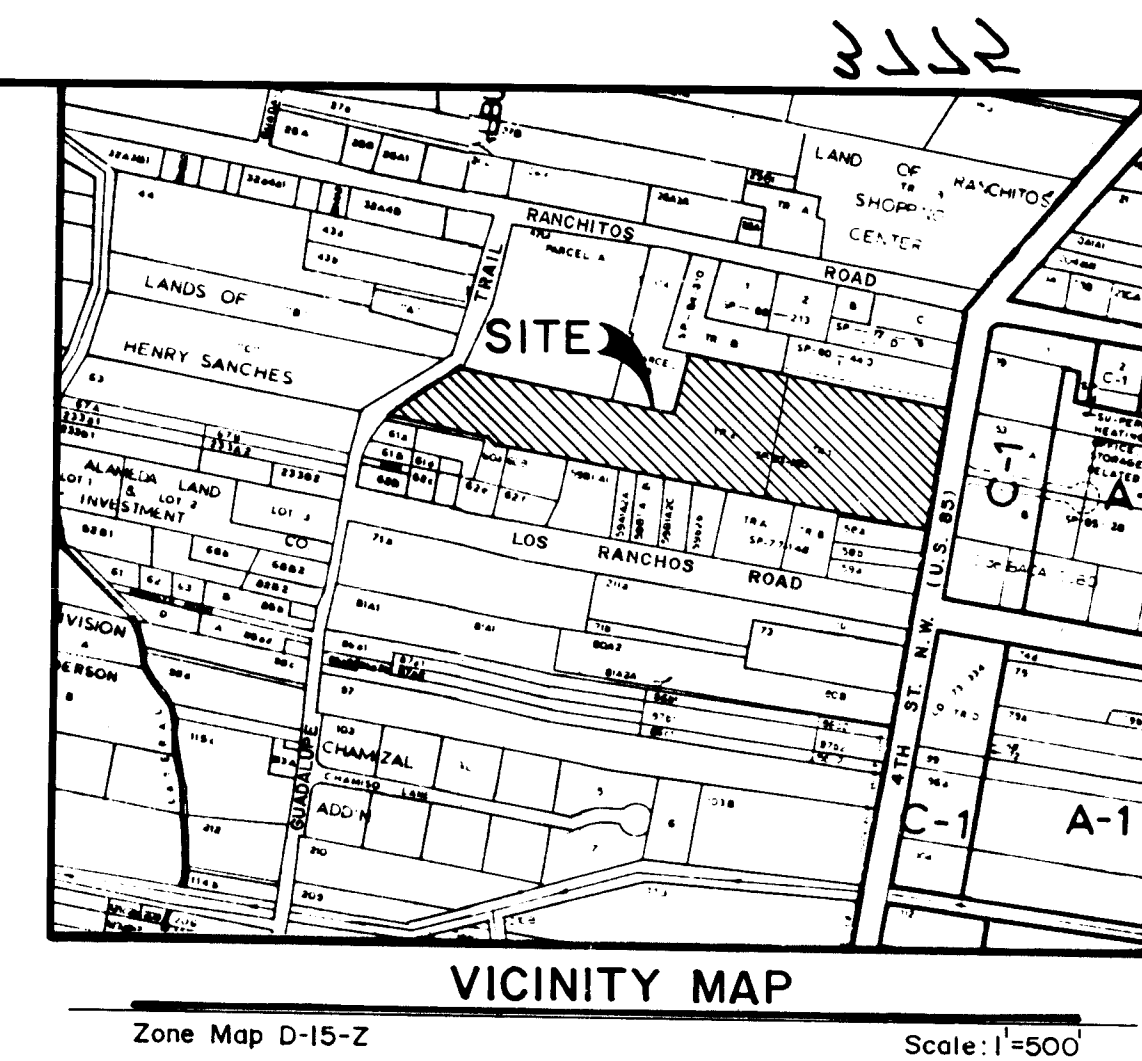




EL LLANO ESTATES

VILLAGE OF LOS RANCHOS  
DE ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

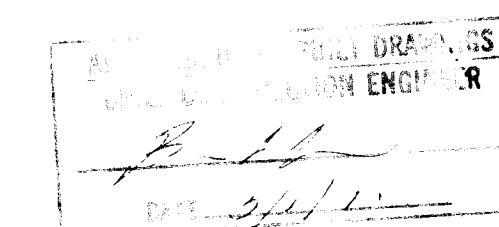
STREET IMPROVEMENTS  
&  
WATER LINE EXTENSION

NOTES

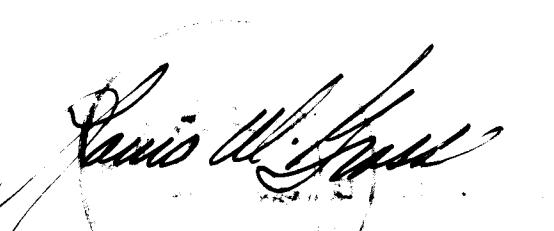
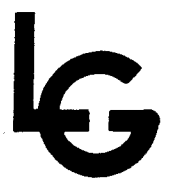
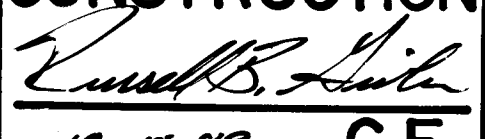
1. TWO (2) working days prior to any excavation, contractor must contact Line Locating Service at 765-1234.
2. All items shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, 1986 (Amendments 1, 2 & 3).
3. Contractor shall conform to the City of Albuquerque Standard Dvgs. 2301, 2320, 2326, 2328, 2333, 2340, 2361, 2362, 2363, 2366, 2367, 2368, 2405 & 2407.
4. Contractor shall obtain Barricading Permit from N.M. State Highway Dept. at 841-2700 and submit a Traffic Control Plan Three (3) days in advance of lane closures.
5. Contractor shall adhere to Section 19 of The City of Albuquerque Standard Specifications for Public Works, 1986 (Amendments 1, 2 & 3).
6. Contractor must allow one lane south bound open during construction. Contractor shall limit construction operation with in the right of way of Fourth Street N.W. to no more than Three (3) working days.
7. Contractor shall be responsible for the coordination with the Water Systems Division, for the execution of the Valve Shut-off Plan. This coordination must be done not less than three (3) working days in advance of any work that may affect the existing water utilities.

INDEX

- 1.....TITLE
- 2.....PLAT
- 3.....PLAN & PROFILE
- 4.....VALVE SHUT-OFF PLAN



26 37750190

|                                                                                                                     |                                                                                                                                                                                                                                   |                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <br>3/20/89<br>REVISOR 3/20/89 | <br>LOUIS GROSS & ASSOC., INC.<br>Consulting Civil Engineers<br>925 6th Street N.W., Suite 3<br>Albuquerque, N. Mex. 87102<br>(505) 243-6353 | APPROVED FOR<br>CONSTRUCTION<br><br>12-18-89 C.E. |
|                                                                                                                     | 3775                                                                                                                                                                                                                              | SHEET 1 OF 4                                                                                                                           |

L.G. Job No. 388



EL LLANO ESTATES  
VILLAGE OF LOS RANCHOS  
DE ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 1988

VICINITY MAP

Zone Map D-15-Z Scale: 1"=500'

SUBDIVISION DATA

1. Zone Atlas Index No. D - 15
2. Number of Lots Existing - 2
3. Number of Lots Proposed - 10
4. Number of Dwelling Units Existing - 7
5. Number of Dwelling Units Proposed - 10
6. Gross area of Subdivision - 7.5469 acres
7. Minimum Lot Area - 0.5083 acres net
8. Maximum Lot Area - 1.5226 acres net

NOTES

1. This plat was compiled from existing records and field work was performed.
2. Bearings shown are New Mexico State Plane Grid Bearings (Central Zone). Distances are ground. Record bearings are shown in parenthesis.
3. The purpose of this plat is to replat Tracts 1 and 2, B & L Subdivision as shown on the plat filed in the Office of the Bernalillo County Clerk on December 16, 1983 in Volume C 22, Folio 168 to create Lots 1 through 10, El Llano Estates, to grant egress - ingress easements, utility easements, and irrigation easements.
4. This plat recites the statement "10 foot easement for public roadway to be dedicated when requested by appropriate government body" as shown on the B & L Subdivision as filed in the Office of the Bernalillo County Clerk on December 16, 1983 in Volume C 22, Folio 168.
5. City of Albuquerque Sanitary Sewer Service is currently not available to these properties. When available, the owners of Lots 1, 2, 3, 4, 5, 7, 8, 9 & 10 shall cause sanitary sewer service to be installed to each lot. The share for each lot owner shall be one ninth of the total costs of the engineering and construction of the sanitary sewer mains and appurtenances.

DESCRIPTION

A certain tract of land situate in Section 20 & 21, T 11 N, R 3 E, N.M.P.M., Village of Los Ranchos de Albuquerque, Bernalillo County, New Mexico being Tracts 1 and 2 as the same is shown and designated on the plat of B & L Subdivision filed in the Office of the Bernalillo County Clerk on December 16, 1983 in Volume C 22, Folio 168 and more particularly described as follows:

Beginning at the northeast corner of the tract herein described being the northeast corner of the B & L Subdivision also being a point on the West line of 4th Street N.W. (U.S. Highway No. 85) from which point the projected corner common to Sections 16, 17, 20 and 21, T 11 N, R 3 E, N.M.P.M. bears N 53 deg 44' 26" W a distance of 1578.00 feet and an A.C.S. aluminum cap stamped "10-15 1985" bears N 15 deg 04' 02" E a distance of 297.86 feet; THENCE,

S 09 deg 31' 56" W 319.75 feet along the West line of 4th Street N.W. to the southeast corner of the tract herein described also being the southeast corner of the B & L Subdivision; THENCE,

N 79 deg 35' 41" W 237.97 feet to a point on the South boundary of the tract herein described also being a point on the South boundary of the B & L Subdivision; THENCE,

N 79 deg 19' 05" W 885.49 feet to a point of the South boundary of the tract herein described also being a point on the South boundary of the B & L Subdivision; THENCE,

N 60 deg 01' 57" W 34.15 feet to a point on the South boundary of the tract herein described also being a point on the South boundary of the B & L Subdivision; THENCE,

N 80 deg 50' 30" W 259.81 feet to the southwest corner of the tract herein described also being the southwest corner of the B & L Subdivision and a point on the east line of Guadalupe Trail N.W.; THENCE,

N 54 deg 16' 07" E 229.75 feet along the east line of Guadalupe Trail N.W. to the northwest corner of the tract herein described also being the northwest corner of the B & L Subdivision; THENCE,

S 78 deg 26' 46" E 543.83 feet to an angle point on the North boundary of the tract herein described also being an angle point on the North boundary of the B & L Subdivision; THENCE,

N 14 deg 20' 43" E 158.77 feet to an angle point on the North boundary of the tract herein described also being an angle point on the North boundary of the B & L Subdivision; THENCE,

S 79 deg 15' 26" E 695.90 feet to the point of beginning.

Containing 7.5469 acres more or less.

NOW COMPRISING LOTS 1 THROUGH 10, EL LLANO ESTATES.

FREE CONSENT

We, the undersigned owners of the property shown hereon, affirm that this plat is our plan of subdivision with our free consent and in accordance with our desires. All easements shown hereon are granted for the specific use as designated.

*Louis W. Gross* 12-22-88  
Louis W. Gross, Owner Date  
*Wilhelmina K. Gross* 12-22-88  
Wilhelmina K. Gross, Owner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this 12th day of December, 1988 by Louis W. Gross and Wilhelmina K. Gross. *R. H. C. Carter, Notary Public*  
My commission expires 2-26-91

APPROVED & ACCEPTED BY:

Mayor, Village of Los Ranchos de Albuquerque Date  
Clerk, Village of Los Ranchos de Albuquerque Date  
Middle Rio Grande Conservancy District Date  
*Barbara B. Bynum* 1-13-89  
Public Service Company of New Mexico Date  
*QB. Anderson - SEN* 3-13-89  
Mountain Bell Date  
*Joe Burleson* 12-22-88  
Gas Company of New Mexico Date  
*James S. Sarnillo* 3-3-89  
Jones Intercoable Date

TAX CERTIFICATION

I hereby certify that the property taxes for the tract shown hereon have been paid for the ten years preceding January 1, 1988.  
*Michael J. Smith* 12-22-88  
New Mexico Title Company Date

SURVEYORS CERTIFICATE

I, Duane L. Logan, under the laws of New Mexico, affirm that I am a registered land surveyor and certify that this plat was prepared by me or under my directions. Said plat shows all easements of record, is in accordance with the laws of the State of New Mexico and applicable subdivision ordinances and is true and accurate to the best of my knowledge and belief.

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

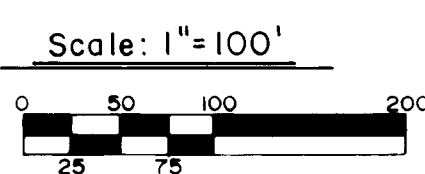
The foregoing instrument was acknowledged before me this 21st day of December, 1988 by Duane L. Logan.  
NOTARY PUBLIC *R. H. C. Carter*  
My commission Expires 2-26-91

LOUIS GROSS & ASSOC., INC. File # 388  
Consulting Civil Engineers Date: Nov. 88  
825 4th Street N.W. Suite 3 Drawn: LCG  
Albuquerque, N. Mex. 87102 Sheet 1 of 2  
15051 243-6553

EL LLANO ESTATES  
VILLAGE OF LOS RANCHOS  
DE ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 1988

| CURVE TABLE    |            |         |        |        |        |
|----------------|------------|---------|--------|--------|--------|
| N <sup>o</sup> | Δ          | R       | L      | T      | C      |
| C-1            | 88°47'22"  | 25.00'  | 38.74' | 24.48' | 34.98' |
| C-2            | 91°12'38"  | 25.00'  | 39.80' | 25.53' | 35.73' |
| C-3            | 58°11'12"  | 40.00'  | 40.62' | 22.26' | 38.90' |
| C-4            | 77°29'34"  | 40.00'  | 54.10' | 32.10' | 50.07' |
| C-5            | 111°42'03" | 40.00'  | 77.98' | 58.97' | 66.21' |
| C-6            | 67°22'49"  | 25.00'  | 29.40' | 16.67' | 27.74' |
| C-7            | 12°50'15"  | 100.00' | 22.41' | 11.25' | 22.36' |
| C-8            | 12°50'14"  | 120.00' | 26.89' | 13.50' | 26.83' |
| C-9            | 12°50'45"  | 80.00'  | 17.94' | 9.01'  | 17.90' |

| LINE TABLE     |               |          |
|----------------|---------------|----------|
| N <sup>o</sup> | BEARING       | DISTANCE |
| L-1            | S 10°44'34" W | 20.00'   |
| L-2            | N 77°25'27" W | 34.01'   |
| L-3            | S 79°15'26" E | 126.49'  |
| L-4            | S 79°15'26" E | 131.77'  |
| L-5            | S 79°15'26" E | 157.08'  |
| L-6            | S 79°15'26" E | 154.36'  |
| L-7            | S 79°15'26" E | 157.09'  |
| L-8            | S 79°15'26" E | 154.53'  |
| L-9            | S 79°15'26" E | 30.16'   |
| L-10           | S 79°15'26" E | 160.11'  |

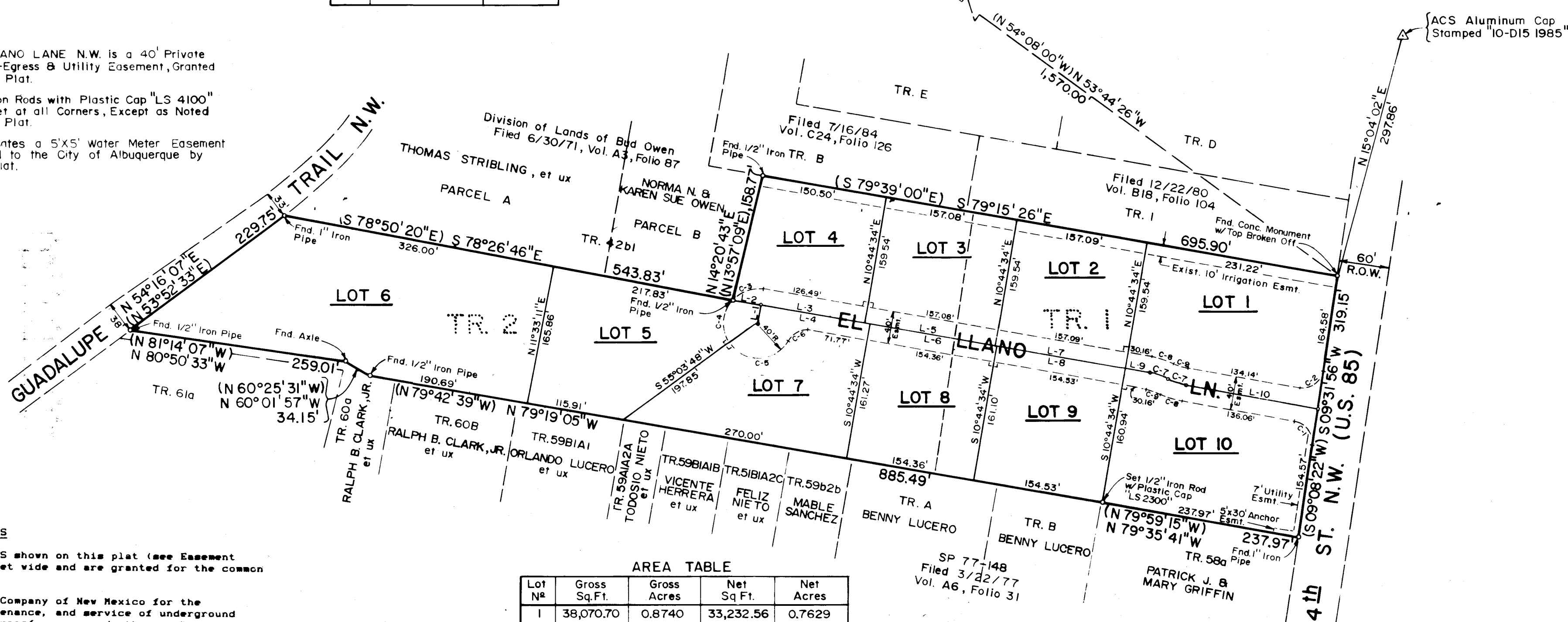


Tie to corner common to Sections 16, 17, 20 & 21, Township 11 North, Range 3 East, as shown on Bernalillo County survey sheet N<sup>o</sup> 16, shown for informational purposes only.

NOTES

1. EL LLANO LANE N.W. is a 40' Private Ingress-Egress & Utility Easement, Granted by this Plat.
2. 5/8" Iron Rods with Plastic Cap "LS 4100" were Set at all Corners, Except as Noted on this Plat.
3. indicates a 5'x5" Water Meter Easement Granted to the City of Albuquerque by this Plat.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12



PUBLIC UTILITY EASEMENTS

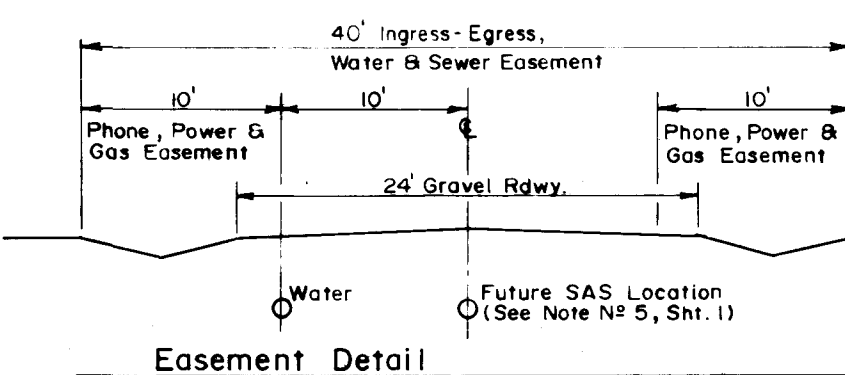
PUBLIC UTILITY EASEMENTS shown on this plat (see Easement Detail) are ten (10) feet wide and are granted for the common and joint use of:

- A. The Public Service Company of New Mexico for the installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Mountain Bell for the installation, maintenance, and service of all telephone lines, switching equipment and other related equipment and facilities reasonably necessary to provide telephone service.
- D. Jones Intercoable for the installation, maintenance, and service of such line, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. The City of Albuquerque, New Mexico for the installation, maintenance, and service of underground water lines and sewer lines and other related facilities reasonably necessary to provide water and sewer services.

Included is the right of ingress and egress for the construction and maintenance and the right to trim interfering trees and shrubs. Also included is the right to install and maintain service lines.

AREA TABLE

| Lot N <sup>o</sup> | Gross Sq. Ft. | Gross Acres | Net Sq. Ft. | Net Acres |
|--------------------|---------------|-------------|-------------|-----------|
| 1                  | 38,070.70     | 0.8740      | 33,232.56   | 0.7629    |
| 2                  | 25,062.77     | 0.5754      | 21,920.98   | 0.5032    |
| 3                  | 25,061.21     | 0.5753      | 21,919.61   | 0.5032    |
| 4                  | 24,794.16     | 0.5692      | 21,791.96   | 0.5003    |
| 5                  | 31,687.18     | 0.7274      | 30,265.30   | 0.6948    |
| 6                  | 66,323.20     | 1.5226      | 66,323.20   | 1.5226    |
| 7                  | 31,031.79     | 0.7124      | 26,454.58   | 0.6073    |
| 8                  | 24,880.08     | 0.5712      | 21,793.15   | 0.5003    |
| 9                  | 24,882.14     | 0.5712      | 21,791.81   | 0.5003    |
| 10                 | 36,950.25     | 0.8483      | 32,116.90   | 0.7373    |



SURVEYORS CERTIFICATE

I, Duane L. Logan, under the laws of New Mexico, affirm that I am a registered land surveyor and certify that this plat was prepared by me or under my directions. Said plat shows all easements of record, is in accordance with the laws of the State of New Mexico and applicable subdivision ordinances and is true and accurate to the best of my knowledge and belief.

*Duane L. Logan*  
Duane L. Logan  
N.M. P.E. & L.S. No. 2300

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this 21st day of December, 1988 by Duane L. Logan.  
NOTARY PUBLIC *R. H. C. Carter*  
My commission Expires 2-26-91

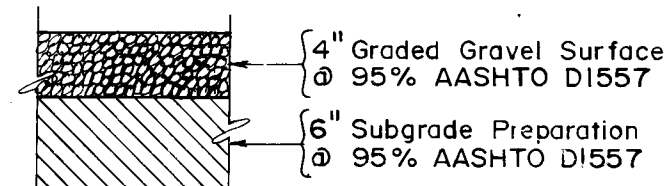
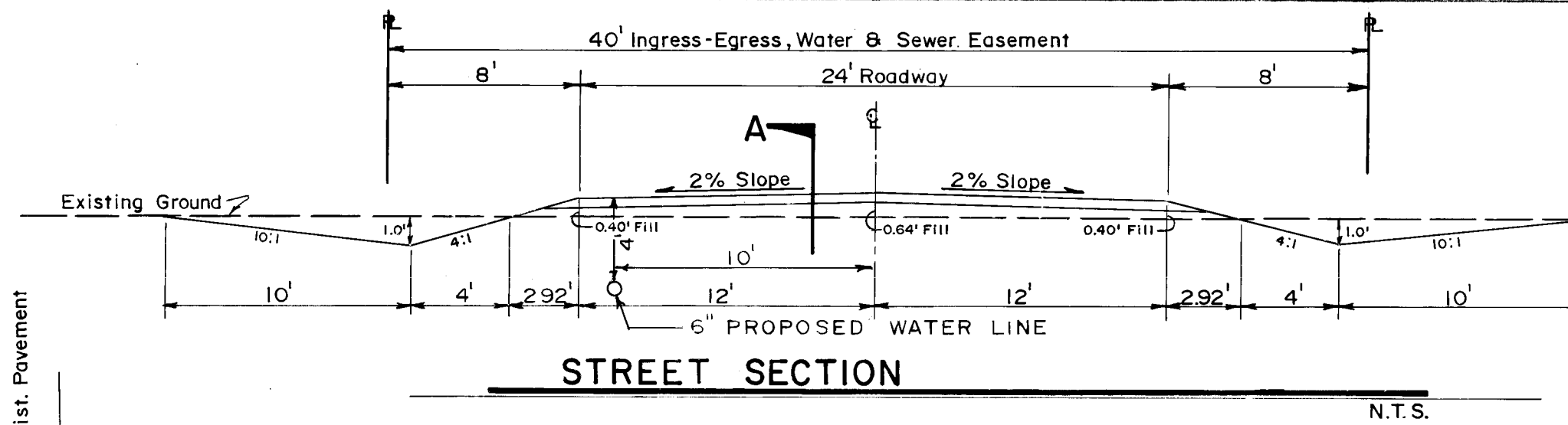
LOUIS GROSS & ASSOC., INC. File # 388  
Consulting Civil Engineers Date: Nov. 88  
825 4th Street N.W. Suite 3 Drawn: LCG  
Albuquerque, N. Mex. 87102 Sheet 2 of 2  
15051 243-6553



| Sta.    | Length | Type   |
|---------|--------|--------|
| 0+10    | 45'    | Double |
| 1+26.49 | 30'    | Double |
| 2+86.13 | 10'    | Double |
| 4+38.16 | 30'    | Single |
| 4+43.16 | 10'    | Single |

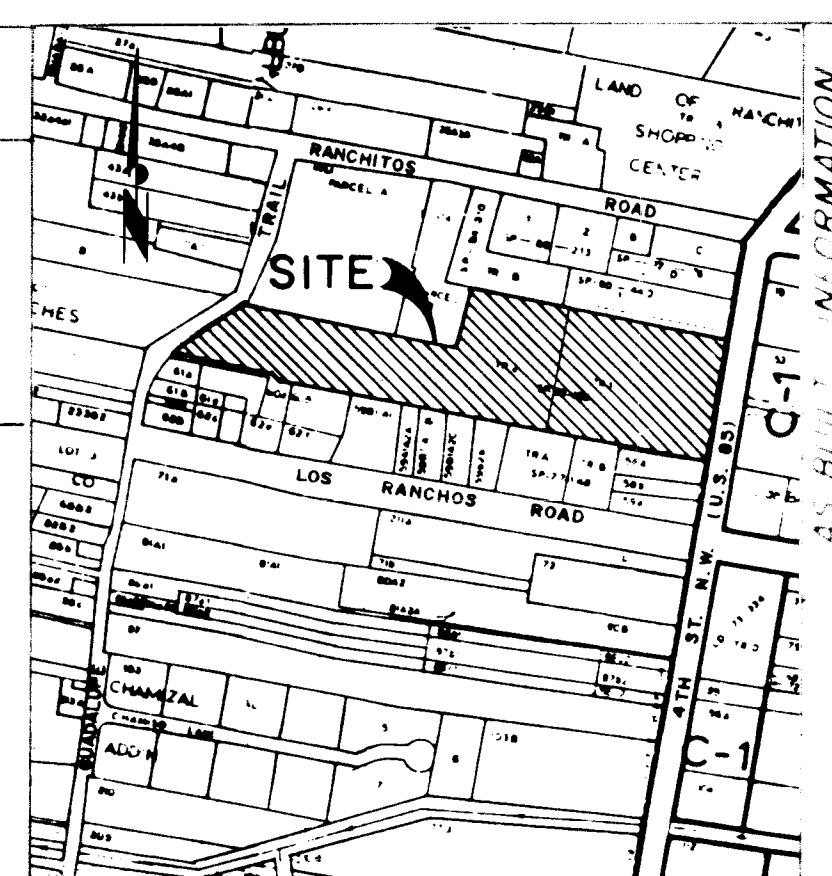
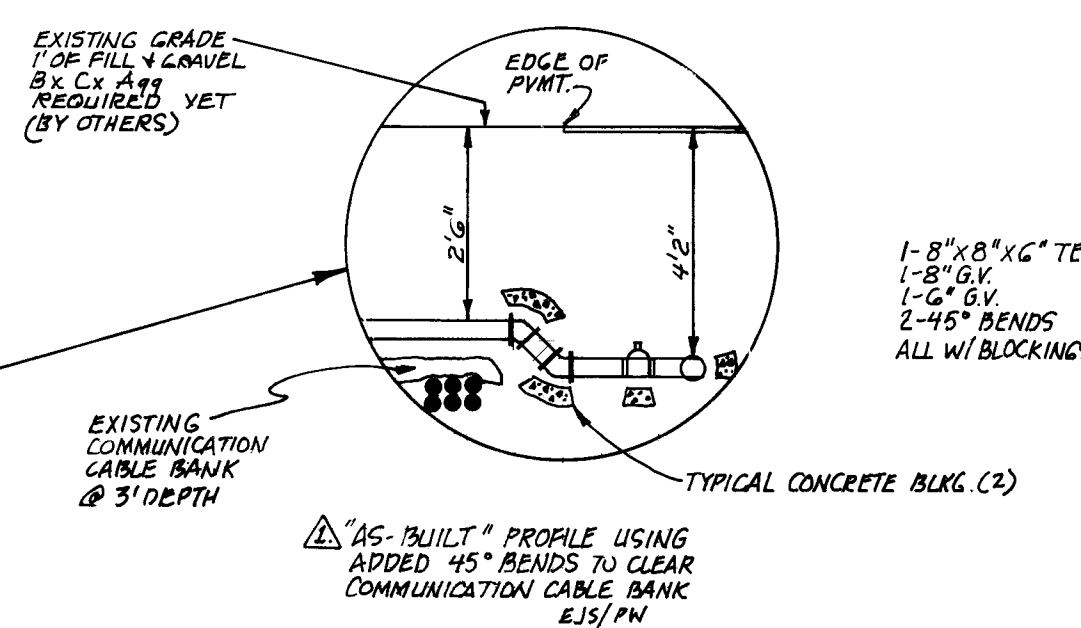
Scales:  
Horiz. 1"=50'  
Vert. 1"=10'

CL CURVE DATA  
 $\Delta = 120^\circ 50' 15"$   
 $R = 1000.00'$   
 $L = 224.1'$   
 $T = 11.25'$   
 $C = 22.36'$



REMOVE  
6 SY - AC PVMT > 4" SAW, REM & DISP

- INSTALL
- 1 - 8" X 8" X 6" Tee (Non Pressure Connection)
  - 1 - 8" Gate Valve
  - 1 - 6" Gate Valve
  - 2 - Type "B" Valve Boxes
  - 1 - 6" X 6" X 6" Tee
  - 1 - 90 deg. Bend
  - 2 - 11 1/4 deg. Bends
  - 2 - Fire Hydrants
  - Concrete Blocking
  - 735 LF - 6" PVC C-900 Pipe
  - 210 LF - 3/4" Plastic Service Line Tubing
  - 2 - 3/4" Water Service, Single
  - 1 - 3/4" Water Service, Double
  - 5 - Water Meter Boxes
  - 6 SY - SUBBS, 6"
  - 12 SY - 2" AC BS, 1500, M
  - 6 SY - 1" AC SFC, 1500, M
  - ADDED 2-45° BENDS (SEE AS-BUILTS BELOW)



LEGEND

|       |                               |
|-------|-------------------------------|
| ---   | Proposed Swale                |
| WL--- | Exist. Water Line             |
| WL--- | Proposed Water Line           |
| ---   | Proposed Tee                  |
| ---   | Proposed Gate Valve           |
| ---   | Proposed Fire Hydrant         |
| ---   | Proposed Single Water Service |
| ---   | Proposed Double Water Service |
| ---   | Exist. Single Water Service   |
| ---   | Exist. Spot Elevation         |
| ---   | Proposed Spot Elevation       |
| T/P   | Top of Pavement               |
| T/G   | Top of Ground                 |
| T/D   | Top of Ditch                  |

REVISIONS  
 1/90  
 2/90  
 3/90  
 4/90  
 5/90  
 6/90  
 7/90  
 8/90  
 9/90  
 10/90  
 11/90  
 12/90

LOUIS GROSS & ASSOC., INC.  
 Consulting Civil Engineers  
 925 6th Street N.W., Suite 3  
 Albuquerque, N. Mex. 87102  
 (505) 243-6353

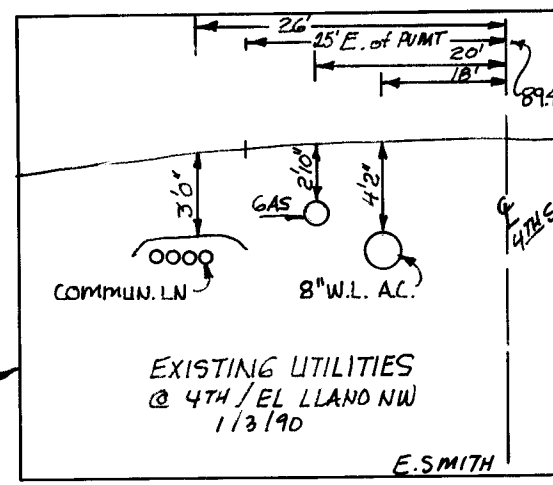
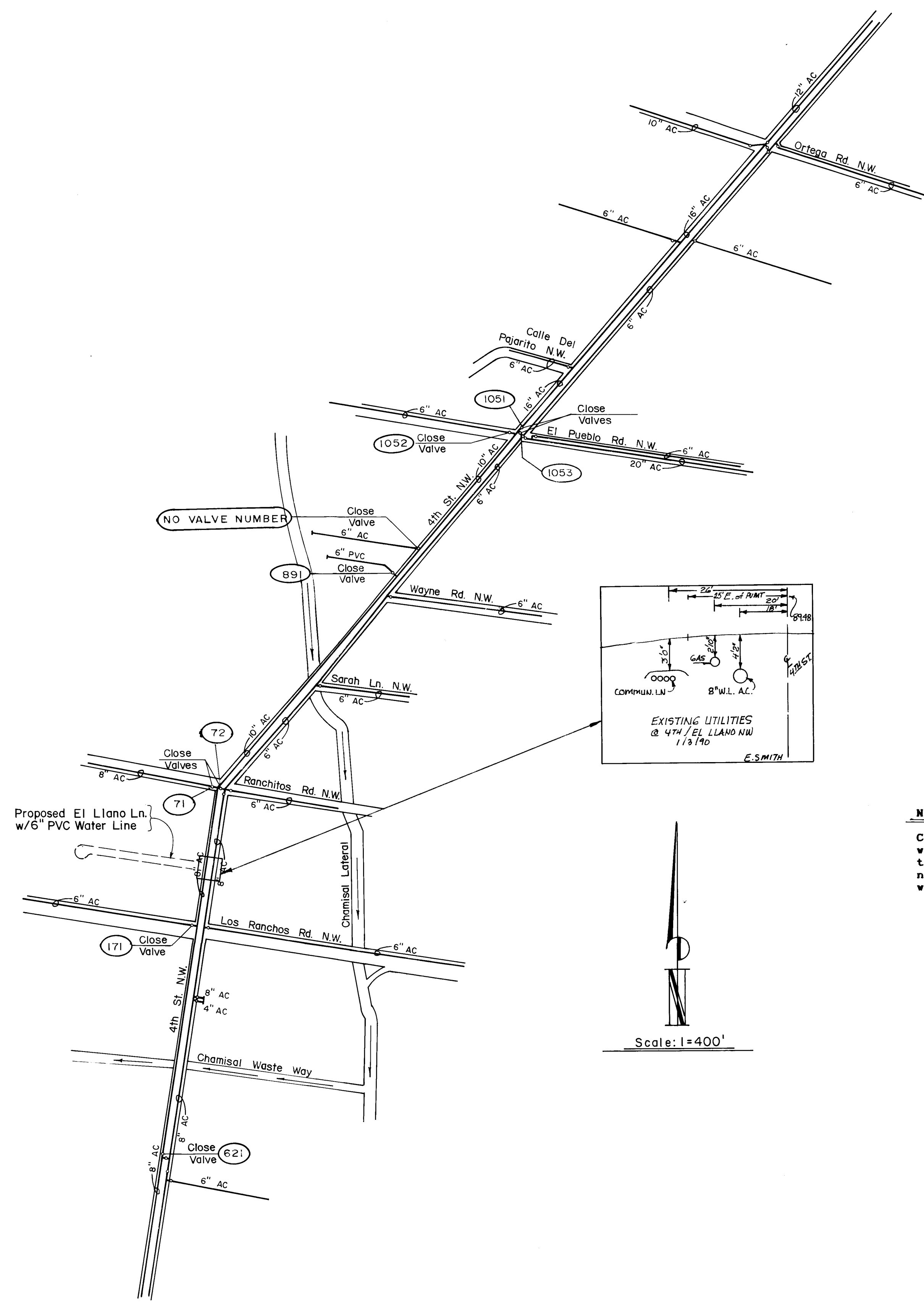
EL LLANO ESTATES

Revised 4/3/89

3775 D-15 3 OF 4

L.G. Job N° 388

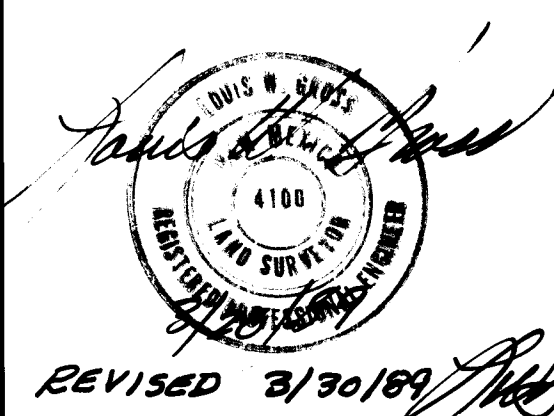




**NOTE**  
Contractor shall be responsible for the coordination with the Water Systems Division, for the execution of the Valve Shut-off Plan. This coordination must be done not less than three (3) working days in advance of any work that may affect the existing water utilities.

26 37750490

VALVE SHUT-OFF PLAN

|                                                                                       |                                                                                                                                                                                                                                           |                                              |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
|  |  <b>LOUIS GROSS &amp; ASSOC., INC.</b><br>Consulting Civil Engineers<br>925 6th Street N.W., Suite 3<br>Albuquerque, N. Mex. 87102<br>(505) 243-6353 | <b>APPROVED FOR CONSTRUCTION</b><br><br>C.E. |
|                                                                                       | <b>3775</b>                                                                                                                                                                                                                               | <b>SHEET 4 OF 4</b>                          |