

VICINITY MAP (NTS) ZONE ATLAS MAP N-9

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS \blacktriangle , WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
- BASIS OF BOUNDARY ARE FOLLOWING PLATS AND DOCUMENTS
 PLAT FOR "SALAZAR-DAVIS TRACTS",
 (05-06-1986, C30-091)
 PLAT FOR "ARROWWOOD RANCH DEVELOPMENT, TRACTS A, B, C, D, E, F, G, H & I",
 (12-06-2002, 2002C-390)
 PLAT FOR "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT, TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1",
 (06-18-2003, 2003C-180)
 PLAT FOR "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT, TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1",
 (07-23-2003, 2003C-223)
 PLAT FOR "LONGFORD AT ARROWWOOD",
 (04-20-2005, 2005C-119)
 PLAT FOR "ANDERSON HEIGHTS UNIT 1",
 (05-04-2005, 2005C-138)
 PLAT FOR "ACADEMY FOR BOYS, LOT A-1-A & A-1-B",
 (10-20-1988, C37-140)
 PLAT FOR "THE HIGHLANDS AT ANDERSON HILLS, UNIT 3",
 (06-23-2005, 2005C-213)
 PLAT FOR "LANDS OF SALAZAR FAMILY TRUST ET AL, TRACTS A-1 AND 13-D-1",
 (07-08-2005, 2005C-240)
 PLAT FOR "THE MEADOWS AT ANDERSON HILLS, UNIT 5",
 (09-22-2005, 2005C-312)
 PLAT FOR "ARROWWOOD HILLS, UNIT 1",
 (06-23-2006, 2006C-199)
 PLAT FOR "LANDS OF SALAZAR FAMILY TRUST ET AL, TRACTS A-1-A, A-1-B AND A-1-C",
 (08-01-2006, 2006C-237)
 PLAT FOR "ANDERSON HEIGHTS UNIT 3",
 (02-26-2007, 2007C-046)
 PLAT FOR "ANDERSON HEIGHTS UNIT 5A",
 (05-29-2007, 2007C-145)
 PLAT FOR "ANDERSON HEIGHTS UNITS 7 & 8",
 (06-01-2007, 2007C-150)
 PLAT FOR "ANDERSON HEIGHTS UNIT 4, TRACTS A-1 AND B-1",
 (03-23-2015, 2015C-029)
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY PERFORMED FEBRUARY 15-19, 2016.
- 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.
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE A, AS SHOWN ON PANEL 336 AND 338 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DATED AUGUST 16, 2012. (A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN HEREON.)
- TITLE REPORT: PROVIDED BY FIDELITY NATIONAL TITLE OF NEW MEXICO, INC. COMMITMENT NO.: FT000189813

LEGAL DESCRIPTION

TRACTS A-1-A AND A-1-B, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK LAND PLAT OF TRACTS A-1-A, A-1-B AND A-1-C, LANDS OF SALAZAR FAMILY TRUST, ET AL, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 1, 2006, IN VOLUME 2006C, PAGE 237, AND CONTAINING 41.8264 ACRES MORE OR LESS.

SUBDIVISION DATA

GROSS ACREAGE 41.8264 Ac.
 ZONE ATLAS NO. N-9-Z
 NO. OF LOTS CREATED 247 LOTS

PURPOSE OF PLAT

- SUBDIVIDE TRACT "A-1-A" AND "A-1-B" LANDS OF SALAZAR FAMILY TRUST ET AL INTO 247 RESIDENTIAL LOTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

SECONDARY TIE

AGRS BRASS CAP
 "1-N8"
 N=1470741.879
 E=1488701.820
 G=C=0.999676466
 $\Delta\alpha = -00^{\circ}17'27.70''$
 ELEVATION=5307.250
 CENTRAL ZONE
 (NAD83/NAVD88)

APPROVED

LANDS OF SALAZAR TRUST ET AL OWNERS "TRACT A-1-A AND A-1-B LANDS OF SALAZAR FAMILY TRUST, ET AL

VICTOR SALAZAR, JR.
 TRUSTEE OF SALAZAR FAMILY TRUST
 DATE 4-29-16

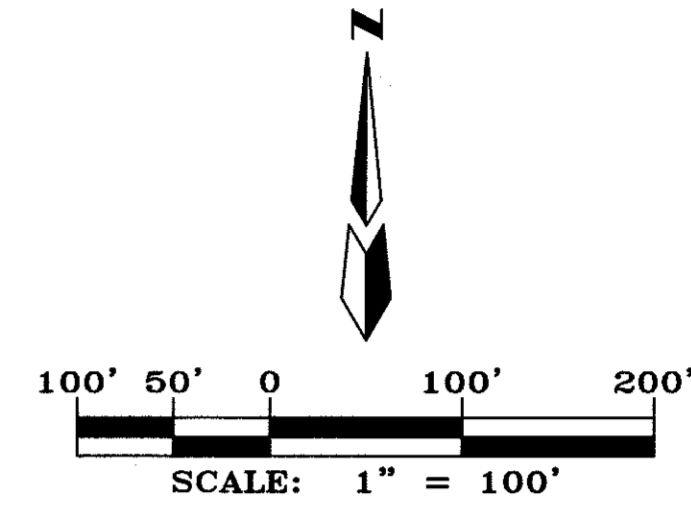
THOMAS SALAZAR,
 CO-TRUSTEE OF SALAZAR QUATRO TRUST
 DATE

VALERIE STAFF
 DATE 4/29/16

FALBA M. HANNETT, by
 her attorney in fact
 DATE 4/29/2016

Soren N. Rasmussen P.S.
 CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M.
 DATE 5/3/16

PRELIMINARY PLAT
 DESERT SANDS SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2016



PRIMARY TIE

AGRS BRASS CAP
 "TRANS"
 N=1471885.503
 E=1495145.488
 G=C=0.999683154
 $\Delta\alpha = -00^{\circ}16'43.33''$
 ELEVATION=5121.089
 CENTRAL ZONE
 (NAD83/NAVD88)

EASEMENTS

- 60' COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002) A PORTION TO BE VACATED BY VACATION# (SHADED PORTION TO BE VACATED)
- COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002)
- COA PUBLIC WATER UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
- COA NON-EXCLUSIVE BLANKET DRAINAGE EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223) TO BE VACATED BY VACATION#
- 30' COA PUBLIC ACCESS AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
- 40' COA PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT (06-21-2004, 2004C-188)
- 78' COA PUBLIC ROADWAY AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
- 60' COA PUBLIC ROADWAY, UTILITY AND DRAINAGE EASEMENT (07-08-2005, 2005C-240)
- 156' COA PUBLIC ROADWAY EASEMENT (08-01-2006, 2006C-237)
- BLANKET QWEST EASEMENT (12-10-1929, BK. 112, PG. 290) (02-13-1973, BK. MISC. 298, PG. 635-636) (12-13-1977, BK. MISC. 575, PG. 928-930) TO BE VACATED BY VACATION#
- 156' PUE (12-20-2005, DOC. # 2005185969) (12-20-2005, DOC. # 2005185970) (12-20-2005, DOC. # 2005185971) (12-20-2005, DOC. # 2005185972) (12-20-2005, DOC. # 2005185973) (12-20-2005, DOC. # 2005185974)
- 30' COA PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT (02-26-2007, 2007C-046)

CORNERS

- SET 1/2" REBAR WITH CAP "ALS LS 7719"
- SET PK NAIL WITH TAG "ALS LS 7719"
- NOT SET

SITE BENCHMARK

AGRS MONUMENT
 "4-P9"
 ELEVATION=5129.396
 (NAVD 1988)

ENGINEERS

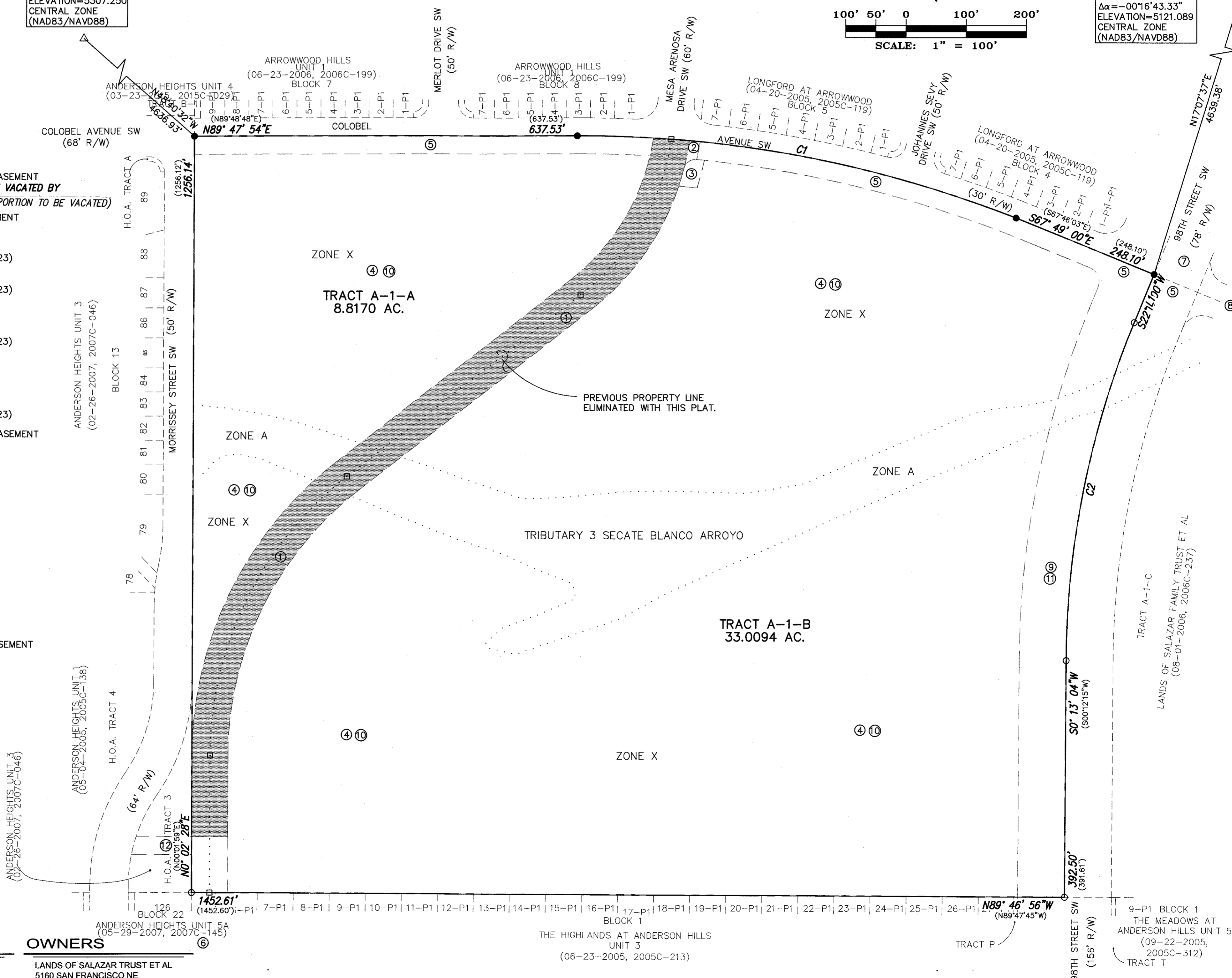
D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR

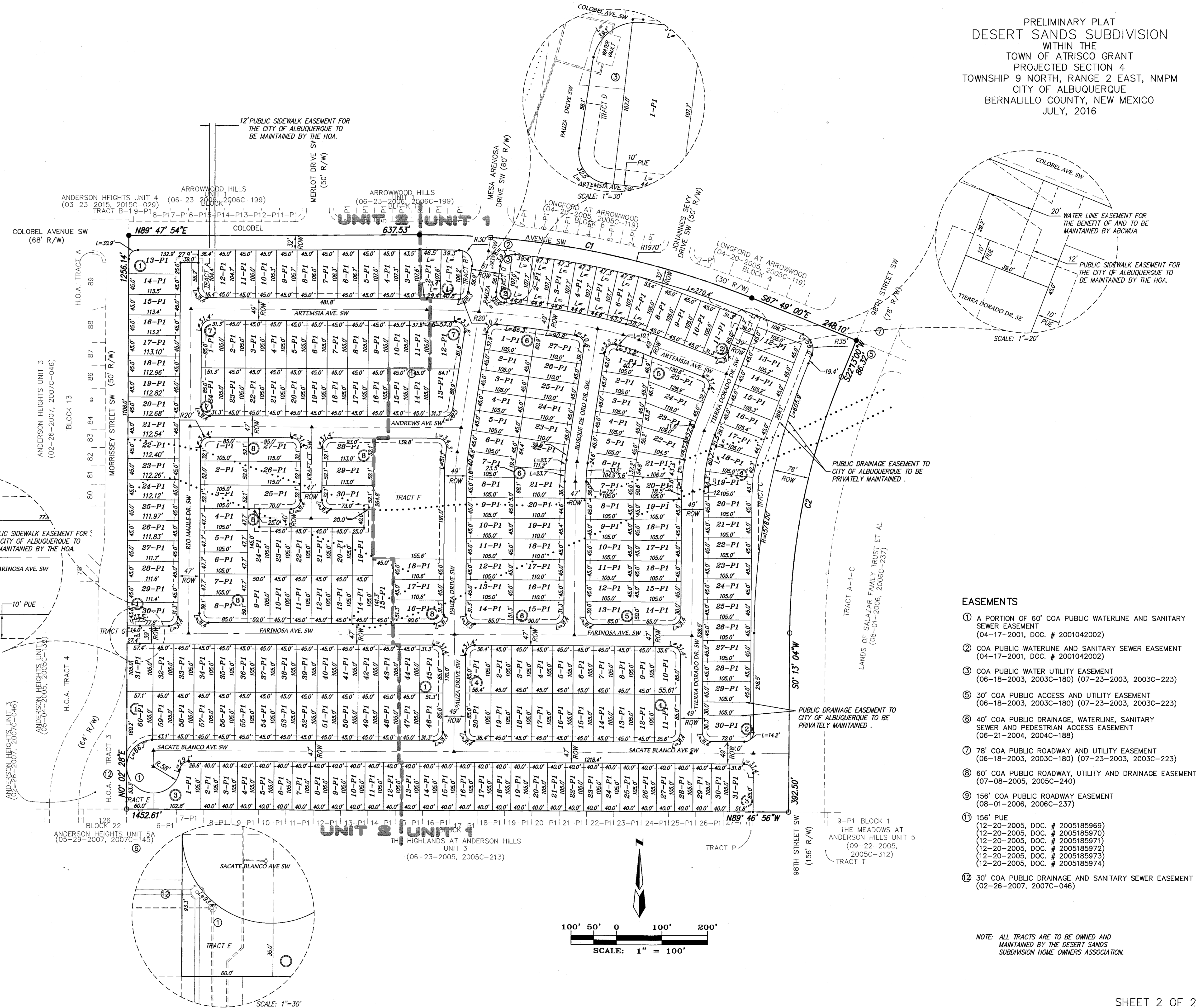
ALDRICH LAND SURVEY
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87190-0701
 (505) 884-1990

OWNERS

LANDS OF SALAZAR TRUST ET AL
 5160 SAN FRANCISCO NE
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 899-6656



PRELIMINARY PLAT
 DESERT SANDS SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2016

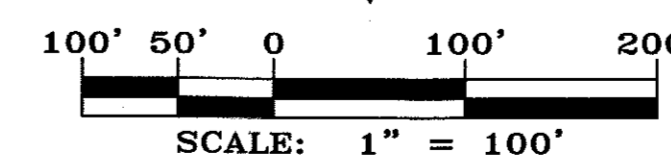


- EASEMENTS**
- ① A PORTION OF 60' COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002)
 - ② COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002)
 - ③ COA PUBLIC WATER UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
 - ⑤ 30' COA PUBLIC ACCESS AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
 - ⑥ 40' COA PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT (06-21-2004, 2004C-188)
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 - ⑨ 156' COA PUBLIC ROADWAY EASEMENT (08-01-2006, 2006C-237)
 - ⑩ 156' PUE (12-20-2005, DOC. # 2005185969) (12-20-2005, DOC. # 2005185970) (12-20-2005, DOC. # 2005185971) (12-20-2005, DOC. # 2005185972) (12-20-2005, DOC. # 2005185973) (12-20-2005, DOC. # 2005185974)
 - ⑫ 30' COA PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT (02-26-2007, 2007C-046)

NOTE: ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE DESERT SANDS SUBDIVISION HOME OWNERS ASSOCIATION.

LEGEND

- 1 LOT NUMBER
- 17 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- SET 1/2" REBAR WITH CAP "ALS LS 7719"
- SET PK NAIL WITH TAG "ALS LS 7719"
- NOT SET
- ROW PC'S AND PT'S
- UNITS BNDY
- LIMITS OF SPECIAL FLOOD HAZARD AREA, ZONE "A", AS SHOWN ON FIRM NUMBER 35001C0338H AND 35001C0338H, REVISED AUGUST 16 2012.



P:\15\desa\15063 lands of salazar\plats\15063 final plat.dwg, 8/18/2016 9:42:18 AM, SPS