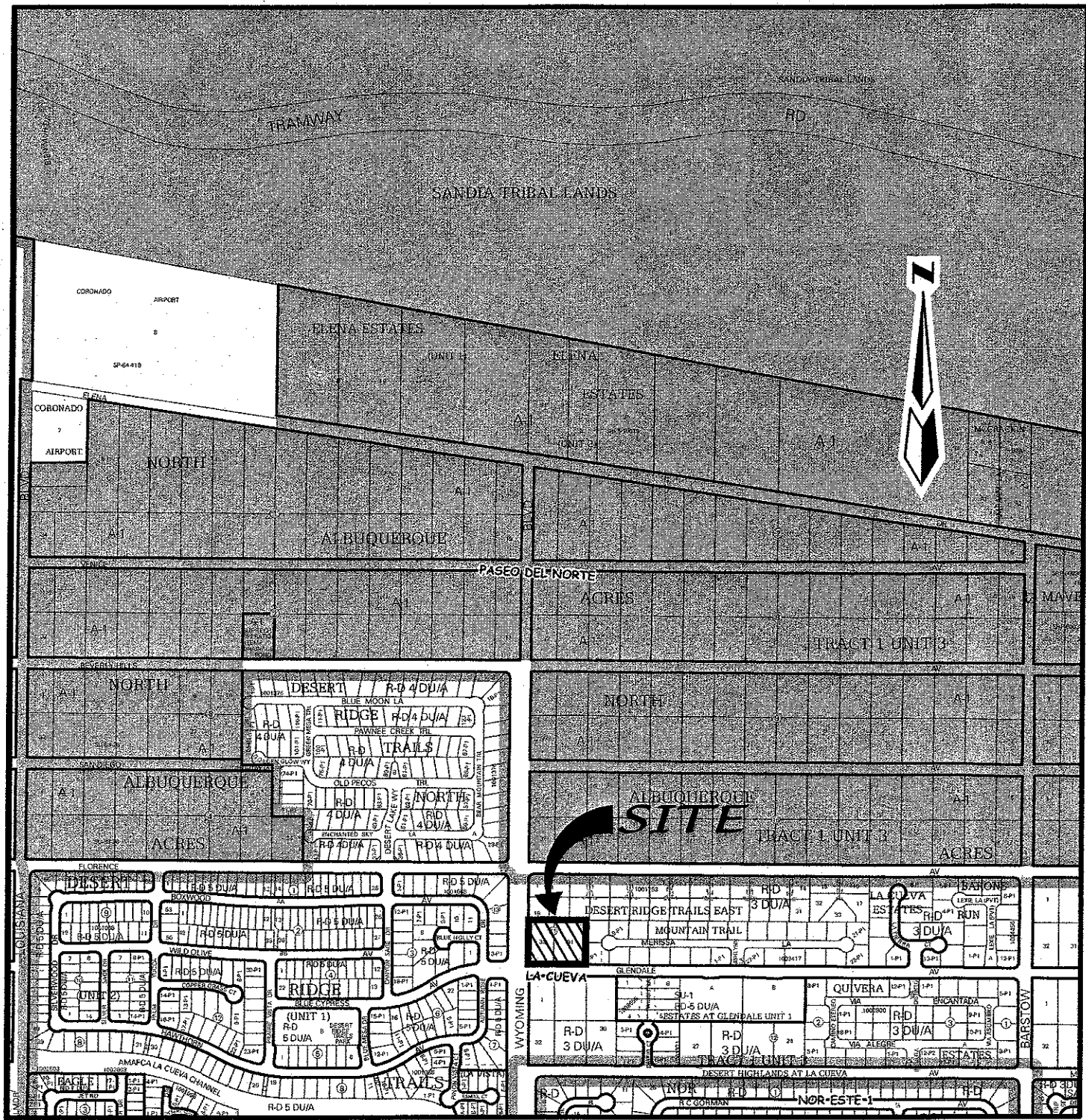




VICINITY MAP (NTS) ZONE ATLAS MAP B-18

#### 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

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

#### NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS O SHALL BE MARKED BY A #4 REBAR W/CAP STAMPED PS#7719
- BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
- 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 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.#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-G=0.999665042  
Δα=-00°11'19.43"  
ELEVATION=5222.09  
CENTRAL ZONE  
(NAD83/NAVD88)

AGRS MONUMENT  
"1-B20"  
N=1524154.945  
E=1550483.349  
G-G=0.999651137  
Δα=-00°10'24.45"  
ELEVATION=5477.179  
CENTRAL ZONE  
(NAD83/NAVD88)

#### PROPERTY CORNERS

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

| 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'   |

#### 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

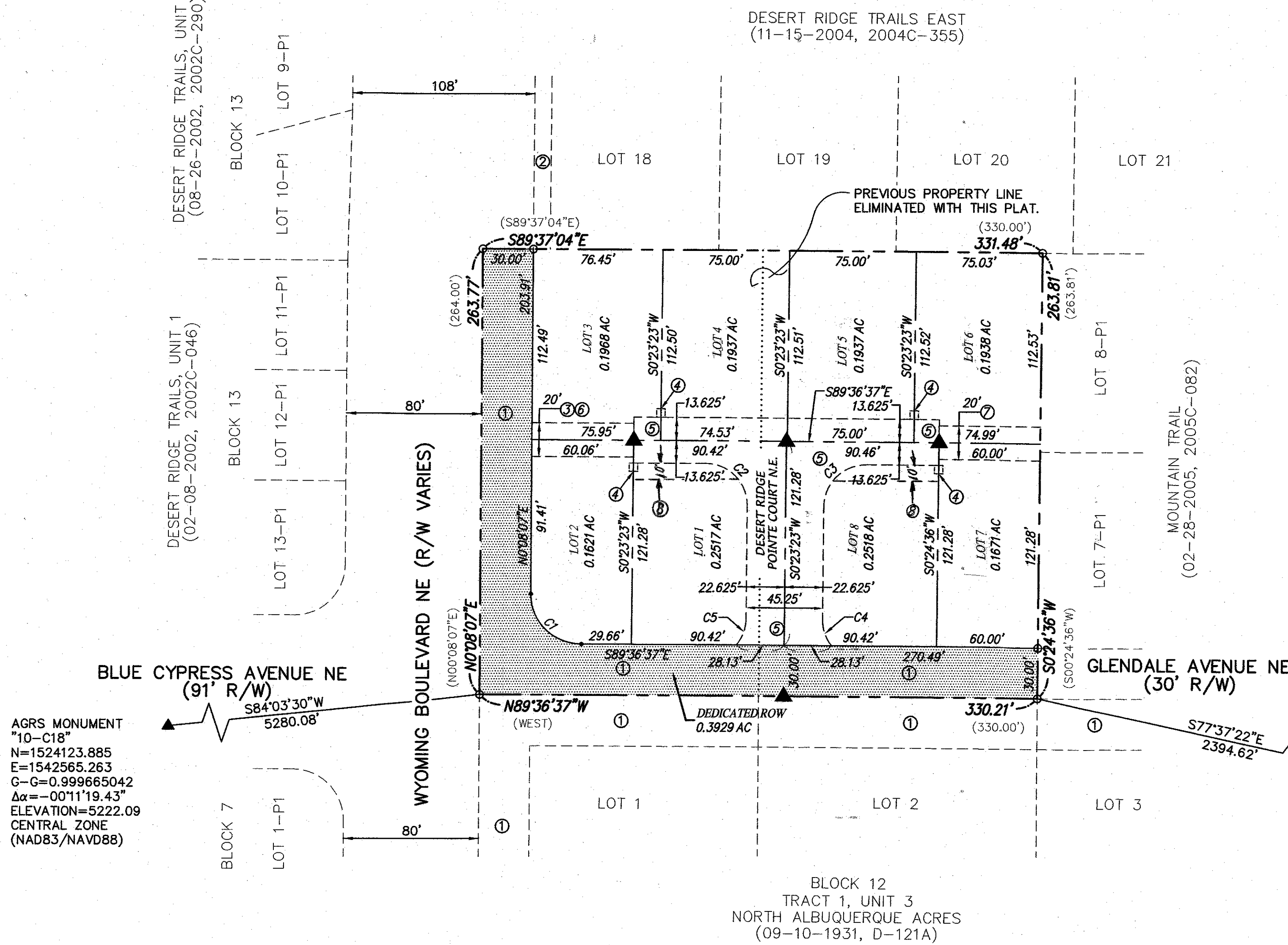
#### OWNERS

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)

## 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

- EXISTING 30' ROADWAY AND UTILITY EASEMENT (09-10-1931, D-121A)
- EXISTING 10' PUE (11-15-2004, 2004C-355)
- NEW 20' PRIVATE DRAINAGE EASEMENT
- NEW 5'X5' ABCMJA WATERLINE EASEMENT
- 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 WATER AUTHORITY (W.A.). WATER AND SANITARY SEWER LINES TO BE MAINTAINED BY (W.A.) AND H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF SURFACE AREAS (PAVEMENT, SIDEWALK AND LANDSCAPING).
- NEW 20' PRIVATE ACCESS EASEMENT TO BE SHARED AND MAINTAINED BY LOTS 2 AND 3.
- NEW 20' PRIVATE ACCESS EASEMENT TO BE SHARED AND MAINTAINED BY LOTS 6 AND 7.
- NEW PRIVATE SIDEWALK AND LANDSCAPE EASEMENT MAINTAINED BY THE H.O.A.

#### APPROVED

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

SCOTT SCHIABOR  
MANAGER/MEMBER SCOTT PATRICK HOMES

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

9-1-16  
DATE

9/1/16  
DATE

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

|                                                                                       |             |                                                         |                 |
|---------------------------------------------------------------------------------------|-------------|---------------------------------------------------------|-----------------|
| dmg                                                                                   |             | MARK GOODWIN & ASSOCIATES, P.A.<br>CONSULTING ENGINEERS |                 |
| P.O. BOX 90606<br>ALBUQUERQUE, NEW MEXICO 87199<br>(505) 828-2200, FAX (505) 797-9539 |             | Sheet 1 of 1                                            |                 |
| Designed: DMG                                                                         | Drawn: SPS  | Checked: DMG                                            | Scale: 1" = 50' |
| Date: 9/1/2016                                                                        | Job: A14034 |                                                         |                 |

