

**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**

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.62	425.00	3°59'38"	N88° 21' 01"E	29.62
C3	39.22	25.00	89°53'20"	N44° 42' 30"W	35.32
C4	39.32	25.00	90°06'40"	N45° 17' 30"E	35.39
C5	28.37	407.00	3°59'38"	S88° 21' 01"W	28.36
C6	30.85	443.00	3°59'25"	S88° 20' 55"W	30.85
C7	30.88	443.00	3°59'38"	N88° 21' 01"E	30.87
C8	28.37	407.00	3°59'38"	N88° 21' 01"E	28.36

AGRS MONUMENT
"7-C19 1995"
N=1522068.520
E=1550417.138
G-G=0.999650745
Δα=-00°10'24.78"
ELEVATION=5485.723
CENTRAL ZONE (NAD83/NAVD88)

PUBLIC UTILITY EASEMENTS

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

- A. **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.
- B. **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.
- C. **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.
- D. **Comcast** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

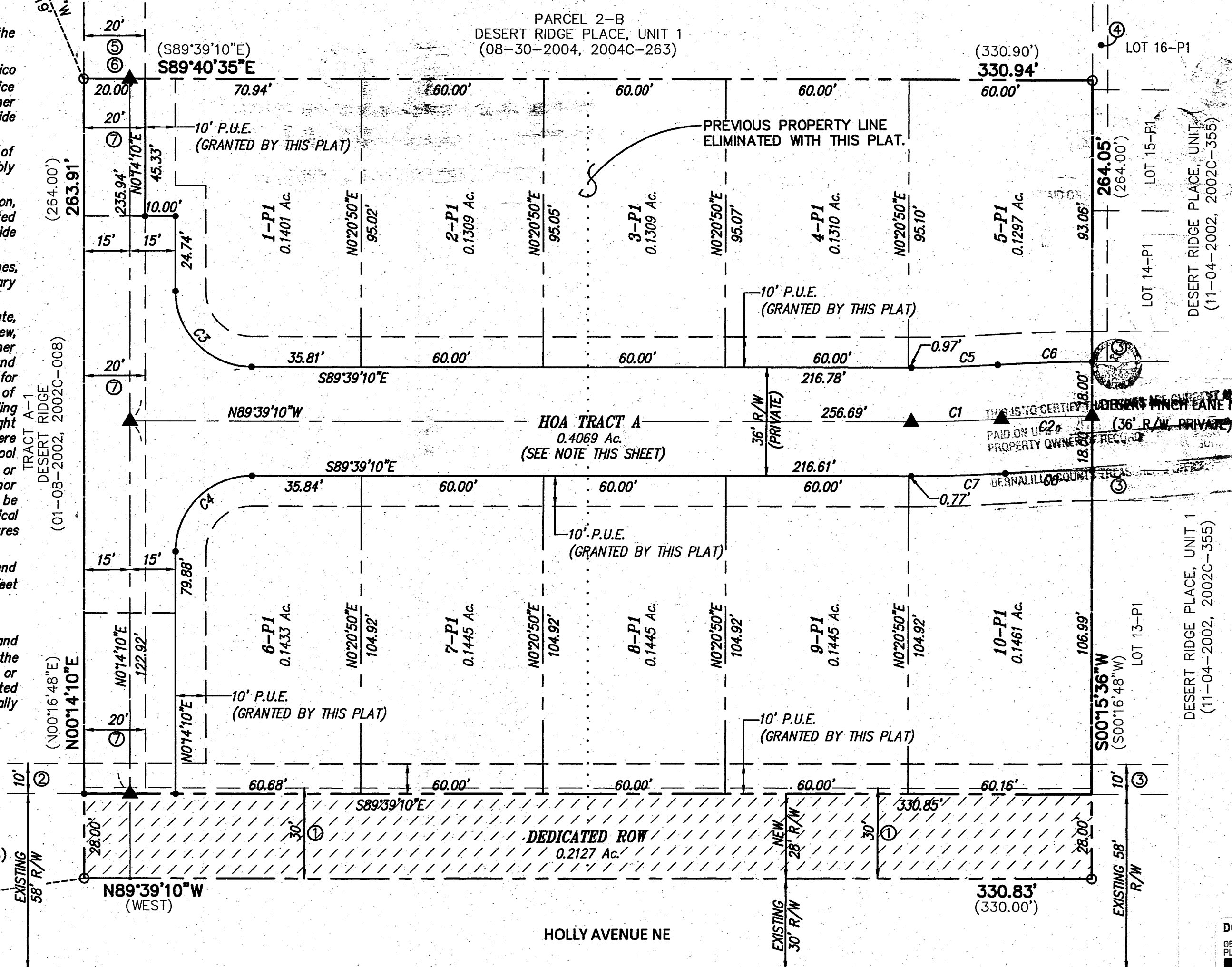
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going 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/switchgears, 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

AGRS MONUMENT
"HEAVEN 1969"
N=1518799.515
E=1547297.145
G-G=0.99965581
Δα=-00°10'46.22"
ELEVATION=5378.235
CENTRAL ZONE (NAD83/NAVD88)



HOA TRACT A

NEW PRIVATE ROADWAY EASEMENT FOR THE BENEFIT OF THE HOME OWNERS OF DESERT RIDGE PLACE IS GRANTED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

NEW PUBLIC WATERLINE & SANITARY SEWER EASEMENT GRANTED TO A.B.C.W.U.A.

PRIVATE SURFACE DRAINAGE EASEMENT, FIRST FLUSH POND, CONCRETE RUNDOWN, STORMDRAIN MANHOLE & STORM GRATE TO BE MAINTAINED BY THE DESERT RIDGE PLACE HOME OWNERS ASSOCIATION.

NO PERMANENT STRUCTURES SHALL BE ALLOWED IN THE EXISTING OR NEW EASEMENT AREAS.
AREA= 0.4069 AC

EASEMENTS

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT (09-10-1931, D-121B)
- ② EXISTING 10' PUE (05-09-2001, 2001C-134)
- ③ EXISTING 10' PUE (11-04-2002, 2002C-355)
- ④ EXISTING 5' PRIVATE DRAINAGE EASEMENT (11-04-2002, 2002C-355)
- ⑤ EXISTING 20' COA PUBLIC STORM DRAINAGE EASEMENT. (11-04-2002, 2002C-355)
- ⑥ EXISTING 20' COA PUBLIC SANITARY SEWER EASEMENT. (11-04-2002, 2002C-355)
- ⑦ EXISTING 20' COA PUBLIC UNDERGROUND STORM SEWER & 20' COA PUBLIC UNDERGROUND SANITARY SEWER EASEMENT. (07-08-2003, 2003117576)

DOCH 2017043931
05/10/2017 02:47 PM Page: 2 of 2
PLAT R: \$25.00 B: 2017C P: 0053 Linda Stover, Bernalillo County

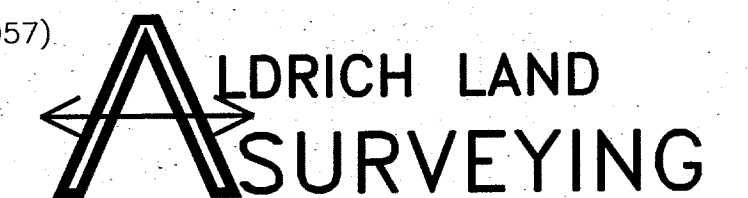
= RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT - 0.2127 ACRES

PROPERTY CORNERS

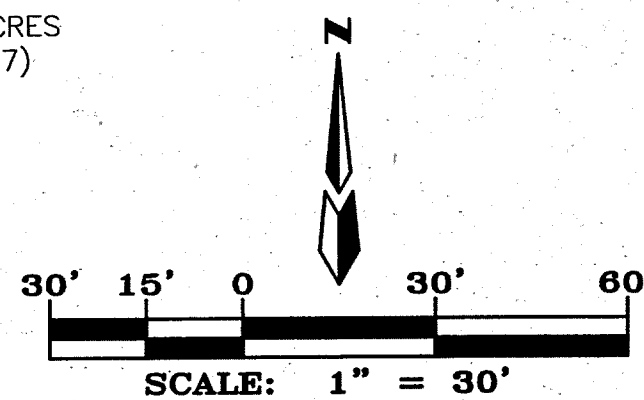
- FOUND 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)

LOT A, BLOCK 10
TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
(03-31-1987, C33-067)

LOT 1-A-2
VENTURA PLACE
(06-03-2011, 2011C-057)



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



A17003_FINAL PLAT.dwg	Drawn: DER	Checked: TA	Sheet 2 of 2
Scale: AS SHOWN	Date: 2/20/2017	Job: A17003	