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PRELIMINARY
BULK PLAT FOR
TRACTS A, B AND C
STORMCLOUD SUBDIVISION
(BEING A REPLAT OF TRACTS B AND J, THE CROSSING AND TRACT R, STORMCLOUD SUBDIVISION UNIT 3)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2016

LEGAL DESCRIPTION

SEE SHEET 2.

ACS BENCHMARK

ACS MONUMENT 4_H9
ELEVATION: 5209.315 (NAVD 1988)

SITE DATA

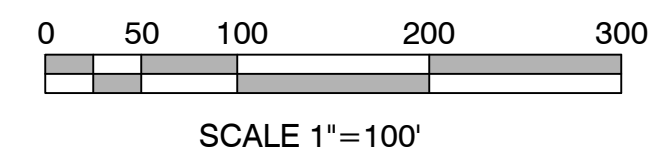
- 1. NUMBER OF EXISTING TRACTS IS 3.
- 2. NUMBER OF PROPOSED TRACTS IS 3.
- 3. TOTAL ACREAGE:
EXISTING TRACT B, J, AND R = 55.2416 AC.
PROPOSED:
TRACT A = 21.4038 AC.
TRACT B = 21.1682 AC.
TRACT C = 12.6698 AC.

NOTES

- 1. ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.
- 2. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 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.

LEGEND

- FOUND OR SET CORNER MARKED "HUGG L.S. 9750"
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1821 C-701-PRELIM PLAT.dwg Aug 10, 2016