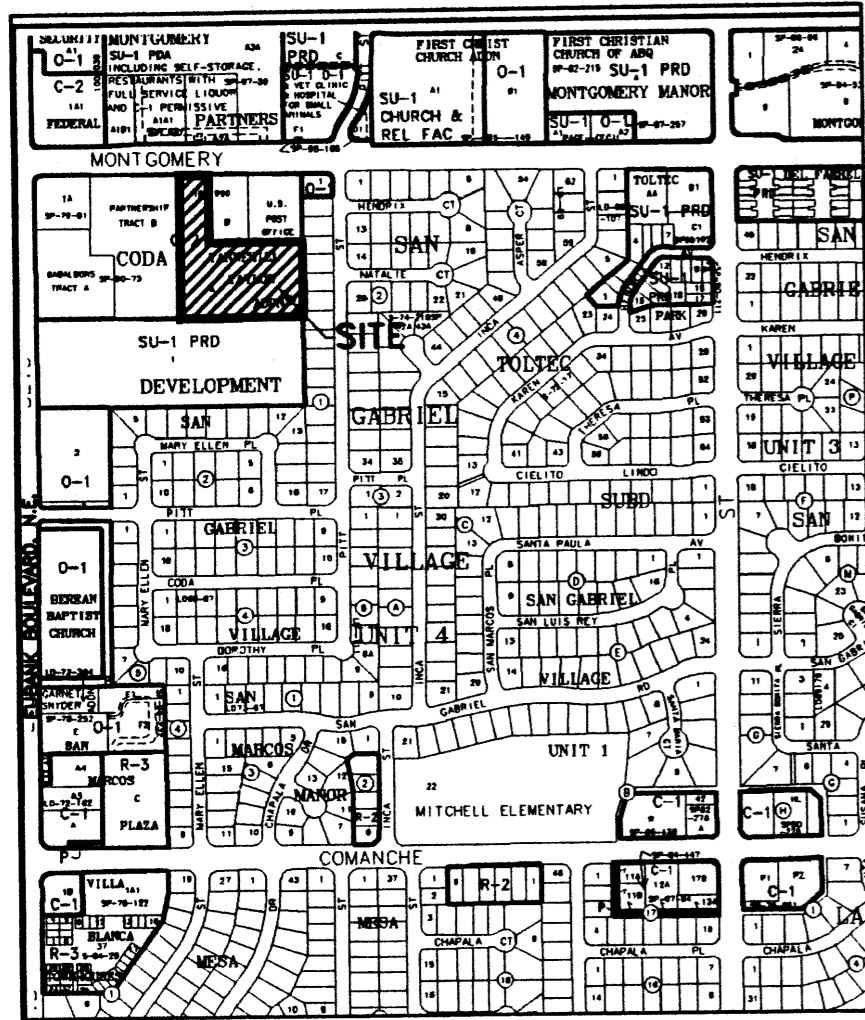


VICINITY MAP (G-21) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF TRACTS A-1 AND A-2 TANNEHILL-TAYLOR ADDITION

A REPLAT OF TRACT A OF THE PLAT OF TRACTS A AND B OF THE TANNEHILL-TAYLOR ADDITION WITHIN SECTION 4, T.10N., R.4 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2005

PRELIMINARY PLAT APPROVED BY DRB ON 5/18/05

DESCRIPTION

Tract A of the Tannehill-Taylor Addition, an addition to the City of Albuquerque, New Mexico, as shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 11, 2002, in Plat Book 2002-C, on Page 236, and being more particularly described as follows:

BEGINNING at the Northwest corner of the herein described tract of land, said corner being a point on the Southerly right-of-way line of Montgomery Boulevard, NE, from which point ACS Station 12-F20A (x=413732.05, y=1502913.48, New Mexico State Plane Coordinates, Central Zone, NAD 1927) bears N 88°22'31" W, a distance of 2324.71 feet, and running from said beginning point thence, along said right-of-way line, N 89°39'15" E, a distance of 110.07 feet to the Northeast corner of the herein described tract of land; thence, departing said right-of-way, S 00°00'16" E, a distance of 250.18 feet; thence, S 89°57'41" E, a distance of 140.19 feet; thence, S 89°49'16" E, a distance of 199.59 feet; thence, S 00°03'37" E, a distance of 283.70 feet to the Southeast corner of the herein described tract of land; thence, N 89°55'53" W, a distance of 449.53 feet to the Southwest corner of the herein described tract of land; thence, N 00°04'01" W, a distance of 533.40 feet to the Northwest corner of the herein described tract of land and the place of beginning, containing 3.5609 acres, more or less.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

SUBDIVISION CASE NO. \_\_\_\_\_

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1001990

DRB Chairperson, Planning Department, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Property Management, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Water Utilities Department, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

*[Signature]* City Surveyor, City of Albuquerque \_\_\_\_\_ Date 5-9-05

Parks and Recreation, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ Date \_\_\_\_\_

City Engineer, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

SUBDIVISION DATA

- DRB Proj. No. 1001990
- Zone Atlas Index No. G-21
- Current Zoning C-2
- Gross acreage 3.5609
- Existing number of deeded parcels 1  
Replatted number of lots 2

LOG NO. 2004520242

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings are shown in parentheses ( ).
- Perimeter distances are field measurements made on the ground and agree with plat records except as noted.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- Existing Easements from Plat of Tracts A and B of the Tannehill-Taylor Addition are noted as follows:
  - 50' by 55' Access Easement for the benefit of Tract B, filed July 11, 2002; Vol. 2002C, page 236, Doc. No. 2002088152, records of Bernalillo County, New Mexico.
  - 7' Public Utility Easement filed June 27, 1972; Vol. B6, folio 177, Doc. No. 94607, records of Bernalillo County, New Mexico.
  - 7' Public Utility Easement filed June 27, 1972; Vol. B6, folio 177, Doc. No. 94607, records of Bernalillo County, New Mexico.
  - 10' Utility Easement, filed July 11, 2002; Vol. 2000C, page 236, Doc. No. 2002088152, records of Bernalillo County, New Mexico.
- This survey is based on descriptions contained in the following documents:
  - Plat of Tracts A and B of the Tannehill-Taylor Addition, filed July 11, 2002, in Book 2002-C, Page 236.
- 24' Private Access Easement granted by this plat. Easement is for the mutual use and benefit of the owners of Tracts A-1 and A-2. Maintenance of surface improvements within this easement shall be the mutual and equal responsibility of the owners of the aforementioned tracts.
- Cross-lot Surface Drainage Easement is granted by this plat. Easement is blanket in nature, covers all open areas within the boundaries of Tracts A-1 and A-2 and is for the mutual and equal benefit of both Tracts.
- A Mutual Parking Agreement is hereby established with the filing of this plat. Agreement is for the mutual and equal use of all striped parking spaces within Tracts A-1 and A-2 by the owners, heirs and assigns of each Tract.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 2 lots in 1 parcel and granting of private Cross Access, Cross Drainage and Cross Parking easements.

FREE CONSENT

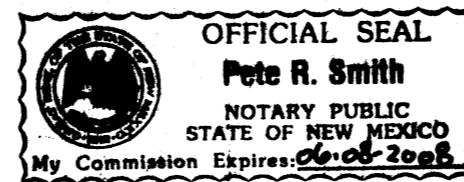
The platting of the property as described above, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

*[Signature]*  
Mark Harden, Harden Enterprise LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 9<sup>th</sup> day of MAY, 2005, the foregoing instrument was acknowledged before me by Mark Harden.



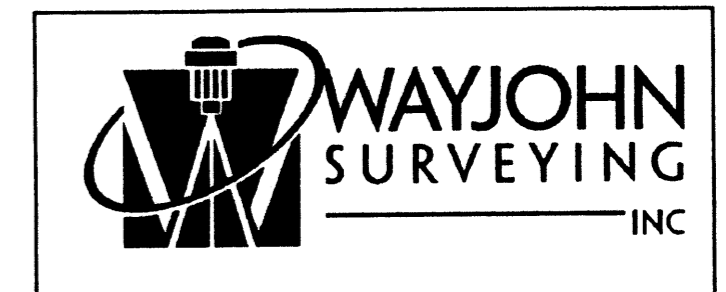
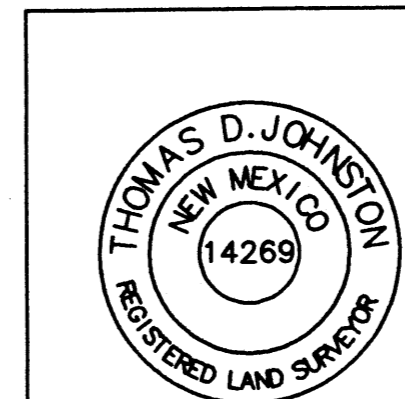
My Commission expires 06-08-2008

*[Signature]*  
Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

*[Signature]* Thomas D. Johnston, N.M.P.S. No. 14269 Date 5-09-05



FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_

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

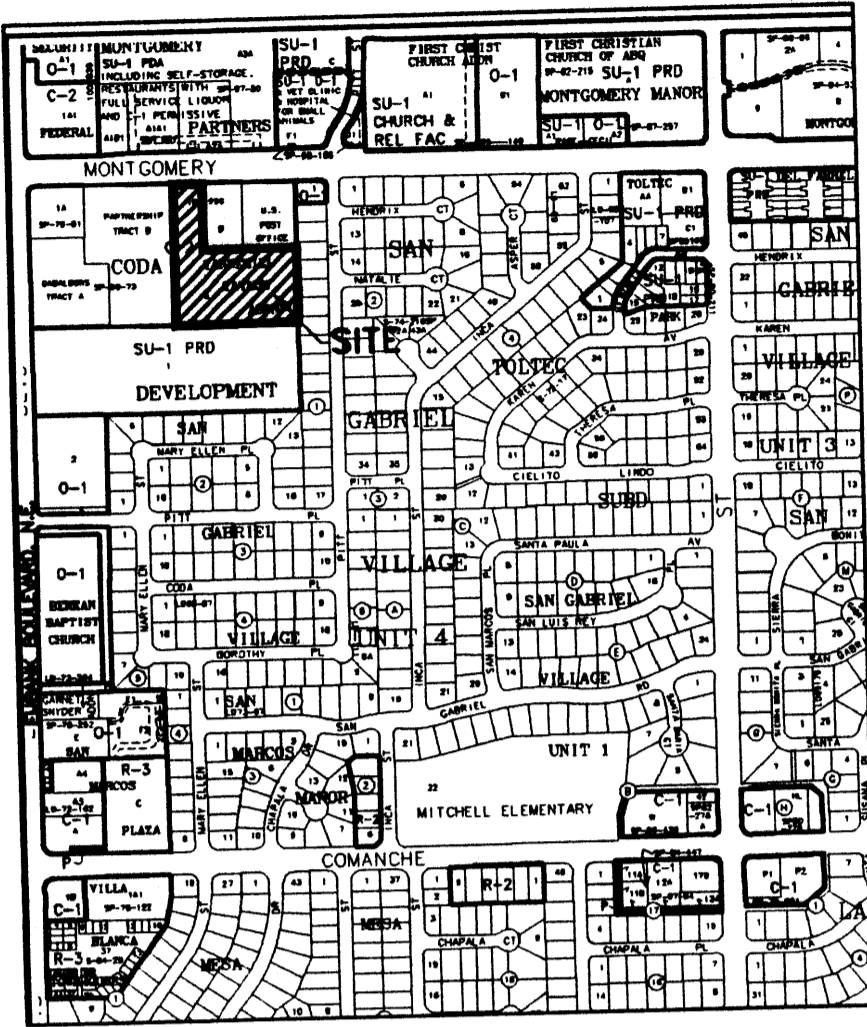
BERNALILLO COUNTY TREASURER'S OFFICE

INDEXING INFORMATION FOR COUNTY CLERK OWNER: HARDEN ENTERPRISE LLC LOCATION: SEC. 4 T.10 N., R.4 E., N.M.P.M. TANNEHILL-TAYLOR ADDITION	DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SC-10-07-2004
	CHECKED: T D J	1 MAY 2005	SHEET 1 OF 2
	DRAWING NO. SC100704.DWG		



VICINITY MAP (G-21)

NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
TRACTS A-1 AND A-2  
**TANNEHILL-TAYLOR ADDITION**

A REPLAT OF TRACT A OF THE PLAT OF TRACTS A AND B OF  
THE TANNEHILL-TAYLOR ADDITION  
WITHIN SECTION 4, T.10N., R.4E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2005

DESCRIPTION

Tract A of the Tannehill-Taylor Addition, an addition to the City of Albuquerque, New Mexico, as shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 11, 2002, in Plat Book 2002-C, on Page 238, and being more particularly described as follows:

BEGINNING at the Northwest corner of the herein described tract of land, said corner being a point on the Southerly right-of-way line of Montgomery Boulevard, NE, from which point ACS Station 12-F20A (x=413732.05, y=1502913.48, New Mexico State Plane Coordinates, Central Zone, NAD 1927) bears N 88°22'31" W, a distance of 2324.71 feet, and running from said beginning point thence, along said right-of-way line, N 89°39'15" E, a distance of 110.07 feet to the Northeast corner of the herein described tract of land;  
thence, departing said right-of-way, S 00°00'16" E, a distance of 250.18 feet;  
thence, S 89°57'41" E, a distance of 140.19 feet;  
thence, S 89°49'16" E, a distance of 199.59 feet;  
thence, S 00°03'37" E, a distance of 283.70 feet to the Southeast corner of the herein described tract of land;  
thence, N 89°55'53" W, a distance of 449.53 feet to the Southwest corner of the herein described tract of land;  
thence, N 00°04'01" W, a distance of 533.40 feet to the Northwest corner of the herein described tract of land and the place of beginning, containing 3.5609 acres, more or less.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

SUBDIVISION CASE NO. \_\_\_\_\_

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1001990-105-0092

[Signature] 5/18/05  
DRB Chairperson, Planning Department, City of Albuquerque Date

N/A  
Property Management, City of Albuquerque Date

[Signature] 5-18-05  
Traffic Engineer, City of Albuquerque Date

[Signature] 5-18-05  
Water Utilities Department, City of Albuquerque Date

[Signature] 5-9-05  
City Surveyor, City of Albuquerque Date

[Signature] 5/18/05  
Parks and Recreation, City of Albuquerque Date

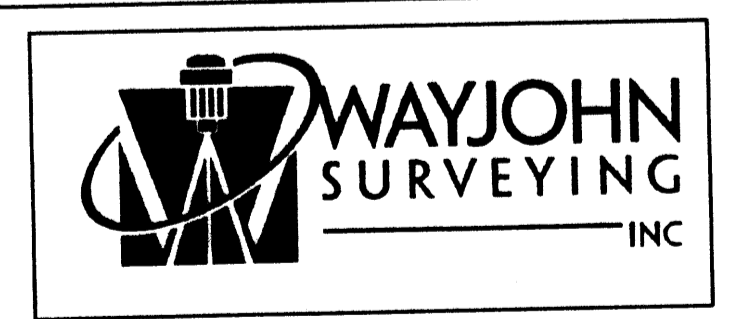
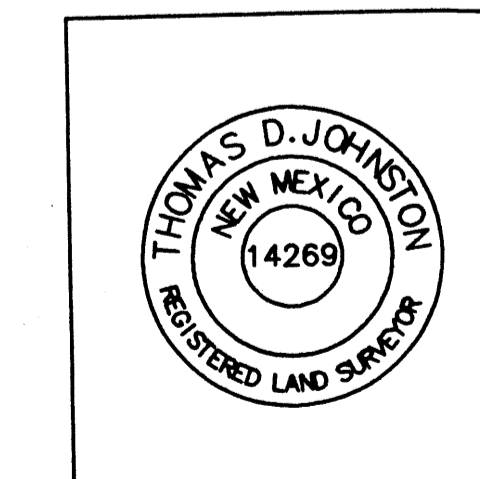
[Signature] 5/18/05  
A.M.A.F.C.A. Date

[Signature] 5/18/05  
City Engineer, City of Albuquerque Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature] 5-09-05  
Thomas D. Johnston, N.M.P.S. No. 14269 Date



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: HARDEN ENTERPRISE LLC LOCATION: SEC. 4 T.10 N., R.4 E., N.M.P.M. TANNEHILL-TAYLOR ADDITION	DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SC-10-07-2004
	CHECKED: T D J	1" = 50'	SC-10-07-2004
	DRAWING NO. SC100704.DWG	1 MAY 2005	SHEET 1 OF 2

SUBDIVISION DATA

1. DRB Proj. No. 1001990
2. Zone Atlas Index No. G-21
3. Current Zoning C-2
4. Gross acreage 3.5609
5. Existing number of deeded parcels 1  
Replatted number of lots 2

LOG NO. 2004520242

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings are shown in parentheses ( ).
2. Perimeter distances are field measurements made on the ground and agree with plat records except as noted.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. Existing Easements from Plat of Tracts A and B of the Tannehill-Taylor Addition are noted as follows:
  - a) 50' by 55' Access Easement for the benefit of Tract B, filed July 11, 2002; Vol. 2002C, page 236, Doc. No. 2002088152, records of Bernalillo County, New Mexico.
  - b) 7' Public Utility Easement filed June 27, 1972; Vol. B6, folio 177, Doc. No. 94807, records of Bernalillo County, New Mexico.
  - c) 7' Public Utility Easement filed June 27, 1972; Vol. B6, folio 177, Doc. No. 94807, records of Bernalillo County, New Mexico.
  - d) 10' Utility Easement, filed July 11, 2002; Vol. 2000C, page 236, Doc. No. 2002088152, records of Bernalillo County, New Mexico.
5. This survey is based on descriptions contained in the following documents:
  - a) Plat of Tracts A and B of the Tannehill-Taylor Addition, filed July 11, 2002, in Book 2002-C, Page 238.
6. 24' Private Access Easement granted by this plat. Easement is for the mutual use and benefit of the owners of Tracts A-1 and A-2. Maintenance of surface improvements within this easement shall be the mutual and equal responsibility of the owners of the aforementioned tracts.
7. Cross-lot Surface Drainage Easement is granted by this plat. Easement is blanket in nature, covers all open areas within the boundaries of Tracts A-1 and A-2, and is for the mutual and equal benefit of both Tracts. Maintenance of surface improvements and equal responsibility shall be mutual and equal responsibility of the owners of Tracts A-1 and A-2.
8. A Mutual Parking Agreement is hereby established with the filing of this plat. Agreement is for the mutual and equal use of all striped parking spaces within Tracts A-1 and A-2 by the owners, heirs and assigns of each Tract.

FREE CONSENT

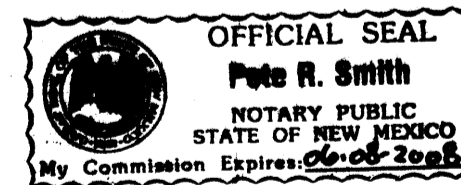
The platting of the property as described above, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

[Signature]  
Mark Harden, Harden Enterprise LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 9<sup>th</sup> day of May, 2005, the foregoing instrument was acknowledged before me by Mark Harden.



My Commission expires 06-08-2008

[Signature]  
Notary Public

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 2 lots from 1 parcel and granting of private Cross Access, Cross Drainage and Cross Parking easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1-021-060-072-482-27360

Harden Enterprises LLC

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE  
[Signature]

2865875518  
6271598  
Page: 2 of 2  
05/27/2005 11:21A  
Bk-2865C Pg-175

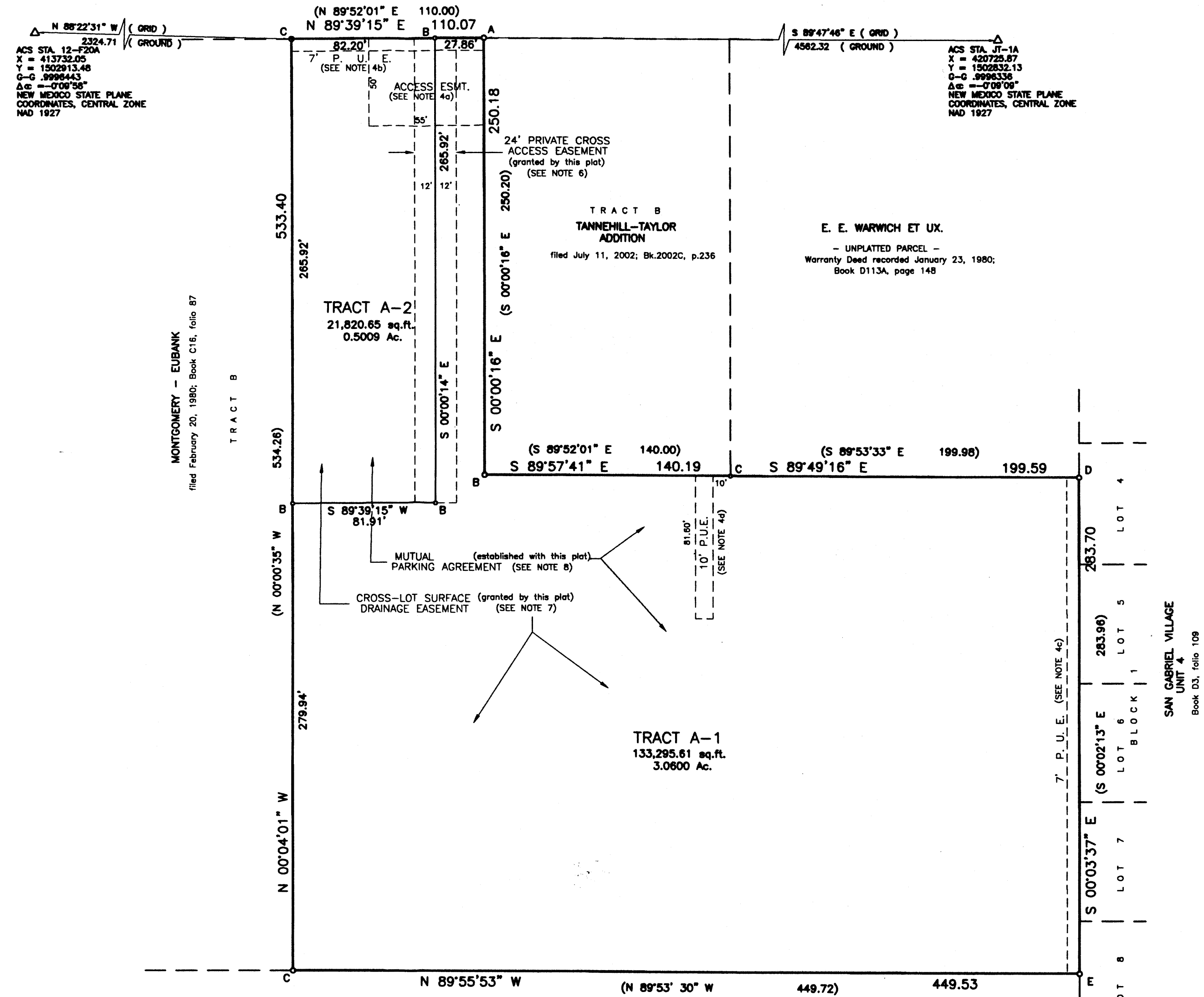
COUNTY CLERK RECORDING LABEL HERE

# PLAT OF TRACTS A-1 AND A-2 TANNEHILL-TAYLOR ADDITION

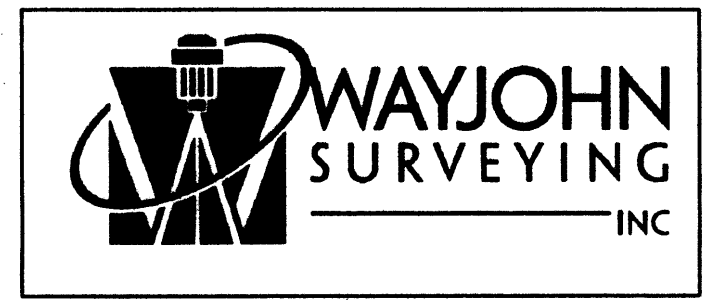
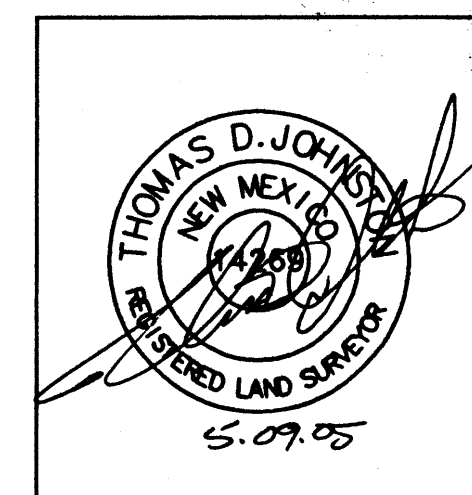
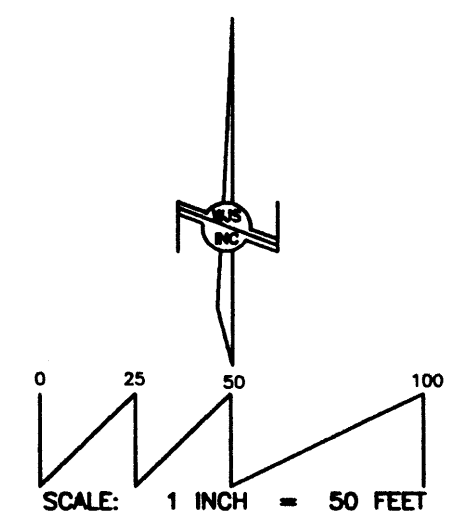
A REPLAT OF TRACT A OF THE PLAT OF TRACTS A AND B OF THE TANNEHILL-TAYLOR ADDITION WITHIN SECTION 4, T.10N., R.4E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2005

MONTGOMERY BOULEVARD NE  
(106' R.O.W.)



- = CORNER FOUND/SET AS NOTED
- A: SET 1/2" REBAR WITH CAP "WAYJOHN P.L.S 14269"
- B: SET CONC. NAIL WITH SHINER "WAYJOHN P.L.S. 14269"
- C: FOUND PK NAIL WITH SHINER "NO I.D."
- D: FOUND CHISELED "+" ON CURB
- E: FOUND 5/8" REBAR WITH CAP "P.S. 15261"



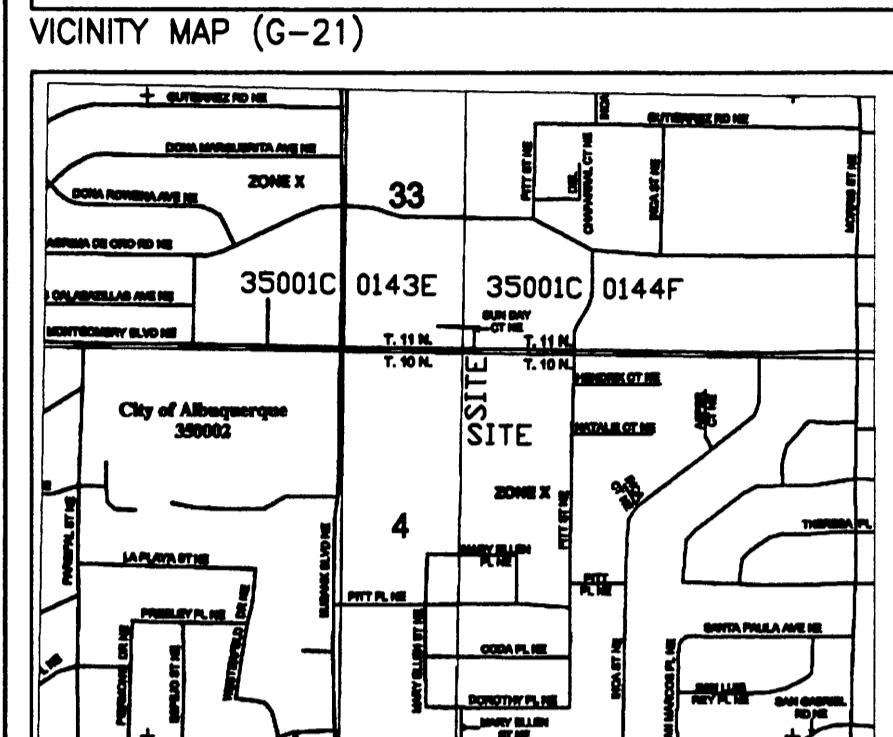
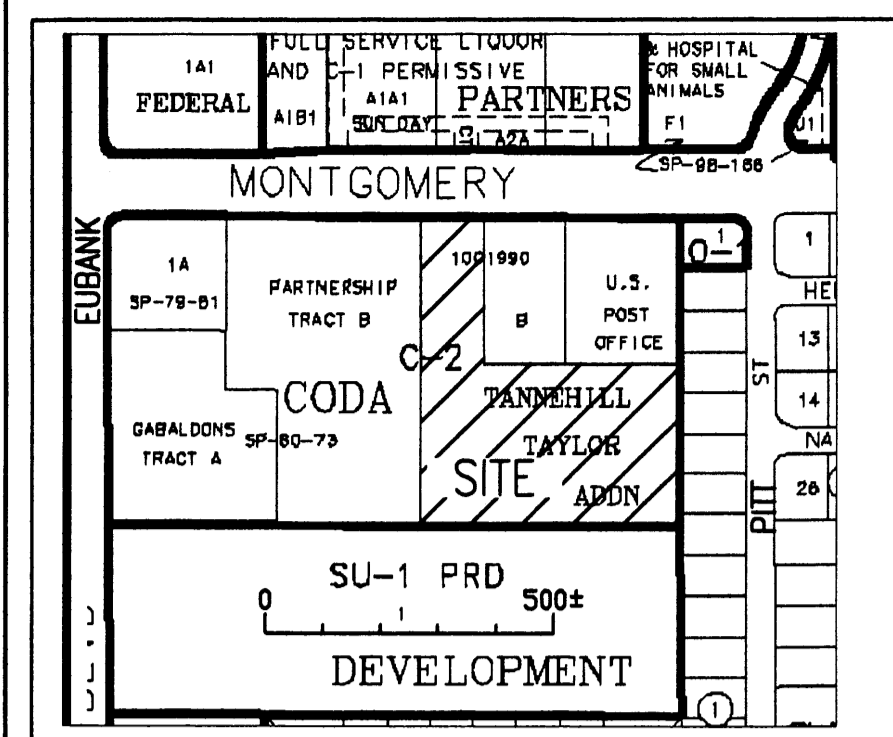
330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: HARDEN ENTERPRISE LLC  
LOCATION: SEC. 4  
T.10 N., R.4 E., N.M.P.M.  
TANNEHILL-TAYLOR ADDITION

DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SC-10-07-2004
CHECKED: T D J	1 MAY 2005	SHEET 2 OF 2
DRAWING NO. SC100704.DWG		

EUBANK HEIGHTS APARTMENT SUBDIVISION  
filed July 28, 1972; Book D5, folio 40

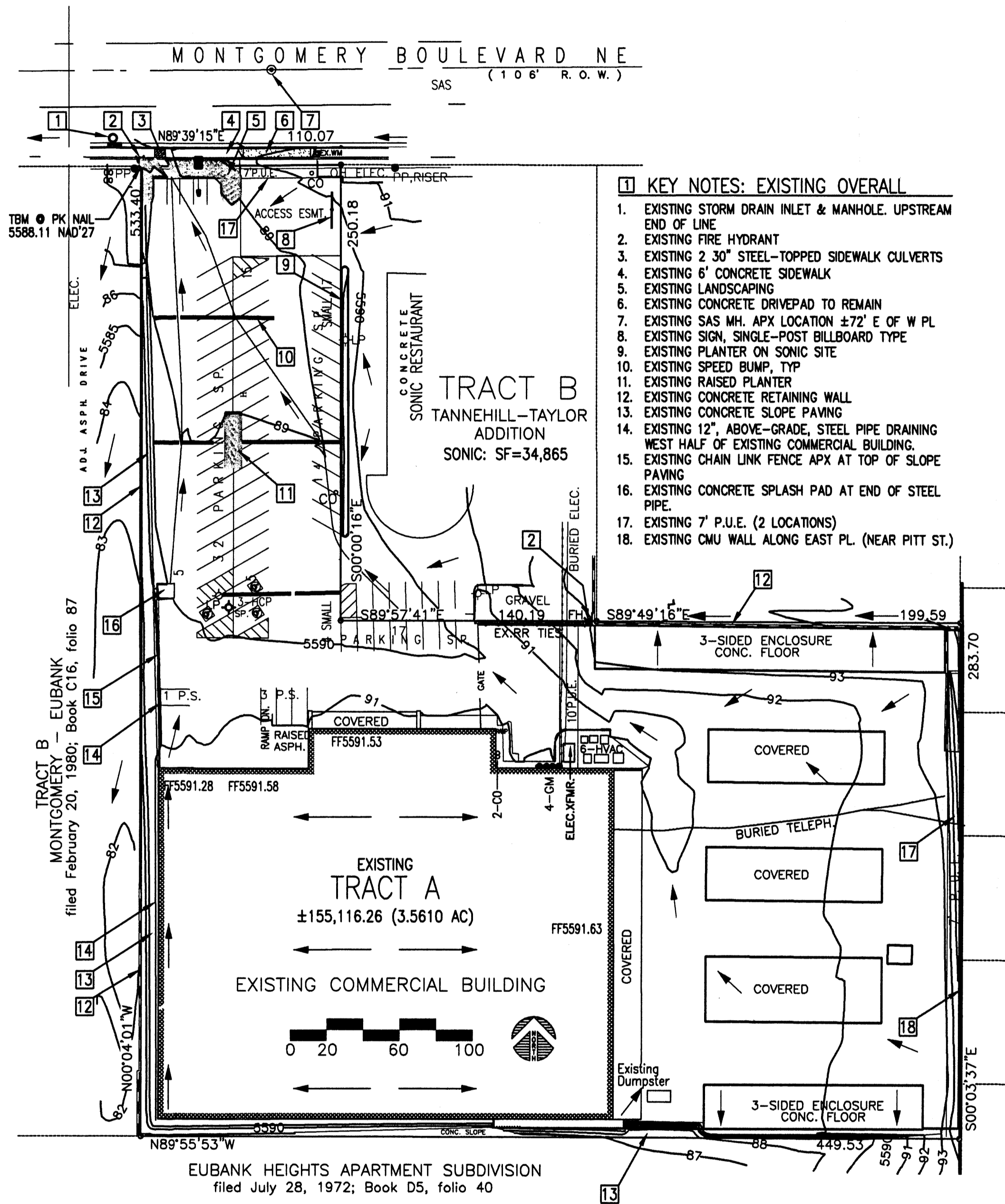
MONTGOMERY - EUBANK  
filed February 20, 1980; Book C15, folio 87



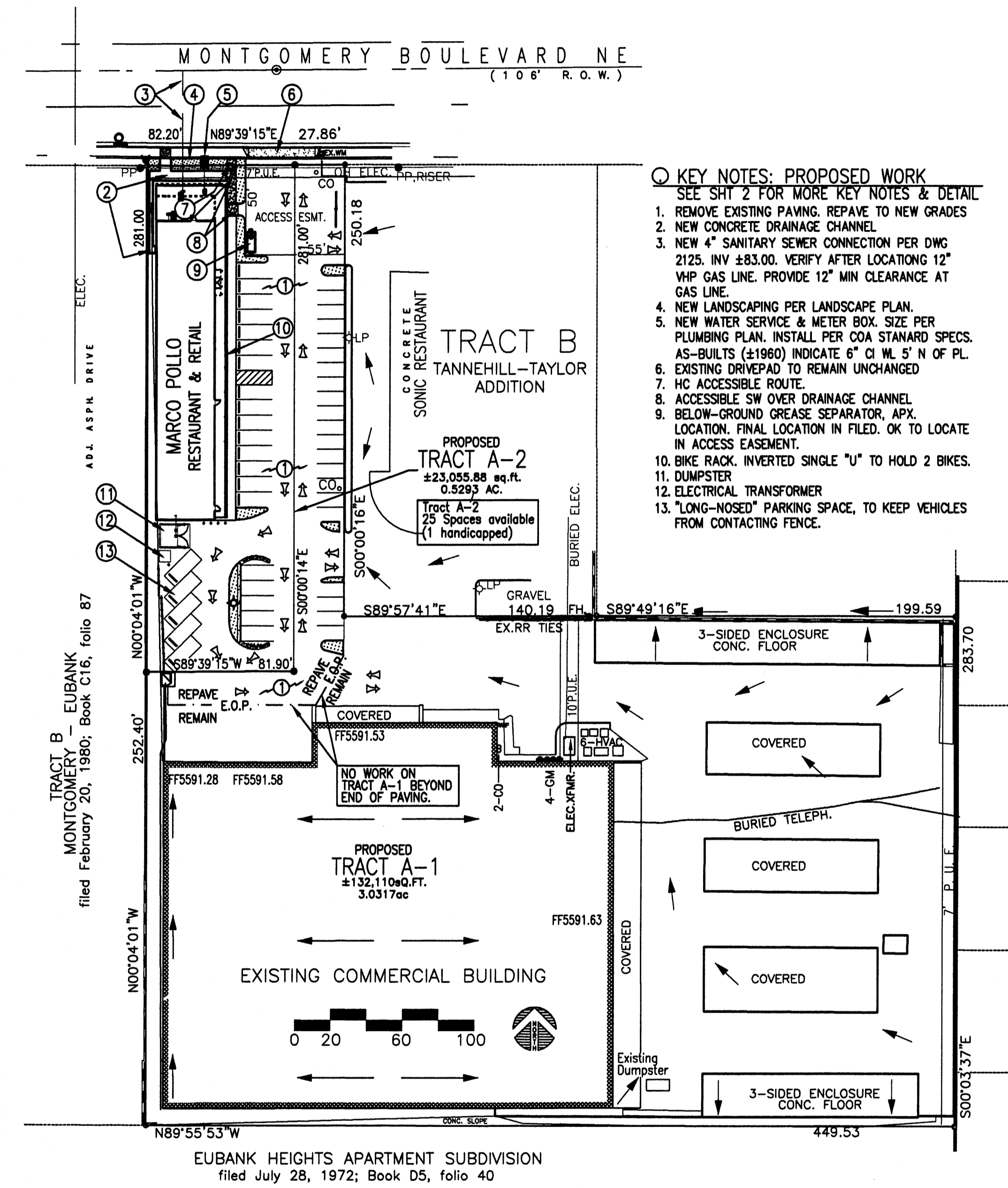
FLOOD ZONE MAP—NO SCALE: 35001C0143E & 0144F

**LEGEND**

DASHED	ITEMS EXISTING OR HIDDEN
BW	BOTTOM OF WALL
BSW	BACK OF SIDEWALK
CO	SEWER CLEANOUT
E, EX	EXISTING: ELECTRICITY
EG	EXISTING GRADE
EA	EDGE OF ASPHALT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
G	GAS
GM	GAS METER
INV	INVERT
LP	LIGHT POLE
OH	OVERHEAD
OHE	OVERHEAD ELECTRIC
PP	POWER POLE
SAS	SANITARY SEWER
SD	STORM DRAIN
SW	SIDEWALK
TA	TOP OF ASPHALT
TP	TOP OF PAVEMENT
TC	TOP OF CURB / CONCRETE
TR	TELEPHONE
TR	TOP OF RETAINER
U	UNDERGROUND
UP	UTILITY POLE
W	WATER
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
EC	EXISTING CONTOURS
NC	NEW CONTOURS
FD	FLOW DIRECTION, WATER
FTD	FLOW DIRECTION, TRAFFIC
NC&G	NEW CURB AND GUTTER
EC&G	EXISTING CURB AND GUTTER
SE	EXISTING SPOT ELEVATION
NE	NEW SPOT ELEVATION
TCSE	(NEW) TOP OF CURB
TCSE	(NEW) TOP OF PAVING
WM	WATER METER
GM	GAS METER
MH	STORM SEWER MANHOLE
CO	SEWER CLEANOUT
FH	FIRE HYDRANT
PP	POWER POLE
LP	LIGHT POLE
CLF	CHAIN LINK FENCE
CRW	CONCRETE RETAINING WALL
CBW	CONCRETE BLOCK WALL
OP	OVERHEAD POWER LINE
BPC	BURIED POWER CONDUIT
BTL	BURIED TELEPHONE LINE
GL	GAS LINE
EL	EXISTING LANDSCAPING
PL	PROPOSED LANDSCAPING
CS	CONCRETE, SURFACE
CCS	CONCRETE, CROSS-SECTION



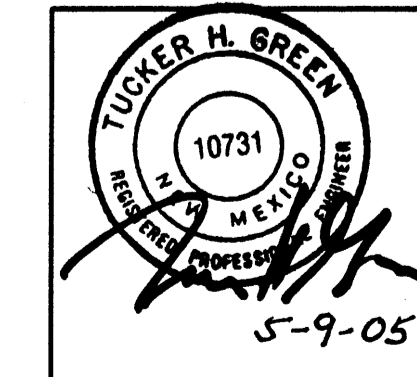
OVERALL SITE EXISTING CONDITIONS



OVERALL SITE PROPOSED CONDITIONS  
SEE SH1-2 FOR MORE INFO AT WORK AREA

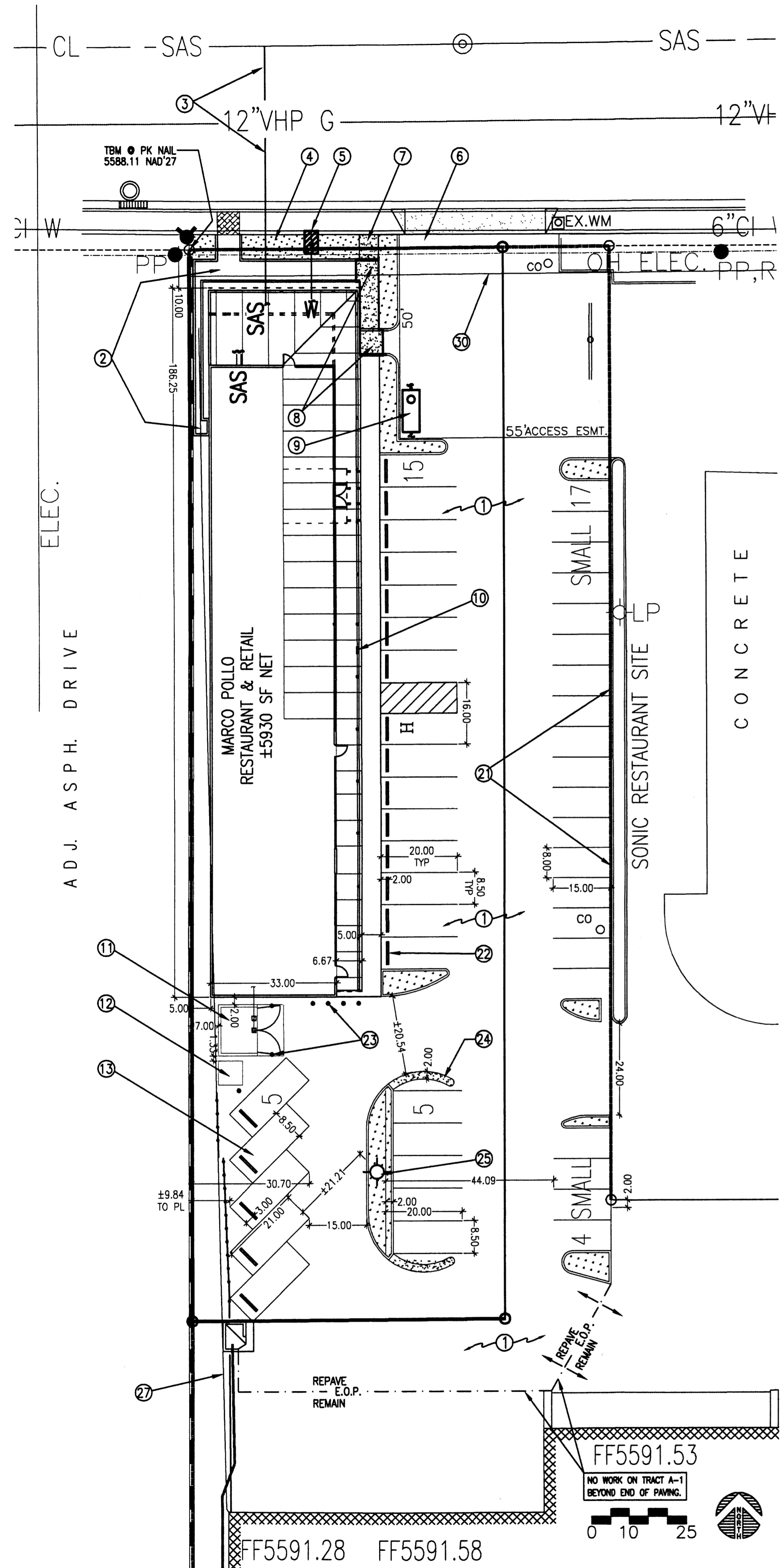
**PROJECT BENCH MARK:**  
PK NAIL AT NORTHWEST PROPERTY CORNER OF THE SITE, ELEVATION 5588.11, NAD 1927

**THE PURPOSES OF THIS SHEET ARE:**  
(1) SHOW THE MARCO POLLO RESTAURANT SITE IN RELATION TO TRACT A-1 AND TRACT B  
(2) SHOW EXISTING CONDITIONS ON TRACT A-1 & A-2 AND RELEVANT PORTIONS OF ADJACENT SITES  
(3) SHOW PARKING LAYOUT AND TRAFFIC CIRCULATION IN THE AREA RELATING TO MARCO POLLO RESTAURANT



MARCO POLLO RESTAURANT  
9900 MONTGOMERY NE, ALBUQUERQUE, NM  
OVERALL SITE PLANS, NOTES, LEGEND,  
TRAFFIC CIRCULATION LAYOUT  
PER SE ENGINEERING  
*Drainage, Utilities, and Site Design*  
2116 Lead Ave. SE Albuquerque NM, 87106  
(505) 232-9394

SHEET  
C1 OF  
5-9-05



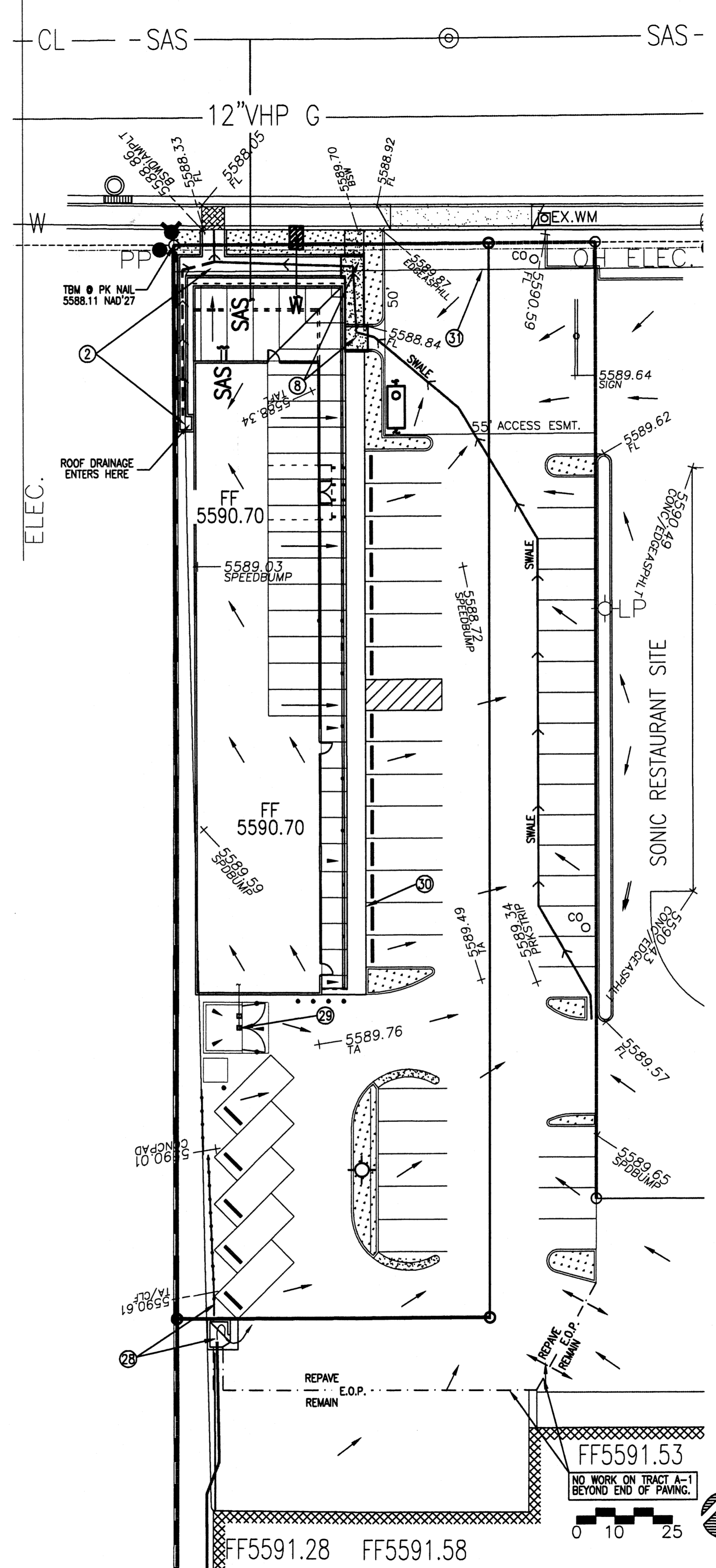
DEVELOPMENT ITEMS

**GENERAL NOTES: MARCO POLLO WORK AREA**

1. ALL WORK SHOWN ON THESE PLANS TO BE CONSTRUCTED IN ACCORD WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, UPDATE NO. 7, 2003, EXCEPT AS OTHERWISE NOTED.
2. WORK IN THE ARTERIAL RIGHT OF WAY FOR MONTGOMERY WILL REQUIRE SPECIFIC PERMITS AND CONDITIONS.
3. THIS IS NOT A "FOR CONSTRUCTION" SET OF PLANS. CONSTRUCTION PLANS WILL HAVE A MORE DETAILED SET OF NOTES AND CAVEATS. CONTRACTOR'S GOOD SENSE; THE CONTRACTOR IS EXPECTED TO USE HIS GOOD SENSE, EXPERIENCE, AND JUDGMENT.
4. IF UNUSUAL, CONFLICTING, OR APPARENTLY ODD CIRCUMSTANCES ARISE, THE CONTRACTOR IS TO CONSULT WITH THE ENGINEER OR ARCHITECT FOR A RESOLUTION BEFORE PROCEEDING WITH FINAL LAYOUT OR CONSTRUCTION.
5. THERE MAY BE UTILITIES AND OTHER ITEMS THAT ARE NOT SHOWN, OR THAT ARE SHOWN INCORRECTLY. FIELD VERIFY. NEW MEXICO ONE-CALL: 280-1990
6. ALL NEW CURBS ON-SITE ARE TO BE CONCRETE HEADER CURBS 6" HIGH UNLESS OTHERWISE SPECIFIED.
7. CURBS AT LANDSCAPE ISLANDS NEXT TO EXISTING SIDEWALKS ARE RAISED ABOVE THE SIDEWALK, WITH BOTTOM OF CURB ELEVATION = TOP OF SIDEWALK.
8. ENDS OF CURBS AT PARKING AREAS TO BE APX 2.0 FROM TRAFFIC ISLE END OF PARKING SPACES.
9. ALL DRAINAGE CHANNELS ARE TO BE CONSTRUCTED PER COA STD DWG 2260 EXCEPT AS MODIFIED PER THE CONSTRUCTION PLANS.

**KEY NOTES: MARCO POLLO WORK AREA**

- SEE ALSO SHEET 1, ITEMS 1-13 SHOWN ON SHEET 1
1. REMOVE EXISTING PAVING. REPAVE TO NEW GRADES.
  2. NEW CONCRETE DRAINAGE CHANNEL.
  3. NEW 4" SANITARY SEWER CONNECTION PER DWG 2125, INV ±83.00. VERIFY AFTER LOCATING 12" W/P GAS LINE. PROVIDE 12" MIN CLEARANCE AT GAS LINE.
  4. NEW LANDSCAPING PER LANDSCAPE PLAN.
  5. NEW WATER SERVICE & METER BOX. SIZE PER PLUMBING PLAN. INSTALL PER COA STANDARD SPECS. AS-BUILTS (±1960) INDICATE 6" O.M. 5' N OF PL.
  6. EXISTING DRIVEPAD TO REMAIN UNCHANGED.
  7. HC ACCESSIBLE ROUTE.
  8. ACCESSIBLE SW OVER DRAINAGE CHANNEL.
  9. BELOW-GROUND GREASE SEPARATOR, APPX LOCATION, FINAL LOCATION IN FILED. OK TO LOCATE IN ACCESS EASEMENT.
  10. BIKE RACK, SINGLE INVERTED "U" TO HOLD 2 BIKES.
  11. DUMPSTER
  12. ELECTRICAL TRANSFORMER
  13. "LONG-NOSED" PARKING SPACE, TO KEEP VEHICLES FROM CONTACTING FENCE
  - 14-20. NOT USED
  21. NEW ASPHALT TO BE TO 4" (0.33) BELOW TOP OF EXISTING CURB AT EXISTING PLANTER. DO NOT PAVE TO 6" BELOW.
  22. CONCRETE PARKING BUMPER, TYPICAL WHERE SHOWN.
  23. STATIONARY BOLLARD PER DWG 2250
  24. BUILD WITH INSIDE RADIUS AS SHOWN.
  25. RELOCATE LIGHT POLE & LUMERE. SEE ARCHITECTURAL
  26. NOT USED
  27. TOP OF EXISTING SLOPE PAVING
  28. CUT OFF ± 32 LF 12" STEEL DRAIN PIPE. (CUT OFF PORTION NOT SHOWN) BUILD CONCRETE OUTLET STRUCTURE WITH FLOW PATH SHOWN
  29. DRAIN FROM DUMPSTER TO GREASE SEPARATOR. SEE PLUMBING PLANS.
  30. TA=TC AT RESTAURANT PARKING SPACES
  31. 7' PUBLIC UTILITY EASEMENT



CONCEPTUAL DRAINAGE

**Conceptual Drainage Report**

for  
**Marco Pollo Restaurant, Albuquerque, New Mexico**

**Site Location:** The project is on the south side of Montgomery Blvd. NE, approximately 650 feet east of Eubank Blvd. NE. The street address is 9900 Montgomery NE. Formerly the site was occupied by a Furrow's Building supply store. The city map is G-21.

**Legal Description:** Tracts A-1 & A-2 of the Tannehill-Taylor Addition, a replat of Tract A of Tracts A & B of the Tannehill-Taylor Addition, Bernalillo County, New Mexico.

**Flood Zone:** Per FEMA Community Panels No. 350001 C0143E & C0144F, dated November 19, 2003, the site is not located within a Special Flood Hazard Boundary (site is in Zone X).

**Existing Conditions:** The site is bordered on the west by existing commercial development (Pelican's restaurant etc.), on the north by Montgomery Blvd and more commercial development, and on the south by an existing apartment complex. On the east, the north part of the site is bordered by existing commercial development (Sonic restaurant) and the south part is bordered by existing residential development, from which it is separated by a CMU wall that prevents offsite flow. The building that formerly housed Furrow's now houses three separate businesses: Comfort Foods, a martial arts training academy, and an automotive speed shop. The site is almost completely covered by impervious surfaces. The Sonic fast food restaurant adjacent on the east is Tract B of Tannehill-Taylor and was originally part of the Furrow's site.

In the past the site was raised by fill so that it slopes, very gently, down toward Montgomery Blvd. which slopes down to the west at roughly 2%. Outflow is primarily through a pair of "sidewalk culverts" located in the northwest corner of the site. One shed in the NE part of the site, roughly 2880 sf, drains off site to the south. The Sonic site drains across the project site and out the same culverts. It is possible that part of the site east of the Sonic (a former U.S. Post Office) drains across the Sonic. The site on the west, Pelican's restaurant and the associated shopping center, was not raised and drains away from Montgomery, to the south and then eventually west to Eubank. In the front, near Montgomery, the project is separated from the Pelican's site by a concrete retaining wall. Further back, where the grade separation is greater, by a combination of retaining wall below and concrete slope paving above.

The existing sidewalk culverts (2 at 30' wide each) do not have the capacity to pass the calculated peak flow from the regulatory 100-year storm. Most of the excess from the short-lived peak simply passes over the sidewalk and into Montgomery. The storm drain inlet in Montgomery just west of the site is the most upstream in an existing storm drain system. Some of the excess may fall into the Pelican's site.

**Proposed Conditions:** In the northwest corner of the site a parcel roughly 82' wide by 281' long enclosing a little more than 1/2 acre will be split from the 3.56 acre site. The new parcel will have a Marco Pollo chicken restaurant and a small amount of additional retail space. Most of the parking area in front of Comfort Foods etc., including the Marco Pollo site, will be reconstructed. The parking area to the east of the Comfort Foods building will not be reconstructed or restriped at this time. The parking layout shown for this part of the site is for planning reference only. The existing driveway will continue to be used by all parts of the site and by the Sonic site.

Included in the work will be a small amount of landscaping. The total new landscaping will be only slightly more than the existing landscaping, however, and runoff from the site will be virtually unchanged at 22.68 cfs. (The calculations conservative assume the entire site drains to the outlet; no reduction is made for minor areas, such as perimeter slope paving, that actually drain offsite.) The primary outlet for runoff will continue to be the existing sidewalk culverts. Near the northeast corner of the Marco Pollo building there will be a restriction in the flow path leading to the sidewalk culverts. This means that in a large storm there will briefly be some overflow out the existing driveway and onto Montgomery, which will reduce the amount of overflow at the sidewalk culverts and the possible overflow to the Pelican's site. Finished floor elevations are such that the changed overflow condition will not result in water entering any building on the site.

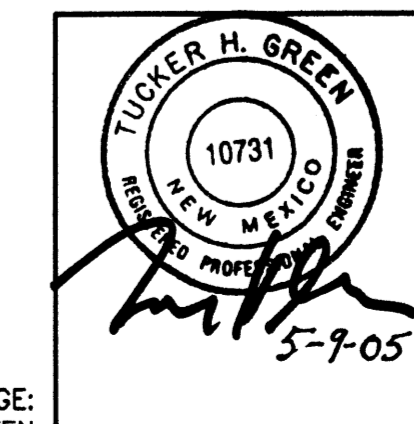
End of Report Text

**SUMMARY CALCULATIONS:** Detailed calculations will be presented with the final grading and drainage plan. Summary calculations are appropriate at this "Conceptual" stage.

HYDROLOGY SUMMARY						
LOCATION	Area, sf	% Trmt A	% B	% C	% Imperv	Qp,100yr,6hr
EXISTING						
Tract A-1	132,060	0	0	0	100	15.92
A-2 (MPo)	23,056	0	2.76	0	97.24	2.74
B (Sonic)	34,885	0	10	0	90	4.02
<b>TOTAL</b>	<b>190,001</b>	<b>0</b>	<b>2.17</b>	<b>0</b>	<b>97.83</b>	<b>22.68</b>
PROPOSED						
Tract A-1	132,060	0	0	0	100	15.92
A-2 (MPo)	23,056	0	2.85	0	97.15	2.74
B (Sonic)	34,885	0	10	0	90	4.02
<b>TOTAL</b>	<b>190,001</b>	<b>0</b>	<b>2.16</b>	<b>0</b>	<b>97.82</b>	<b>22.68</b>

**EXISTING SIDEWALK CULVERT CAPACITY:**  
2 CULVERTS EACH 30' WIDE BY 6" HIGH (2.5'x0.5' EACH)  
WEIR EQN:  $Q=C*L*H^{3/2}$  for each culvert. Use C=3.0  
 $Q_{total} = 3*2*2.5*0.5^{3/2} = 5.30$  cfs

**PROJECT BENCH MARK:**  
PK NAIL AT NORTHWEST PROPERTY CORNER OF THE SITE, ELEVATION 5588.11, NAD 1927



MARCO POLLO RESTAURANT  
9900 MONTGOMERY NE, ALBUQUERQUE, NM  
**CONCEPTUAL DRAINAGE PLAN & SITE PLAN**  
MARCO POLLO WORK AREA  
PER SE ENGINEERING  
*Drainage, Utilities, and Site Design*  
2116 Lead Ave. SE Albuquerque NM, 87106  
(505) 232-9394

SHEET  
C2 OF

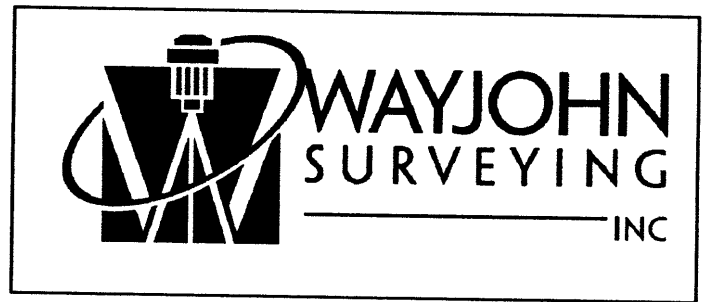
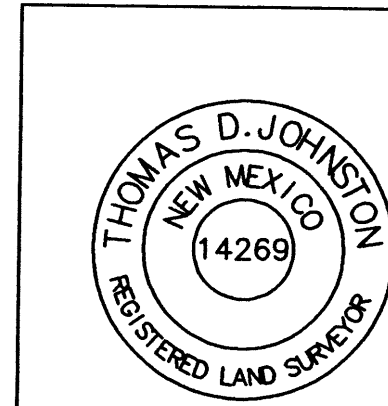
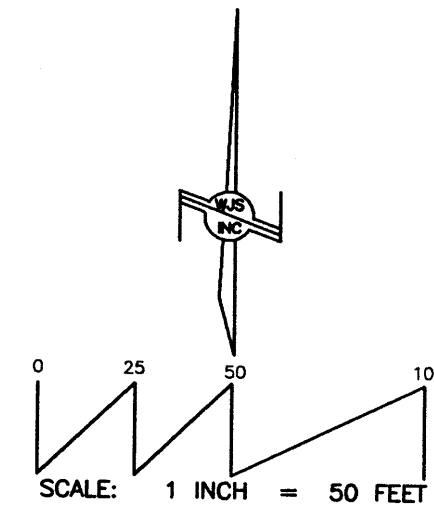
SKETCH PLAT OF  
TRACTS A-1 AND A-2  
**TANNEHILL-TAYLOR ADDITION**

A REPLAT OF TRACT A OF THE PLAT OF TRACTS A AND B OF  
THE TANNEHILL-TAYLOR ADDITION  
WITHIN SECTION 4, T.10N., R.4E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2004

**LEGEND:**

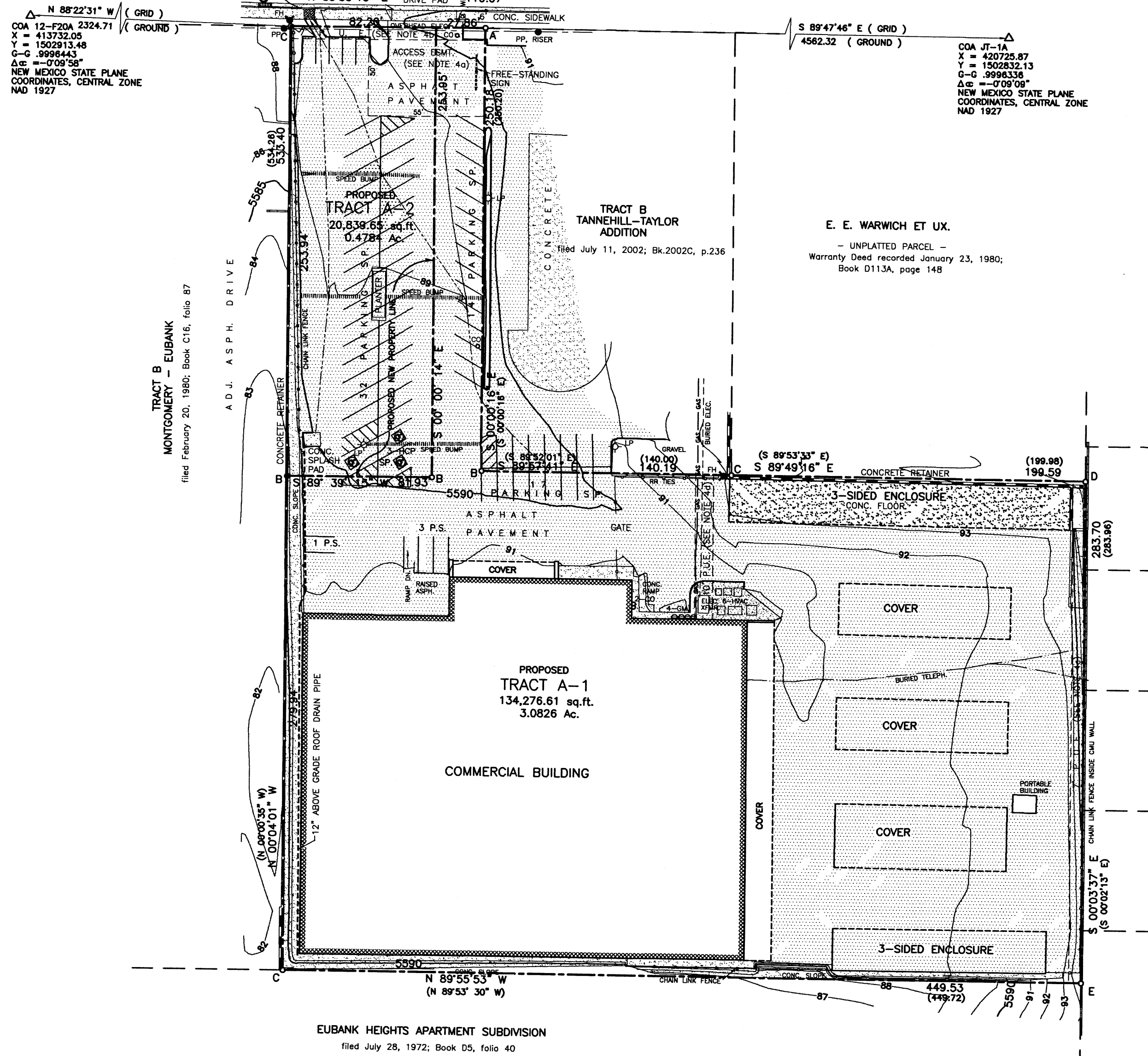
- WM WATER METER
- GM GAS METER
- SM STORM SEWER MANHOLE
- SC SEWER CLEANOUT
- PH FIRE HYDRANT
- PP POWER POLE
- LP LIGHT POLE
- CL CHAIN LINK FENCE
- CR CONCRETE RETAINING WALL
- CB CONCRETE BLOCK WALL
- EW EXISTING CONTOURS @ 1.0 FT. INTERVALS
- 4000 INDEX CONTOURS @ 5.0 FT. INTERVALS
- SPOT ELEVATION UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO ASPHALT SURFACE
- EA EDGE OF ASPHALT
- EC EDGE OF CONCRETE
- TC TOP OF CURB / CONCRETE
- FL FLOWLINE
- TW TOP OF WALK OR WALL
- BTW BOTTOM OF WALK
- TR TOP OF RETAINER
- OW OVERHEAD POWER LINE
- BPC BURIED POWER CONDUIT
- BTL BURIED TELEPHONE LINE
- GL GAS LINE
- CORNER FOUND/SET AS NOTED
- A: SET 1/2" REBAR WITH CAP "WAYJOHN P.L.S 14269"
- B: SET CONC. NAIL WITH SHINER "WAYJOHN P.L.S. 14269"
- C: FOUND PK NAIL WITH SHINER "NO I.D."
- D: FOUND CHISELED "+" ON CURB
- E: FOUND 5/8" REBAR WITH CAP "P.S. 15261"



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: HARDEN ENTERPRISE LLC LOCATION: SEC. 4 T.10 N., R.4 E., N.M.P.M. TANNEHILL-TAYLOR ADDITION	DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SC-10-07-2004
	CHECKED: T D J	DRAWING NO. SC100704.DWG	10 DEC 2004 SHEET 2 OF 2

**MONTGOMERY BOULEVARD NE**  
(106' R.O.W.)



COA 12-F20A 2324.71  
X = 413732.05  
Y = 1502933.48  
G-G 9998443  
Δ G = -0.0958'  
NEW MEXICO STATE PLANE  
COORDINATES, CENTRAL ZONE  
NAD 1927

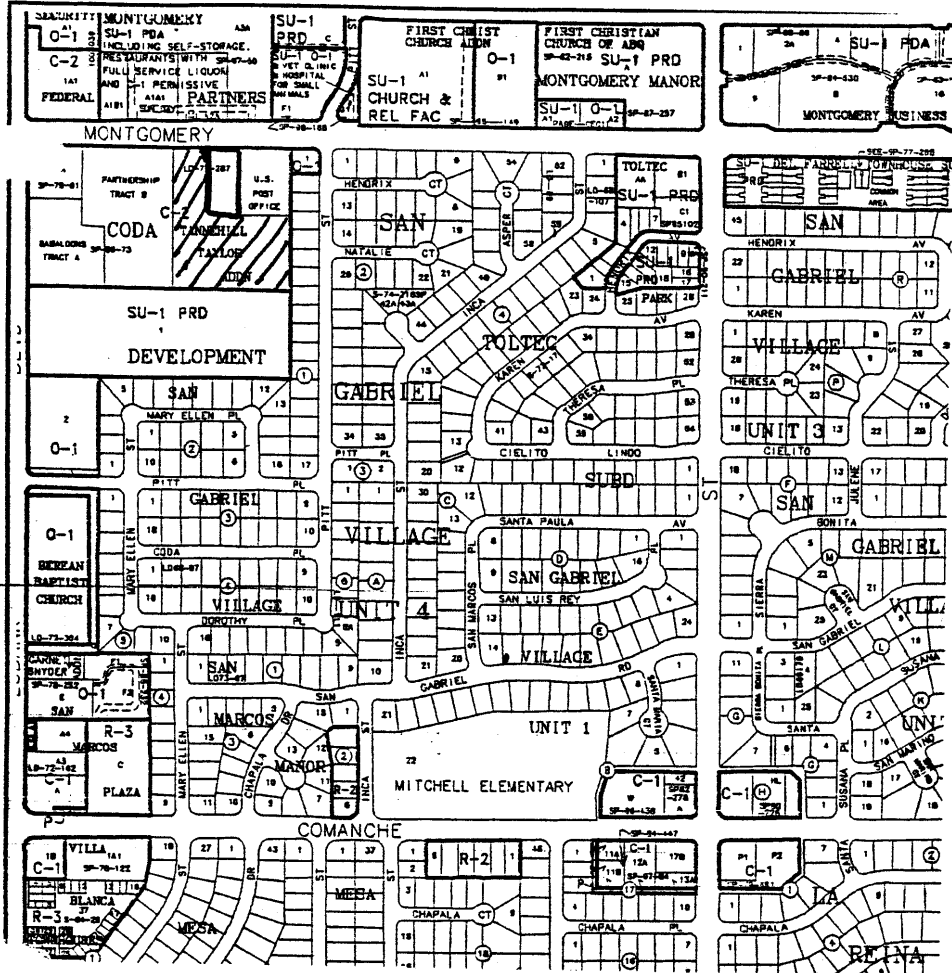
COA UT-1A  
X = 420725.87  
Y = 1502832.13  
G-G 9998338  
Δ G = -0.0958'  
NEW MEXICO STATE PLANE  
COORDINATES, CENTRAL ZONE  
NAD 1927

E. E. WARWICH ET UX.  
UNPLATTED PARCEL -  
Warranty Deed recorded January 23, 1980,  
Book D113A, page 148

TRACT B - EUBANK  
MONTGOMERY - EUBANK  
filed February 20, 1980; Book C16, folio 87

EUBANK HEIGHTS APARTMENT SUBDIVISION  
filed July 28, 1972; Book 05, folio 40

**VICINITY MAP (G-21)** NO SCALE



**DESCRIPTION**  
Tract A of the Tannehill-Taylor Addition, an addition to the City of Albuquerque, New Mexico, as shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 11, 2002, in Plat Book 2002-C, on Page 236.

SKETCH PLAT OF  
TRACTS A-1 AND A-2  
**TANNEHILL-TAYLOR ADDITION**

A REPLAT OF TRACT A OF THE PLAT OF TRACTS A AND B OF  
THE TANNEHILL-TAYLOR ADDITION  
WITHIN SECTION 4, T.10N., R.4E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2004

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
SUBDIVISION CASE NO. \_\_\_\_\_

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. \_\_\_\_\_

DRB Chairperson, Planning Department, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Property Management, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Water Utilities Department, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

City Surveyor, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

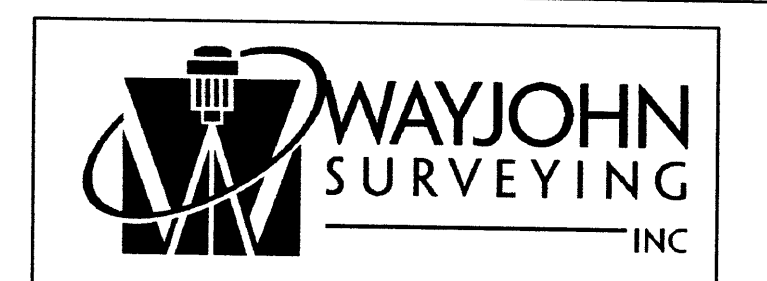
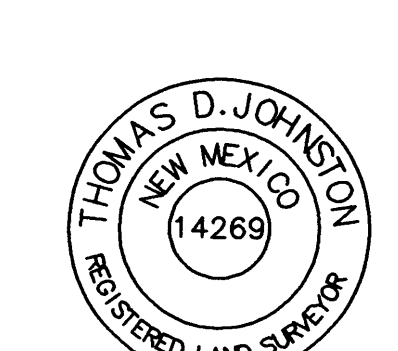
Parks and Recreation, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ Date \_\_\_\_\_

City Engineer, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the standards for monumentation and surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 \_\_\_\_\_ Date \_\_\_\_\_



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: HARDEN ENTERPRISE LLC LOCATION: SEC. 4 T.10 N., R.4 E., N.M.P.M. TANNEHILL-TAYLOR ADDITION	DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SC-10-07-2004
	CHECKED: T D J	DRAWING NO. SC100704.DWG	10 DEC 2004 SHEET 1 OF 2

- SUBDIVISION DATA**
- DRB Proj. No.
  - Zone Atlas Index No. G-21
  - Current Zoning C-2
  - Gross acreage 3.5610
  - Existing number of deeded parcels 1  
Replatted number of lots 2
- LOG NO. 2004520242

- NOTES**
- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings are shown in parentheses ( ).
  - Perimeter distances are field measurements made on the ground and agree with plat records except as noted.
  - Monuments recovered and accepted or reset are noted on inscribed plat.
  - Existing Easements from Plat of Tracts A and B of the Tannehill-Taylor Addition are noted as follows:
    - 50' by 55' Access Easement created for the benefit of Tract B. Item is plotted hereon.
    - 7' Public Utility Easement granted for the benefit of Tracts A and B. Item is Plotted Hereon.
    - 7' Public Utility Easement granted for the benefit of Tract A. Item is Plotted Hereon.
    - 10' Public Utility Easement granted for the benefit of Tracts A and B. Item is Plotted Hereon.
  - This survey is based on descriptions contained in the following documents:
    - Plat of Tracts A and B of the Tannehill-Taylor Addition, filed July 11, 2002, in Book 2002-C, Page 236.

**FREE CONSENT**  
The platting of the property as described above, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Mark Harden, Harden Enterprise LLC

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, the foregoing instrument was acknowledged before me by Mark Harden.

My Commission expires \_\_\_\_\_

Notary Public

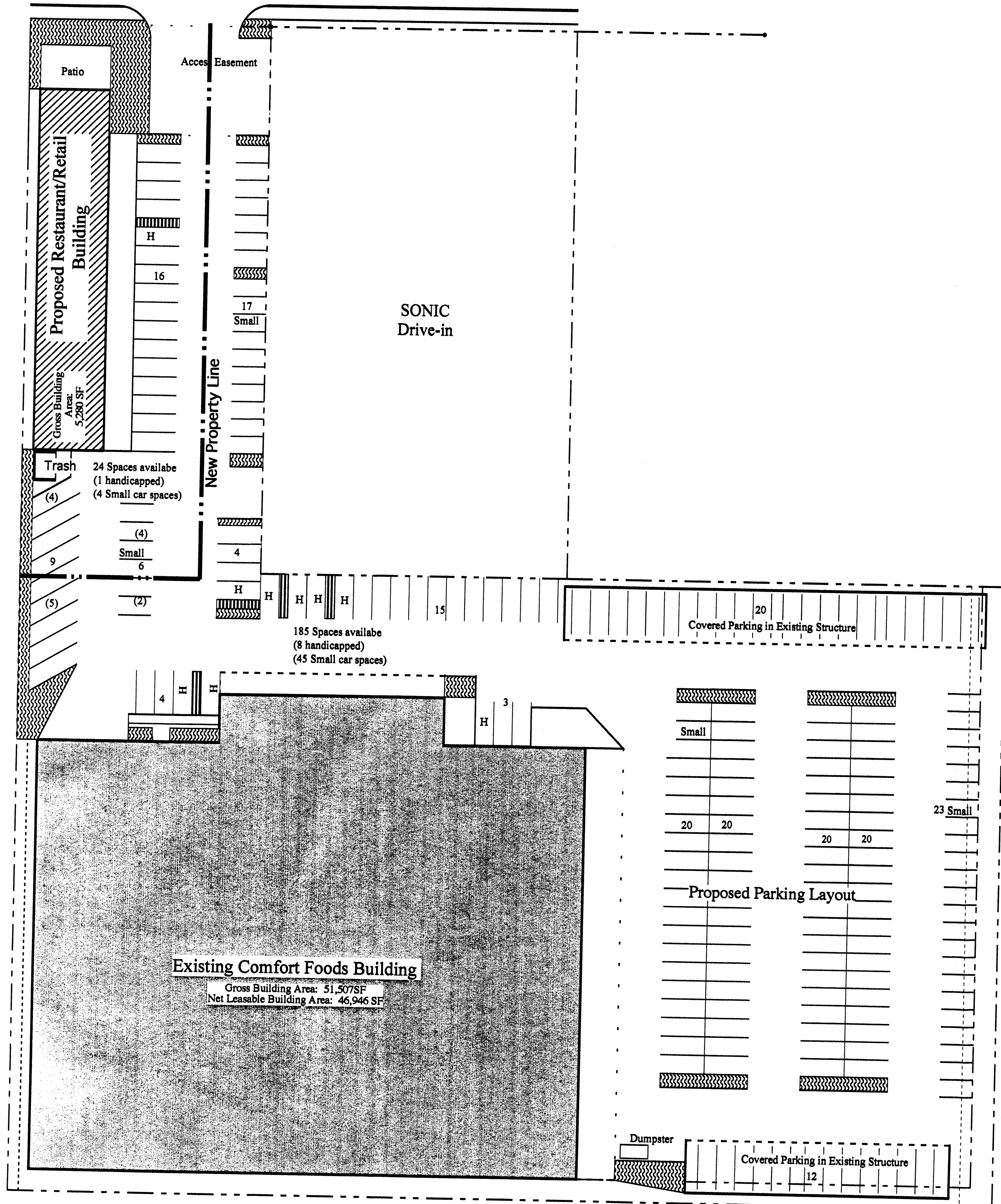
FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 021 060 072 482 21380

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

BERNALILLO COUNTY TREASURER'S OFFICE

MONTGOMERY BLVD.



**Comfort Foods & New Restaurant Site Information**

**ZONE**  
C-2 Community Commercial

**PARKING:**

**Zoning Code Requirement**

Retail or Office: 1 space / 200 SF for first 15,000 SF  
 1 space / 250 SF for next 45,000 SF  
 Restaurant: 1 space / 4 seats

**Calculations:**

**Comfort Foods Site**  
 15,000 SF @ 1 space / 200 SF = 75 spaces  
 31,946 SF @ 1 space / 250 SF = 128 spaces

Subtotal Parking Required = 203 spaces  
 Minus 10% reduction for bus line = (20 spaces)  
 Total Parking Required = 183 spaces  
 185 spaces available

8 handicap spaces required, 8 spaces provided

25% small spaces allowable = 45 spaces  
 small spaces provided = 45 spaces

**New Restaurant Site**

New Retail/Office:  
 2200 Net leasable SF @ 1 space / 200 SF = 11 spaces  
 Restaurant: 1 space / 4 seats  
 60 seats projected = 15 spaces

Subtotal Parking Required = 26 spaces  
 Minus 10% reduction for bus line = (2 spaces)  
 Total Parking Required = 24 spaces  
 24 spaces available

1 handicap space required, 1 space provided

25% small spaces allowable = 6 spaces  
 small spaces provided = 4 spaces

**Site Plan**

Scale: 1" = 30' - 0"



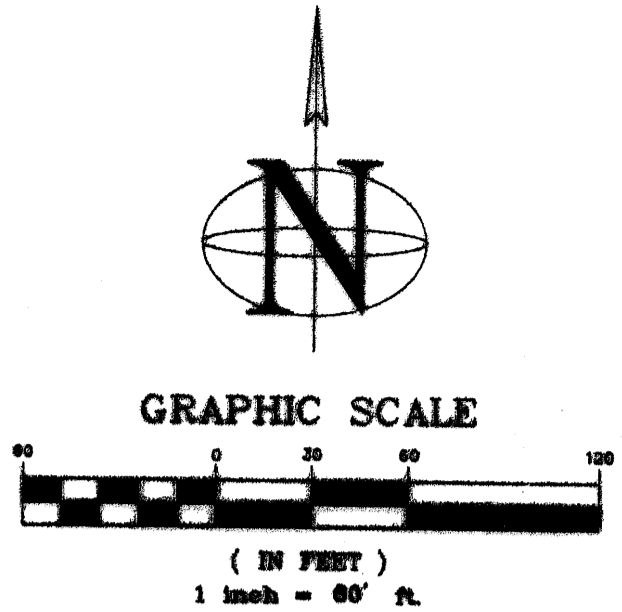
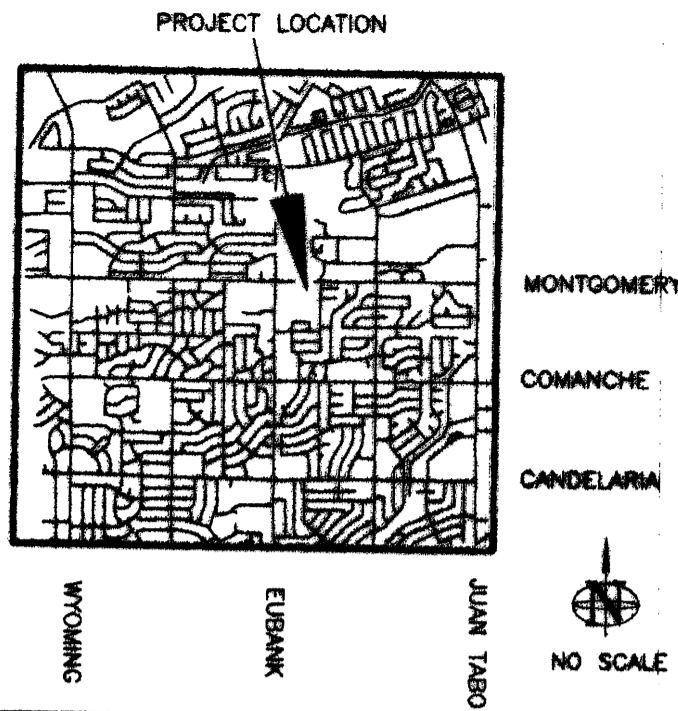
Site Plan

9900 MONTGOMERY  
 ALBUQUERQUE, NM  
 16 December 2004

**MAHLMAN &  
 MILES  
 ARCHITECTS**

206 BROADWAY SE  
 ALBUQUERQUE, NEW MEXICO 87102 / 505-243-0101





LEGAL DESCRIPTION

Being all of the TANNERHILL-TAYLOR ADDITION to the City of Albuquerque, New Mexico, being a replat of a portion of Lot 1, Costa Development Subdivision, Albuquerque, New Mexico, as shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 7, 1972 in Volume 88, folio 177 and being more particularly described as follows:

Beginning at the northeast corner of the Tannehill-Taylor Addition, a point on the southerly right-of-way line of Montgomery Boulevard NE and the northeast corner of the parcel herein described, whence the Albuquerque City Survey Control monument "JT-1A" lies at New Mexico State Plane Coordinates X=420725.78 feet and Y=1,502,832.03 feet Central Zone, bears S89°47'38"E, 4422.32 feet; thence, from said point of beginning:

S89°52'01"E, 349.98' to a point, a nail and washer in a concrete retaining wall,  
 Thence S89°53'33"E, 199.88' feet to a point, a chiseled "+" in a curb  
 Thence S89°52'13"W, 283.98' feet to a point, the Southwest Corner of the parcel herein described a 5/8" rebar  
 Thence N89°53'30"W, 448.72' feet to a point, the Southwest corner of the parcel herein described a Nail and Washer in a retaining wall,  
 Thence N89°50'35"W, 534.28' feet to a point, the Northeast corner of the parcel herein described a P/K Nail in Concrete,  
 Thence S89°52'01"E, 250.00' feet to the Northeast Corner and point of beginning.

Said tract contains 4.3685 acres.

PLAT OF TRACTS A & B  
 TANNEHILL-TAYLOR ADDITION  
 SECTION 4, T.10N., R.4E., N.M.P.M.  
 SITUATE WITHIN THE CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY 2002

APPROVED AND ACCEPTED BY:

CASE NO. #1001990 DRB NO. 02DRB-00844

City of Albuquerque Planning Dir	Date
City of Albuquerque Traffic Engineer	Date
City of Albuquerque Engineer	Date
City of Albuquerque Utility Director	Date
<i>John B. Hart</i> Albuquerque City Surveyor	6-28-02 Date
Parks and General Services Dep.	Date
AMA/CA	Date
Public Service Company of NM	Date
US West Communications	Date
Comcast Cable Communications	Date

9900 MONTGOMERY BLVD. NE  
 C/L MONGOMERY BOULEVARD NE (106' R/W)

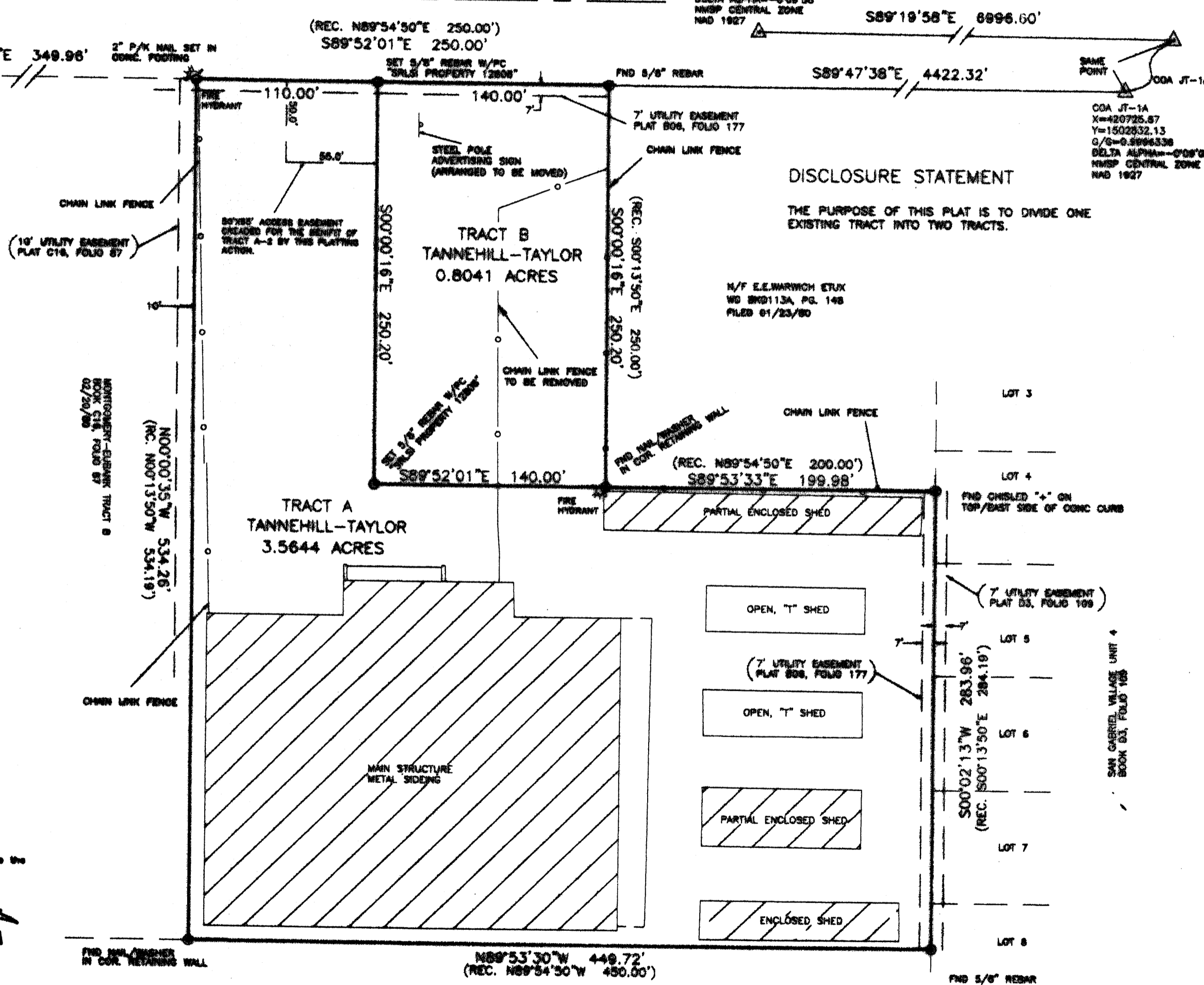
LEGEND

- RESET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ CONTROL MONUMENT
- - - CHAIN LINK FENCE
- XX FIRE HYDRANT

SUBDIVISION DATA:

ZONE ATLAS MAP: G-21-Z  
 GROSS AREA: 4.3685± ACRES  
 TOTAL NO. OF LOTS CREATED: 2  
 TOTAL MILEAGE OF STREETS CREATED: (N/A)  
 DATE OF SURVEY: APRIL 2002  
 TALOS LOG NUMBER: 2002250894

- NOTE
- 7 FOOT UTILITY EASEMENT AS SHOWN ON PLAT OF RECORD 808-177 AND DESCRIBED IN EXCEPTION 12, SCHEDULE B, PART II FIRST AMERICAN TITLE COMMITMENT 01021733
  - 10 FOOT UTILITY EASEMENT AS SHOWN ON PLAT OF RECORD C18-87, MONTGOMERY-EUBANK TRACT B
  - 7 FOOT UTILITY EASEMENT AS SHOWN ON PLAT OF RECORD D03-108, SAN GABRIEL VILLAGE UNIT 4
  - BASIS OF BEARING, CITY OF ALBUQUERQUE CONTROL MONUMENTS JT-1A & 12-F20A, NAD27 NEW MEXICO STATE PLANE GRID
  - PLAT SHOWS ALL EASEMENTS OF RECORD
  - UTILITY WARNING: NO UNDERGROUND UTILITIES WERE SPOTTED FOR THIS SURVEY. SURFACE ASPHALT PATCHING INDICATE SUBSURFACE UTILITIES PRESENT THROUGH OUT THE PROJECT AREA.
  - RECORD PLAT DATA IN ( REC )
  - ALL DISTANCES SHOWN ARE SURFACE/GROUND DISTANCE.
  - FIRM MAP NUMBER 35001C0144 D, BERNALILLO COUNTY NEW MEXICO, ZONE X, OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN. EFFECTIVE DATE SEPTEMBER 20, 1998
  - STRUCTURES AND FENCE LINES SHOWN FOR REFERENCE ONLY
  - CROSS DRAINAGE EASEMENT GRANTED THIS PLAT TO COVER SURFACE DRAINAGE AS EXISTS
  - CROSS LOT UTILITY EASEMENT GRANTED THIS PLAT TO COVER EXISTING SUBSURFACE UTILITIES.



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE EXISTING TRACT INTO TWO TRACTS.

FREE CONSENT STATEMENT

The undersigned owner/s of the property described herein do hereby consent to the platting of said property as shown and the same is with the free consent and in accordance with their desires.

*Mark A. Harden*  
 Mark A. Harden

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) ss.  
 COUNTY OF BERNALILLO )

This instrument was acknowledged before me a, Notary Public, on this 27 day of June, 2002.

*Julie Ortiz*  
 Julie Ortiz  
 Notary Public

OFFICIAL SEAL  
 JULIE ORTIZ  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 4-25-05

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown herein. Consequently, PNM does not make any release or assumption of liability to which it may be entitled.

BERNALILLO COUNTY TREASURERS OFFICE

THIS IS TO CERTIFY THE TAXES ARE CURRENT AND PAID ON UPC# 1-021-000-002-804-213-00  
 OWNER: STERLING DEVELOPMENT

SURVEYOR'S CERTIFICATE

I, Clay A. Wygant, a Registered Professional Land Surveyor, State of New Mexico, certify that this plat was prepared by me from data obtained through public records and field survey conducted on 18 April, 2002 for the purpose of defining on the ground the boundary of the parcel described on plat of record filed in Volume 88, folio 177 June 7, 1972 in the office of the County Clerk of Bernalillo County, and meets the Minimum Standards for Land Surveys in New Mexico by the State of New Mexico Board of Registration for Professional Engineers and Land Surveyors, and meets the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my belief.

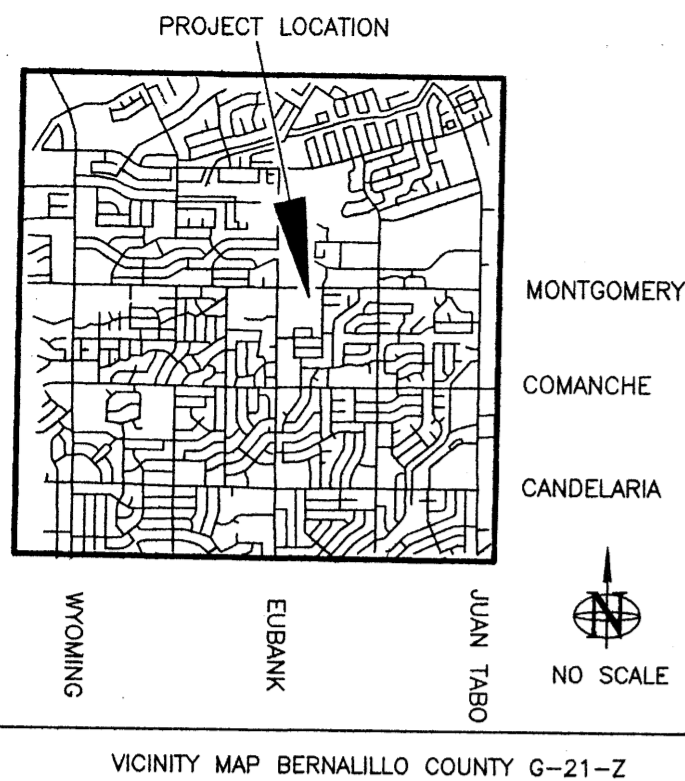
*Clay A. Wygant*  
 Clay A. Wygant  
 285 Truman NE  
 Albuquerque, NM 87108

06-27-02  
 Date



RESERVED FOR COUNTY RECORDATION DATA

Seven Ranges Land Surveyors, Inc.  
 205 Truman NE  
 Albuquerque, NM 87108  
 (505) 232-9662 FAX (505) 266-3873

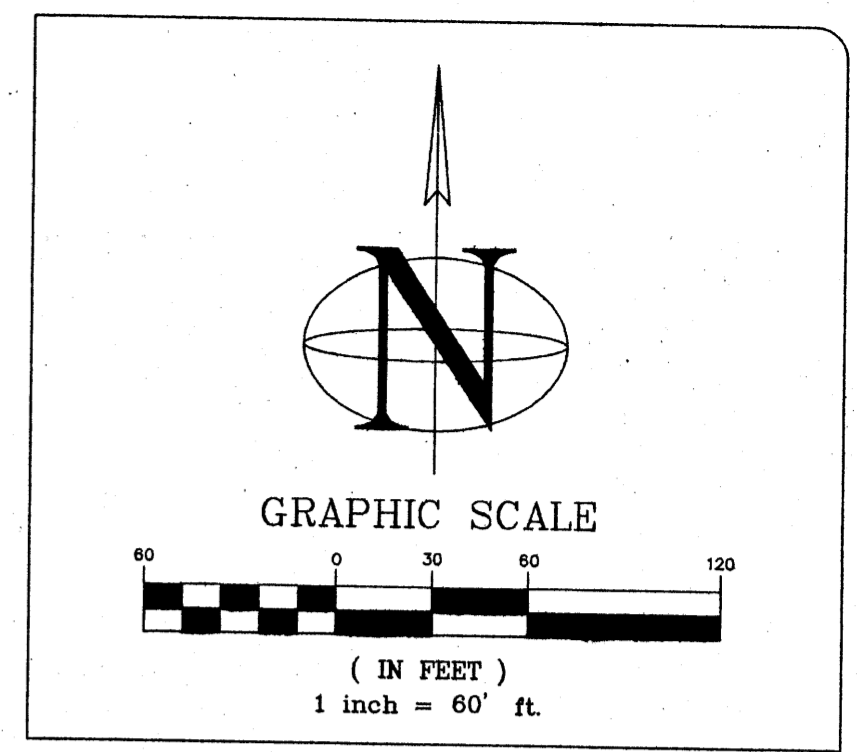
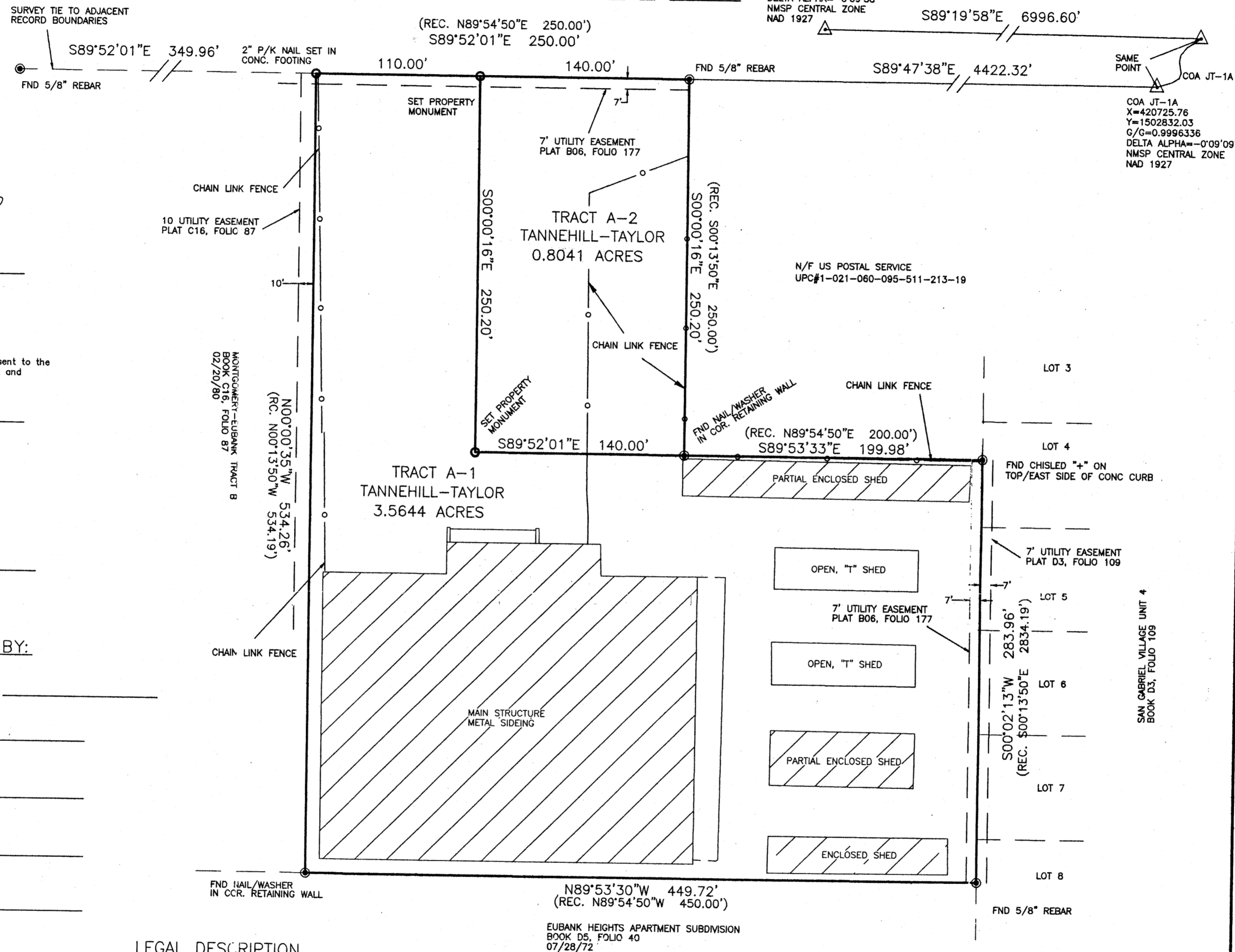


**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE EXISTING EXISTING TRACT INTO TWO LOTS.

**PLAT OF TRACTS A-1 & A-2,  
TANNEHILL-TAYLOR ADDITION  
SITUATE WITH THE CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2002**

9900 MONTGOMERY BLVD. NE  
C/L MONTGOMERY BOULEVARD NE (106' R/W)



**BERNALILLO COUNTY TREASURES OFFICE**

THIS IS TO CERTIFY THE TAXES ARE CURRENT AND PAID ON UPC#: 1-021-060-082-494-213-60  
OWNER: STERLING DEVELOPMENT

TREASURES OFFICE \_\_\_\_\_ Date \_\_\_\_\_

**FREE CONSENT STATEMENT**

The undersigned owner/s of the property described hereon do hereby consent to the platting of said property as shown and the same is with the free consent and in accordance with their desires.

Philp Sterling \_\_\_\_\_ Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me a, Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

My commission expires: \_\_\_\_\_ Notary public \_\_\_\_\_

**APPROVED AND ACCEPTED BY:**

CASE NO. \_\_\_\_\_ DRB NO. \_\_\_\_\_

City of Albuquerque Planning Dir \_\_\_\_\_ Date \_\_\_\_\_

City of Albuquerque Traffic Engineer \_\_\_\_\_ Date \_\_\_\_\_

City of Albuquerque Engineer \_\_\_\_\_ Date \_\_\_\_\_

City of Albuquerque Utility Director \_\_\_\_\_ Date \_\_\_\_\_

Albuquerque City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Parks and General Services Dep. \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

Public Service Company of NM \_\_\_\_\_ Date \_\_\_\_\_

US West Communications \_\_\_\_\_ Date \_\_\_\_\_

Comcast Cable Communications \_\_\_\_\_ Date \_\_\_\_\_

**LEGAL DESCRIPTION**

Being all of the TANNEHILL-TAYLOR ADDITION to the City of Albuquerque, New Mexico, being a replat of a portion of Lot 1, Coda Development Subdivision, Albuquerque, New Mexico, as shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 7, 1972 in Volume B6, folio 177 and being more particularly described as follows:

Beginning at the northeast corner of the Tannehill-Taylor Addition, a point on the southerly right-of-way line of Montgomery Boulevard NE and the northeast corner of the parcel herein described, whence the Albuquerque City Survey Control monument "JT-1A" lies at New Mexico State Plane Coordinates X=420725.76 feet and Y=1,502,832.03 feet Central Zone, bears S89°47'38"E, 4422.32 feet; thence, from said point of beginning:  
S00°00'16"E, 250.20 feet to a point, a nail and washer in a concrete retaining wall,  
Thence S89°53'33"E, 199.98 feet to a point, a chisled "4" in a curb  
Thence S00°02'13"W, 283.96 feet to a point, the Southeast corner of the parcel herein described a 5/8" rebar  
Thence N89°53'30"W, 449.72 feet to a point, the Southwest corner of the parcel herein described a Nail and Washer in a retaining wall,  
Thence N00°00'35"W, 534.26 feet to a point, the Northwest corner of the parcel herein described a P/K Nail in Concrete,  
Thence S89°52'01"E 250.00 feet to the Northeast Corner and point of beginning.  
Said tract contains 4.3685 acres.

**SURVEYOR'S CERTIFICATE**

I, Clay A. Wygant, a Registered Professional Land Surveyor, State of New Mexico, certify that this plat was prepared by me from data obtained through public records and field survey conducted on 16 April, 2002 for the purpose of defining on the ground the boundary of the parcel described on plat of record filed in Volume B6, folio 177 June 7, 1972 in the office of the County Clerk of Bernalillo County, and meets the Minimum Standards for Land Surveys in New Mexico by the State of New Mexico Board of Registration for Professional Engineers and Land Surveyors, and meets the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my belief.

Clay A. Wygant  
205 Truman NE  
Albuquerque, NM 87108  
NMPLS#12808  
Date \_\_\_\_\_

**NOTE**

- 7 FOOT UTILITY EASEMENT AS SHOWN ON PLAT OF RECORD B06-177 AND DESCRIBED IN EXCEPTION 12, SCHEDULE B, PART II, FIRST AMERICAN TITLE COMMITMENT 01021733
- 10 FOOT UTILITY EASEMENT AS SHOWN ON PLAT OF RECORD C16-87, MONTGOMERY-EUBANK TRACT B
- 7 FOOT UTILITY EASEMENT AS SHOWN ON PLAT OF RECORD D03-109, SAN GABRIEL VILLAGE UNIT 4
- BASIS OF BEARING, CITY OF ALBUQUERQUE CONTROL MONUMENTS JT-1A & 12-F20A, NAD27 NEW MEXICO STATE PLANE GRID
- PLAT SHOWS ALL EASEMENTS OF RECORD
- UTILITY WARNING: NO UNDERGROUND UTILITIES WERE SPOTTED FOR THIS SURVEY. SURFACE ASPHALT PATCHING INDICATE SUBSURFACE UTILITIES PRESENT THROUGH OUT THE PROJECT AREA.
- RECORD PLAT DATA IN ( REC )
- ALL DISTANCES SHOWN ARE SURFACE/GROUND DISTANCE.
- FIRM MAP NUMBER 35001C0144 D, BERNALILLO COUNTY NEW MEXICO, ZONE X, OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. EFFECTIVE DATE SEPTEMBER 20, 1996
- STRUCTURES AND FENCE LINES SHOWN FOR REFERENCE ONLY

**SUBDIVISION DATA:**

ZONE ATLAS MAP: G-21-Z  
GROSS AREA: 4.3685± ACRES  
TOTAL No. OF LOTS CREATED: 2  
TOTAL MILEAGE OF STREETS CREATED: (N/A)  
DATE OF SURVEY: APRIL 2002

**LEGEND**

- RESET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ CONTROL MONUMENT
- - - CHAIN LINK FENCE

JOB NO. 032902A-2	SCALE 1"=60'
SHEET 1 of 1	DATE MAY 2002

Seven Ranges Land Surveyors, Inc.  
205 Truman NE  
Albuquerque, NM 87108  
(505) 232-9682 FAX (505) 266-3873