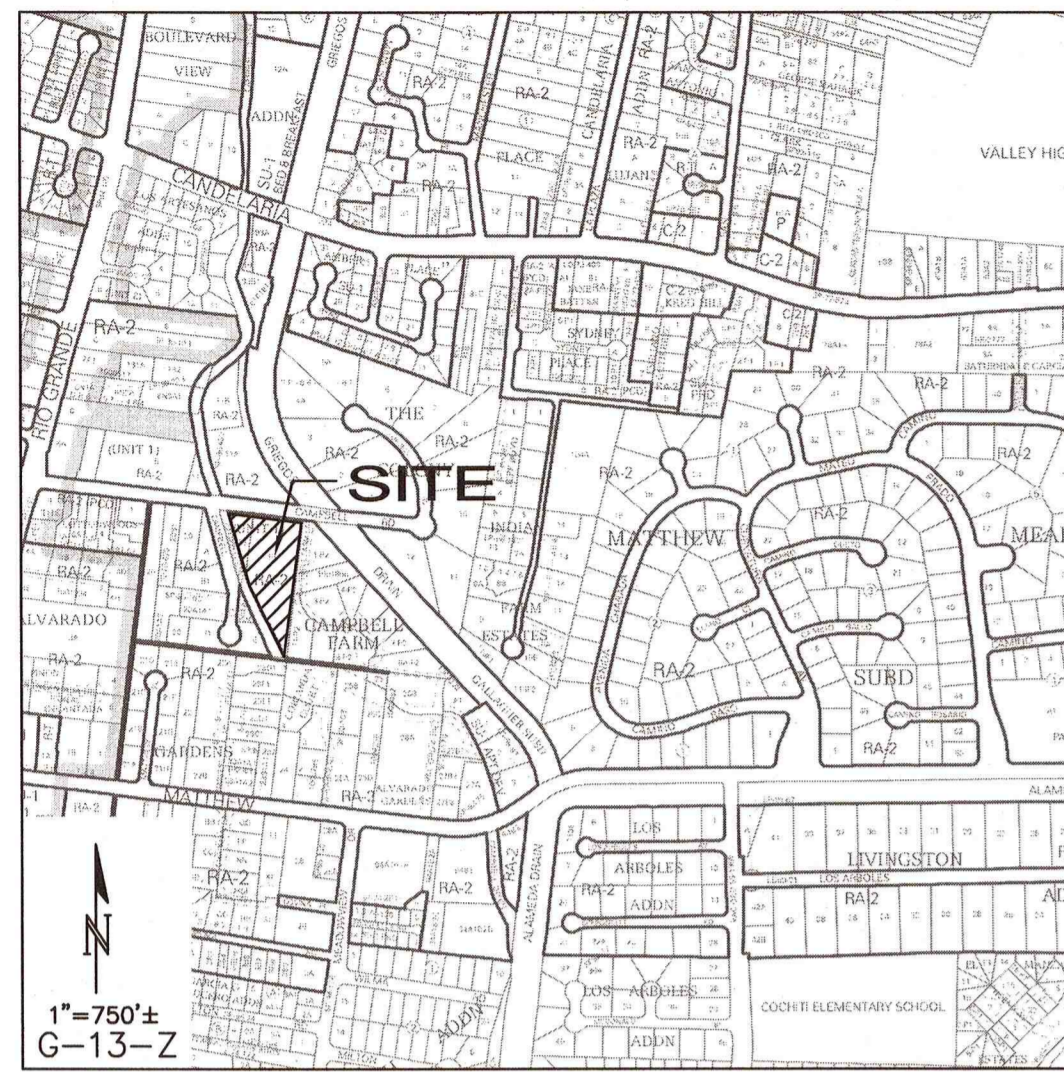


PRELIMINARY PLAT
FOR
CAMPBELL COMPOUND

BEING A REPLAT OF
PORTION OF LOTS 18 AND 19
ALVARADO GARDENS, UNIT 3
WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 6, T. 10 N, R. 3 E, NMPM,

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

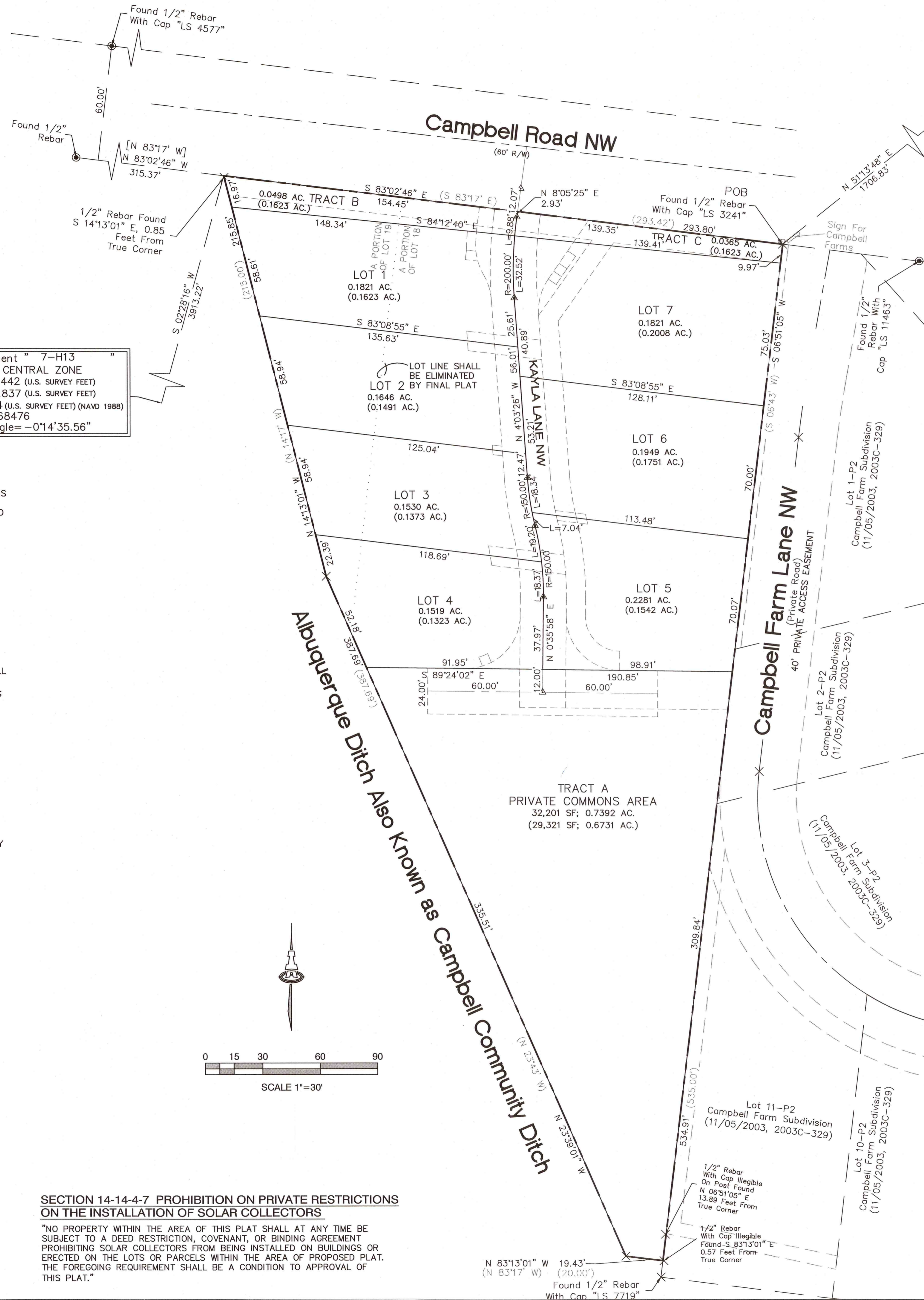
JULY 2017



LOCATION MAP

ACS Monument "7-H13"
NAD 1983 CENTRAL ZONE
X=1513953.442 (U.S. SURVEY FEET)
Y=1495777.837 (U.S. SURVEY FEET)
Z=4964.364 (U.S. SURVEY FEET) (NAVD 1988)
G-C=0.99968476
Mapping Angle=-0°14'35.56"

ACS Monument "6-G13AR"
NAD 1983 CENTRAL ZONE
X=1515743.949 (U.S. SURVEY FEET)
Y=1500719.134 (U.S. SURVEY FEET)
Z=N/A (U.S. SURVEY FEET) (NAVD 1988)
G-C=0.999684045
Mapping Angle=-0°14'23.60"



LEGAL DESCRIPTION

ALL THAT PORTION OF LOTS NUMBERED EIGHTEEN (18) AND NINETEEN (19) LYING NORTH AND EAST OF THE ALBUQUERQUE DITCH IN ALVARADO GARDENS UNIT NO. 1, A SUBDIVISION OF A TRACT OF LAND IN LOS CANDELARIAS, 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 "LS 3241", BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CAMPBELL ROAD NW, WHENCE A TIE TO ACS MONUMENT "6-G13AR", 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), REFERENCED BY A 1/2" REBAR WITH CAP ILLEGIBLE, BEARING S 83°13'01" E, A DISTANCE OF 0.57 FEET FROM THE TRUE CORNER;

THENCE, COINCIDING THE SAID NORTHERLY RIGHT OF WAY OF THE ALBUQUERQUE DITCH (AKA CAMPBELL COMMUNITY DITCH), N 83°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 BATHEY MARKER WITH CAP "LS 14271";

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 BATHEY MARKER WITH CAP "LS 14271";

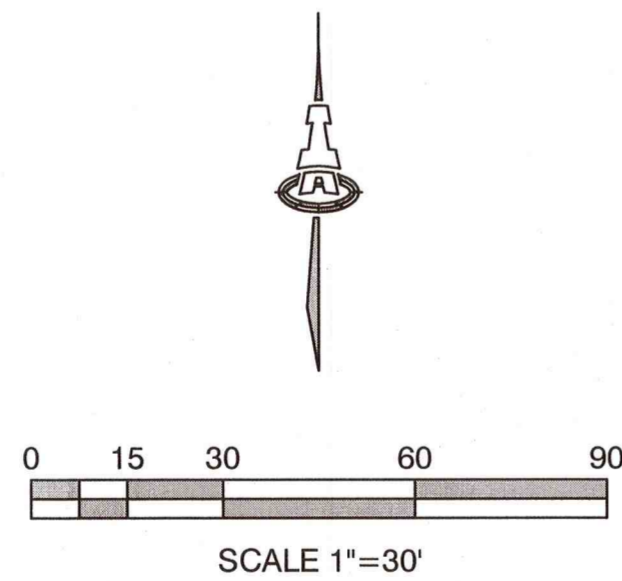
N 14°13'01" W, A DISTANCE OF 215.85 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CAMPBELL ROAD NW, REFERENCED BY A 1/2" REBAR FOUND S 14°13'01" E, A DISTANCE OF 0.85 FEET FROM THE TRUE CORNER;

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.

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. 2014063396.
- PLAT FOR CAMPBELL FARM SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 5, 2003, IN BOOK 2003C, PAGE 329.



SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT."

SITE DATA

- TOTAL LAND AREA = 2.0808 ACRES.
- NUMBER OF EXISTING LOTS IS 2.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 7.
- NUMBER OF PROPOSED TRACTS IS 3.
- CURRENT ZONING: RA-2 - PRIVATE COMMONS DEVELOPMENT
- PRIVATE COMMONS AREA - TRACT A; NET AREA=0.6731 AC. (> 30% OF TOTAL).
- 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 DPM STANDARDS
- WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).
- TRACTS B & 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 0.9996840234.
- 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.

FLOOD NOTES

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 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. 35001C0331H.

ACS BENCHMARK

ACS MONUMENT "7-H13"
ELEVATION: 4964.364 (NAVD 1988)

LEGEND

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES QUITCLAIM DEED (8/12/2014, DOC. NO. 2014063396)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (8/15/32, C2-10)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	CENTERLINE MONUMENT - 4" ALUMINUM DISK "LS 14271"

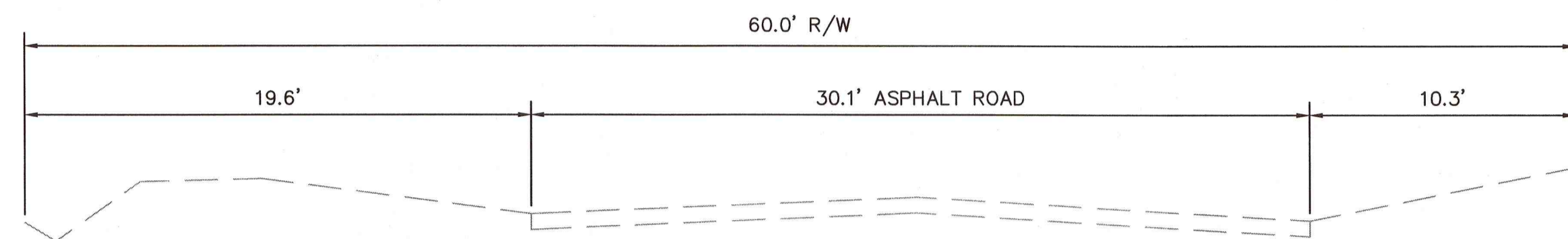
APPROVED FOR MONUMENTATION AND STREET NAMES

Isaacson & Arfman P.S. 7/19/17
CITY SURVEYOR DATE

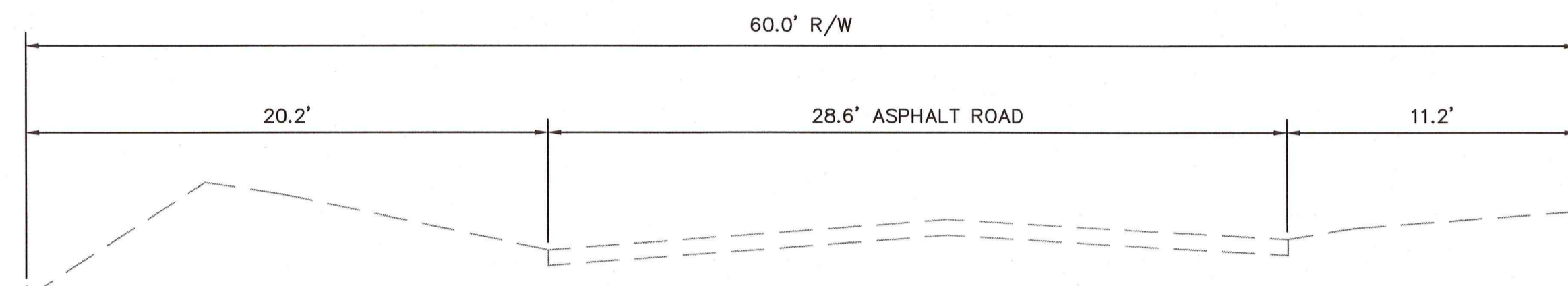
OWNERSHIP

T. Scott Ashcraft 7-19-17
T. Scott Ashcraft, President DATE
LAS VENTANAS NM, INC.

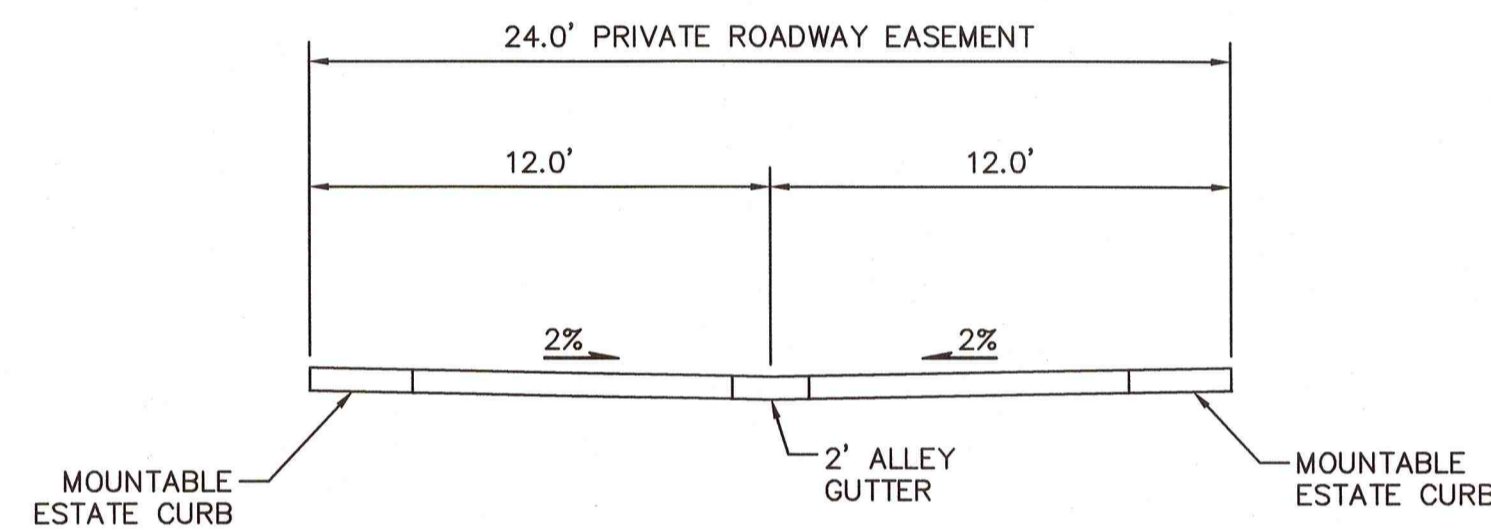
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
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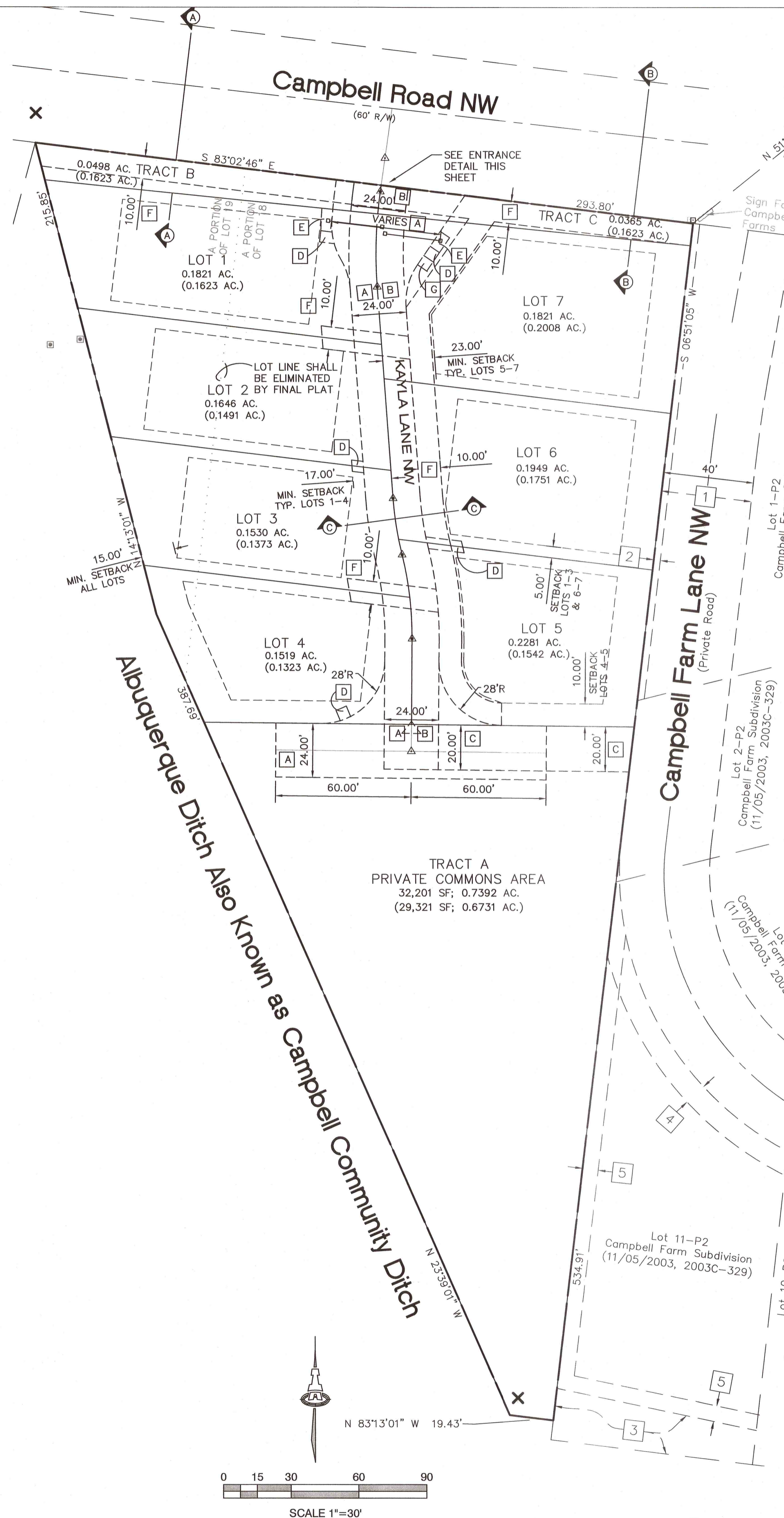
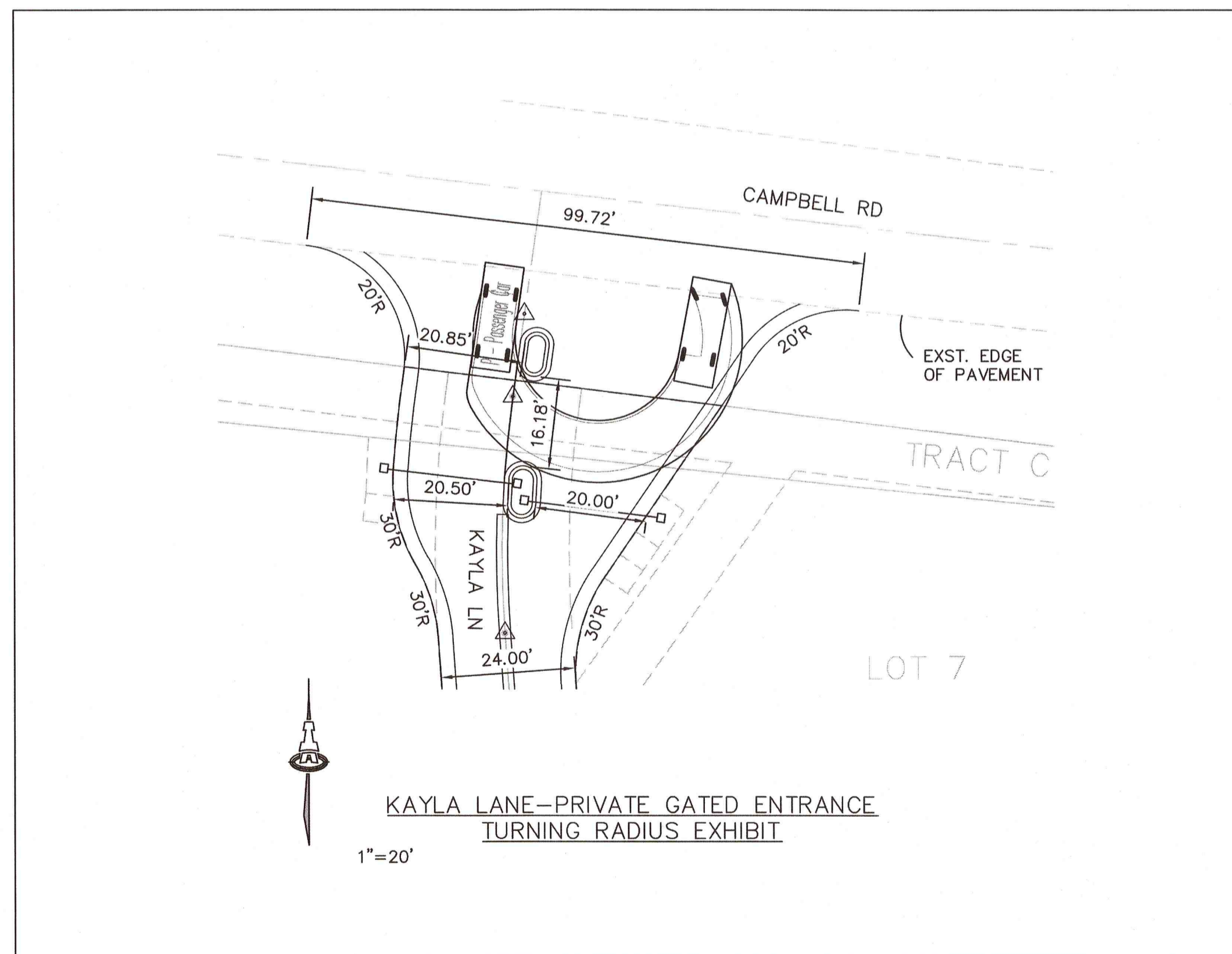
CAMPBELL ROAD WEST
SECTION A-A
SCALE: 1"=5'



CAMPBELL ROAD EAST
SECTION B-B
SCALE: 1"=5'



KAYLA LANE
SECTION C-C
SCALE: 1"=5'



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PROJECTED SECTION 6, T. 10 N, R. 3 E, NMPM,
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BERNALILLO COUNTY, NEW MEXICO
JULY 2017

EXISTING EASEMENTS

- 1 PRIVATE ACCESS, PRIVATE LANDSCAPING, PUBLIC SANITARY SEWER EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1-12 THRU 11-12, CAMPBELL FARM (11/05/2003, 2003C-329)
- 2 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)
- 3 EXISTING MRGCD CAMPBELL DITCH EASEMENT (11/05/2003, 2003C-329)
- 4 EXISTING 10' PUE (11/05/2003, 2003C-329)
- 5 EXISTING 7' PRIVATE IRRIGATION EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1-12 THRU 11-12, CAMPBELL FARM (11/05/2003, 2003C-329)

PROPOSED EASEMENTS

- A PRIVATE ACCESS EASEMENT & PUBLIC EMERGENCY ACCESS EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1-7, CAMPBELL COMPOUND SHALL BE GRANTED BY FINAL PLAT.
- B PUBLIC WATERLINE AND PRIVATE SANITARY SEWER EASEMENT SHALL BE GRANTED TO ABCWUA BY FINAL PLAT.
- C PUBLIC WATERLINE EASEMENT SHALL BE GRANTED TO ABCWUA BY FINAL PLAT.
- D PUBLIC WATER METER EASEMENT (5'X5', TYP.) SHALL BE GRANTED TO ABCWUA BY FINAL PLAT.
- E EASEMENT FOR PRIVATE GATE BENEFITING LOTS 1-7 & MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF CAMPBELL COMPOUND SHALL BE GRANTED BY FINAL PLAT.
- F 10' PUE SHALL BE GRANTED BY FINAL PLAT.
- G PUBLIC WATERLINE EASEMENT (5'X5') FOR FIRE HYDRANT SHALL BE GRANTED TO ABCWUA BY FINAL PLAT.

SETBACK NOTES

§ 14-16-3-16 (E) PRIVATE COMMONS DEVELOPMENT MIN. SETBACKS:

- 15' FRONT MIN. WITH DRIVEWAYS ≥ 20' LONG
- 15' REAR MIN.
- 0' SIDE EXCEPT 5' MIN. ALONG BOUNDARY

SETBACKS SHOWN ON THIS PLAT MEET OR EXCEED THE MIN. SETBACK REQUIREMENT.

LEGEND

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES QUITCLAIM DEED (8/12/2014, DOC. NO. 2014063396)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (8/15/32, C2-10)
●	FOUND MONUMENT AS INDICATED
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