

SITE SUMMARY (SF)

GROSS SITE AREA	90,640	2.08 AC
PCA (GROSS)	32,201	35.5%
PCA (NET ROAD)	29,321	32.3%
GEN'L COMMON + LANDSCAPE	30,995	34.2%
DEVELOPABLE PAD AREA	27,444	30.3%
		100%

DEVELOPABLE PAD AREA/LOT	27,444
LOT 1	3,785
LOT 2	3,777
LOT 3	3,301
LOT 4	3,936
LOT 5	3,945
LOT 6	4,724
LOT 7	4,676

- SITE INFORMATION**
- TOTAL LAND AREA = 2.0808 ACRES.
 - NUMBER OF EXISTING LOTS = 2.
 - NUMBER OF PROPOSED RESIDENTIAL LOTS = 7.
 - NUMBER OF PROPOSED TRACTS = 3.
 - CURRENT ZONING: RA-2 - PRIVATE COMMONS DEVELOPMENT
 - PRIVATE COMMONS AREA - TRACT A; NET AREA=0.6731 AC. (50% OF GROSS SITE REQUIRED > 32.4% PROVIDED).
 - DISTURBED AREA - 1.3 AC ±
 - THE STREETS WILL BE PRIVATE BY PLAT DEDICATION AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF CAMPBELL COMPOUND. NO LOT SHALL HAVE DIRECT ACCESS TO CAMPBELL ROAD NW.
 - THE STREET HAS PAVING WIDTHS PER OPDM STANDARDS
 - WATER AND SANITARY SEWERS SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).
 - TRACTS A, B AND C SHALL BE DEDICATED AS PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF CAMPBELL COMPOUND.
- NOTES**
- FIELD SURVEY PERFORMED IN APRIL 2017 BY CARTESIAN SURVEYS, INC.
 - ALL DISTANCES ARE GROUND DISTANCES U.S. SURVEY FOOT.
 - THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.9996440234.
 - BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - LOT AREAS LISTED IN PARENTHESES ARE NET AREA (GROSS AREA LESS ACCESS EASEMENT AREA).
 - 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.
 - SEE SHEET 2 FOR SETBACK AND EASEMENT INFORMATION.

FINAL PLAT - CAMPBELL COMPOUND

CONCURRENT TO THE SITE DEVELOPMENT PLAN A SEPARATE FINAL PLAT DOCUMENT WILL BE SUBMITTED. BASIC PLAT INFORMATION IS CONTAINED HEREIN.

SUMMARY LEGAL DESCRIPTION

BEING A REPLAT OF PORTION OF LOTS 18 AND 19 ALVARADO GARDENS, UNIT 3 WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 6, T. 30 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AUGUST 2017

BENCHMARK: ACS MONUMENT 7-113" ELEVATION: 4964.364 (NAVD 1988)

PROJECT TEAM

ENGINEER:
ASA NILSSON-WEBER
ISACSON & ARFMAN, P.A.
1228 MONROE ST NE, APO, NM 87108
PHONE: (505) 288-8828

SURVEYOR:
BRIAN MARTINEZ
CARTESIAN SURVEYS, INC.
PO BOX 4444
RIO RANCHO, NM 87174
PHONE: (505) 896-3050

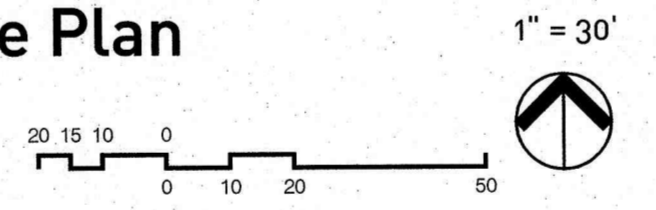
LAND PLANNING & ARCH. CONSULTANT:
KNIGHT SEAVEY, ARCHITECTS
INSITEWORKS, PC
PO BOX 90728
ALBUQUERQUE, NM 87199
PHONE: (505) 991-5000

FLOOD ZONE: BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF FEET LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012, MAP NO. 3500100331H.

- GRADING AND DRAINAGE GENERAL NOTES**
- A SEPARATE GRADING AND DRAIN PLAN WILL BE SUBMITTED CONCURRENT TO THE SITE DEVELOPMENT PLAN. THE GENERAL NOTES FOR THIS PLAN ARE INCLUDED HEREIN FOR REFERENCE.
 - GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 - PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
 - IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
 - THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN EROSION PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. A CURRENT CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS.
 - ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE ±0.1' FROM PLAN ELEVATION.
 - WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR 'X', TRANSITIONS SHALL BE SMOOTH.
 - POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
 - POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE (S) YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
 - FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
 - AS-BUILT PAD GRADE
 - SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
 - ALL CONSTRUCTION SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.

Site Development Plan For Subdivision

Site Plan



- GENERAL SITE DEVELOPMENT PLAN NOTES**
- HOME OWNERS ASSOCIATION WILL MAINTAIN IRRIGATION RIGHTS FROM THE CAMPBELL COMMUNITY DITCH, UTILIZING THIS WATER FOR PRINCIPAL IRRIGATION OF PRIVATE COMMONS AREA.
 - STRUCTURES SHALL BE SINGLE STORY WITH A MAXIMUM BUILDING HEIGHT SHALL BE NOT MORE THAN 35'
 - SEE FINAL PLAT FOR DESIGNATION AND PURPOSE OF ALL EASEMENTS REPRESENTED ON THIS PLAT WITH LINEWORK ONLY
 - FIRE HYDRANTS, NEW OR EXISTING, SHALL BE SITUATED AT THE DIRECTION OF THE CARO FIRE DEPARTMENT
 - TYPICAL BUILDING SETBACKS ARE SHOWN ON THE SITE PLAN AND ARE CONSISTENT WITH CARO ZONING ORDINANCE SECTION 14-16-3-16 FOR "PRIVATE COMMONS DEVELOPMENT"
 - KAYLA LANE SHALL BE A PRIVATE STREET, MAINTENANCE OF WHICH WILL BE MANAGED BY THE HOA
 - BUILDING DESIGN GENRE WILL BE OF A SOUTHWESTERN THEME WITH BOTH TRADITIONAL AND CONTEMPORARY ELEMENTS; CHARACTERIZED BY BUILDING MASSES OF DIFFERING HEIGHTS AND PLACEMENT IN PLAN, DEEP PORTALS, AND AN EARTH-TONE PALETTE. ENERGY SUSTAINABILITY AND GREEN BUILDING PRACTICES WILL BE A STANDARD PHILOSOPHY IN THE CONSTRUCTION OF THESE HOMES

CAMPBELL COMPOUND - SITE DEVELOPMENT PLAN FOR A PRIVATE COMMONS DEVELOPMENT (PCD)

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION PRESENTS A VISION FOR A NEW SMALL-SCALE COMMUNITY AT THE JUNCTURE OF THE "CAMPBELL COMMUNITY DITCH" AND CAMPBELL ROAD. THE 2 ACRES RA-2 ZONED SITE, FLANKED BY THE DITCH ON THE WEST BOUNDARY, IS A NATURAL CANDIDATE FOR CARO'S PRIVATE COMMONS DEVELOPMENT ZONE CLASSIFICATION.

ACUTE ANGLE SITE GEOMETRY AND GROSS SITE AREA LEANS ITSELF NICELY TO THE CREATION OF A PRIVATE COMMONS AREA (PCA). THE SOUTHERN 32% OF THE SITE WILL BE AVAILABLE TO THE RESIDENTS OF THIS PROJECT PROVIDING AND WILL ALSO OFFER A PASTORAL VISTA FROM BOTH EAST AND WEST PUBLIC EXPOSURES FRAMED BY THE MATURE COTTONWOODS THAT ARE TO REMAIN.

THE NATURAL LANDSCAPE OF THE PCA IS PRIMARILY CONCEIVED AS OPEN SPACE BUT MAY ALSO SERVE AS RECREATIONAL OR AGRICULTURAL AREA.

SEVEN PARCELS HAVE BEEN DESIGNATED AT THE NORTH PORTION OF THE SITE, OFFERING HOME SITES THAT ARE WELL SITED TO A MORE COMPACT RESIDENTIAL CONCEPT, FULFILLING A MUCH-SOUGHT NICHE IN THE ALBUQUERQUE MARKETPLACE.

HOME OWNERS ASSOCIATION

AS REQUIRED WITHIN THE PCD THE DOCUMENTS WILL SET FORTH MAINTENANCE REQUIREMENTS ASSOCIATED WITH THE DESIGNATED PRIVATE COMMONS AREA. INTERNAL STREET FRONTAGE (LANDSCAPE, GATES, WALLS, COMMUNICATION SYSTEMS, COMMON IRRIGATION ELEMENTS, CURB/GUTTER AND ASPHALT) WILL BE ADDRESSED AS WELL. THE FOLLOWING DOCUMENTS WILL BE RECORDED PRIOR TO THE TRANSFER OF INDIVIDUAL PARCELS.

- HOA DECLARATION
- HOA DISCLOSURE
- RESTRICTIVE COVENANTS AND MAINTENANCE OBLIGATIONS

A LAND USE EASEMENT, IN FAVOR OF THE CITY OF ALBUQUERQUE, WILL BE REFERENCED ON THE PLAT DOCUMENT TO ASSURE MAINTENANCE CONTINUITY.

LEGAL DESCRIPTION

CAMPBELL COMPOUND BEING A RE-PLAT OF PORTION OF LOTS 18 & 19, ALVARADO GARDENS, UNIT 3 (SHORT FORM)

ALL THAT PORTION OF LOTS NUMBERED EIGHTEEN (18) AND NINETEEN (19) LIVING NORTH AND EAST OF THE ALBUQUERQUE DITCH IN ALVARADO GARDENS UNIT NO. 3, A SUBDIVISION OF A TRACT OF LAND IN LOS CAMPAÑAS, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 15, 1932, IN PLAT BOOK C2, PAGE 10.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED WITH A 1/2" REBAR WITH CAP "L5 3241", BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CAMPBELL ROAD NW, WHENCE A TIE TO ACS MONUMENT "6-6134", BEARING N 51°13'48" E, A DISTANCE OF 1706.83 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING SAID SOUTHERLY RIGHT OF WAY, S 06°51'05" W, A DISTANCE OF 534.91 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF THE ALBUQUERQUE DITCH (AKA CAMPBELL COMMUNITY DITCH) MARKED WITH A BATHY MARKER WITH CAP "L5 14277";

THENCE, COINCIDING THE SAID NORTHERLY RIGHT OF WAY OF THE ALBUQUERQUE DITCH (AKA CAMPBELL COMMUNITY DITCH), N 87°13'01" W, A DISTANCE OF 19.43 FEET, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF THE ALBUQUERQUE DITCH (AKA CAMPBELL COMMUNITY DITCH) MARKED WITH A BATHY MARKER WITH CAP "L5 14277";

THENCE, COINCIDING WITH THE EASTERLY RIGHT OF WAY OF THE ALBUQUERQUE DITCH (AKA CAMPBELL COMMUNITY DITCH), THE FOLLOWING TWO COURSES:

N 23°39'01" W, A DISTANCE OF 387.69 FEET, TO A POINT MARKED WITH A BATHY MARKER WITH CAP "L5 14277";

N 14°13'01" W, A DISTANCE OF 215.85 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CAMPBELL ROAD NW, REFERENCED BY A 1/2" REBAR FOUND S 14°13'01" E, A DISTANCE OF 0.85 FEET FROM THE TRUE CORNER;

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY OF CAMPBELL ROAD NW, S 83°02'46" E, A DISTANCE OF 293.80 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0808 ACRES (90,639 SQ. FT.) MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-36785 AND AN EFFECTIVE DATE OF MARCH 21, 2017.

RECORDED DOCUMENTS

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-36785 AND AN EFFECTIVE DATE OF MARCH 21, 2017.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 15, 1932 IN BOOK C2, PAGE 10.
- QUITCLAIM DEED FOR DARLA B. PEAY, TRUSTEE OF THE PEAY TRUST, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2014, AS DOCUMENT NO. 201406396.
- PLAT FOR CAMPBELL FARM SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 5, 2003, IN BOOK 2003C, PAGE 329.

EASEMENT SUMMARY AS DEPICTED ON FINAL PLAT (BOXED NUMBERS)

- PRIVATE ACCESS, PRIVATE LANDSCAPING, PUBLIC SANITARY SEWER EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1-12 THROUGH 11-12, CAMPBELL FARM (11/05/2003, 2003C-329)
- EXISTING PRIVATE 3" FENCE EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1-12 AND 2-12, CAMPBELL FARM, AND LOT 18, ALVARADO GARDENS (11/05/2003, 2003C-329)
- EXISTING MINGCO CAMPBELL DITCH EASEMENT (11/05/2003, 2003C-329)
- EXISTING LOT PUE (11/05/2003, 2003C-329)
- EXISTING 3" PRIVATE IRRIGATION EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1-12 THROUGH 11-12, CAMPBELL FARM (11/05/2003, 2003C-329)

KEYED SITE DEVELOPMENT PLAN NOTES

- BUILDING PAD DEVELOPABLE AREAS REFLECTING SETBACKS AS REQUIRED FOR THE PRIVATE COMMONS DEVELOPMENT ZONE (PCD) PER CARO ZONING ORDINANCE SECTION 14-16-3-16 (D)
- VEHICULAR HAMMERHEAD TURN-AROUND
- KAYLA LANE - PRIVATE ASPHALTIC SURFACE ROADWAY WITH CONCRETE VALLEY GUTTER
- CAST CONCRETE SIDEWALK (4")
- CAST CONCRETE ESTEREOLELL CURB PROFILE AS DEPICTED ON GRADING AND DRAINAGE PLAN
- PROPERTY BOUNDARY
- EXISTING FENCE TO REMAIN ALONG WITH GATE FOR ACCESS TO CAMPBELL COMMUNITY DITCH
- STEEL VEHICULAR ACCESS GATES (2) WITH HOOK MOUNTED ACCESS CONTROL STATION WITH ACCOMMODATION FOR EMERGENCY VEHICULAR ACCESS
- TRAFFIC CONTROL ISLANDS WITH TURN-AROUND
- EXISTING CAMPBELL ROAD FRONTAGE WALLS AND FENCING SHALL BE PARTIALLY REMOVED AND REPLACED WITH NEW WALLFENCE ASSEMBLY AT A HEIGHT OF 5'. NEW WALL AND FENCE COMPONENTS SHALL CONSIST OF CHUNIPRECO FINISHED PLASTERS AT 12' CENTERS (EXISTING TO BE REUSED INsofar AS THEIR CONDITION WARRANTS) WITH INTERMEDIATE SOLID CMU/STUCCO WALL SEGMENTS TO A HEIGHT OF 24-30", WITH HORIZONTAL CEDAR PLANKING SUPPORTED BY SECONDARY STEEL VERTICAL SUPPORT MEMBERS AS NEEDED ABOVE SOLID WALL PORTION.
- NEW WALL ASSEMBLY SHALL TERMINATE AT EXISTING FENCING AT EAST AND WEST BOUNDARIES
- CRUSHER FINES SIDEWALK SHALL TRANSITION TO EXISTING SIDEWALK AT NE CORNER OF PROPERTY
- WALL MOUNTED SIGNAGE AND STREET NUMBERS WITH SHIELDED FRONTAL LED SAFETY LIGHTING
- MAN-GATE, 3" WIDTH WITH MECHANICAL DIGITAL KEYPAD
- CONNECTIVE PEDESTRIAN TRAIL AT CAMPBELL ROAD FRONTAGE LINKING CAMPBELL COMMUNITY DITCH AND ADJACENT NEIGHBORHOODS TO EAST OF SITE. A WIDE CONCRETE CONTINUATION OF KAYLA LANE SIDEWALK SYSTEM.
- FIELD COORDINATE END OF SIDEWALK WITH LANDSCAPE AND DRIVEWAY AS-BUILT CONDITION.

DRS SITE DEVELOPMENT PLAN APPROVAL:

<i>Logan Pat</i> Traffic Engineering, Transportation Division	10-18-17 Date
<i>Therese Cad</i> ABCWUA	10-18-17 Date
<i>Joanna</i> Parks and Recreation Department	10/18/17 Date
<i>Renee Brunette</i> City Engineer	10-18-17 Date
N/A * Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	10-18-17 Date
<i>[Signature]</i> DRS Chairperson, Planning Department	10-18-17 Date

Site Locator



AGIS
Map assembled through: 1/28/2016

Zone Atlas Page G-13-Z

Selected Symbols

SECTOR PLANS	Designation
Design Overlay Zones	High-Water Zone
City Historic Zones	Appurtenant Commons
10-1 Block Zone	Wall Overlay Zone
Prologues Map	

PROJECT #: 1011223
APPLICATION #: 17022-70261

CROSS REFERENCE DOCUMENTS:

C-101 SITE DEVELOPMENT PLAN
C-102 LANDSCAPE PLAN

HOA DOCUMENTS REFERENCED HEREIN

SUBMITTED CONCURRENTLY BY ISACSON AND ARFMAN

- GRADING AND DRAINAGE PLAN
- FINAL PLAT

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INSITEWORKS
ARCHITECTURE
SITE DESIGN DEVELOPMENT

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Campbell Compound

Campbell Road
Albuquerque, NM

Site Development Plan
For Subdivision

STATE OF NEW MEXICO
KNIGHT L. SEAVEY
NO. 1470
REGISTERED ARCHITECT

DATE ISSUED | 10.10.17 (REV 1)
EDITION | SITE DEVP PLAN
PROJECT ID | C001_2017

Site Development Plan

C-101