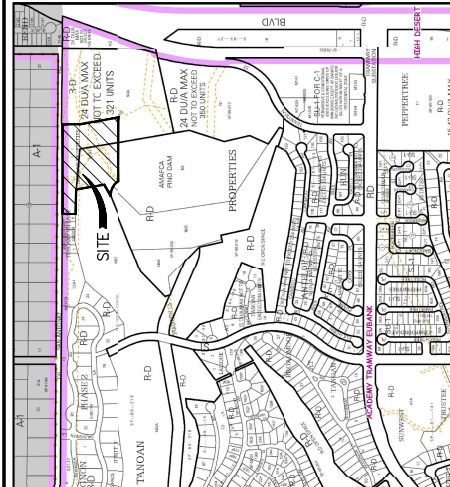




FROM ZONE ATLAS PAGE E-22-Z

SUBDIVISION DATA

1. ZONE ATLAS MAP NO. E-22; ZONING: RT-D.
2. GROSS SUBDIVISION ACREAGE: 6.653 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: ONE (1) TRACT.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: NINE (9) LOTS AND ONE (1) REMAINDER TRACT.
5. DATE OF SURVEY: OCTOBER 2019 TO DECEMBER 2023.
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE EXISTING TRACT, (TRACT N-7-A-1) INTO NINE NEW LOTS AND ONE REMAINDER TRACT, DEDICATE ADDITIONAL RIGHT-OF-WAY FOR SAN ANTONIO DRIVE N.E., GRANT EASEMENT(S), AND VACATE EASEMENT(S) AS SHOWN.

SURVEY NOTES:

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
3. GROUND TO GRID SCALE FACTOR USED IS 0.99962175..
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

LEGEND

- FOUND MONUMENT AS NOTED
- △ FOUND ACS MONUMENT AS NOTED
- SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
- (N90°00'00"E, 100.00')
- N00°00'00"E, 00.00'
- RECORD BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ELIMINATED EASEMENT LINE
- ELIMINATED LOT LINE
- ===== VACATED EASEMENT

UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), A NEW MEXICO CORPORATION, FOR INSTALLATION, MAINTENANCE, AND REPAIR OF OVERHEAD AND UNDERGROUND TRANSMISSION LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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.

QWEST CORPORATION D/B/A CENTURY LINK CO, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

COMCAST, 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 WITHIN THE EASEMENT, 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 BE ANY OTHER STRUCTURE OR OBSTRUCTION OF ANY KIND OR NATURE, NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON 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 (PSC) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PSC AND NMGCO 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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 TRACTS WITHIN THE AREA OF PROPOSED PLAT.

FLOOD ZONE(S):

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN THE FOLLOWING TWO ZONES AS DEPICTED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NO. 35001C0142H, MAP REVISED AUGUST 16, 2012:

- 1) SPECIAL FLOOD HAZARD ZONE AE, BASE FLOOD ELEVATION 5973'.
- 2) SPECIAL FLOOD HAZARD ZONE AO, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED, FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

PLAT OF
TUSCANY VILLAGE, UNIT II
LOCATED WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2024

PROJECT NO. : PR-2020-004171
APPLICATION NO. : PS-2023-00208

DHO APPROVAL DATE:

UTILITY APPROVALS:

PSC ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURY LINK	DATE
COMCAST	DATE

CITY APPROVALS:

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE

SURVEYOR'S CERTIFICATION
I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF SURVEYORS AND PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT I HAVE REVIEWED THE RECORDS OF THE MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert J. Fierro
PROFESSIONAL SURVEYOR
NEW MEXICO
22909
Date 4-1-2024

PROJECT NO. 19048

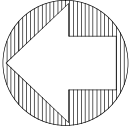
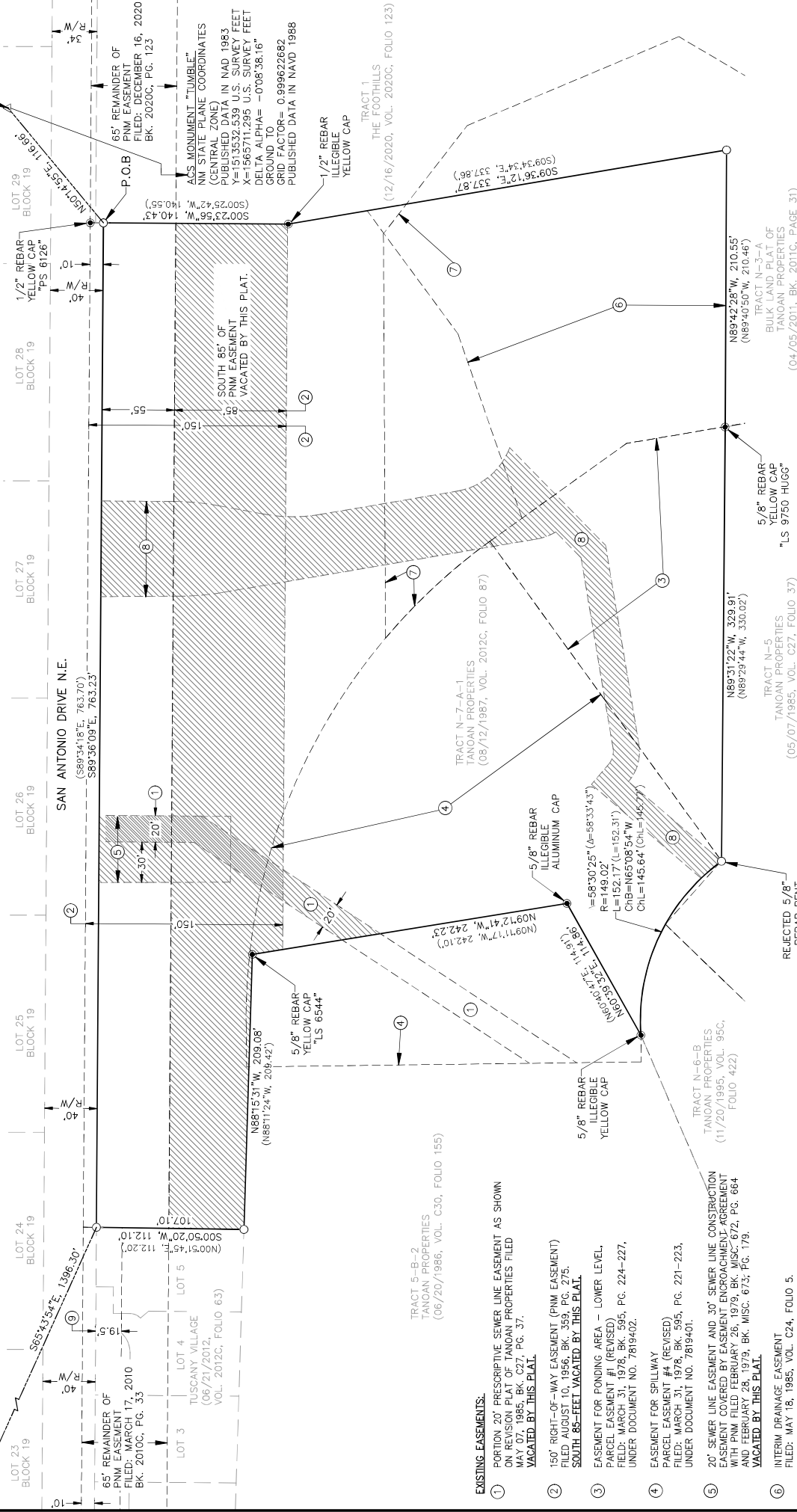


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PH 505.352.8930
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PLAT OF TUSCANY VILLAGE, UNIT II LOCATED WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY 2024

NORTH ALBUQUERQUE ACRES, TR. 2, UNIT 2
(06/08/1931, VOL. D, FOLIO 131)

ACS MONUMENT "5-D22"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAVD 1983
X=1563586.296 U.S. SURVEY FEET
Y=1563586.296 U.S. SURVEY FEET
DELTA ALPHA= -008°52'02"
GROUND TO GRID FACTOR= 0.999627580
PUBLISHED DATA IN NAVD 1988
ELEVATION= 5917.306 U.S. SURVEY FEET



SCALE: 1" = 50'



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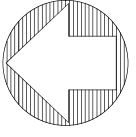
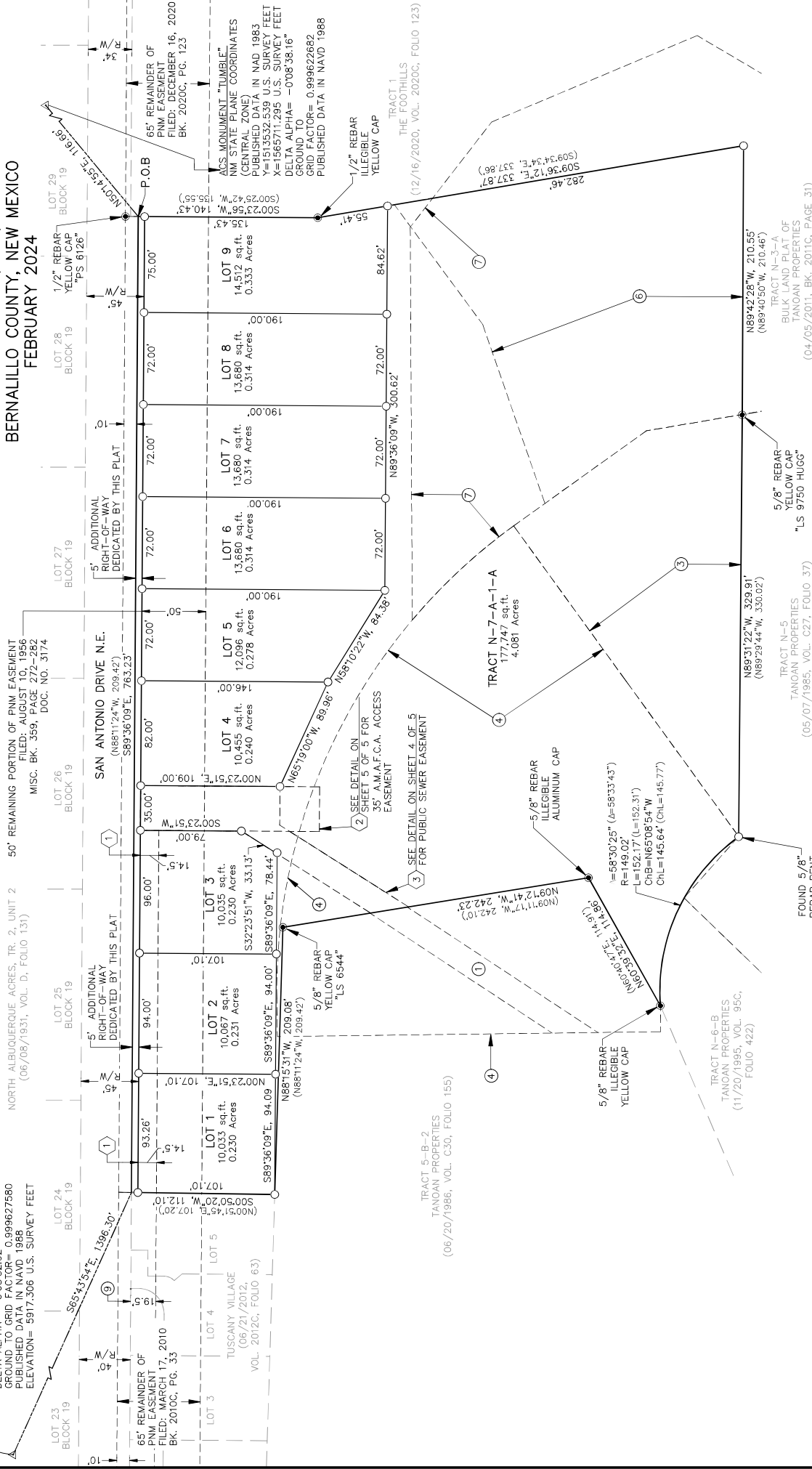
PROJECT NO. 19048

- EXISTING EASEMENTS:**
1. PORTION 20' PREScriptive SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1995, BK. C27, PG. 37.
 2. 150' RIGHT-OF-WAY EASEMENT (PNM EASEMENT) FILED AUGUST 10, 1956, BK. 359, PG. 275. SOUTH 85'-FEET VACATED BY THIS PLAT.
 3. EASEMENT FOR PONDING AREA - LOWER LEVEL, PARCEL EASEMENT #1 (REVISED) FILED MARCH 31, 1978, BK. 595, PG. 224-227, UNDER DOCUMENT NO. 7819402.
 4. EASEMENT FOR SPILLWAY PARCEL EASEMENT #4 (REVISED) FILED MARCH 31, 1978, BK. 595, PG. 221-223, UNDER DOCUMENT NO. 7819401.
 5. 20' SEWER LINE EASEMENT AND 30' SEWER LINE CONSTRUCTION EASEMENT COVERED BY EASEMENT ENCROACHMENT AGREEMENT WITH PNM FILED FEBRUARY 26, 1979, BK. MISC. 672, PG. 664 AND FEBRUARY 28, 1979, BK. MISC. 673, PG. 179. VACATED BY THIS PLAT.
 6. INTERIM DRAINAGE EASEMENT FILED: MAY 18, 1985, VOL. C24, FOLIO 5.
 7. EASEMENT FOR FLOOD WATER PONDING FILED: JUNE 23, 1984, PG. 529-532, UNDER DOCUMENT NO. 8449711.
 8. PRIVATE ACCESS EASEMENT FOR AMAFCA FILED: APRIL 05, 2011, PLAT BK. 2011C, PG. 31. VACATED BY THIS PLAT.
 9. 19.5' WATER AND SANITARY SEWER EASEMENT FILED OCTOBER 14, 2010, DOCUMENT NO. 201004051.

EXISTING EASEMENTS

SHEET 2 OF 5

PLAT OF
TUSCANY VILLAGE, UNIT II
LOCATED WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2024



NEW EASEMENTS:

- 1 14.5' PUBLIC WATER AND SEWER EASEMENT GRANTED BY THIS PLAT.
- 2 35' A.M.A.F.C.A. ACCESS EASEMENT GRANTED BY THIS PLAT. TO BE MAINTAINED BY THE OWNERS OF TRACT N-7-A-1-A. REFER TO DETAIL ON SHEET 5 OF 5.
- 3 PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT. REFER TO DETAIL ON SHEET 4 OF 5.

WAIVER NOTE:
SIDEWALK WAIVER APPROVED ON _____ PER _____



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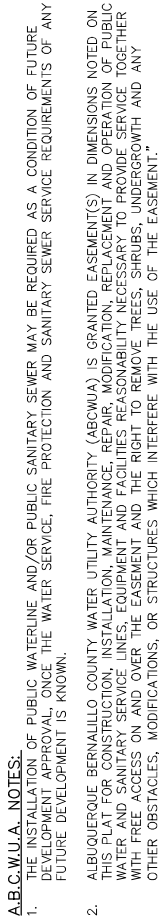
PROJECT NO. 19048

(04/05/2011, BK. 2011C, PAGE 31)

TUSCANY VILLAGE, UNIT II

SHEET 3 OF 5

ACS MONUMENT "5-D22"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1514036.991 U.S. SURVEY FEET
X=1563586.296 U.S. SURVEY FEET
DELTA ALPHA= -0°08'52.92"
GROUND TO GRID FACTOR= 0.999627550
PUBLISHED DATA IN NAD 1988
ELEVATION= 5917.306 U.S. SURVEY FEET



DESCRIPTION AN A.B.C.W.U.A. PUBLIC SEWER EASEMENT SITUATE WITHIN PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., COMPRISING A PORTION OF TRACT N-7-A-1, TANOAN PROPERTIES, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK LAND PLAN OF TRACT N-7-A-1, TANOAN PROPERTIES, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 2, 2012 IN PLAT BOOK 2012C, PAGE 87, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE N.E., WHICH LIES S69°31'50"E, A DISTANCE OF 1,660.97 FEET FROM A 3/4" ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "5-D22";

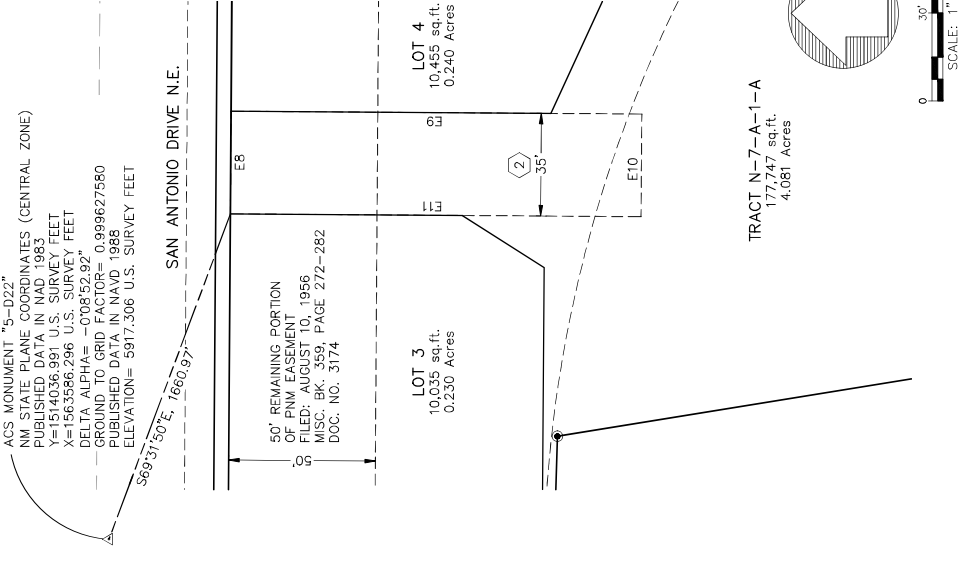
THENCE, S89°36'09"E, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT;
THENCE, S00°23'51"W, A DISTANCE OF 109.00 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT;
THENCE, N89°36'09"W, A DISTANCE OF 30.16 FEET TO A CORNER OF THIS EASEMENT;

THENCE, S32°23'51"W, A DISTANCE OF 119.40 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;
THENCE, N09°12'41"W, A DISTANCE OF 30.12 FEET TO A CORNER OF THIS EASEMENT;

THENCE, N32°23'51"E, A DISTANCE OF 119.76 FEET TO A CORNER OF THIS EASEMENT;
THENCE, N00°23'51"E, A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING AND
6,377.642 SQ.FT., MORE OR LESS.

DETAIL- PUBLIC SEWER EASEMENT

PLAT OF
TUSCANY VILLAGE, UNIT II
LOCATED WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2024



LINE TABLE		
LINE #	BEARING	DISTANCE
E8	S89°36'09"E	35.00
E9	S00°23'51"W	140.00
E10	N89°36'09"W	35.00
E11	N00°23'51"E	140.00

DESCRIPTION
AS A.M.A.F.C.A. ACCESS EASEMENT SITUATE WITHIN PROJECTED SECTION 27, TOWNSHIP 11
NORTH, RANGE 4 EAST, N.M.P.M. COMPRISING A PORTION OF TRACT N-7-A-1, TANGAN
PROPERTIES, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK LAND PLAT OF TRACT
N-7-A-1, TANGAN PROPERTIES, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO
COUNTY, NEW MEXICO ON AUGUST 2, 2012 IN PLAT BOOK 2012C, PAGE 87, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING A POINT ON
THE SOUTH RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE N.E., WHICH LIES S69°31'50"E, A
DISTANCE OF 1,660.97 FEET FROM A 31" ALUMINUM DISC STAMPED "5-D22 1998" FOUND FOR
THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "5-D22";

THENCE, S89°36'09"E, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THIS
EASEMENT;

THENCE, S00°23'51"W, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF THIS
EASEMENT;

THENCE, N89°36'09"W, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF THIS
EASEMENT;

THENCE, N00°26'51"E, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND
CONTAINING 4,900 SQ.FT., MORE OR LESS.

○ DETAIL- 35' A.M.A.F.C.A. ACCESS EASEMENT

PROJECT NO. 19048



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