

VICINITY MAP 1"=750' ZONE ATLAS: J-12-Z

SUBDIVISION DATA

GROSS ACREAGE	0.4154 Acres
ZONE ATLAS NO.	J-12-Z
NO. OF EXISTING TRACTS	1
NO. OF TRACTS CREATED	3
NO. OF TRACTS ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.0
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 Acres
DATE OF SURVEY	May, 2011

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: The Gardens Homeowners' Association, Inc.
 BY: Beth Sanchez
 TITLE: President

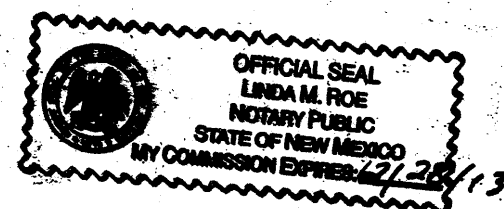
Beth Sanchez Pres 6-11-11
 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 11, 2011
 By Beth Sanchez, President, the Gardens Homeowners' Association, Inc., A New Mexico Corporation on behalf of said corporation

[Signature] 10/28/2013
 NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, Projected Section 13, Township 10 North, Range 2 East, NMPM and MRGCD Map No. 38, being all of TRACT C6, THE GARDENS ON THE RIO GRANDE, UNIT 1, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1999 in Plat Book 99C, Page 122, and containing 0.4154 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE ONE TRACT INTO 3 TRACTS.
2. GRANT EASEMENTS AS SHOWN

NOTES:

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone, NAD 83).
2. Distances are ground distances.
3. Bearings and distance are field and record.
4. Basis of boundary are the following plats and documents of record entitled:
 "THE GARDENS ON THE RIO GRANDE", (06-18-1998, 98C-167)
 "THE GARDENS ON THE RIO GRANDE, UNIT 1", (05-20-1999, 99C-122)
 all being records of Bernalillo County, New Mexico.
5. Unless otherwise noted, all boundary corners are marked by a #5 rebar w/cap stamped "ALS LS 7719" (TYP).
6. **SOLAR NOTE:** No property within the area of this Plat shall 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.

PLAT FOR
 TRACT C6-A, C6-B & C6-C
 THE GARDENS ON THE RIO GRANDE
 UNIT 1
 M.R.G.C.D. MAP NO. 38
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 13
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2011

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

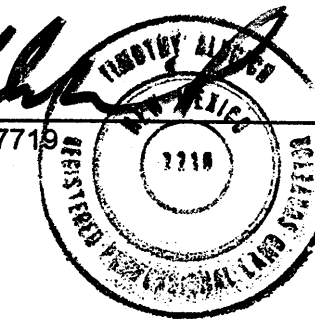
Utility Approvals:

Public Service Company of New Mexico	_____	_____	Date
New Mexico Gas Company	_____	_____	Date
Qwest Telecommunications	_____	_____	Date
Comcast	_____	_____	Date
City Approvals:			
<i>[Signature]</i>	_____	<u>6-13-11</u>	Date
City Surveyor			
Real Property Division	_____	_____	Date
Traffic Engineering, Transportation Division	_____	_____	Date
Albuquerque Bernalillo Water Utility Authority	_____	_____	Date
Parks and Recreation Department	_____	_____	Date
AMAFCA	_____	_____	Date
City Engineer	_____	_____	Date
DRB Chairperson, Planning Department	_____	_____	Date

SURVEYOR'S CERTIFICATION:

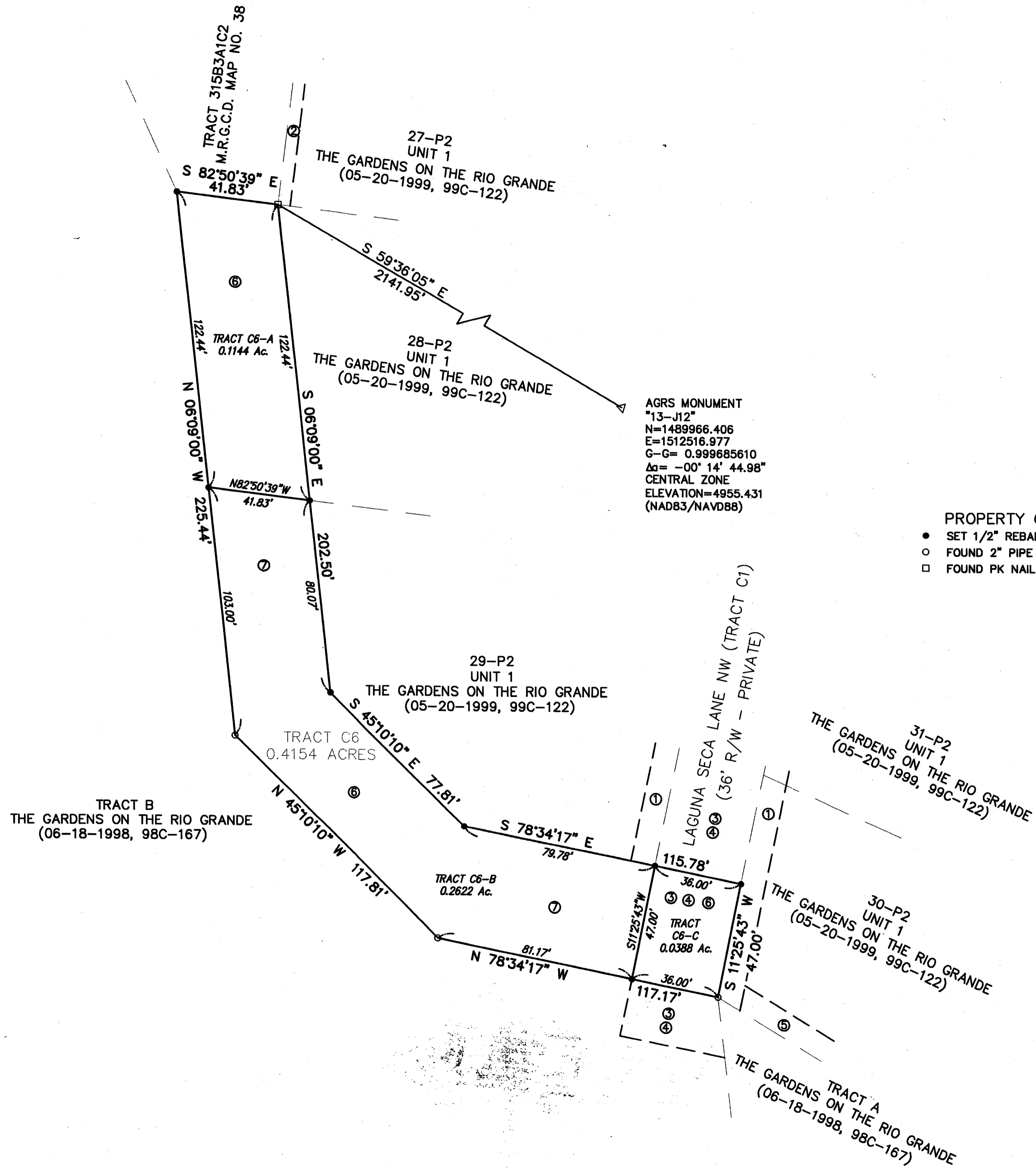
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 06/13/11
 Timothy Aldrich, P.S. No. 7719 Date



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

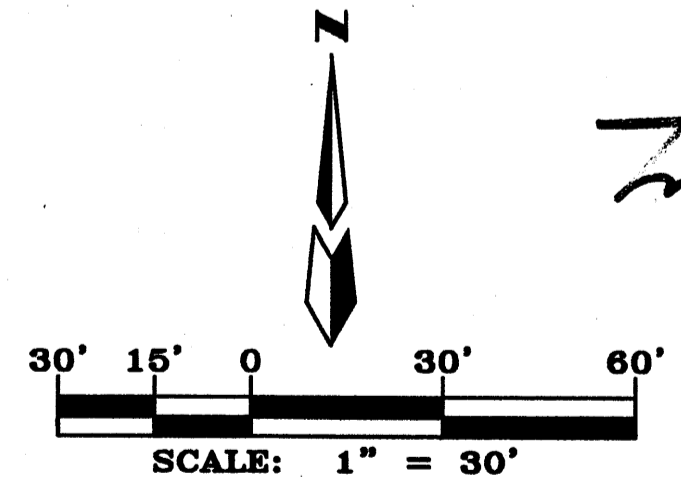
PLAT FOR
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2011



AGRS MONUMENT
 13-J12
 N=1489966.406
 E=1512516.977
 G-G= 0.999685610
 Δα = -00° 14' 44.98"
 CENTRAL ZONE
 ELEVATION=4955.431
 (NAD83/NAVD88)

- PROPERTY CORNERS
- SET 1/2" REBAR W/CAP "ALS LS 7719"
 - FOUND 2" PIPE IN CONCRETE
 - FOUND PK NAIL W/TAG "LS 13949"

- EASEMENTS
- ① 10' PUE (05-20-1999, 99C-122)
 - ② 5' PUE (01-30-1985, BK. MISC.195A, PG. 766)
 - ③ 36' PRIVATE ACCESS EASEMENT (06-18-1998, 98C-167)
 - ④ 36' C.O.A. PUBLIC SEWER AND WATERLINE EASEMENT (06-18-1998, 98C-167)
 - ⑤ 10' PRIVATE IRRIGATION EASEMENT (05-20-1999, 99C-122)
 - ⑥ PRIVATE COMMON AREA & C.O.A. LAND USE EASEMENT FOR USE OF AND TO BE MAINTAINED BY THE GARDENS ON THE RIO GRANDE HOMEOWNERS ASSOC. (05-20-1999, 99C-122)
 - ⑦ PROPOSED PRIVATE ACCESS EASEMENT GRANTED TO THE OWNER OF TRACT C6-A, BY THIS PLAT, AND TO BE MAINTAINED BY SAID GRANTEE.



Stephen
 NEW MEXICO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 06/13/11

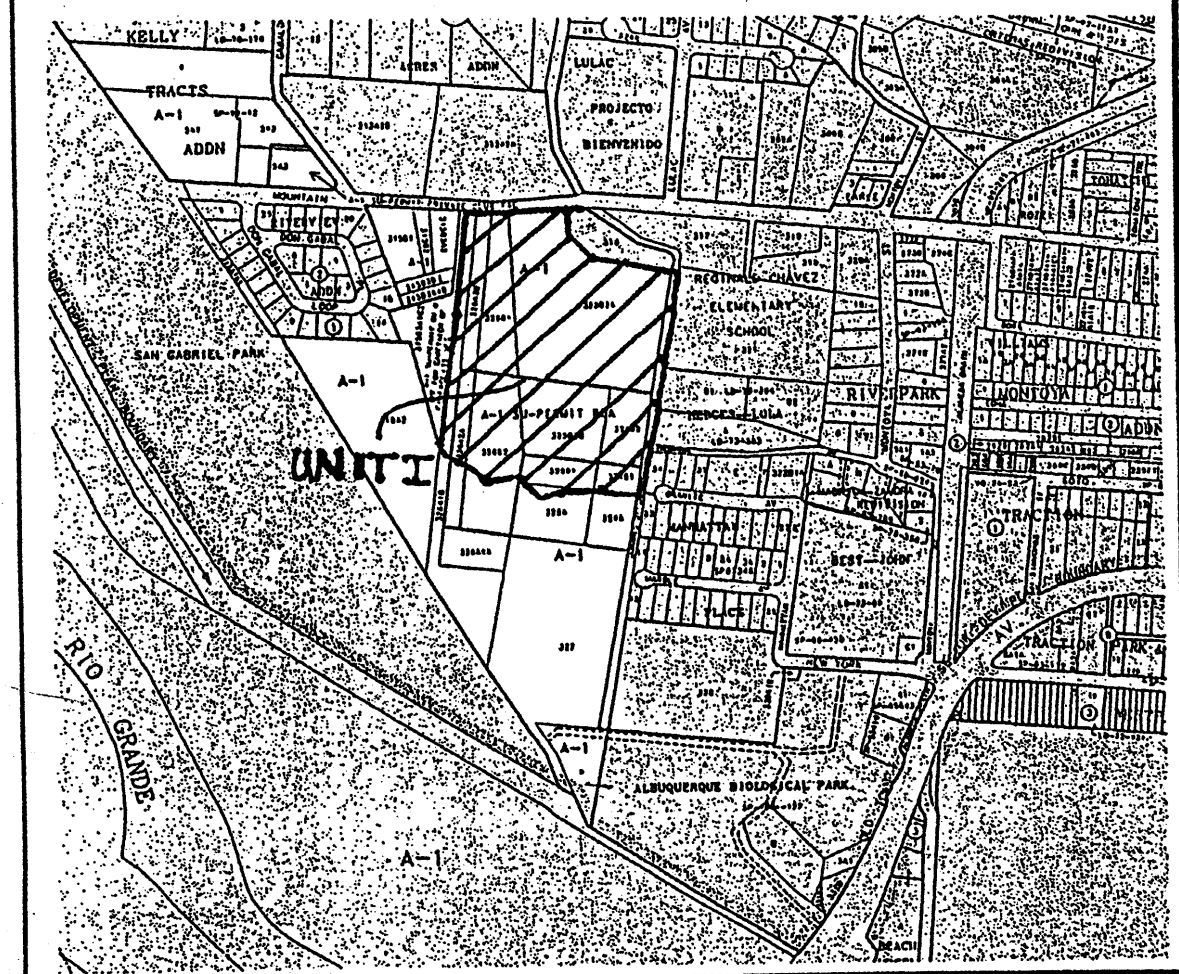
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

A11027 The Gardens SDP\PLATS\FINAL PLATS\A11027-FP.dwg, 6/9/2011 3:27:36 PM, stephen

Dwg: A11027-FP.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 2 of 2
Scale: AS SHOWN	Date: 6/9/2011	Job: A11027	

GENERAL NOTES:

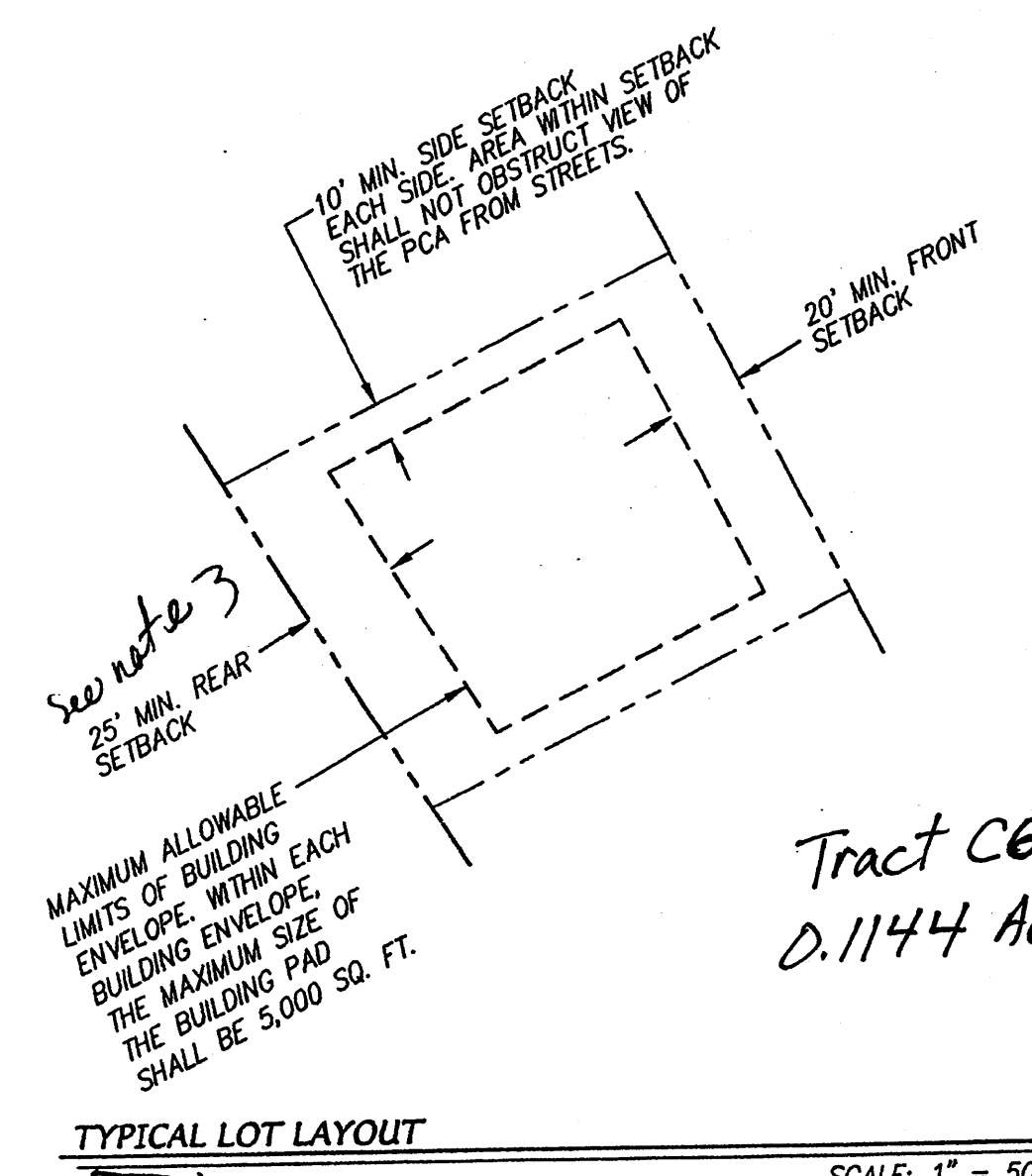
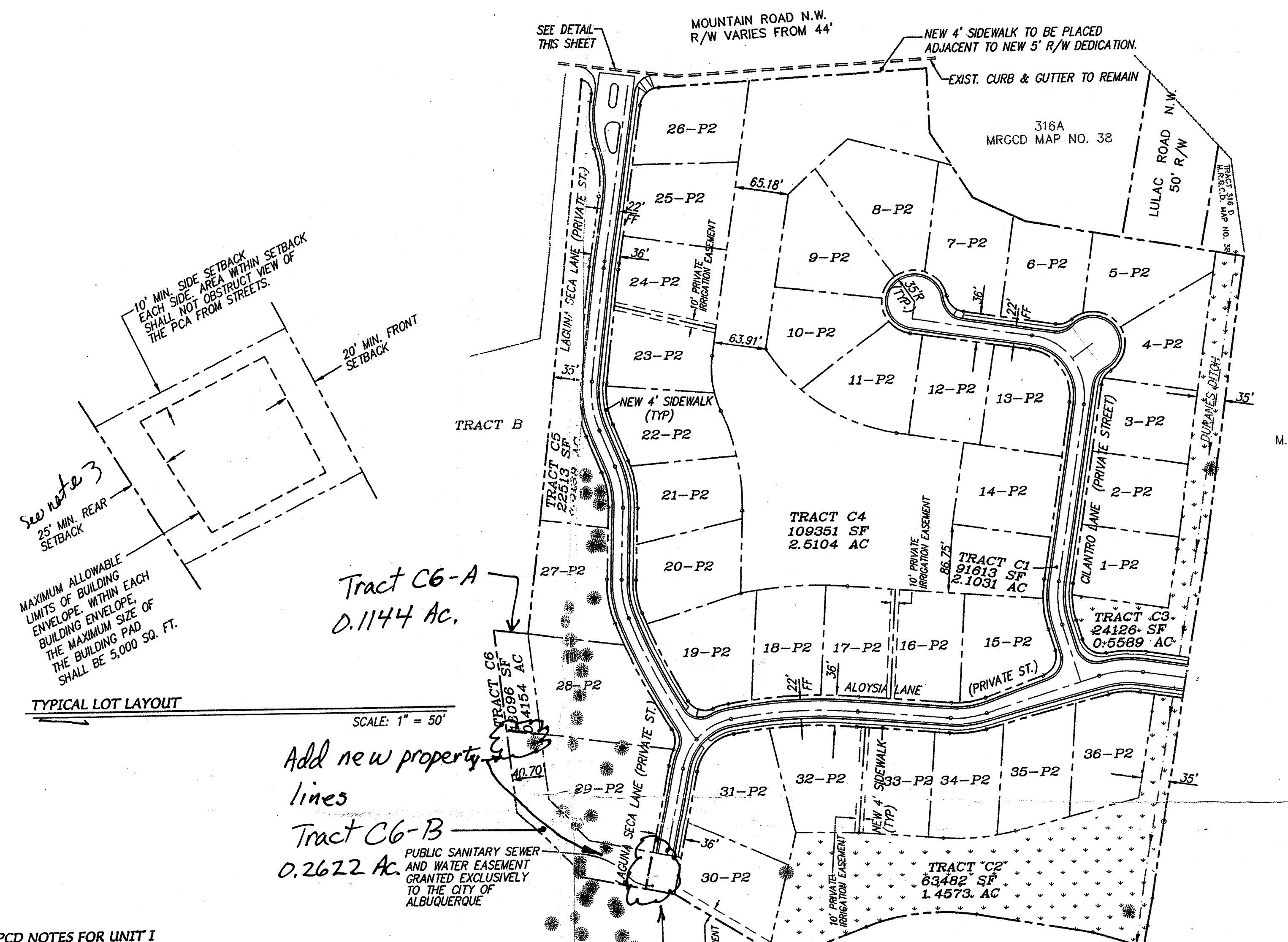
- Current Zoning is RA-1.
- Single family detached dwelling units shall be constructed within building envelope shown on the grading and drainage plan. The building pad constructed within this envelope may be adjusted prior to building permit issuance, but its final area may not exceed the allowable area shown. (See typical lot layout detail this sheet).
- Setbacks shall be in compliance with the RA-1 provisions of the City Zoning Code, except when they may be more restrictive in the RESTRICTIONS OF THE GARDENS ON THE RIO GRANDE, which would then control.
- Structures shall not exceed 26 feet in height.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Division of Public Works, City of Albuquerque, via an availability statement. All SAS gravity services shall be a minimum of 4' below grade where they cross the property line.
- Off-street parking shall be provided on each lot for a minimum of 5 vehicle spaces (10' x 20' minimum dimension), except when there are dwellings with more than 4 bedrooms, in which case 6 off-street vehicle spaces must be provided. Driveways shall not be less than 20 feet deep nor wider than 30'.
- Access to each dwelling will be provided via private streets.
- Buildings will be southwest modern pueblo architectural style, subject to approval by the Architectural Control Committee (the Committee). Except for accents and trim, all homes shall have stucco or adobe walls. Variance from this will require approval by the Committee.
- If fencing and/or walls are to be placed around the private common area (PCA), the public's view of the PCA shall not be significantly diminished.
- Tract C1 is to function as a private access easement to serve the subdivision created by this plat and to be maintained by the Homeowner's Association. Tract C1 is also designed to function as public water and sanitary sewer easement granted to the City of Albuquerque.
- A 10' PUE is located along and adjoining Tract C1 to serve as a public utility easement for power, gas and communication purposes.
- Tracts C2 through C6 shall be designated private commons area (PCA) to be used and maintained by lot owners of The Gardens on the Rio Grande Subdivision.
- The PCA may be used for agriculture, landscaping, recreation, or any combination thereof, including PCA-related structures and facilities, if added at a later date, subject to a site plan amendment.
- Excluding easements for other purposes, use of the PCA is to be restricted to the residents of The Gardens on the Rio Grande Subdivision, unless otherwise approved by the Homeowner's Association.
- Excluding easements for other purposes, the PCA is encumbered by a land use easement, in favor of the City of Albuquerque, should the individual lot owners and the members of the Homeowner's Association, if applicable, fail to adequately maintain the property and PCA-related facilities located thereon. If the responsible parties refuse or fail to adequately maintain the PCA, the City shall have the authority to perform necessary maintenance in order to protect the public health and safety. Under no circumstance shall the City maintain the PCA for a period longer than one year. The City may, after receipt of written notice and failure to comply within 30 days, enter upon and maintain the PCA. The cost of action by the City, plus penalties to the extent allowed by law shall be assessed against properties within the subdivision and failure to pay charges may result in a municipal lien against each of the individual lots within this subdivision. Under no circumstances shall the city maintain recreational uses.
- Approval of this plan by the DRB is contingent upon recorded deed restrictions approved by DRB and recorded with the subdivision plat. Recorded deed restrictions may not be amended or repealed without the City's prior written approval.
- The PCA is presently occupied by alfalfa and related field grasses. After grading, the developer will re-establish the original vegetation as shown hereon. Initially, the PCA will be intended to provide open space and recreation, being later subject to change & approval by DRB.



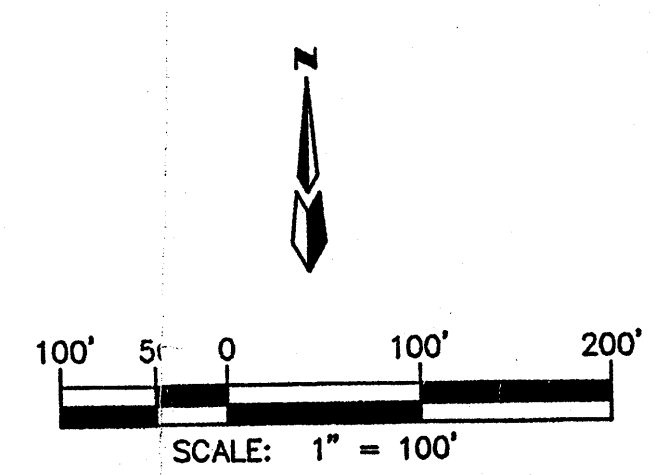
VICINITY MAP ZONE MAP: J-12-Z

LEGEND

- PROPERTY LINE
- ▭ PRIVATE COMMONS AREA (RE-SEED WITH NATIVE PASTURE GRASSES)
- === NEW CURB AND GUTTER AND SIDEWALK
- EXISTING TREE
- - - - UNIT BOUNDARY
- ☁ Area of Amendment



SCALE: 1" = 50'



SCALE: 1" = 100'

PCD NOTES FOR UNIT I

- This subdivision shall be developed in accordance with all provisions of the City of Albuquerque's Zoning Code, Section 14-16-3-16, for a Private Commons Development (PCD).
- The number of lots permitted in this PCD is determined by dividing the gross site area by the minimum lot size permitted in the underlying RA-1 zone (21,780 SF). The maximum number of lots allowed for this site is 784,303 SF/21,780 SF/dwelling = 36 dwellings. The number of lots proposed for this PCD is 36.
- Set aside in conjunction with this PCD is a Private Commons Area (PCA) to function as an area of private open space, agriculture, recreation, landscaping, or any combination thereof. The size of the PCA is either thirty percent (30%) of the gross site area or one hundred percent (100%) of the area gained through lot size reductions, whichever is greater.

With a gross site area of 784,303 SF, a minimum 235,291 SF of open space must be set aside as PCA to meet the 30% requirement. Alternately, it will be necessary to create a hypothetical subdivision in order to determine the appropriate minimum lot size for comparison of the lot size reduction method.

The area gained through lot size reduction is determined by creating a straight-zoned RA-1 subdivision, with detached open space set aside as follows:

GROSS SITE AREA	784,303 SF
ESTIMATED ROAD AREA	(24,000 SF)
NET PRIVATE AREA	760,303 SF
ASSUME MINIMUM LOT SIZE	15,500 SF
ASSUME MAXIMUM BUILDING AREA	(2,000 SF)
ON-SITE OPEN SPACE/LOT	13,500 SF
DEFICIT/LOT TO BE DETACHED	6,500 SF
MINIMUM OPEN SPACE/LOT	20,000 SF
DETACHED OPEN SPACE/LOT	6,500 SF
NUMBER OF LOTS	x 36 LOTS
AGGREGATE OPEN SPACE-DETACHED	234,000 SF
NET PRIVATE AREA	760,303 SF
DETACHED OPEN SPACE	(234,000 SF)
NET SUBDIVIDABLE AREA	526,303 SF
DIVIDED BY	x 36 LOTS
	14,620 SF

(MINIMUM LOT SIZE IN HYPOTHETICAL STRAIGHT-ZONED RA-1 DEVELOPMENT)

LOT SIZE REDUCTION METHOD

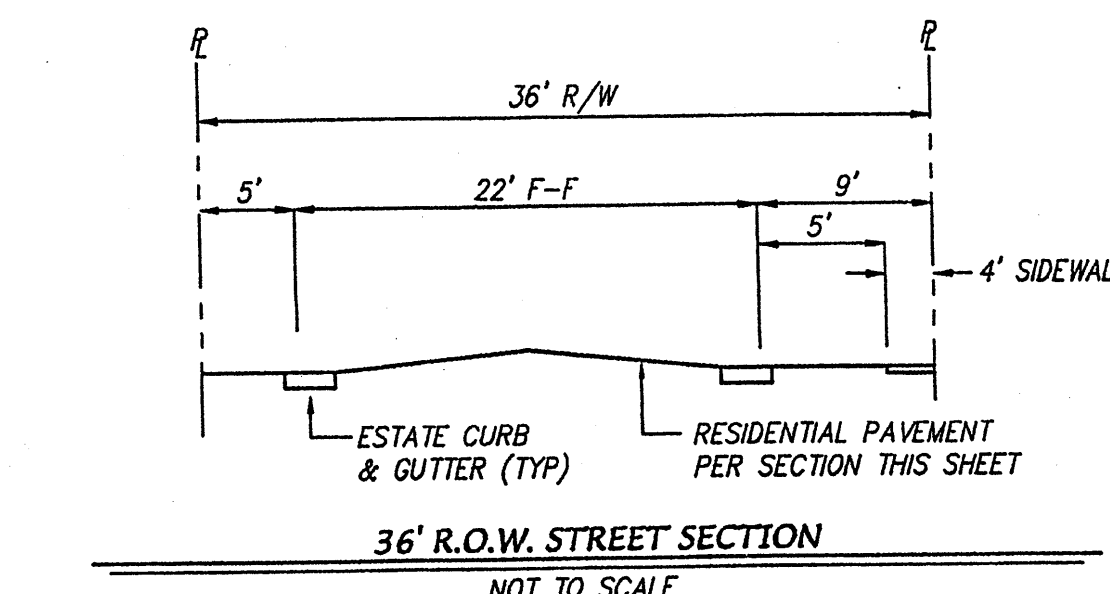
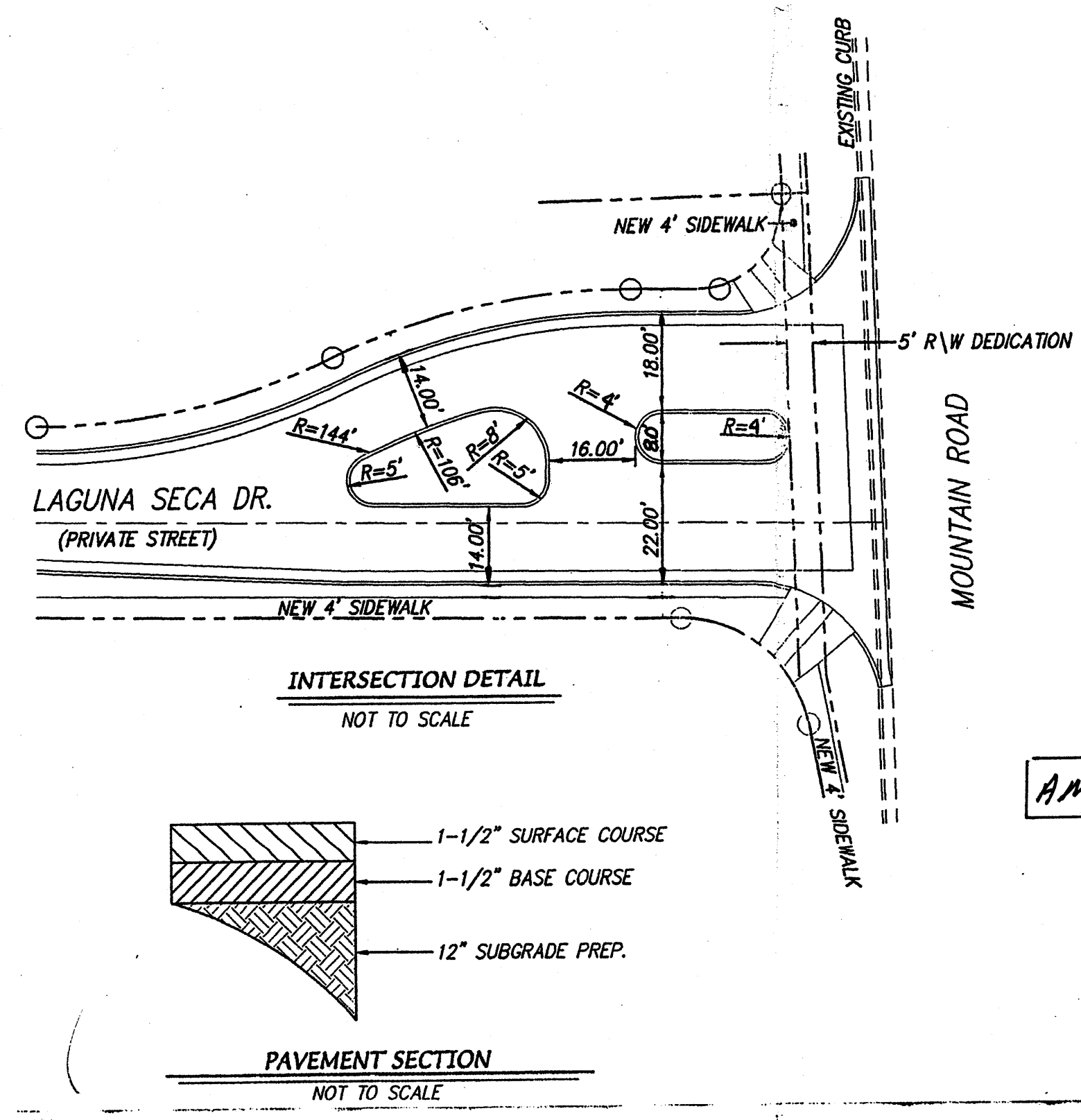
Total Lots	36
Number of Lots Below 14,620 SF	31
Cumulative Area by Lot Size Reduction	81,045 SF

As a result, the PCA shall be a minimum of 235,291 SF (30% of gross site area) in size. The actual size of the subject PCA is 237,588 SF, which is approximately 30.28% of the gross site area.

LOT	AREA (SF)	SF UNDER 14,620
UNIT I-BLOCK 1		
1	10836	3784
2	10799	3821
3	10678	3942
4	11078	3542
5	12023	2597
6	11985	2825
7	13803	817
8	16188	0
9	13880	740
10	12078	2542
11	12076	2545
12	11032	3588
13	11941	2879
14	12200	2420
15	12420	2200
16	11478	3145
17	11498	3124
18	11484	3138
19	13600	1020
20	12601	2019
21	11350	3270
22	12039	2581
23	11688	3035
24	12280	2340
25	12642	1978
26	12332	2288
27	14482	158
28	18147	0
29	17861	0
30	13182	1438
31	16006	0
32	12793	1827
33	11134	3488
34	11307	3313
35	12088	2582
36	12137	2483
TOTAL		81045

CASE NUMBER: DRB-96-450

JAMES J. [Signature] 7/12/99 DATE
 PLANNING DIRECTOR
 [Signature] 7-8-99 DATE
 CITY ENGINEER
 [Signature] 6-02-98 DATE
 TRANSPORTATION DEVELOPMENT
 [Signature] 6-2-98 DATE
 ROY A. [Signature]
 UTILITY DEVELOPMENT
 [Signature] 6-2-98 DATE
 PARKS DESIGN AND DEVELOPMENT, C.L.P.



36' R.O.W. STREET SECTION NOT TO SCALE

THE GARDENS on the RIO GRANDE UNIT I AMENDED SITE PLAN FOR PCD

D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS & SURVEYORS
 4169gard/unit1b P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

Designed: JMM	Drawn: STAFF	Checked: DMG	Sheet 1 of 1
Scale: 1" = 100'	Date: 5-18-98	Job: 94169	