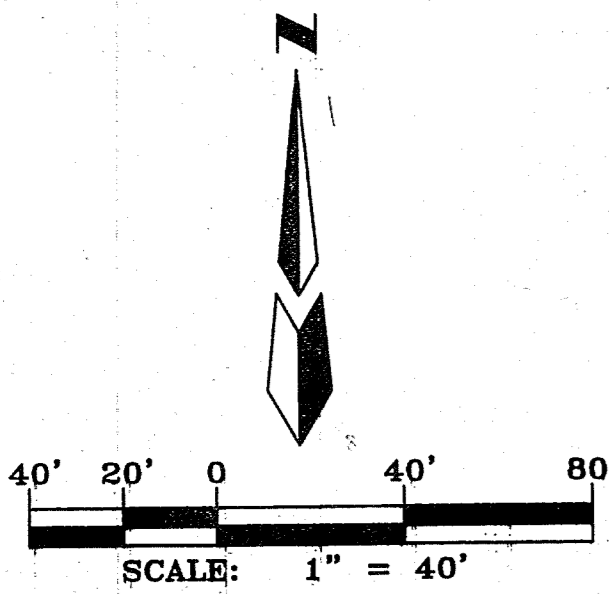


LOCATION MAP C-21-Z
NO TYPICAL SCALE



LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- #5 REBAR WITH CAP "PWT 10204"
- △ CITY CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

NOTES

1. BEARINGS ARE GRID BEARINGS, CENTRAL ZONE, NAD 1983, BASED UPON GPS SURVEY TIES TO THE CITY OF ALBUQUERQUE REFERENCE NETWORK.
2. ALL DISTANCES ARE GROUND.
3. MONUMENTS RECOVERED AND ACCEPTED OR SET ARE NOTED ON PLAT.
4. RECORD BEARINGS IN PARENTHESIS.
5. TEN FOOT (10') PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR STREET RIGHTS OF WAY AND HOLLY AVENUE AND A TEN FOOT (10') PEDESTRIAN & PUBLIC DRAINAGE EASEMENT ALONG THE WEST BOUNDARY ARE CREATED BY FINAL PLAT.
6. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH DWELLING PER THE PROVISIONS OF SEC. 14-16-3-8 (A)(1).
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #10204".
8. SUBDIVISION TIED TO ARTGN STATION "4_C21".
9. ALL EASEMENTS OF RECORD ARE SHOWN. FUTURE EASEMENTS PER THE FINAL PLAT ARE SHOWN, AND NO EASEMENTS ARE CREATED BY THIS PLAT.

SOLAR NOTE

No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building 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 or site development plan for subdivision. (Section 14-14-4-7(B))

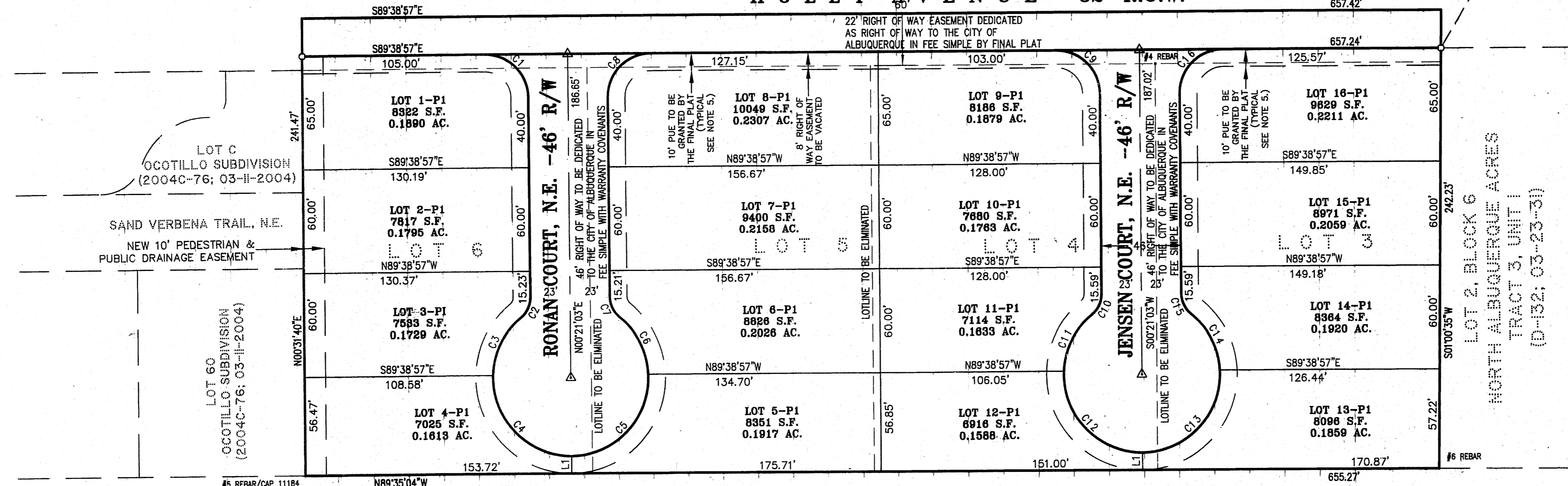
SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. C-21
3. Current Zoning R-D.
4. Gross acreage 8.0 Acres
5. Total Number of Lots created - 16
6. No. of existing tracts: 4
7. Miles of full width streets created: 0.07 mi.
8. Date of Survey: APRIL 11, 2013

ARTGN "4_C21"
X=1558519.443
Y=1520129.589
GROUND-GRID: 0.999635861
MAPPING ANGLE: -00°09'28.42"
NAD 83, NM COORDINATE SYSTEM CENTRAL ZONE
ORTHO HEIGHT: 5763.552 (NAVD 88)

PRELIMINARY PLAT OF
HOLLY ESTATES SUBDIVISION
SITUATE WITHIN
PROJECTED SECTION 16
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
A REPLAT OF LOTS 3 THRU 6, BLOCK 6,
TRACT 3, UNIT 1, NORTH ALBUQUERQUE ACRES
APRIL 2016

HOLLY AVENUE - 52' R.O.W.



PASEO DEL NORTE, N.E. - 294' R.O.W.

LEGAL DESCRIPTION

LOTS NUMBERED THREE (3) THRU SIX (6) IN BLOCK 6 TRACT 3, UNIT 1, NORTH ALBUQUERQUE ACRES, 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 MARCH 23, 1931, IN PLAT BOOK D, FOLIO 132. THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X", COMMUNITY PANEL NOS. 35001C0142H, DATED AUGUST 16, 2012, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD BOUNDARY INDICATED BY FEMA FLOOD INSURANCE RATE MAPS. DETERMINATION OF FLOOD HAZARD IS BY GRAPHIC PLOTTING ONLY.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE	
C1	39.27'	25.00'	90°00'00"	S44°38'57"E	35.36'	
C2	13.26'	15.00'	50°42'13"	S25°43'27"W	12.83'	
C3	38.17'	45.00'	48°36'18"	S26°45'06"W	37.04'	
C4	72.33'	45.00'	92°05'55"	S43°36'00"E	64.79'	
C5	72.33'	45.00'	92°05'55"	N44°18'05"E	64.79'	
C6	38.17'	45.00'	48°36'18"	N26°03'01"W	37.04'	
C7	13.27'	15.00'	50°42'13"	N25°00'03"W	12.85'	
C8	39.27'	25.00'	90°00'00"	N45°21'02"E	35.36'	
C9	39.27'	25.00'	90°00'00"	S44°38'57"E	35.36'	
C10	13.27'	15.00'	50°42'13"	S25°42'09"W	12.85'	
C11	37.80'	45.00'	48°07'39"	S26°59'26"W	36.70'	
C12	72.71'	45.00'	92°34'33"	S43°21'41"E	65.05'	
C13	72.70'	45.00'	92°34'09"	N44°03'58"E	65.05'	
C14	37.80'	45.00'	48°08'04"	N26°17'08"W	36.70'	
C15	13.27'	15.00'	50°42'13"	N25°00'04"W	12.85'	
C16	39.27'	25.00'	90°00'00"	N45°21'02"E	35.36'	

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N00°21'03"E

NOTES

1. UNLESS OTHERWISE NOTED ALL BOUNDARY AND LOT CORNERS WILL BE MARKED BY A REBAR WITH CAP STAMPED "PS 10204"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN WILL BE MARKED BY A FOUR INCH (4") THUS ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS 10204"
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN. BASIS OF BEARING WILL BE NEW MEXICO
4. STATE PLANE GRID BEARINGS.
5. DISTANCES WILL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

SIGNATURES

[Signature]
FOR RIO GRANDE REALTY INVESTMENTS INC. - OWNER
DATE 4-5-2016

[Signature] P.S.
CITY SURVEYOR, CITY OF ALBUQUERQUE
DATE 4/6/16