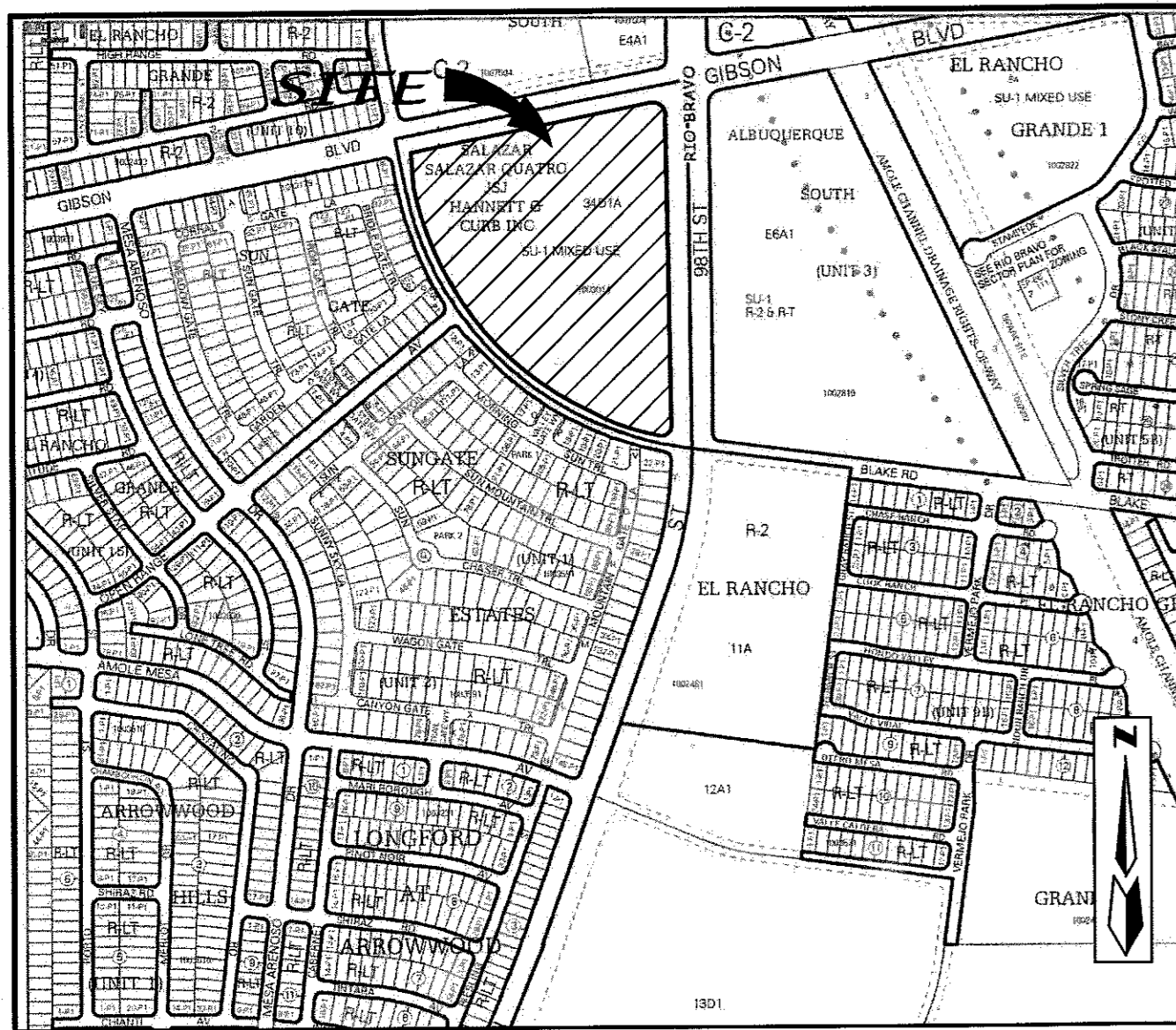


AMENDED PRELIMINARY PLAT FOR
LOS DIAMANTES SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2016

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CI	1578.54'	1252.00'	72°14'21"	S47°06'29"E	1476.04'
	(1571.30')		(72°24'13")	(N47°17'11"W)	(1470.09')

TRACT E-6-A-1
 ALBUQUERQUE SOUTH, UNIT 3
 (02-01-2008, 2008C-018)

AGRS MONUMENT
 "TRANS"
 N=1471885.503
 E=1485145.466
 G-G=0.999683154
 Δα=0°01'6".43.33"
 CENTRAL ZONE
 ELEVATION=5121.089
 (NAD83/NAVD88)



VICINITY MAP ZONE ATLAS MAP N-9-Z NTS

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF TRACT 34D-1-A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR CUATRO TRUST, JSJ, INVESTMENT COMPANY AND FALBA HANNETT AND LANDS OF CURB INC. 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 NOVEMBER 25, 2003 IN BOOK 2003C, PAGE 357 AND CONTAINING (1,096,120 S.F.), 25.1635 ACRES MORE OR LESS.

SUBDIVISION DATA

GROSS ACREAGE	25.1635 AC
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	8.6336 AC
AREA OF TRACT A (COMMERCIAL)	5.6729 AC
AREA OF RESIDENTIAL	14.1907 AC
ZONE ATLAS NO.	N-9-Z
NO. OF LOTS CREATED	80 LOTS
NO. OF TRACTS CREATED	5 TRACTS
ZONING	SU-1 MIXED USE
DATE OF SURVEY	FEBRUARY, 2015

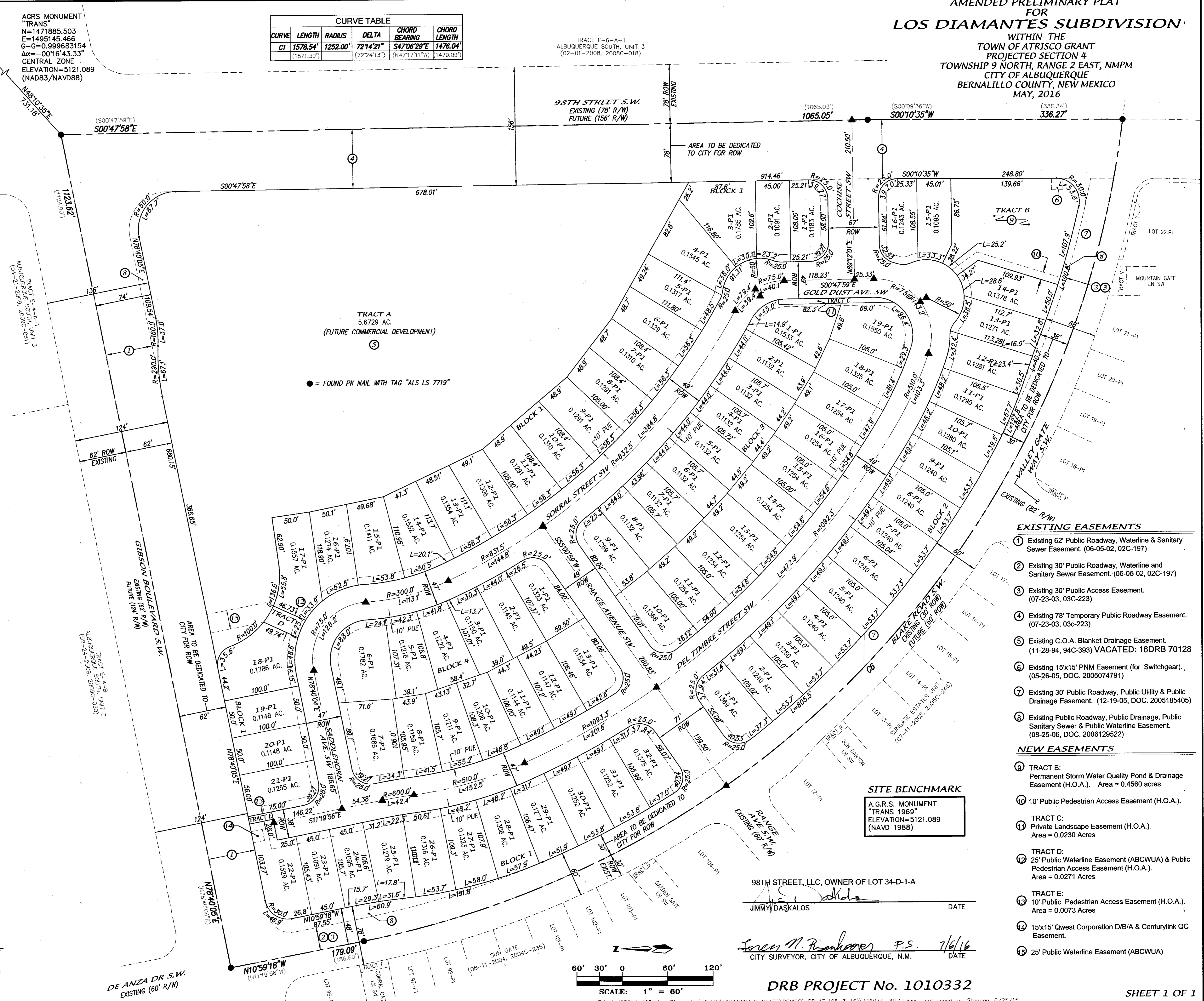
PURPOSE OF PLAT

- SUBDIVIDE LOT 34D-1-A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR CUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT AND LANDS OF CURB INC. INTO 80 RESIDENTIAL LOTS, 5 TRACTS (1 COMMERCIAL).
- DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS SHALL BE A SET #4 REBAR WITH YELLOW PLASTIC CAP "N.M.P.S. 11993"
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 N.M.P.S.#11993
- FIELD SURVEY PERFORMED ON FEBRUARY, 2015.
- ALL BEARINGS ARE GRID BEARINGS. NM STATE PLANE; CENTRAL ZONE-NAD 1983.
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- THIS PROPERTY LIES WITHIN THE SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY
- 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.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

OWNERS	ENGINEERS	SURVEYOR
98TH STREET, L.L.C. 6300 JEFFERSON NE ALBUQUERQUE, N.M. 87109 (505) 975-0617	D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200	ALDRICH LAND SURVEYING. P.O. BOX 30701 ALBUQUERQUE, N.M. 87190 (505) 884-1990



EXISTING EASEMENTS

- Existing 62' Public Roadway, Waterline & Sanitary Sewer Easement. (06-05-02, 02C-197)
- Existing 30' Public Roadway, Waterline and Sanitary Sewer Easement. (06-05-02, 02C-197)
- Existing 30' Public Access Easement. (07-23-03, 03C-223)
- Existing 78' Temporary Public Roadway Easement. (07-23-03, 03c-223)
- Existing C.O.A. Blanket Drainage Easement. (11-28-94, 94C-393) VACATED: 16DRB 70128
- Existing 15'x15' PNM Easement (for Switchgear). (05-26-05, DOC. 2005074791)
- Existing 30' Public Roadway, Public Utility & Public Drainage Easement. (12-19-05, DOC. 2005185405)
- Existing Public Roadway, Public Drainage, Public Sanitary Sewer & Public Waterline Easement. (08-25-06, DOC. 2006129522)

NEW EASEMENTS

- TRACT B:
Permanent Storm Water Quality Pond & Drainage Easement (H.O.A.). Area = 0.4560 acres
- 10' Public Pedestrian Access Easement (H.O.A.).
- TRACT C:
Private Landscape Easement (H.O.A.). Area = 0.0230 Acres
- TRACT D:
25' Public Waterline Easement (ABCWUA) & Public Pedestrian Access Easement (H.O.A.). Area = 0.0271 Acres
- TRACT E:
10' Public Pedestrian Access Easement (H.O.A.). Area = 0.0073 Acres
- 15'x15' Qwest Corporation D/B/A & Centurylink QC Easement.
- 25' Public Waterline Easement (ABCWUA)

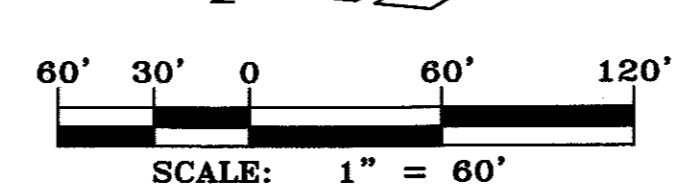
SITE BENCHMARK

A.G.R.S. MONUMENT
 "TRANS 1969"
 ELEVATION=5121.089
 (NAVD 1988)

98TH STREET, LLC, OWNER OF LOT 34-D-1-A

Jimmy Daskalos DATE

Joren M. Risenhoover P.S. 7/6/16
 CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE



DRB PROJECT No. 1010332