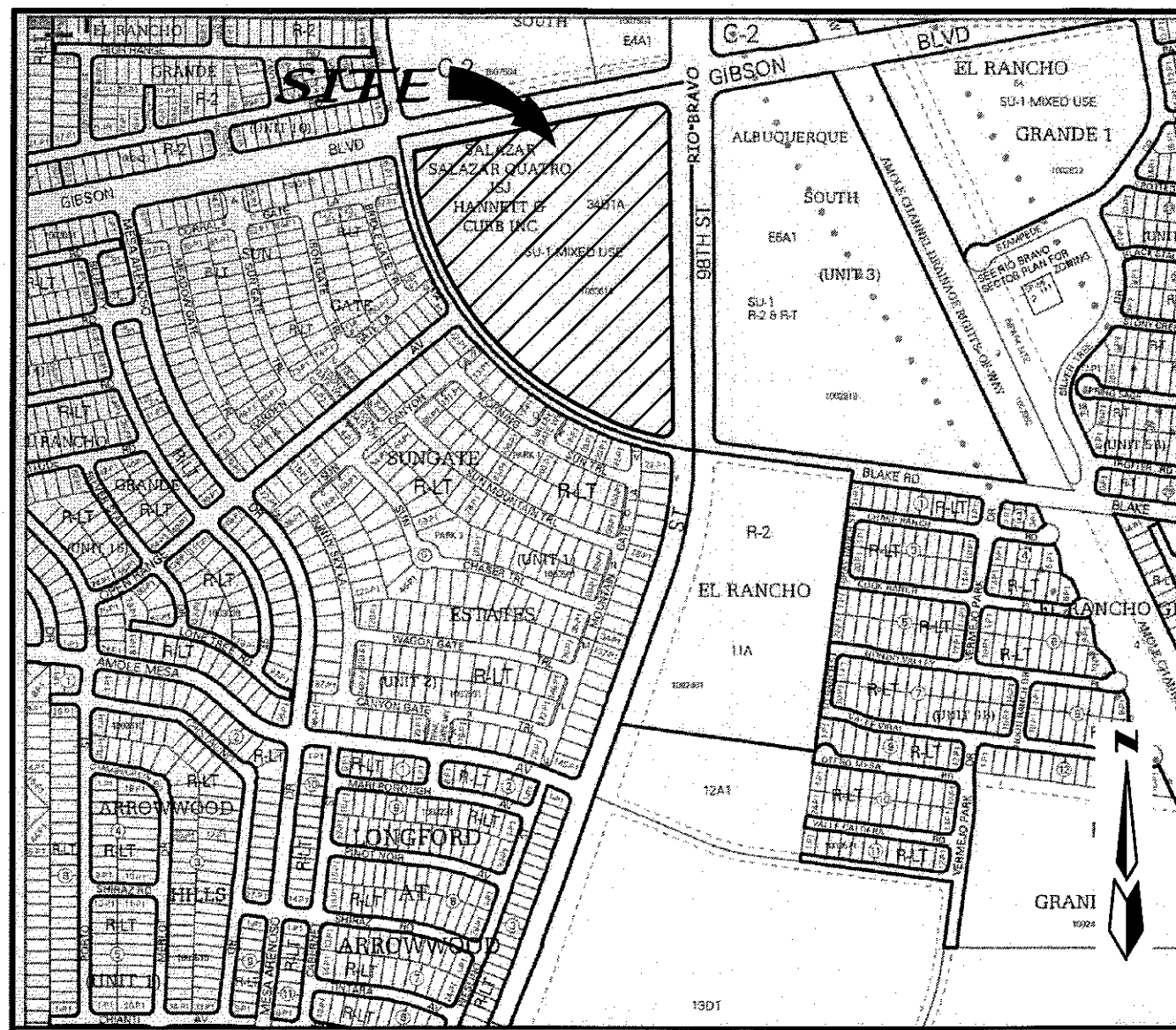


**PRELIMINARY PLAT
FOR
LOS DIAMANTES SUBDIVISION**
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 4
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2015

| CURVE TABLE | | | | |
|-------------|------------|----------|-------------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING |
| C1 | 1578.54' | 1252.00' | 72°14'21" | S47°06'29"E |
| | (1571.30') | | (72°24'13") | (N47°17'11"W) |
| | | | | 1476.04' |
| | | | | (1470.09') |

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



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 QUATRO 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 | 5.2999 AC |
| AREA OF TRACT A (COMMERCIAL) | 5.6729 AC |
| AREA OF COMMON AREAS (TRACT B) | 3.8472 AC |
| AREA OF RESIDENTIAL | 14.1907 AC |
| ZONE ATLAS NO. | N-9-Z |
| NO. OF LOTS CREATED | 80 LOTS |
| NO. OF TRACTS CREATED | 2 TRACTS |
| ZONING | SU-1 MIXED USE |
| DATE OF SURVEY | FEBRUARY, 2015 |

PURPOSE OF PLAT

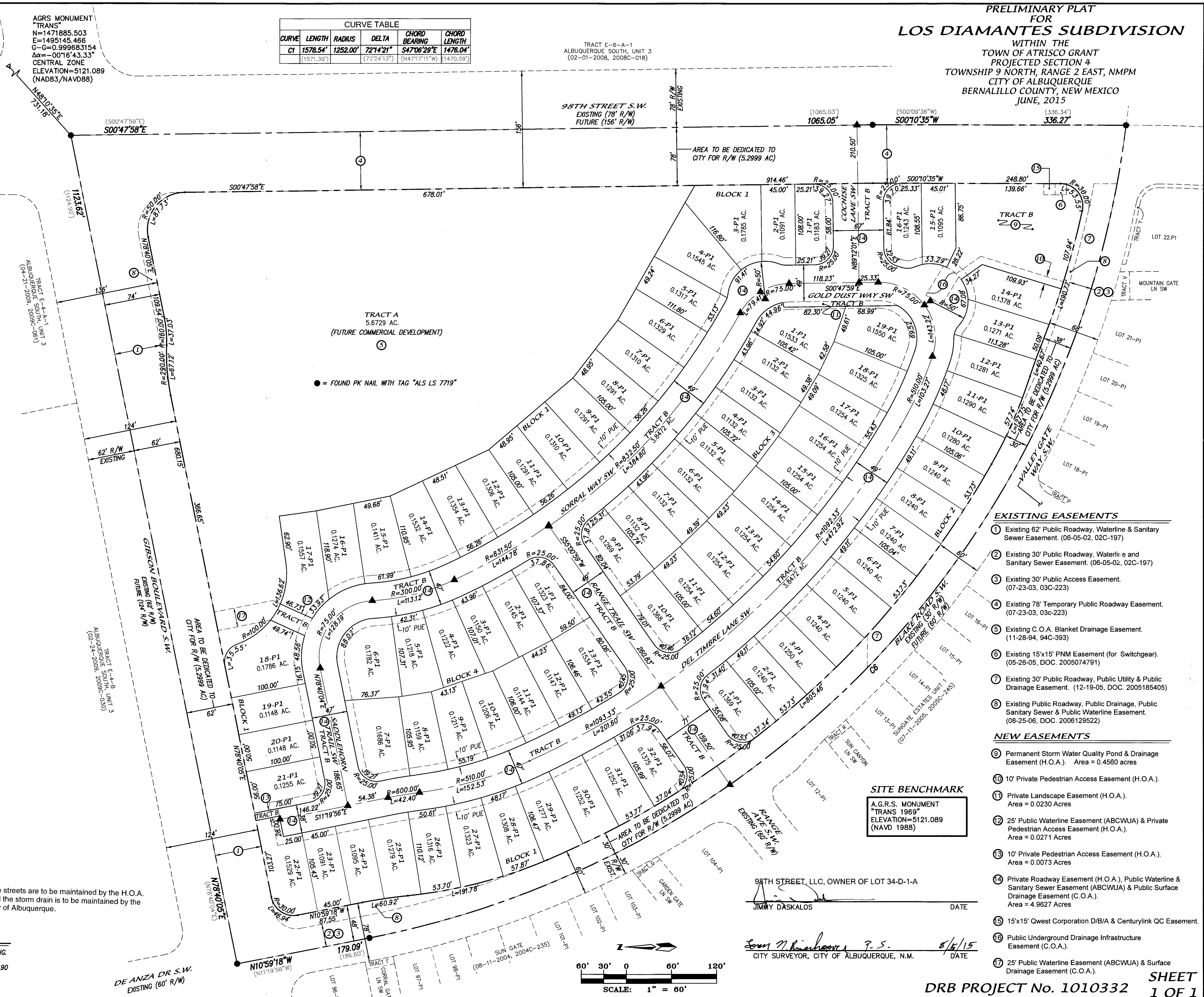
- SUBDIVIDE LOT 34D-1-A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT AND LANDS OF CURB INC. INTO 80 RESIDENTIAL LOTS, 2 TRACTS (1 COMMERCIAL).
- DEDICATE PRIVATE ROADWAY & PUBLIC RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS 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 THUS 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.
- UPC #

The streets are to be maintained by the H.O.A. and the storm drain is to be maintained by the City of Albuquerque.

| 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 9096 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)
- Existing 15x15' 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)

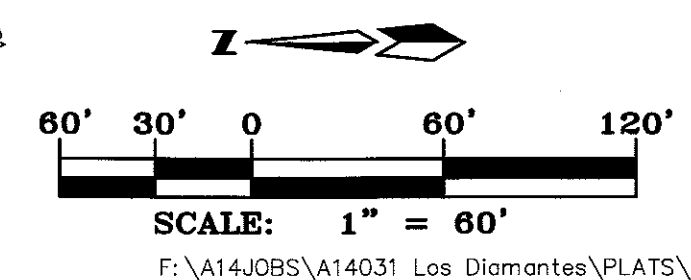
NEW EASEMENTS

- Permanent Storm Water Quality Pond & Drainage Easement (H.O.A.). Area = 0.4560 acres
- 10' Private Pedestrian Access Easement (H.O.A.).
- Private Landscape Easement (H.O.A.). Area = 0.0230 Acres
- 25' Public Waterline Easement (ABCWUA) & Private Pedestrian Access Easement (H.O.A.). Area = 0.0271 Acres
- 10' Private Pedestrian Access Easement (H.O.A.). Area = 0.0073 Acres
- Private Roadway Easement (H.O.A.), Public Waterline & Sanitary Sewer Easement (ABCWUA) & Public Surface Drainage Easement (C.O.A.). Area = 4.9627 Acres
- 15x15' Gwest Corporation D/B/A & Centurylink QC Easement.
- Public Underground Drainage Infrastructure Easement (C.O.A.).
- 25' Public Waterline Easement (ABCWUA) & Surface Drainage Easement (C.O.A.).

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
Tom M. Richardson 9.5. 8/5/15
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE



F:\A14005\A14031_Los Diamantes\PLATS\PRELIMINARY PLATS\REVISED PPLAT (4-22-15)\A14031_PPLAT.dwg, Last saved by: Dwayne, 6/25/15