

LOCATION MAP B-14-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To create 17 lots and 2 tracts as shown hereon.

SUBDIVISION DATA

1. Project No.: PR-2023-009105
2. Application No.:
3. Zone Atlas Index No.: B-14-Z
4. Total Number of Lots created: 17
5. Total Number of Tracts created: 2
6. Total Number of existing Lots: 2
7. Gross Subdivision Acreage: 3.1392 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary is the plat of record entitled:
"LOTS 2-A, 2-B, 2-C AND 2-D, COTTONWOOD CROSSING, PHASE II",
(07-01-2004, 2004C-201)
all being records of Bernalillo County, New Mexico.

5. Field Survey: July 30, 2022.

6. Title Commitment:
Title Company: Old Republic National Title Insurance Company
Underwriter: Old Republic National Title Insurance Company
Commitment No.: 2205123 (Commitment Date: July 15, 2022)

7. Address of Property: 10080 & 10088 Coors Boulevard NW, Albuquerque, NM 87114

B. City of Albuquerque, New Mexico IDO Zone: MX-L & MX-T

9. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 109 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie within the 100 Year Flood Plain.

10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

11. As the development is located outside of the Water Authority's Established Service Area, water and sanitary sewer service to the development is contingent upon a Board approved Development Agreement between the Water Authority and the Developer.

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.

BERNALILLO COUNTY TREASURER

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

UPC # _____

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE

DESCRIPTION

Lots numbered Two-A (2-A) and Two-B (2-B) of COTTONWOOD CROSSING, PHASE II, (Being a Replat of Lot 2, Cottonwood Crossing Phase II) within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, on July 1, 2004, in Plat Book 2004C, Page 201, and containing 3.1392 acres more or less.

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 (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) 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 (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, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN 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.

FREE CONSENT AND DEDICATION

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 elimination of lot line as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts 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.

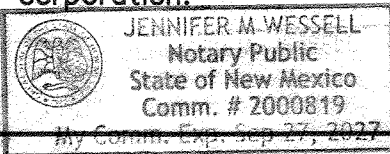
Owner: A Management Corporation, a New Mexico corporation

Pierre Amestoy, President

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 21st day of April, 2025, this instrument was acknowledged before me by Pierre Amestoy, President of A Management Corporation a New Mexico corporation, on behalf of said corporation.

Notary Public



PLAT FOR
7-BAR AT COTTONWOOD CROSSING
LOTS 1 THRU 17 AND TRACTS A & B
(A REPLAT OF LOTS 2-A & 2-B, COTTONWOOD CROSSING, PHASE II)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 8,
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2025

PROJECT NUMBER: PR-2023-009105

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico 04/02/2025
Date

New Mexico Gas Company 04/04/2025
Date

Abdul A Bhuujan 04/11/2025
Date

Lumen 04/16/2025
Date

Mike Mortus 04/16/2025
Date

Comcast 04/16/2025
Date

City Approvals:

Loren N. Risenhoover P.S. 4/4/2025
City Surveyor Date

N/A
Date

Real Property Division Date

Traffic Engineering, Transportation Division Date

Albuquerque-Bernalillo County Water Utility Authority Date

Parks and Recreation Department Date

AMAFCA Date

Hydrology Department Date

Code Enforcement Date

City Engineer Date

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, P.S. No. 7719
Date

01/20/2025
Date



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

Drawn By:	TA	Date:	01-20-2025
Checked By:	TA	Drawing Name:	22114PL1-5.DWG
Job No.:	22-114	Sheet:	1 of 5



PORTION OF EASEMENT
VACATED BY THIS PLAT



PORTION OF EASEMENT
VACATED BY THIS PLAT

PORTION OF EASEMENT WITHIN
TRACT 2-A & 2-B VACATED
BY THIS PLAT



PORTION OF EASEMENT
VACATED BY THIS PLAT

EXISTING EASEMENTS

- ① EXISTING 10' OR 15' ABCWUA WATER LINE EASEMENT
(02-19-2004, 2004C-056)
- ② EXISTING AMAFCA & MRGCD PRIVATE ACCESS EASEMENT
(02-19-2004, 2004C-056)
- ③ EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT (PUE)
(07-01-2004, 2004C-201)
- ④ EXISTING 10' OVERHEAD PUBLIC UTILITY EASEMENT (PUE)
(02-19-2004, 2004C-056)
- ⑤ EXISTING PRIVATE CROSS ACCESS EASEMENT
EXISTING ABCWUA PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT
(07-01-2004, 2004C-201)
- ⑥ EXISTING DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS
(INGRESS, EGRESS AND PARKING)
(UTILITY LINES/DRAINAGE)
(PARKING RESTRICTIONS)
(02-19-2004, 2004020771)
(05-20-2021, 2021060037)
(05-24-2021, 2021061295)
(05-25-2021, 2021061617)
(BLANKET)
- ⑦ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
(11-23-2004, 2004162842)
(APPROXIMATE LOCATION)
- ⑧ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
(08-01-2024, 2024052920)

AGRS MONUMENT
"NM-448-N12"
N=1528973.229 (U.S. Survey Feet)
E=1521354.471 (U.S. Survey Feet)
G=0.999679709
 $\Delta\alpha = -00^{\circ}13'47.11''$
ELEV=5026.132 (U.S. Survey Feet)
CENTRAL ZONE
(NAD83/NAVD88)

EXISTING CONDITIONS AND VACATIONS

PLAT FOR
7-BAR AT COTTONWOOD CROSSING
LOTS 1 THRU 17 AND TRACTS A & B
(A REPLAT OF LOTS 2-A & 2-B, COTTONWOOD CROSSING, PHASE II)
WITHIN THE
TOWN OF ALAMEDA GRANT
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TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2025



0 50 100 150
SCALE - 1" = 50'

LINE	BEARING	DISTANCE
L1	N 67°30'58" E	70.14'
L2	N 32°57'33" E	145.85'
L3	S 59°20'21" E	88.45'
L4	S 59°20'21" E	166.35'
L5	S 07°53'21" W	10.66'
L6	S 50°15'56" W	53.59'
L7	S 72°32'39" W	69.59'
L8	N 76°36'48" W	32.70'
L9	N 27°52'55" W	28.72'
L10	N 86°28'56" W	14.01'
L11	S 28°23'32" W	55.93'
L12	N 61°36'28" W	18.19'
L13	S 58°03'23" W	66.92'
L14	S 32°55'48" W	37.36'
L15	N 57°04'12" W	128.50'
L16	N 32°55'48" E	83.38'
L17	N 57°14'40" W	41.00'
L18	N 32°55'48" E	84.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	83.36'	82.48'	N 47°25'59" E	28°56'52"
C2	95.88'	122.62'	114.43'	S 01°34'32" W	73°16'31"
C3	250.00'	184.86'	180.68'	S 29°04'56" W	42°22'03"
C4	105.00'	108.54'	103.77'	S 03°19'00" W	59°13'36"

PROPERTY CORNERS

- SET MAG NAIL WITH TAG "LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11808"

04-04-2025 Rev

Drawn By:	TA	Date:	01-20-2025
Checked By:	TA	Drawing Name:	22114PL2-5.DWG
Job No.:	22-114	Sheet:	2 of 5

**ALDRICH LAND
SURVEYING**

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

EXISTING EASEMENTS

- ① EXISTING 10' OR 15' ABCWUA WATER LINE EASEMENT
(02-19-2004, 2004C-056)
- ② EXISTING AMAFCA & MRGCD PRIVATE ACCESS EASEMENT
(02-19-2004, 2004C-056)
- ③ EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT (PUE)
(07-01-2004, 2004C-201)
- ④ EXISTING 10' OVERHEAD PUBLIC UTILITY EASEMENT (PUE)
(02-19-2004, 2004C-056)
- ⑤ EXISTING PRIVATE CROSS ACCESS EASEMENT
EXISTING ABCWUA PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT
(07-01-2004, 2004C-201)
- ⑥ EXISTING DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS
(INGRESS, EGRESS AND PARKING)
(UTILITY LINES/DRAINAGE)
(PARKING RESTRICTIONS)
(02-19-2004, 2004020771)
(05-20-2021, 2021060037)
(05-24-2021, 2021061295)
(05-25-2021, 2021061617)
(BLANKET)
- ⑧ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
(08-01-2024, 2024052920)

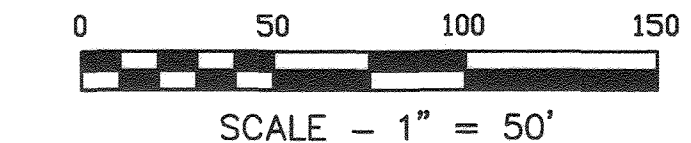
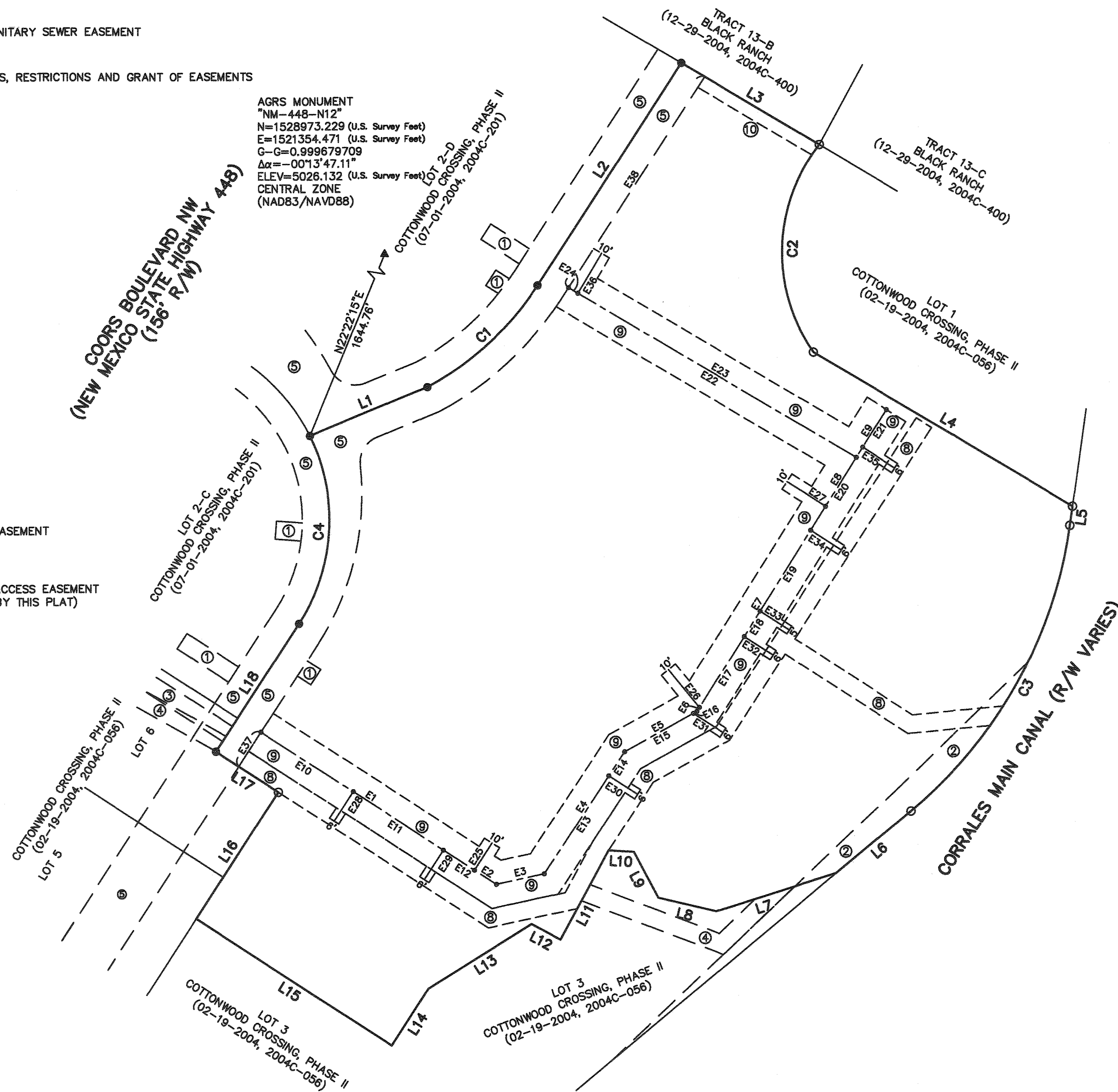
NEW EASEMENTS

- ⑨ ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENT
(25' WIDE UNLESS SHOWN OTHERWISE)
(GRANTED TO ABCWUA BY THIS PLAT)
- ⑩ 7' PRIVATE SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT
(GRANTED TO AND TO BE MAINTAINED BY HOA BY THIS PLAT)

LINE	BEARING	DISTANCE
L1	N 67°30'58" E	70.14'
L2	N 32°57'33" E	145.85'
L3	S 59°20'21" E	88.45'
L4	S 59°20'21" E	166.35'
L5	S 07°53'21" W	10.66'
L6	S 50°15'56" W	53.59'
L7	S 72°32'39" W	69.59'
L8	N 76°36'48" W	32.70'
L9	N 27°52'55" W	28.72'
L10	N 86°28'56" W	14.01'
L11	S 28°23'32" W	55.93'
L12	N 61°36'28" W	18.19'
L13	S 58°03'23" W	66.92'
L14	S 32°55'48" W	37.36'
L15	N 57°04'12" W	128.50'
L16	N 32°55'48" E	83.38'
L17	N 57°14'40" W	41.00'
L18	N 32°55'48" E	84.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	83.36'	82.48'	N 47°25'59" E	28°56'52"
C2	95.88'	122.62'	114.43'	S 01°34'32" W	73°16'31"
C3	250.00'	184.86'	180.68'	S 29°04'56" W	42°22'03"
C4	105.00'	108.54'	103.77'	S 03°19'00" W	59°13'36"

REMAINING AND NEW EASEMENTS



LINE	BEARING	DISTANCE
E1	S 57°04'12" E	140.35'
E2	S 57°04'12" E	14.44'
E3	N 77°55'48" E	27.05'
E4	N 33°19'56" E	80.66'
E5	N 61°11'16" E	45.50'
E6	N 32°06'47" E	2.57'
E7	N 32°06'47" E	131.00'
E8	N 32°06'47" E	31.77'
E9	N 32°06'47" E	31.34'
E10	S 57°04'12" E	60.58'
E11	S 57°04'12" E	59.33'
E12	S 57°04'12" E	34.87'
E13	N 33°19'56" E	64.73'
E14	N 33°19'56" E	15.93'
E15	N 61°11'16" E	43.23'
E16	N 61°11'16" E	2.27'
E17	N 32°06'47" E	49.00'
E18	N 32°06'47" E	16.50'
E19	N 32°06'47" E	52.51'
E20	S 32°06'47" W	54.01'
E21	N 32°06'47" E	24.67'
E22	N 59°20'21" W	184.61'
E23	N 59°20'21" W	178.58'
E24	N 59°20'21" W	6.03'
E25	N 32°55'48" E	17.83'
E26	N 39°06'59" W	27.07'
E27	N 57°05'40" W	25.49'
E28	S 32°55'48" W	19.30'
E29	S 32°55'48" W	19.30'
E30	S 57°05'40" E	18.86'
E31	S 57°05'40" E	19.43'
E32	S 57°05'40" E	18.94'
E33	S 57°05'40" E	19.17'
E34	S 57°05'40" E	20.20'
E35	S 57°05'40" E	20.95'
E36	N 30°39'39" E	25.57'
E37	S 32°55'48" W	22.58'
E38	N 32°57'33" E	138.11'

PROPERTY CORNERS

- SET MAG NAIL WITH TAG "LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11808"

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Job No.:	22-114	Sheet:	3 of 5

04-04-2025 rev
01-23-2025 rev

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

LINE	BEARING	DISTANCE
L1	N 67°30'58" E	70.14'
L2	N 32°57'33" E	145.85'
L3	S 59°20'21" E	88.45'
L4	S 59°20'21" E	166.35'
L5	S 07°53'21" W	10.66'
L6	S 50°15'56" W	53.59'
L7	S 72°32'39" W	69.59'
L8	N 76°36'48" W	32.70'
L9	N 27°52'55" W	28.72'
L10	N 86°28'56" W	14.01'
L11	S 28°23'32" W	55.93'
L12	N 61°36'28" W	18.19'
L13	S 58°03'23" W	66.92'
L14	S 32°55'48" W	37.36'
L15	N 57°04'12" W	128.50'
L16	N 32°55'48" E	83.38'
L17	N 57°14'40" W	41.00'
L18	N 32°55'48" E	84.36'

LINE	BEARING	DISTANCE
L19	N 32°55'49" E	47.28'
L20	S 57°04'12" E	78.04'
L21	S 32°55'48" W	4.00'
L22	S 57°04'12" E	77.76'
L23	N 67°23'12" E	5.01'
L24	N 31°32'44" E	88.95'
L25	N 51°50'14" E	54.27'
L26	N 57°05'31" W	4.50'
L27	N 32°54'29" E	99.60'
L28	N 59°20'21" W	23.55'
L29	N 30°39'39" E	16.00'
L30	N 32°57'33" E	8.34'
L31	S 59°20'21" E	15.01'
L32	N 32°57'33" E	13.01'
L33	S 59°20'21" E	17.00'
L34	N 32°54'29" E	15.40'
L35	S 32°54'29" W	192.55'
L36	S 61°11'16" W	28.67'
L37	S 31°32'44" W	40.87'
L38	S 58°27'16" E	8.56'
L39	N 32°55'48" E	56.90'
L40	N 57°04'12" W	107.37'
L41	S 32°55'48" W	8.19'
L42	N 57°14'40" W	5.00'
L43	N 51°50'14" E	18.88'
L44	N 51°50'14" E	35.39'
L45	S 32°54'29" W	31.98'
L46	S 32°54'29" W	27.00'
L47	S 32°54'29" W	27.00'
L48	S 32°54'29" W	27.00'
L49	S 32°54'29" W	28.00'
L50	S 32°54'29" W	10.00'
L51	S 32°54'29" W	28.00'
L52	S 32°54'29" W	13.57'
L53	S 61°11'16" W	19.01'
L54	S 61°11'16" W	9.67'
L55	S 31°32'44" W	6.05'
L56	S 31°32'44" W	34.82'
L57	N 57°04'12" W	18.45'
L58	N 57°04'12" W	29.67'
L59	N 57°04'12" W	29.67'
L60	N 57°04'12" W	29.58'
L61	N 57°14'40" W	31.00'
L62	N 57°14'40" W	15.00'
L63	S 86°46'54" E	22.25'
L64	S 46°02'19" W	35.34'
L65	S 84°38'17" W	37.89'
L66	S 32°54'29" W	1.00'
L67	S 32°54'29" W	1.00'
L68	S 57°05'31" E	18.18'
L69	S 46°20'33" W	106.53'
L70	S 46°02'19" W	3.99'
L71	S 46°02'19" W	27.72'
L72	S 46°02'19" W	3.62'
L73	S 46°20'33" W	27.76'
L74	S 46°20'33" W	27.76'
L75	S 46°20'33" W	27.76'
L76	S 46°20'33" W	23.25'
L77	S 72°33'22" W	23.89'
L78	S 72°29'37" W	5.68'
L79	S 72°32'39" W	40.02'
L80	N 57°04'12" W	34.58'
L81	N 57°04'12" W	29.67'
L82	N 57°04'12" W	29.67'
L83	N 57°04'12" W	34.58'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	83.36'	82.48'	N 47°25'59" E	28°56'52"
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C4	105.00'	108.54'	103.77'	S 03°19'00" W	59°13'36"

ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with the use of the easement.

AGRS MONUMENT
"NM-448-N12"
N=1528973.229 (U.S. Survey Feet)
E=1521354.471 (U.S. Survey Feet)
G-G=0.999679709
Δα=-00°13'47.11"
ELEV=5026.132 (U.S. Survey Feet)
CENTRAL ZONE
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JANUARY, 2025

EXISTING EASEMENTS

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EXISTING ABCWUA PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (07-01-2004, 2004C-201)
- EXISTING DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS (INGRESS, EGRESS AND PARKING) (UTILITY LINES/DRAINAGE) (PARKING RESTRICTIONS) (02-19-2004, 2004020771) (05-20-2021, 2021060037) (05-24-2021, 2021061295) (05-25-2021, 2021061617) (BLANKET)
- EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (08-01-2024, 2024052920)

NEW EASEMENTS ON TRACTS A & B

TRACT A IS PRIVATE VEHICULAR, PEDESTRIAN, EMERGENCY VEHICLE ACCESS & PARKING EASEMENT FOR THE JOINT USE AND BENEFIT OF LOTS 1 THRU 17 AND EMERGENCY VEHICLES (GRANTED TO AND TO BE MAINTAINED BY H.O.A.)

TRACT A IS A PRIVATE DRAINAGE EASMENT FOR THE JOINT USE AND BENEFIT OF LOTS 1 THRU 17 AND EMERGENCY VEHICLES (GRANTED TO AND TO BE MAINTAINED BY H.O.A.)

TRACTS A & B ARE PUBLIC UTILITY EASEMENTS (PUE) (GRANTED BY THIS PLAT)

PROPERTY CORNERS

- SET MAG NAIL WITH TAG "LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11808"

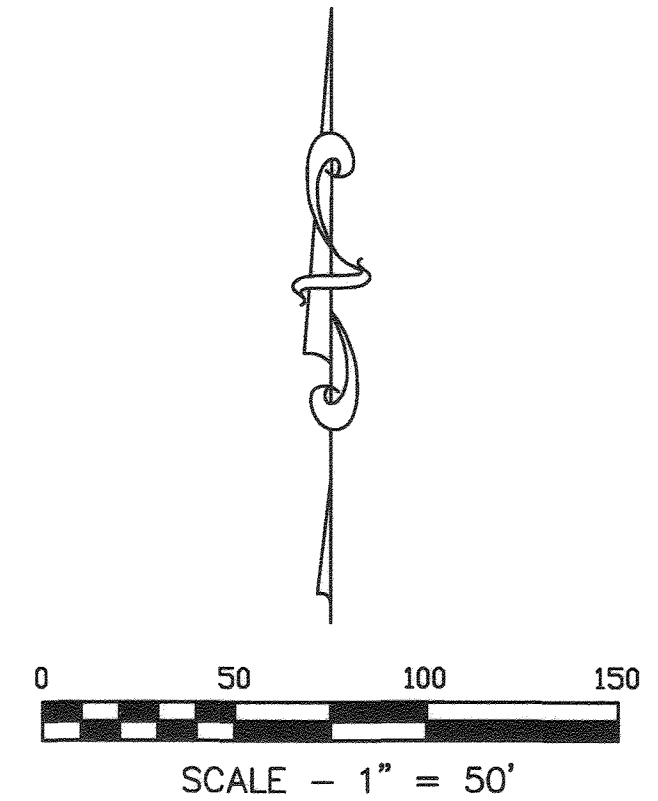
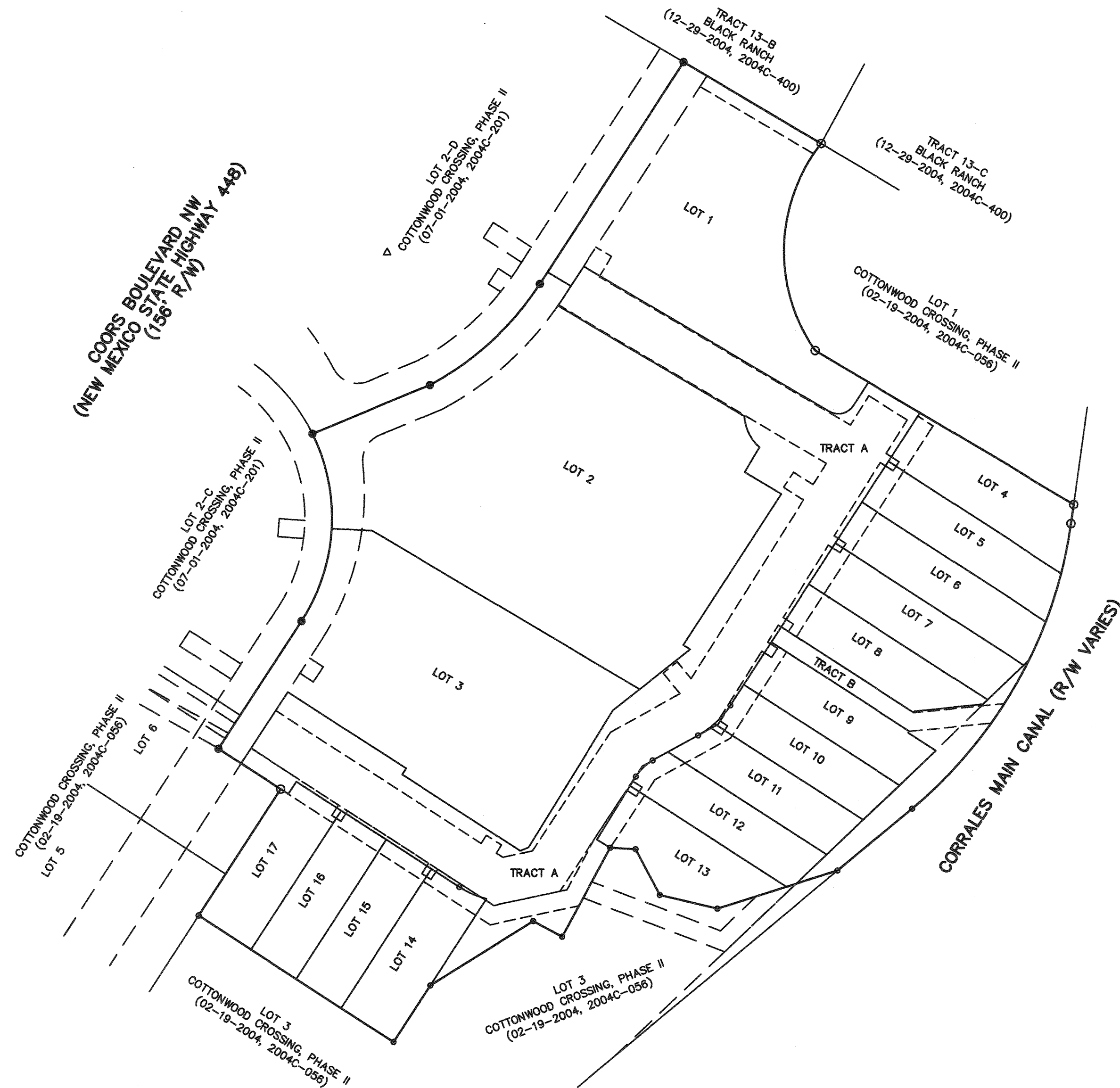
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	19.64'	25.00'	45°00'31"	N 26°03'51" W	19.14'
C6	15.32'	10.00'	87°45'10"	N 76°47'04" E	13.86'
C7	24.68'	50.00'	28°16'47"	S 47°02'53" W	24.43'
C8	12.93'	25.00'	29°38'32"	S 46°22'00" W	12.79'
C9	16.42'	50.00'	18°49'07"	N 66°28'45" W	16.35'
C10	13.59'	50.00'	15°34'43"	S 40°41'51" W	13.55'
C11	11.08'	50.00'	12°42'04"	S 54°50'14" W	11.06'
C12	54.45'	105.00'	29°42'42"	N 18°04'27" E	53.84'
C13	54.09'	105.00'	29°30'54"	N 11°32'21" W	53.49'
C14	28.23'	250.00'	06°28'11"	S 11°08'00" W	28.21'
C15	28.01'	250.00'	06°25'11"	S 17°34'41" W	28.00'
C16	23.44'	250.00'	05°22'20"	S 23°28'26" W	23.43'
C17	105.18'	250.00'	24°06'22"	S 38°12'47" W	104.41'
C18	180.00'	4.67'	4.67'	N 33°42'10" E	01°29'14"

Drawn By:	TA	Date:	01-20-2025
Checked By:	TA	Drawing Name:	22114PL4-5.DWG
Job No.:	22-114	Sheet:	4 of 5

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

COMBINED OVERALL VIEW

PLAT FOR
7-BAR AT COTTONWOOD CROSSING
LOTS 1 THRU 17 AND TRACTS A & B
(A REPLAT OF LOTS 2-A & 2-B, COTTONWOOD CROSSING, PHASE II)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 8,
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2025



01-23-2025 rev

Drawn By:	TA	Date:	01-20-2025
Checked By:	TA	Drawing Name:	22114PL5-5.DWG
Job No.:	22-114	Sheet:	5 of 5

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