

LEGAL DESCRIPTION

Tract of land situate within the Elena Gallegos Grant, Projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Lots 25 and 26, Block 9, Tract 3, 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 121B, and containing 2.0052 gross acres more or less.

**PLAT FOR
DESERT RIDGE PLACE UNIT 3
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 17
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2017**

PROJECT NUMBER: 1010888
Application Number: 17 DRB 70021

PURPOSE OF PLAT

1. TO SUBDIVIDE LOTS 25 AND 26 BLOCK 9, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES INTO 10 RESIDENTIAL LOTS AND 3 H.O.A. TRACTS.
2. TO ELIMINATE LOT LINES AS SHOWN.
3. TO DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN.
4. TO GRANT NEW EASEMENTS AS SHOWN.

PLAT APPROVAL

THIS IS TO CERTIFY THAT I HAVE PAID ON BEHALF OF THE PROPERTY OWNER OF RECORD
PAID ON UPC # 10200641020653302, 102006412446291302
PROPERTY OWNER OF RECORD
Rowe Frank A R. Carter, R. F. Torres, Rowe, etc
BERNALILLO COUNTY TREASURER'S OFFICE
Juanita Hernandez

UTILITY APPROVALS:

Fernando Vigil 1-31-17
Public Service Company of New Mexico Date

[Signature] 1/31/17
New Mexico Gas Company Date

[Signature] 1/31/2017
Qwest Corporation dba CenturyLink QC Date

[Signature] 1/21/17
Comcast Date

CITY APPROVALS:

Steven N. Riosheguro P.S. 1/25/17
City Surveyor Date

NA 5-10-17
Real Property Division Date

[Signature] 5/3/17
Traffic Engineering, Transportation Division Date

[Signature] 05-10-17
Albuquerque-Bernalillo County Water Utility Authority Date

[Signature] 5/3/17
Parks and Recreation Department Date

[Signature] 5/3/17
AMAFCA Date

[Signature] 5-3-2017
City Engineer Date

[Signature] 5-10-17
DRB Chairperson, Planning Department Date

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 THIS PLAT.

DISCLAIMER

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

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 3, UNIT 3", (09-10-1931, D-121B)
"NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3", (03-31-1987, C33-067)
"DESERT RIDGE, TRACT A AND B", (05-09-2001, 2001C-134)
"DESERT RIDGE, TRACT A-1", (01-08-2002, 2002C-008)
"DESERT RIDGE PLACE, UNIT 1", (11-04-2002, 2002C-355)
"DESERT RIDGE PLACE, UNIT 1", (08-30-2004, 2004C-263)
"VENTURA PLACE", (06-03-2011, 2011C-057)
all being records of bernalillo county, new mexico.
5. Field Survey performed in July, 2016.
6. City of Albuquerque, New Mexico Zone: R-D.
7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008. This property does not lie in the 100 Year Flood Zone.
8. Title Report: Stewart Title Guaranty Company, File No. 01147-29295, effective Date: May 12, 2016.
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.

SUBDIVISION DATA

GROSS ACREAGE..... 2.0052 AC
ZONE ATLAS NO..... C-20-Z
NO. OF EXISTING LOTS..... 2 LOTS
NO. OF TRACTS CREATED..... 3 TRACTS
NO. OF LOTS CREATED..... 10 LOTS
EXISTING ZONING..... R-D
DATE OF SURVEY..... JULY, 2016
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED..... 0.2127 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 and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) 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, water, sewer 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 the elimination of lot lines as shown hereon. 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.

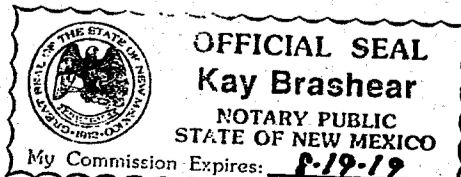
Owner: Rio Grande Reality & Investments, L.L.C.
By: Todd Kruger, Member
Todd Kruger 1-20-2017
Date

OWNER'S ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on January 20, 2017
By, Rio Grande Reality & Investments, L.L.C.
By: Todd Kruger, Member

Kay Brashear 8-19-19
NOTARY PUBLIC MY COMMISSION EXPIRES



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 01/25/17
Timothy Aldrich, P.S. No. 7719 Date



ALDRICH LAND SURVEYING

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

A17003_FINAL PLAT.dwg	Drawn: DER	Checked: TA	Sheet 1 of 2
Scale: AS SHOWN	Date: 1/19/2017	Job: A17003	