

**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: \_\_\_\_\_  
Application Number: \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation dba CenturyLink QC	Date
Comcast	Date
CITY APPROVALS: <i>Steven N. Risenberger P.S. 1/25/17</i> City Surveyor	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* 01/25/17  
Timothy Aldrich, 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	

**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.

**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.

**SOLAR NOTE**

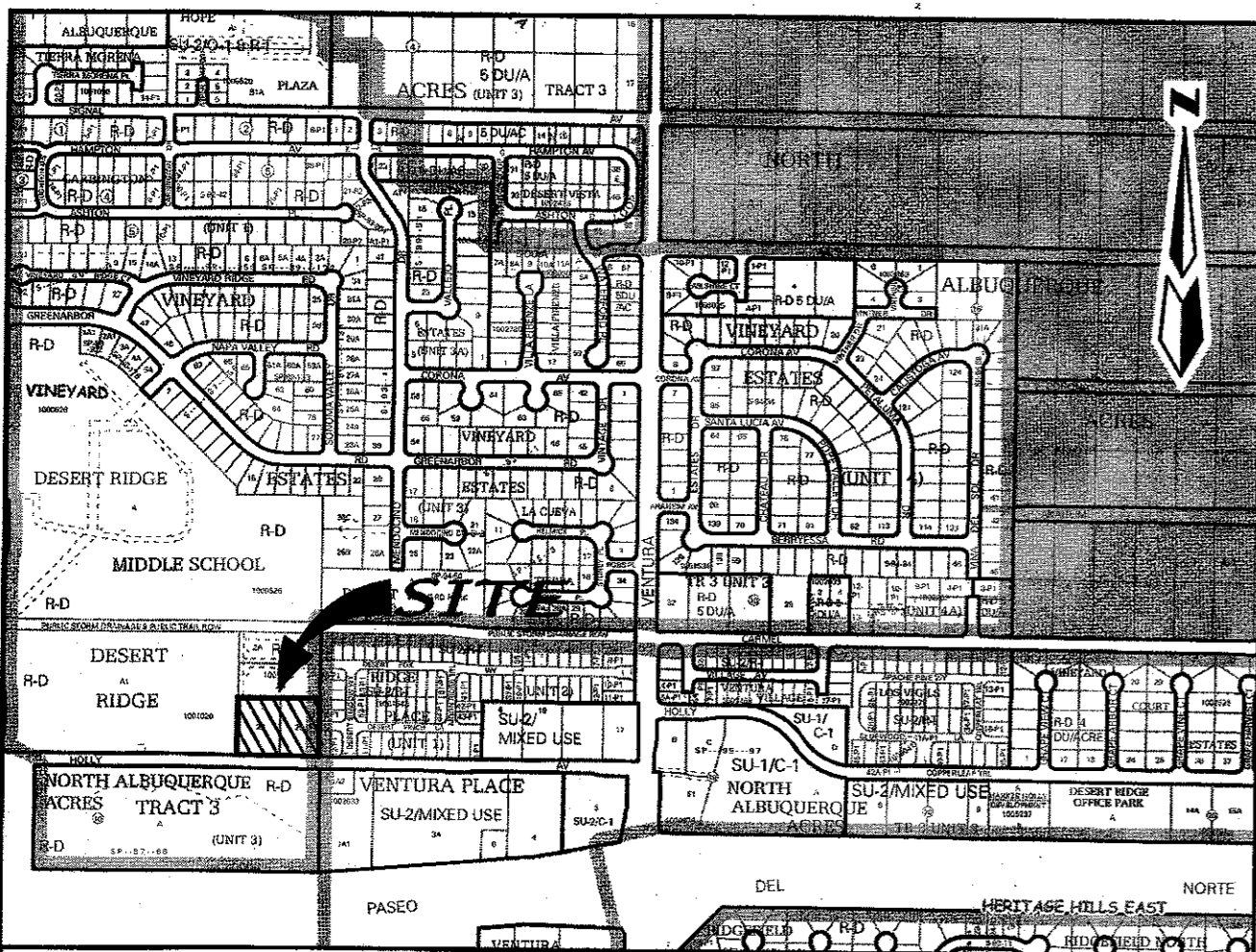
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

**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.



VICINITY MAP (NTS)      ZONE ATLAS MAP: C-20-Z

**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.

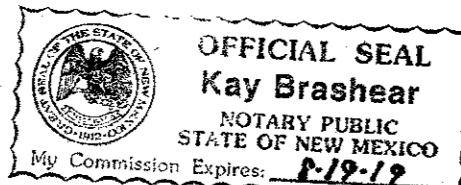
Owner: Rio Grande Realty & Investments, L.L.C.  
 By: Todd Kruger, Member

*Todd Kruger* 1-20-2017  
 Todd Kruger 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 Realty & Investments, L.L.C.  
 By: Todd Kruger, Member



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

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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.62	425.00	3°59'38"	N88° 21' 01"E	29.62
C2	29.62	425.00	3°59'38"	S88° 21' 01"W	29.62
C3	39.22	25.00	89°53'20"	S44° 42' 30"E	35.32
C4	39.32	25.00	90°06'40"	S45° 17' 30"W	35.39
C5	28.37	407.00	3°59'38"	N88° 21' 01"E	28.36
C6	30.85	443.00	3°59'25"	N88° 20' 55"E	30.85
C7	30.88	443.00	3°59'38"	S88° 21' 01"W	30.87
C8	28.37	407.00	3°59'38"	S88° 21' 01"W	28.36

**TRACTS**

**H.O.A. TRACT A:**  
NEW PRIVATE ROADWAY IS FOR THE BENEFIT OF THE HOME OWNERS OF DESERT RIDGE PLACE UNIT 3 SUBDIVISION AND GRANTED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, NEW PUBLIC WATERLINE & SANITARY SEWER EASEMENT FOR THE BENEFIT OF THE HOME OWNERS OF DESERT RIDGE PLACE UNIT 3 SUBDIVISION AND GRANTED TO AND MAINTAINED BY A.B.C.W.U.A. AND PUBLIC SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF THE HOME OWNERS OF DESERT RIDGE PLACE UNIT 3 SUBDIVISION AND GRANTED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE.

**H.O.A. TRACT B:**  
IS FOR THE BENEFIT OF THE HOME OWNERS OF DESERT RIDGE PLACE UNIT 3 SUBDIVISION AND GRANTED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. EXISTING 20' PUBLIC UNDERGROUND SANITARY SEWER EASEMENT IS MAINTAINED BY THE CITY OF ALBUQUERQUE. NO PERMANENT STRUCTURES WITHIN EASEMENTS.

**H.O.A. TRACT C:**  
IS FOR THE BENEFIT OF THE HOME OWNERS OF DESERT RIDGE PLACE UNIT 3 SUBDIVISION AND GRANTED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. NEW 15' PUBLIC WATERLINE EASEMENT FOR THE BENEFIT OF THE HOME OWNERS OF DESERT RIDGE PLACE UNIT 3 SUBDIVISION AND GRANTED TO AND MAINTAINED BY A.B.C.W.U.A. EXISTING 20' PUBLIC UNDERGROUND SANITARY SEWER EASEMENT IS MAINTAINED BY THE CITY OF ALBUQUERQUE. NO PERMANENT STRUCTURES WITHIN EASEMENTS.

**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)
- ⑧ NEW 15' PUBLIC WATERLINE EASEMENT GRANTED TO A.B.C.W.U. BY THIS PLAT.

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.

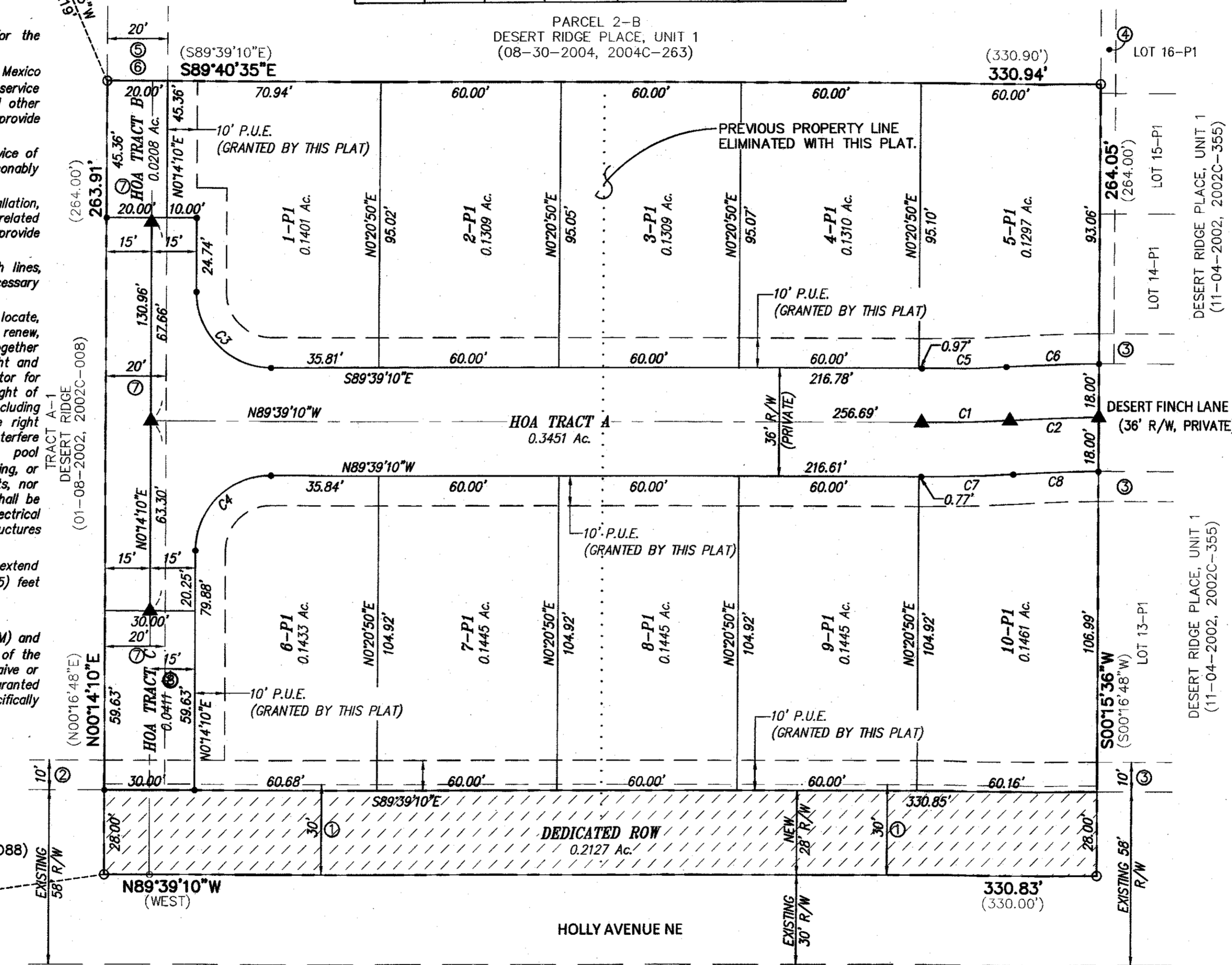
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going 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/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) 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=0.999655581  
Δα=-00°10'46.22"  
ELEVATION=5378.235  
CENTRAL ZONE (NAD83/NAVD88)



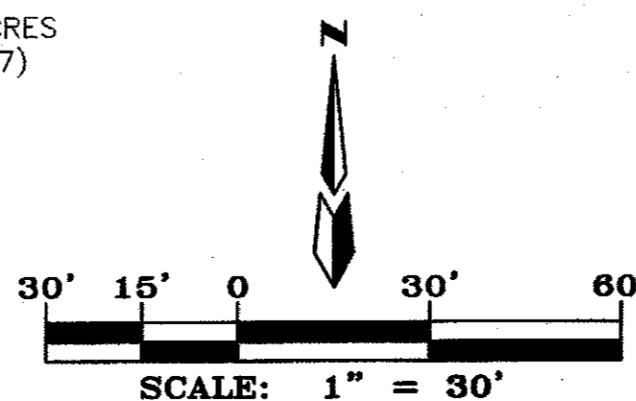
= RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT - 0.2127 ACRES

**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)



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Scale: AS SHOWN	Date: 1/23/2017	Job: A17003	2	2



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