

VICINITY MAP No. G-12



**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING DESIGNATED AS PORTIONS OF LOTS NUMBERED TWO (2) AND THREE (3) OF ALVARADO GARDENS NO. 3 AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 20, 1937, IN VOLUME D1, FOLIO 107. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT ONE (1) OF "THE COLONADE", FILED ON MARCH 20, 1981, IN VOLUME C18, FOLIO 33; AND FROM WHENCE THE A.G.R.S. CONTROL STATION "6-G13AR", HAVING NEW MEXICO STATE PLANE COORDINATES OF X=1,515,743.949 AND Y=1,500,719.134 (NAD 83) BEARS S 79°38'21" E, 2379.78 FEET DISTANT;  
 THENCE S 12°23'23" W, 178.44 FEET ALONG THE EAST BOUNDARY OF SAID TRACT OF THE WEST BOUNDARY OF "THE COLONADE" TO AN ANGLE POINT;  
 THENCE S 13°14'29" W, 126.07 FEET ALONG THE EAST BOUNDARY OF SAID TRACT AND THE WEST BOUNDARY OF "THE COLONADE" TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 6 OF "THE COLONADE";  
 THENCE N 76°13'59" W, 188.54 FEET ALONG THE SOUTH BOUNDARY OF SAID TRACT AND THE NORTH BOUNDARY OF LOT A, ALVARADO GARDENS UNIT 3, FILED MARCH 7, 1995, IN BOOK 95C, PAGE 78, TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 5-A, "LA PLAZA ACEQUIA II SUBDIVISION", FILED ON AUGUST 11, 2004, IN BOOK 2004C, PAGE 233;  
 THENCE N 13°07'54" E, 186.92 FEET ALONG THE NORTH BOUNDARY OF SAID TRACT AND THE SOUTH RIGHT OF WAY LINE OF CANDELARIA ROAD N.W. TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.3379 ACRES MORE OR LESS

**AMENDED PRELIMINARY PLAT OF BISHOP'S COMPOUND SUBDIVISION**  
 BEING A REPLAT OF  
**A PORTION OF LOTS 2 AND 3 ALVARADO GARDENS, UNIT 3**  
 WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2010

5/1/17

APPROVALS:  
  
 CITY SURVEYOR  
 12-10-09  
 DATE

OWNERSHIP:  
 Bishop's Compound LLC by   
 BISHOP'S COMPOUND LLC JOHN KELLY, MANAGING MEMBER  
 12/10/09  
 DATE

**ACS BENCHMARK**

CITY OF ALBUQUERQUE STATION NO. 3-G12  
 ELEVATION: 4965.946

**FLOOD NOTE**

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1.0% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE 1.0% ANNUAL CHANCE FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAPS OF BERNALILLO COUNTY, NEW MEXICO, PANEL NO. 35001C0118G & 35001C0331G, EFFECTIVE DATE SEPTEMBER 26, 2008.

**SITE DATA**

- TOTAL LAND AREA = 1.3379 ACRES.
- NUMBER OF EXISTING TRACTS IS 2.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 9.
- CURRENT ZONING: R-LT.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWUA.

**NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 4 IRON REBAR WITH PLASTIC CAP STAMPED "HARRIS PLS #11463".
- ALL STREET CENTERLINE POINTS SHOWN THUS ▲ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, "HARRIS PLS #11463".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS ARE NMSP GRID BEARINGS.
- DISTANCES ARE 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. LOT AREAS LISTED IN PARENTHESES ARE NET AREAS (GROSS AREA MINUS ACCESS EASEMENT AREA)

**EASEMENTS:**

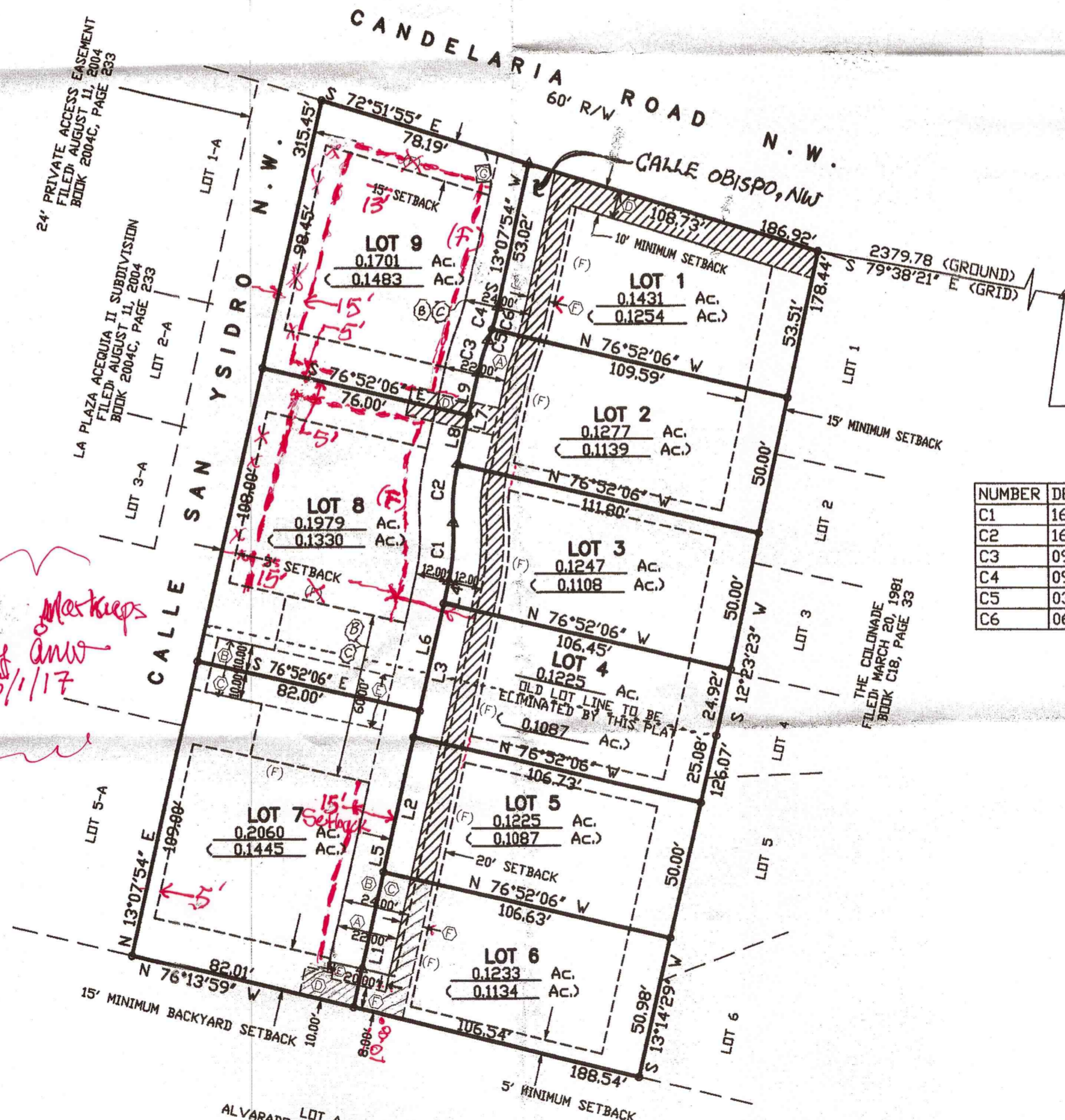
- 22' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT.
- PRIVATE ACCESS EASEMENT FOR PRIVATE VEHICULAR AND PEDESTRIAN ACCESS AND PUBLIC EMERGENCY AND REFUSE VEHICLE ACCESS GRANTED BY FINAL PLAT, TO BE MAINTAINED BY THE HOA PER THE BISHOP'S COMPOUND'S CC&R'S
- PRIVATE DRAINAGE EASEMENT GRANTED BY FINAL PLAT, TO BE MAINTAINED BY HOA PER THE BISHOP'S COMPOUND'S CC&R'S
- 10' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
- 20' PUBLIC WATER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT.
- 8' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
- 6'X5' PUBLIC WATER METER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT.

**SUBDIVISION NOTES:**

LOTS 1-6 SHALL BE TOWNHOMES AND LOTS 7-9 SHALL BE SINGLE-DETACHED HOMES. NO LOTS SHALL HAVE GARAGES FRONTING CANDELARIA ROAD.

**LEGEND**

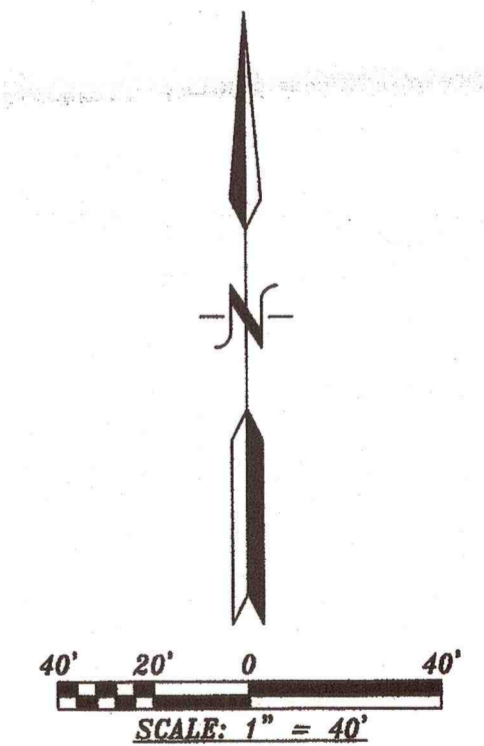
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- (F) FRONT OF LOTS



NUMBER	DIRECTION	DISTANCE
L1	N 13°07'54" E	49.80'
L2	N 13°07'54" E	50.00'
L3	N 13°07'54" E	50.00'
L4	N 13°07'54" E	8.00'
L5	N 13°07'54" E	109.91'
L6	N 13°07'54" E	47.89'
L7	S 13°07'54" W	33.67'
L8	N 13°07'54" E	18.11'
L9	N 13°07'54" E	15.56'

ACS STATION "6-G13AR"  
 X=1,515,743.949  
 Y=1,500,719.134  
 GRD TO GRID=0.999684045  
 Δα = -00° 14' 23.60"  
 CENTRAL ZONE, NAD 1983

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	16°15'37"	N 05°00'05" E	75.00	21.28	21.21
C2	16°15'37"	S 05°00'05" W	75.00	21.28	21.21
C3	09°22'00"	S 17°48'54" W	75.00	12.26	12.25
C4	09°22'00"	N 17°48'54" E	75.00	12.26	12.25
C5	03°10'48"	N 20°54'30" E	75.00	4.16	4.16
C6	06°11'13"	N 16°13'30" E	75.00	8.10	8.09



RE 09-0677.DWG (DECEMBER, 2009)