

PRELIMINARY PLAT FOR
CAMPO DEL NORTE
LOTS 1-34 AND TRACTS A-E
WITHIN ELENA GALLEGOS LAND GRANT
IN PROJECTED SECTION 17,
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2018

LEGAL DESCRIPTION

Lots 7-10 and 23-26, Block 29, Tract A, Unit B, North Albuquerque Acres, Bernalillo County, New Mexico, as the same is shown and designated on the map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Folio 130.

GENERAL NOTES

- EXISTING ZONING: SU-2, NC
PROPOSED ZONING: SU-2, NC
- GROSS ACREAGE: 8.0088 AC
NET ACREAGE: 6.6755 AC
NUMBER OF LOTS: 34
NUMBER OF TRACTS: 5
PROPOSED DENSITY: 5.09 DU/AC
- MIN. LOT DIMENSIONS: 50' X 105'
MINIMUM LOT AREA: 5,250 SQFT
- STORM DRAIN IMPROVEMENTS WITHIN TRACT A ARE PRIVATE TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION. STORM DRAIN IMPROVEMENTS IN ALAMEDA BOULEVARD AND SIGNAL AVENUE ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STREETS ARE PRIVATE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATIONS.
- LOT SETBACKS SHALL CONFORM TO THE SITE DEVELOPMENT PLAN.
- NO LOTS SHALL HAVE DIRECT ACCESS TO ALAMEDA BLVD OR SIGNAL AVENUE.
- TRACT A SHALL HAVE A BLANKET PRIVATE DRAINAGE EASEMENT, A BLANKET SUBSURFACE PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, AND A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT. TRACT A WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- TRACTS B-E SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT E SHALL HAVE A BLANKET PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT.
- TRACTS B AND C SHALL HAVE A BLANKET LANDSCAPE EASEMENT.
- TRACT D SHALL HAVE A BLANKET PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 13 TO BE MAINTAINED BY LOT 13.

SITE DATA

ZONE ATLAS NO.	C-18-Z
ZONING	SU-2, NC
MILES OF FULL WIDTH STREETS CREATED	0.32 MILES
NO. OF EXISTING TRACTS	8
NO. OF LOTS CREATED	34
NO. OF HOA TRACTS CREATED	5

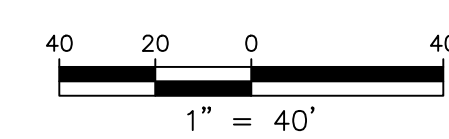
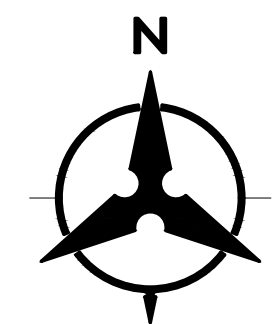
SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 14271".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

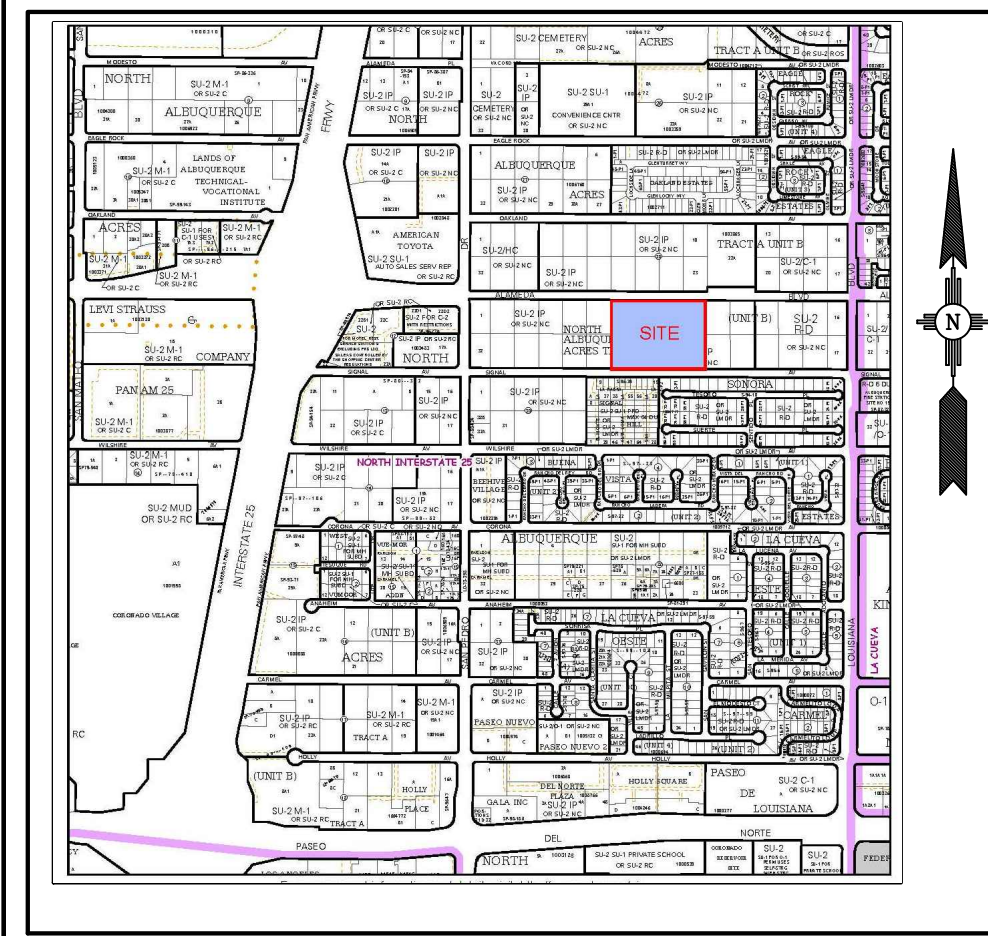
APPROVED

Soren M. Rieckman P.S. 3/22/18
CITY SURVEYOR (DATE)

Jabeen F. Vagh 3/20/18
MANAGER, V_MDD, LLC (DATE)



Bohannon & Huston
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NOT TO SCALE VICINITY MAP ZONE ATLAS C-18-Z

KEYED NOTES

- (A) LOT LINE TO BE ELIMINATED BY THIS PLAT
- (B) 10' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- (C) 5' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- (D) 20' PRIVATE STORM DRAIN EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (E) 20' PUBLIC WATER LINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY PLAT.
- (F) EXISTING 7' PNM AND MST&T EASEMENT (10/9/1979, BK. MISC. 723, PG 604) TO BE VACATED BY PLAT.

LEGEND

	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

ID	BEARING	LENGTH
T1	N00°14'46"E	264.25'
T2	N00°10'22"E	264.41'
T3	S89°46'13"E	660.05'
T4	S00°13'23"W	264.76'
T5	S00°14'35"W	263.93'
T6	N89°46'03"W	659.83'

ACS Monument "10_C18"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,524,123.885
E=1,542,565.263
Ground to grid factor=0.999665042
Delta Alpha= -0°11'19.43"
Elevation= 5222.09 NAVD 1988

ACS Monument "9_C18"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,521,497.624
E=1,542,501.428
Ground to grid factor= 0.999664563
Delta Alpha= -00°11'19.69"
Elevation= 5232.47 NAVD 1988

RIGHT-OF-WAY DEDICATED TO THE
CITY OF ALBUQUERQUE IN FEE SIMPLE
WITH WARRANTY COVENANTS
(19801 SF, 0.4546 AC)

RIGHT-OF-WAY DEDICATED TO THE
CITY OF ALBUQUERQUE IN FEE SIMPLE
WITH WARRANTY COVENANTS
(21120 SF, 0.4849 AC)

RIGHT-OF-WAY DEDICATED TO THE
CITY OF ALBUQUERQUE IN FEE SIMPLE
WITH WARRANTY COVENANTS
(19801 SF, 0.4546 AC)

DRAINAGE EASEMENT NOTE:
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN THE DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY THE APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTEE AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTEE'S FAILURE TO CONSTRUCT, MAINTAIN OR MODIFY SAID DRAINAGE FACILITY.