

Vicinity Map - Zone Atlas G-13-Z

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.99968440234.
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. ALL CORNERS ARE TO BE SET WITH A BATHEY MARKER WITH CAP "LS 14271".
6. TRACT A - PRIVATE COMMON AREA (PCA): SEE RESTRICTIONS OF CAMPBELL COMPOUND RECORDED ON 07/10/2018 IN BOOK PG. 1-34.

DOC. # 2018060203

Free Consent

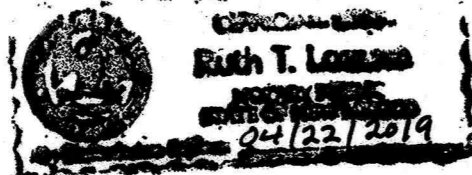
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR 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 ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SCOTT ASHCRAFT, PRESIDENT
LAS VENTANAS NM, INC
DATE 6-12-18

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 12, 2018
BY: SCOTT ASHCRAFT, PRESIDENT, LAS VENTANAS NM INC

BY: Ruth J. Logano
NOTARY PUBLIC

MY COMMISSION EXPIRES 04/22/2019



Indexing Information

Section 6, Township 10 North, Range 3 East, N.M.P.M.
as Projected into the Town of Albuquerque Grant
Subdivision: Alvarado Gardens
Owner: Las Ventanas NM, Inc
UPC #: 101306008514631103

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 2.0808 ACRES
ZONE ATLAS PAGE NO. G-13-Z
NUMBER OF EXISTING LOTS. 2
NUMBER OF LOTS CREATED. 7
NUMBER OF TRACTS CREATED. 3
MILES OF FULL-WIDTH STREETS. 0.00 MILES
MILES OF HALF-WIDTH STREETS. 0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.00 ACRES
DATE OF SURVEY. JANUARY 2018

Measured 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.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

DATE 6/8/2018

Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 15, 1932 IN BOOK C2, PAGE 10.
2. 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.
3. PLAT FOR CAMPBELL FARM SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 5, 2003, IN BOOK 2003C, PAGE 329.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101306008514631103

PROPERTY OWNER OF RECORD
Las Ventanas NM Inc

BERNALILLO COUNTY TREASURER'S OFFICE
DATE 7-17-18

**Plat for
Campbell Compound
Being Comprised of
Portions of Lots 18 & 19
Alvarado Gardens Unit 1
City of Albuquerque
Bernalillo County, New Mexico
April 2018**

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: 1011223 PR-2018-001241

Application Number: SD-2018-00022

Plat Approvals:

PNM Electric Services 4-13-18
Qwest Corp. d/b/a CenturyLink QC 4/13/2018
New Mexico Gas Company 4-13-18
Comcast 4/15/18

City Approvals:

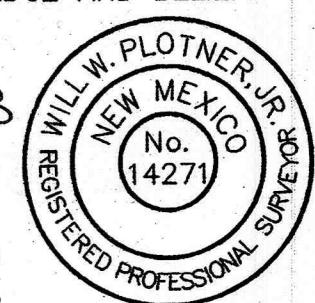
Baron M. Rinzheimer P.S. 4/16/18
City Surveyor
Logan Pate 06-20-18
Traffic Engineer
Jon Entzgaard 6/20/18
ABCWA
Parks and Recreation Department 6/20/18
Dianna J. Smith 7/12/18
AMAFA
City Engineer 6/20/18
DRB Chairperson, Planning Department 7.12.2018
Code Enforcement 6/20/18

Surveyor's Certificate

"I, WILL PLOTNER JR., A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

Will Plotner Jr. 4/12/18
N.M.R.P.S. No. 14271

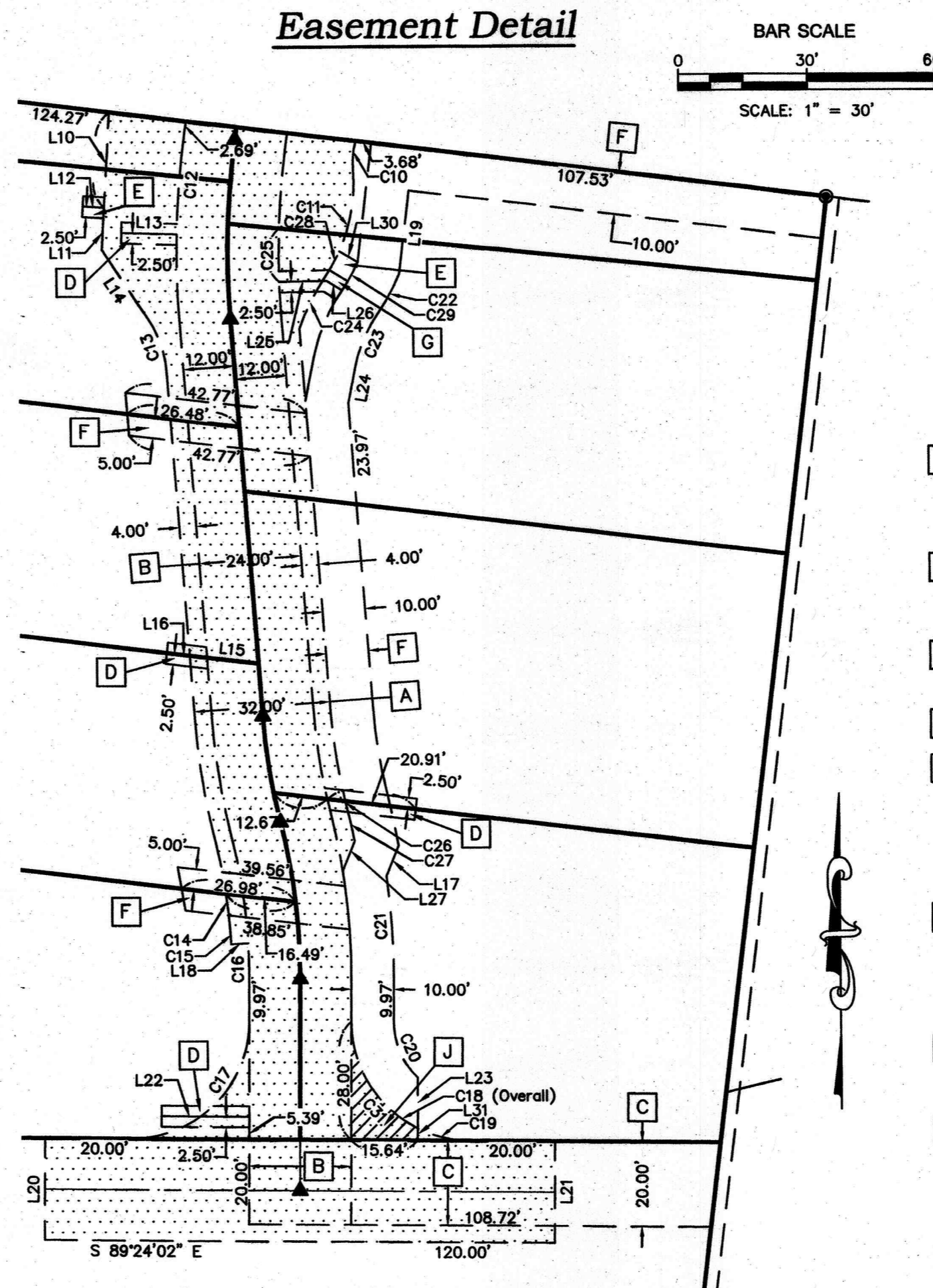
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



**Plat for
Campbell Compound
Being Comprised of
Portions of Lots 18 & 19
Alvarado Gardens Unit 1
City of Albuquerque
Bernalillo County, New Mexico
April 2018**

Line Table		
Line #	Direction	Length (ft)
L1	N 83°13'01" W (N 83°17' W)	19.43' (20.00')
L2	S 06°51'05" W {S 06°51'09" W}	8.71'
L3	N 83°02'46" W [N 83°17' W]	315.37'
L4	N 04°03'26" W	12.47'
L5	N 04°03'26" W	56.01'
L6	N 04°03'26" W	25.61'
L7	N 04°03'26" W	40.89'
L8	N 04°03'26" W	53.21'
L9	N 08°05'25" E	2.93'
L10	S 03°30'14" W	22.52'
L11	S 03°30'14" W	9.99'
L12	N 86°29'46" W	5.00'
L13	N 88°24'48" W	12.99'
L14	S 33°19'21" E	19.40'
L15	S 83°08'55" E	12.22'
L16	N 83°08'55" W	9.52'
L17	S 22°11'29" W	7.79'
L18	S 87°05'29" W	4.00'
L19	S 06°57'14" W	19.84'
L20	N 00°35'58" E	24.00'
L21	S 00°35'58" W	24.00'
L22	N 89°24'02" W	20.61'
L23	S 00°35'58" W	12.04'
L24	S 11°28'51" W	8.51'
L25	N 89°06'27" E	11.17'
L26	S 58°30'54" E	4.21'
L27	S 22°11'29" W	7.58'
L28	S 00°35'58" W	37.97'
L29	S 00°35'58" W	12.00'
L30	S 58°30'54" E	5.04'
L31	S 00°35'58" W	2.88'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	37.57'	150.00'	14°20'59"	37.47'	N 06°34'32" W
C2	19.20'	150.00'	7°20'05"	19.19'	N 10°04'59" W
C3	18.37'	150.00'	7°00'55"	18.35'	N 02°54'29" W
C4	25.38'	150.00'	9°41'35"	25.35'	S 08°54'14" E
C5	7.04'	150.00'	2°41'17"	7.04'	S 12°24'23" E
C6	18.34'	150.00'	7°00'18"	18.33'	S 07°33'35" E
C7	32.52'	200.00'	9°18'58"	32.48'	S 00°36'03" W
C8	9.88'	200.00'	2°49'53"	9.88'	S 06°40'28" W
C9	19.89'	200.00'	5°41'54"	19.88'	S 05°14'28" W
C10	6.69'	20.00'	19°09'31"	6.66'	S 05°28'28" W
C11	26.94'	40.00'	38°35'37"	26.44'	N 15°11'31" E
C12	24.06'	212.00'	6°30'13"	24.05'	S 04°50'18" W
C13	13.28'	26.00'	29°15'55"	13.14'	N 18°41'23" W
C14	3.79'	134.00'	1°37'07"	3.79'	N 07°13'30" W
C15	8.20'	134.00'	3°30'25"	8.20'	N 04°39'44" W
C16	8.45'	138.00'	3°30'29"	8.45'	N 01°09'17" W
C17	43.98'	28.00'	90°00'00"	39.60'	N 45°35'58" E
C18	43.98'	28.00'	90°00'00"	39.60'	S 44°24'02" E
C19	12.80'	28.00'	26°11'42"	12.69'	S 76°18'11" E
C20	14.65'	18.00'	46°37'59"	14.25'	S 22°43'02" E
C21	24.63'	172.00'	8°12'19"	24.61'	N 03°30'12" W
C22	10.71'	55.00'	11°09'13"	10.69'	N 28°54'43" E
C23	14.05'	35.00'	23°00'28"	13.96'	S 22°59'05" W
C24	13.50'	50.00'	15°28'19"	13.46'	S 26°45'10" W
C25	12.55'	188.00'	3°49'25"	12.54'	S 00°15'47" W
C26	1.08'	134.00'	0°27'44"	1.08'	S 13°31'09" E
C27	8.60'	166.00'	2°58'03"	8.60'	N 12°16'00" W
C28	5.01'	40.00'	7°10'52"	5.01'	N 27°51'49" E
C29	5.01'	45.00'	6°22'46"	5.01'	N 28°16'04" E
C30	22.51'	200.00'	6°26'57"	22.50'	S 00°49'58" E
C31	31.18'	28.00'	63°48'18"	29.59'	S 31°18'11" E



Existing Easement Notes

- 1 EXISTING PRIVATE ACCESS, PRIVATE LANDSCAPING, PUBLIC WATER LINE AND PUBLIC SANITARY SEWER EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1-P2 THRU 11-P2, CAMPBELL FARM (11/05/2003, 2003C-329)
- 2 EXISTING PRIVATE 3' FENCE EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1-P2 AND 2-P2, 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-P2 THRU 11-P2, CAMPBELL FARM (11/05/2003, 2003C-329)

Proposed Easement Notes

- A PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC EMERGENCY ACCESS EASEMENT BENEFITING THE OWNERS OF LOTS 1-7 & MAINTAINED BY THE CAMPBELL COMPOUND HOMEOWNER'S ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT. WIDTH VARIES. KNOWN AS KAYLA LANE. SHOWN HEREON AS [diagonal lines]
- B PUBLIC WATERLINE AND SANITARY SEWER EASEMENT GRANTED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH THE FILING OF THIS PLAT
- C PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- D PUBLIC WATER METER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- E EASEMENT FOR PRIVATE GATE BENEFITING LOTS 1-7 & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF CAMPBELL COMPOUND GRANTED WITH THE FILING OF THIS PLAT
- F PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- G PUBLIC WATER METER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- H PRIVATE DRAINAGE EASEMENT FOR STORMWATER PONDING GRANTED OVER ALL OF TRACT A, BENEFITING THE OWNERS OF LOTS 1-7 & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF CAMPBELL COMPOUND. A DRAINAGE COVENANT SHALL BE RECORDED.
- I PUBLIC DRAINAGE EASEMENT FOR STORMWATER PONDING GRANTED OVER ALL OF TRACTS B & C, MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF CAMPBELL COMPOUND. A DRAINAGE AGREEMENT & COVENANT SHALL BE RECORDED.
- J PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal lines]

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 d/b/a 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. Cable TV 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, 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/switchgears, 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 shown on this plat.

Conditions

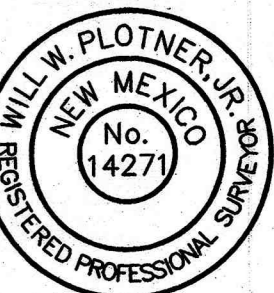
IF THE TRUST OR THE INDIVIDUAL LOT OWNERS WITHIN THE PCD FAIL OF REFUSE TO ACT ON MAINTENANCE OBLIGATIONS AS SET FORTH IN THE EASEMENT, THE CITY SHALL HAVE THE AUTHORITY TO PERFORM SUCH MAINTENANCE AS NECESSARY TO PROTECT PUBLIC HEALTH AND SAFETY. THE CITY MAY, AFTER SUCH WRITTEN NOTICE AND FAILURE TO COMPLY WITHIN 30 DAYS, ENTER UPON AND MAINTAIN THE PCA. THE COST OF SUCH MAINTENANCE PLUS ANY OTHER PENALTIES OR COSTS ALLOWED BY LAW IN CONNECTION THEREIN, SHALL BE ASSESSED AGAINST THE PROPERTIES WITHIN THE PCD AND FAILURE TO PAY ASSESSED CHARGES MAY RESULT IN A MUNICIPAL LIEN AGAINST EACH OF THE INDIVIDUAL LOTS IN THE PCD. THIS PROVISION SHALL NOT BE DEEMED TO CREATE AN OBLIGATION TO ACT ON THE PART OF THE CITY. UNDER NO CIRCUMSTANCES WILL THE CITY MAINTAIN RECREATIONAL USES. UNDER NO CIRCUMSTANCES SHALL THE CITY MAINTAIN THE PCA FOR A PERIOD LONGER THAN ONE YEAR.

A PCD IS CREATED BY DRB APPROVAL OF A SITE DEVELOPMENT PLAN AND A SUBDIVISION PLAT. SITE PLAN AND SUBDIVISION APPROVAL ARE CONTINGENT UPON RECORDED AND DEED RESTRICTIONS APPROVED BY THE DRB.

THE RECORDED DEED RESTRICTIONS MAY NOT BE AMENDED OR REPEALED WITHOUT THE CITY'S PRIOR WRITTEN APPROVAL.

UPON RECORDING THE PLAT AND ALL REQUIRED DOCUMENTS FOR A PCD THE AREA OF THE PCD SHALL BE DELINEATED AND DESIGNATED WITH THE LETTERS "PCD" ON THE OFFICIAL ZONE MAP.

THE PLANNING DIRECTOR, AT THE REQUEST OF THE OWNER, MAY VOID THE SITE DEVELOPMENT PLAN AND REMOVE THE PCD DESIGNATION IF NO DEVELOPMENT HAS OCCURRED ON THIS SITE, AND THE PROPERTY IS REPLATTED TO CONFORM TO THE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT (ORD. 10-1995)



CSI-CARTESIAN SURVEYS INC.

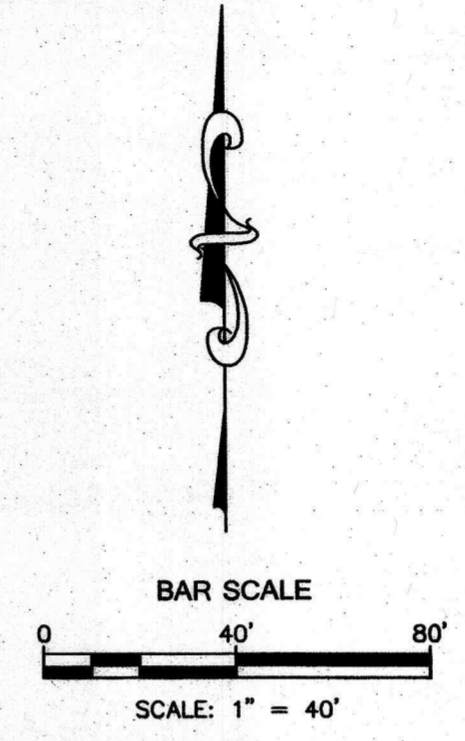
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

**Plat for
Campbell Compound
Being Comprised of
Portions of Lots 18 & 19
Alvarado Gardens Unit 1
City of Albuquerque
Bernalillo County, New Mexico
April 2018**

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

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 (11/05/2003, 2003C-329)
[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
△	FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT "LS 14271"



Line Table

Line #	Direction	Length (ft)
L1	N 83°13'01" W (N 83°17' W)	19.43' (20.00')
L2	S 06°51'05" W {S 06°51'09" W}	8.71'
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Curve Table

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C8	9.88'	200.00'	2°49'53"	9.88'	S 06°40'28" W
C9	19.89'	200.00'	5°41'54"	19.88'	S 05°14'28" W
C10	6.69'	20.00'	19°09'31"	6.66'	S 05°28'28" W
C11	26.94'	40.00'	38°35'37"	26.44'	N 15°11'31" E
C12	24.06'	212.00'	6°30'13"	24.05'	S 04°50'18" W
C13	13.28'	26.00'	29°15'55"	13.14'	N 18°41'23" W
C14	3.79'	134.00'	1°37'07"	3.79'	N 07°13'30" W
C15	8.20'	134.00'	3°30'25"	8.20'	N 04°39'44" W
C16	8.45'	138.00'	3°30'29"	8.45'	N 01°09'17" W
C17	43.98'	28.00'	90°00'00"	39.60'	N 45°35'58" E
C18	43.98'	28.00'	90°00'00"	39.60'	S 44°24'02" E
C19	12.80'	28.00'	26°11'42"	12.69'	S 76°18'11" E
C20	14.65'	18.00'	46°37'59"	14.25'	S 22°43'02" E
C21	24.63'	172.00'	8°12'19"	24.61'	N 03°30'12" W
C22	10.71'	55.00'	11°09'13"	10.69'	N 28°54'43" E
C23	14.05'	35.00'	23°00'28"	13.96'	S 22°59'05" W
C24	13.50'	50.00'	15°28'19"	13.46'	S 26°45'10" W
C25	12.55'	188.00'	3°49'25"	12.54'	S 00°15'47" W
C26	1.08'	134.00'	0°27'44"	1.08'	S 13°31'09" E
C27	8.60'	166.00'	2°58'03"	8.60'	N 12°16'00" W
C28	5.01'	40.00'	7°10'52"	5.01'	N 27°51'49" E
C29	5.01'	45.00'	6°22'46"	5.01'	N 28°16'04" E
C30	22.51'	200.00'	6°26'57"	22.50'	S 00°49'58" E
C31	31.18'	28.00'	63°48'18"	29.59'	S 31°18'11" E

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

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.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.