

AGTS

LOG NO. 2002361873

PLAT OF LA TIERRA QUE CANTA A PRIVATE COMMON AREA SUBDIVISION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO A REPLAT OF LOT "A" ALVARADO GARDENS UNIT 2 SECTION 1, T.10N., R.2E., N.M.P.M. (PROJECTED) WITHIN THE TOWN OF ALBUQUERQUE GRANT

SEPTEMBER 2002

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance: PROJECT NO. 1002094 APPLICATION NO. 03DRB-00134

- Approval list including: Planning Director (Sherran Matson, 2/25/03), Property Management (N/A), Traffic Engineer (Richard D. Dault, 2-05-03), Water Utilities (Doreen L. Green, 2/5/03), City Surveyor (G.B. Hart, 9-9-02), Parks and Recreation (Christina Sandoval, 2/19/03), A.M.A.F.C.A. (Brad L. Biker, 2-14-03), PNM Electric and Gas Services (Lead G. M... 2-10-03), Qwest Communications (Daine R. Muller, 2-10-03), Comcast Cable (Rita E. Fisher, 2-13-03)



VICINITY MAP (G-12-Z) SCALE: 1" = 750'

SUBDIVISION DATA

- 1. DRB Proj. No. 1002094 // 03DRB-00134
2. Zone Atlas Index No. G-12
3. Current Zoning R-A-2
4. Gross acreage 2.2396
5. Total Number of Lots created 9
6. This plat has been prepared for the purposes of dividing one existing platted tract into 9 Lots and creating 1 Private Common Area Tract, 3 Private Common Area Easements and granting a Private Access, Private Irrigation, Public Sewer and Public Waterline Easement and Granting a 10' Public Utility Easement.

NOTES

- 1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
2. Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monumentation within the block.
3. Monuments recovered and accepted or set are noted on inscribed plat.
4. This plat shows all easements of record.
5. No Public right-of-way has been dedicated by this plat.
6. A Private Access, Private Irrigation, Public Sewer, and Public Waterline Easement for the benefit of Lots 2 through 9 is granted by this plat.
7. Public Utility Easement ten feet (10') in width for the installation and maintenance of buried and surface Electric, Gas, Communication and Television services is granted by this plat.
8. Tract "A" is a private common area tract and private drainage easement.
9. An existing easement for utilities Five feet (5') in width affecting the northerly five feet of the property, as shown and designated on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 17, 1978; in Map Book B14, folio 97.
10. A twenty foot (20') Public Waterline Easement for the benefit of the City of Albuquerque is granted by this plat.
11. A ten foot by ten foot (10'X10') Public Fire Hydrant Easement for the benefit of the City of Albuquerque is granted by this plat.
12. A five foot by five foot (5'X5') Water Meter Easement is granted by this plat.
13. GRADING OF THE PRIVATE COMMON AREAS IS CONTROLLED BY THE CITY APPROVED GRADING PLAN AND RESTRICTIVE COVENANTS RECORDED 2/07/2003 IN BOOK 450, PP. 499 - NO ALTERATIONS ARE ALLOWED UNLESS APPROVED IN ADVANCE BY THE CITY.

DESCRIPTION

Lot "A" of the Replat of Lot 31, ALVARADO GARDENS UNIT 2, as the same is shown and designated on the plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 17, 1978; in Map Book B14, folio 97, said Lot being more particularly described as follows:

BEGINNING at the Southeast corner of the herein described lot, from which point ACS Control Monument "10-G13-A" (X=373478.96, Y=1501045.77, New Mexico State Plane Grid, Central Zone, NAD 1927) bears S 74°48'49" E, a ground distance of 2204.74 feet, and running from said beginning point thence, N 80°50'45" W, a distance of 544.36 feet to the Southwest corner of the herein described lot, said corner being a point on the East right-of-way line of Trellis Drive, NW; thence, following said right-of-way, N 09°19'23" E, a distance of 139.93 feet to the Northwest corner of the herein described lot; thence, S 80°41'54" E, a distance of 182.00 feet; thence, N 09°19'23" E, a distance of 60.00 feet; thence, S 80°44'04" E, a distance of 362.16 feet to the Northeast corner of the herein described lot; thence, S 09°15'56" W, a distance of 198.76 feet to the Southeast corner and the place of beginning, containing 2.2396 acres, more or less.

FREE CONSENT

The division of Lot "A", ALVARADO GARDENS UNIT 2 into 9 lots, 1 private common area tract and 3 common private area easements together with the grant of a Private Access, Private Irrigation, Public Sewer and Public Waterline Easement and the grant of a Public Utility Easement is with the free consent and in accordance with the desires of the undersigned owner.

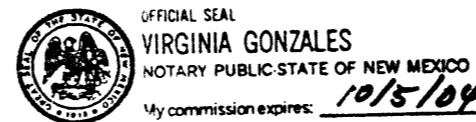
Trellis Partners, LLC, by Jay Rembe, General Partner

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 9th day of September, 2002, the foregoing instrument was acknowledged before me by Jay Rembe, General Partner of Trellis Partners, LLC, a New Mexico limited liability corporation, on behalf of said corporation.

My Commission expires 10/15/2004

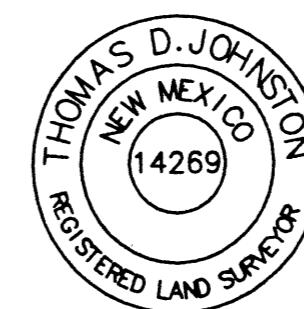


Notary Public Virginia Gonzales

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 of Thomas D. Johnston, N.M.P.S. No. 14269, Date 9-9-02

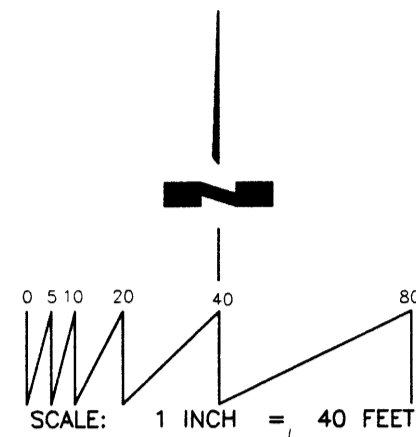


WAYJOHN SURVEYING, INC. 330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: 255-2052 FAX: 255-2887

Table with 3 columns: INDEXING INFORMATION FOR COUNTY CLERK, DRAWN: E W K, SCALE: 1" = 40', FILE NO. SP-9-01-2002, CHECKED: T D J, LOCATION: SEC. 1, T.10 N., R.2 E., N.M.P.M., ALVARADO GARDENS UNIT 2, DRAWING NO. SP90102.DWG, DATE: 5 SEPT 2002, SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-012-060-314-272-10137 PROPERTY OWNER OF RECORD: TRELLIS PARTNERS LLC BERNALILLO COUNTY TREASURER'S OFFICE

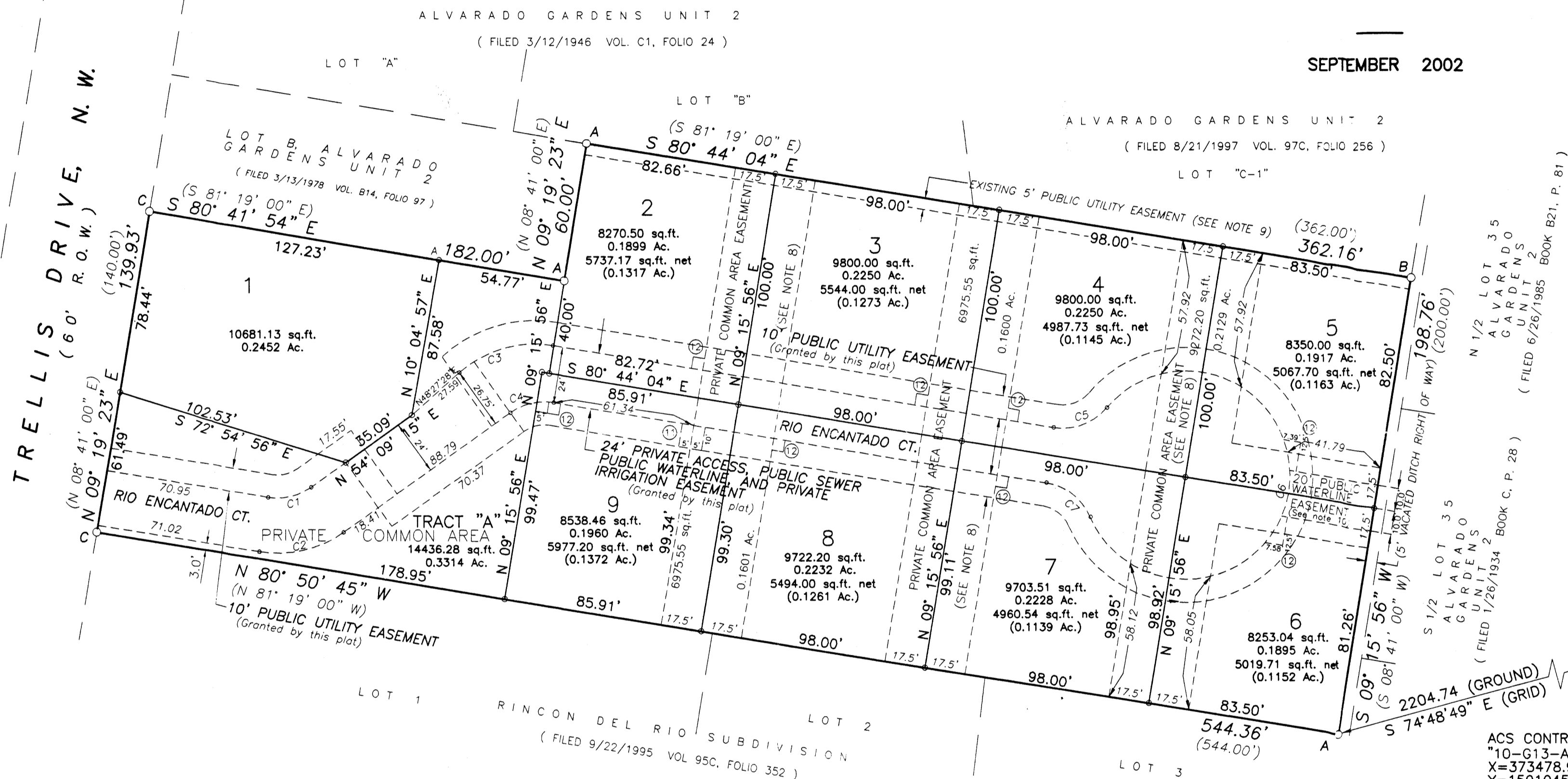
PLAT OF
LA TIERRA QUE CANTA
 A PRIVATE COMMON AREA SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT "A" ALVARADO GARDENS UNIT 2
 SECTION 1, T.10N., R.2E., N.M.P.M. (PROJECTED)
 WITHIN THE TOWN OF ALBUQUERQUE GRANT



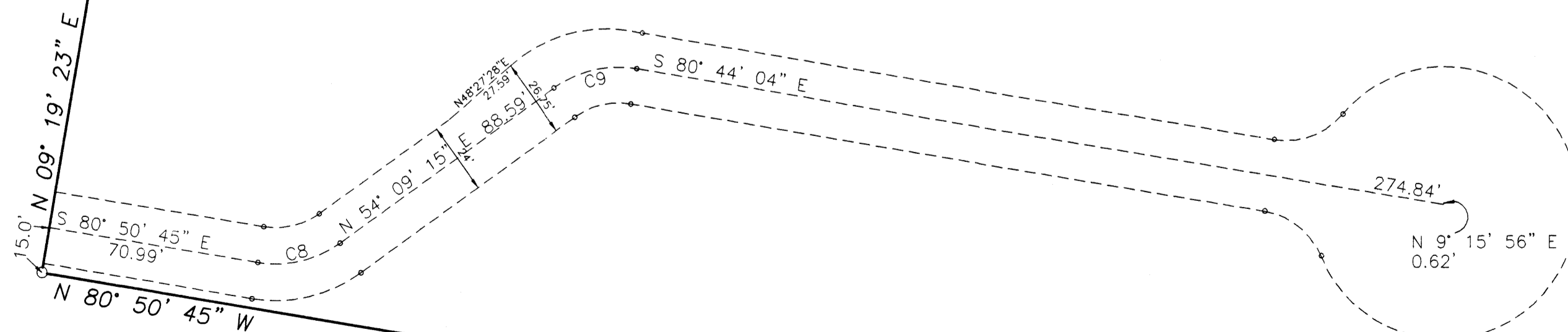
EASEMENT CURVE DATA

C1	25.00	45°00'00"	19.63
C2	49.00	45°00'00"	38.48
C3	49.00	50°48'28"	43.45
C4	25.00	45°06'41"	19.68
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SEPTEMBER 2002



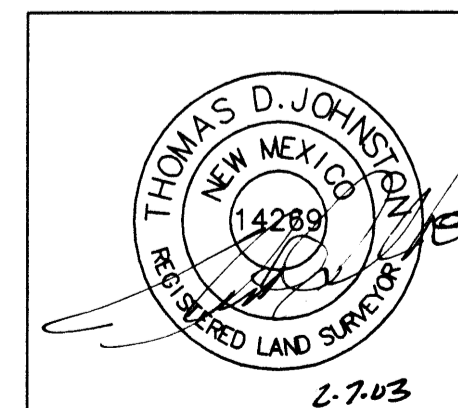
24' ROAD EASEMENT CENTERLINE DATA



ACS CONTROL MONUMENT
 "10-G13-A"
 X=373478.96
 Y=1501045.77
 G-G 0.9996792
 ΔCC -00°14'36"
 NEW MEXICO STATE PLANE GRID
 CENTRAL ZONE (NAD 1927)
 EL: 4968.216 (SLD 1929)

MONUMENTATION

- A Set 1/2" Rebar, cap "WAYJOHN PS 14269"
 - B Found 3/4" Iron Pipe, attached tag "WAYJOHN PS 14269"
 - C Found 1/2" Rebar, attached tag "WAYJOHN PS 14269"
- All interior lot corners set with 1/2" Rebar, cap "WAYJOHN PS 14269"



WAYJOHN SURVEYING, INC.
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK TRELIS PARTNERS, LLC LOCATION: SEC. 1, T.10 N., R.2 E., N.M.P.M., ALVARADO GARDENS UNIT 2	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-9-01-2002
	CHECKED: T D J	DRAWING NO. SP90102.DWG	5 SEPT 2002 SHEET 2 OF 2

LOG NO. 2002361873

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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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SEPTEMBER 2002

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1002094 APPLICATION NO. _____

Planning Director, City of Albuquerque	Date
Property Management, City of Albuquerque	Date
Traffic Engineer, City of Albuquerque	Date
Water Utilities Department, City of Albuquerque	Date
<i>[Signature]</i> City Surveyor, City of Albuquerque	9-9-02 Date
Parks and Recreation, City of Albuquerque	Date
A.M.A.F.C.A.	Date
City Engineer, City of Albuquerque	Date
PNM Electric and Gas Services	Date
Qwest Communications	Date
Comcast Cable	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] 9-9-02 12/12/02
Thomas D. Johnston, N.M.P.S. No. 14269 Date



VICINITY MAP (G-12-Z) SCALE: 1" = 750'

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- DRB Proj. No. 1002094
- Zone Atlas Index No. G-12
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- Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
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- This plat shows all easements of record.
- No Public right-of-way has been dedicated by this plat.
- A Private Access, Private Irrigation, Public Sewer, and Public Waterline Easement for the benefit of Lots 2 through 9 is granted by this plat. Maintenance of driveway surface improvements within this easement shall be the mutual and collective responsibility of the owners of Lots 2-9 inclusive.
- Public Utility Easement ten feet (10') in width for the installation and maintenance of buried and surface Electric, Gas, Communication and Television services is granted by this plat.
- Tract "A" is a private common area tract and private drainage easement. 35' Private common area easements are also granted by this plat. Ownership and maintenance of Tract "A" and maintenance of private commons easements and any easement areas within Tract "A" shall be the mutual and collective responsibility of the owners of Lots 2-9 inclusive.
- An existing easement for utilities five feet (5') in width affecting the northerly five feet of the property, as shown and designated on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 17, 1978; in Map Book B14, folio 97.
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[Signature]
Trellis Partners, LLC, by Jay Rembe, General Partner



ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 9th day of September, 2002, the foregoing instrument was acknowledged before me by Jay Rembe, General Partner of Trellis Partners, LLC, a New Mexico limited liability corporation, on behalf of said corporation.

My Commission expires 10/5/004


[Signature]
Notary Public

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1-012-060-314-272-10137

PROPERTY OWNER OF RECORD:
TRELLIS PARTNERS LLC

BERNALILLO COUNTY TREASURER'S OFFICE



WAYJOHN SURVEYING, INC.

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

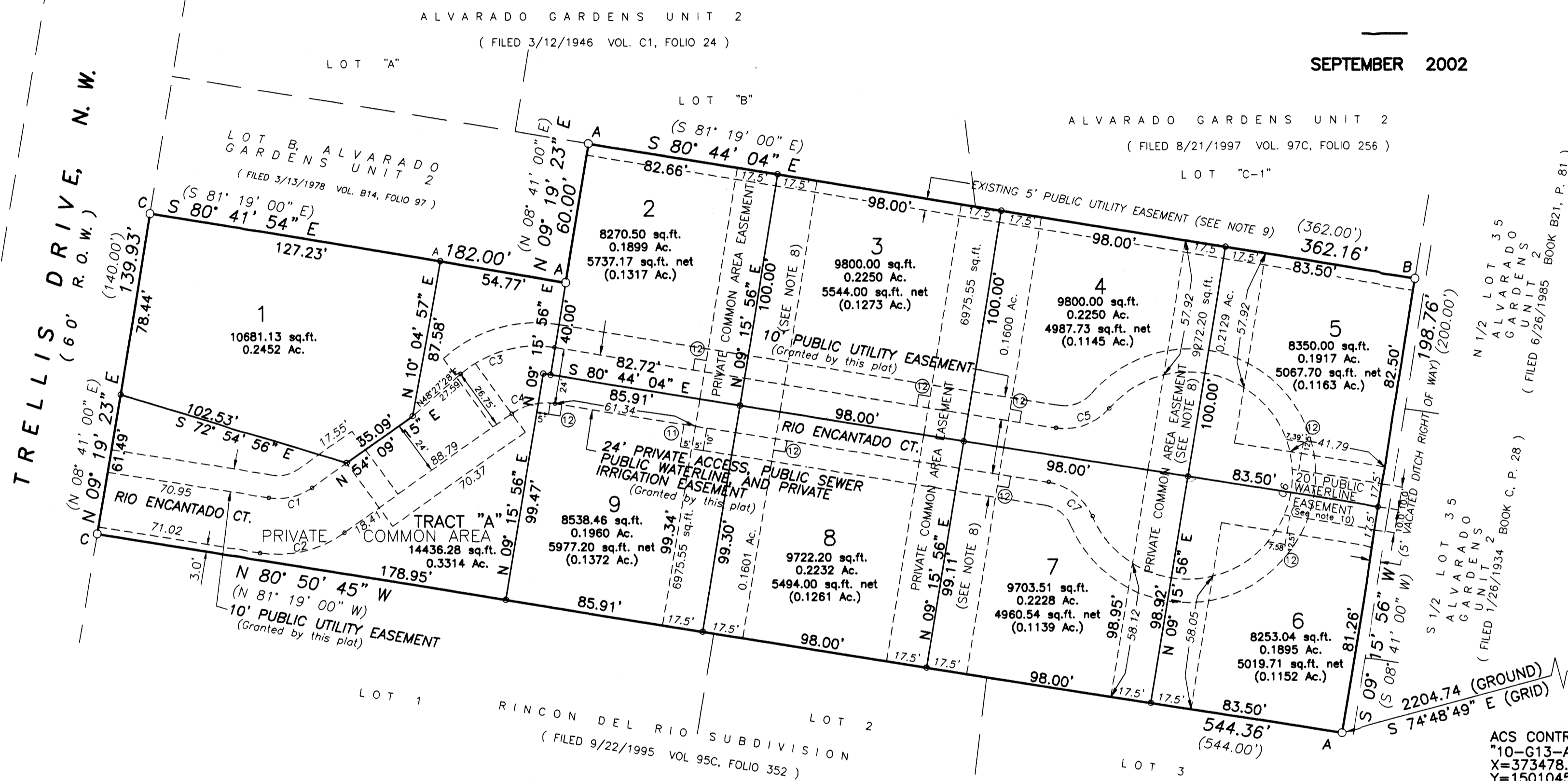
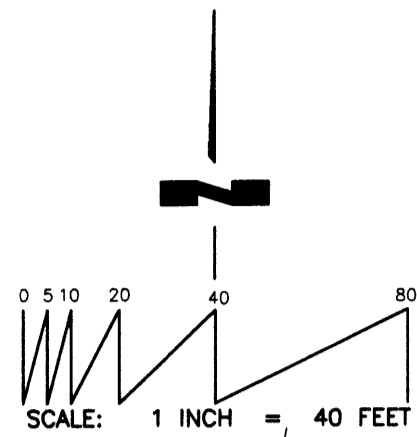
INDEXING INFORMATION FOR COUNTY CLERK TRELLIS PARTNERS, LLC LOCATION: SEC. 1, T.10 N., R.2 E., N.M.P.M., ALVARADO GARDENS UNIT 2	DRAWN: E W K CHECKED: T D J DRAWING NO. SP90102.DWG	SCALE: 1" = 40' 5 SEPT 2002	FILE NO. SP-9-01-2002 SHEET 1 OF 2
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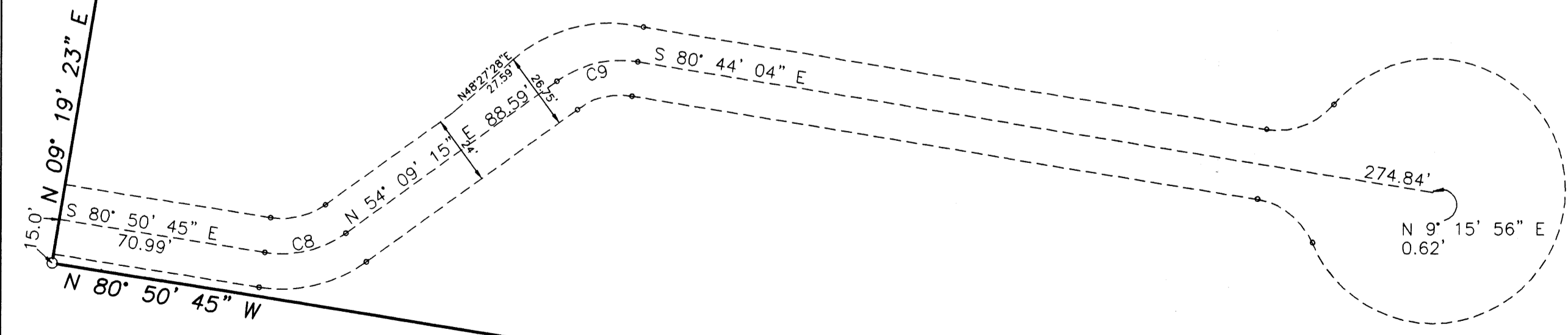
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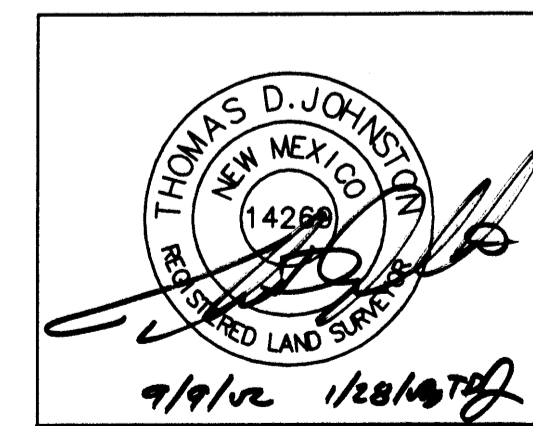


1/2 LOT 35
 ALVARADO GARDENS UNIT 2
 (FILED 1/26/1934 BOOK C, P. 28)

1/2 LOT 35
 ALVARADO GARDENS UNIT 2
 (FILED 6/26/1985 BOOK B21, P. 81)

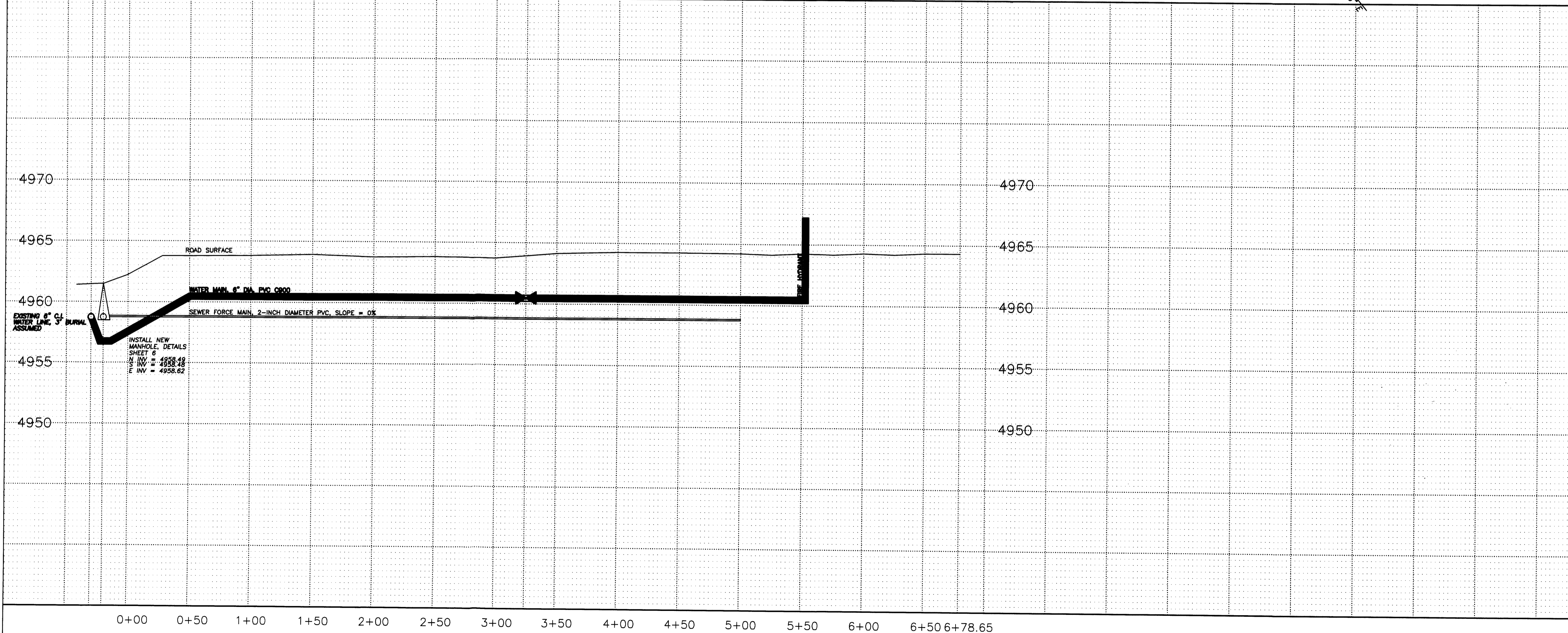
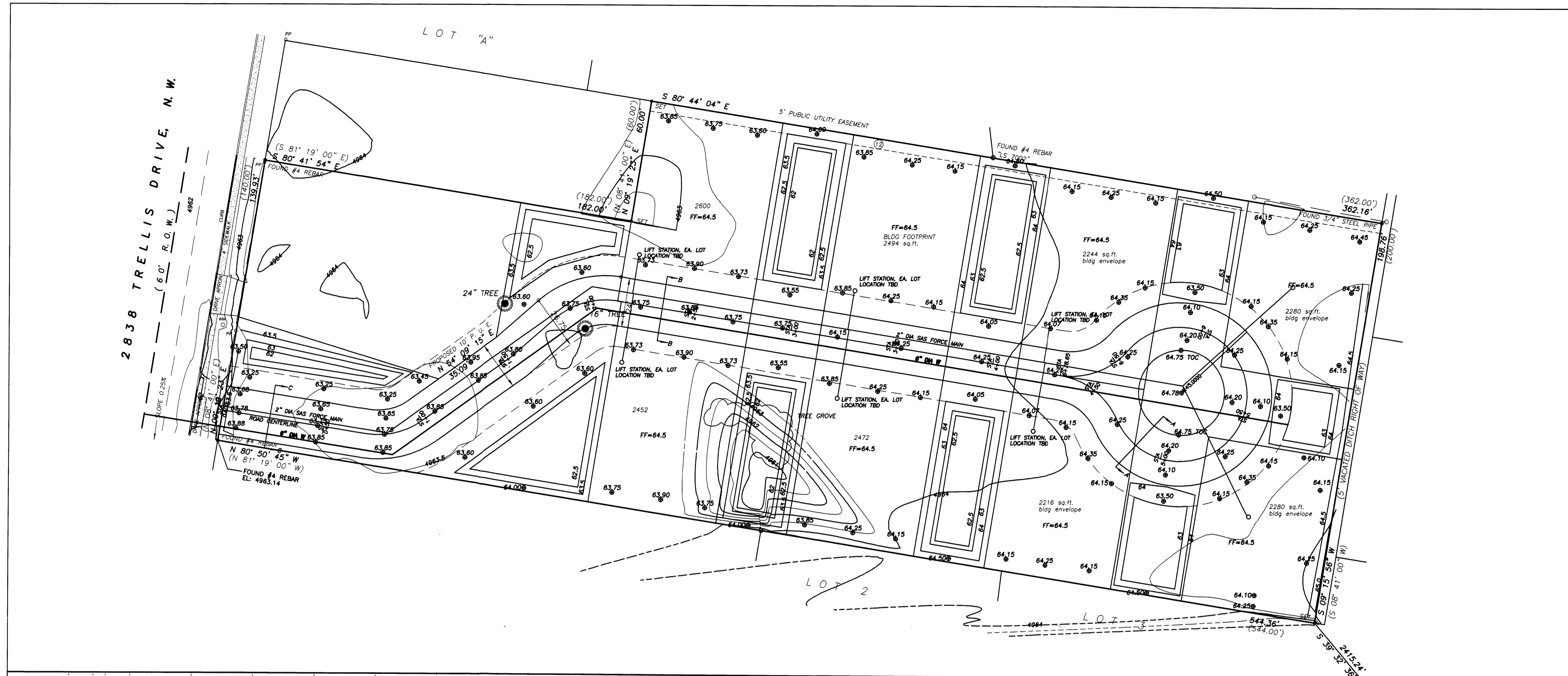
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WAYJOHN SURVEYING, INC.
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK TRELLIS PARTNERS, LLC	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-9-01-2002
LOCATION: SEC. 1, T.10 N., R.2 E., N.M.P.M. ALVARADO GARDENS UNIT 2	CHECKED: T D J	DRAWING NO. SP90102.DWG	5 SEPT 2002 SHEET 2 OF 2



ENGINEER'S SEAL 		AS-BUILT INFORMATION CONTRACTOR: _____ DATE: _____ WORKED BY: _____ DATE: _____ INSPECTOR'S ACCEPTANCE BY: _____ DATE: _____ VERIFICATION BY: _____ DATE: _____ DRAWINGS BY: _____ DATE: _____ CHECKED BY: _____ DATE: _____	
SURVEY INFORMATION FIELD NOTES: _____ NO. _____ BY _____ DATE _____		BENCH MARK ACS STA 10-G13-A 3-1/4" ALUM. CAP SET FLUSH IN TOP OF CONCRETE POST INTERSECTION OF RIO GRANDE BLVD. & CANDELARIA ROAD, NW ELEV. 4968.216 (NOV. 29) TBM Capped Rebar @ SW corner of site, ELEV. 4963.14	
NO. _____ DATE _____ BY _____	NO. _____ DATE _____ BY _____	NO. _____ DATE _____ BY _____	NO. _____ DATE _____ BY _____
REVISIONS DESIGN DESIGNED BY: DAVID GATTERMAN, P.E. DRAWN BY: _____ CHECKED BY: DG		DATE 08-25-02 DATE 09-03-02 DATE 09-05-02	
TCO ENGINEERING, INC. 330 LOUISIANA BLVD. NE 266-7256 FAX 255-2887			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP PLANNING			
TITLE: LA TIERRA QUE CANTA SUBDIVISION WATER AND SEWER PLAN AND PROFILE			
Design Review Committee _____ City Engineer Approval _____	Mo./Day/Yr. _____ Mo./Day/Yr. _____	Last Design Update _____	
City Project No. 1002092	Zone Map G-12	Sheet 5	Of 6

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SEPTEMBER 2002

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- Tracts "A" through "D" inclusive are private common area tracts and private drainage easements. Ownership and maintenance of these tracts and any easement areas within these tracts shall be the mutual and collective responsibility of the owners of Lots 1-9 of the Trellis Subdivision.
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Joy Rembe
 Trellis Partners, LLC, by Joy Rembe, General Partner

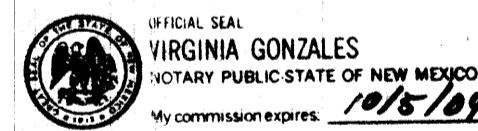
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 COUNTY OF BERNALILLO) ss

On this 9th day of September, 2002, the foregoing instrument was acknowledged before me by Joy Rembe, General Partner of Trellis Partners, LLC, a New Mexico limited liability corporation, on behalf of said corporation.

My Commission expires 10/15/2004

Virginia Gonzales
 Notary Public



Planning Director, City of Albuquerque	Date
Property Management, City of Albuquerque	Date
Traffic Engineer, City of Albuquerque	Date
Water Utilities Department, City of Albuquerque	Date
<i>JLB</i>	9-9-02
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
PNM Electric and Gas Services	Date
Qwest Communications	Date
Comcast Cable	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.

Thomas D. Johnston 9/9/02
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1-012-060-314-272-10137

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE

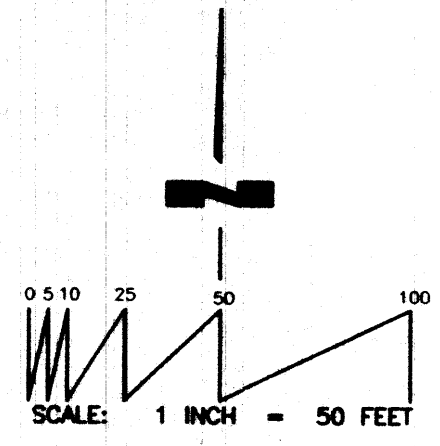
WAYJOHN SURVEYING, INC.

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

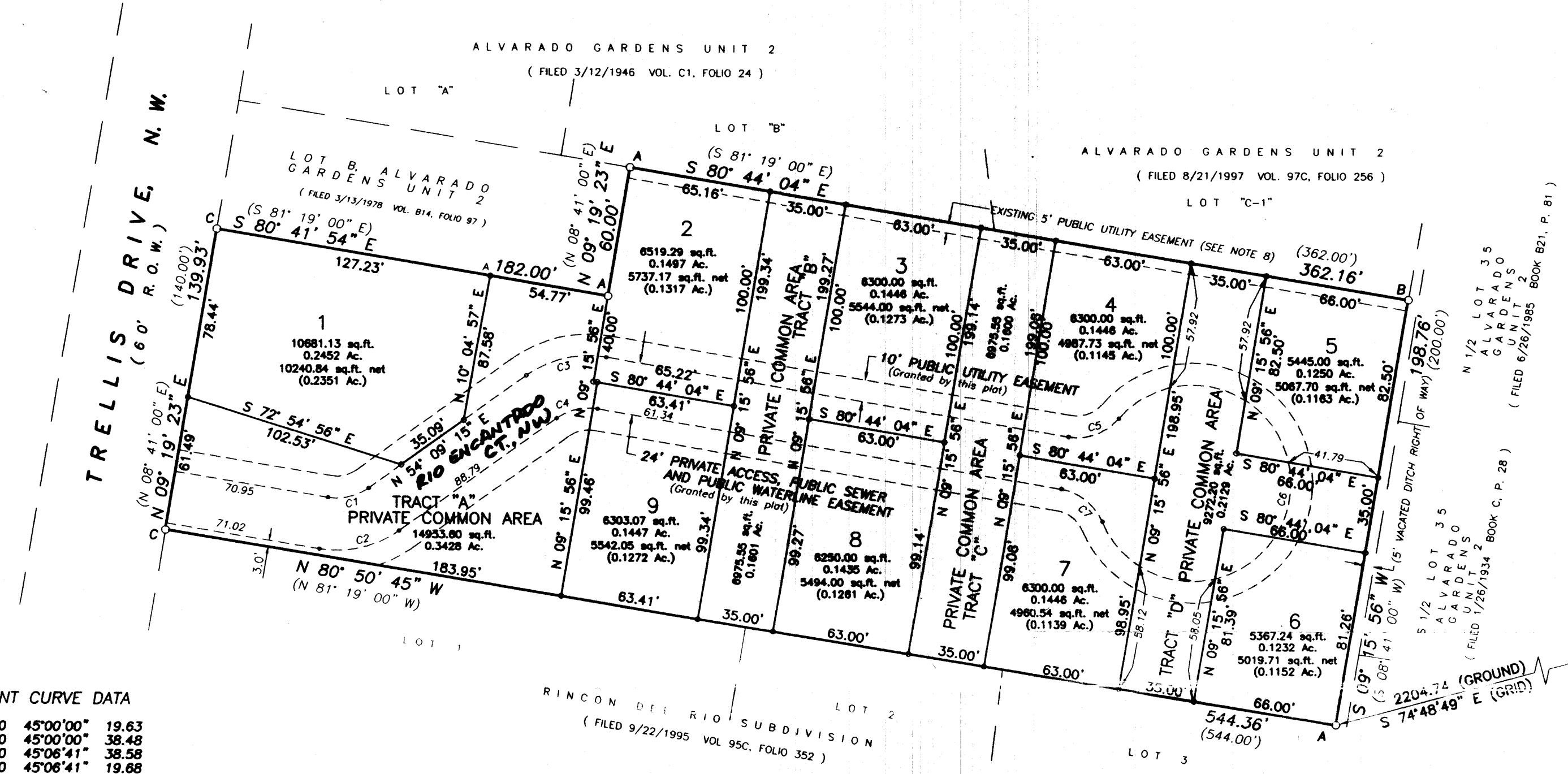
INDEXING INFORMATION FOR COUNTY CLERK TRELLIS PARTNERS, LLC LOCATION: SEC. 1 T.10 N. R.2 E. N.M.P.M. ALVARADO GARDENS UNIT 2	DRAWN: E W K CHECKED: T D J DRAWING NO. SP90102.DWG	SCALE: 1" = 50'	FILE NO. SP-9-01-2002 SHEET 1 OF 2
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PRELIMINARY PLAT APPROVED BY DRB ON 10/2/02
 JLC 10/2/02 = STD 9/20/02

PLAT OF
LA TIERRA QUE CANTA
 A PRIVATE COMMON AREA SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT "A" ALVARADO GARDENS UNIT 2
 SECTION 1, T.10N., R.2E., N.M.P.M. (PROJECTED)
 WITHIN THE TOWN OF ALBUQUERQUE GRANT



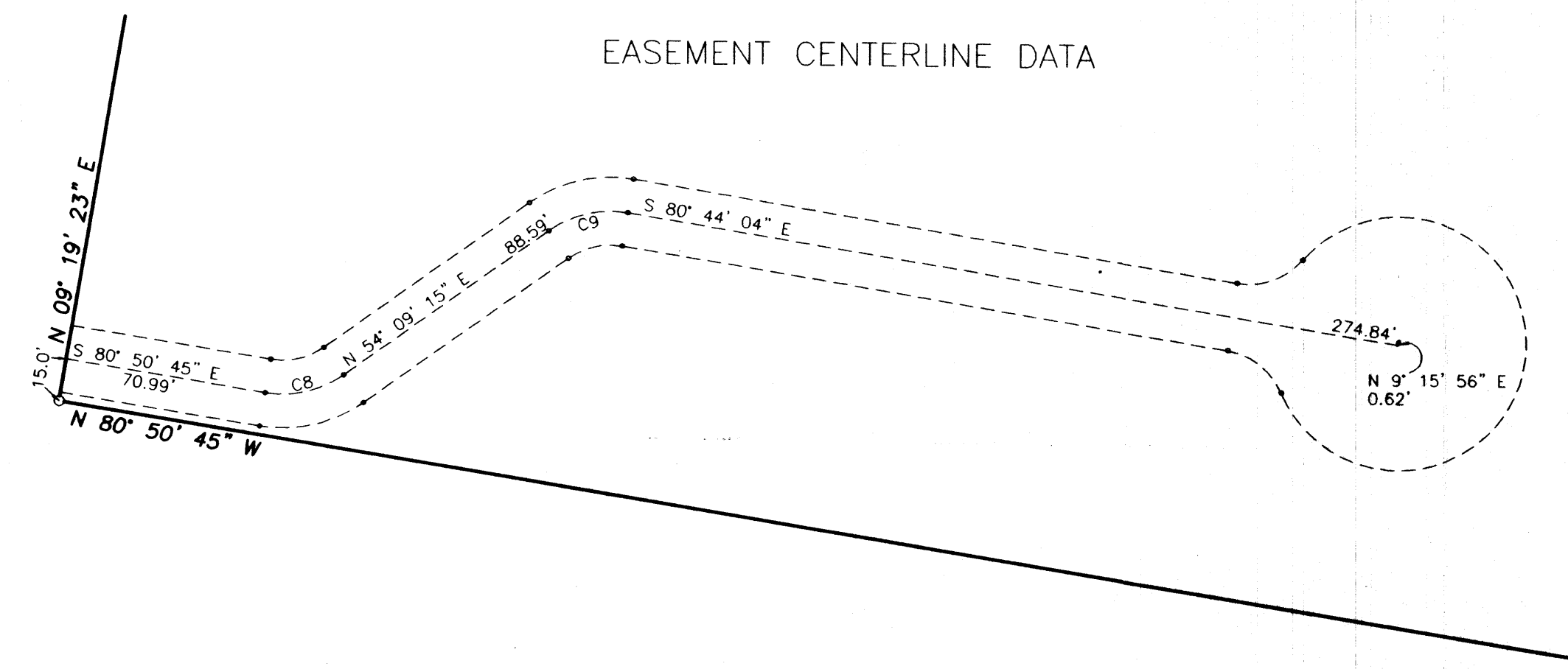
SEPTEMBER 2002



EASEMENT CURVE DATA

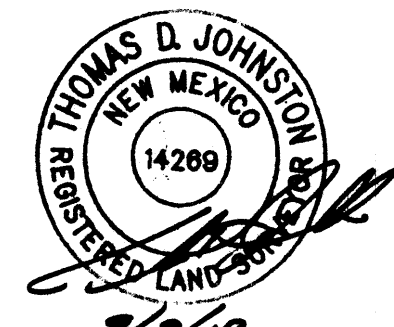
C1	25.00	45°00'00"	19.63
C2	49.00	45°00'00"	38.48
C3	49.00	45°06'41"	38.58
C4	25.00	45°06'41"	19.68
C5	25.00	58°41'17"	25.61
C6	45.00	296°10'41"	232.62
C7	25.00	57°29'24"	25.08
C8	37.00	45°00'00"	29.06
C9	37.00	45°06'41"	29.13

EASEMENT CENTERLINE DATA



MONUMENTATION

- A Set 1/2" Rebar, cap "WAYJOHN PS 14269"
- B Found 3/4" Iron Pipe, attached tag "WAYJOHN PS 14269"
- C Found 1/2" Rebar, attached tag "WAYJOHN PS 14269"
- All interior lot corners set with 1/2" Rebar, cap "WAYJOHN PS 14269"



WAYJOHN SURVEYING, INC.
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK TRELLIS PARTNERS, LLC LOCATION: SEC. 1 T.10 N., R.2 E., N.M.P.M. ALVARADO GARDENS UNIT 2	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-9-01-2002
	CHECKED: T D J	DRAWING NO. SP90102.DWG	DATE 5 SEPT 2002
			SHEET 2 OF 2

DRAINAGE DATA
THIS SITE LIES WITHIN PRECIPITATION ZONE 2

Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-9 (cu. ft.)		
					Volume	Rate	(cfs)
EXISTING	100	A	92,621	0.53	1.56	4,090.8	3.32
		B	0	0.78	2.28	0.0	0.00
		C	0	1.13	3.14	0.0	0.00
		D	4,934	2.12	4.70	871.7	0.53
EXISTING	10	A	92,621	0.13	0.38	1,003.4	0.81
		B	0	0.28	0.95	0.0	0.00
		C	0	0.52	1.71	0.0	0.00
		D	4,934	1.34	3.14	551.0	0.36
DEVELOPED	100	A	0	0.53	1.56	0.0	0.00
		B	56,380	0.78	2.28	3,664.7	2.95
		C	0	1.13	3.14	0.0	0.00
		D	41,175	2.12	4.70	7,274.3	4.44
DEVELOPED	10	A	0	0.13	0.38	0.0	0.00
		B	56,380	0.28	0.95	1,315.5	1.23
		C	0	0.52	1.71	0.0	0.00
		D	41,175	1.34	3.14	4,597.9	2.97
TOTAL (EXT)	100					4,962.4	3.8
	10					1,554.4	1.2
TOTAL (DEV)	100					10,529.0	7.4
	10					5,913.4	4.2

$V(10day) = v360 + Ad(P10day - P360)/12$ $P10day = 3.95$
 $V(10day) = 16,429 \text{ cu. ft.}$ $P360 = 2.35$

DRAINAGE NOTES:

- PROPOSED BUILDING ENVELOPES ARE BASED ON A MAXIMUM OF 45% BUILDABLE AREA USING THE CRITERIA FOR FLAT GRADING SCHEME
- ALL ELEVATIONS GIVEN ON THIS PLAN ARE TO FINISHED GRADE
- ALL POND SIDE SLOPES ARE 4:1 UNLESS OTHERWISE NOTED
- PONDING PROVIDED = 16,450 CU.FT.
- PONDING REQUIRED PER TABLE 1 = 16,429 CU.FT.
- LOT LINE FENCING SHALL ALLOW FOR LOT DRAINAGE TO RETENTION PONDS (I.E. NO SOLID WALLS WITHOUT WEEP HOLES)

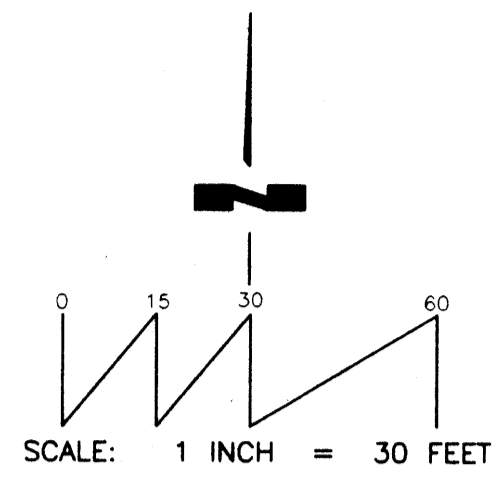
LEGEND:

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- TYP. - TYPICAL
- DIA. - DIAMETER
- PL. - PROPERTY LINE
- NO. - NUMBER
- C.L. - CENTERLINE
- NG - NATURAL GROUND
- TA - TOP OF ASPHALT
- FL - FLOW LINE
- TC - TOP OF CURB
- TSW - TOP OF SIDEWALK
- FENCE LINE

- PP - POWER POLE
- ANCHOR
- TREE

- SET - SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- PUBLIC UTILITY EASEMENT

- GRAVELED ROAD SURFACE
- SPOT ELEVATION



AREA:
97,555.13 SQUARE FEET
2.2396 ACRES

VICINITY MAP
(NOT TO SCALE)



G-12-Z

NOTES CORRESPONDING TO SCHEDULE B:

AS PROVIDED IN ALBUQUERQUE TITLE COMPANY INC. COMMITMENT FOR TITLE INSURANCE NO. 207191 TS, BEARING AN EFFECTIVE DATE OF May 3, 2002 AT 8:00 A.M.

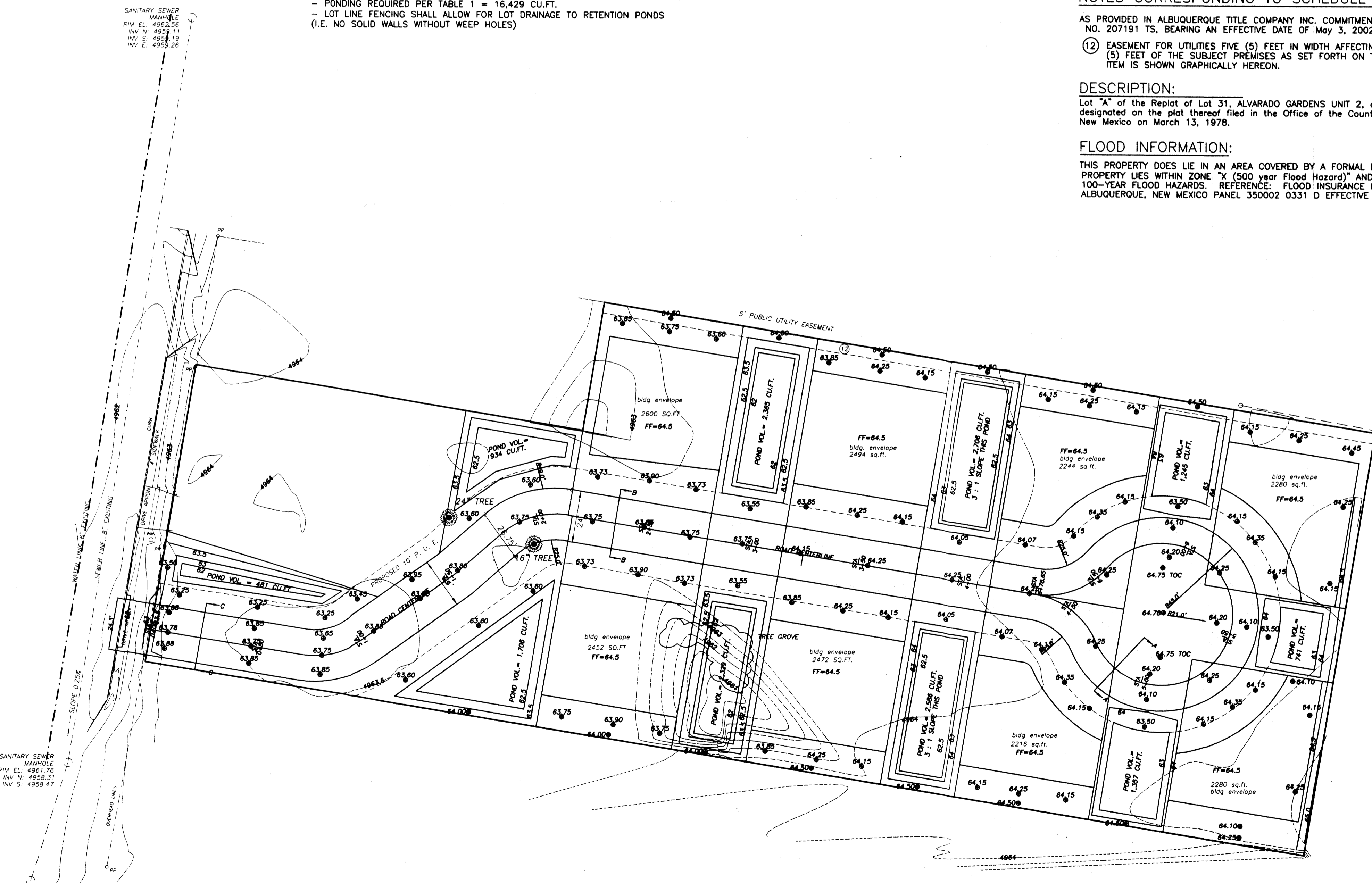
(2) EASEMENT FOR UTILITIES FIVE (5) FEET IN WIDTH AFFECTING THE NORTHERLY FIVE (5) FEET OF THE SUBJECT PREMISES AS SET FORTH ON THE RECORDED PLAT. ITEM IS SHOWN GRAPHICALLY HEREON.

DESCRIPTION:

Lot "A" of the Replat of Lot 31, ALVARADO GARDENS UNIT 2, as the same is shown and designated on the plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 13, 1978.

FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X (500 year Flood Hazard)" AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO PANEL 350002 0331 D EFFECTIVE DATE: 9/20/1996



AS-BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS STA 10-G13-A	3-1/4" ALUM. CAP	NO.	DATE		DESIGN REVISIONS NO. DATE REMARKS BY DATE 08-25-02 09-03-02 09-05-02
STAMPED BY	DATE	SET FLUSH IN TOP OF CONCRETE POST INTERSECTION	OF RIO GRANDE BLVD. & CANDELARIA ROAD, NW	BY	DATE		
ACCEPTANCE BY:	DATE	ELEV. 4988.216 (NGVD 29)		NO.	DATE	DESIGNED BY: DAVID GATTERMAN, P.E.	DATE: 08-25-02
FIELD DRAWN BY:	DATE			BY	DATE	DRAWN BY:	DATE: 09-03-02
CORRECTED BY:	DATE			REVISIONS	DATE	CHECKED BY: DG	DATE: 09-05-02
MICRO-FILM INFORMATION	DATE						
RECORDED BY:	DATE						
RECORDED BY:	DATE						

TCC ENGINEERING, INC.
330 LOUISIANA BLVD. NE
266-7256 FAX 255-2887

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

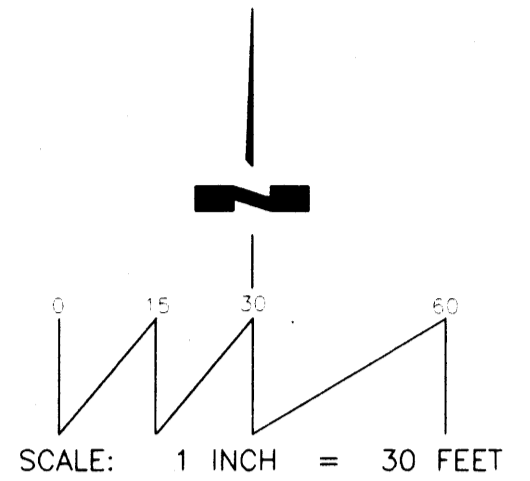
TITLE: TRELLIS SUBDIVISION
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. X	Zone Map G-12	Sheet 3	Of 6

VICINITY MAP
(NOT TO SCALE)



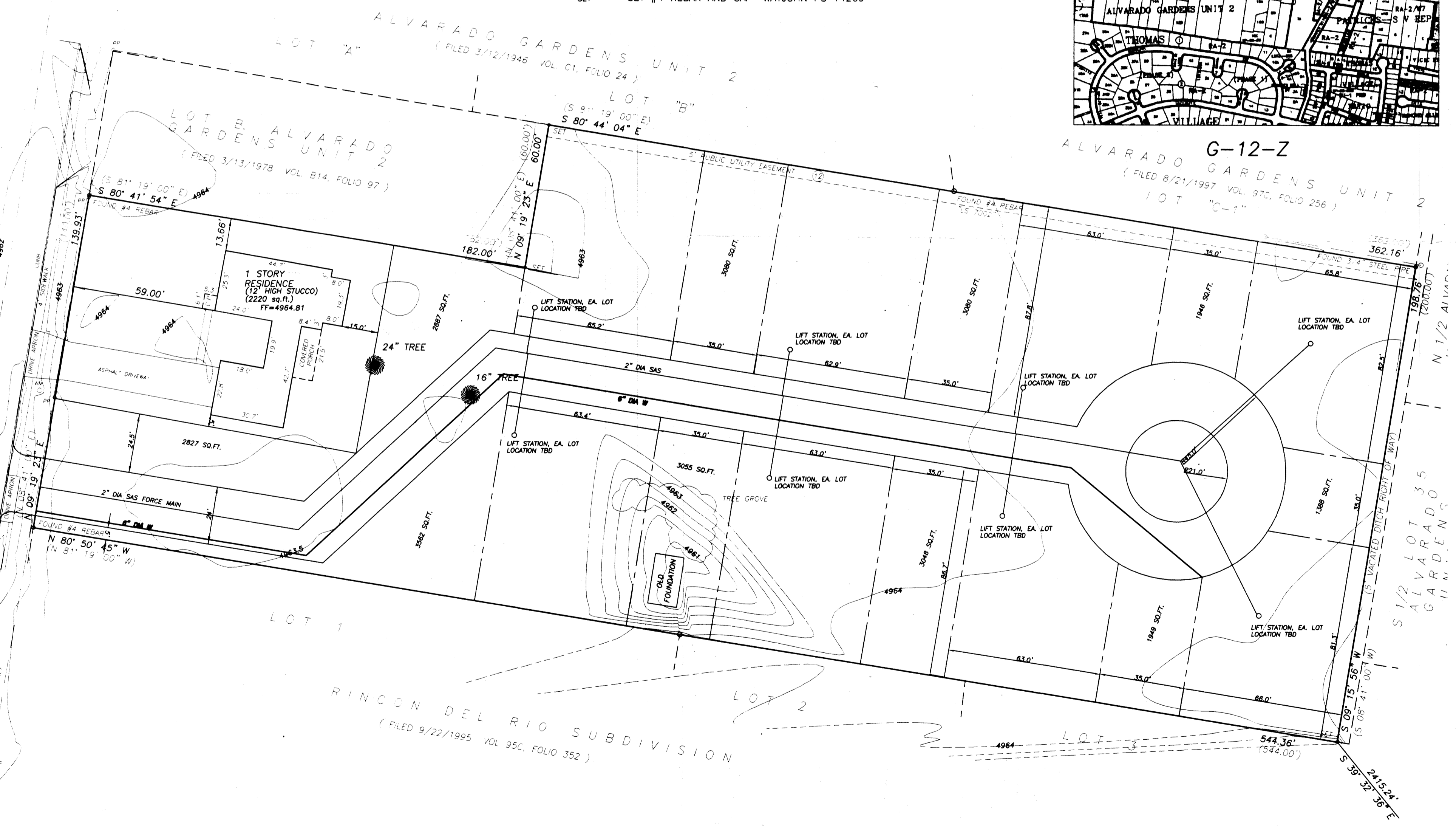
1002094



- PP - POWER POLE
- ANCHOR
- TREE
- SET - SET #4 REBAR AND CAP "WAYJOHN PS 14269"

SANITARY SEWER
MANHOLE
E.M. EL. 4961.55
N.W. EL. 4959.11
N.V. EL. 4959.19
N.V. EL. 4959.26

2838 TRELIS DRIVE, N.W.
(60' R.O.W.)



SANITARY SEWER
MANHOLE
E.M. EL. 4961.76
N.W. EL. 4958.31
N.V. EL. 4958.47

S 1/2 LOT 35
ALVARADO
GARDENS
UNIT 2

RINCON DEL RIO SUBDIVISION
(FILED 9/22/1995 VOL 95C, FOLIO 352)

LOT 3
544.36'
(544.00')

S 39° 32' 36" E
2415.24'