

SP-05-01-19

REDIVISION OF 08753998

TRACT Z AND LOTS 22 & 23 (NOW COMPRISING TRACT Z-1 AND LOTS 22-A & 23-A)

SADDLE RIDGE UNIT TWO

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 1987

Phy 1001628

State of New Mexico } SS County of Bernalillo } This instrument was filed for record on MAY 22 1987

NOTE:

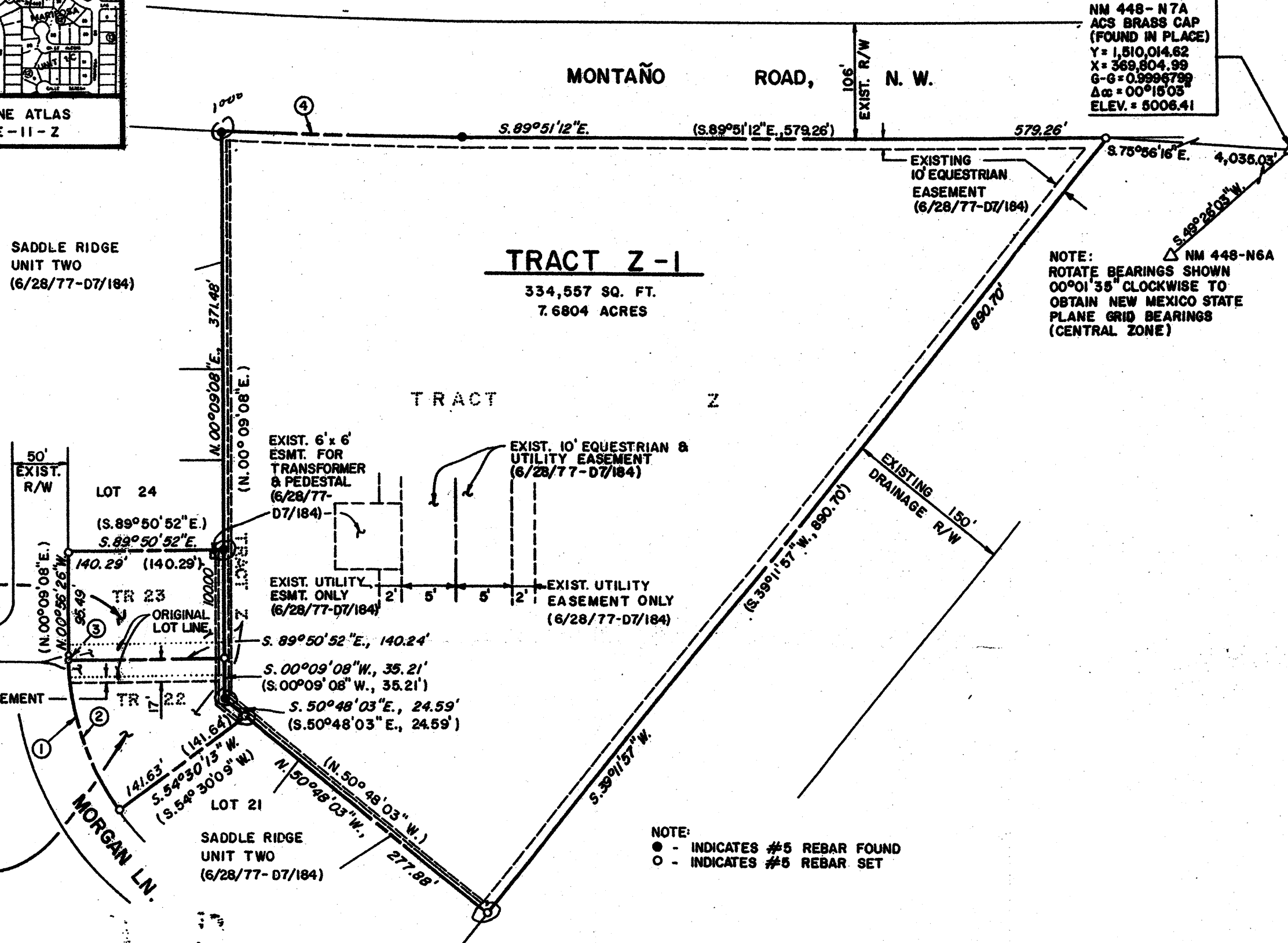
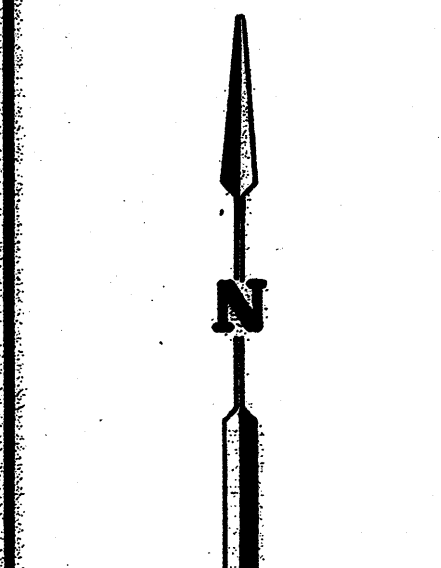
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to these properties must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary availability statement.

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the tract of land hereon shown: Tract Z and Lots 22 and 23, SADDLE RIDGE UNIT TWO; as said Tract Z and Lots 22 and 23 are shown and designated on "SADDLE RIDGE UNIT TWO, A Replat of Lots 1-6, Block One and Tract B of Saddle Ridge Unit One and the Reamended Saddle Ridge Unit Two, Annexation & Zoning Plat within Section 26, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, May, 1977", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1977, in Volume D7, Folio 184, (Now Comprising Tract Z-1 and Lots 22-A & 23-A); do hereby consent to the redivision shown; in the manner hereon shown; grant any easement shown (for the purpose shown and noted), and including rights of ingress and egress for construction, installation, and maintenance of service lines, and the right to trim interfering trees and shrubs; and hereby certify that this redivision is their free act and deed.

RESERVED FOR COUNTY CLERK

VICINITY MAP NO SCALE ZONE ATLAS E-11-Z



NM 448-N7A ACS BRASS CAP (FOUND IN PLACE) Y = 1,510,014.62 X = 369,804.99 G-G = 0.9996799 Δα = 00°18'03" ELEV. = 8006.41

NOTE: ROTATE BEARINGS SHOWN 00°01'35" CLOCKWISE TO OBTAIN NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE)

NOTE: ● - INDICATES #5 REBAR FOUND ○ - INDICATES #5 REBAR SET

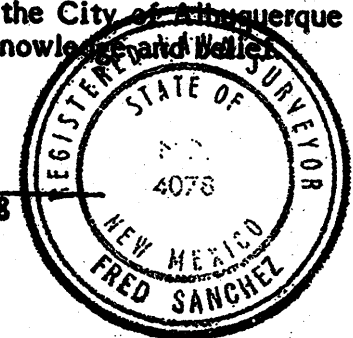
CURVE DATA

CURVE #	RADIUS	DELTA	LENGTH	CHORD (Bearing & Distance)
1	236.36'	35° 38' 55"	147.06'	N. 17° 40' 25" W., 144.70'
2	236.36'	34° 33' 21"	142.35'	N. 18° 13' 07" W., 140.40'
3	236.36'	01° 05' 34"	4.51'	N. 00° 26' 31" W., 4.51'
4	4,226.79'	02° 56' 22"	216.82'	S. 88° 23' 01" E., 216.82'

SURVEYOR'S CERTIFICATE

I, Fred Sanchez, a duly qualified land surveyor registered under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direct supervision, shows all easements made known to me by the owner, utility companies or other parties expressing an interest and that the survey meets the minimum requirements for monumentation and surveys of the City of Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

FRED SANCHEZ, N.M.L.S. NO. 4078



NOTARY: STATE OF New Mexico ) COUNTY OF Bernalillo )

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 19th day of April, 1987.

NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 8-21-87

Yvonne M. Villaseca Notary Public

FOR TRACT Z-1 BY: BELLAMAH COMMUNITY DEVELOPMENT a New Mexico General Partnership

D. T. Robertson Senior Vice President and Regional Manager

FOR LOT 22-A

Joe Kirkpatrick and

Julie Kirkpatrick

FOR LOT 23-A

C. Robert D. Herrera Dino Herrera and

Mary Herrera

NOTARY:

STATE OF New Mexico ) COUNTY OF Bernalillo )

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 4th day of May, 1987.

My Commission Expires: 6-5-90 Notary Public

SP-87-173 Subdivision Plat No.

87-0286 DRB Case No.

E-11-Z Zone Atlas Map No.

City County

Joseph Clark Chairman, Albuquerque/Bernalillo County Development Review Board

5-22-87 Date

Fred J. Cugin A.M.A.F.O.A. 5-19-87 Date

Robert L. Farnham Traffic Engineer

5-19-87 Date

Fred J. Cugin City Engineer 5-19-87 Date

Jon E. Eidsgaard Utilities Development Division City of Albuquerque Public Works

5-19-87 Date

Just Landa Parks & Recreation 5-19-87 Date

Wendell City Surveyor

05/19/87 Date

Rainie E. Hall Property Management 5-20-87 Date

NOTES:

- Unless otherwise indicated all corners are marked with an iron stake surmounted with a cap marked "LS 4078".
- Bearings shown are based on bearings on "SADDLE RIDGE UNIT TWO, A Replat of Lots 1-6, Block One and Tract B of Saddle Ridge Unit One and the Reamended Saddle Ridge Unit Two, Annexation & Zoning Plat within Section 26, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico May, 1977."
- Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
- Distances are ground distances.
- Total Area = 362,301 square feet (8.3173 acres).
- The purpose of this plat is to add a portion of Tract Z to Lots 22 and 23.

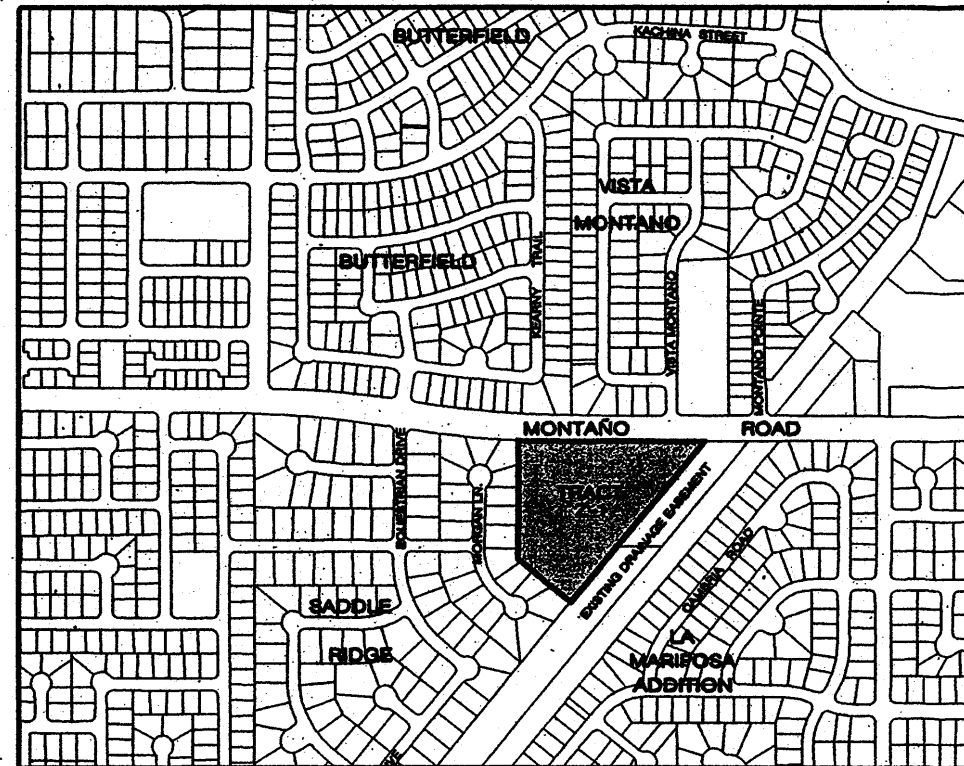
Plat & Survey By: ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036





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SP-2005430370



LOCATION MAP  
ZONE ATLAS INDEX MAP No. E-11  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No. 1001628
2. Zone Atlas Index No. E-11-Z; Zoning: SU-1.
3. Gross Subdivision Acreage: 7.6819 Acres
4. Total Number of Tracts Created: Thirty-four (34) Lots & One (1) Tract.
5. Total Mileage of Full Width Private Streets created: 0.311 mile.
6. Date of Survey: August, 2005.
7. Plat is located within Section 26, T11N, R2E, NMPM.

**DISCLOSURE STATEMENT**

The purpose of this Plat is to subdivide all of Tract Z-1 of the PLAT OF REDIVISION OF TRACT Z AND LOTS 22 & 23 (NOW COMPRISING TRACT Z-1 AND LOTS 22-A & 23-A) SADDLE RIDGE UNIT TWO, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 22, 1987 in Book C33, Folio 145 as Document No. 08753998 into thirty-four (34) lots and one (1) tract, to grant easements, and to vacate easements.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 easements, including sufficient working area space for electric transformers, with the right and privilege 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 solely responsible for correcting any violations of National Electric Safety Code caused 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 feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DESCRIPTION**

A certain tract of land located within Section 26, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, and being and comprising all of Tract Z-1 of the REDIVISION OF TRACT Z AND LOTS 22 & 23 (NOW COMPRISING TRACT Z-1 AND LOTS 22-A & 23-A) SADDLE RIDGE UNIT TWO, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 22, 1987 in Book C33, Folio 145 as Document No. 08753998, and being more particularly described as follows:

BEGINNING at the southeast corner of said Tract Z-1, a found 5/8" rebar also being a point on the westerly boundary line of a drainage right-of-way, WHENCE the ACS Monument "NM448-N6A" a standard NMSHC brass tablet set in top of a concrete post, having New Mexico State Plane Grid Bearings, Central Zone (1927) X = 366,640.72 and Y = 1,507,308.30 bears S23°38'14"E a distance of 3273.50 feet;

THENCE leaving said right-of-way along the southerly boundary line of said Tract Z-1 N50°44'31"W a distance of 302.62 feet to the southwest corner of said Tract Z-1, a found 5/8" rebar;

THENCE along the westerly boundary line of said Tract Z-1 N0°12'42"E a distance of 506.70 feet to the northwest corner of said Tract Z-1, a found 5/8" rebar with survey cap stamped "FS 14733", also being a point of curvature (non-tangent) on the southerly right-of-way line of Montano Road NW;

THENCE along said right-of-way line and also along the northerly boundary line of said Tract Z-1 along the arc of a curve to the left having an arc length of 216.96 feet, a radius of 4226.79 feet, a central angle of 2°56'27", subtended by a chord bearing S88°17'49"E, a distance of 216.93 feet to a point of tangency;

THENCE continuing along said southerly right-of-way line of Montano Road NW and said northerly boundary of Tract Z-1 S89°47'40"E a distance of 579.28 feet to the northeast corner of said Tract Z-1, also being a point on the westerly boundary line of said Drainage Right-of-Way;

THENCE leaving said southerly right-of-way line of Montano Road NW along the westerly boundary line of said Drainage Right-of-Way, S39°15'29"W a distance of 890.70 feet to the POINT OF BEGINNING.

Tract contains 7.6819 acres, more or less.

**FREE CONSENT AND DEDICATION**

The foregoing plat of that certain tract of land situate within Section 26, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico and within the Town of Albuquerque Grant Albuquerque, New Mexico, being and comprising all of Tract Z-1 of the PLAT OF TRACT Z & LOTS 22 & 23 (NOW COMPRISING TRACT Z-1 AND LOTS 22-A & 23-A) SADDLE RIDGE UNIT TWO, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 22, 1987 in Volume C33, Folio 145 as Document No. 08753998, now comprising Lots 1 thru 34 inclusive and Tract A, PLAT OF MESA RIDGE SUBDIVISION, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant all access, Utility, and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried and overhead distribution lines, conduits, pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If Work affects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense take whatever protective measures are required to safeguard the Improvements or Encroachments. Those signing as owner(s) warrant that they hold among them complete and indefeasible title (in fee simple) to the land subdivided. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

BY: Jude Baca Susan Baca  
 Jude Baca Susan Baca  
 State of New Mexico )  
 County of Bernalillo ) SS  
 This instrument was acknowledged before me on 23 day of January, 2006, by  
 Jude Baca  
 My Commission Expires: 6-24-07 Stephanie L. Stratton  
 Notary Public  
 This instrument was acknowledged before me on 23 day of January, 2006, by  
 Jude Baca  
 My Commission Expires: 6-24-07 Stephanie L. Stratton  
 Notary Public

OFFICIAL SEAL  
 STEPHANIE L. STRATTON  
 PUBLIC STATE OF NEW MEXICO  
 My commission expires: 6-24-07

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927).
2. Distances are ground distances.
3. All easements of record are shown. Record information obtained from Title Commitment No. 01-702189-B-VN and Fidelity National Title effective August 20, 2001.
4. Record Bearings and distances are shown in parenthesis ( ).
5. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "LS #18469".
6. Tract A is to be reserved for and granted to the Mesa Ridge Homeowners Association and its assigns by separate document.
7. Tract A is subject to a blanket Public Sanitary Sewer and Water Easement granted to Albuquerque Bernalillo County Water Authority and a blanket Public Drainage Easement granted to the City of Albuquerque and blanket Public Utility Easement granted to PNM, Qwest, and Comcast with the filing of this plat.
8. Tract A is to be owned and maintained by the Mesa Ridge Homeowners Association. A permanent access easement is granted to the Mesa Ridge Homeowners Association with the filing of this plat.
9. This subdivision lies within the City of Albuquerque, water and sanitary sewer capabilities are based on the City of Albuquerque's facilities. Water and sanitary sewer infrastructure improvements must be approved by the City of Albuquerque.
10. The front (adjacent to street right-of-way) lot corner will not be staked. A witness corner projected along the property line (10' offset), being a chiseled "+" in the curb and gutter, a PK nail in asphalt or a capped rebar will be set upon completion of all street improvements. Offset may be adjusted by even foot increments to fall within the pan.

**SURVEYOR'S CERTIFICATION**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky  
 Robert Gromatzky  
 New Mexico Professional Surveyor 16469  
 Date: 1-19-06

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 6466671  
 Page: 1 of 2  
 62/69/2886 18:13R  
 BK-2886C Pg-49  
 Mary Herrera Bernalillo Co. PLRT R 12.99

**PLAT OF  
 MESA RIDGE SUBDIVISION  
 (A REPLAT OF LOT Z-1  
 SADDLE RIDGE UNIT 2)  
 ALBUQUERQUE, NEW MEXICO  
 JANUARY, 2006**

PROJECT NUMBER	<u>1001628</u>
APPLICATION NUMBER	<u>DRB-00097</u>
<b>PLAT APPROVAL</b>	
UTILITY APPROVALS:	
QWEST TELECOMMUNICATIONS	<u>[Signature]</u> 2/2/06
COMCAST CABLE	<u>[Signature]</u> 2-7-06
PNM ELECTRIC SERVICES	<u>[Signature]</u> 1-31-06
PNM GAS SERVICES	<u>[Signature]</u> 1-31-06
CITY APPROVALS:	
CITY SURVEYOR	<u>[Signature]</u> 1-23-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>[Signature]</u> 2-1-06
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	<u>[Signature]</u> 2/1/06
PARKS & RECREATION DEPARTMENT	<u>[Signature]</u> 2/1/06
A.P.F.C.A.	<u>[Signature]</u> 2-8-06
CITY ENGINEER	<u>[Signature]</u> 2/9/06
DRB CHAIRPERSON PLANNING DEPARTMENT	<u>[Signature]</u> 02/09/06
REAL PROPERTY DIVISION	<u>[Signature]</u> 02/09/06

**TAX CERTIFICATION**  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC  
[Signature]  
[Signature]  
 PROPERTY OWNER OF RECORD  
[Signature] 2/1/06  
 BERNALILLO COUNTY TREASURER'S OFFICE DATE

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

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SP-2005430370



LOCATION MAP  
 ZONE ATLAS INDEX MAP No. E-11  
 NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 1001628
2. Zone Atlas Index No. E-11-Z; Zoning: SU-1.
3. Gross Subdivision Acreage: 7.6819 Acres
4. Total Number of Tracts Created: Thirty-four (34) Lots & One (1) Tract.
5. Total Mileage of Full Width Private Streets created: 0.311 mile.
6. Date of Survey: August, 2005.
8. Plat is located within Section 26, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract Z-1 of the PLAT OF REDIVISION OF TRACT Z AND LOTS 22 & 23 (NOW COMPRISING TRACT Z-1 AND LOTS 22-A & 23-A) SADDLE RIDGE UNIT TWO, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 22, 1987 in Book C33, Folio 145 as Document No. 08753998 into thirty-four (34) lots and one (1) tract, to grant easements, and to vacate easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 easements, including sufficient working area space for electric transformers, with the right and privilege 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 solely responsible for correcting any violations of National Electric Safety Code caused 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 feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION

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BEGINNING at the southeast corner of said Tract Z-1, a found 5/8" rebar also being a point on the westerly boundary line of a drainage right-of-way, WHENCE the ACS Monument "NM448-N6A" a standard NMSHC brass tablet set in top of a concrete post, having New Mexico State Plane Grid Bearings, Central Zone (1927) X = 366,640.72 and Y = 1,507,306.30 bears S23°38'14"E a distance of 3273.50 feet;

THENCE leaving said right-of-way along the southerly boundary line of said Tract Z-1 N50°44'31"W a distance of 302.62 feet to the southwest corner of said Tract Z-1, a found 5/8" rebar;

THENCE along the westerly boundary line of said Tract Z-1 N0°12'42"E a distance of 506.70 feet to the northwest corner of said Tract Z-1, a found 5/8" rebar with survey cap stamped "PS 14733", also being a point of curvature (non-tangent) on the southerly right-of-way line of Montano Road NW;

THENCE along said right-of-way line and also along the northerly boundary line of said Tract Z-1 along the arc of a curve to the left having an arc length of 216.96 feet, a radius of 4226.79 feet, a central angle of 2°56'27", subtended by a chord bearing S88°17'49"E, a distance of 216.93 feet to a point of tangency;

THENCE continuing along said southerly right-of-way line of Montano Road NW and said northerly boundary of Tract Z-1 S89°47'40" E a distance of 579.26 feet to the northeast corner of said Tract Z-1, also being a point on the westerly boundary line of said Drainage Right-of-Way;

THENCE leaving said southerly right-of-way line of Montano Road NW along the westerly boundary line of said Drainage Right-of-Way, S39°15'29"W a distance of 890.70 feet to the POINT OF BEGINNING.

Tract contains 7.6819 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Section 26, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico and within the Town of Albuquerque Grant Albuquerque, New Mexico, being and comprising all of Tract Z-1 of the PLAT OF TRACT Z & LOTS 22 & 23 (NOW COMPRISING TRACT Z-1 AND LOTS 22-A & 23-A) SADDLE RIDGE UNIT TWO, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 22, 1987 in Volume C33, Folio 145 as Document No. 08753998, now comprising Lots 1 thru 34 inclusive and Tract A, PLAT OF MESA RIDGE SUBDIVISION, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant all access, Utility, and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried and overhead distribution lines, conduits, pipes for underground and/or overhead Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If Work affects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense take whatever protective measures are required to safeguard the Improvements or Encroachments. Those signing as owner(s) warrant that they hold among them complete and indefeasible title (in fee simple) to the land subdivided. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

BY: Jude Baca, Susan Baca  
 Jude Baca Susan Baca  
 State of New Mexico )  
 County of Bernalillo )

This instrument was acknowledged before me on 23 day of January, 2006, by Jude Baca

My Commission Expires: 6-24-07 Stephanie L. Stratton  
 Notary Public

This instrument was acknowledged before me on 23 day of January, 2006, by Susan Baca

My Commission Expires: 6-24-07 Stephanie L. Stratton  
 Notary Public



OFFICIAL SEAL  
 STEPHANIE L. STRATTON  
 Notary Public, State of New Mexico

My commission expires: 6-24-07

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927).
2. Distances are ground distances.
3. All easements of record are shown. Record information obtained from Title Commitment No. 01-7002189-B-V and Fidelity National Title effective August 20, 2001.
4. Record Bearings and distances are shown in parenthesis ( ).
5. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "LS #16469".
6. Tract A is to be reserved for and granted to the Mesa Ridge Homeowners Association and its assigns by separate document.
7. Tract A is subject to a blanket Public Sanitary Sewer and Water Easement granted to Albuquerque Bernalillo County Water Authority and a blanket Public Drainage Easement & blanket Public Utility Easement granted to City of Albuquerque with the filing of this plat.
8. Tract A is to be owned and maintained by the Mesa Ridge Homeowners Association. A permanent access easement is granted to the Mesa Ridge Homeowners Association with the filing of this plat.
9. This subdivision lies within the City of Albuquerque, water and sanitary sewer capabilities are based on the City of Albuquerque's facilities. Water and sanitary sewer infrastructure improvements must be approved by the City of Albuquerque.
10. The front (adjacent to street right-of-way) lot corner will not be staked. A witness corner projected along the property line (10' offset), being a chiseled "+" in the curb and gutter, a PK nail in asphalt or a capped rebar will be set upon completion of all street improvements. Offset may be adjusted by even foot increments to fall within the plan.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



Robert Gromatzky  
 Robert Gromatzky  
 New Mexico Professional Surveyor 16469  
 Date: 1-19-06

PLAT OF  
 MESA RIDGE SUBDIVISION  
 (A REPLAT OF LOT Z-1  
 SADDLE RIDGE UNIT 2)  
 ALBUQUERQUE, NEW MEXICO  
 JANUARY, 2006

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS: \_\_\_\_\_

CITY SURVEYOR: [Signature] DATE: 1-23-06

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A. M. A. F. C. A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



ACS BRASS TABLET STAMPED  
 "S21, S22, S27, S28, T11N, R2E, 1911"  
 N.M. State Plane Coordinates (Central Zone)  
 Geographic Position (NAD 1927):  
 X = 357,411.98 Y = 1,513,778.00  
 Ground to Grid Factor = 0.99966847  
 Delta Alpha = -0°16'29"  
 Elevation (SLD 1929) = 5327.314

**PLAT OF  
 MESA RIDGE SUBDIVISION  
 (A REPLAT OF LOT Z-1  
 SADDLE RIDGE UNIT 2)  
 ALBUQUERQUE, NEW MEXICO  
 JANUARY, 2006**



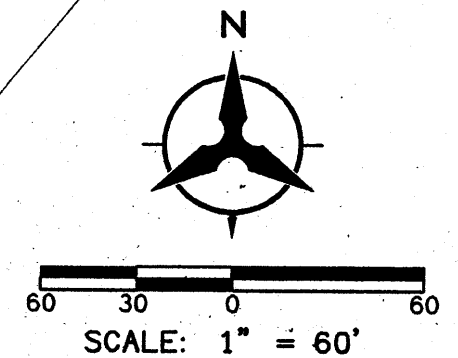
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°56'27"	108.50'	216.96'	4226.79'	216.93'	S88°17'49"E
(C1)	(02°56'22")		(216.82')	(4226.79')	(216.82')	(S88°23'01"E)
C2	39°03'09"	35.46'	68.16'	100.00'	66.85'	S70°16'06"E
C3	50°57'13"	35.74'	66.70'	75.00'	64.52'	N25°15'54"W
C4	39°03'09"	26.60'	51.12'	75.00'	50.14'	N19°43'55"E
C5	50°57'13"	46.70'	87.15'	98.00'	84.31'	N25°15'54"W
C6	90°00'22"	20.00'	31.42'	20.00'	28.29'	N44°47'29"W
C7	90°00'26"	25.00'	39.27'	25.00'	35.36'	N45°12'07"E
C8	89°20'05"	29.65'	46.78'	30.00'	42.18'	N44°28'09"W
C9	00°37'51"	23.27'	46.54'	4226.79'	46.54'	S89°27'07"E
C10	90°00'26"	30.00'	47.13'	30.00'	42.43'	S45°12'07"W
C11	89°59'34"	25.00'	39.27'	25.00'	35.35'	S44°47'53"E
C12	24°53'06"	27.14'	53.42'	123.00'	53.00'	S77°21'07"E
C13	75°49'57"	15.58'	26.47'	20.00'	24.58'	N77°10'28"E
C14	39°03'09"	21.28'	40.90'	60.00'	40.11'	N19°43'55"E
C15	39°03'09"	34.75'	66.80'	98.00'	65.51'	S19°43'55"W
C16	90°00'00"	20.00'	31.42'	20.00'	28.28'	S05°44'31"E
C17	129°03'09"	52.48'	56.31'	25.00'	45.14'	S25°16'05"E
C18	90°00'00"	25.00'	39.27'	25.00'	35.36'	S84°15'29"W
C19	50°57'13"	25.73'	48.02'	54.00'	46.46'	N25°15'54"W
C20	89°59'38"	25.00'	39.27'	25.00'	35.35'	N45°12'31"E
C21	00°50'29"	31.03'	62.06'	4226.79'	62.06'	S87°14'49"E
C22	00°56'57"	35.02'	70.03'	4226.79'	70.03'	S88°08'32"E
C23	00°31'10"	19.16'	38.32'	4226.79'	38.32'	S88°52'36"E
C24	10°48'51"	11.64'	23.22'	123.00'	23.18'	N84°23'15"W
C25	14°04'15"	15.18'	30.21'	123.00'	30.13'	N71°56'42"W
C26	29°07'40"	25.46'	49.82'	98.00'	49.29'	N14°46'10"E
C27	09°55'29"	8.51'	16.98'	98.00'	16.95'	N34°17'44"E
C28	13°19'28"	11.45'	22.79'	98.00'	22.74'	S44°04'47"E
C29	19°29'58"	16.84'	33.35'	98.00'	33.19'	S27°40'04"E
C30	18°07'48"	15.64'	31.01'	98.00'	30.88'	S08°51'11"E
C31	00°16'16"	10.00'	20.00'	4226.79'	20.00'	S87°14'49"E
C32	00°16'15"	10.00'	20.00'	4230.79'	20.00'	N87°14'49"W
C33	00°16'16"	10.00'	20.00'	4226.79'	20.00'	S88°08'32"E
C34	00°16'15"	10.00'	20.00'	4230.79'	20.00'	N88°08'32"W
C35	00°17'06"	10.52'	21.03'	4226.79'	21.03'	S86°58'08"E
C36	00°20'21"	12.51'	25.02'	4226.79'	25.02'	S87°50'14"E

ID	BEARING	DISTANCE
T1	S89°47'40"E	66.99'
T2	N89°47'40"W	23.98'
T3	N00°12'20"E	13.00'
T4	N00°12'20"E	23.00'
T5	N00°11'54"E	51.28'
T6	S89°47'40"E	19.11'
T7	S89°47'40"E	66.00'
T8	S00°11'54"W	51.00'
T9	N39°15'29"E	20.30'
T10	S89°47'40"E	15.00'
T11	S89°47'40"E	23.00'
T12	S50°44'31"E	29.00'
T13	S39°15'29"W	13.00'
T14	S39°15'29"W	23.00'
T15	N50°44'31"W	28.41'
T16	N89°47'40"W	31.98'
T17	S39°15'29"W	36.00'
T18	S00°12'42"W	23.60'
T19	S39°15'29"W	27.13'
T20	N89°47'40"W	34.59'
T21	S39°15'29"W	16.07'
T22	S02°45'11"W	4.00'
T23	S01°51'28"W	4.00'
T24	S07°54'19"W	58.84'



**LEGEND**

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- FOUND #5 REBAR WITH SURVEY CAP STAMPED "PS 14733"
- FOUND #5 REBAR, NO CAP
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- SET 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY LS 16469"



ACS BRASS TABLET STAMPED "N4448-N6A"  
 N.M. State Plane Coordinates (Central Zone)  
 Geographic Position (NAD 1927):  
 X = 366,640.72 Y = 1,507,308.30  
 Ground to Grid Factor = 0.9996784  
 Delta Alpha = -0°15'24"  
 Elevation (SLD 1929) = 5058.889

**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

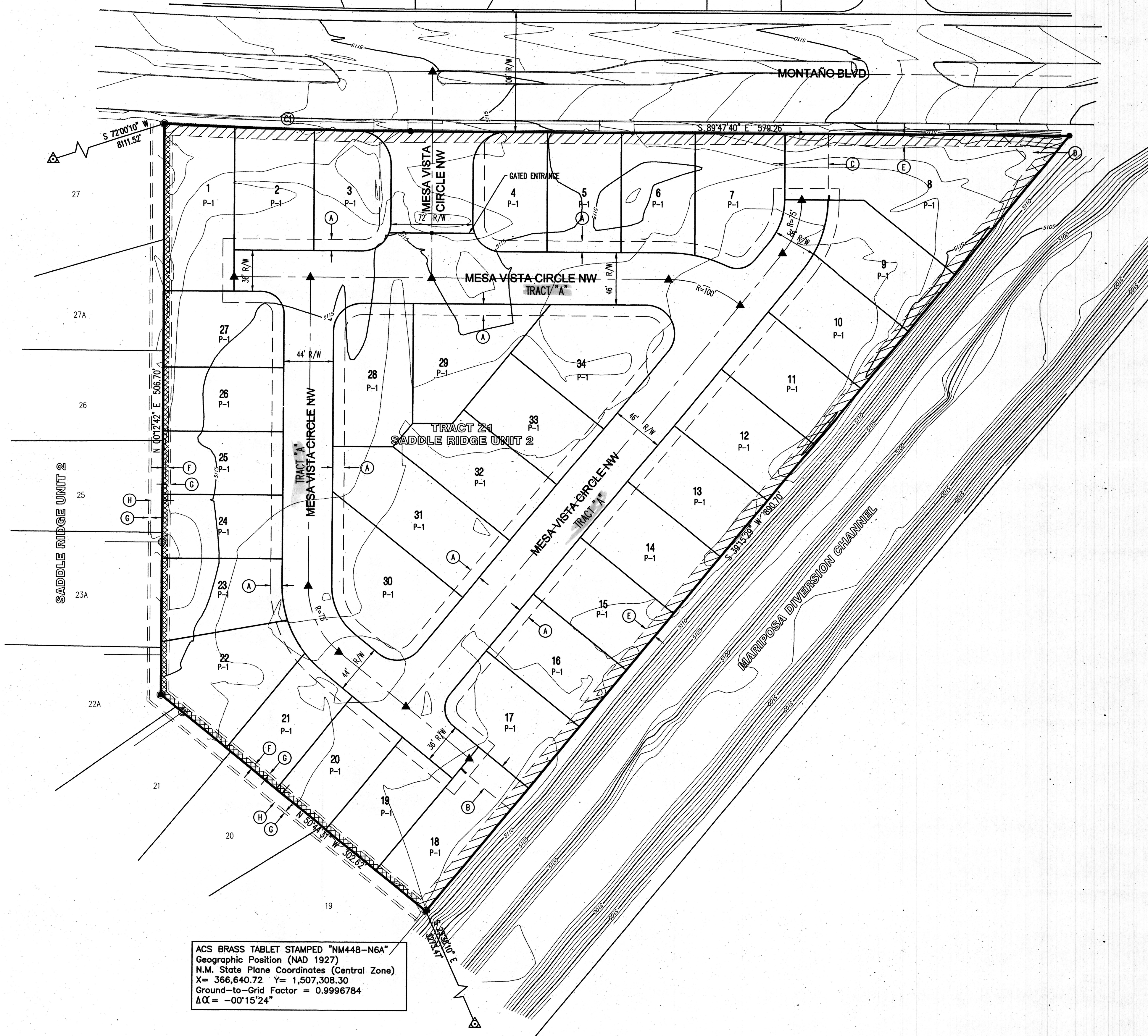


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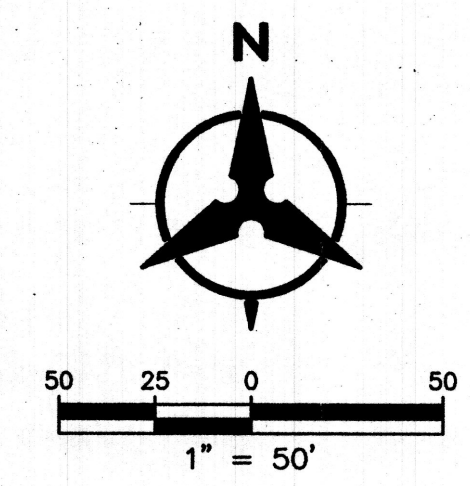
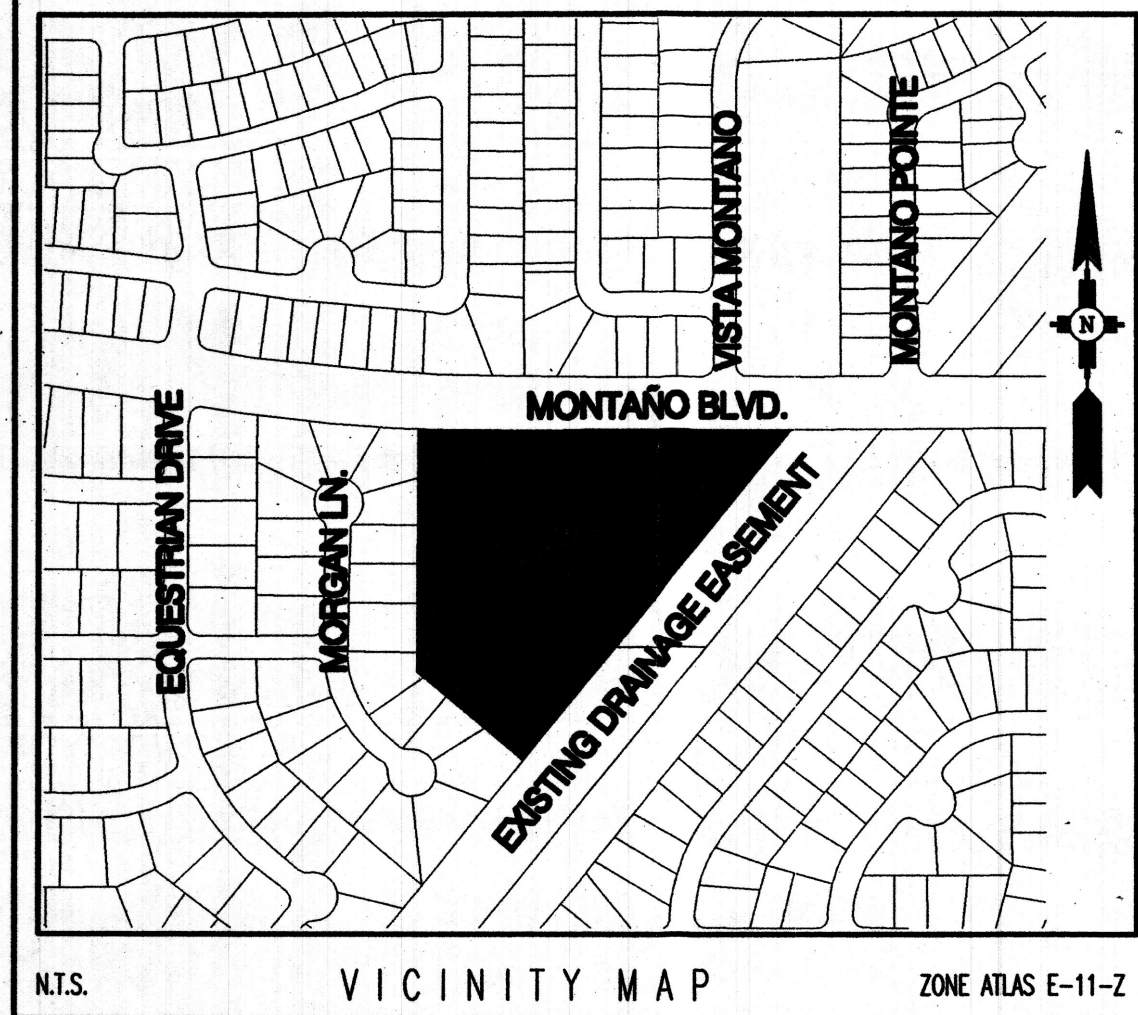
ACS BRASS TABLE STAMPED "S2834-11"  
 Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X= 357,384.19 Y= 1,508,498.54  
 Ground-to-Grid Factor = 0.99966821  
 Δα = -00°16'29"

BUTTERFIELD  
 SUBDIVISION

VISTA MONTANO SOUTH  
 SUBDIVISION



ACS BRASS TABLE STAMPED "NM448-N6"  
 Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X= 366,640.72 Y= 1,507,308.30  
 Ground-to-Grid Factor = 0.9996784  
 Δα = -00°15'24"



**LEGEND**

- SUBDIVISION BOUNDARY LINE
- - - EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

Boundary Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
C1	216.96'	4226.79'	02°56'27"	108.50'

**KEYED NOTES**

- (A) 10' PUBLIC UTILITY EASEMENT.
- (B) 25' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT.
- (C) 36' PUBLIC DRAINAGE STORM DRAIN AND WATER EASEMENT.
- (D) PUBLIC STORM DRAIN EASEMENT.
- (E) EXISTING 10' EQUESTRIAN EASEMENT (06/28/77 - 07/184) TO BE VACATED PER THIS PLAT.
- (F) PORTION OF EXISTING 10' EQUESTRIAN AND UTILITY EASEMENT (06/28/77 - 07/184), EQUESTRIAN PORTION OF EASEMENT TO BE VACATED PER THIS PLAT.
- (G) EXISTING 2' UTILITY EASEMENT (06/28/77 - 07/184).
- (H) PORTION OF EXISTING 10' EQUESTRIAN AND UTILITY EASEMENT (06/28/77 - 07/184).

PRELIMINARY PLAT FOR  
 MESA RIDGE SUBDIVISION  
 LOT Z1  
 SADDLE RIDGE UNIT 2  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2005

LEGAL DESCRIPTION  
 TRACT Z1 SADDLE RIDGE UNIT 2  
 (BOOK C33, PAGE 143, DATE 05/22/87)

**GENERAL NOTES**

1. EXISTING ZONING: SU-1 FOR PRD  
 PROPOSED DEVELOPMENT: SU-1 FOR PRD
2. PROPOSED NET ACREAGE: 7.88 AC  
 NUMBER OF LOTS: 34  
 PROPOSED DENSITY: 4.43 DU/AC
3. MIN. LOT DIMENSIONS: 57' X 106'  
 MINIMUM LOT AREA: 6,042 SQFT
4. ALL UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO MINIMUM BUILDING SETBACKS AS SPECIFIED ON THE SITE PLAN FOR SUBDIVISION.
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO MONTANO BLVD.
7. PRIVATE ACCESS: THIS SUBDIVISION IS PLANNED TO BE A GATED COMMUNITY. ALL ROADS WITHIN THE DEVELOPMENT EXIST WITHIN TRACT "A". PUBLIC ACCESS, PUBLIC DRAINAGE, WATER, AND SANITARY SEWER EASEMENT ON TRACT "A".
8. HOMEOWNERS ASSOCIATION: THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL OWN TRACTS "A", AND BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.

**SITE DATA**

ZONE ATLAS NO.	E-11-Z
ZONING	SU-1 FOR PRD
MILES OF FULL WIDTH STREETS CREATED	0.31 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	34
DENSITY	4.43 DU/AC

**SURVEY NOTES**

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (△) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 16469".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED  
*[Signature]* 7/8/05  
 CITY SURVEYOR DATE  
*[Signature]* 7/7/05  
 JUDE BACA DATE  
 OWNER

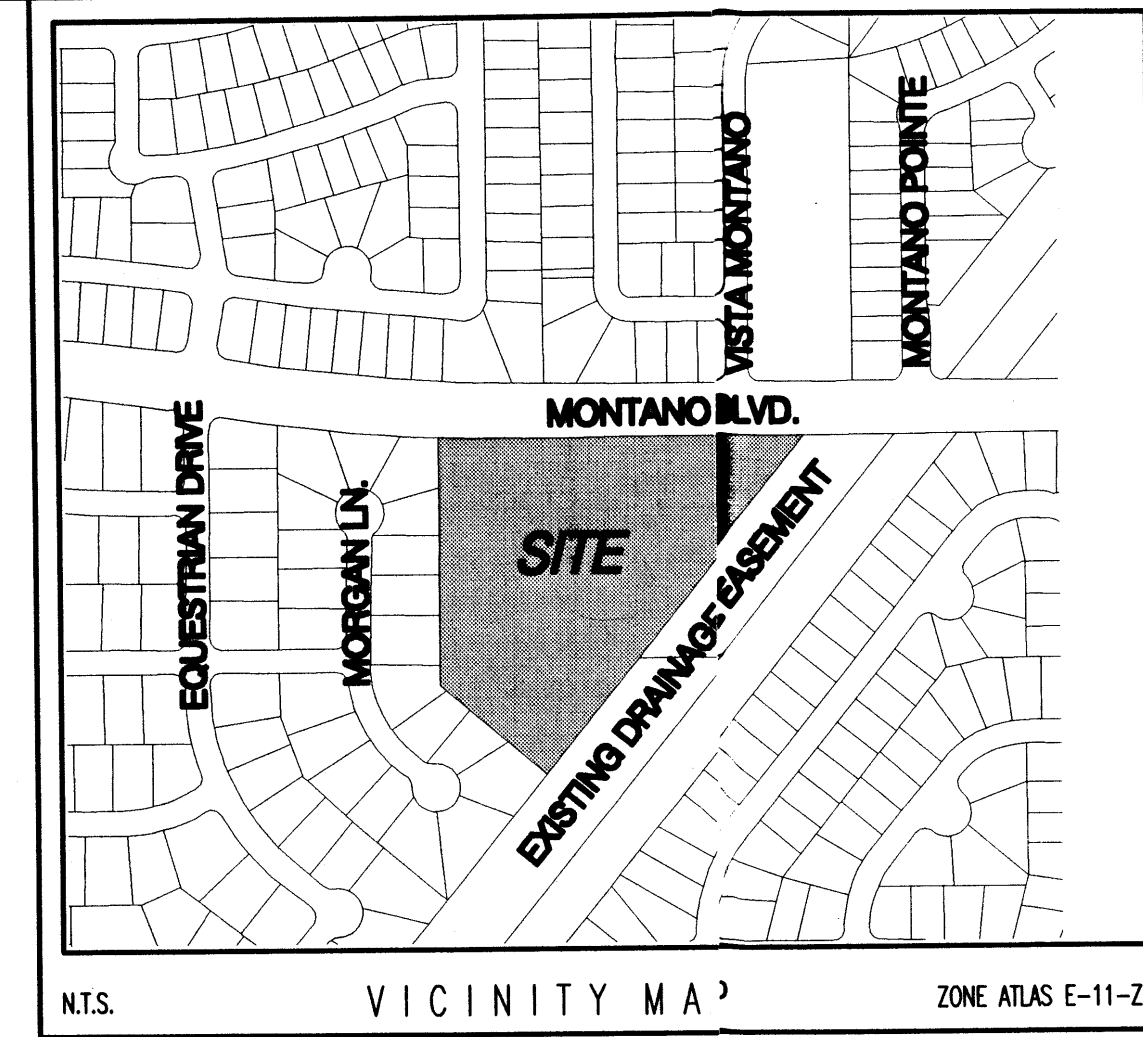
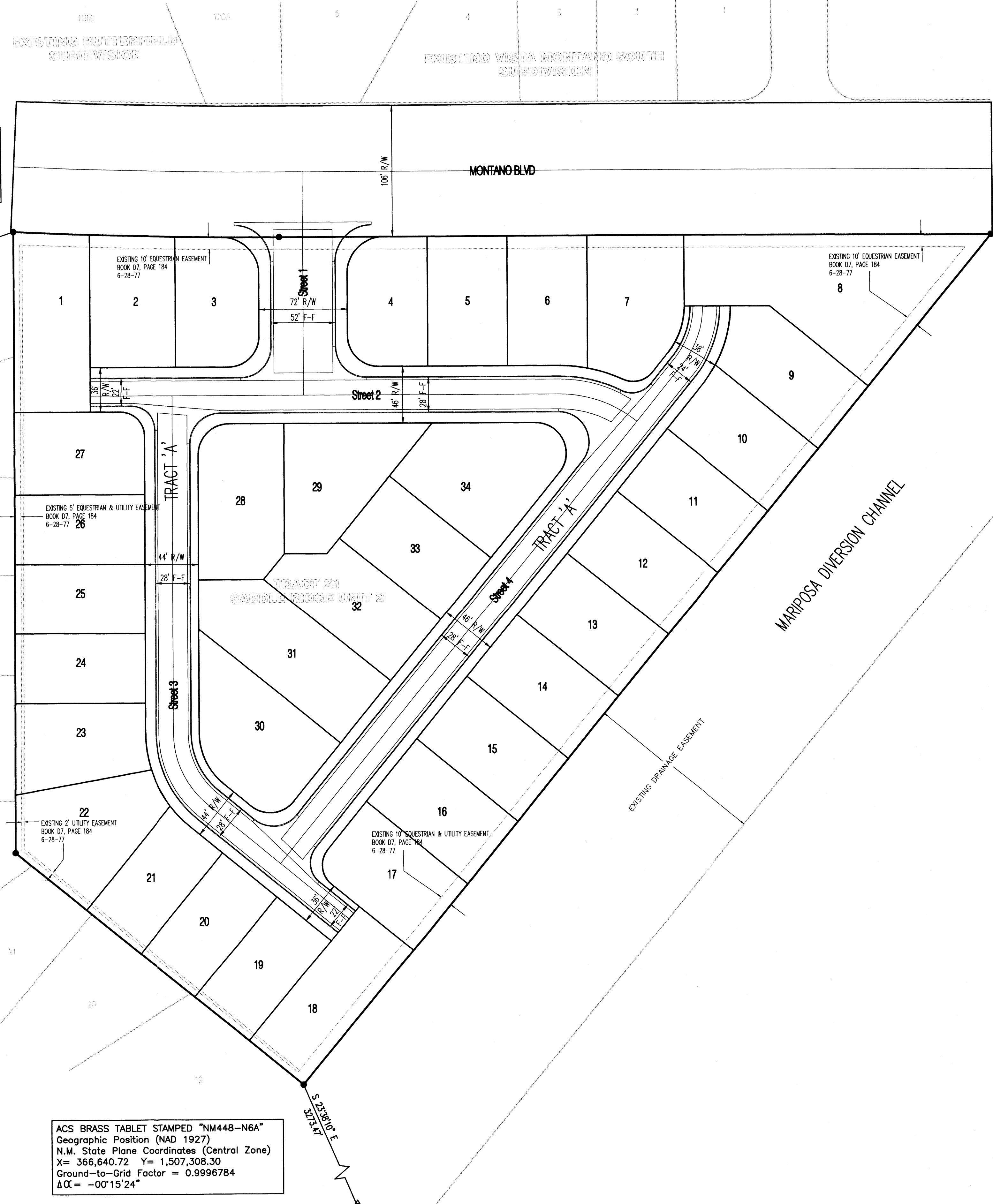
**Bohannon & Huston**  
 Surveyors  
 1700 Jefferson St. NE Albuquerque, NM 87104-4336  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



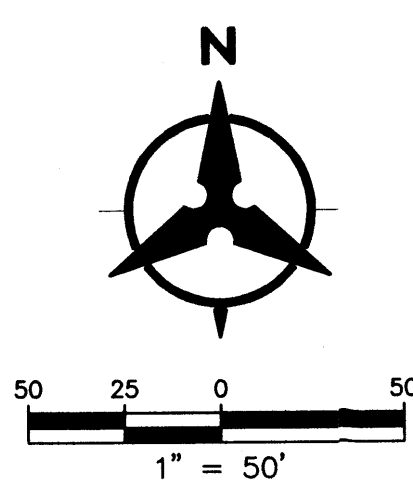
Prng 1001628  
 Scanned 7/2/06

SKETCH PLAT FOR  
 Galisteo Village  
 MESA RIDGE SUBDIVISION  
 JUNE, 2005

CS BRASS TABLET STAMPED "S2834-11"  
 Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X= 357,384.19 Y= 1,508,498.54  
 Ground-to-Grid Factor = 0.99966821  
 Δα = -00°16'29"



N.T.S. VICINITY MAP ZONE ATLAS E-11-Z



**LEGEND**

	SUBDIVISION BOUNDARY LINE
	EXISTING SUBDIVISION BOUNDARY
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

**LEGAL DESCRIPTION**

TRACT Z1 SADDLE RIDGE UNIT 2  
 (BOOK: \_\_\_\_, PAGE: \_\_\_\_, DATE: \_\_\_\_)

**GENERAL NOTES**

- EXISTING ZONING: SU-1 FOR PRD  
 PROPOSED DEVELOPMENT: SU-1 FOR PRD
- PROPOSED NET ACREAGE: 7.88 AC  
 NUMBER OF LOTS: 34  
 PROPOSED DENSITY: 4.43 DU/AC
- MIN. LOT DIMENSIONS: 57' X 106'  
 MINIMUM LOT AREA: 6,042 SQFT
- ALL UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO XX ZONING REQUIREMENTS
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO MONTANO BLVD.
- PRIVATE ACCESS: THIS SUBDIVISION IS PLANNED TO BE A GATED COMMUNITY. ALL ROADS WITHIN THE DEVELOPMENT EXIST WITHIN TRACT "A". PRIVATE ACCESS, PUBLIC DRAINAGE, WATER, AND SANITARY SEWER EASEMENT ON TRACT "A".
- HOMEOWNERS ASSOCIATION: THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL OWN TRACT "A" AND BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.

**SITE DATA**

ZONE ATLAS NO.	E-11-Z
ZONING	SU-1 FOR PRD
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	34
DENSITY	4.43 DU/AC

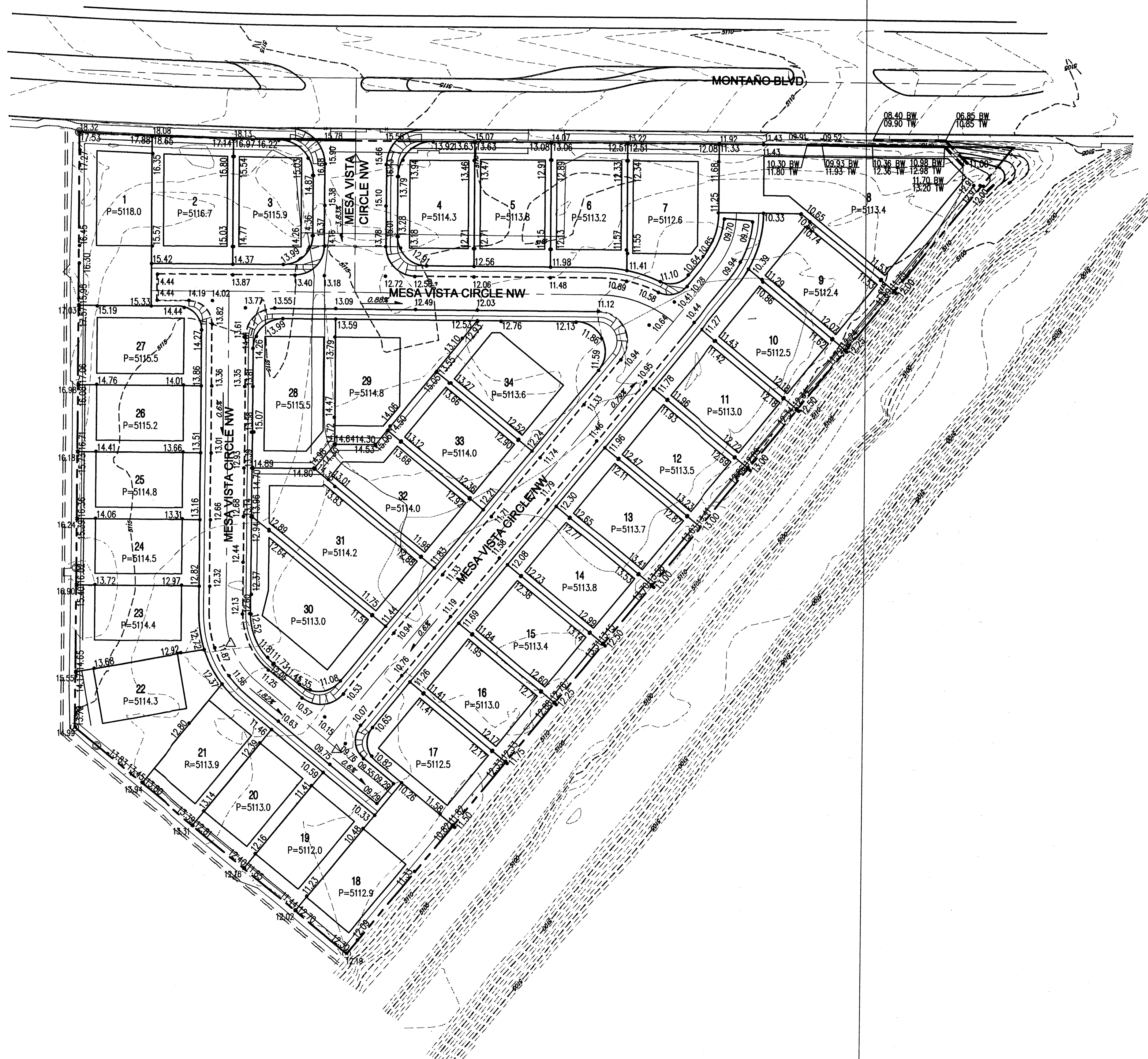
**SURVEY NOTES:**

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 16489".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

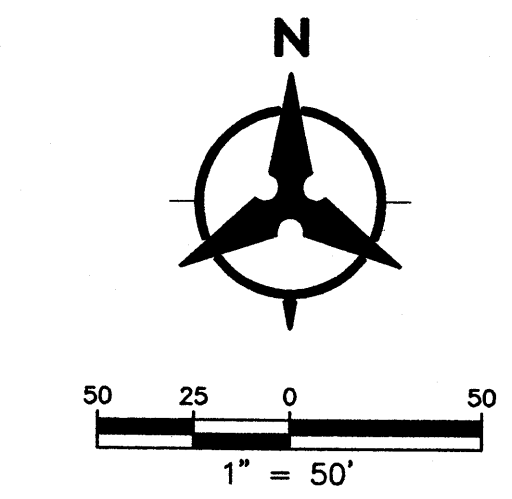
ACS BRASS TABLET STAMPED "NM448-N6A"  
 Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X= 366,640.72 Y= 1,507,308.30  
 Ground-to-Grid Factor = 0.9996784  
 Δα = -00°15'24"

**Bohannon & Huston**  
 Courtyard I 7800 Jefferson St. NE Albuquerque, NM 87109-4386  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

Project 1001628  
Scanned 7/21/06



- GENERAL NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT. /-
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  - BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
  - ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

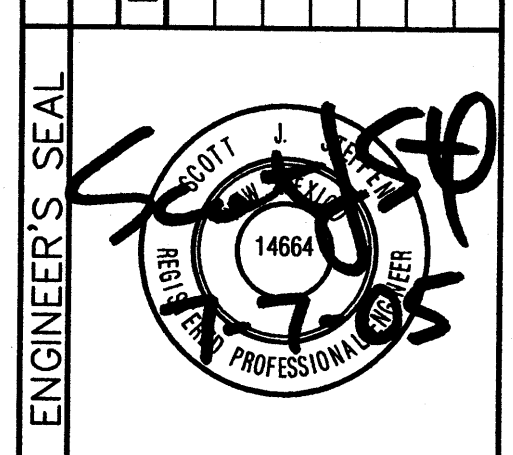


- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
  - 91.62 PROPOSED SPOT ELEVATION
  - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
  - ==== EXISTING CURB & GUTTER
  - ==== PROPOSED MOUNTABLE CURB & GUTTER
  - ==== PROPOSED STANDARD CURB & GUTTER
  - 5470— EXISTING CONTOUR W/ INDEX ELEVATION
  - FLOW ARROW
  - PROPOSED RETAINING WALL
  - PROPOSED GARDEN WALL
  - CONCRETE FILLED TO 1-FOOT DEPTH
  - PROPOSED SLOPE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET
  - PROPOSED CATTLE GUARD INLET
  - WALL DRAIN

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD DRAWN BY	DATE
REVISIONS BY	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
ACS BRASS TABLET STAMPED "NM448-N6-A"	
Geographic Position (NAD 1927)	
N.M. State Plane Coordinates (Central Zone)	
X= 366,640.72 Y= 1,507,308.30	
Ground-to-Grid Factor = 0.9996784	
ΔC = -00'15.24"	
SLD 1929 Elevation = 5058.89	

SURVEY INFORMATION	
DATE	
BY	
NO.	



ENGINEER'S SEAL	
REVISIONS	By
DESIGN	By
No.	Date
REVISIONS	By
DESIGN	By
DATE: 11/04	
DATE: 11/04	
DATE: 11/04	

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**  
**MESA RIDGE SUBDIVISION**  
**GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

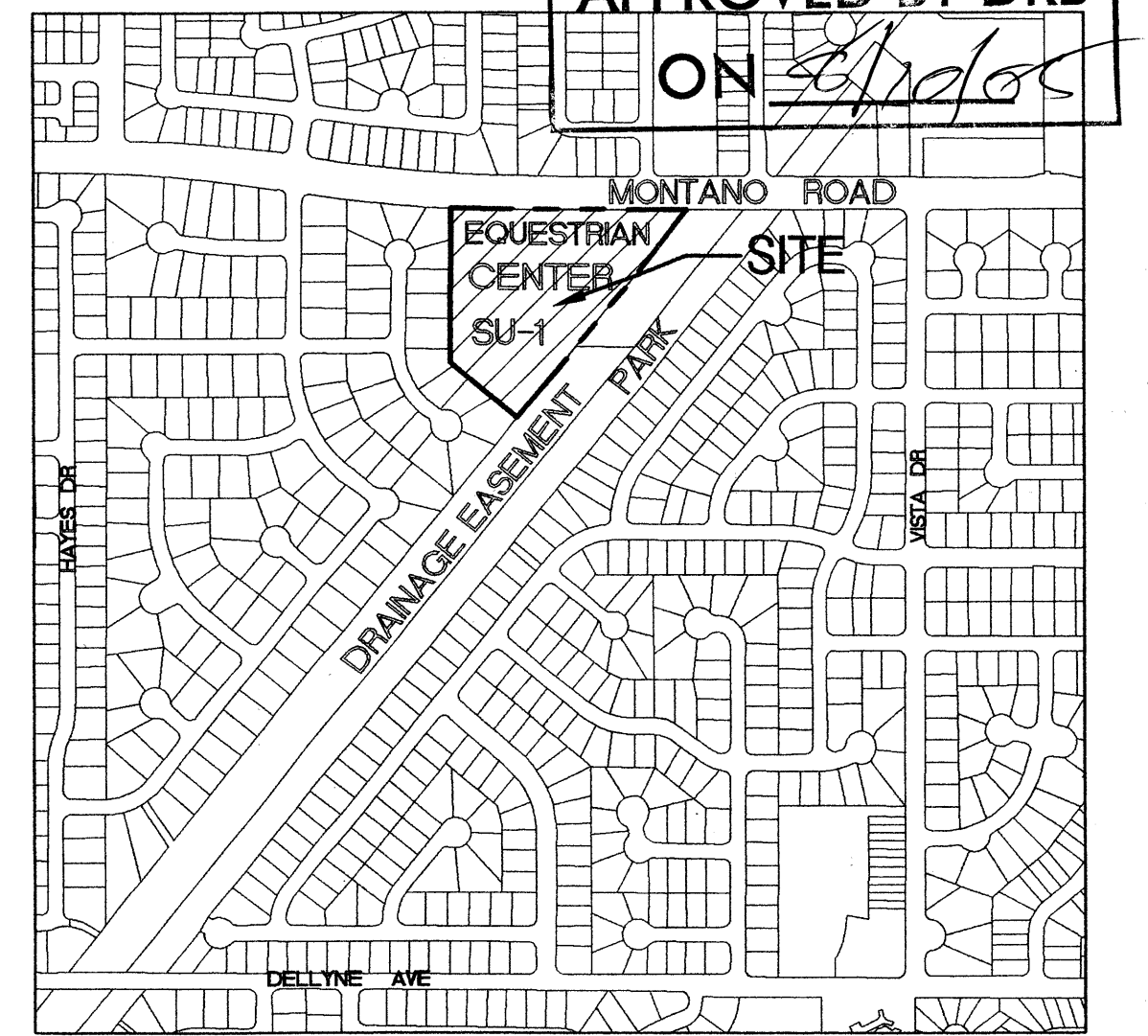
City Project No. XXXXX Zone Map No. E-11-Z Sheet 1 Of X

ROUGH GRADING (±0.5')  
APPROVED FOR ROUGH GRADING DATE



PM 1001628  
 Scanned 7/21/06  
 SPB PVS

SITE VICINITY



PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 8/2/05

COA Zone Atlas E-11-Z

PROJECT NUMBER: 1001628

Application Number: 01EPC-01760; 01EPC-01761

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
<i>Michael Holton</i>	8-2-05
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

# MESA RIDGE

## SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

Prepared for:  
 Jude Baca  
 3913 72nd St. NW  
 Albuquerque, NM 87120

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth St. NW  
 Albuquerque, NM 87102

Bohannon-Huston, Inc.  
 7500 Jefferson NE  
 Albuquerque, NM 87109

AFD Plans Checking Office  
 924-3611  
 HYDRANTS ONLY  
 Hydrants shall be installed prior to construction  
 APPROVED/DISAPPROVED  
*R.C. Sanchez* 8-2-05  
 Signature & Date

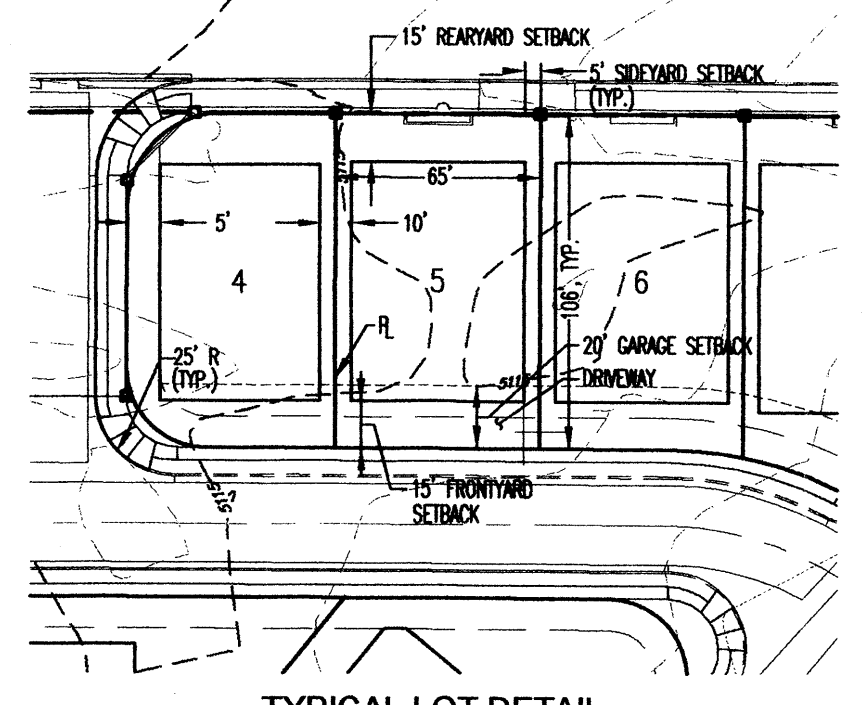
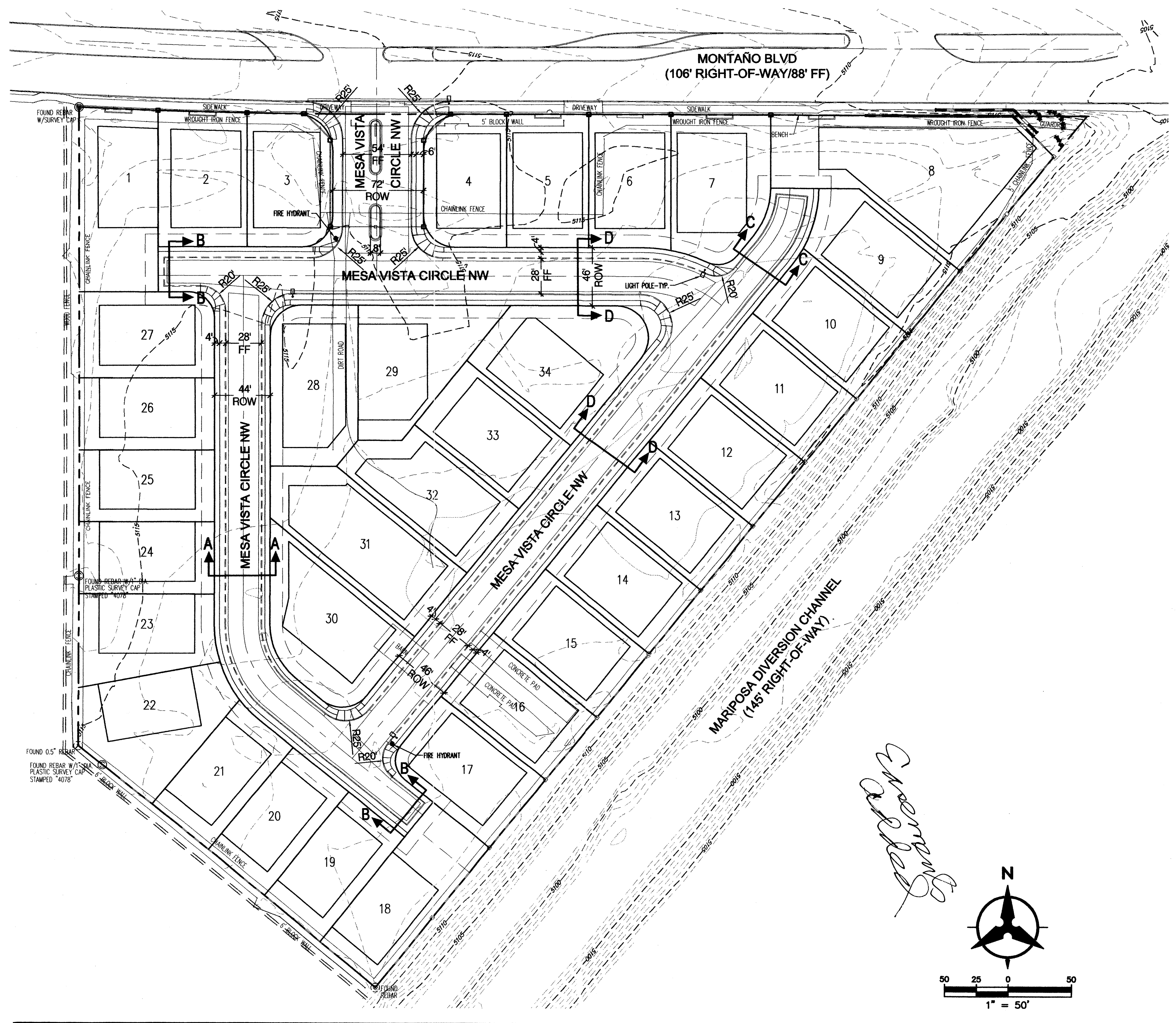
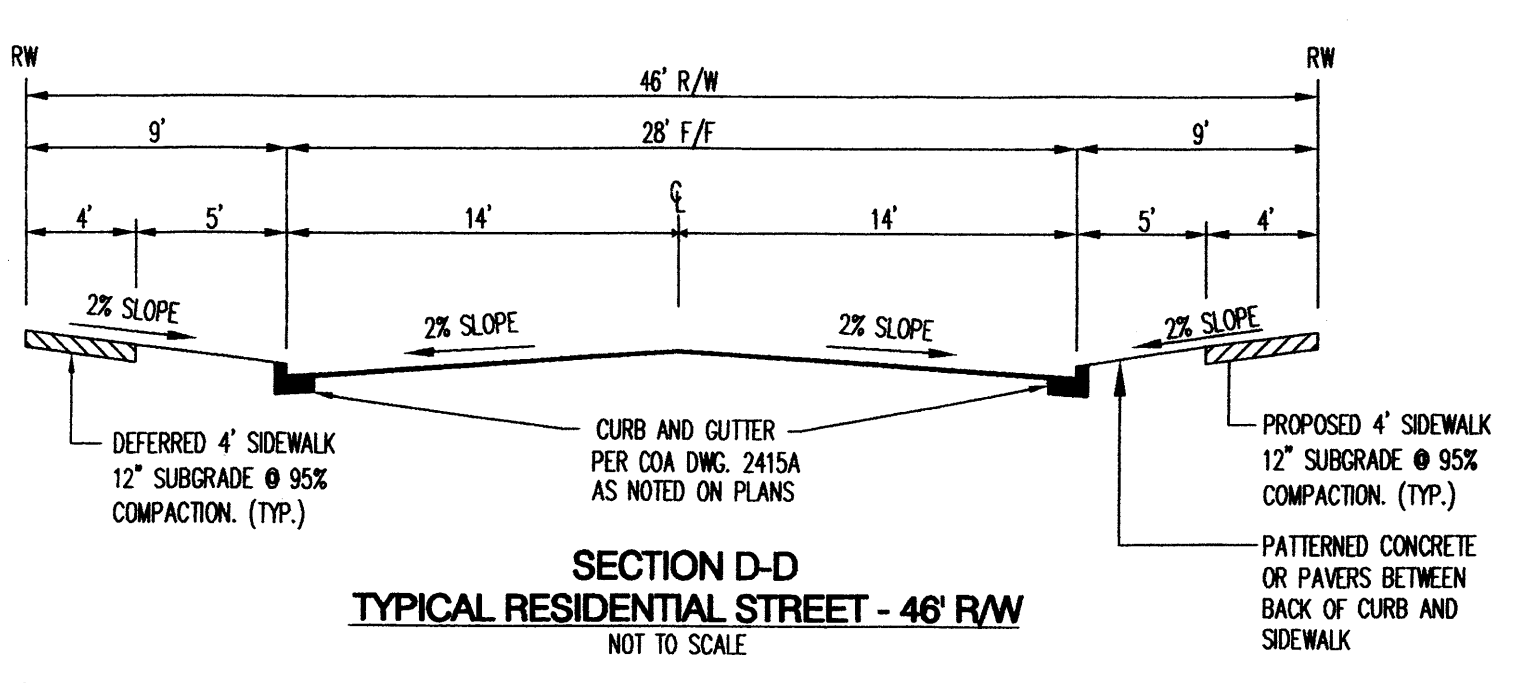
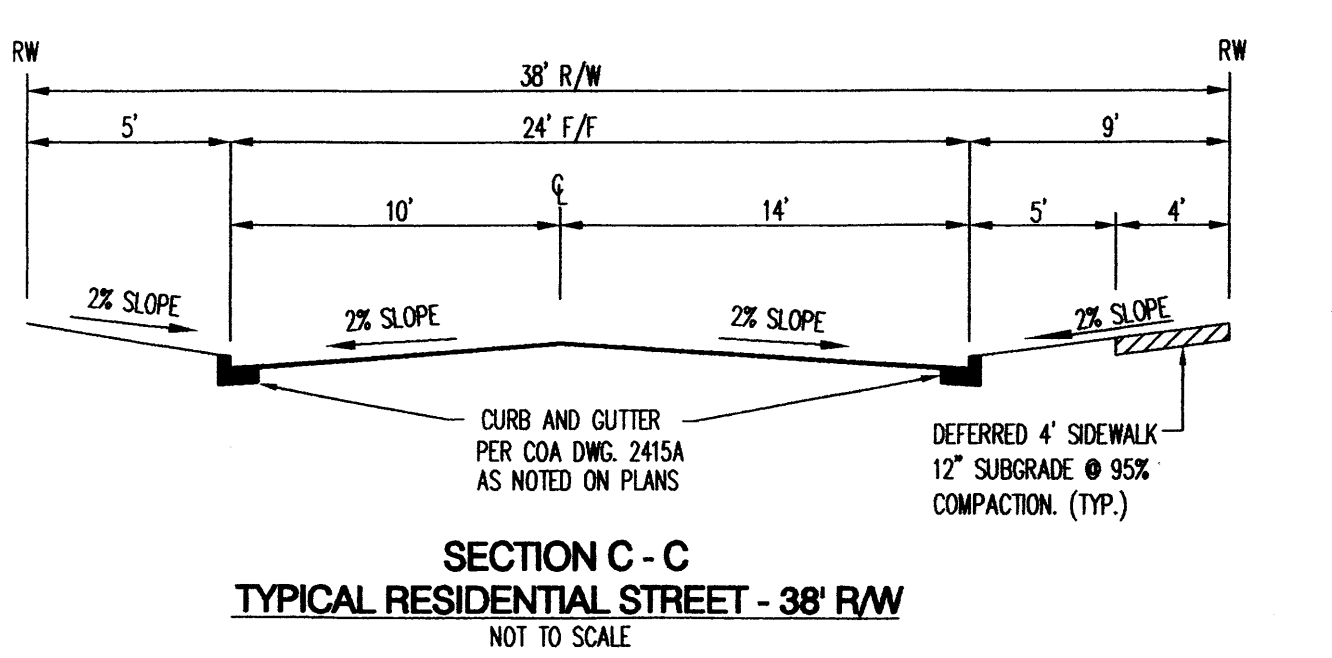
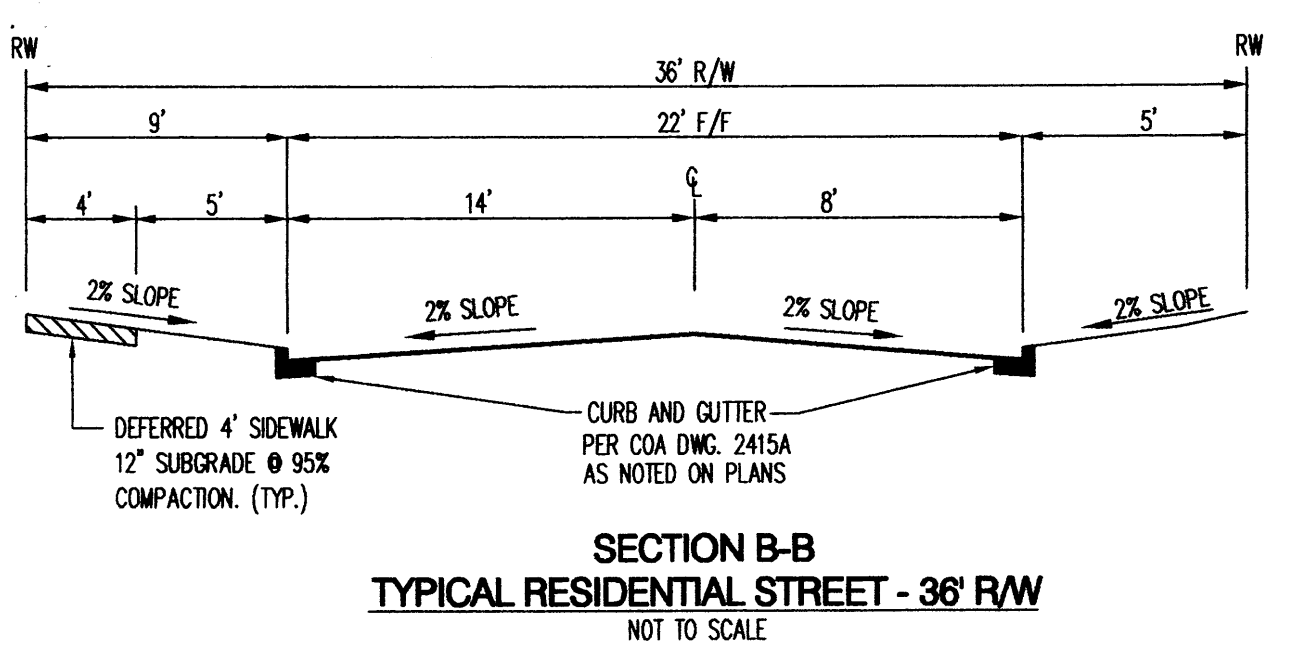
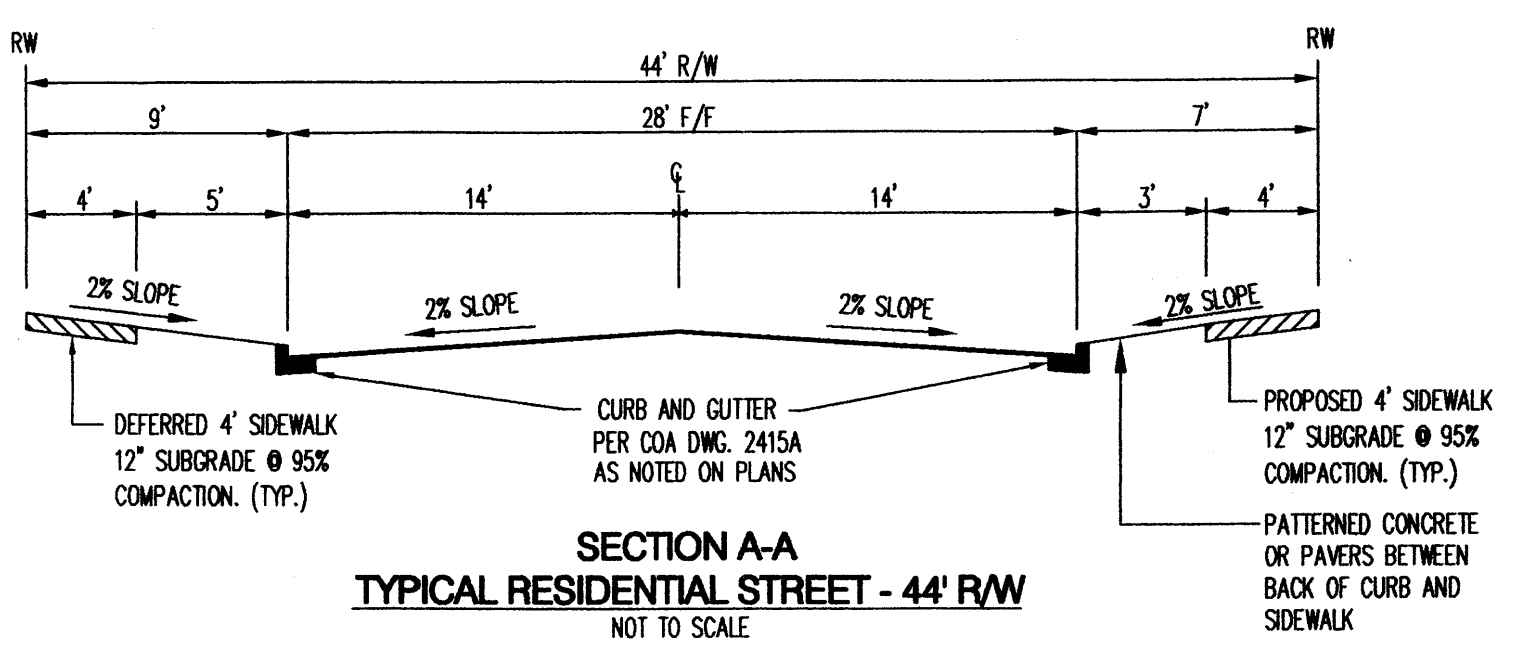
**Bohannon Huston**  
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



### Site Data

Parcel Size: 7.6304 Acres  
 Existing Zoning: SU-1 for PRD  
 Proposed Use: 34 Single Family Homes

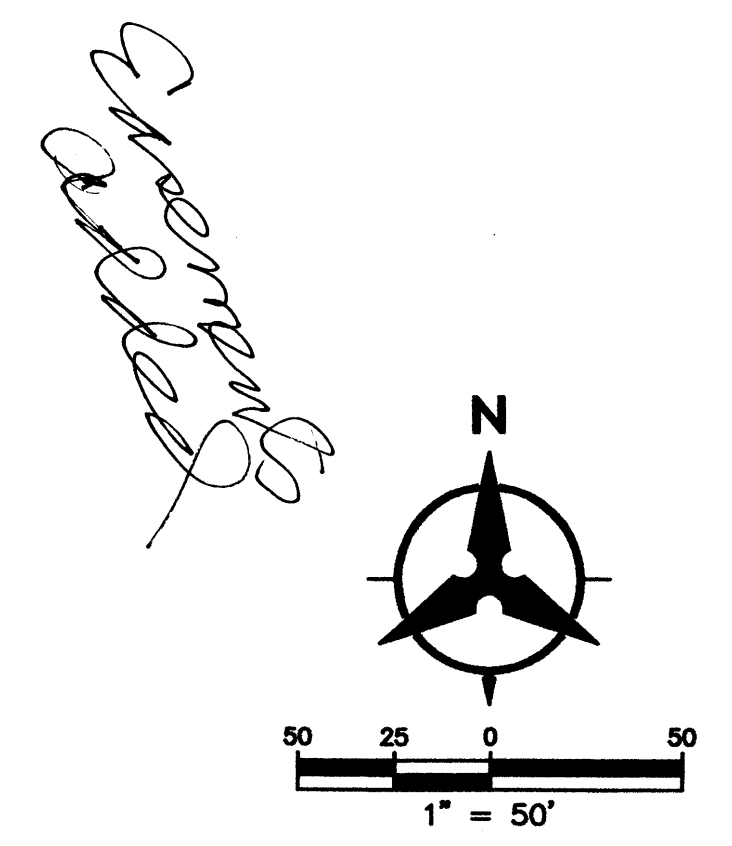
- NOTES
- LOTS 1 AND 18-27 RESTRICTED TO SINGLE STORY HEIGHT
  - ZERO LOT LINE IS PERMITTED ON LOTS 1 AND 18-29 PROVIDED A MINIMUM OF 10 FEET OF SEPARATION IS MAINTAINED BETWEEN DWELLING UNITS.



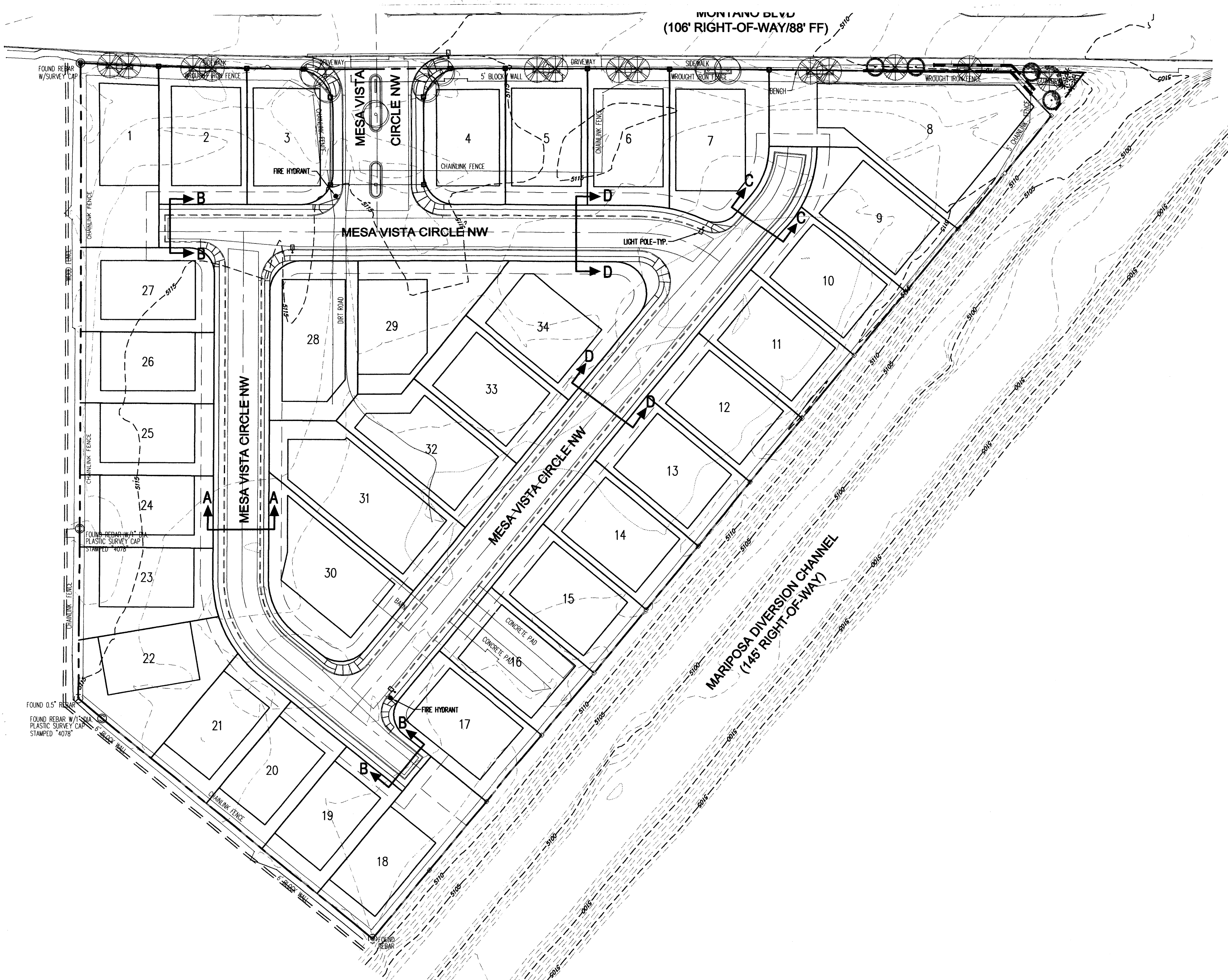
N.T.S.  
 NOTE:  
 1. FRONT, SIDE AND REAR YARD SETBACKS ARE AS INDICATED ABOVE.  
 2. BUILDING HEIGHTS SHALL NOT EXCEED 28 FT.

### Lot Data

LOT NUMBER	NET LOT AREA IN SQUARE FEET	NET LOT AREA IN ACRES	LOT NUMBER	NET LOT AREA IN SQUARE FEET	NET LOT AREA IN ACRES
1	9,066.48	0.2081	18	8,094.00	0.1858
2	7,546.34	0.1732	19	6,042.00	0.1387
3	6,907.85	0.1586	20	6,042.00	0.1387
4	6,596.14	0.1514	21	6,061.75	0.1392
5	6,890.00	0.1582	22	8,756.00	0.2010
6	8,906.74	0.1586	23	6,891.00	0.1582
7	8,491.09	0.1949	24	6,042.00	0.1387
8	17,506.79	0.4019	25	6,042.00	0.1387
9	7,501.12	0.1722	26	6,042.00	0.1387
10	6,377.67	0.1464	27	5,289.76	0.1214
11	6,890.00	0.1582	28	8,580.83	0.1970
12	6,890.00	0.1582	29	8,224.80	0.1888
13	6,890.00	0.1582	30	9,464.19	0.2173
14	6,890.00	0.1582	31	10,215.61	0.2345
15	6,890.00	0.1582	32	7,911.61	0.1816
16	6,890.00	0.1582	33	6,890.00	0.1582
17	6,806.97	0.1563	34	9,824.83	0.2255







**LANDSCAPE CONCEPT**

The landscape Concept for Mesa Ridge has been developed to enhance and follow the patterns of the surrounding environment. The entry monument will feature small groupings of native shrubs complemented by massings of groundcover, native grasses and colorful perennial materials interspersed.

**GENERAL**

The design and provision of landscape for the Mesa Ridge Subdivision will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

**STREET TREE ORDINANCE REQUIREMENTS**

Street Trees have been provided along Montano, to meet the Street Tree Ordinance. Because of the topography of the site the Street Trees will be planted in the rear yards of the lots along Montano.

**STREET TREE PALETTE**

Golden Rain Tree, Chitalpa, Bosnian Pine - It will be the responsibility of the Lot owners to irrigate and maintain these trees. Street Trees shall be replaced by the Lot owner per this plan as necessary.

**UTILITY NOTES**

Due to the small scale, and in order to provide optimum legibility of the landscape plan, utility easements are not shown. The location of utility easements are as indicated on the Site Plan.

**IRRIGATION SYSTEM**

Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas.

**MAINTENANCE RESPONSIBILITY**

Maintenance of the landscaping and irrigation system shall be the responsibility of the Owner. All planting areas will be maintained in a living, attractive, and weed free condition.

**MINIMUM FRONT YARD LANDSCAPE STANDARDS**

See "Typical Front Yard Landscape Plan" below.

- 2 Deciduous Shade Trees (min. 2" caliper)
- 1 Accent Tree (min. 15 gallon)
- 5 Shrubs (min. 5 gallon)
- 4 Groundcover (min. 1 gallon)
- 2 Landscape Boulder (3'x3' min.)

**In addition, all front yard landscaping shall be required to have the following:**

- 3/4" Santa Fe Brown Rock Mulch over filter fabric for all landscaped areas that are not covered with living vegetative groundcover (including the area between the sidewalk and the curb)
- Steel Header (as required between Turf and other landscaped areas)
- Irrigation System w/Automatic Timer

**The following approved Accents can be used for front yard landscaping:**

- Turf Grass (sodded, in compliance with Water Conservation Ordinance), 2"-4" Cobbles (max. 25% of Area), Bark Mulch (in tree wells only)

**GENERAL PLANT PALETTE FOR FRONT YARD LANDSCAPES**

This list is provided as a guide only. Additional plant materials included in the "Albuquerque Plant List" are acceptable subject to the Water Conservation Landscaping and Water Waste Ordinance.

**Shade Trees (2" caliper min.)\***

- Velvet Ash, Raywood Ash, Peachleaf Willow

**Accent Trees (2" caliper min.)\***

- Desert Willow, Chitalpa, New Mexico Olive, Net Leaf Hackberry

**Evergreen Trees (6' min. height)\***

- Pinon Pine

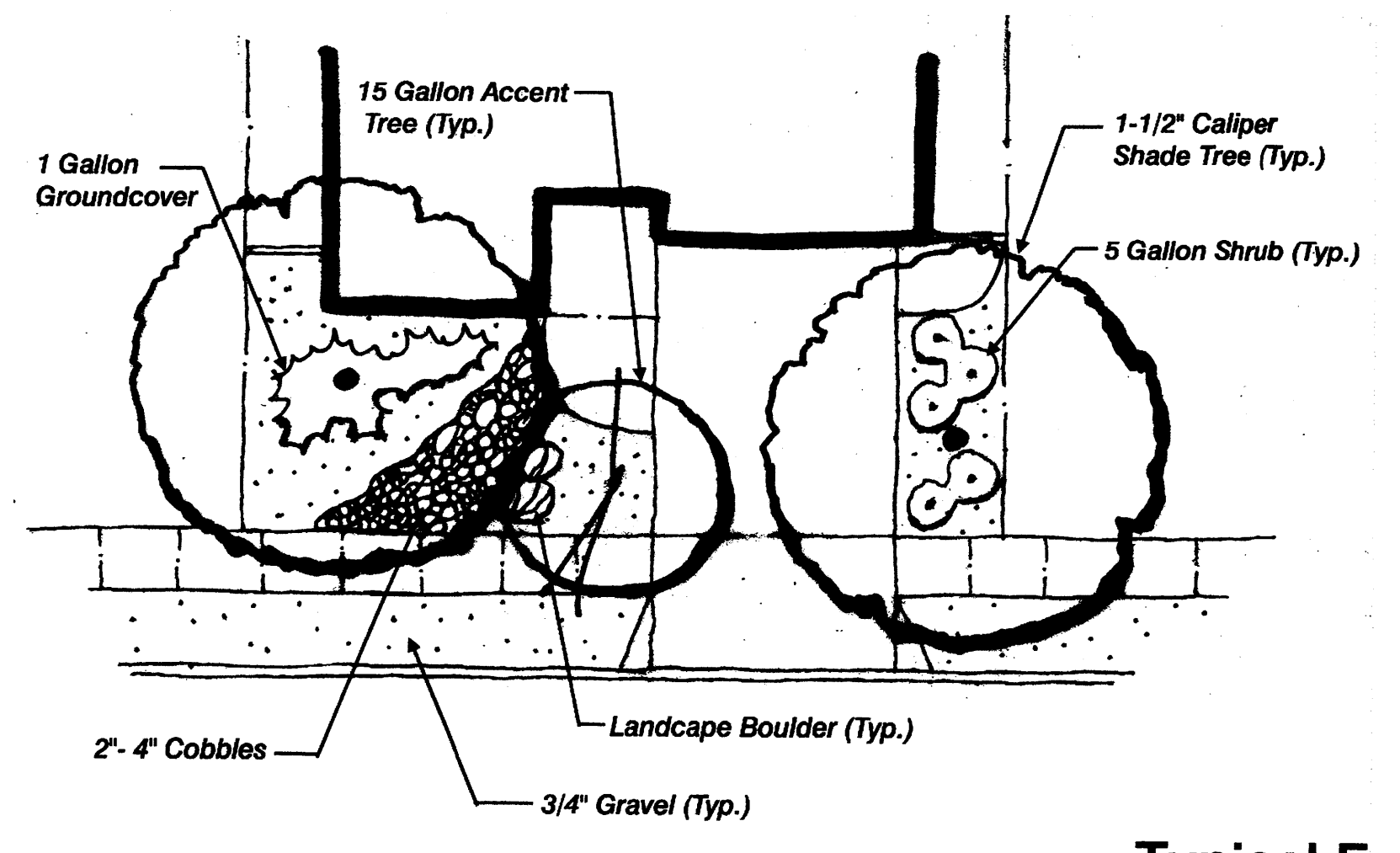
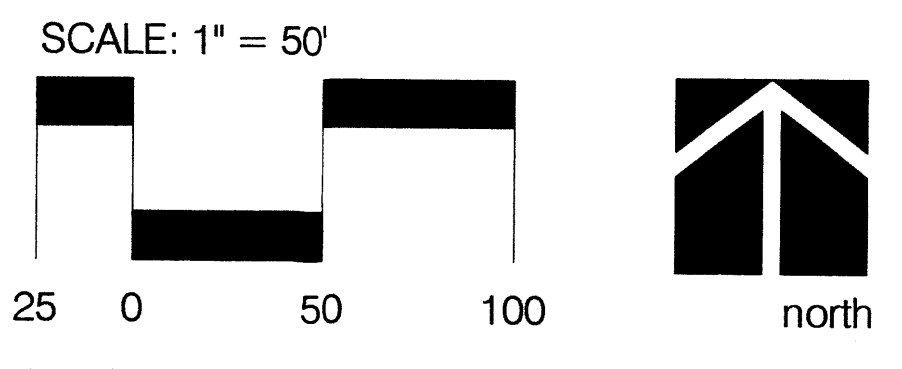
\*Palm Yucca and Ocotillo shall not be considered to fulfill the requirement for front yard trees.

**Shrubs (1 & 5 gallon)**

- Potentilla, Chamisa, Artemesia Species, Fourwing Saltbush, Apache Plume, Mountain Mahogany, Evening Primrose, Penstemon Species, Desert Spoon, Cliff Rose, Three-leaf Sumac, Baccharis, Yucca Species

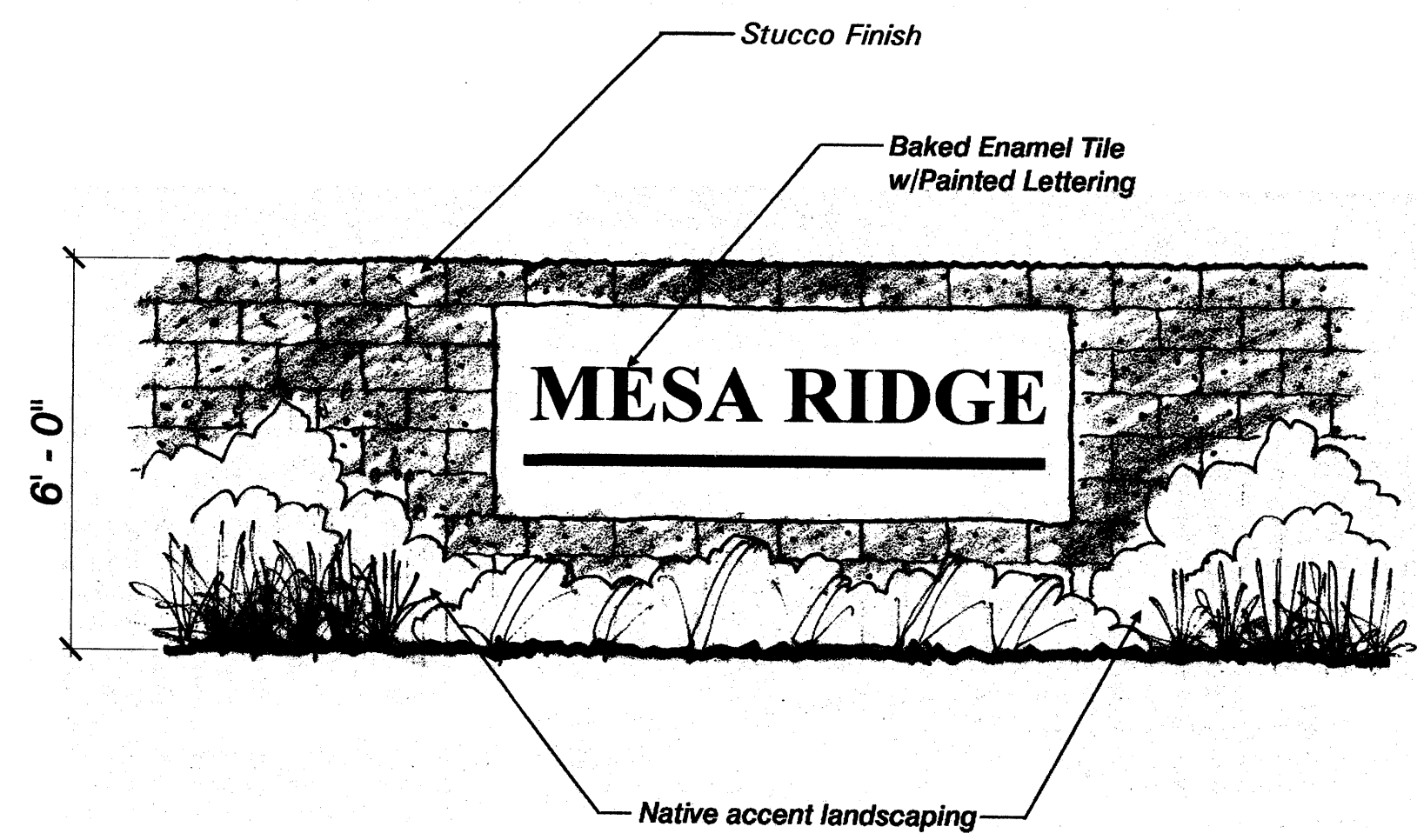
**Turf Grasses (Seed or Sod)**

- Tall Fescue (Max. 20% of total landscape area)
- Buffalo/Blue Grama Grass



**Typical Front Yard Landscape Plan**

Scale: 3/32" = 1'-0"



**Entry Monument Elevation**

Scale: 3/8" = 1'-0"

# MESA RIDGE

## Landscape Plan

Prepared for:  
Jude Baca  
3913 72nd St. NW  
Albuquerque, NM 87120

Prepared by:  
Consensus Planning, Inc.  
302 Eighth St. NW  
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**Bohannon Huston**  
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS





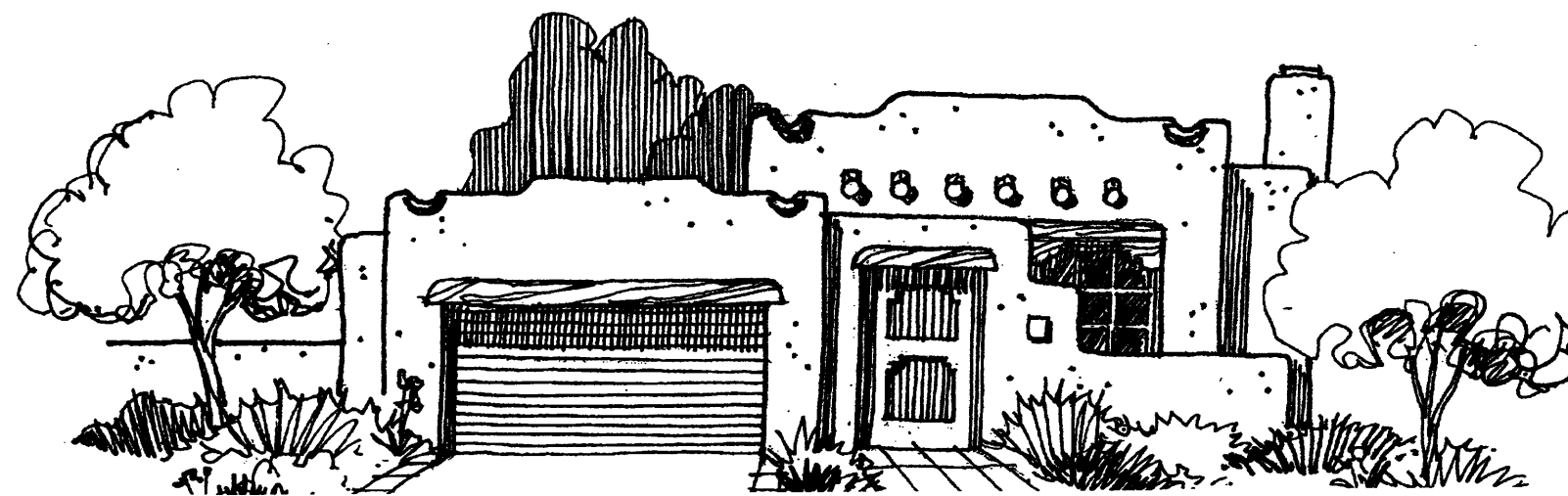
## DESIGN GUIDELINES FOR MESA RIDGE

The following are guidelines for homes built in the Mesa Ridge subdivision. Builders will construct all homes within Mesa Ridge in compliance with these Guidelines.

### A. Architectural Styles

All homes must be of a Southwestern Contemporary Style which blends building characteristics of the southwest. While these characteristics are typical, it is not the intent of these Guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains the characteristics of one or a blend of styles.

Pueblo Style - Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo" buildings of historic Santa Fe, Pueblo style may incorporate recessed set doors and windows, and dramatically recessed portals or patios (at front facades). The Pueblo style traditionally uses flat roofs, interesting massing, and soft edged smooth stucco.



1. Entry portals are a hallmark of the Pueblo style.
2. Lintels over openings can be wood and exposed, but covered lintels are just as common.
3. Exterior wall finish is stucco from the approved color list.
4. Stone can be used in horizontal benches at the base of walls in the prescribed percentages in coursed ashlar pattern.
5. The clustered form allows courtyards to be easily integrated into the design by low walls and gates.
6. Parapets are also used to emphasize forms.

Mediterranean Style - Low-pitched gabled or hipped roofs (flat in some cases) characterize the Mediterranean style. Windows and doors may have arches above, windows tend toward full lengths, and entry porches are characteristically recessed. The façade is broken into multiple masses and the wall finishes of stucco, potentially with stone accent materials, and belt courses at walls and parapets.



1. There are pitched roof forms on main volumes, porches and colonnades or behind parapets in this style, maximum slope is 8" per foot to 12". Low sloped roofs can also be combined with flat roof elements.
2. Entry portal is not common in this style, however, arches above doors, principal windows, or beneath porch roofs are common.
3. Trim over and around openings can be tile or terra cotta moldings, but untrimmed openings are just as common.
4. A variation of building masses allows courtyards to be easily integrated into the design by low walls and gates extending rectilinear geometries.
5. Parapets are also used to emphasize forms.
6. Exterior wall finish is stucco, from the approved color list; or smooth stone finish, in the prescribed percentages, with square or slightly rounded corners.

Zero Lot Line/Patio Homes- This style only differs from the above styles in that one wall running the length of the structure shall not contain any windows or protrusions and is built on the designated property line. The Patio Home style and guidelines for zero lot lines are defined by the City of Albuquerque Zoning Code and will be adhered to and incorporated into the house design. Typically the garage is positioned along the property line with the front entrance street facing or concealed along the side yard. This style is a modern concept emphasizing privacy to the side and rear yards with a flow of interior to exterior living.

1. Entry portals are common whether to the front or side of the structure.
2. This building style allows for formal courtyards at the front or side to be easily incorporated into the design by low walls and gates.
3. Surface easements from the adjoining property owner allow for maintenance and repair of zero lot common walls.
4. Glass block is allowed on the zero lot line of the structure provided they are at least 7 feet above the finished floor and are obscure to the extent nothing can be identified through them.

### B. Building Massing

For the architectural styles listed above, building massing is critical, especially for the street elevations. Building masses should be offset from the adjacent masses by an appropriate dimension to the size of the building. The front elevation must contain at least two building masses. A building mass is defined as a volume of space that usually appears as a rectilinear form consisting of a roof and at least three walls but two walls are appropriate in the southwestern contemporary designs mimicking the steps associated with the northern pueblo structures, porches shall be included in a two or three sided design and considered as mass.

### C. Roof Forms

These forms are appropriate:

1. Low sloped roofs, 1/4" per foot to 1" per foot, with parapets (all styles).
2. Gable and hip roofs, 8" per foot for Mediterranean Style.

These roof forms are not permitted:

1. Mansard.
2. Domed or arched.
3. Gambrel.

### D. Roof Materials

These roof materials are allowed:

1. Metal roofs, pre-shaped to give the appearance of tile or concrete, mission barrel, or S-Shaped.
2. Built-up roofing (non reflective)
3. Single-ply membrane (low sloped only, non reflective).
4. Clay or Concrete tile, mission barrel or S-Shaped.

These roofing materials are not allowed:

1. Asphalt shingles.
2. Wood shingles and shake shingles.
3. Metal roofs of standing seam or corrugated.

### E. Columns

The following are appropriate column forms:

1. Square stucco.
2. Round stucco.
3. Square wood.
4. Square wood, tapered.
5. Round peeled bark wood.
6. Round classical with smooth shafts in Doric or simple contemporary order.
7. Square stone.
8. Round stone.

The following shall not be allowed:

1. Corinthian.
2. Ionic.
3. Tuscan.
4. Egyptian.

### F. Garages

1. Each home must have a garage for not less than two cars and have a driveway sufficient to park two vehicles, so that a minimum of four off street parking spaces are provided.
2. Garage doors shall be offset from the surface of the front façade by a minimum of 4 inches.
3. A shadow box around the garage door is required and may extend up to 24 inches into the front setback, provided the garage door remains at the approved 20 foot setback.
4. The garage may never be converted into living space and the garage door removed.

### G. Windows

Windows are integral with all styles of homes.

1. Windows may be set deep into the walls to create a feeling of masonry construction and massiveness, 2 inch minimum.
2. Windows with colored sashes and heavy profiles are appropriate.
3. Unanodized aluminum frames may not be used.

### H. Setbacks

The use of short block lengths, and varied front facades have been utilized to prevent the garage doors from dominating the streetscape.

1. Front yard setback
  - a. No house shall be constructed within 15 feet from the front property line of any lot.
  - b. The garage shall be constructed to ensure that a 20 foot minimum parking area exists in front of the garage for a minimum of two cars.
2. Side yard setback
  - a. Single family houses shall be constructed within 5 feet from the side property line of a lot.
  - b. Zero Lot Lines/Patio homes shall be constructed with one wall on the property line as indicated by the Plat and a 10 foot set back on the opposite side property line of a lot.
3. Rear yard setback- No house shall be constructed within 15 feet from the rear property line of a lot.

### I. Minimum Square Footage

Each home must have at least 1,800 square feet of fully enclosed heated area, exclusive of garages, open porches, and patios.

### J. Building Materials

1. Synthetic stucco shall be the primary material and shall account for a minimum of 80% of the exterior construction.
2. Stone may be used as an accent feature and shall not comprise more than 20% of the exterior construction.

### K. Pre-Approved Building Colors

1. Primary exterior stucco colors shall be muted earth tones and match or be similar to the following: Deggusa Wall Systems, Inc., Senegy Synthetic Stucco color chart including, Clay, Ash Brown, Hickory, Hazelnut, Cardamon, Rawhide, Café au Lait, Aztec Gold, Champagne, Sage and Umber. Colors from other manufacturers need to match approved colors to be submitted.
2. Accent- A variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed for accents besides the approved list may include white, tan, brown or other approved earth tone colors.
3. All roof penetrations shall be painted to match the predominant roof or stucco color.

### L. Building Height

Houses or improvements on any lot shall not exceed nineteen feet (19) for single story and the maximum height allowed for two-story homes is twenty-six feet (26) as defined by the City of Albuquerque Zoning Code.

1. The maximum area of the second story of a house shall be no more than seventy-five percent (75%) of the area of the first floor. The first floor area is calculated inclusive of the garage area and covered porch area. The second story area is calculated exclusive of roof decks and covered porches.
2. Lots along the southern and western property line of the subdivision shall be restricted to single story only as noted on the plat (Lots 1 and 18-27).

### M. Site Lighting

1. If provided, site lighting shall not have a total off-site luminance greater than 1000 foot lamberts, however it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property.
2. Street lighting shall be limited to 24' in height and shall be shielded source with no light source (lamp) visible from the site perimeter.
3. The mounting height of luminaries, if provided, shall be no higher than 12 feet, except for second floor porches which shall be mounted no higher than seven feet (7) above the finished floor of the second story. All outdoor lighting shall be shielded and directed downward to prevent light pollution.

### N. Mechanical Equipment

Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view (as viewed from the front property line). Equipment which is ground mounted shall be located within the side or rear yard and screened from the front and side.

### O. Fireplaces

Fireplaces and/or stoves within the residences shall be limited to natural gas logs, Environmental Protection Agency (EPA) approved wood burning and other EPA approved wood burning devices.

### P. Walls

All walls shall comply with the City of Albuquerque Wall Regulations.

#### Subdivision Walls

- a. The perimeter subdivision wall along Montano Boulevard shall be stuccoed and built to the standards and specs as approved by the Environmental Planning Commission for the City of Albuquerque and will be paid for by the Developer. The wall height shall be no more than six feet (6) and no less than four feet (4) as measured from the street side of the wall. The wall adjacent to the drainage arroyo shall be painted CMU to match the stucco color on the Montano Wall.

#### Site Walls

- a. Each house must have a rear wall and two side walls. All rear walls shall extend the entire length of the rear property line. All side walls shall extend from the rear of the property to at least the rear of the dwelling.
- b. Interior residential property line walls shall be painted CMU and/or stucco and no more than six feet (6) in height.
- c. All walls that are located on the common property line between adjoining lots shall be party walls that may not be removed by either property owner of the adjoining lots. All walls must be constructed from the elevation specified by the subdivision engineer and indicated on the grading plan. The cost of installation and maintenance of such party walls shall be split equally between property owners of the adjoining lots.
- d. No wall may be erected on a lot that is closer to the street than the front of the dwelling except for courtyard walls.
- e. A house is located on a corner when such house abuts more than one public right-of-way. The corner house will be deemed to front on the right-of-way on which the house has a smaller dimension.

#### Courtyard Walls

Courtyard walls are allowed within the front yard setback area and shall be constructed of materials, finish and color that are complimentary to the house.

### Q. Mailboxes

"Cluster-type" mailboxes will be used, subject to the requirements of, and coordination with the United States Postal Service.

### R. Solid Waste

Each home shall have a storage area for residential automated carts, not to be visible from the street.

### S. Vacant Lots/Destruction

1. There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant lots.
2. The owner of a lot within the subdivision that is vacant shall be responsible to keep the lot cleared of all weeds, trash and any other items that is visually or otherwise undesirable, except for material which may be used during the initial construction period.
3. The owner of a lot upon which a structure is destroyed by fire or other casualty shall either promptly rebuild, repair or replace the structure or remove the debris (including the foundation) from the lot.

### T. Restricted Activities

1. The use of any trailer, motor home, boat, shack, tent, garage or any other outbuilding as a residence either temporary or permanent is prohibited.
2. The construction, erection, placement, assembly or maintenance of any outbuilding or storage building or other auxiliary building of any nature, permanent or temporary, detached from the permitted improvements on the house, must be approved by the Architectural Control Committee for Mesa Ridge Subdivision and must be similar in architectural design as the house.

### U. Restrictive Covenants

Any other legal matters or further restrictions shall be addressed in the Declaration of Restrictive and Protective Covenants for Mesa Ridge (Restrictive Covenants). The Restrictive Covenants will provide further detail to the items listed above and will be binding upon all property owners in Mesa Ridge Subdivision. These Restrictive Covenants will address all matters effecting Mesa Ridge Subdivision with respect to the governing body, fees, enforcement, modification and all other matters pertaining to Mesa Ridge Subdivision.

# Mesa Ridge

## DESIGN GUIDELINES

Prepared for:  
Jude Baca  
3913 72nd Street NW  
Albuquerque, NM 87120

Prepared by:  
Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102



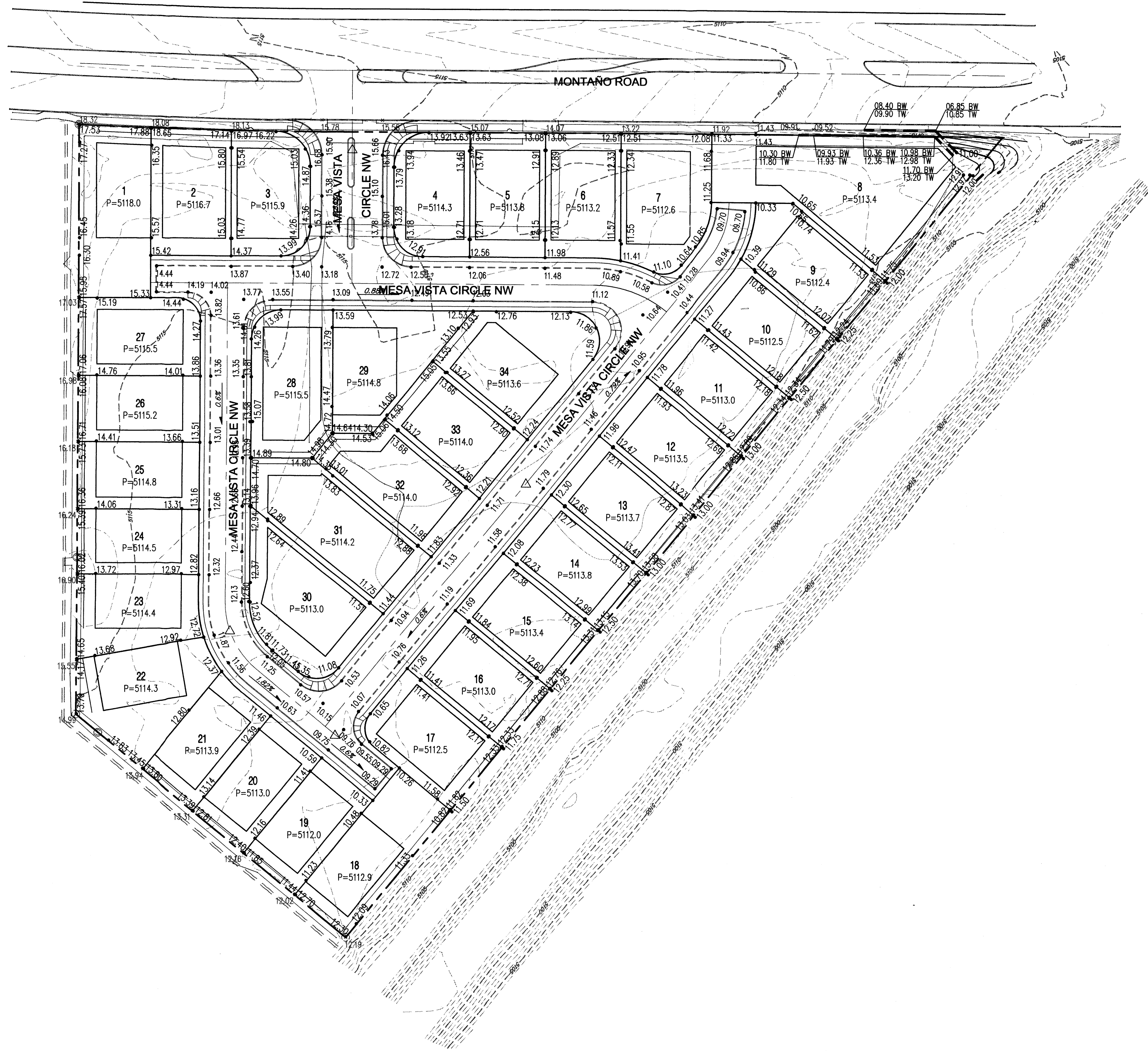
**Bohannan & Huston**

Courtyard | 7800 Jefferson BL NE Albuquerque, NM 87109-4336  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

August 2, 2005

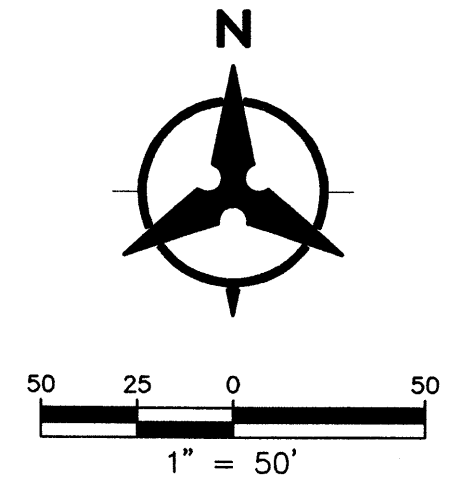
Sheet 3 of 5





**GENERAL NOTES**

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT. /
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



**LEGEND**

- (91.62) FUTURE SPOT ELEVATION
- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- ==== EXISTING CURB & GUTTER
- ==== PROPOSED MOUNTABLE CURB & GUTTER
- ==== PROPOSED STANDARD CURB & GUTTER
- 5470--- EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- ▬▬▬ PROPOSED RETAINING WALL
- ▬▬▬ PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
- ▬▬▬ PROPOSED SLOPE
- ▬▬▬ PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED CATTLE GUARD INLET
- ▬▬▬ WALL DRAIN

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS BRASS TABLET STAMPED "NM448-N6-A"		NO.	BY		No. Date By REVISIONS DESIGN
WORK BY	DATE	Geographic Position (NAD 1927)					
ACCEPTANCE BY	DATE	N.M. State Plane Coordinates (Central Zone)					
APPROVAL BY	DATE	X= 366,640.72 Y= 1,507,308.30					
DRAWN BY	DATE	Ground-to-Grid Factor = 0.9996784					
RECORDED BY	DATE	ΔC = -00'15.24"					
		SLD 1929 Elevation = 50568.89					

**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

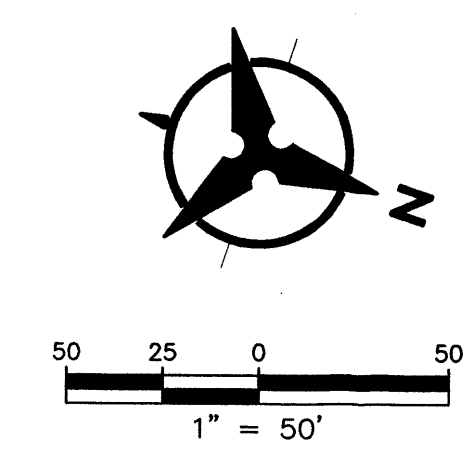
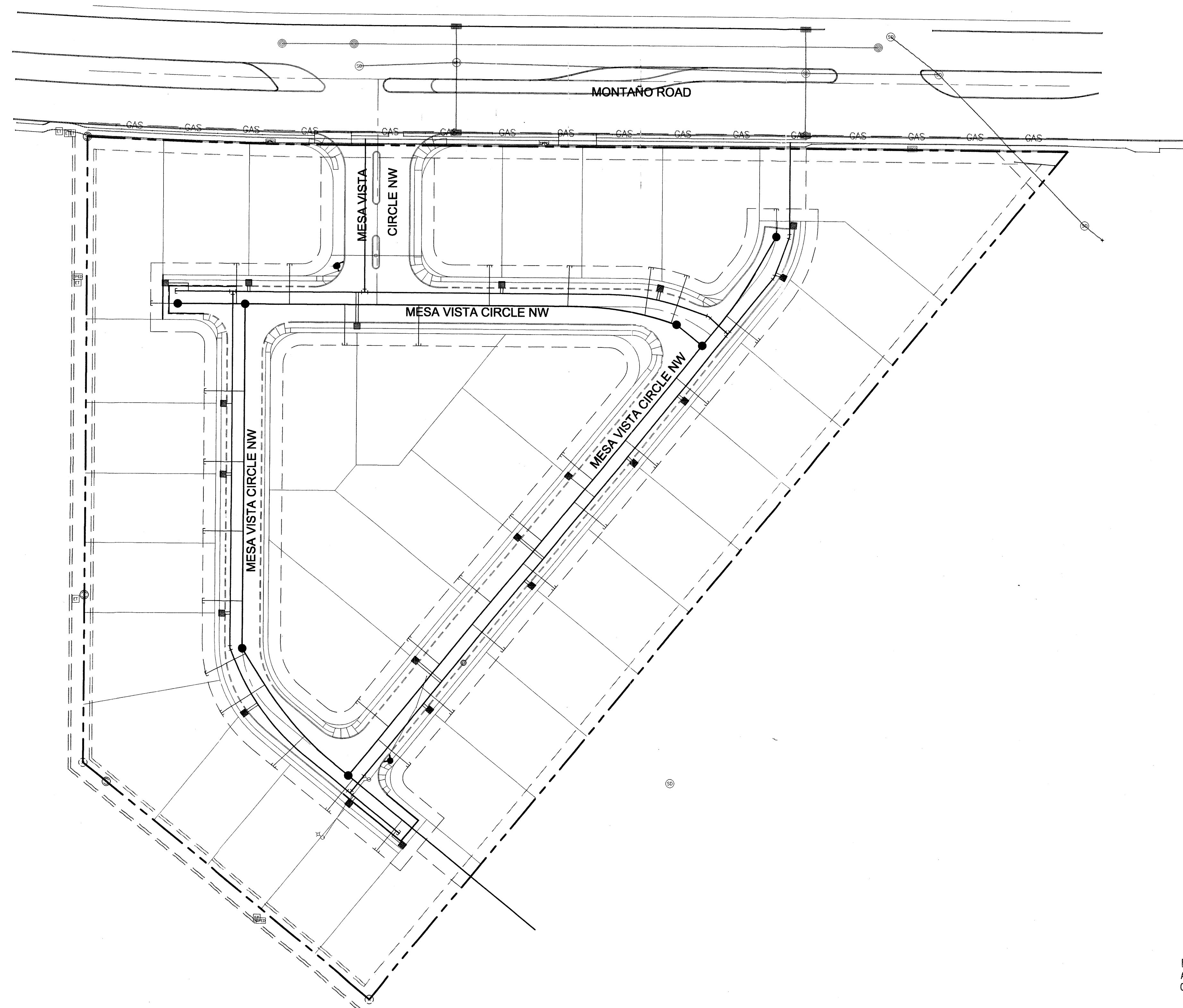
**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**MESA RIDGE SUBDIVISION**  
**GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXX	E-11-Z	4	5

ROUGH GRADING (±0.5')  
 APPROVED FOR ROUGH GRADING DATE





**GENERAL NOTES**

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESES)
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
- MH RIMS & CATCH BASIN INLET ELEVATIONS, VALVE BOXES, ARV, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT GRADES.
- SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.
- STATIONING OF DROP INLET IS TO MIDDLE OF DOWN HILL GRATE AT FACE OF CURB.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

**LEGEND**

- PROPERTY LINE
- - - NEW EASEMENT
- SAS — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- - - EXISTING STORM DRAIN
- EXISTING WATER METER
- ⌈ EXISTING CAP
- ⊗ EXISTING VALVE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING SANITARY SEWER MANHOLE
- ⊗ EXISTING STORM DRAIN
- SAS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- ⊗ PROPOSED VALVE
- ⊗ PROPOSED HYDRANT
- ⌈ PROPOSED CAP
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- ⊗ PROPOSED STORM DRAIN
- ★ PROPOSED STREET LIGHT

AFD Plans Checking Office  
924-3611  
HYDRANTS ONLY  
Hydrants shall be installed  
prior to construction  
**APPROVED/DISAPPROVED**  
*R.C. Jambh 8-1-05*  
Signature & Date

**MATERIALS:**  
SAS LINE: SDR-35 PVC  
WATER LINE: C900-PVC

**WATER SHUT-OFF PLAN:**  
FOR CONNECTION VALVE CLOSED  
AMOLE MESA AVENUE VALVE #1  
CHACO CANYON DRIVE VALVE #2

CONTRACTOR WILL BE RESPONSIBLE FOR FLUSHING, DISINFECTING, AND TESTING THE LINES AS REQUIRED BY THE CITY OF ALBUQUERQUE.

**WATER SHUT-OFF REQUIREMENTS:**  
CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF CONNECTIONS AT LEAST SEVEN (7) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE CITY OF ALBUQUERQUE (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN. CONTRACTOR SHALL NOT OPERATE VALVES ON THE PROJECT.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	DATE
WORKED BY	DATE	ACS BRASS TABLET STAMPED "TRANS"					
INSPECTED BY	DATE	Geographic Position (NAD 1927)					
ACCEPTANCE BY	DATE	N.M. State Plane Coordinates (Central Zone)					
REVISION BY	DATE	X= 354,899.45 Y= 1,471,822.67					
SWITCHED BY	DATE	Ground-to-Grid Factor= 0.99967921 (As Published)					
RECORDED BY	DATE	ACC = -00'16"42"					
		SID 1929 Elevation = 5118.370					

**Bohannon & Huston**  
 Courtesy | 7800 Jefferson St. NE Albuquerque, NM 87100-4395  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**MESA RIDGE SUBDIVISION**  
**OVERALL UTILITY PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. XXXXXX      Zone Map No. E-11      Sheet 5 Of 5

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July 29, 2005 - 8:18am