D9-104

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CARSON — GRANDE

An Addition to the City of Albuquerque
Within the Town of Albuquerque Grant
Albuquerque, Bernalillo County, New Mexico
Zone Atlas Map H/J—13
January, 1979

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
APR 19 1979
At 1 o'clock P.M. Recorded in Vol. D9
of records of said County Folio 104
Clerk & Recorder
Deputy Clerk

Drainage

This Subdivision shall be Developed in accordance with the Approved Construction Drawings, and the Drainage Management Plan and Report prepared by Leverton Engineering, Inc.

Site Data

Area = 5.9351 Acres
No. of Lots = 70
Public Street = 0.15 Miles

Note:

Areas lettered and cross-hatched are communally owned tracts and are dedicated by this plat to water, sewer, drainage management and other public utility easements. Tract "M" is further dedicated as an access easement to serve lots 68 & 69.

Vicinity Map

Dedication

The plat and subdivision of the land shown and described hereon is with the free consent and in accordance with the desires of the undersigned owner thereof, and said owner does hereby dedicate to the public the rights of ways shown hereon for streets and alleys, and does hereby dedicate the easements shown for the purposes shown including the right of ingress and egress and the right to trim interfering trees.

Description

A tract of land in the City of Albuquerque, Bernalillo County, New Mexico, within the Town of Albuquerque Grant, comprising Tracts 322-1 and 322-2 as the same are shown and designated on the Middle Rio Grande Conservancy District Property Map No. 35; together with tracts 289-a-1-b, 289-a-1-a-1, 289-a-1-a-2, 289-a-2, 289-a-3-a, 289-a-3-b, 295-a, 295-b, and 296 as the same are shown and designated on the Middle Rio Grande Conservancy District Property Map No. 38; said tracts being combined and more particularly described as follows:

Beginning at the southeast corner of the tract herein described, a point on the westerly line of Rio Grande Blvd. NW and the northerly line of Carson Rd. NW, said southeast corner bearing the New Mexico State Plane Coordinates of X= 374,316.50 and Y= 1,492,198.79, Central Zone, and running thence using grid bearings and ground distances, N 86° 08' 52" W along said northerly line of Carson Road NW a distance of 387.28'; thence N 01° 16' 29" W 90.42'; thence N 02° 15' 23" W 71.74'; thence N 83° 10' 52" W 78.97'; thence N 83° 43' 51" W 135.02' to a point on the easterly line of the Middle Rio Grande Conservancy District Alameda Drain; thence northeasterly along the arc of a curve concave to the northwest having a radius of 346.25' and along the easterly line of said Alameda Drain a distance of 159.92'; thence N 06° 01' 49" E along said easterly line of the Alameda Drain 168.90' to the northwest corner, a point on the southerly line of Zearing Avenue NW; thence N 87° 22' 07" E along said southerly line of Zearing Avenue NW 518.75' to the northeast corner, a point on the westerly line of Rio Grande Blvd. NW; thence along said westerly line of Rio Grande Blvd. NW as follows: S 00° 54' 27" E 119.82', S 02° 23' 24" E 151.32', S 01° 35' 42" E 252.77' to the southeast corner and point of beginning.

Containing 5.9351 Acres.

Coda Roberson Construction Company, Inc
By Coda C. Roberson, President — Attest: Virgil H. Stovall, Secretary

State of New Mexico } SS
County of Bernalillo }

The foregoing instrument was acknowledged before me this 23 day of Feb. 1979
By Coda C. Roberson and Virgil H. Stovall on Behalf of Roberson Construction Company, Inc.

My Commission Expires 6-30-79

Miriam L. Bach
Notary Public

Surveyor's Certification

I, under the laws of New Mexico, certify that I am a Registered Land Surveyor and that this plat was prepared by me or under my supervision and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and accurate to the best of my knowledge and belief.

2-15-79
John G. Leverton
New Mexico PE & LS No. 1874

STATE OF NEW MEXICO — JOHN G. LEVERTON No. 1874 — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

Approvals

Property Management Division, City of Albuquerque, New Mexico	12-15-79 Date
S-78-50 Planning Director, City of Albuquerque, New Mexico	4-13-79 Date
Public Service Company of New Mexico	Jan. 11-1979 Date
Mountain States Telephone & Telegraph Company	1-31-1979 Date
Gas Co. of New Mexico	1-11-79 Date
Director of Parks and Recreation, City of Albuquerque, N.M.	4/9/79 Date
Asst. City Engineer, Hydrology & for AMAFCA	2/14/79 Date
City Engineer, City of Albuquerque, N.M.	4/10/79 Date
Traffic Engineer, City of Albuquerque, N.M.	2-13-79 Date
Chief Surveyor, City of Albuquerque, N.M.	Feb 13, 1979 Date
Water Resources Dept., City of Albuquerque, N.M.	2-22-79 Date

LEVERTON ENGINEERING

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