

VICINITY MAP ZONE ATLAS MAP: C-18-Z NTS

**PURPOSE OF PLAT**

1. SUBDIVIDE LOT 15, LOT 16, LOT 17 & LOT 18, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES. INTO 17 RESIDENTIAL LOTS.
2. DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EXISTING ROADWAY & UTILITY EASEMENT.

**NOTES**

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. ALL DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:  
 "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (07-28-2005, 2005C-263)  
 "OAKLAND ESTATES SUBDIVISION", (11-05-2004, 2004C-352)  
 "VISTA DEL AGUILA, UNIT 3", (03-25-2004, 2004C-101)  
 "EAGLE ROCK ESTATES, UNIT III", (05-13-1998, 99C-118)  
 "EAGLE ROCK ESTATES, UNIT II", (06-29-1998, 98C-175)  
 "QUAIL SPRINGS SUBDIVISION", (04-03-1997, 97C-101)  
 "SONORA SUBDIVISION", (10-04-1994, 94C-334)  
 "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (04-24-1936, D-130)  
 "SILVEROAK SUBDIVISION", (Dated December, 2015, unfiled)  
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED IN JULY, 2016.
6. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: SU-2.
7. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, AS SHOWN ON PANEL 137 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED AUGUST 16, 2012. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.
8. TITLE REPORT: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FILE NO. 1700417 (EFFECTIVE DATE: JANUARY 19, 2017).
9. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS  $\blacktriangle$  WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 N.M.P.S.#7719
10. 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.

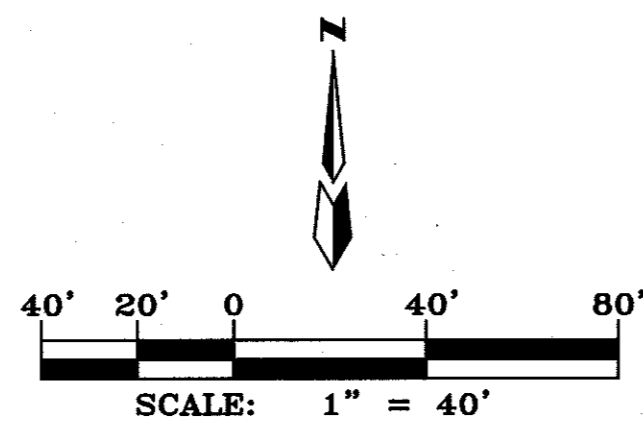
AGRS MONUMENT  
 "10-C18"  
 N=1524123.885  
 E=1542565.263  
 G-C=0.999665042  
 $\Delta\alpha = -0011'19.43"$   
 ELEVATION=5222.09  
 CENTRAL ZONE  
 (NAD83/NAVD88)

**PROPERTY CORNERS**

- FOUND 5/8" REBAR WITH ALUMINUM CAP OR PK WITH TAG "LS 11599" (TYP.)
- FOUND CROSS SCRIBED IN CONCRETE
- △ FOUND C.O.A. CENTERLINE MONUMENT "LS 7719" (TYP.)
- SET 1/2" REBAR WITH CAP "LS 7719" (TYP.)

**SITE BENCHMARK**

A.G.R.S. MONUMENT  
 "10-C18"  
 ELEVATION=5222.09  
 (NAVD 1988)



AGRS MONUMENT  
 "9-C18"  
 N=1521497.624  
 E=1542501.428  
 G-C=0.999664563  
 $\Delta\alpha = -0011'19.69"$   
 ELEVATION=5232.47  
 CENTRAL ZONE  
 (NAD83/NAVD88)

**OWNER**

BRIAN URLACHER  
 5160 SAN FRANCISCO NE  
 ALBUQUERQUE, N.M. 87109

**AGENT**

BOKAY CONSTRUCTION INC.  
 ATTN: BO K. JOHNSON  
 5160 SAN FRANCISCO NE  
 ALBUQUERQUE, N.M. 87109  
 (505) 899-9656

**ENGINEERS**

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

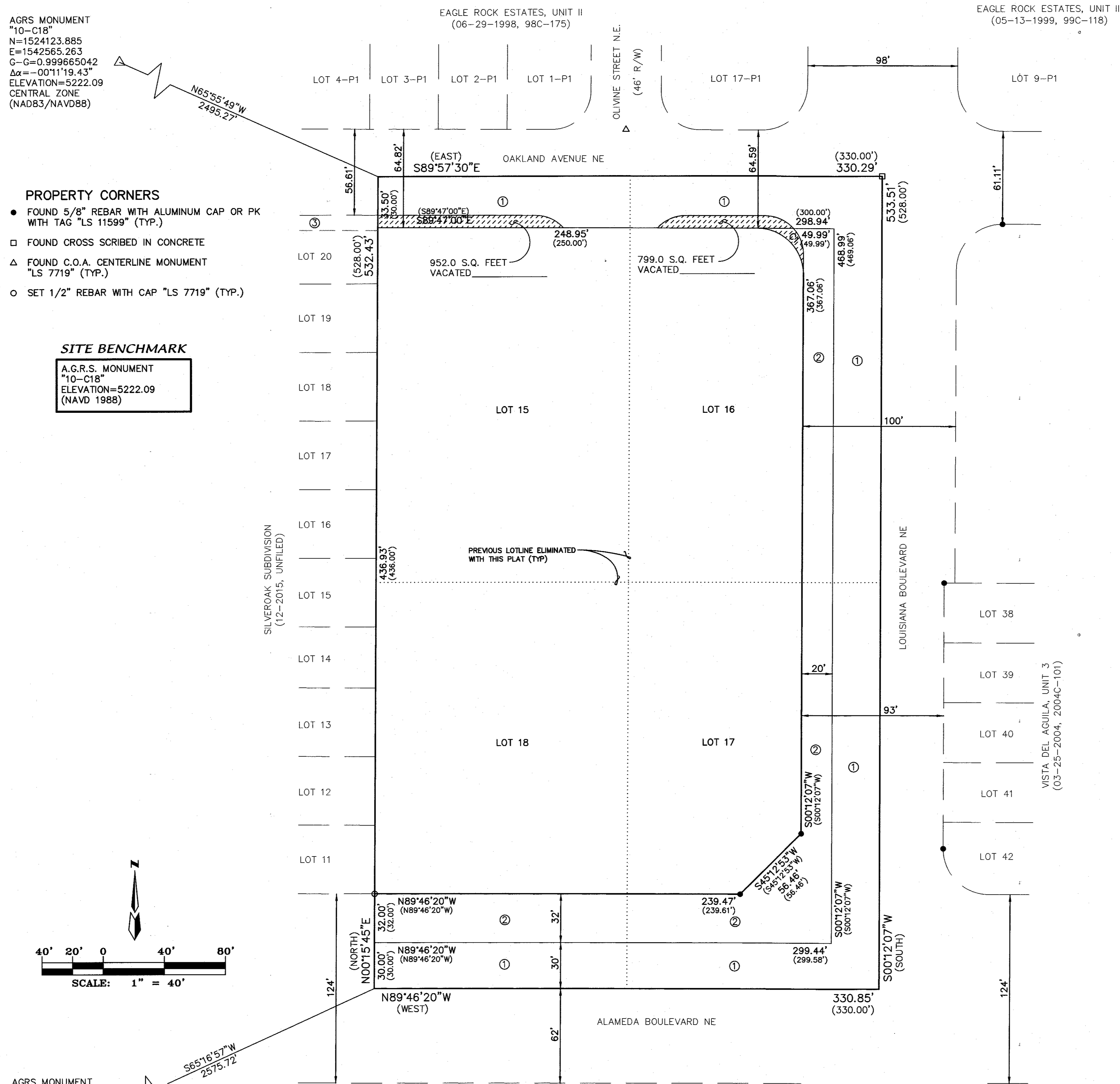
**SURVEYOR**

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

**EASEMENTS/RIGHT-OF-WAY**

- ① EXISTING ROADWAY AND UTILITY EASEMENT (04-24-1936, D-130),
- ② EXISTING C.O.A. ADDITIONAL PUBLIC RIGHT-OF-WAY (10-29-2013, 2013118575)
- ③ EXISTING 10' PUE (12-2015, UNFILED)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	47.12' (47.12')	30.00' (30.00')	89°59'07" (89°59'07")	S 44°47'26" W (S44°47'27"E)	42.42' (42.42')



**PRELIMINARY PLAT FOR OAKLAND RIDGE SUBDIVISION**  
 WITHIN THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2017

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING LOT 15, 16, 17 & 18, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, 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 APRIL 24, 1936, IN PLAT BOOK D, PAGE 130, AND CONTAINING 4.0446 GROSS ACRES MORE OR LESS.

EXCEPTING THEREFROM, AN AREA OF UNDEDICATED RIGHT-OF-WAY BEING PORTIONS OF OAKLAND AVENUE NE, LOUISIANA BOULEVARD NE AND ALAMEDA BOULEVARD NE, 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 APRIL 24, 1936, IN PLAT BOOK D, PAGE 130, AND CONTAINING 0.8236 ACRES MORE OR LESS.

FURTHER EXCEPTING THEREFROM, A TRACT OF LAND FOR PUBLIC RIGHT-OF-WAY, DEDICATED TO THE CITY OF ALBUQUERQUE, AS THE SAME IS SHOWN AND DESIGNATED IN WARRANTY DEED, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 29, 2013, IN DOCUMENT NO. 2013118575, AND CONTAINING 0.4433 ACRES MORE OR LESS.

COMPRISING 2.7777 NET ACRES, MORE OR LESS.

**SUBDIVISION DATA**

GROSS ACREAGE	2.7777 AC
ZONE ATLAS NO.	C-18-Z
NO. OF EXISTING LOTS	4 LOTS
NO. OF EXISTING TRACTS	0 TRACTS
NO. OF TRACTS CREATED	1 TRACTS
NO. OF LOTS CREATED	23 LOTS
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	1.2267 AC
AREA OF RESIDENTIAL	2.8179 AC
ZONING	SU-2
DATE OF SURVEY	JULY, 2016

**APPROVED**

OWNER LOTS 15, 16, 17 & 18, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
 BRIAN URLACHER - A SINGLE MAN  
 5-7-17  
 DATE

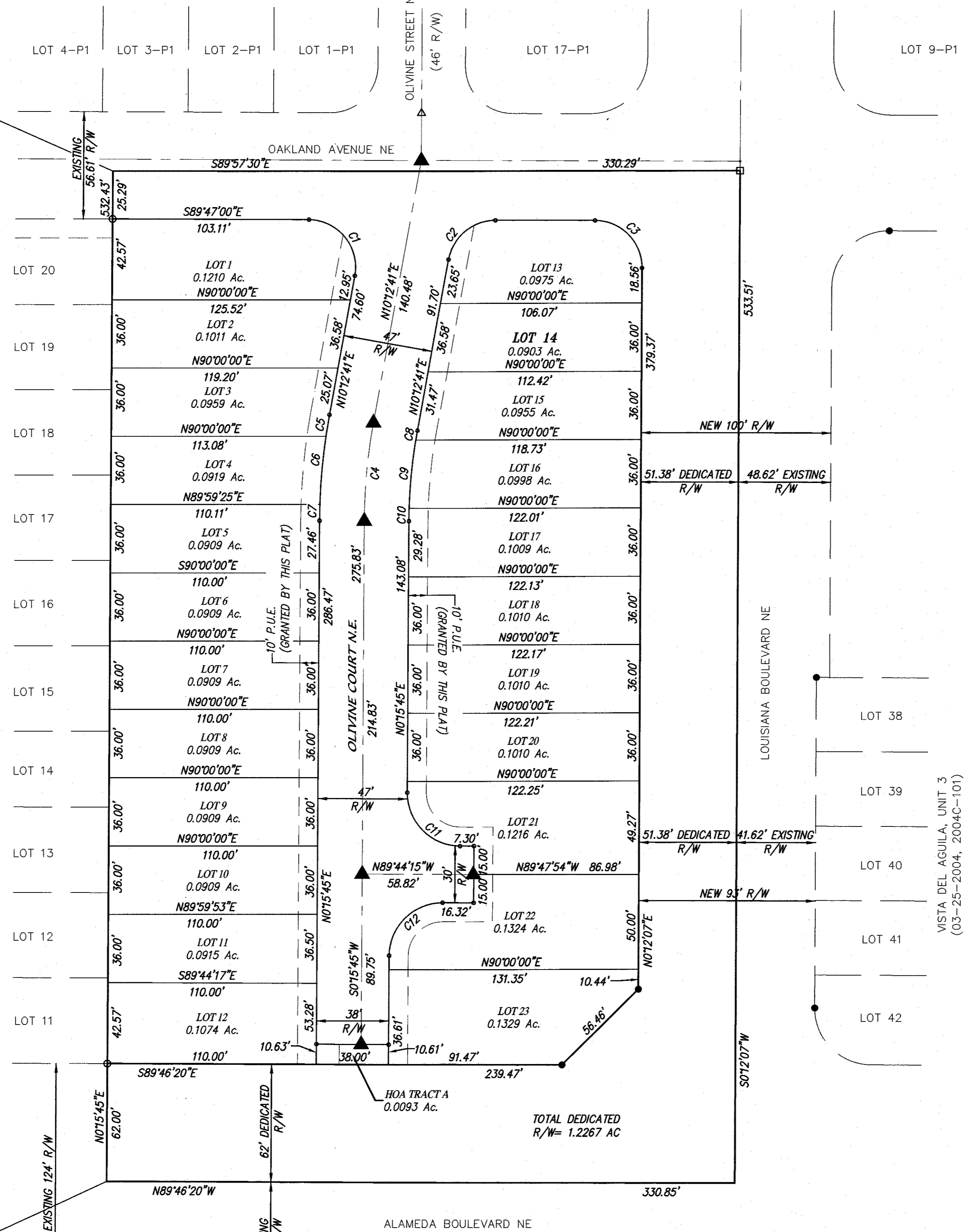
Scott M. Richardson P.S. 5/9/17  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE

**PRELIMINARY PLAT**  
FOR  
**OAKLAND RIDGE SUBDIVISION**  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 13  
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2017

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(05-13-1999, 99C-118)



- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH ALUMINUM CAP OR PK WITH TAG "LS 11599" (TYP.)
  - FOUND CROSS SCRIBED IN CONCRETE
  - △ FOUND C.O.A. CENTERLINE MONUMENT "LS 7719" (TYP.)
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	43.31	25.00	99.27	S39° 25' 19"E	38.10
C2	34.90	25.00	80.00	N50° 12' 34"E	32.14
C3	39.26	25.00	89.99	S44° 47' 26"E	35.35
C4	52.09	300.00	9.95	S5° 14' 13"W	52.03
C5	56.17	323.50	9.95	N5° 14' 13"E	56.10
C6	56.17	323.50	9.95	N5° 14' 13"E	56.10
C7	56.17	323.50	9.95	N5° 14' 13"E	56.10
C8	48.01	276.50	9.95	N5° 14' 13"E	47.95
C9	48.01	276.50	9.95	N5° 14' 13"E	47.95
C10	48.01	276.50	9.95	N5° 14' 13"E	47.95
C11	43.98	28.00	90.00	S44° 44' 15"E	39.60
C12	43.98	28.00	90.00	S45° 15' 45"W	39.60

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