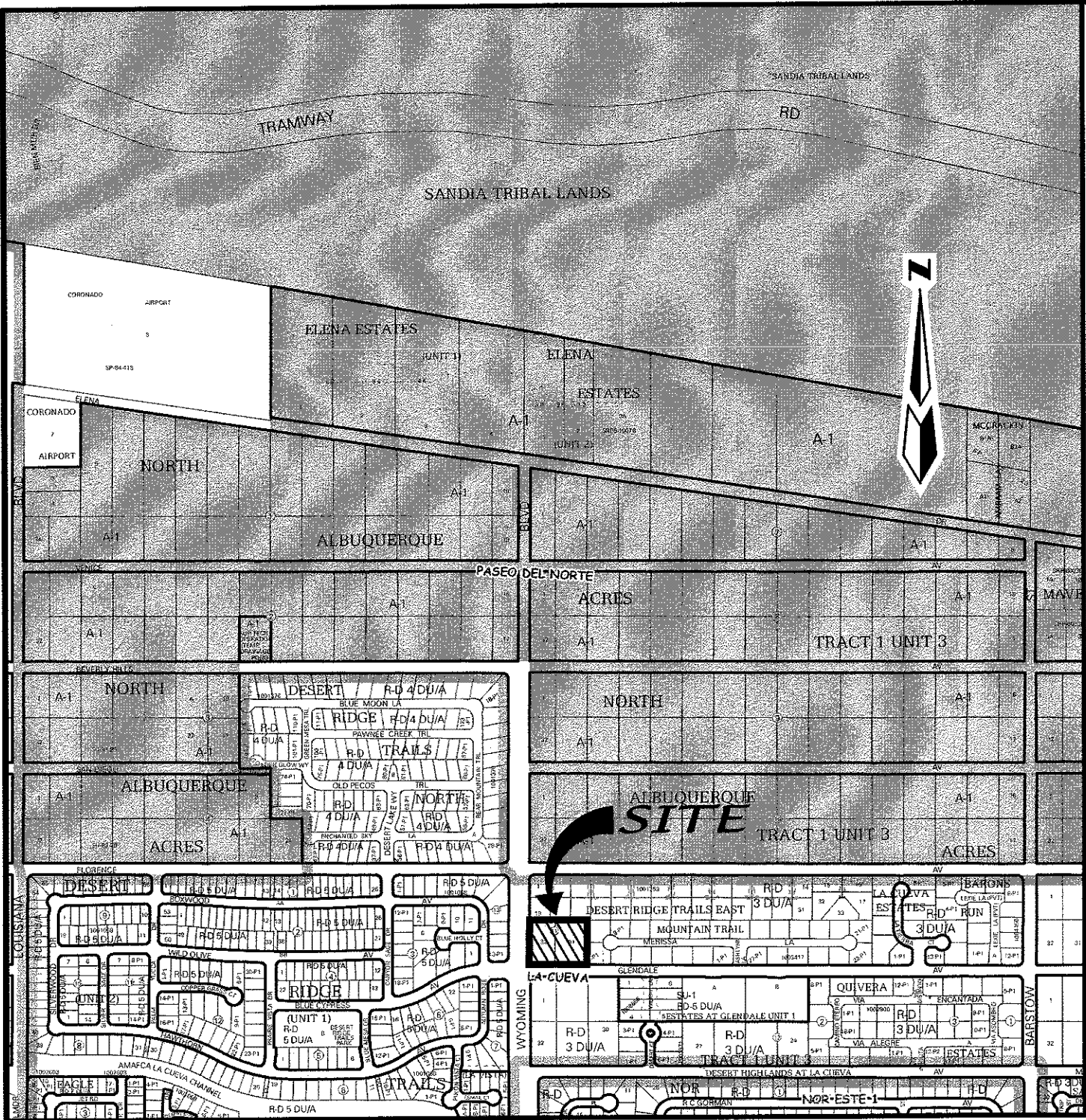




VICINITY MAP (NTS) ZONE ATLAS MAP B-18

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.

SUBDIVISION DATA

GROSS ACREAGE 2.0035 Ac.
ZONE ATLAS NO. B-18-Z
NO. OF LOTS CREATED 8 LOTS

PURPOSE OF PLAT

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

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #4 REBAR W/CAP STAMPED PS#7719
2. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
3. DISTANCES ARE GROUND DISTANCES.
4. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
5. 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.

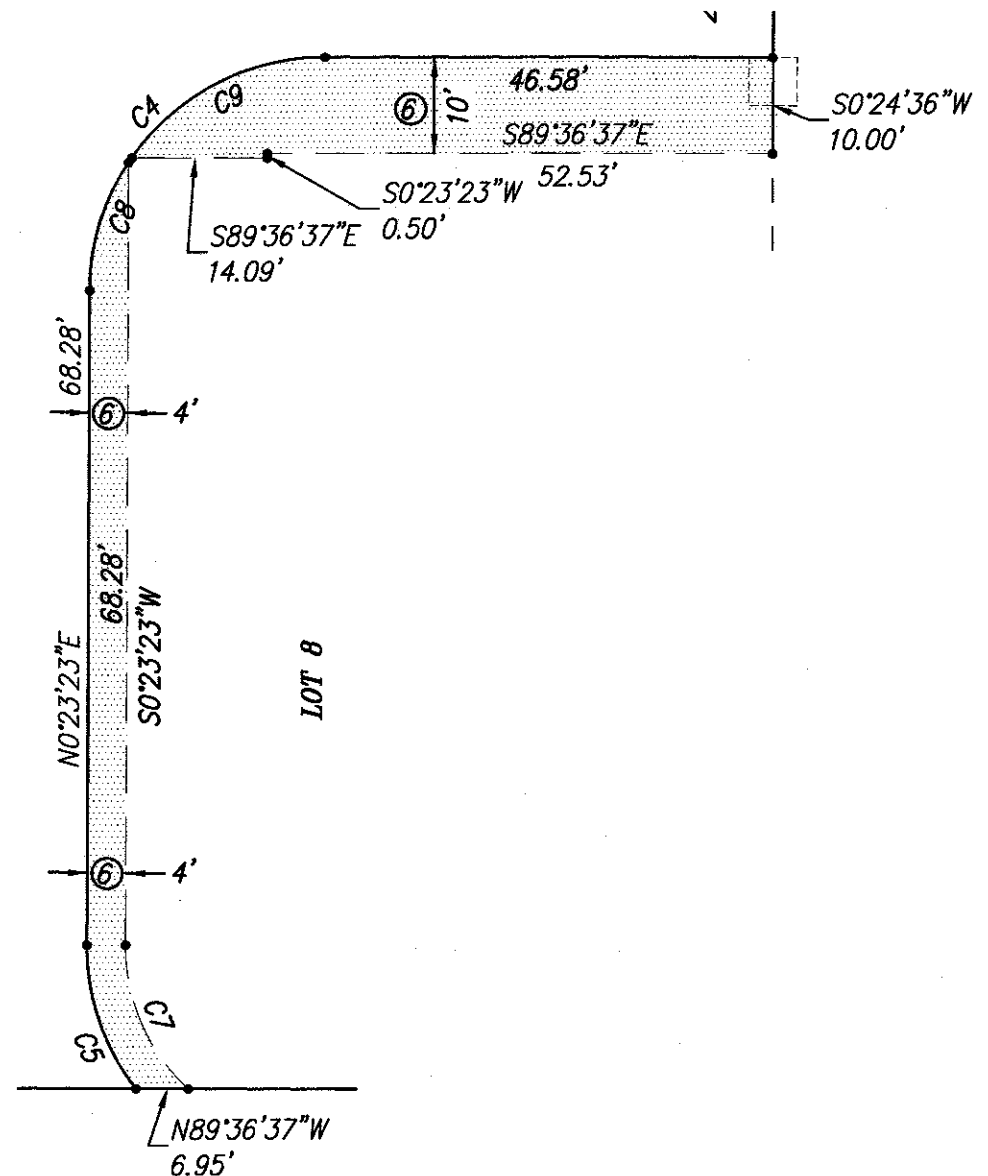
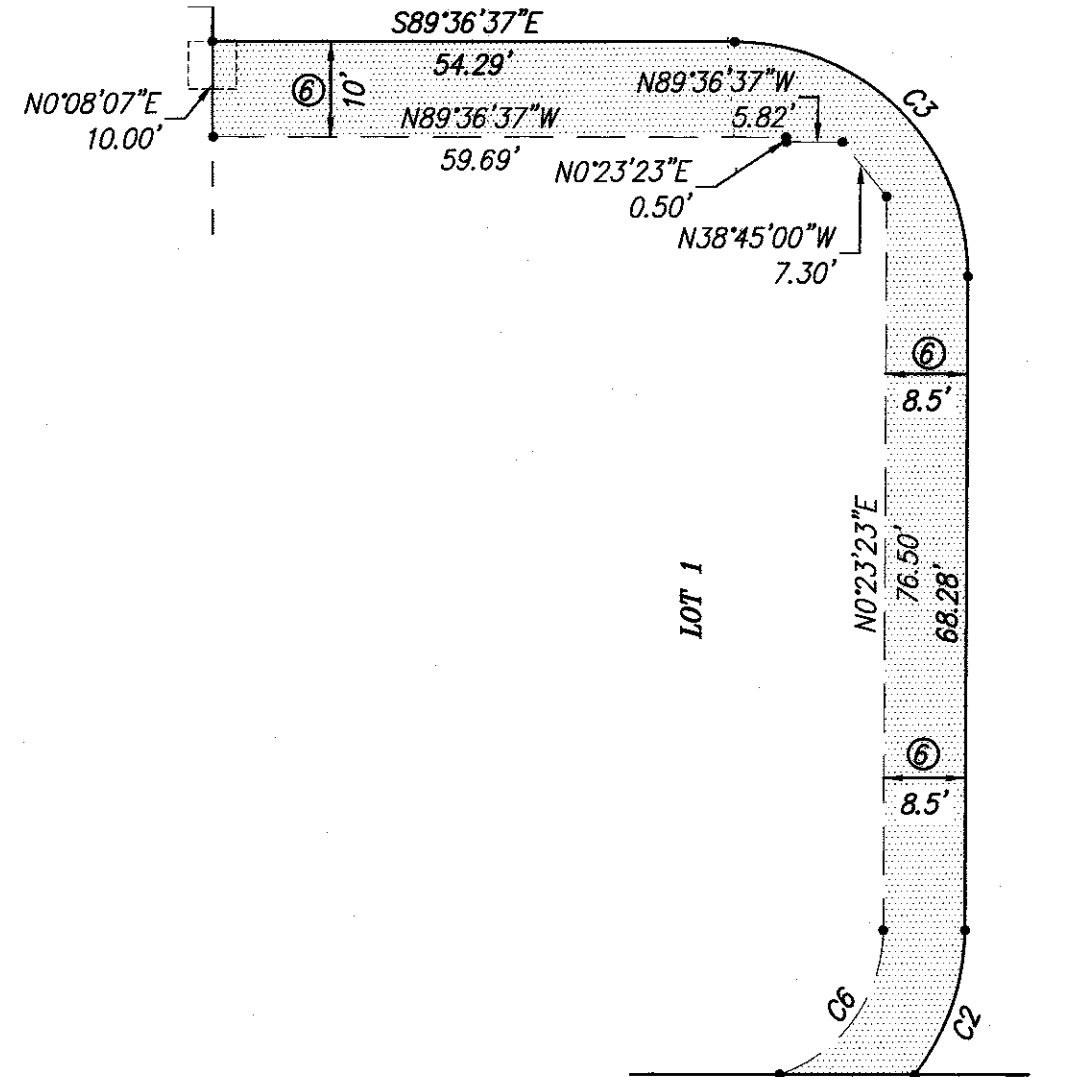
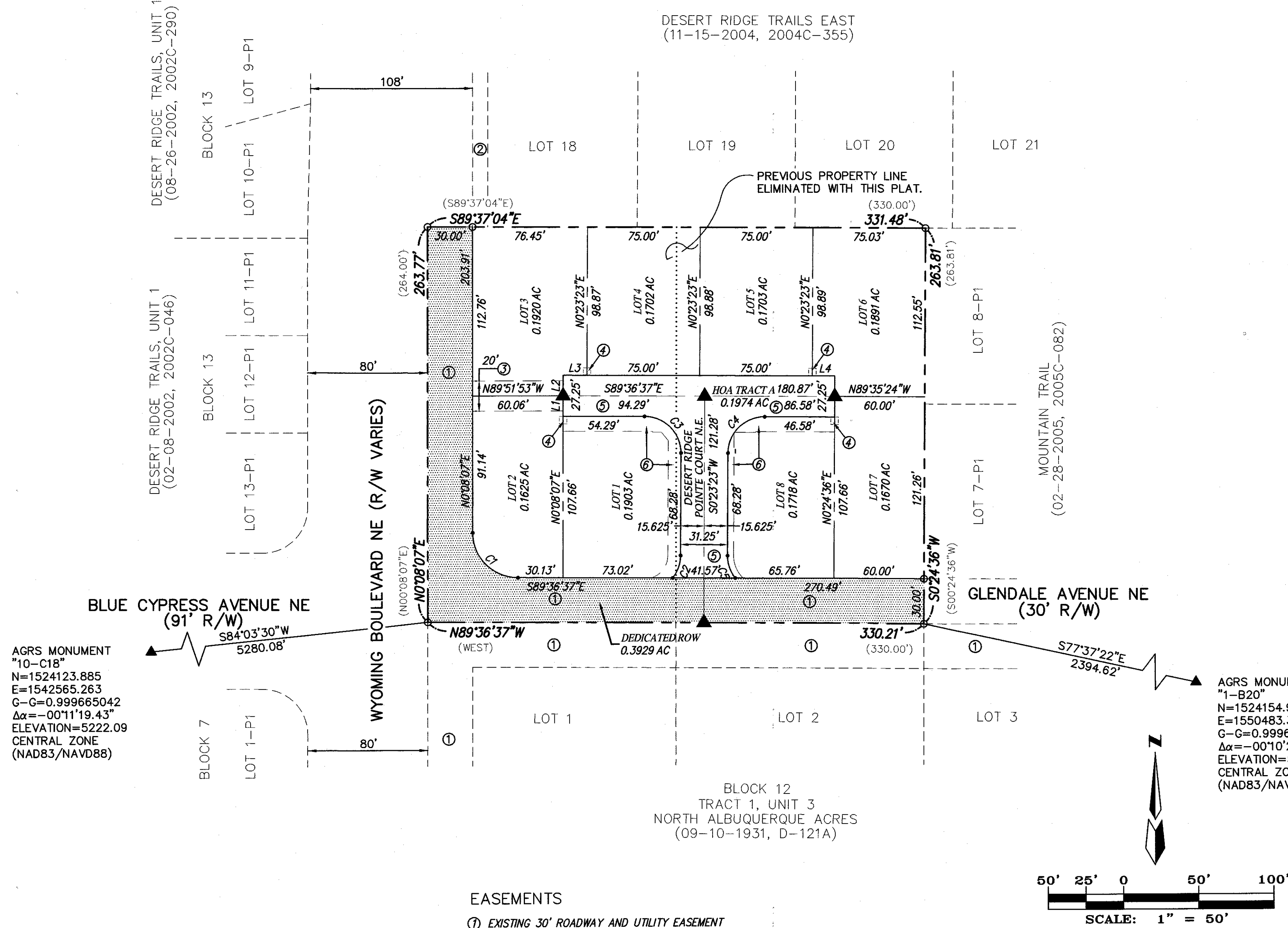
6. FIELD SURVEY PERFORMED IN JUNE, 2016.
7. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-D (7 D.U.'S/Ac.)
8. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, AS SHOWN ON PANEL 133 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED AUGUST 16, 2012. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD ZONE. 8. TITLE REPORT: NONE PROVIDED.
9. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'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.#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.

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	16.16'	24.37'	37°58'48"	S19°22'47"W	15.86'
C3	38.29'	24.37'	90°00'00"	S44°36'37"E	34.47'
C4	38.29'	24.37'	90°00'00"	N45°23'23"E	34.47'
C5	16.16'	24.37'	37°58'48"	S18°36'01"E	15.86'
C6	19.64'	15.88'	70°53'18"	N35°50'02"E	18.41'
C7	16.86'	20.37'	47°24'30"	S23°18'52"E	16.38'
C8	14.16'	24.37'	33°17'26"	S17°02'06"W	13.96'
C9	23.53'	24.37'	55°18'12"	S62°44'17"W	22.62'

Parcel Line Table		
Line #	Length	Direction
L1	13.62	S0° 23' 23.00"W
L2	13.62	S0° 23' 23.00"W
L3	15.89	N89° 36' 37.00"W
L4	14.99	N89° 36' 37.00"W

PRELIMINARY PLAT
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
JUNE, 2016



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
4. NEW 5'X5' ABCWJA WATERLINE EASEMENT
5. TRACT A IS A PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT (ABCWJA) H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF SURFACE AREAS: PAVEMENT, SIDEWALK AND LANDSCAPING
6. PRIVATE SIDEWALK AND LANDSCAPE EASEMENT MAINTAINED BY THE H.O.A. (SEE DETAIL THIS SHEET)

PROPERTY CORNERS

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

APPROVED

ABQ DEVELOPMENT LLC:
OWNERS: LOTS 31 & 32, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES

SCOTT SCHIABOR
MANAGER/MEMBER SCOTT PATRICK HOMES

7-21-16
DATE

Scott M. Richardson P.S.
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M.

7/22/16
DATE

ENGINEERS

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

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

OWNERS

ABQ. DEVELOPMENT,
SCOTT PATRICK HOMES &
SUPERIOR LAND INVESTMENTS
8300 CARMEL N.E.
ALBUQUERQUE, NEW MEXICO 87122

SITE BENCHMARK

AGRS MONUMENT
"1-B20"
ELEVATION=5477.179
(NAD83/NAVD88)

ALDRICH LAND
SURVEYING

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

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG Drawn: SPS Checked: DMG Sheet 1 of 1
Scale: 1" = 50' Date: 7/21/2016 Job: A14034