

LOCATION MAP B-19-Z

PURPOSE OF PLAT

- 1. To subdivide Tract B-2 into 7 lots and 1 tract as shown hereon.
- 2. To grant easements as shown hereon.

SUBDIVISION DATA

- 1. Zone Atlas Index No.: B-19-Z
- 2. Total Number of Lots created: 7
- 3. Total Number of Tracts created: 1
- 4. Total Number of existing Tracts: 1
- 5. Gross Subdivision Acreage: 1.7609 Acres

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary is from the plat of record entitled:

"NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3",
(09-10-1931; D-121)

"THE ESTATES AT GLENDALE, UNIT 1",
(09-10-2012, 2012C-103)

"THE ESTATES AT GLENDALE, UNIT 2",
(02-16-2017, 2017C-21)

all being records of Bernalillo County, New Mexico.

- 5. Field Survey: June, 2017.
- 6. Title Report(s): None provided.
- 7. Address of Property: Glendale Avenue NE.
- 8. City of Albuquerque, New Mexico Zone: SU-1, RD-5 DU/A
- 9. 100 Year Flood Zone Designation: ZONE X, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- 10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lots 1 thru 7 and Tract A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting and vacating of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Ashton Homes, LLC, a New Mexico limited liability company
Randall Schmilte 5/30/18
Randall Schmilte, Managing Member Date

DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2, THE ESTATES AT GLENDALE, UNIT 2, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 2017, in Plat Book 2017C, Page 21, as Document No. 2017014802, and containing 1.7609 acres (76,708 SF) more or less.

SOLAR NOTE

No property within the area of requested final action 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 this plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC (QWEST) did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- 2. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- 3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- 4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 sole 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 transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

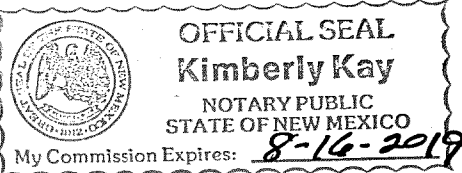
DISCLAIMER

In approving this plat, PNM, NMGC, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC, QWEST and COMCAST 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.

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 30 day of May, 2018, this instrument was acknowledged before me by Randall Schmilte, Managing Member of Ashton Homes, LLC on behalf of said limited liability company.

Randall Schmilte
Notary Public



PLAT FOR
THE ESTATES AT GLENDALE
UNIT 3
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2018

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico Date

New Mexico Gas Company Date

Qwest Corporation dba CenturyLink QC Date

Comcast Date

City Approvals:
Steven M. Rimbauer P.S. 6/11/18
City Surveyor Date

Real Property Division Date

Traffic Engineering, Transportation Division Date

Albuquerque-Bernalillo County Water Utility Authority Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

Code Enforcement Date

DRB Chairperson, Planning Department Date

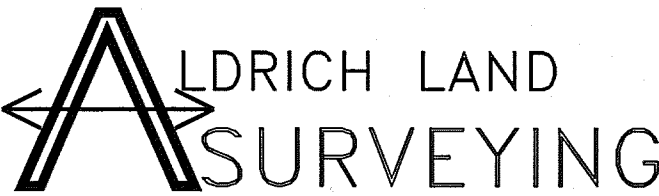
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest 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."

Timothy Aldrich
Timothy Aldrich, P.S. No. 7719



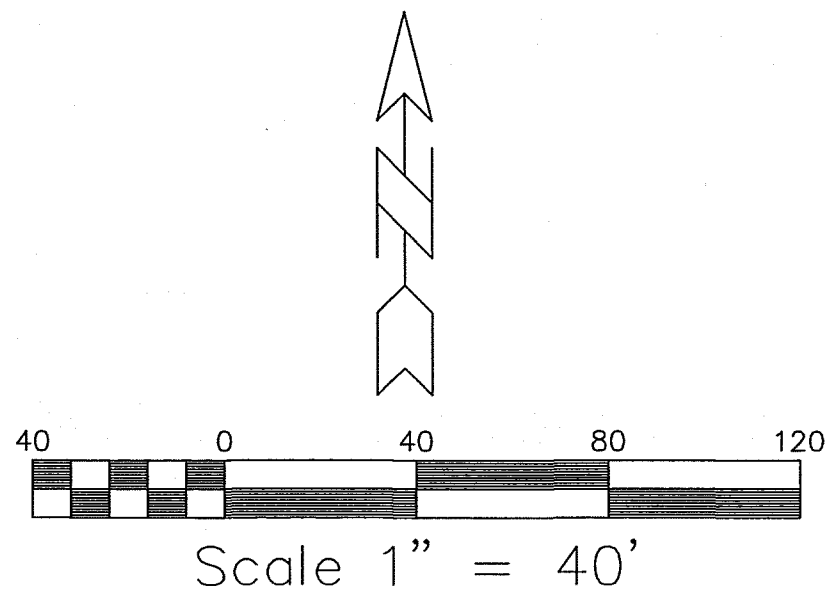
05/30/2018
Date



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Drawn By:	TA	Date:	05-30-18
Checked By:	TA	Drawing Name:	11006PL3.DWG
Job No.:	11-006	Sheet:	1 of 3

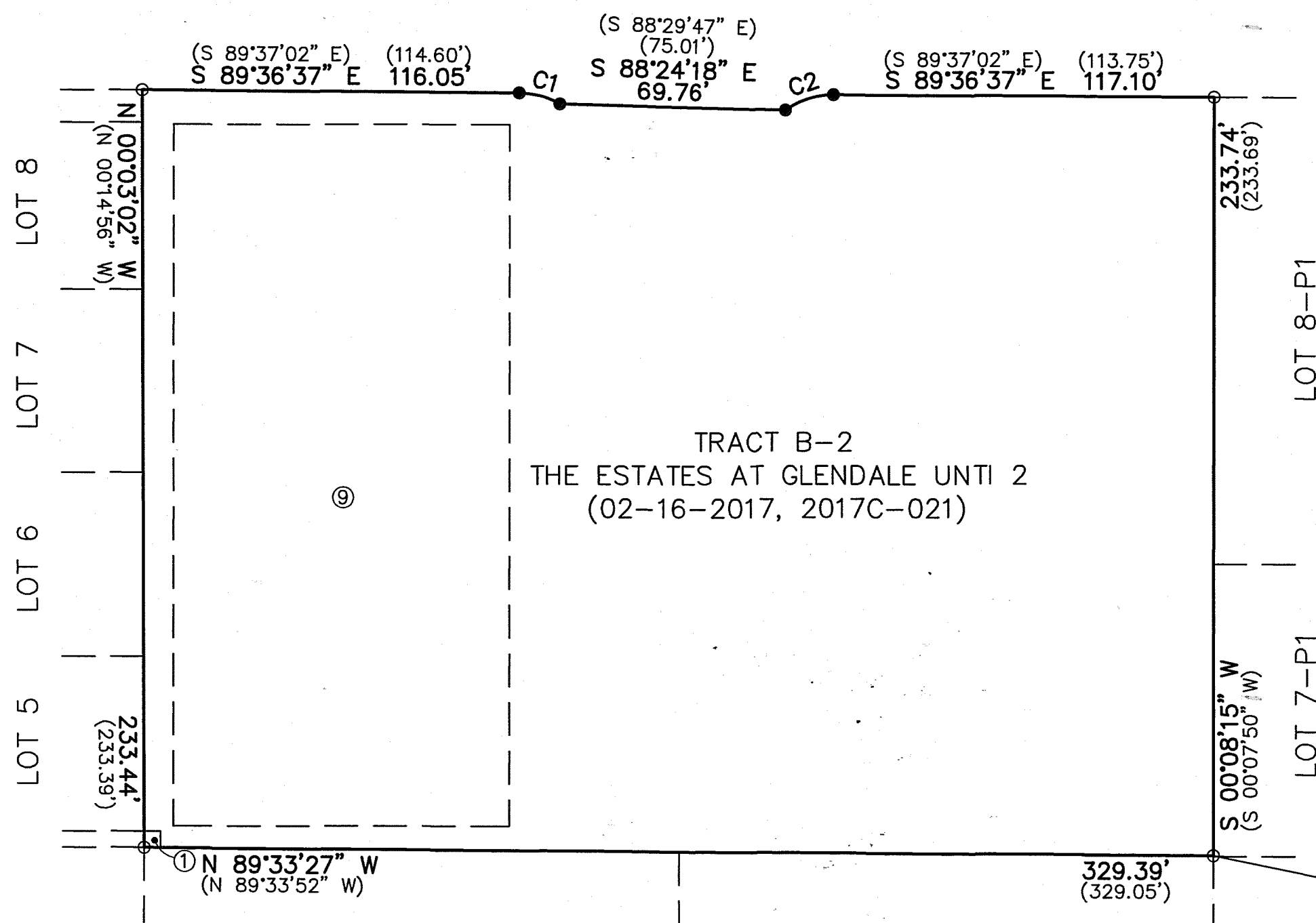
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MAY, 2018



ASHLYNN LANE NE
(68' R/W)

GLENDALE AVENUE N.E. (60' ROW)

THE ESTATES AT GLENDALE UNIT 2
(02-16-2017, 2017C-21)



LOT 25
BLOCK 12
NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
(09-10-1931, D-121)

LOT 24
BLOCK 12
NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
(09-10-1931, D-121)

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 21082" (TYPICAL)

EASEMENTS

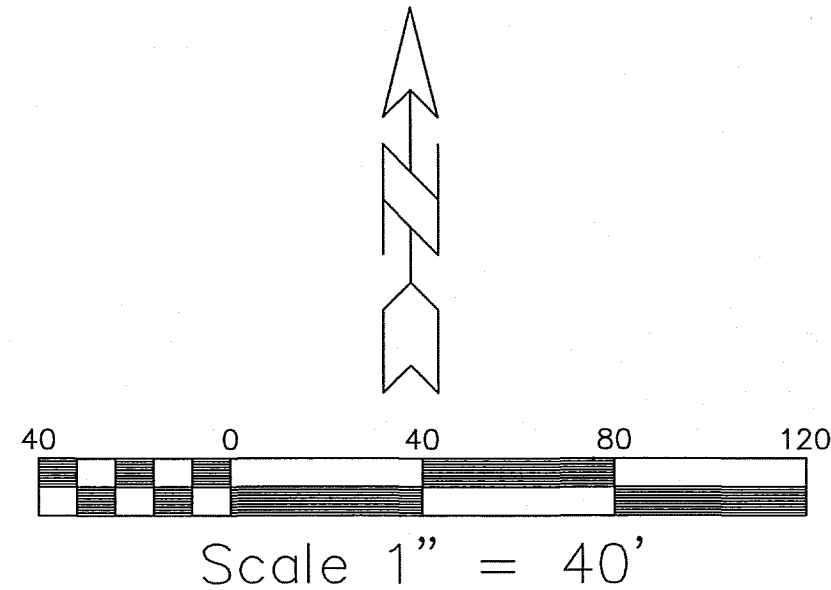
- ① 5' X 5' PRIVATE DRAINAGE EASEMENT
FOR THE BENEFIT OF TRACT B-2 TO BE MAINTAINED
BY "THE ESTATES AT GLENDALE UNIT 2 H.O.A."
(02-16-2017, 2017C-21)
- ⑨ PRIVATE DRAINAGE EASEMENT
FOR THE BENEFIT OF TRACT B-2 TO BE MAINTAINED
BY THE OWNER OF TRACT B-2
(02-16-2017, 2017C-21)
(TO BE VACATED BY THIS PLAT)

BLOCK 2
QUIVERA ESTATES
(06-03-2004, 2004C-173)

ACS MONUMENT
"1-B20"
N=1524154.945 (US SURVEY FOOT)
E=1550483.349 (US SURVEY FOOT)
G-G=0.999651137
 $\Delta\alpha=-00^{\circ}10'24.45''$
ELEVATION=5477.179 (US SURVEY FOOT)
CENTRAL ZONE
(NAD83/NAVD88)

ALDRICH LAND
SURVEYING
N88°26'06"W
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-9999

Drawn By:	TA	Date:	05-30-18
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DRAINAGE NOTE

EACH LOT OWNER SHALL CONSTRUCT AND MAINTAIN A PRIVATE STORM WATER QUALITY POND PER THE APPROVED GRADING PLAN (B19D027)

C5	26.03'	25.00'	59°39'13"	S 29°47'01" E	24.87'
C6	18.63'	25.00'	42°42'20"	S 21°23'46" W	18.21'
C7	22.42'	41.00'	31°19'52"	N 27°05'00" E	22.14'
C8	62.44'	41.00'	87°15'27"	N 32°12'40" W	56.58'
C9	83.23'	41.00'	116°18'13"	S 17°46'28" W	69.65'
C10	1.64'	41.00'	02°17'06"	S 41°31'11" E	1.63'
C11	18.63'	25.00'	42°42'20"	N 21°18'34" W	18.21'
C12	23.64'	25.00'	54°10'53"	N 27°08'02" E	22.77'

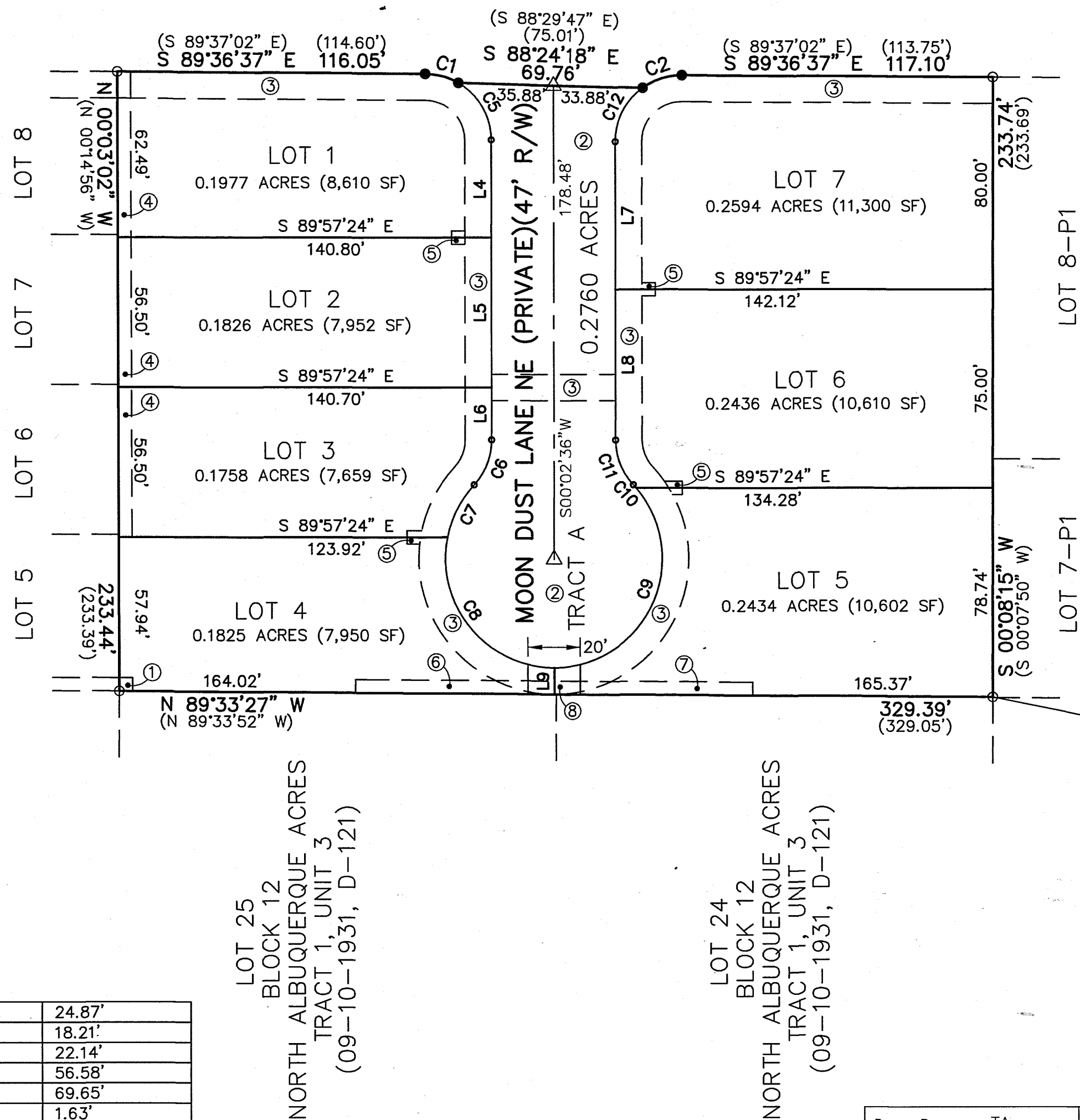
LOTS

L4	S 00°02'36" W	36.79'
L5	S 00°02'36" W	56.50'
L6	S 00°02'36" W	19.82'
L7	S 00°02'36" W	55.71'
L8	S 00°02'36" W	56.82'
L9	S 00°02'36" W	10.00'

THE ESTATES AT GLENDALE UNIT 2
(02-16-2017, 2017C-21)

ASHLYNN LANE NE
(68' R/W)

GLENDALE AVENUE N.E. (60' ROW)



LOT 25
BLOCK 12
NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
(09-10-1931, D-121)

LOT 24
BLOCK 12
NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
(09-10-1931, D-121)

BOUNDARY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.09'	25.00'	30°00'00"	S 74°36'37" E (S74°37'01"E)	12.94'
C2	15.78'	25.00'	36°09'54"	N 72°18'26" E (N72°18'01"E)	15.52'

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 21082" (TYPICAL)
- △ SET C.O.A. CENTERLINE MONUMENT "LS 7719" (TYPICAL)

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MAY, 2018


EASEMENTS

- ① 5' X 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT B-2 TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 2 H.O.A." (02-16-2017, 2017C-21)
- ② TRACT A 47' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC WATER AND SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1 THRU 7 AND TRACT A AND TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 3 H.O.A." (GRANTED BY THIS PLAT)
- ③ 10' PUE (GRANTED BY THIS PLAT)
- ④ 5' PRIVATE DRAINAGE EASEMENT FOR THE MUTUAL BENEFIT OF LOTS 1-4 TO BE MAINTAINED BY THE LOT ENCUMBERED BY THE EASEMENT (GRANTED BY THIS PLAT)
- ⑤ 5' X 5' PUE (GRANTED BY THIS PLAT)
- ⑥ 5' X 75' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 25, BLOCK 12, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3 TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 3 H.O.A." (GRANTED BY THIS PLAT)
- ⑦ 5' X 75' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 24, BLOCK 12, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3 TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 3 H.O.A." (GRANTED BY THIS PLAT)
- ⑧ 10' X 20' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 24 & 25, BLOCK 12, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3 TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 3 H.O.A." (GRANTED BY THIS PLAT)

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