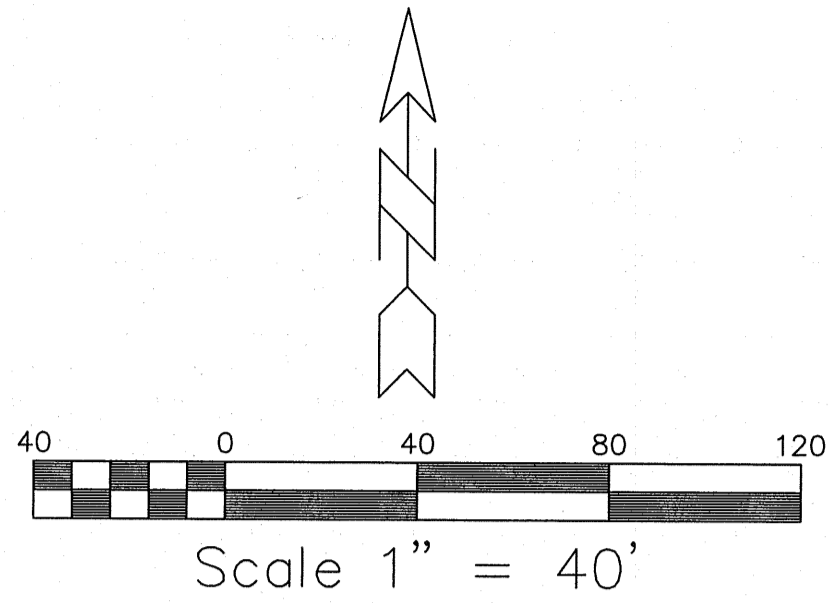


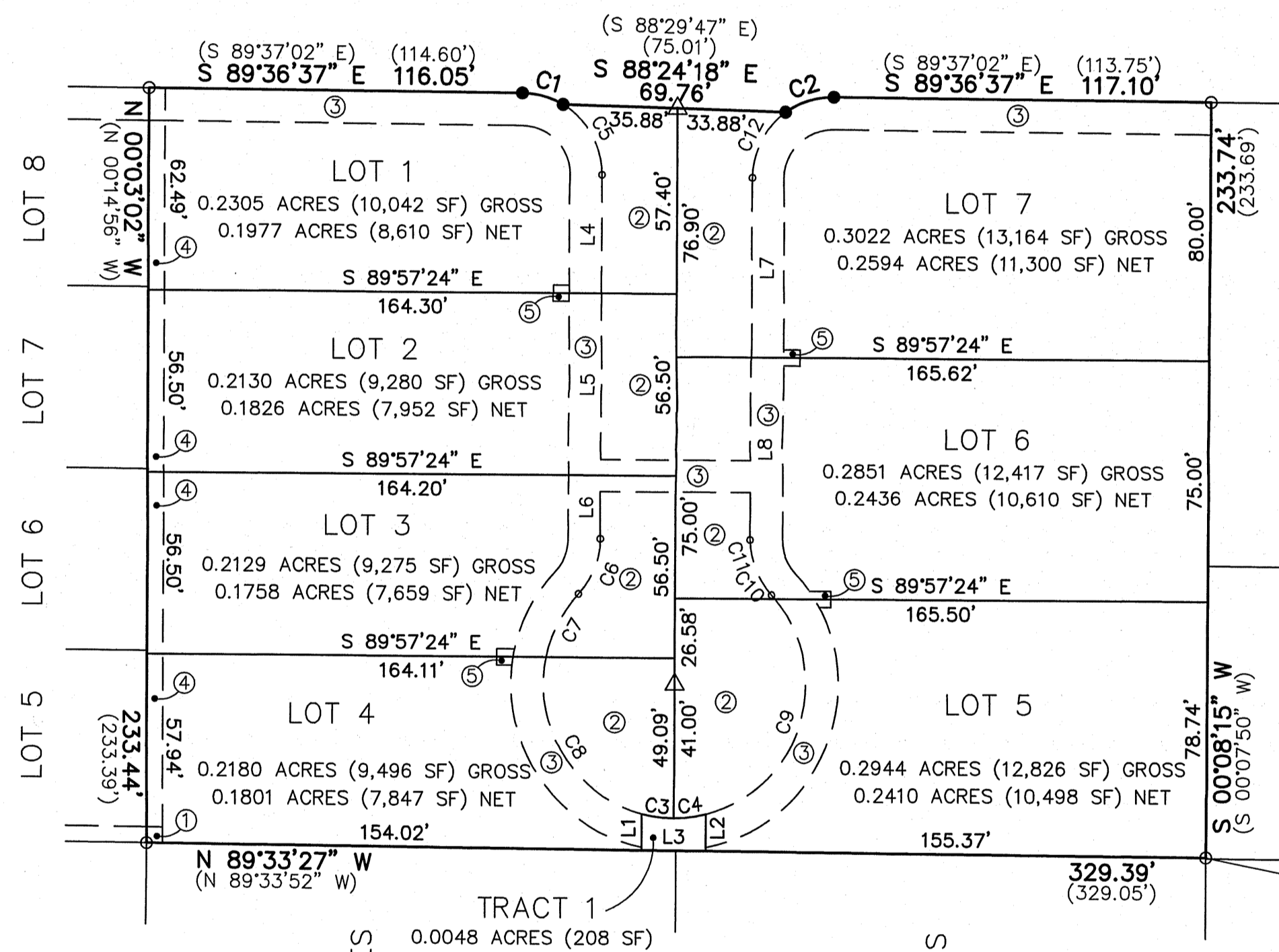
PRELIMINARY PLAT FOR
 THE ESTATES AT GLENDALE
 UNIT 3
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2017



ASHLYNN LANE NE
 (68' R/W)

GLENDALE AVENUE N.E. (60' ROW)

THE ESTATES AT GLENDALE UNIT 2
 (02-16-2017, 2017C-21)



BLOCK 2
 QUIVERA ESTATES
 (06-03-2004, 2004C-173)

LOT 25
 BLOCK 12
 NORTH ALBUQUERQUE ACRES
 TRACT 1, UNIT 3
 (09-10-1931, D-121)

LOT 24
 BLOCK 12
 NORTH ALBUQUERQUE ACRES
 TRACT 1, UNIT 3
 (09-10-1931, D-121)

ACS MONUMENT
 "1-B20"
 N=1524154.945
 E=1550483.349
 G-G=0.999651137
 Δα=-00°10'24.45"
 ELEVATION=5477.179
 CENTRAL ZONE
 (NAD83/NAVD88)
 (US SURVEY FOOT)

BOUNDARY					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.09'	25.00'	30°00'00"	S 74°36'37" E	12.94'
				(S74°37'01"E)	
C2	15.78'	25.00'	36°09'54"	N 72°18'26" E	15.52'
				(N72°18'01"E)	

LOTS		
LINE	BEARING	DISTANCE
L1	N 00°02'36" E	11.17'
L2	S 00°02'36" W	11.31'
L3	N 89°33'27" W	20.00'

C3	10.10'	41.00'	14°07'01"	S 82°53'53" E	10.08'
C4	10.10'	41.00'	14°07'01"	N 82°59'05" E	10.08'

EASEMENT					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L4	S 00°02'36" W	36.79'			
L5	S 00°02'36" W	56.50'			
L6	S 00°02'36" W	19.82'			
L7	S 00°02'36" W	55.71'			
L8	S 00°02'36" W	56.82'			

C5	26.03'	25.00'	59°39'13"	S 29°47'01" E	24.87'
C6	18.63'	25.00'	42°42'20"	S 21°23'46" W	18.21'
C7	22.42'	41.00'	31°19'52"	N 27°05'00" E	22.14'
C8	62.44'	41.00'	87°15'27"	N 32°12'40" W	56.58'
C9	83.23'	41.00'	116°18'13"	S 17°46'28" W	69.65'
C10	1.64'	41.00'	02°17'06"	S 41°31'11" E	1.63'
C11	18.63'	25.00'	42°42'20"	N 21°18'34" W	18.21'
C12	23.64'	25.00'	54°10'53"	N 27°08'02" E	22.77'

EASEMENTS

- ① 5' X 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT B-2 TO BE MAINTAINED BY THE ESTATES AT GLENDALE UNIT 2 H.O.A. (02-16-2017, 2017C-21)
- ② 47' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC WATER AND SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1 THRU 7 AND TRACT 1 AND TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 3 H.O.A." (GRANTED BY THIS PLAT)
- ③ 10' PUE (GRANTED BY THIS PLAT)
- ④ 5' PRIVATE DRAINAGE EASEMENT FOR THE MUTUAL BENEFIT OF LOTS 1-4 TO BE MAINTAINED BY THE LOT ENCUMBERED BY THE EASEMENT (GRANTED BY THIS PLAT)
- ⑤ 5' X 5' PUE (GRANTED BY THIS PLAT)

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 21082" (TYPICAL)
- △ SET C.O.A. CENTERLINE MONUMENT "LS 7719" (TYPICAL)

Drawn By:	TA	Date:	11-22-17
Checked By:	TA	Drawing Name:	11006PRE.DWG
Job No.:	11-006	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 N88°26'06"W
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-864-9999