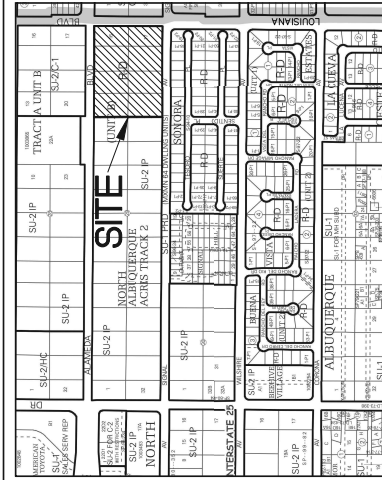




Zone Atlas C-18-z

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2006.
2. ALL DISTANCES ARE GROUND DISTANCES. U.S. SURVEY FOOT.
3. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE POINTS. CENTERLINE MONUMENTS SHALL BE SET USING THE STANDARD 4" ALUMINUM DISK. DISKS 15' 142"1" AND 15' 142"1" SHALL BE SET USING THE STANDARD 4" ALUMINUM DISK. DISKS 15' 142"1" AND 15' 142"1" SHALL BE SET USING THE STANDARD 4" ALUMINUM DISK.
4. MONUMENTS WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.
5. TOTAL NUMBER OF EXISTING LOTS: 8
6. TOTAL NUMBER OF LOTS CREATED: 41
7. TOTAL NUMBER OF TRACTS CREATED: 2
8. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00 MI.
9. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: C-18
10. NUMBER OF LOT LINES BEING ELIMINATED: 11
11. TOTAL AREA: 6.6198 ACRES
12. PROPERTY CORNERS TO BE SET ARE AN 18" BATTERY MONUMENT WITH STEEL CAP (CORNERS-GENERAL ZONE).
13. THE ZONING FOR THE LOT IS CURRENTLY: R-0 20 DU/ACRE.
14. BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (CORNERS-GENERAL ZONE).
15. PROPERTY REQUIREMENTS ARE MET ON THE LOT WITH DWELLING PER THE PROVISIONS OF SET 14-1-15-6(N).

OWNER: DATE:

CITY SURVEYOR: CITY OF ALBUQUERQUE DATE:

DAVID ACOSTA P.E.

Easement Notes

1. EXISTING 7' UTILITY EASEMENT (0/9/60, D562-289)
2. EXISTING 20'20" EASEMENT AGREEMENT (5/22/2000, AS-9163)
3. EXISTING RIGHT OF WAY EASEMENT (1/6/69, 704-185)
4. EXISTING US WEST & PNM EASEMENT (10/23/96, 96-28-5798)
5. EXISTING 7' PNM AND MT&T EASEMENT (10/17/94, 723-603)
6. EXISTING 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
7. EXISTING ROADWAY EASEMENT (0/24/30, D-130)
8. EXISTING CENTERLINE EASEMENT (0/09/2014, DOC. NO. 2007-457)
9. TRACT A - LANDSCAPE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE ESTABLISHED
10. PRIVATE ROADWAY & DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE ESTABLISHED-BLANKET ACROSS ALL OF TRACT B
11. 12' PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
12. PUBLIC WATER & SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT-BLANKET ACROSS ALL OF TRACT B

Disclosure Statement

- THE PURPOSE OF THIS PLAT IS TO:
1. CREATE 41 RESIDENTIAL LOTS AND 1 TRACT.
 2. DEDICATE RIGHT-OF-WAY FOR ALAMEDA BLVD. N.E. AND SIGNAL AVENUE. N.E.
 3. GRANT EASEMENTS AS SHOWN HEREON.
 4. LOT LINES TO BE ELIMINATED SHOWN AS THIS PLAT.
 5. VACATE EASEMENTS AS SHOWN HEREON.
 6. VACATE ROADWAY EASEMENTS AS SHOWN HEREON.

Benchmark

ACS MONUMENT "9_018" HAVING AN ELEVATION OF 5222.090 (NAD 83).

Legend

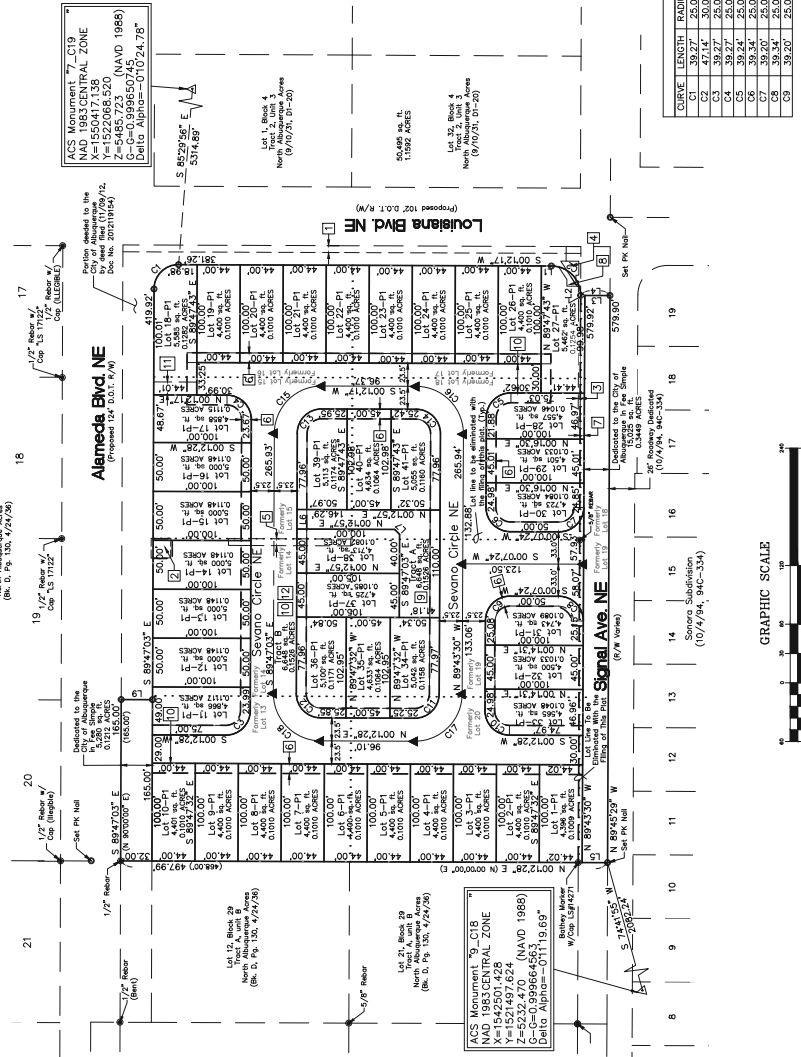
N 90°00'00" E
(N 90°00'00" E)

MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)

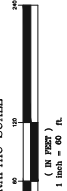
• SET BATTERY MONUMENT "LS 1421"

• SET CENTERLINE MONUMENT

1-P1 LOT NUMBER



GRAPHIC SCALE



Preliminary Plat

Sevano Place Subdivision

Comprised of
Lots 18, 19 through 20 and Remaining
Portions of Lots 14 Thru 17, Block 28, North Albuquerque
Acre, Tract A, Unit B
within
Projected Section 13, Township 11 North, Range 3 East, N14M
The Elena Gallegos Grant
City of Albuquerque, Bernalillo County, New Mexico
July 2014

Legal

THE LOTS AND TRACTS SHOWN ON THIS PLAT ARE BEING CHARGED OF LOTS 13, 18, 19, 20 AND REMAINING PORTIONS OF LOTS 14 THROUGH 17, BLOCK 28, OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, SITUATE WITHIN SECTION 13, T11N, R3E, S14E, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESCRIBED IN THE PUBLIC RECORDS OF THE COUNTY OF BERNALILLO, CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931 IN BOOK D, PAGE 130, SAID PARCEL IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL BEING MARKED WITH AN 18" BATTERY MONUMENT "LS 1421" BEARS S 74°41'55" W, A DISTANCE OF 288.24 FEET;

THENCE, FROM SAID POINT OF BEGINNING, N 0°12'28" E, A DISTANCE OF 497.99 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED WITH A 1/2" REBAR;

THENCE, S 89°47'03" E, A DISTANCE OF 165.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 1421";

THENCE, S 0°12'28" W, A DISTANCE OF 32.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 1421";

THENCE, S 89°47'03" E, A DISTANCE OF 419.92 FEET TO A POINT OF CURVATURE, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 1421";

THENCE, 39.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF S 44°42'23" E, A DISTANCE OF 53.35 FEET, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 1421";

THENCE, S 0°12'17" W, A DISTANCE OF 381.28 FEET TO A POINT OF CURVATURE, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 1421";

THENCE, 47.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF S 0°12'24" W, A DISTANCE OF 42.44 FEET, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 1421";

THENCE, S 0°14'31" W, A DISTANCE OF 30.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 1421";

THENCE, N 89°45'29" W, A DISTANCE OF 579.92 FEET TO THE POINT OF BEGINNING, CONTAINING 6.6198 ACRES (288.359 SQ. FT.) MORE OR LESS.

LINE TABLE

LINE	LENGTH	BEARING
L1	10.97	S 0°12'18" W
L2	25.00	S 0°12'18" W
L3	25.00	S 0°12'18" W
L4	30.00	S 0°14'31" W
L5	26.98	N 0°12'28" E
L6	10.97	S 0°12'18" W
L7	14.14	N 44°42'03" W
L8	32.00	S 0°12'28" W (S 0°00'00" E)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA	CHORD	CHORD BEARING
C1	39.27	25.00	S 44°42'23" E	010	39.30	S 45°14'29" W
C2	39.27	25.00	S 44°42'23" E	010	39.30	S 45°14'29" W
C3	39.27	25.00	S 44°42'23" E	010	39.30	S 45°14'29" W
C4	39.27	25.00	S 44°42'23" E	010	39.30	S 45°14'29" W
C5	39.27	25.00	S 44°42'23" E	010	39.30	S 45°14'29" W
C6	39.27	25.00	S 44°42'23" E	010	39.30	S 45°14'29" W
C7	39.27	25.00	S 44°42'23" E	010	39.30	S 45°14'29" W
C8	39.27	25.00	S 44°42'23" E	010	39.30	S 45°14'29" W
C9	39.27	25.00	S 44°42'23" E	010	39.30	S 45°14'29" W

CARTESIAN SURVEYS, INC.

P.O. BOX 44414 BLD RANCHO, N.M. 87174
Phone (505) 846-3650 Fax (505) 891-0244

Sheet 1 of 1
06/25/15