

Doc# 2019092299
 10/29/2018 11:02 AM Page: 3 of 3
 Linda Stover, Bernalillo County

PLAT OF
TRACTS C, E AND F
FOUNTAIN HILLS PLAZA SUBDIVISION
 SITUATE WITHIN
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2019

LOT 7-A-1-A
 ALBUQUERQUE WEST BLOCK C
 BK. 95C, PG. 448
 DOC# 1995127962

LOT 6-A-1-A
 ALBUQUERQUE WEST UNIT ONE
 BK. 2005C, PG. 218
 DOC# 2005090628

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
EC1	100.50'	90.64'	87.60'	N03°04'53"E	51°40'35"	48.67'
EC2	24.00'	29.56'	27.73'	N06°21'45"W	70°33'50"	16.98'
EC3	412.50'	34.72'	34.71'	N87°09'50"E	0°49'21"	17.37'
EC4	412.50'	0.46'	0.46'	N84°43'14"E	00°03'52"	0.23'
EC5	350.00'	13.87'	13.87'	N85°49'24"E	02°16'13"	6.93'
EC6	75.00'	67.64'	65.37'	S03°04'53"W	51°40'35"	36.32'
EC7	100.50'	37.95'	37.95'	N11°56'20"W	21°38'09"	19.20'
EC8	100.50'	52.69'	52.09'	N13°53'57"E	30°02'26"	28.97'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N26°23'16"E	29.82'
L2	N26°25'04"E	29.68'
L2	S87°04'45"W	79.96'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S09°41'27"W	2.58'
E2	S05°30'33"W	20.64'
E3	S85°27'10"E	12.00'
E4	N22°45'25"W	27.05'
E5	N28°55'10"E	73.08'
E6	S22°45'25"E	40.13'
E7	S22°45'25"E	40.13'
E8	N85°35'19"W	28.66'

CURVE TABLE

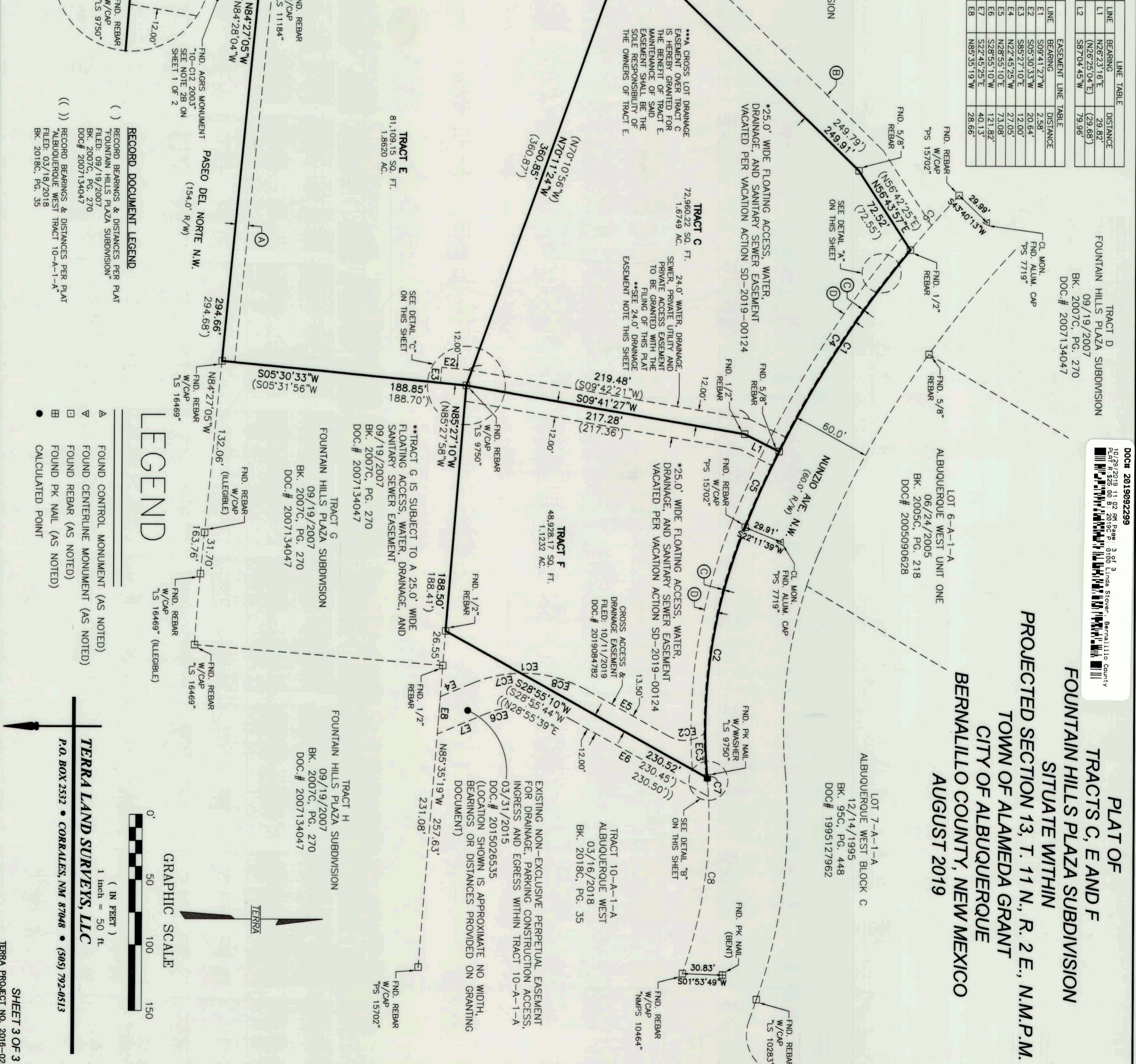
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	805.00'	247.73'	248.75'	S59°15'47"E	17°37'55"	124.85'
C2	(805.00')	(303.89')	(302.09')	(S27°15'17"E)	(21°37'46")	(153.78')
C3	412.50'	195.60'	193.77'	S81°39'48"E	27°10'05"	99.67'
C4	(4219.65')	(51.59')	(51.59')	(S81°39'48"E)	(27°10'28")	(99.70')
C5	(4219.65')	(51.59')	(51.59')	(S84°51'36"E)	(0°42'02")	(25.80')
C6	(805.00')	(184.33')	(183.92')	(S57°00'24"E)	(13°07'55")	(92.66')
C7	(805.00')	(63.41')	(63.39')	(S65°49'22"E)	(4°30'47")	(31.72')
C8	(805.00')	(56.16')	(56.16')	(S48°28'55"E)	(3°59'50")	(28.09')
C8	350.00'	151.05'	149.88'	S82°56'53"E	24°43'38"	76.72'

EASEMENT NOTES:
 A 10.0' UTILITY EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY OWNERS OF TRACT 1
 FILED: 06/27/1986 BK. C30, PG. 178
 B 24.0' ACCESS & DRAINAGE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY OWNERS OF TRACT 1
 FILED: 09/19/2007 BK. 2007C, PG. 270
 C 1.0' PUBLIC ROADWAY EASEMENT
 FILED: 09/19/2007 BK. 2007C, PG. 270
 D 10.0' PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY OWNERS OF TRACT 1
 FILED: 09/19/2007 BK. 2007C, PG. 270
 DOC# 2007134047

VACATION NOTE:
 FOR TRACTS C & F, 25.0' WIDE FLOATING ACCESS, WATER, DRAINAGE, AND SANITARY SEWER EASEMENT VACATED PER VACATION ACTION SD-2019-00124
 FILED: 09/19/2007 BK. 2007C, PG. 270
 DOC# 2007134047

****24.0' DRAINAGE EASEMENT NOTE:**
 A PERPETUAL EASEMENT DESIGNATED ON THIS PLAT AS "24.0' DRAINAGE EASEMENT" IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORM WATER DRAINAGE FACILITIES, NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT AREA AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. NO OBSTRUCTIONS MAY BE PLACED IN SAID EASEMENT AREA WHICH WOULD PREVENT INGRESS AND EGRESS TO SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT VEHICLES TRAVELING ON DRAINAGE WAY FOR MAINTENANCE PURPOSES.

****PRIVATE UTILITY AND ACCESS EASEMENT NOTE:**
 -24.0' PRIVATE UTILITY AND ACCESS EASEMENT IS FOR THE BENEFIT OF TRACTS C, E, F & G. EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING SAID PORTION OF EASEMENT THAT LIES WITHIN THEIR RESPECTIVE LOT.



RECORD DOCUMENT LEGEND
 () RECORD BEARINGS & DISTANCES PER PLAT
 FILED: 09/19/2007 BK. 2007C, PG. 270
 DOC# 2007134047
 () RECORD BEARINGS & DISTANCES PER PLAT
 FILED: 03/18/2018 BK. 2018C, PG. 35

LEGEND
 ▲ FOUND CONTROL MONUMENT (AS NOTED)
 ▼ FOUND CENTERLINE MONUMENT (AS NOTED)
 □ FOUND REBAR (AS NOTED)
 ⊕ FOUND PK NAIL (AS NOTED)
 ● CALCULATED POINT

GRAPHIC SCALE
 0 50 100 150
 1 inch = 50 ft
 (IN FEET)

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SHEET 3 OF 3
 TERRA PROJECT NO. 2016-024