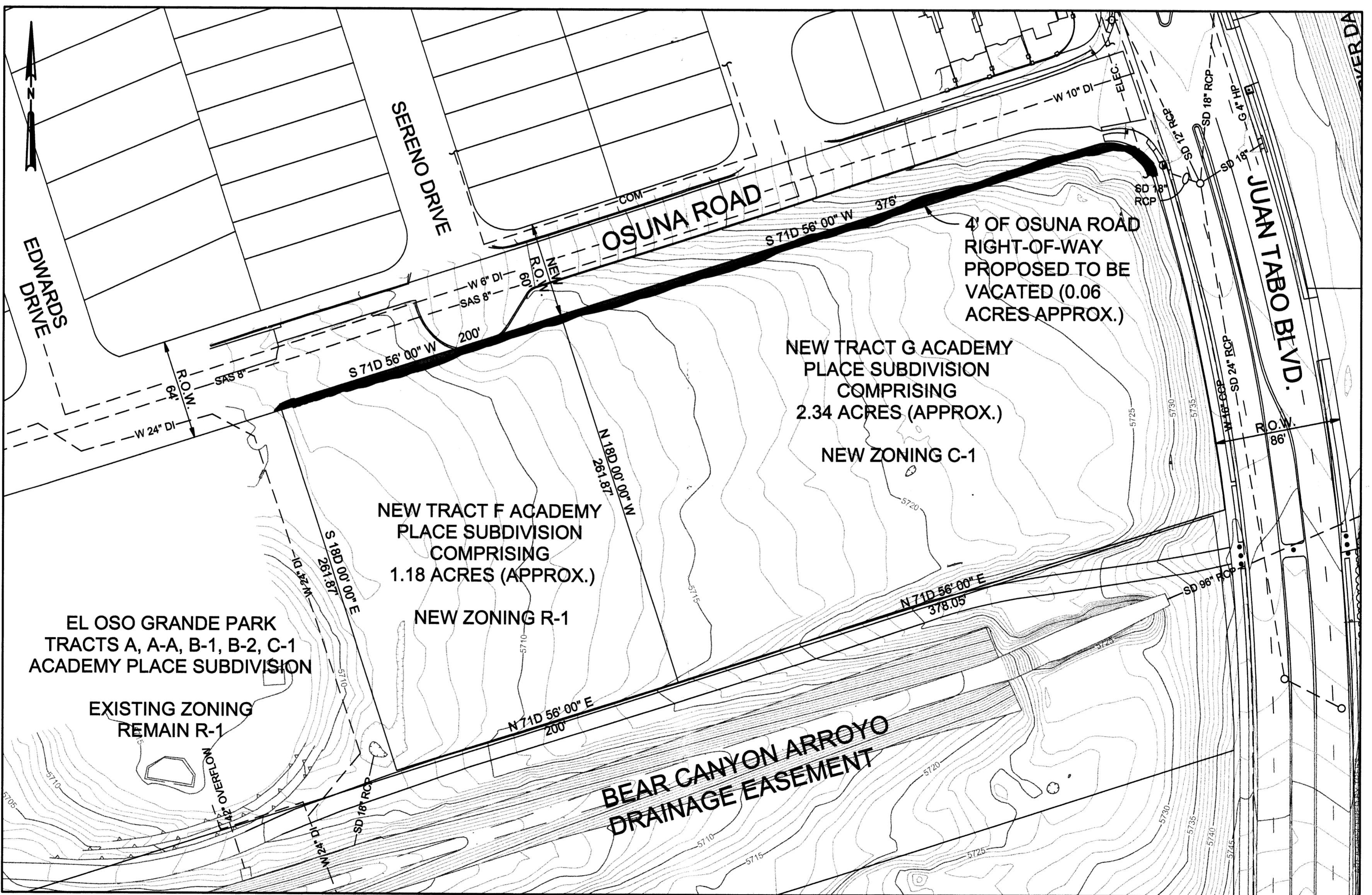


EXISTING ZONING/PLAT
1"=50'



PROPOSED ZONING/PLAT CHANGE
1"=50'

EXHIBIT B
Date 1/20/2003

PRELIMINARY
NOT FOR
CONSTRUCTION

DSGN	MAB
DR	AMF
CHK	DMS
APVD	Approved By

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CH2MHILL

EL OSO GRANDE
SKETCH PLAT
4' ROW VACATION OF OSUNA ROAD

SHEET 1 OF 1
DWG 1
DATE 10/03/02
PROJ 5762.07



CITY OF ALBUQUERQUE

NORTH I-25 RECLAMATION/REUSE SYSTEM

NONPOTABLE SURFACE WATER RECLAMATION PROJECT

PUMP STATIONS AND RESERVOIRS

EL OSO GRANDE SITE

BUILDING INFORMATION

OWNER: CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
WATER UTILITY DIVISION
5501 PINO AVE. NE
ALBUQUERQUE, NM 87109
TEL: (505) 857-8200

ADDRESS: WESTERN 1/2 OF RESIDENTIAL TRACT F
ACADEMY PLACE SUBDIVISION

CURRENT ZONING: R-2
PROPOSED ZONING: R-1
CONSTRUCTION:

BUILDING AREA
PROPOSED NONPOTABLE RESERVOIR 6,362 SQ. FT.
PROPOSED NONPOTABLE PUMP STATION 1,870 SQ. FT.

LOT AREA: 51,574 SQ. FT. (1.18 AC.)

EPC FILE NO.: 02EPC-00824
DRB NO.:

CHAIR
ALBUQUERQUE DEVELOPEMENT REVIEW BOARD

DATE

CITY ENGINEER

DATE

A.M.A.F.C.A.

DATE

PARKS & RECREATION

DATE

TRAFFIC ENGINEER

DATE

UTILITIES DEVELOPMENT DIVISION
CITY OF ALBUQUERQUE PUBLIC WORKS

DATE

CITY PLANNER

Michael Holton **SNMB**

DATE

12-18-02

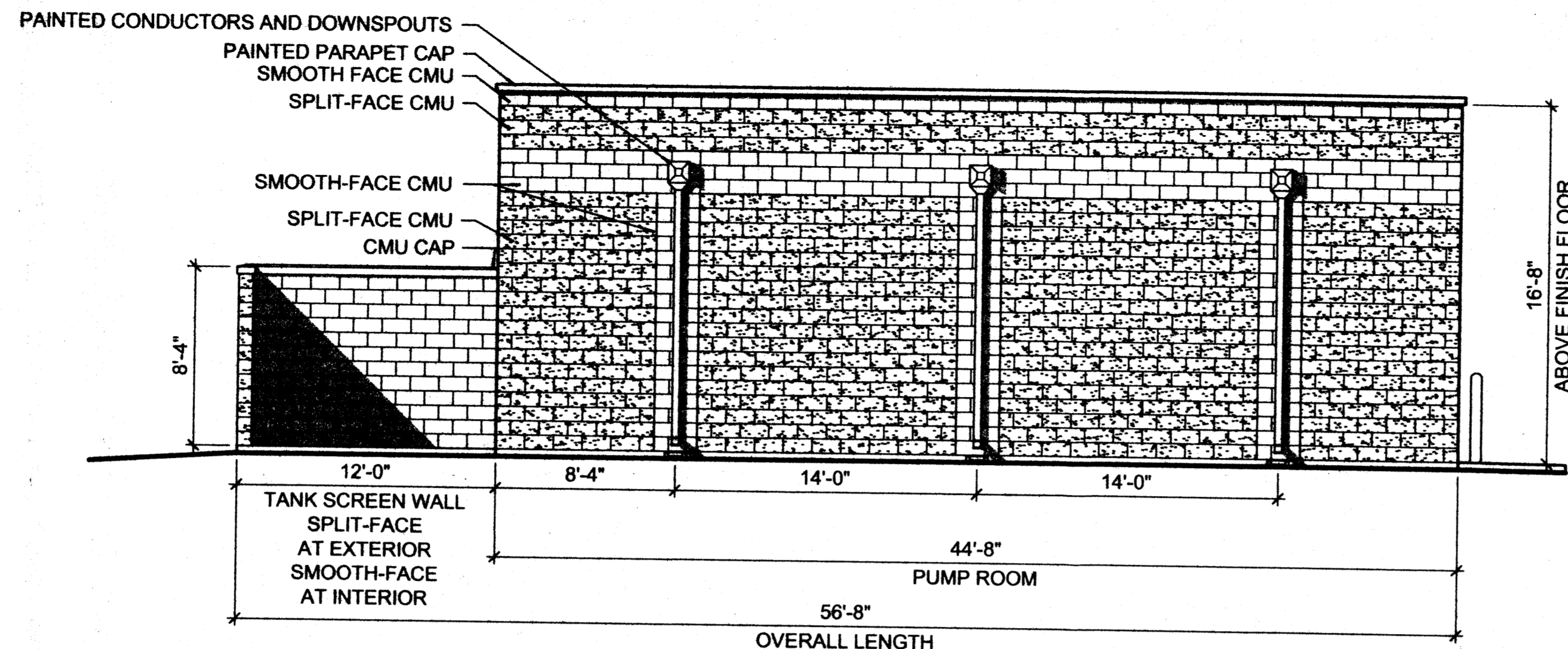
INDEX OF DRAWINGS

SHEET NO.	TITLE OF SHEET
1	TITLE SHEET
2	DIMENSIONED SITE PLAN - EL OSO GRANDE
3	SITE LANDSCAPING PLAN - EL OSO GRANDE
4	CONCEPTUAL GRADING PLAN - EL OSO GRANDE
5	BUILDING ELEVATIONS - EL OSO GRANDE
6	SITE ELEVATIONS - EL OSO GRANDE

CH2MHILL

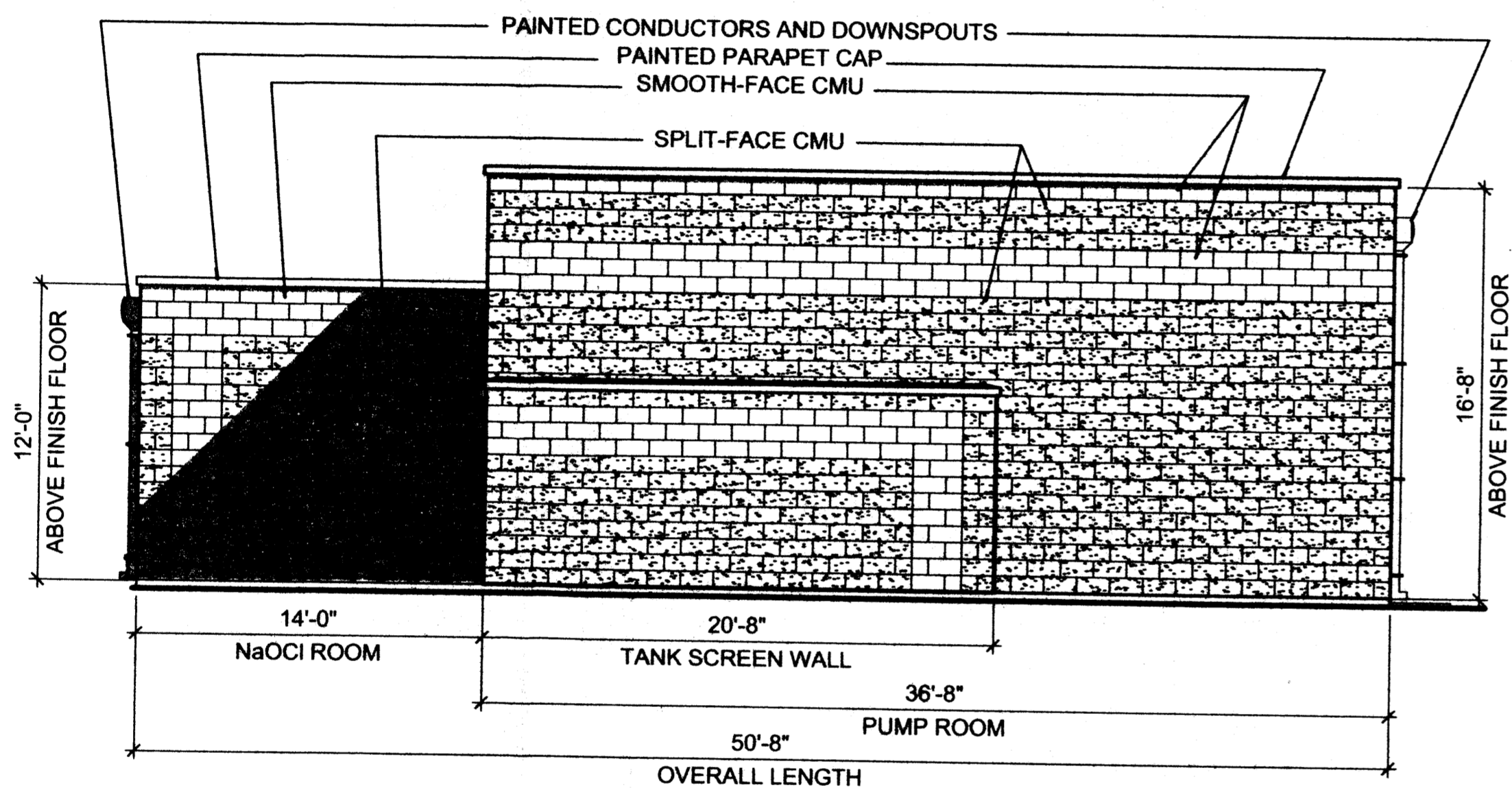
6001 Indian School Rd, N.E., SUITE 350
Albuquerque, New Mexico 87110
(505) 884-5600

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman				APPROVED FOR CONSTRUCTION	
		Transportation					
		Water/Wastewater					
		Hydrology					
		CIP					
		Const. Mngmt.				City Engineer Date	
		City Project No.		5762.07		Sheet 1 of 6	
						DRAWING NO.	

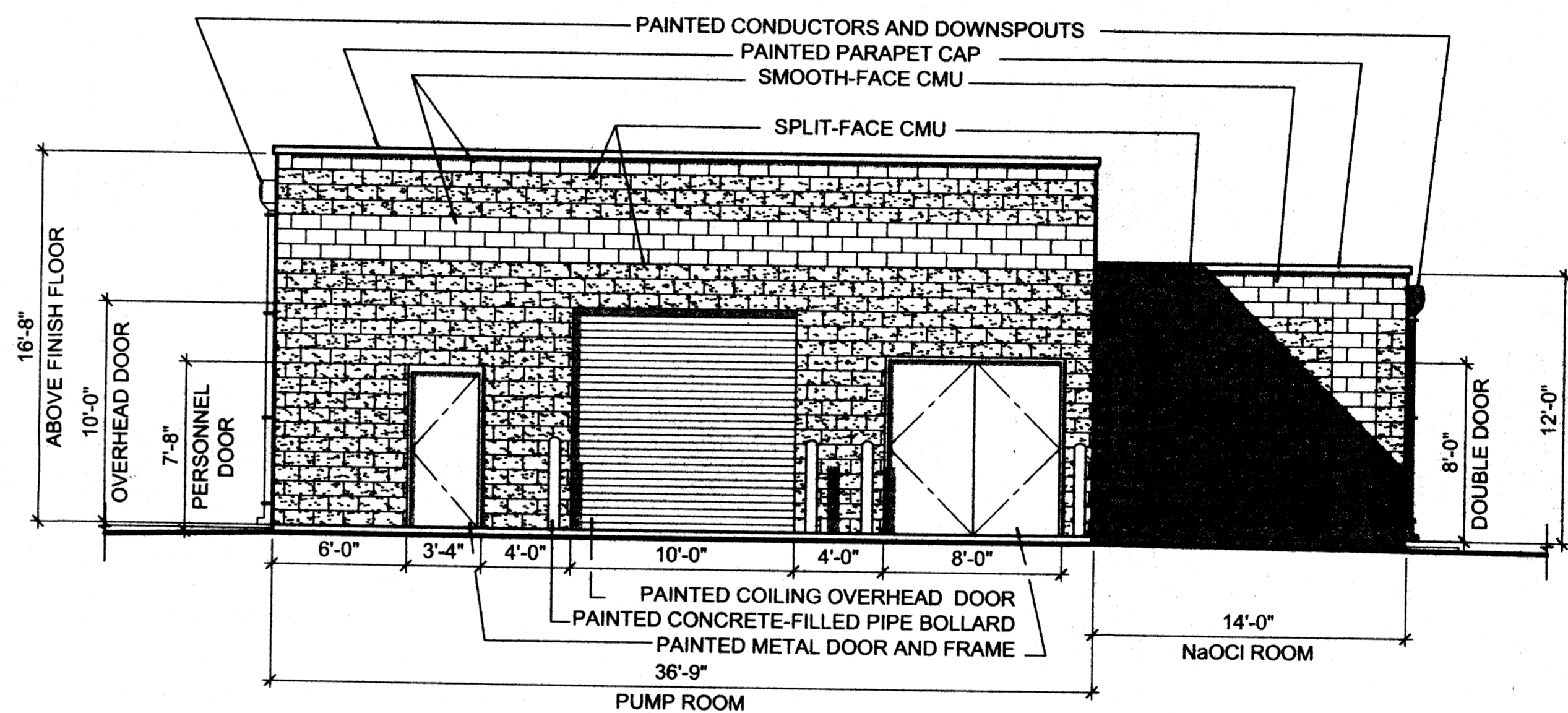


EL OSO GRANDE PUMP STATION - SOUTH ELEVATION
3/16" = 1'-0"

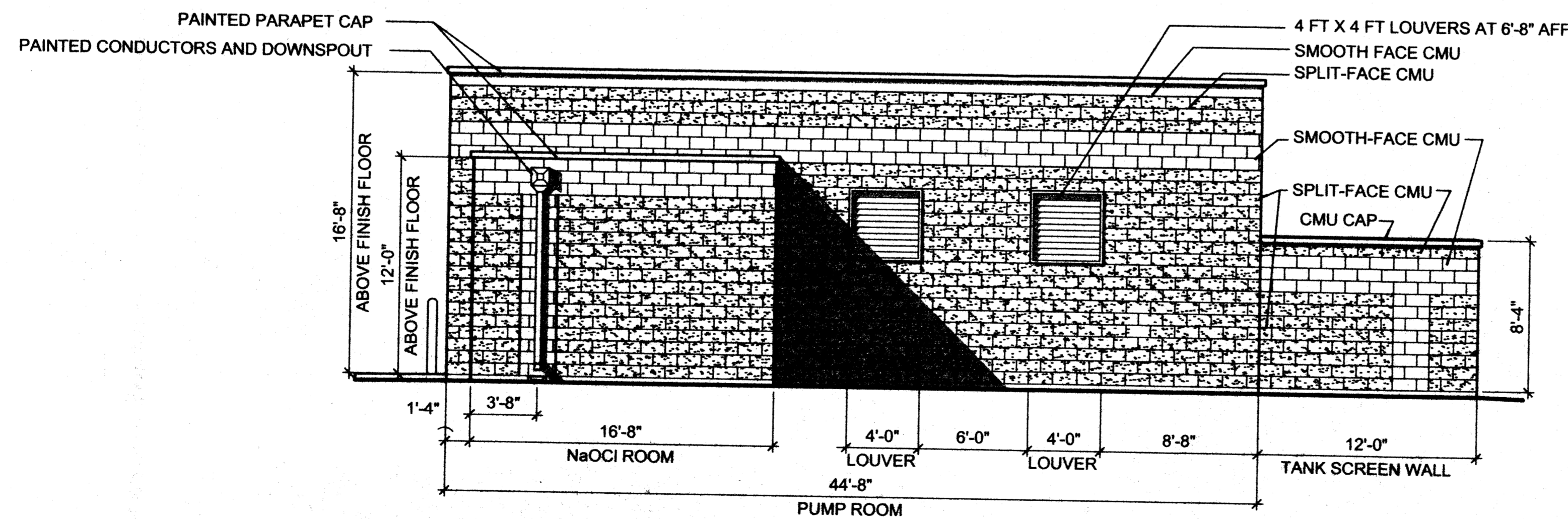
EXTERIOR FINISH SCHEDULE		
MATERIAL	MANUFACTURER'S COLOR	COLOR
SPLIT-FACE CMU	Rinker Materials (formerly CSR) PLAIN SCORIA	GRAY
SMOOTH FACE CMU AND CMU CAP	Rinker Materials (formerly CSR) PLAIN	GRAY
PAINT	Dunn Edwards DE 588 VELVET	MEDIUM BLUE



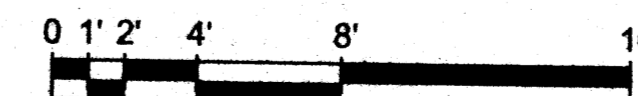
EL OSO GRANDE PUMP STATION - WEST ELEVATION
3/16" = 1'-0"



EL OSO GRANDE PUMP STATION - EAST ELEVATION
3/16" = 1'-0"



EL OSO GRANDE PUMP STATION - NORTH ELEVATION
3/16" = 1'-0"



BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

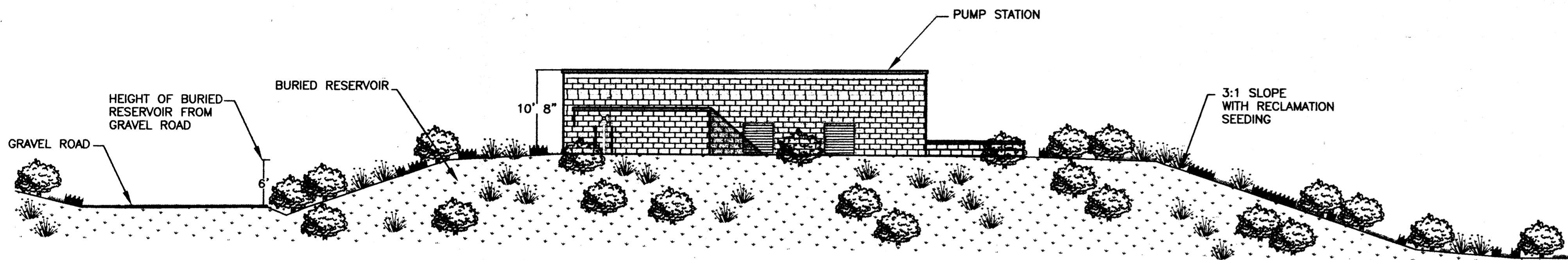
2701 MILES RD SE
ALBUQUERQUE, NM 87106
TEL: 505.242.5700
FAX: 505.242.0673
MOLZEN-CORBIN & Associates
ENGINEERS/ARCHITECTS/PLANNERS

CH2MHILL
6001 Indian School Rd, N.E., SUITE 350
Albuquerque, New Mexico 87110
(505) 884-5600

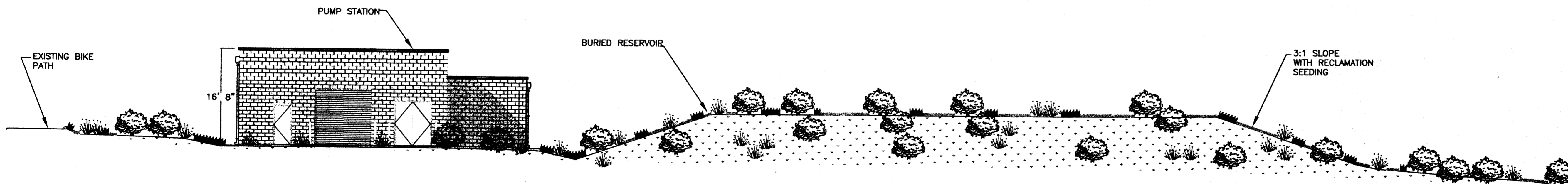
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	
TITLE: NPSWRP PUMP STATIONS AND RESERVOIRS BUILDING ELEVATIONS - EL OSO GRANDE	
Design Review Committee	City Engineer Approval
Mo./Day/Yr.	Mo./Day/Yr.
CITY PROJECT NO. 5762.07	Zone Map No. F-21
SHEET 5 OF 6	DRAWING NO.

AS BUILT INFORMATION		BENCHMARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY
WORKS BY	DATE						
INSPECTORS	DATE						
ACCEPTANCE BY	DATE						
VERIFICATION BY	DATE						
DRAWINGS	DATE						
CORRECTED BY	DATE						
MICRO FILM INFORMATION							
RECORDED BY	DATE						
NO.							

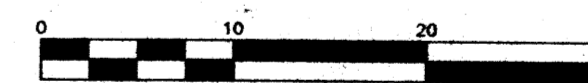
NO.	DATE	REVISIONS	BY
	4/30/02	DESIGN	JOP
	4/30/02		
	4/30/02		



NORTH ELEVATION-(A-A)



EAST ELEVATION-(B-B)



SCALE: 1" = 10'

CH2MHILL

6001 Indian School Rd, N.E., SUITE 350
 Albuquerque, New Mexico 87110
 (505) 884-5600

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

TITLE: NPSWRP PUMP STATIONS AND RESERVOIRS
 SITE ELEVATIONS-EL OSO GRANDE

PREPARED BY:



5150 A SAN FRANCISCO NE
 ALBUQUERQUE, NM 87109
 PHONE: 505-822-8200
 FAX: 505-822-8282
 E-MAIL: mail@sites-sw.com
 WEB: www.sites-sw.com

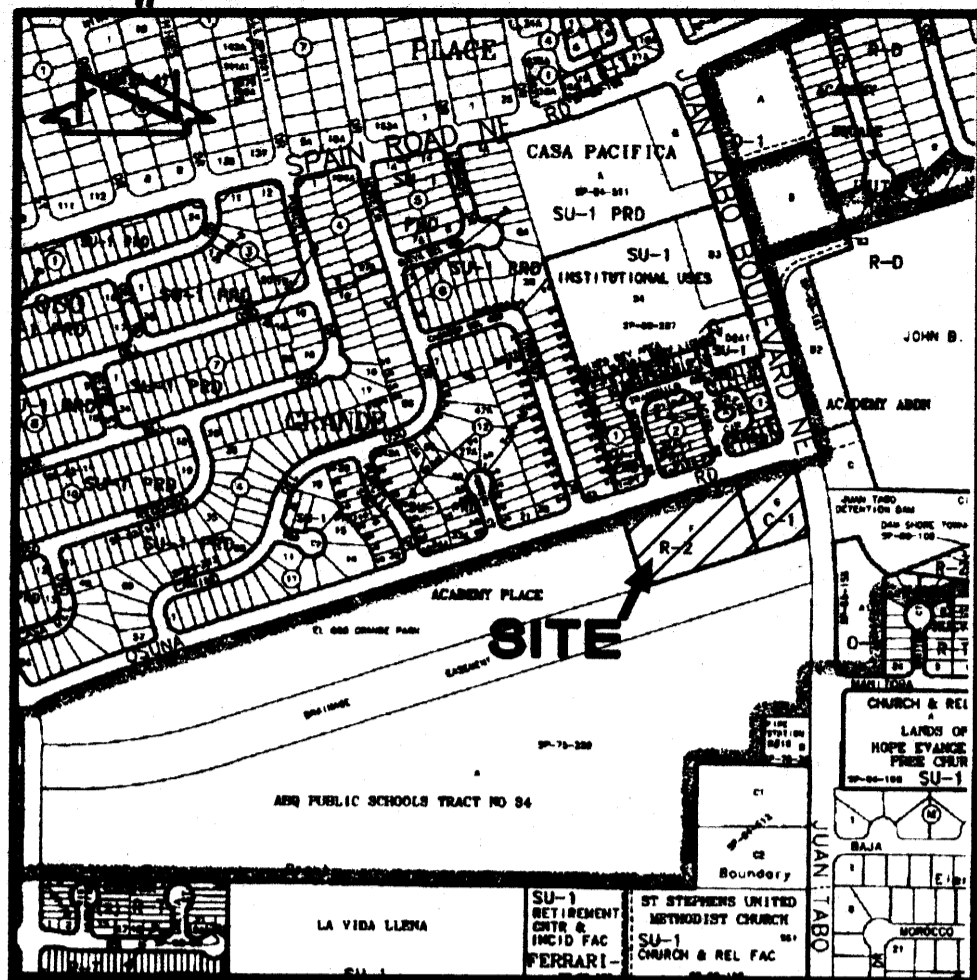
PLANNING
 LANDSCAPE ARCHITECTURE
 MARKET ANALYSIS

BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Design Review Committee	City Engineer Approval	Ms./Day/Yr.	Ms./Day/Yr.
CITY PROJECT NO. 5762.07		Zone Map No. F-21	SHEET 6 OF 6 DRAWING NO.

ENGINEER'S SEAL		SURVEY INFORMATION		AS BUILT INFORMATION	
		NO.	BY	CONTRACTOR	DATE
				WORK	DATE
				SETBACK BY	DATE
				FIELD ACCEPTANCE BY	DATE
				FIELD MARKS BY	DATE
				DRAWINGS CORRECTED BY	DATE
				MICRO FILM INFORMATION	DATE
				RECORDED BY	DATE
				NO.	NO.

NO.	DATE	REVISIONS	BY
		DESIGN	
	5/23/02		ML
	5/23/02		ML
	5/23/02		TC



PLAT OF TRACTS F-1 AND Q-1, ACADEMY PLACE

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

SHIRLEY LESLIE
OWNER

PROJECTED
SEC. 33, T 11 N, R 4 E, N.M.P.M.
LOCATION

ACADEMY PLACE
SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT #1001993

APPROVALS:

PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

PARKS & RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE 12-3-02

REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

P.N.M. ELECTRIC SERVICES _____ DATE _____

QWEST CORPORATION _____ DATE _____

P.N.M. GAS SERVICES _____ DATE _____

COMCAST CABLE VISION OF NEW MEXICO, INC. _____ DATE _____

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tracts F and G, Academy Place as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 15, 1974, Book D6, Page 16; together with the vacated portion of Osuna Road N.E., and being more particularly described as follows:

Beginning at the southeast corner of the parcel herein described being the southeast corner of said Tract G, also being a point at an angle point in the west right-of-way line of Juan Tabo Boulevard N.E. whence the A.C.S. Control Station "Mary" bears N 71°20'49" E a distance of 227.88 feet; thence S 72°05'30" W a distance of 577.49 feet to the southwest corner of the parcel herein described being the southwest corner of said Tract F, also being the southeast corner of the parcel labeled "Park" as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 20, 1976, Book D7, Page 71, and also being a point on the north property line of Lot A, Albuquerque Public School Tract No. 34 as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 24, 1975, Book D6, Page 179; thence N 17°50'10" W a distance of 264.11 feet to the northwest corner of the parcel herein described being the westernmost corner of the vacated portion of Osuna Road N.E.; thence N 72°05'30" E a distance of 575.31 feet to the northernmost corner of the parcel herein described being the northernmost corner of the vacated portion Osuna Road N.E.; thence S 17°50'10" E a distance of 4.00 feet to the easternmost corner of the vacated portion of Osuna Road N.E.; thence along an arc of a curve to the right with Delta = 90°28'02", R = 25.00 feet and L = 39.47 feet (Chord Bearing = S 62°40'29" E, Chord Length = 35.50 feet) being a point on the west right-of-way line of Juan Tabo Boulevard N.E.; thence along an arc of a curve to the right with Delta = 10°19'19", R = 1312.00 feet and L = 236.36 feet (Chord Bearing = S 12°16'48" E, Chord Length = 236.04 feet) along said west right-of-way line to the point of beginning and containing 3.5921 acres more or less.

VICINITY MAP
SCALE: 1" = 750'

F-21

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Shirley Leslie
Shirley Leslie,
a single woman

December 2, 2002
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

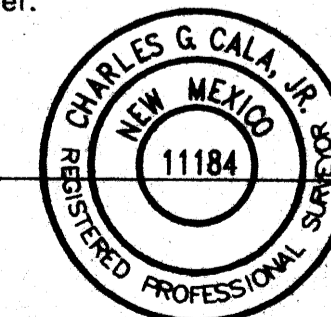
This instrument was acknowledged before me on this 2nd day of December, 2002, by Shirley Leslie, a single woman.

Kevin J. Rice
Notary Public

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirement for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr.
Charles G. Cala, Jr., NMPS 11184



12-02-2002
Date



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (SOS) 345-4250
JOB #2002.082.5 PLAT

**PLAT OF
TRACTS F-1 AND G-1, ACADEMY PLACE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002**

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in September and October, 2002. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 33, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. No street mileage was created by this plat.
7. The purpose of this plat is to:
 - a. Eliminate the interior property lines to create 2 (two) tracts from Tract F and G; together with the vacated portion of Osuna Road N.E.
 - b. Grant the necessary easements as shown.
8. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tracts F-1 and G-1, Academy Place must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
9. The following documents and instruments were used for the performance and preparation of this plat:
 - a. Plat of Academy Place filed January 15, 1974, Book D6, Page 16, Records of Bernalillo County, New Mexico.
 - b. Plat of Academy Place filed October 20, 1976, Book D7, Page 71, Records of Bernalillo County, New Mexico.
 - c. Plat of Albuquerque Public School Tract No. 34 filed September 24, 1975, Book D6, Page 71, Records of Bernalillo County, New Mexico.
 - d. Plat of Albuquerque Public School Tract No. 34 filed December 06, 1984, Book C25, Page 165, Records of Bernalillo County, New Mexico.
 - e. Summary Plat of Fire Station Site filed February 18, 1975, Book Misc. 408, Page 76, Doc. #49657 Records of Bernalillo County, New Mexico.
 - f. Plat of Academy Place filed March 03, 1983, Book C20, Page 190, Records of Bernalillo County, New Mexico.
 - g. Plat of Academy Place filed April 20, 1987, Book C33, Page 99, Records of Bernalillo County, New Mexico.
 - h. Plat of Amberglen filed July 01, 1996, Book 96C, Page 291, Records of Bernalillo County, New Mexico.
 - i. Plat of Oso Grande, Unit 8 filed October 09, 1984, Book C25, Page 52, Records of Bernalillo County, New Mexico.
 - j. Plat of Oso Grande, Unit 7 filed August 31, 1984, Book C24, Page 187, Records of Bernalillo County, New Mexico.
 - k. Plat of Oso Grande, Unit 6 filed May 22, 1984, Book C24, Page 14, Records of Bernalillo County, New Mexico.
 - l. Plat of Oso Grande, Unit 5 filed January 06, 1983, Book C20, Page 139, Records of Bernalillo County, New Mexico.
 - m. Warranty Deed filed July 07, 1994, Book 94-20, Pages 6879-6880, Doc. #94086637, Records of Bernalillo County, New Mexico.
 - n. Commitment No. 01-1014408-B-VG prepared by Fidelity National Title Insurance Company dated November 02, 2001.
10. Gross subdivision acreage = 3.5921 acres.
11. An interim drainage easement on Tract F-1 is granted with the filing of this plat to accept existing drainage runoff from Tract G-1. Conveyance of this runoff shall take place in accordance with the drainage concepts identified on the approved Drainage Report dated 10-16-2002, prepared by Michael A. Brewer, NMPE 14226 (F21/D72). Maintenance of this easement shall be the responsibility of the owner of Tract F-1, until such time that development occurs on Tract G-1. At the time of development of Tract G-1, developed runoff must be directed to public right-of-way and/or public easements, following which, this interim drainage easement may be terminated by appropriate City of Albuquerque process.

KEYED NOTES

EXISTING EASEMENTS

- ① 10' UTILITY EASEMENT DEDICATED BY PLAT D6-16

NEW EASEMENTS

- ② CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT
VACATED PUBLIC RIGHT-OF-WAY (02DRB-)
- ③ SOUTH 4' OF OSUNA ROAD N.E. VACATED BY THIS PLAT

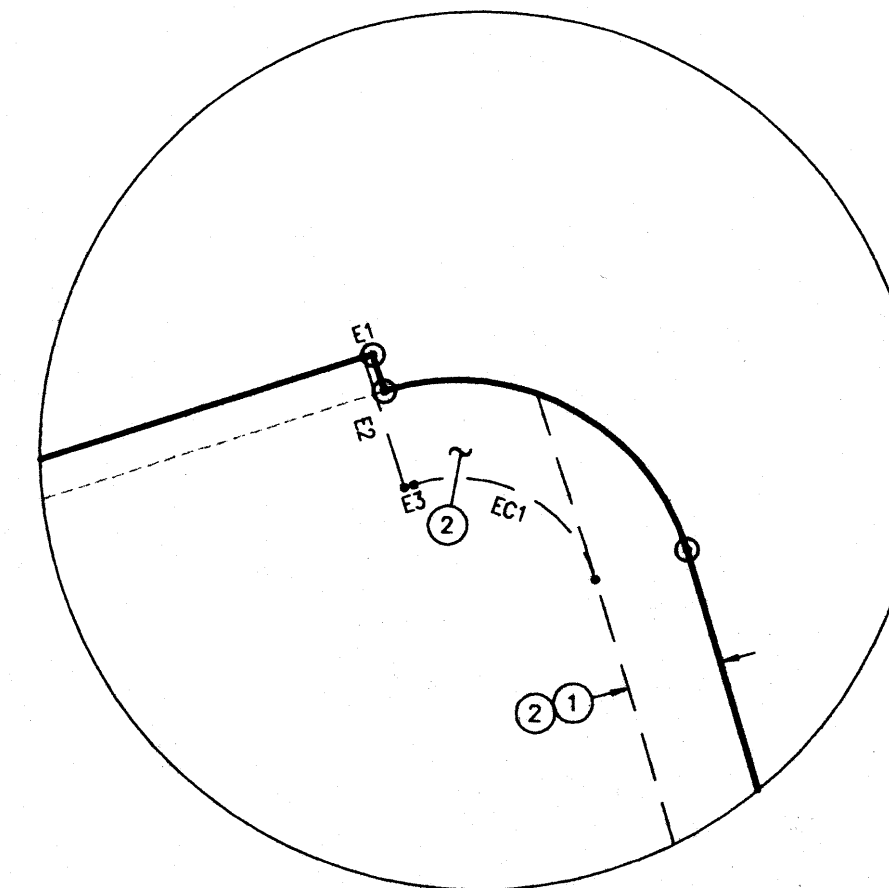
EXISTING EASEMENTS - OFFSITE

- ④ 150' DRAINAGE EASEMENT, ALSO UNDERGROUND SEWER AND WATER LINE EASEMENT GRANTED BY PLAT D6-179

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 17°50'10" E	4.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	39.47'	35.50'	S 62°40'29" E	90°28'02"
C2	1312.00'	236.36'	236.04'	S 12°16'48" E	10°19'19"



LINE	DIRECTION	DISTANCE
E1	S 72°05'30" W	1.00'
E2	S 17°54'04" E	14.18'
E3	N 72°05'56" E	1.00'

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
EC1	15.00'	23.68'	S 62°40'01" E	21.30'	90°28'05"

EASEMENT DETAIL

SCALE: 1"=20'



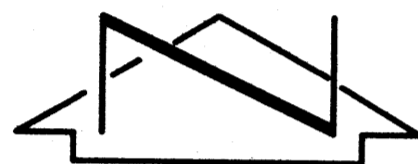
JEFF MORTENSEN & ASSOCIATES, INC.
 □ 6010-B MIDWAY PARK BLVD. N.E.
 □ ALBUQUERQUE □ NEW MEXICO 87109
 □ ENGINEERS □ SURVEYORS (505) 345-4250
 JOB #2002.062.5 PLAT

PLAT OF
TRACTS F-1 AND G-1, ACADEMY PLACE
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2002

COUNTY CLERK FILING DATA

MONUMENTATION KEYED NOTES

- (A) FOUND CITY OF ALBUQUERQUE CENTERLINE MONUMENT STAMPED "PLS 7719"
- (B) FOUND #5 REBAR, NO I.D.
- (C) FOUND #5 REBAR WITH WASHER STAMPED "WEAVER LS 6544"
- (D) FOUND CONCRETE NAIL AND TIN ON TOP OF WALL (0.1' SOUTH OF R.O.W.)
- (E) FOUND #3 REBAR, NO I.D.
- (F) FOUND CITY OF ALBUQUERQUE CENTERLINE MONUMENT STAMPED "PLS 5978"
- (G) FOUND #5 REBAR, BENT, REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (H) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (J) FOUND #4 REBAR W/CAP STAMPED "NMPS 6446"
- (K) CALCULATED POINT, NOT SET



NOT TO SCALE

N 71°59'43" E 281.98' - FIELD BEARING AND DISTANCE
 (N 71°56'00" E 282.00') - PLAT BEARING AND DISTANCE

OSO GRANDE, UNIT 5
 (FILED 01-06-1983, C20-139)

OSO GRANDE, UNIT 6
 (FILED 05-22-1984, C24-14)

OSO GRANDE, UNIT 7
 (FILED 08-31-1984, C24-187)

OSO GRANDE, UNIT 8
 (FILED 10-09-1984, C25-52)

PARK
 ACADEMY PLACE
 (FILED 10-20-1976, D7-71)
 EL OSO GRANDE PARK

AMBERGLEN SUBDIVISION
 (FILED 07-01-1996, 96C-291)

TRACT F
 ACADEMY PLACE
 (FILED 01-15-1974, D6-16)

TRACT G

LOT A
 A.P.S. TRACT No. 34
 (FILED 09-24-1975, D6-179)

LOT B
 (FIRE STA.)
 0.2' EAST (E)

LOT C-2
 A.P.S. TRACT No. 34
 (FILED 12-06-1984, C25-165)

LOT C-1
 A.P.S. TRACT No. 34
 (FILED 12-06-1984, C25-165)

LOT A
 A.P.S. TRACT No. 34
 (FILED 09-24-1975, D6-179)

SPAIN ROAD N.E.
 N 1°15'00" E 1251.03'
 N 1°15'00" W 1251.03'

N 71°59'12" E 135.30'
 (N 71°58'56" E 135.42')

NOTE: SEE SHEET 4 OF 4

OSUNA ROAD N.E.

N 71°59'12" E 291.97'
 (N 71°58'56" E 292.00')

N 71°59'43" E 281.98'
 (N 71°58'56" E 282.00')

N 71°58'46" E 877.14'
 (N 71°58'56" E 873.16')

S 03°27'55" E
 162.15' - CHORD
 (RECORD CALCULATED FROM PLAT
 D6-179, S 03°40'32" E 162.15')

(600.03')
 599.87'

N 00°06'17" W 1017.50'
 (N 00°06'20" W 1017.41')

(208.71')
 208.87'

(208.71')
 208.76'

(C)

JUAN TABO BOULEVARD N.E.

TRACT A-1
 VISTA NUEVA
 (FILED 04-09-1985, C26-183)

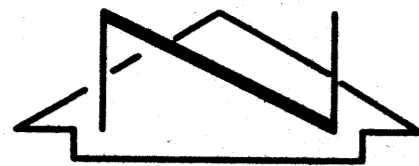
FOUND MONUMENTS SKETCH



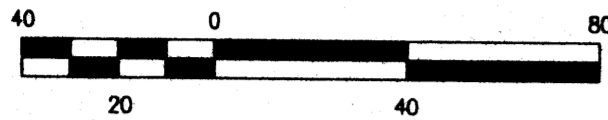
JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS & SURVEYORS (SOS) 345-4250
 JOB #2002.082.5 PLAT

PLAT OF
TRACTS F-1 AND G-1, ACADEMY PLACE
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2002

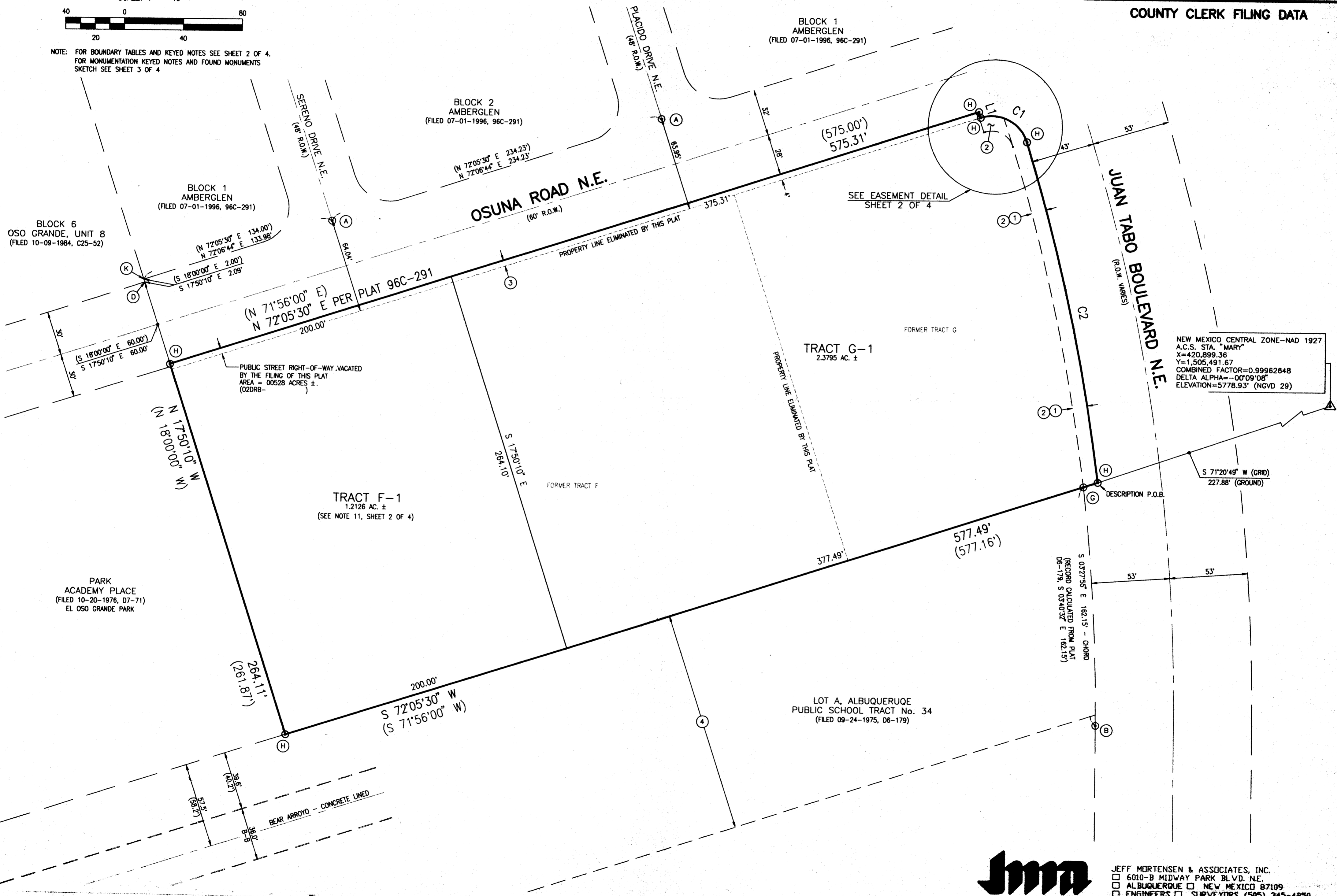
COUNTY CLERK FILING DATA



SCALE: 1" = 40'



NOTE: FOR BOUNDARY TABLES AND KEYED NOTES SEE SHEET 2 OF 4.
 FOR MONUMENTATION KEYED NOTES AND FOUND MONUMENTS
 SKETCH SEE SHEET 3 OF 4



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 JOB #2002.082.5 PLAT