

LOCATION MAP SCALE: NTS B-19-Z

SUBDIVISION DATA

GROSS ACREAGE	2.0035 AC
ZONE ATLAS NO.	B-19-Z
NO. OF EXISTING TRACTS/LOTS	2 LOTS
NO. OF TRACTS/LOTS CREATED	0 TRACTS/8 LOTS
DATE OF SURVEY	JUNE, 2016
MILES OF FULL WIDTH STREETS CREATED	0.00 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	0.3929 AC

FREE CONSENT AND DEDICATION

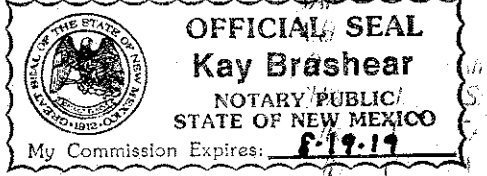
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

ABQ DEVELOPMENT LLC:
 OWNERS: LOTS 31 & 32, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES
 SCOTT SCHIABOR MANAGER/MEMBER ABQ DEVELOPMENT LLC DATE 8-1-17

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 ON THIS 1 DAY OF August, 2017, THIS INSTRUMENT WAS
 ACKNOWLEDGED BEFORE ME BY SCOTT SCHIABOR MANAGER/MEMBER
 ABQ DEVELOPMENT LLC

NOTARY PUBLIC, MY COMMISSION EXPIRES 8-19-19



LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOTS 31 & 32, BLOCK 11, TRACT 1, UNIT 3, 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 SEPTEMBER 10, 1931, IN PLAT BOOK D, PAGE 121A, AND CONTAINING 2.0035 GROSS ACRES MORE OR LESS.

PURPOSE OF PLAT

1. TO SUBDIVIDE LOTS 31 AND 32, BLOCK 11, TRACT 1, UNIT 3 NORTH ALBUQUERQUE ACRES, INTO 8 RESIDENTIAL LOTS AS SHOWN HEREON.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT NEW EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. 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 1, UNIT 3", (09-10-1931, D-121A) "DESERT RIDGE TRAILS, UNIT 1", (02-08-2002, 2002C-046) "DESERT RIDGE TRAILS, UNIT 1", (08-26-2002, 2002C-290) "DESERT RIDGE TRAILS EAST", (11-15-2004, 2004C-355) "MOUNTAIN TRAIL", (02-28-2005, 2005C-082) "ESTATES AT GLENDALE, UNIT 1", (08-16-2012, 2012C-093) "ESTATES AT GLENDALE, UNIT 1", (09-10-2012, 2012C-103) ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED JUNE, 2016.
7. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-D
8. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, AS SHOWN ON PANEL 133 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.
9. TITLE REPORT: NONE PROVIDED.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), QWEST CORPORATION dba CENTURYLINK AND COMCAST dba XFINITY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, CENTURYLINK AND XFINITY DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS, WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, AND WHICH ARE NOT SHOWN ON THIS PLAT.

SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING 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.

PLAT FOR
 DESERT RIDGE POINTE SUBDIVISION
 WITHIN
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2017

PROJECT NUMBER: _____
 APPLICATION NUMBER: EASEM 14034

PLAT APPROVAL
 UTILITY APPROVALS:

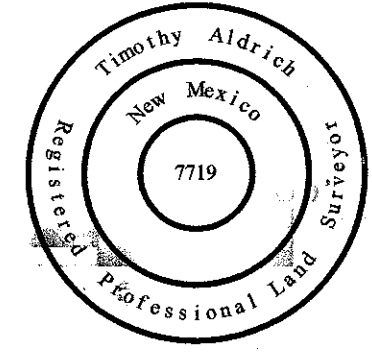
Public Service Company of New Mexico 8-14-17 Date
 New Mexico Gas Company 8/15/17 Date
 QWEST CORPORATION D/B/A CENTURYLINK QC 8/15/2017 Date
 COMCAST D/B/A XFINITY 8/15/17 Date

CITY APPROVALS:
 City Surveyor: Sarah M. Risenhoover P.S. 8/14/17 Date
 Real Property Division _____ Date
 Traffic Engineering, Transportation Division _____ Date
 Albuquerque-Bernalillo County Water Utility Authority _____ Date
 Parks and Recreation Department _____ Date
 AMAFCA _____ Date
 City Engineer _____ Date
 DRB Chairperson, Planning Department _____ Date

SURVEYOR'S CERTIFICATION

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

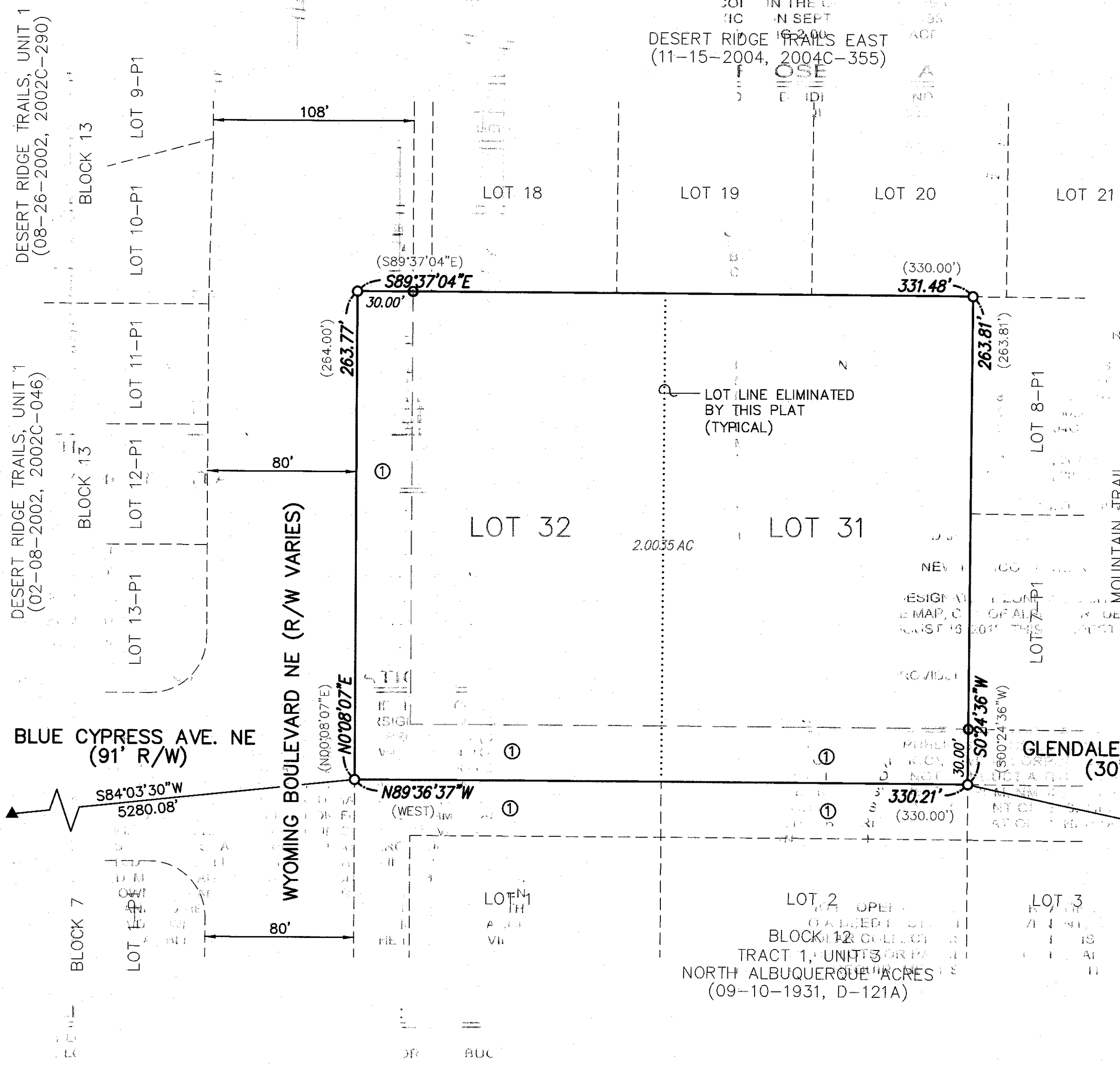
Timothy Aldrich 08/02/17
 TIMOTHY ALDRICH, P.S. NO. 7719 DATE



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

PLAT FOR
DESERT RIDGE POINTE SUBDIVISION
 WITHIN
ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2017

LEGAL DESCRIPTION
 TRACT 1, TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DESERT RIDGE TRAILS EAST
 (11-15-2004, 2004C-355)



AGRS MONUMENT
 "10-C18"
 N=1524123.885
 E=1542565.263
 G-G=0.999665042
 $\Delta\alpha=-00^{\circ}11'19.43''$
 ELEVATION=5222.09
 CENTRAL ZONE
 (NAD83/NAVD88)
 (US SURVEY FEET)

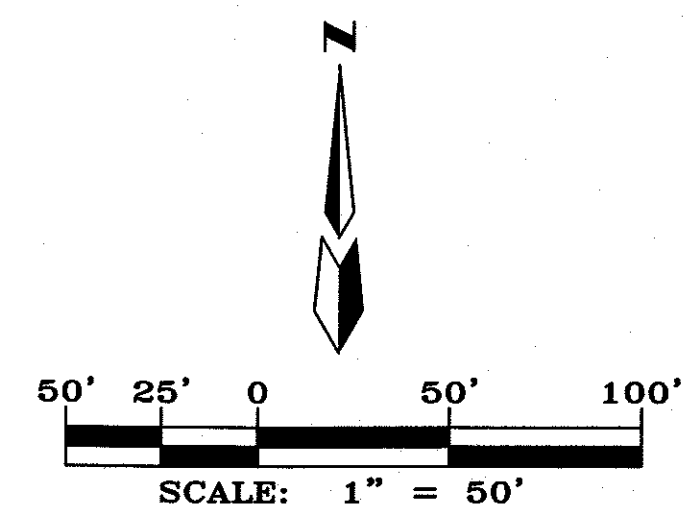
AGRS MONUMENT
 "1-B20"
 N=1524154.945'
 E=1550483.349'
 G-G=0.999651137
 $\Delta\alpha=-00^{\circ}10'24.45''$
 ELEVATION=5477.179'
 CENTRAL ZONE
 (NAD83/NAVD88)
 (US SURVEY FEET)

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)

EASEMENTS

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT (09-10-1931, D-121A)
- ② EXISTING 10' PUE (11-15-2004, 2004C-355)



ALDRICH LAND SURVEYING
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Scale: AS SHOWN	Date: 6/9/2017	Job: A14034	

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PLAT FOR
DESERT RIDGE POINTE SUBDIVISION
 WITHIN
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2017

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY
 WATER UTILITY AUTHORITY
 H.O.A. = HOME OWNERS ASSOCIATION

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

Qwest Corporation dba CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Comcast dba Xfinity for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC, Comcast dba Xfinity and Qwest dba Centurylink do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

DESERT RIDGE TRAILS EAST
 (11-15-2004, 2004C-355)

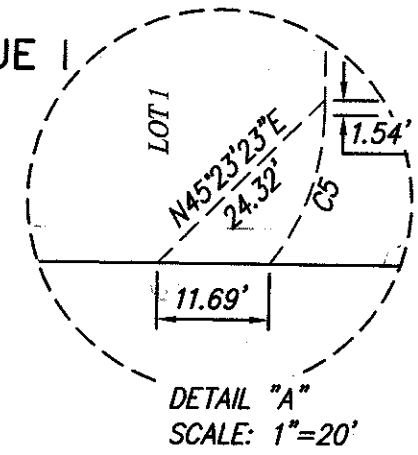
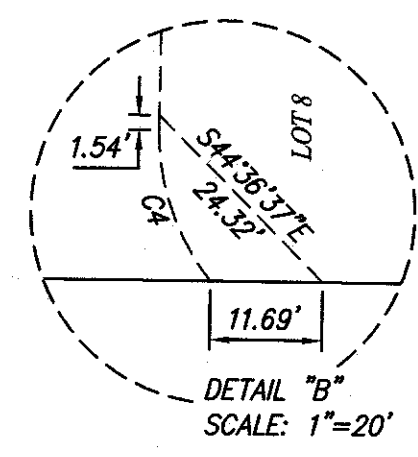
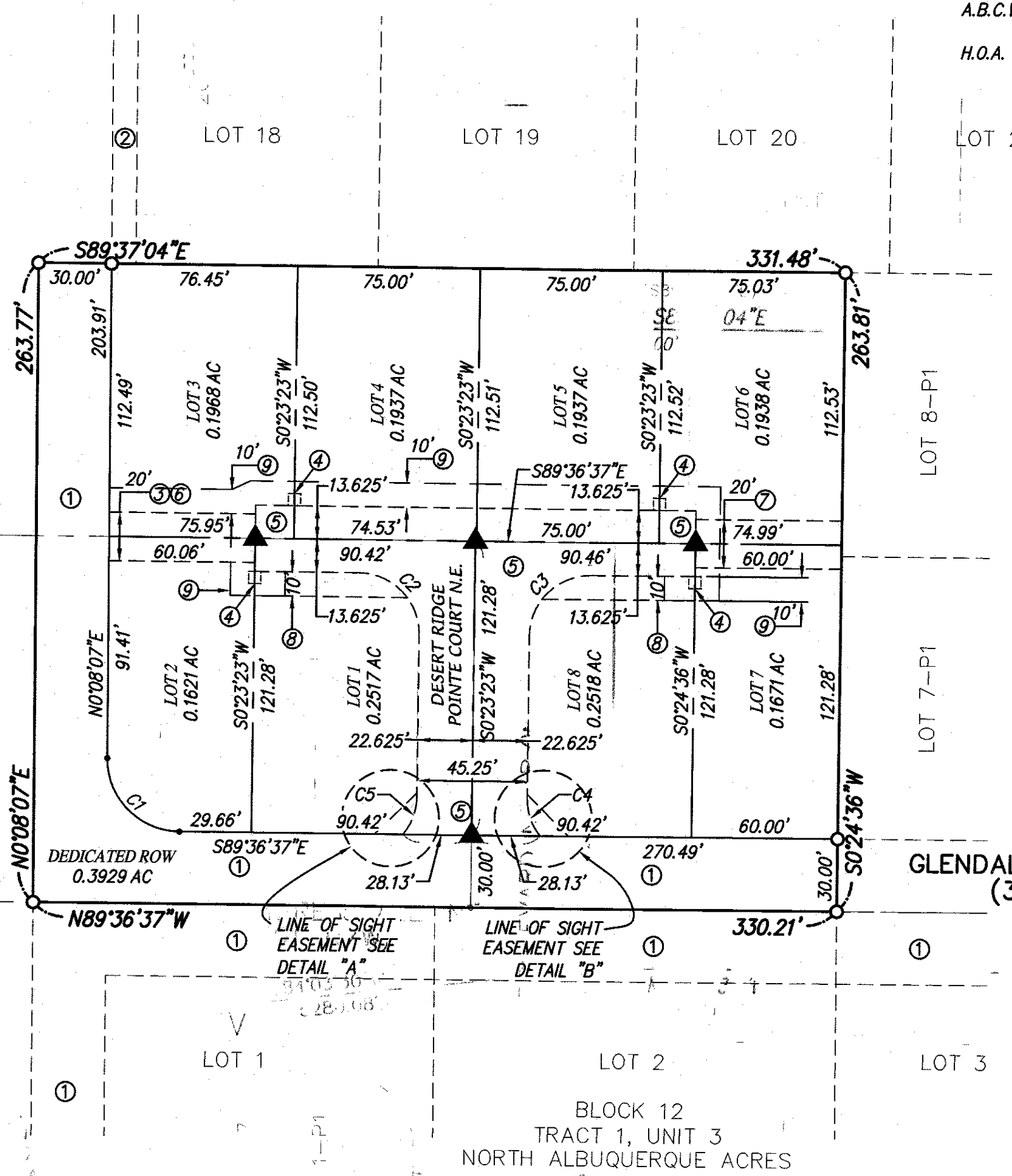
DESERT RIDGE TRAILS, UNIT 1
 (08-26-2002, 2002C-290)

DESERT RIDGE TRAILS, UNIT 1
 (02-08-2002, 2002C-046)

WYOMING BOULEVARD NE (R/W VARIES)

BLUE CYPRESS AVE. NE
 (91' R/W)

GLENDALE AVENUE I
 (30' R/W)



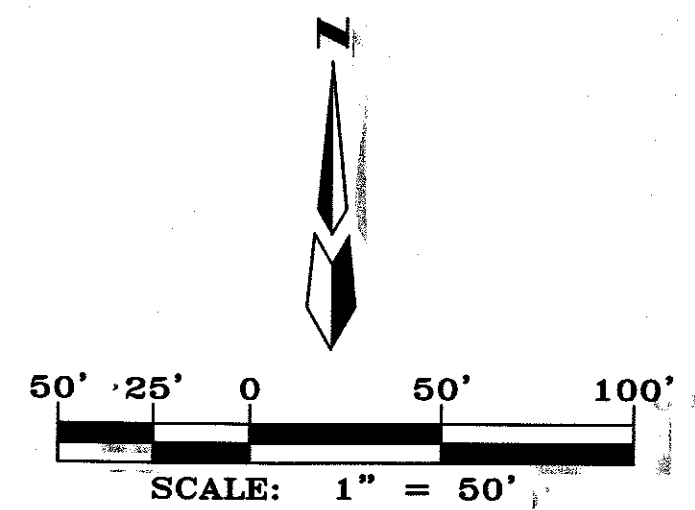
EASEMENTS

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT (09-10-1931, D-121A)
- ② EXISTING 10' PUE (11-15-2004, 2004C-355)
- ③ NEW 20' PRIVATE DRAINAGE EASEMENT GRANTED TO H.O.A. AND TO BE PRIVATELY MAINTAINED BY LOTS 2 & 3 WITH THIS PLAT.
- ④ NEW 5'x5' WATER LINE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY A.B.C.W.U.A. WITH THIS PLAT
- ⑤ NEW PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF ALL LOTS TO BE MAINTAINED BY H.O.A. AND; PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO THE A.B.C.W.U.A. WATER AND SANITARY SEWER LINES TO BE MAINTAINED BY A.B.C.W.U.A. AND H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF SURFACE AREAS (PAVEMENT, SIDEWALK, GATES AND LANDSCAPING) WITH THIS PLAT.
- ⑥ NEW 20' PRIVATE ACCESS EASEMENT TO BE SHARED AND MAINTAINED BY LOTS 2 AND 3 WITH THIS PLAT.
- ⑦ NEW 20' PRIVATE ACCESS EASEMENT TO BE SHARED AND MAINTAINED BY LOTS 6 AND 7 WITH THIS PLAT.
- ⑧ NEW PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT. 4' SIDEWALK MAINTAINED BY THE H.O.A.
- ⑨ NEW 10' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT.

NOTE:

▲ 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", "P.S. No. 7719".

Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C1	46.99'	30.00'	89°44'44"	S44°44'15"E	42.33'
C2	39.27'	25.00'	90°00'00"	N44°36'37"W	35.36'
C3	39.27'	25.00'	90°00'00"	S45°23'23"W	35.36'
C4	16.92'	25.00'	38°46'19"	S18°59'47"E	16.60'
C5	16.92'	25.00'	38°46'19"	N19°46'33"E	16.60'



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