

Preliminary Plat

Sevano Place Subdivision

Comprised of
Lots 13, 18 through 20 and Remaining
Portions of Lots 14 Thru 17, Block 29, North Albuquerque
Acres, Tract A, Unit B
with
Projected Section 13, Township 11 North, Range 3 East, NMPM
The Elena Gallegos Grant
City of Albuquerque, Bernalillo County, New Mexico
March 2014

Legend

●	RECORD BEARINGS AND DISTANCES
○	FOUND MONUMENT AS INDICATED
▲	SET BY NEW MARKER "S 14271"
▲	UNLESS INDICATED OTHERWISE
▲	SET CENTERLINE MONUMENT
1-P1	LOT NUMBER

Legal

A CERTAIN PARCEL OF LAND, BEING COMPRISED OF LOTS 13, 18 THRU 20 AND REMAINING PORTIONS OF LOTS 14 THROUGH 17, BLOCK 29, OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, SITUATE WITHIN SECTION 13, T11N, R3E, NMPM, AS PROJECTED INTO THE ELENA GALLEGOS GRANT, COUNTY OF BERNALILLO, NEW MEXICO, AND BEING DESIGNATED AS "SEVANO PLACE SUBDIVISION" AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN BOOK D, PAGE 130, SAID PARCEL IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED WITH A P.K. NAIL, WHENCE A TIE TO ACS MONUMENT 9, C18 BEARS S 74°41'55" W, A DISTANCE OF 2082.24 FEET;
THENCE, FROM SAID POINT OF BEGINNING, N 0°12'28" E, A DISTANCE OF 497.98 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED WITH A 1/2" REBAR;
THENCE, S 89°47'03" E, A DISTANCE OF 165.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";
THENCE, S 0°12'28" W, A DISTANCE OF 32.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";
THENCE, S 89°47'03" E, A DISTANCE OF 419.92 FEET TO A POINT OF CURVATURE, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";
THENCE, S 89°47'03" E, A DISTANCE OF 165.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";
THENCE, S 0°12'28" W, A DISTANCE OF 32.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";
THENCE, S 89°47'03" E, A DISTANCE OF 419.92 FEET TO A POINT OF CURVATURE, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";
THENCE, 471.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA OF 90°02'14", AND A CHORD BEARING OF S 45°13'124" W, A DISTANCE OF 42.44 FEET, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", TO AN ANGLE POINT;
THENCE, S 0°12'17" W, A DISTANCE OF 381.28 FEET TO A POINT OF CURVATURE, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";
THENCE, 471.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA OF 90°02'14", AND A CHORD BEARING OF S 45°13'124" W, A DISTANCE OF 42.44 FEET, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", TO AN ANGLE POINT;
THENCE, S 0°14'31" W, A DISTANCE OF 30.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";
THENCE, N 89°45'29" W, A DISTANCE OF 579.92 FEET TO THE POINT OF BEGINNING, CONTAINING 6.6198 ACRES (288.359 SQ. FT.) MORE OR LESS.

CURVE TABLE					LINE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA
C1	39.27	25.00'	89°59'20"	35.35'	S 44°47'23" E	C10	39.30'	25.00'	90°04'02"
C2	47.14	30.00'	90°02'14"	42.44'	S 45°13'244" W	C11	39.24'	25.00'	89°55'58"
C3	39.27	25.00'	89°59'31"	35.35'	S 44°47'17" E	C12	39.27'	25.00'	90°00'29"
C4	39.27	25.00'	90°00'40"	35.36'	N 45°12'337" E	C13	39.27'	25.00'	89°59'20"
C5	39.24	25.00'	89°55'47"	35.33'	N 44°45'337" W	C14	39.30'	25.00'	90°04'13"
C6	39.34	25.00'	90°09'06"	35.40'	S 45°11'57" W	C15	39.30'	25.00'	89°59'20"
C7	39.20	25.00'	89°50'54"	35.31'	S 44°48'03" E	C16	76.24'	48.50'	90°04'13"
C8	39.34	25.00'	90°09'06"	35.40'	N 45°11'57" E	C17	76.13'	48.50'	89°55'58"
C9	39.20	25.00'	89°50'54"	35.31'	N 44°48'03" W	C18	48.50'	90°00'29"	68.55'

Easement Notes

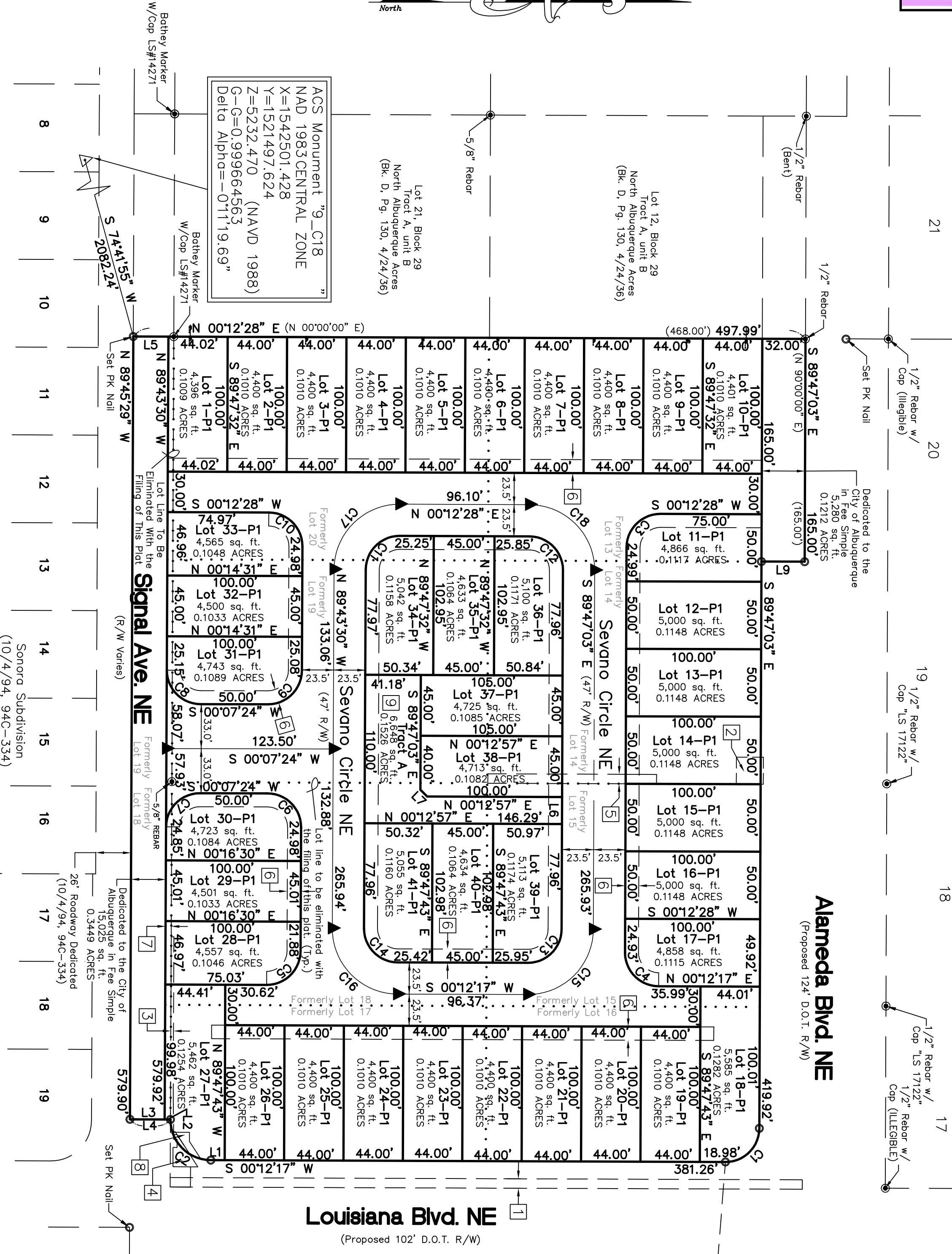
- 1 EXISTING 7' UTILITY EASEMENT (9/9/60, D562-289)
- 2 EXISTING 20'X20' EASEMENT AGREEMENT (5/22/2000, A5-9163)
- 3 EXISTING RIGHT OF WAY EASEMENT (1/6/89, 7014-185)
- 4 EXISTING US WEST & PNM EASEMENT (10/23/96, 96-28-5758)
- 5 EXISTING 7' UTILITY EASEMENT (10/1/79, 723-603) TO BE VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 6 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 7 EXISTING ROADWAY EASEMENT (04/24/30, D-130) TO BE VACATED WITH THE FILING OF THIS PLAT
- 8 EXISTING CENTURILINK EASEMENT (01/08/2014, DOC, NO. 2014001747)
- 9 TRACT A - LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

Disclosure Statement

- THE PURPOSE OF THIS PLAT IS TO:
- 1. CREATE 41 RESIDENTIAL LOTS AND 1 TRACT.
 - 2. DEDICATE RIGHT-OF-WAY FOR ALAMEDA BLVD N.E. AND SIGNAL AVENUE, N.E.
 - 3. GRANT EASEMENTS AS SHOWN HEREON.
 - 4. LOT LINES TO BE ELIMINATED SHOWN AS THUS,
 - 5. VACATE EASEMENTS AS SHOWN HEREON.
 - 6. VACATE ROADWAY EASEMENTS AS SHOWN HEREON.

Benchmark

ACS MONUMENT "10, C18" HAVING AN ELEVATION OF 5222.090 (NAVD 88).



OWNER _____ DATE _____

CITY SURVEYOR: CITY OF ALBUQUERQUE _____ DATE _____
GLEN HAKIN P.S.