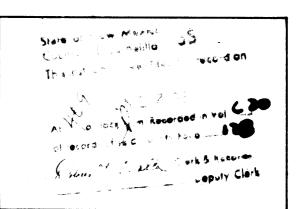


86 59006

VACATION AND SUBDIVISION PLAT FOR

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



RESERVED FOR COUNTY CLERK

NOTES

-FAIRFAX DRIVE, N.W.

UNPLATTED

LANDS OF

SANITARY SEWER

 \bigcirc

INTERCEPTOR ESMT

30' N.W. MESA SANITARY SEWER

INTERCEPTOR EASEMENT (GRANTED R

WITH THIS PLAT) & EXISTING 30'

ACCESS, DRAINAGE & UTILITY ESMT.

METHODIST

CHURCH

- 30' ACCESS, DRAINAGE & UTILITY EASEMENT

PARCEL H-2

DRAINAGE EASEMENT

VACATED WITH THIS PLAT

(VOL. C24, FOLIO 114)

(6.0291 AC.)

(SEE NOTE 13)

234.08°

-EXISTING 40' N.W. MESA SANITARY SEWER

INTERCEPTOR ESMT.

(VOL. C24, FOLIO 114)

VACATED WITH THIS

PLAT(SEE NOTE 13)

N.T.S.

PARCEL H-4

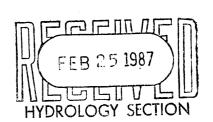
(25.1122 AC.)

\$32°20 46 E, 45 17

EXISTING 50

- 1. THE PURPOSE AND INTENT OF THIS PLAT IS TO DEFINE PARCEL ZONE BOUNDARIES AND PROVIDE DEDICATIONS REQUIRED BY THE RIVERVIEW SECTOR DEVELOPMENT PLAN (SD-85-10) APPROVED BY THE CITY COUNCIL ON DECEMBER 16, 1985.
- 2. BEARING BASE USED TO PREPARE THIS PLAT IS THE PLAT ENTITLED "PLAT OF TRACTS "A-1", "A-2", "A-3", "B-1" AND "B-2" (FORMERLY TRACT "A" AND "B") ESTATE OF BESSIE L. HUGHES" PREPARED BY ALBUQUERQUE SURVEYING CO. INC. AND FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 1984 IN VOLUME C24, FOLIO 92, AS INSTRUMENT, 84 49465.
- ALL DISTANCES SHOWN ARE GROUND. ALL DIMENSIONS ALONG CURVED LINES ARE ARC MEASUREMENTS.
- 4. NO BOUNDARY SURVEY WAS PERFORMED FOR. THE PURPOSE OF CREATING THIS PLAT. BOUNDARY INFORMATION SHOWN HEREON IS A COMPOSITE OF PRIOR SURVEYS AND RECORDED PLAT MAPS BY OTHERS. However, TIES TO CITY OF ALBUQUERQUE CONTROL MONUMENTS AND THE INDICATIONS OF OTHER EXISTING MONUMENTS ARE THE RESULT OF A FIELD SURVEY PERFORMED BY COMMUNITY SCIENCES CORPORATION IN JANUARY 1986.
- LANDS NORTH OF THE ALAMEDA GRANT BOUNDARY ARE WITHIN THE NEW MEXICO UT .: TIES (NMU .INC. 'S) FRANCHISE AREA. WATER AND SANITARY 18WER SYSTEM CAPABILITIES ARE BASED ON NMU INC.'S FACILITIES, NOT THE CITY OF ALBUQUERQUE'S. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, MEET THE CITY OF ALBUQUERQUE'S AND NMU INC.'S DESIGN AND CONSTRUCTION STANDARDS.
- "TEMPORARY" DRAINAGE EASEMENTS ARE SUBJECT TO ADJUSTMENT IN SIZE, DIMENSION AND LOCATION AS PLANS AND DESIGN BECOME MORE FIRM. DELETION OF ANY TEMPORARY EASEMENT SHALL DEPEND ON THE CITY AND AMAFCA BOTH BEING CONVINCED THAT SUCH EASEMENT IS NO LONGER REQUIRED.
- IN ACCORDANCE WITH THE NOTICE OF SUBDIVISION PLAT CONDITIONS APPEARING HEREON, ANY DEVELOPMENT PERMITS ARE CONDITIONED UPON FURTHER REVIEW AND APPROVAL OF A SUBDIVISION PLAT MAP OR DEVELOPMENT PLAN.
 - THE PIEDRAS MARCADAS ARROYO DRAINAGE RIGHT-OF-WAY IS DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A CONCRETE CHANNEL, SERVICE ROAD AND APPURTENANT DRAINAGE FACILITIES.
- THE TEMPORARY FLOOD PLAIN EASEMENT INCLUDES PROPERTY WITHIN THE 100 YEAR: FLOOD PLAIN OF THE PIEDRAS MARCADAS ARROYO. THIS AREA IS FOR DRAINAGE AND FLOOD CONTROL. ANY PORTION OF THIS EASEMENT SHALL REVERT TO THE OWNER, ITS SUCCESSORS OR ASSIGNS UPON ACCEPTANCE BY THE CITY AND AMAFCA OF THE PHYSICAL IMPROVEMENTS THAT REMOVE PORTIONS OF THE PROPERTY FROM THE . 100 YEAR FLOOD PLAIN. THIS REVERSION MAY BE BY QUITCLAIM DEED OR BY EXECUTION OF A SUBSEQUENT PLAT DULY EXECUTED BY THE CITY ENGINEER.

- THE DRAINAGE AND OPEN SPACE EASEMENT WITHIN PARCEL H-17B IS FOR DRAINAGE, FLOOD CONTROL, RECREATION AND OPEN SPACE.
- AN AREA UP TO 9 ACRES WITHIN THE NORTHEASTERLY PORTION OF PARCEL H-22 IS RESERVED FOR POTENTIAL PARK SITE, SUBJECT TO APPROVAL BY CITY. DEDICATION SHALL BE BY SEPARATE DEED IN ACCORDANCE WITH PARKS AND RECREATION DEPT. POLICY WHEN DEVELOPMENT REQUIRES SPECIFIC TITLE.
- ACCESS, DRAINAGE AND OPEN SPACE EASEMENT WITHIN PARCEL H-7 IS RESERVED FOR PUBLIC OPEN SPACE TO BE GRANTED BY SEPARATE DEED. THE LIMITS OF THIS FUTURE GRANT BY DEDICATION MAY BE ADJUSTED WHEN SUBSEQUENT PLAT MAPS AND ENGINEERING STUDIES ARE COMPLETED. UPON SUCH ADJUSTMENT, SURPLUS AREA MAY REVERT TO THE GRANTOR, THEIR SUCCESSORS OR ASSIGNS.
- CERTAIN ACCESS, UTILITY AND DRAINAGE EASEMENTS WHICH HAVE BEEN GRANTED BY PRIOR PLATS AND/OR DOCUMENTS, THAT CONTAIN NO FACILITIES OR CONSTRUCTED ELEMENTS, ARE VACATED AND RELOCATED BY THIS PLAT. ACKNOWLEDGEMENT OF THE DOMINANT TENEMENT TO THESE RIGHTS AND AS TO VACATION AND RELOCATION IS EVIDENCED BY THEIR EXECUTION OF THIS SUBDIVISION PLAT MAP HEREBY CREATED. SPECIFIC EASEMENTS THEREBY VACATED ARE IDENTIFIED ON THIS PLAT BY REFERENCE TO THIS NOTE. (REF: V-85-11)
- PARCEL H-30 IS RESERVED FOR A PUBLIC TRAIL SYSTEM SEGMENT TO BE GRANTED AS A PARK SITE BY SEPARATE DEED IN ACCORDANCE WITH PARKS AND RECREATION DEPT. POLICY WHEN DEVELOPMENT REQUIRES SPECIFIC TITLE.
- THE TEMPORARY TRAIL EASEMENT IS RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A TRAIL ALONG THE ARROYO. EASEMENT SHALL REVERT TO THE OWNER, ITS SUCCESSORS AND ASSIGNS AS AND TO THE EXTENT THAT THE CITY DETERMINES THAT SUCH PORTION IS NO LONGER REQUIRED FOR PUBLIC PURPOSE. THIS REVERSION MAY BE BY QUITCLAIM DEED OR BY A SUBSEQUENT SUBDIVISION PLAT DULY EXECUTED BY THE CITY ENGINEER.
- THE PERMANENT TRAIL AND OPEN SPACE EASEMENT IS RESERVED FOR CONSTRUCTION AND MAINTENANCE OF A TRAIL, OPEN SPACE, LANDSCAPING, RECREATIONAL USES, UTILITIES, ACCESS AND SERVICE ROADS.



INFRASTRUCTURE AND DRAINAGE REQUIREMENT NOTICE: SEE SHEET 1 OF THIS PLAT FOR FEQUIREMENT NOTICE. (PERTAINS TO ALL TRACTS SUBDIVIDED HEREIN.)

SHEET II OF II DEC., 1985 ("= 100" CHINHELL SHE C. S.C. C.S.C. 73-25-125

EASEMENT DETAIL FOR PARCELS H-1, H-2, H-3 8 H-4

S69° 48' 27" E-

(REC: N 89°56'14"E)

9 STRIP TO BE DEDICATED

30' ACCESS, DRAINAGE & UTILITY EASEMENT

N 89°48'27"W

LANDS OF

(REC: N 89°56'14"E)

S89°48'27"E (689.40')

PARCEL H-3

(21.3896 AC.)

UNIX

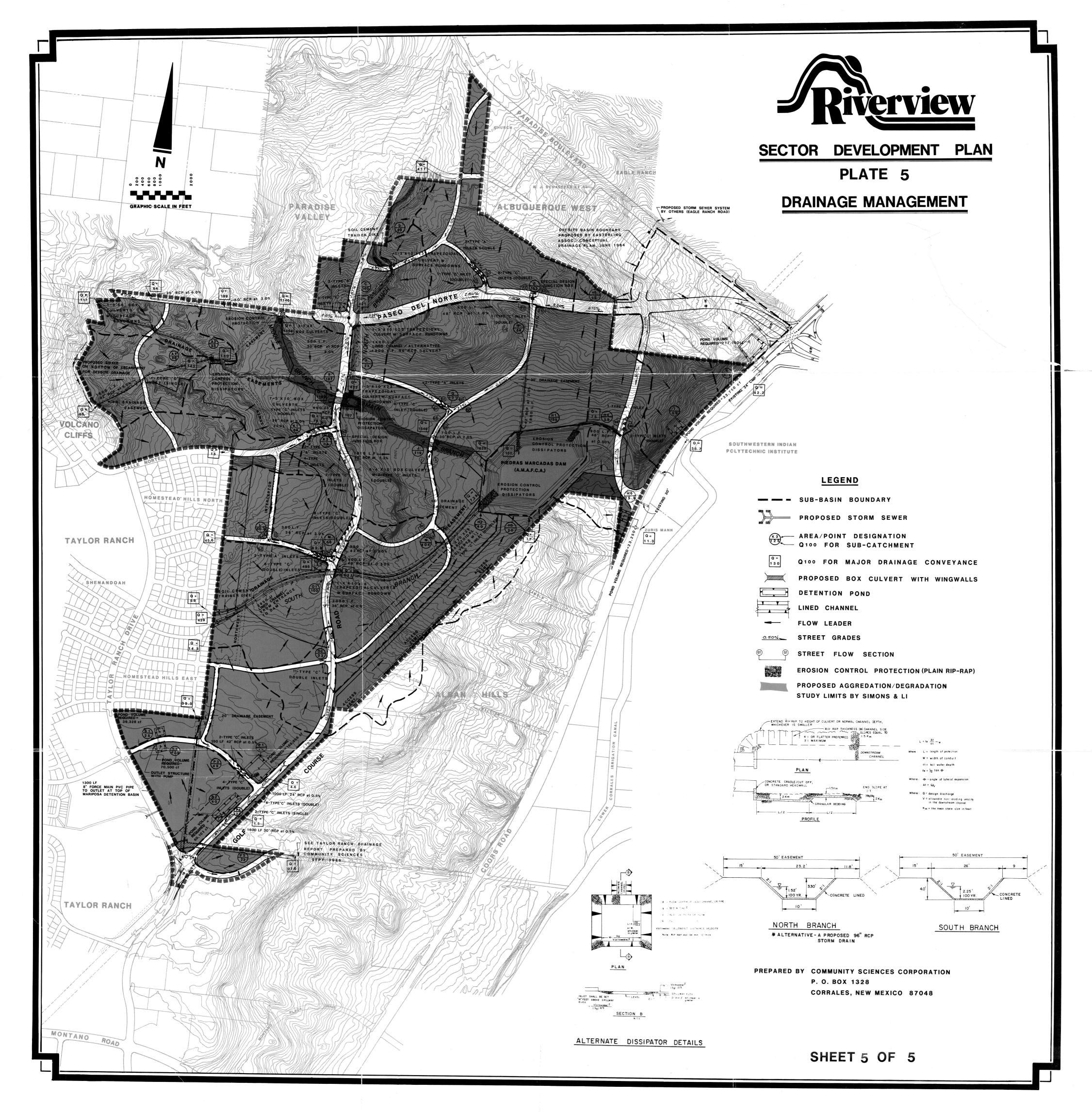
WHEN REQUESTED BY CITY-

4.65

PARCEL H-1

(1.2429 AC.)

C30 - 178



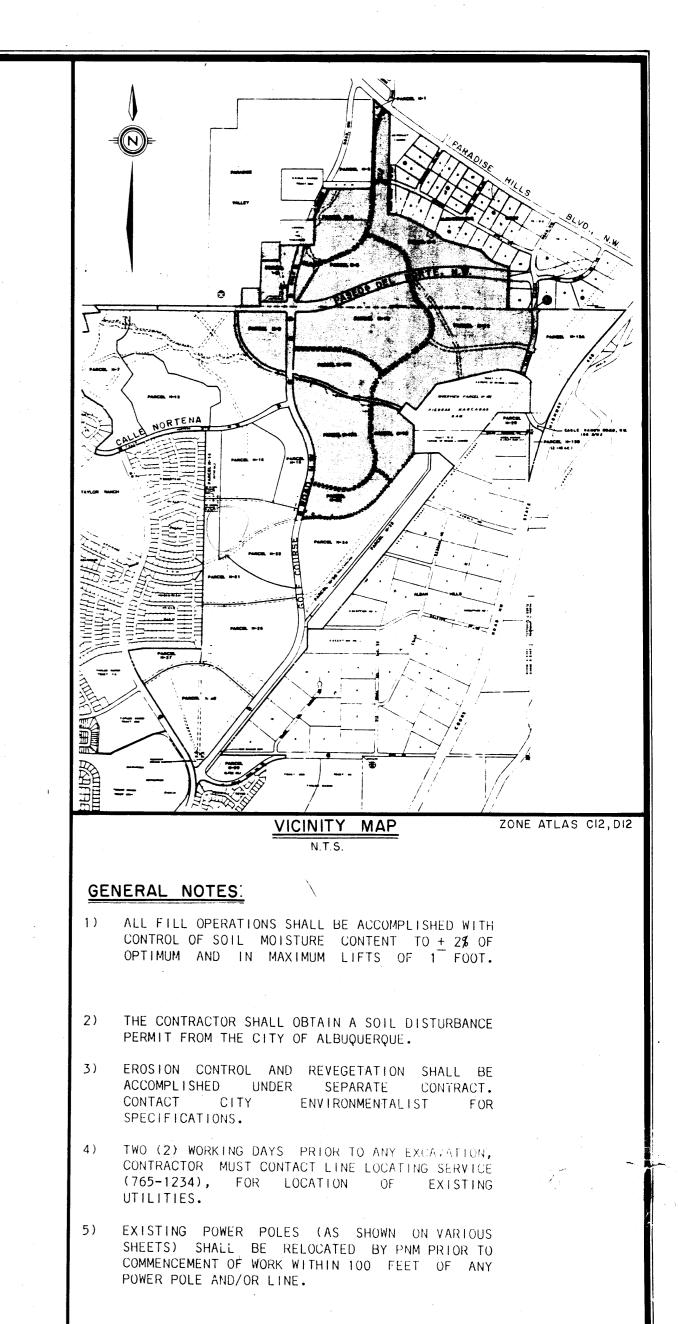
RIVERVIEW PROJECT PLANS FOR MASS GRADING OF I.P. & APPURTENANT PARCELS

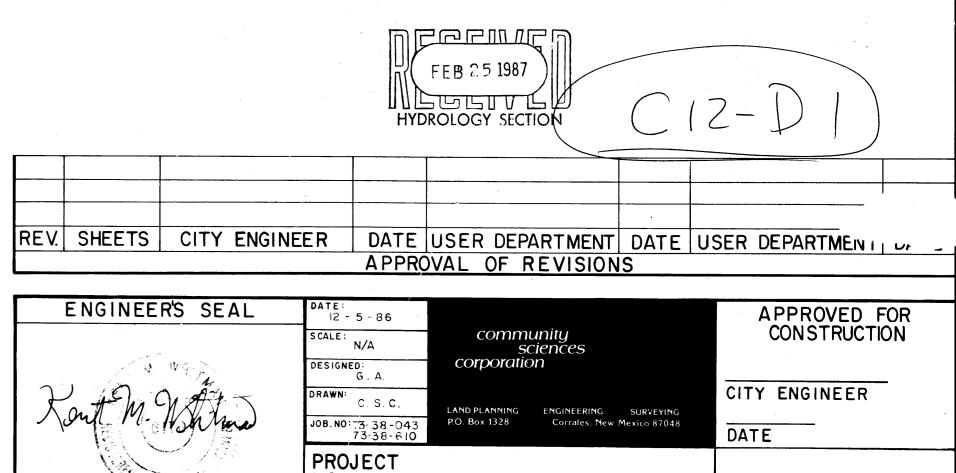
INDEX TO SHEETS

DESCRIPTION

SHEET NO.

1	TITLE SHEET - INDEX TO DRAWINGS
2-7	PLATS OF GEOMETRY
8	COMPOSITE GRADING PLAN
	GRADING PLANS
9	RIVERVIEW PARCELS H-I, H-2 AND H-3
Ю	RIVERVIEW PARCELS H-5 AND H-6
II .	RIVERVIEW PARCEL H-4
12-13	RIVERVIEW PARCEL H-II
. 14	RIVERVIEW PARCELS H-18 AND H-23
15	RIVERVIEW PARCELS H-17B AND H-17A
16	RIVERVIEW PARCEL H-IO
· 17	RIVERVIEW PARCEL H-9
•	
••	- ALBUQUERQUE WEST -
18	PLAT OF GEOMETRY
19	ALBUQUERQUE WEST GRADING PARCEL 1
20	ALBUQUERQUE WEST GRADING PARCELS 2 & 3





APPROVED FOR ROUGH GRADING
(± | Ft.)

CITY HYDROLOGY DATE

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN: SECTIONS 13, 14, 23, 24, 25 AND 26, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN; SECTIONS 18 AND 19, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN; AND THE TOWN OF ALAMEDA GRANT ("PROJECTED" SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID PARCEL BEING COMPRISED OF TRACT 1, MANN TRACTS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "ANNEXATION PLAT FOR MANN TRACTS" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 2, 1985 IN VOLUME C26, FOLIO 10 AS INSTRUMENT NUMBER 85 78; TRACTS "A-1", "A-3" AND "B-1", ESTATE OF BESSIE L. HUGHES AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF TRACTS "A-1", "A-2", "A-3", "B-1" AND "B-2" (FORMERLY TRACTS "A" AND "B" ESTATE OF BESSIE L. HUGHES" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 29, 1984 IN VOLUME C24, FOLIO 92 AS INSTRUMENT NUMBER 84 49465; TRACTS 22A, 30A AND 30B, TAYLOR RANCH AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY PLAT FOR TRACTS 22A, 24, 27-A3, 27B, 30A, 30B, 32, 33, 34, AND 35 TAYLOR RANCH" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 3, 1984 IN VOLUME C23, FOLIO 180 AS INSTRUMENT NUMBER 84 32475; TRACT 32A, TAYLOR RANCH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "CORRECTED PLAT OF REPLAT OF TRACTS 24, 32 & 33, TAYLOR RANCH TO TRACTS 32A, 32B AND 33A, TAYLOR RANCH" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 16, 1986 IN VOLUME C29, FOLIO 79 AS INSTRUMENT NUMBER 86 4711; A PORTION OF TRACT T-3 TAYLOR RANCH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TAYLOR RANCH TRACTS T-1, T-2 & T-3" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 15, 1980 IN VOLUME C17, FOLIO 159 AS INSTRUMENT NUMBER 80 71828; TRACTS 25, 27 AND 28, EAGLE RANCH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "MASTER PLAN PARCELIZATION TRACTS "AA", "BB", 2, 3, 5-8, 10, 13-17, 21, 22, 24-28 EAGLE RANCH" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 11, 1984 IN VOLUME C24, FOLIO 114 AS INSTRUMENT NUMBER 84 52090; TRACTS 21A AND 26A, EAGLE RANCH AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "REPLAT TRACTS 21, 24 & 26, EAGLE RANCH TO TRACTS 21A, 24A, 24B & 26A, EAGLE RANCH" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 17, 1985 IN VOLUME C27, FOLIO 4 AS INSTRUMENT NUMBER 85 29549; TRACTS 24A-1 AND 24A-2, EAGLE RANCH AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "RELAT TRACT 24A, EAGLE RANCH TO TRACTS 24A-1 & 24A-2, EAGLE RANCH" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 1985 IN VOLUME C27, FOLIO 155 AS INSTRUMENT NUMBER 85 54492; TOGETHER WITH PORTIONS OF GOLF COURSE ROAD, N.W., CALLE NOR!TENA, N.W. AND LA ORILLA ROAD, N.W. AND ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T11N, R2E, AND SECTIONS 18 AND 19, T11N, R3E, N.M.P.M. (BRASS CAP IN PLACE AND HAVING N.M. STATE PLANE COORDINATES, CENTRAL ZONE OF X=373,247.09 FEET AND Y=1,518,966.32 FEET), SAID POINT ALSO BEING THE NORTHEAST CORNER OF ALBAN HILLS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "REPLAT OF A PORTION OF ALBAN HILLS, A SUBDIVISION" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 4, 1960 IN VOLUME D2, FOLIO 93; THENCE, ALONG THE SECTION LINE COMMON TO SECTIONS 13 AND 24, T11N, R2E, N.M.P.M., AND ALONG THE NORTHERLY LINE OF THE AFOREMENTIONED ALBAN HILLS, N89°31'19"W, 753.46 FEET TO THE SOUTHEAST CORNER OF TRACT "A-2", OF THE AFOREMENTIONED ESTATE OF BESSIE L. HUGHES, THE NORTHEAST CORNER OF TRACT "B-2", OF SAID ESTATE OF BESSIE L. HUGHES, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF A 100 FOOT WIDE PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) EASEMENT; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A-2" N38°32'50"E, 380.54 FEET; THENCE, N89°58'26"E, 517.74 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTION 13, T11N, R2E, AND SECTION 18, T11N, R3E, N.M.P.M.; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY AND ALONG SAID SECTION LINE NOO°16'16"E, 502.32 FEET TO THE NORTHEAST CORNER OF TRACT "A-2"; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF TRACT "A-2", NORTHWESTERLY, 590.91 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 56°25'40" AND A CHORD THAT BEARS N73°00'47"w, 567.32 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, \$78°46'23"W, 70.00 FEET; THENCE, \$76°59'18"W, 921.27 FEET; THENCE, \$38°52'34"W, 539.74 FEET; THENCE, N53°09'22"W, 200.00 FEET; THENCE, S36°51'38"W, 200.00 FEET; THENCE, \$53°09'22"E, 320.00 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF TRACT "A-2" AND ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT "B-2", SOO°01'34"E, 458.00 FEET TO THE SOUTHWEST CORNER OF TRACT "B-2"; THENCE, N89°58'26"E, 412.00 FEET; THENCE, S53°34'02"E, 321.79 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE AFOREMENTIONED ALBAN HILLS AND THE WESTERLY BOUNDARY OF THE AFOREMENTIONED 100-FOOT WIDE PNM EASEMENT; THENCE ALONG SAID WESTERLY BOUNDARIES, \$38°32'50"W, 3379.35 FEET TO A POINT ON THE NORTHERLY LINE OF "EXCEPTION NO. 2" AS SHOWN ON THE AFOREMENTIONED REPLAT OF ALBAN HILLS: THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID EXCEPTION NO. 2, N89°57'13"W, 241.60 FEET; THENCE, S00°04'07"W, 303.86 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY BOUNDARIES OF ALBAN HILLS AND THE 100-FOOT WIDE PNM EASEMENT; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARIES, \$38°32'50"W, 2228.10 FEET TO A POINT ON THE

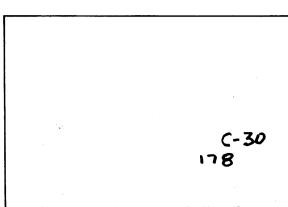
DESCRIPTION (Cont'd.) SECTION LINE COMMON TO SECTIONS 24 AND 25, T11N, R2E, N.M.P.M. AND THE CENTERLINE OF LA ORILLA ROAD, N.W.; THENCE ALONG SAID SECTION LINE AND CENTERLINE. S89°50'07"E, 1067.67 FEET; THENCE LEAVING SAID SECTION LINE AND CENTERLINE, SOO°09'53"W, 50.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF LA ORILLA ROAD, N.W., AND A POINT ON THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED TRACT 33A, THENCE ALONG THE NORTHERLY BOUNDARIES OF THE TAYLOR RANCH; AFOREMENTIONED TRACTS 32B AND 33A, TAYLOR RANCH, SOUTHWESTERLY, 341.48 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 36°09'53" AND A CHORD WHICH BEARS \$72°04'57"W. 335.84 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S54°00'00"W, 386.87 FEET TO A POINT-OF-CURVATURE (PC); THENCE, SOUTHWESTERLY, 615.89 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 609.00 FEET, A CENTRAL ANGLE OF 57°56'38" AND A CHORD THAT BEARS \$82°58'19"W, 589.98 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, N68°03'22"W, 96.22 FEET TO A POINT-OF-CURVATURE (PC); THENCE, NORTHWESTERLY, 38.16 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 14°34'31" AND A CHORD THAT BEARS N75°20'38"W. 38.06 FEET) TO A POINT-OF-COMPOUND-CURVATURE (PCC); THENCE, SOUTHWESTERLY, 75.96 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 58°01'46" AND A CHORD THAT BEARS S63°21'14"W, 72.76 FEET) TO A POINT-OF-COMPOUND-CURVATURE (PCC); THENCE, SOUTHWESTERLY, 57.80 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 22°04'38" AND A CHORD THAT BEARS \$28°18'02"W, 57.44 FEET) TO A POINT-OF-COMPOUND-CURVATURE (PCC); THENCE SOUTHWESTERLY, 91.61 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 847.00 FEET, A CENTRAL ANGLE OF 06°11'48" AND A CHORD THAT BEARS S14°09'49"W, 91.56 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S11°03'54"W, 100.00 FEET TO A POINT-ON-CURVE (POC) ON THE EASTERLY RIGHT-OF-WAY LINE OF TAYLOR RANCH DRIVE, N.W. (106' R/W); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTHWESTERLY, 732.93 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 953.00 FEET, A CENTRAL ANGLE OF 44°03'54" AND A CHORD THAT BEARS N10°58'03"W, 715.00 FEET) TO A POINT-OF-TANGENCY (PT), (WHENCE THE SECTION CORNER [BRASS CAP IN PLACE] COMMON TO SECTIONS 23, 24, 25 AND 26, T11N, R2E, N.M.P.M., BEARS S82°31'21"E, 201.51 FEET); THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF TAYLOR RANCH DRIVE, N.W., N33°00'00"W, 1386.95 FEET TO A POINT-OF-CURVATURE (PC); THENCE, NORTHWESTERLY, 546.41 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1513.08 FEET, A CENTRAL ANGLE OF 20°41'28" AND A CHORD THAT BEARS N22°39'16"W, 543.45 FEET) TO A POINT-ON-CURVE (POC) AND THE SOUTHWEST CORNER OF HOMESTEAD HOLLSWEAST AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "AMENDED REPLAT OF HOMESTEAD HILLS EAST" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 1978 IN VOLUME D8, FOLIO 114 AS INSTRUMENT NUMBER 78 30105; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID HOMESTEAD HILLS EAST, N83°00'00"E, 245.49 FEET; THENCE, \$89°40'32"E, 930.58 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 23 AND 24, T11N, R2E, N.M.P.M., AND THE SOUTHEAST CORNER OF HOMESTEAD HILLS EAST; THENCE ALONG SAID SECTION LINE AND THE EASTERLY BOUNDARY OF HOMESTEAD HILLS EAST, NOO°19'28"E, 925.63 FEET TO THE EAST 1/4 CORNER OF SECTION 23, T11N, R2E, N.M.P.M. (BRASS CAP IN PLACE); THENCE CONTINUING ALONG SAID SECTION LINE, AND THE EASTERLY BOUNDARY OF SAID HOMESTEAD HILLS EAST AND ALSO ALONG THE EASTERLY BOUNDARY OF HOMESTEAD HILLS NORTH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "HOMESTEAD HILLS NORTH AN ADDITION TO THE CITY OF ALBUQUERQUE" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 17, 1979 IN VOLUME B17, FOLIO 30 AS INSTRUMENT NUMBER 79 78161, NOO°20'07"E, 2588.92 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CALLE NORTENA, N.W., AND THE NORTHEAST CORNER OF SAID HOMESTEAD HILLS NORTH (WHENCE THE SECTION CORNER [BRASS CAP IN PLACE] COMMON TO SECTIONS 13, 14, 23 AND 24, T11N, R2E, N.M.P.M., BEARS NOO°20'07"E, 53.00 FEET); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CALLE NORTENA, N.W., AND ALONG THE NORTHERLY BOUNDARY OF HOMESTEAD HILLS NORTH, N89°29'53"W, 144.02 FEET TO A POINT-OF-CURVATURE (PC); THENCE, SOUTHWESTERLY, 767.68 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, (SAID ARC HAVING A RADIUS OF 1900.55 FEET, A CENTRAL ANGLE OF 23°08'36" AND A CHORD THAT BEARS S78°55'49"W, 762.48 FEET) TO A POINT-OF-TANGENCY (PT); S67°21'31"W. 601.01 FEET TO A POINT-OF-CURVATURE (PC): NORTHWESTERLY, 328.66 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 413.40 FEET, A CENTRAL ANGLE OF 45°33'02" AND A CHORD THAT BEARS N89°51'58"W, 320.07 FEET) TO A POINT-ON-CURVE (POC); THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CALLE NORTENA, N.W., N13°38'32"E, 107.87 FEET TO THE MOST SOUTHERLY CORNER OF LOT 44, BLOCK 1, UNIT 27 OF VOLCANO CLIFFS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION BERNALILLO COUNTY, NEW MEXICO, OCTOBER 1971" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY. NEW MEXICO ON NOVEMBER 15, 1971 IN VOLUME D4, FOLIO 173 AS INSTRUMENT NUMBER 71 56657; THENCE ALONG THE EASTERLY BOUNDARY OF

86 5900s

VACATION AND SUBDIVISION PLAT FOR

RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



RESERVED FOR COUNTY CLERK

DESCRIPTION (Cont'd.)

THENCE, N84°15'44"E, 265.00 FEET; THENCE, N38°42'17"W, 150.02 FEET TO THE NORTHEAST CORNER OF UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION, A POINT ON THE SOUTHERLY BOUNDARY OF THE TOWN OF ALAMEDA GRANT; THENCE ALONG SAID SOUTHERLY BOUNDARY, S89°40'00"E, 750.03 FEET TO A 1/2 MILE STONE; THENCE, S89°41'01"E, 1080.94 FEET TO THE CLOSING CORNER (BRASS CAP IN PLACE) COMMON TO SECTIONS 13 AND 14, T11N, R2E, N.M.P.M., WITH THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT; THENCE, S89°43'14"E, 863.01 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY BOUNDARY OF THE TOWN OF ALAMEDA GRANT, NOO°18'54"E, 739.82 FEET; THENCE, S89°48'27"E, 302.97 FEET; THENCE, NOO°18'54"E, 254.06 FEET; THENCE, S89°48'27"E, 559.82 FEET; THENCE, NOO°18'54"E, 486.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD, N.W., (EXISTING 96' R/W); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY, 151.67 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 2957.00 FEET, A CENTRAL ANGLE OF 02°56'20" AND A CHORD THAT BEARS N25°07'09"E, 151.66 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, N26°35'19"E, 330.98 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF UNPLATTED LANDS OF U.N.M.; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY BOUNDARY, \$89°48'27"E, 689.40 FEET; THENCE ALONG THE EASTERLY BOUNDARIES OF LANDS OF U.N.M. AND TRACT 5, PARADISE VALLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PARADISE VALLEY TRACTS 1-A, 2-A, 3-A, 3-B, 4 AND 5 BERNALILLO COUNTY NEW MEXICO" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 9, 1984 IN VOLUME C23, FOLIO 47 AS INSTRUMENT NUMBER 84 9662, NOO°18'54"E, 1394.18 FEET; THENCE, S89°48'27"E, 4.65 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD, N.W.; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY, 346.30 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 1401.14 FEET, A CENTRAL ANGLE OF 14°09'40" AND A CHORD THAT BEARS \$50°02'57"E, 345.42 FEET) TO THE END OF CURVE; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD, N.W., SOO°20'12"W, 1586.36 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 24B, EAGLE RANCH: THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT 24B, \$89°39'48"E, 132.09 FEET TO THE SOUTHWEST CORNER OF ALBUQUERQUE WEST SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "ALBUQUERQUE WEST A SUBDIVISION IN PARADISE HILLS DEVELOPMENT" FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 21, 1984 IN VOLUME C25, FOLIO 138 AS INSTRUMENT NUMBER 84 89100; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF ALBUQUERQUE WEST SUBDIVISION, S71°15'07"E, 231.20 FEET; THENCE, S62°29!21"E, 473.25 FEET; THENCE, S51°44'41"E, 185.00 FEET; THENCE, S74°14'41"E, 625.00 FEET; THENCE, S45°44'41"E, 240.00 FEET; THENCE, S69°44'41"E, 300.00 FEET; THENCE, SOO°20'19"W, 669.75 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE TOWN OF ALAMEDA GRANT; THENCE ALONG SAID SOUTHERLY BOUNDARY, S89°37'44"E, 380.00 FEET TO THE CLOSING CORNER (BRASS CAP IN PLACE) COMMON TO SECTION 13, T11N, R2E, AND SECTION 18, T11N, R3E, N.M.P.M., WITH THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT; THENCE, S89°44'41"E, 1517.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COORS ROAD, N.W. (NMSR NO. 448); THENCE LEAVING SAID GRANT BOUNDARY AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COORS ROAD, N.W., S40°54'49"W, 858.31 FEET TO A POINT-OF-CURVATURE (PC); THENCE, SOUTHWESTERLY, 1790.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 3897.72 FEET, A CENTRAL ANGLE-OF 26°19'00" AND A CHORD THAT BEARS S27°45'19"W, 1774.58 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S14°35'49"W, 564.33 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTION 24, T11N, R2E AND SECTION 19, T11N, R3E, N.M.P.M.; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF COORS ROAD, N.W., AND ALONG SAID SECTION LINE, NOO°16'46"E, 814.16 FEET TO THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THE ABOVE DESCRIBED ENCLOSURE CONTAINS 786.0053 ACRES, MORE OR LESS.

SHEET 2 OF 11

DATE:
DEC., 1985

SCALE:
1"= 200'

DESIGNED:
C.S.C.

DRAWN:
C.S.C.

DRAWN:
C.S.C.

JOB NO.:
73-25-125

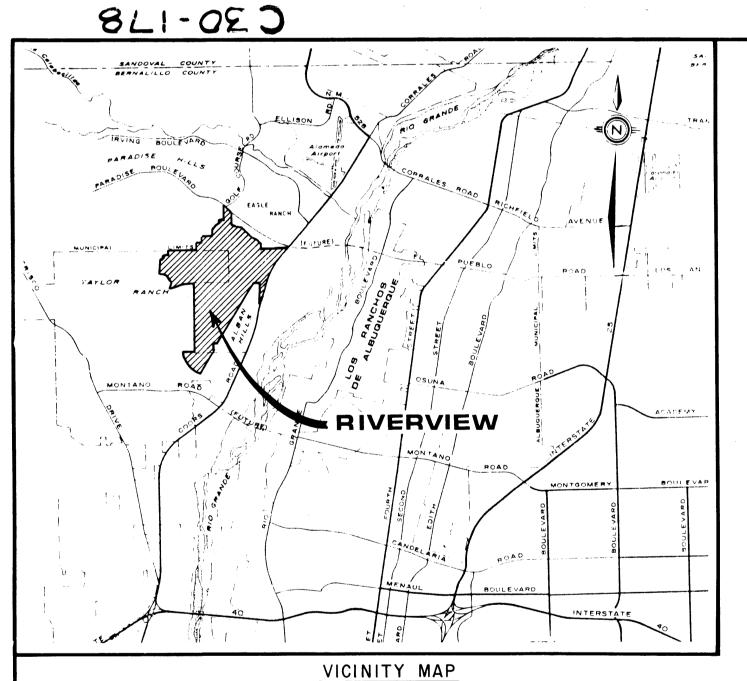
PO Box 1328

Corrales N.M. 87048

C30-178

Butter, 18

 A_{ij}



SUBDIVISION DATA

of 20

DATE OF SURVEY.....SEE NOTE 4

NOT TO SCALE

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

WATER AND SANITARY SEWER AVAILABILITY,
FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
PARK AND OPEN SPACE REQUIREMENTS,
DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION
THE SUBDIVISION DESCRIBED HEREO

THE SUBDIVISION DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT: ALL 10' UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF ELECTRICAL POWER AND COMMUNICATION SERVICES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE (BOTH SURFACE AND SUB-SURFACE), AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; AND ALL ACCESS, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNERS AND/OR PROPRIETORS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION, N46°43'44"E, 334.95 FEET;

THENCE, NO2°11'16"W, 215.04 FEET; THENCE, N35°25'16"W, 235.03 FEET;

THENCE, N58°17'16"W, 360.03 FEET; THENCE, N28°35'16"W, 480.07 FEET;

THENCE, N23°51'44"E, 415.06 FEET; THENCE, N21°59'16"W, 240.04 FEET;

THENCE, N88°57'44"E, 195.00 FEET; THENCE, N16°42'16"W, 295.05 FEET;

BELLAMAH COMMUNITY DEVELOPMENT
A NEW MEXICO DE ERA PARTNERSHIP

BY:
D.T. ROBERTSON, SENIOR VICE-PRESIDENT
AND REGIONAL MANAGER

STATE OF NEW MEXICO) SS

THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS DAY OF 1986, BY D.T. ROBERTSON, SENIOR VICE-PRESIDENT AND REGIONAL MANAGER OF BELLAMAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF, OF SAID PARTNERSHIP.

MY COMMISSION EXPIRES: 12-15-80

A NEW MEXICO GENERAL PARTNERSHIP

AL 9...

STATE OF NEW MEXICO () SS

PROJEWELL PARTNERSHIP

THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS ... DAY OF , 1986, BY CHARLIE ROMERO AND ALAN IVENNER FOR PROJEWELL PARTNERSHIP, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAI'D PARTNERSHIP.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

: WILLIAM MANN

BY: MOUNT FRANCIS ROCCO

MARIAN FRANCIS ROCCO

BY: PATRICIA R. ZURIS

STATE OF NEW MEXICO)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF 1986, BY WILLIAM F. MANN, MARIAN FRANCIS ROCCO, STANLEY P. ZURIS AND PATRICIA R. ZURIS.

BY: NOTARY PUBLIC

MY COMMISSIN EXPIRES: 12-15-89

SURVEYOR'S CERTIFICATION

I, L.A. CARLETON, JR., HEREBY AFFIRM THAT I AM A DULY QUALIFIED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS OF RECORD READILY AVAILABLE TO A LAND SURVEYOR AND MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

-L.A. CARLETON, R. N.M.B.L.S. NO. 72

STATE OF NEW MEXICO) SS

THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF MARCH, 1986 BY L. A. CARLETON, JR.



OFFICIAL SEAL
RICHARD D. QUINTANA
NOTARY PUBLIC - MEW MEXICO
MOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 3/25/89

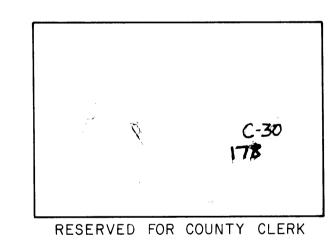
SUBDIVISION PLAT FOR RIVERVIEW

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT ("PROJECTED" SECTION 13, T11N, R2E, N.M.P.M.)
AND

VACATION AND

SECTIONS 13, 14, 23, 24, 25 & 26, T11 N, R2E & SECTIONS 18 & 19, T11 N, R3E, N.M.P.M.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MAY, 1986



APPROVALS

12-15-89

SUBDIVISION PLAT CONDITIONS: FILED 7-27-86 DOC. NO. 659004

VOLUME MISC 367AFOLIO 269-281

Z82-283

SUBDIVISION CASE NUMBER 5-85-59

SUBDIVISION CASE NUMBER 5-85-59

CITY PLANNER, ALBUQUERQUE, BERNALILLO CO. PLANNING DIV.

DATE

PARKS AND RECREATION DEPARTMENT

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT

CITY ENGINEER ENGINEERING DIVISION

DATE

ALBUQUERQUE ME ROPOLITM ARROYO FLOOD CONTROL AUTH.

DATE

C1-6-86

DATE

C1-6-86

DATE

PROPERTY MANAGEMENT

NEW MEXICO UTILITIES, INC. 1), 2)

MOUNTAIN BELL 2)

POBLIC SERVICE CO. OF NEW MEXICO 2)

GAS COMPANY OF NEW MEXICO 2)

1) SEE NOTE 5

2) SEE NOTE 13





SHEET I OF II

DEC., 1985

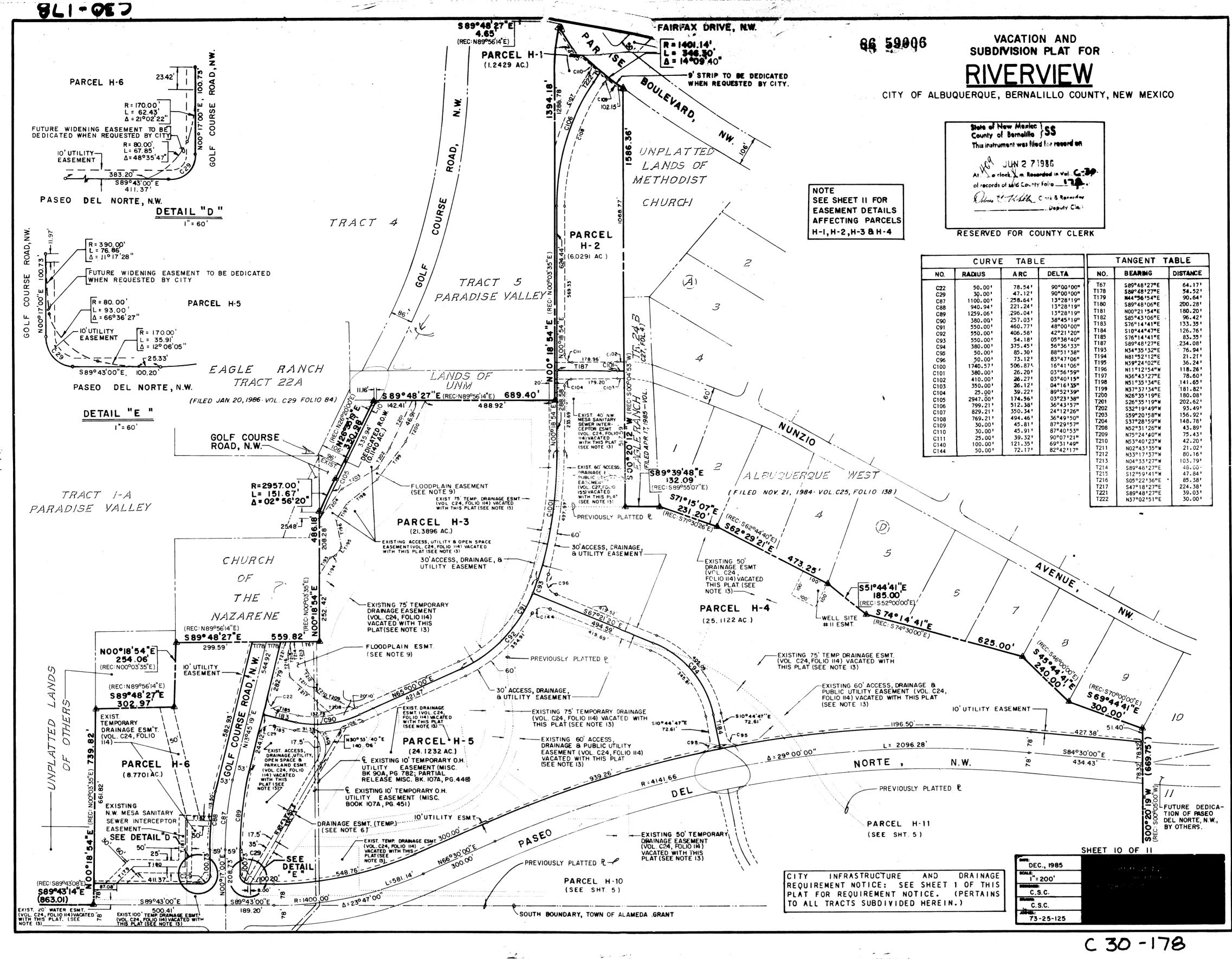
SCALE:
N/A

DESIGNED:
C.S.C.

DRAWN:
C.S.C.

JOB NO:
73-25-125

3.3.86



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