

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' PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT.
- (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.

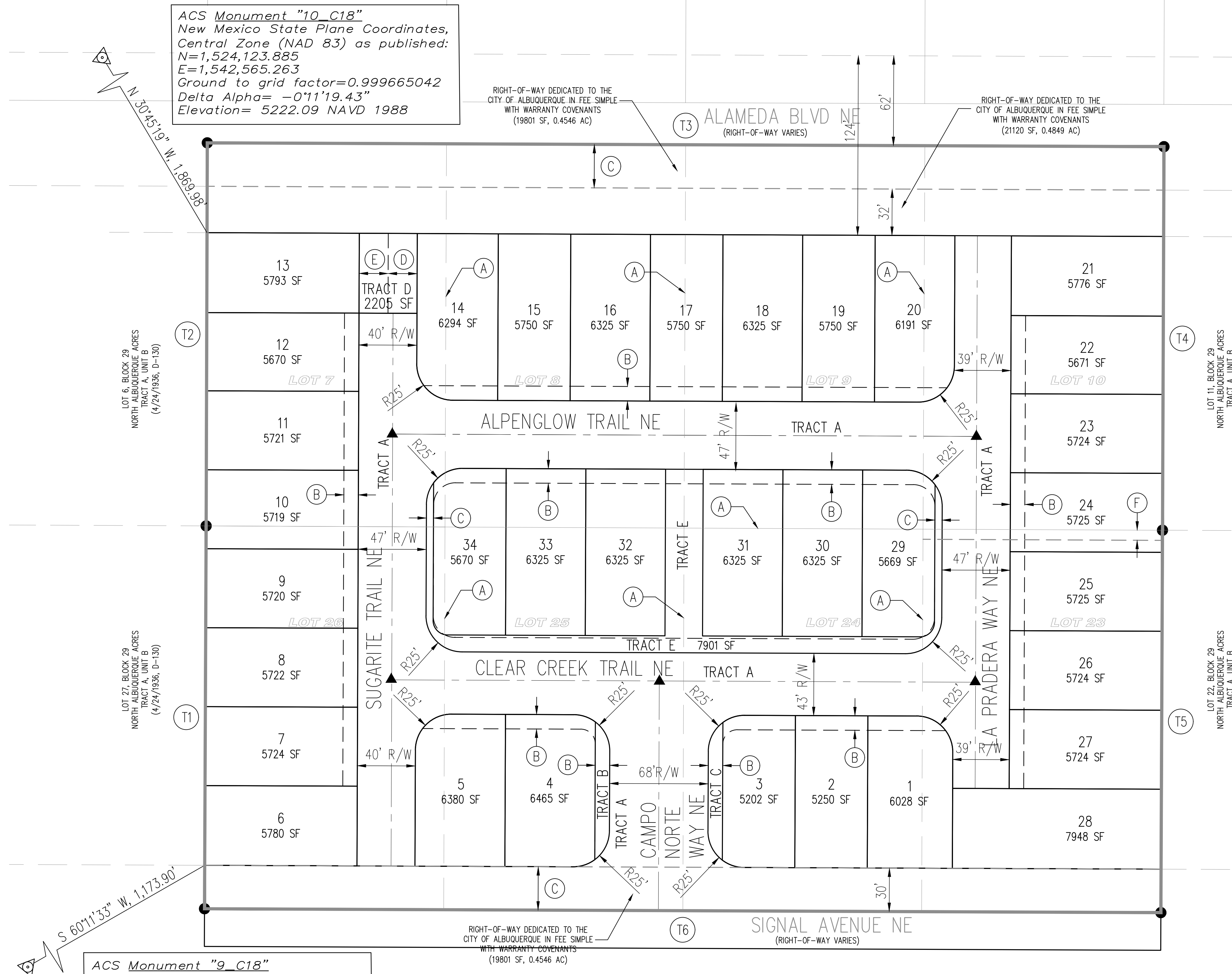
LEGEND		
	SUBDIVISION BOUNDARY LINE	
	NEW LOT LINE	
	ADJOINING PROPERTY LINE	
	CENTERLINE MONUMENT TO BE INSTALLED	
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT	

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'

N 30°45'19" W 1,869.98'
S 60°11'33" W 1,173.90'

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



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 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 SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR STORM DRAIN, A BLANKET SUBSURFACE PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT. TRACT A WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS 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. Rieckmann P.S. 3/22/18
CITY SURVEYOR DATE

Jabeen F. Vagh 3/20/18
MANAGER, V_MOD, LLC DATE

