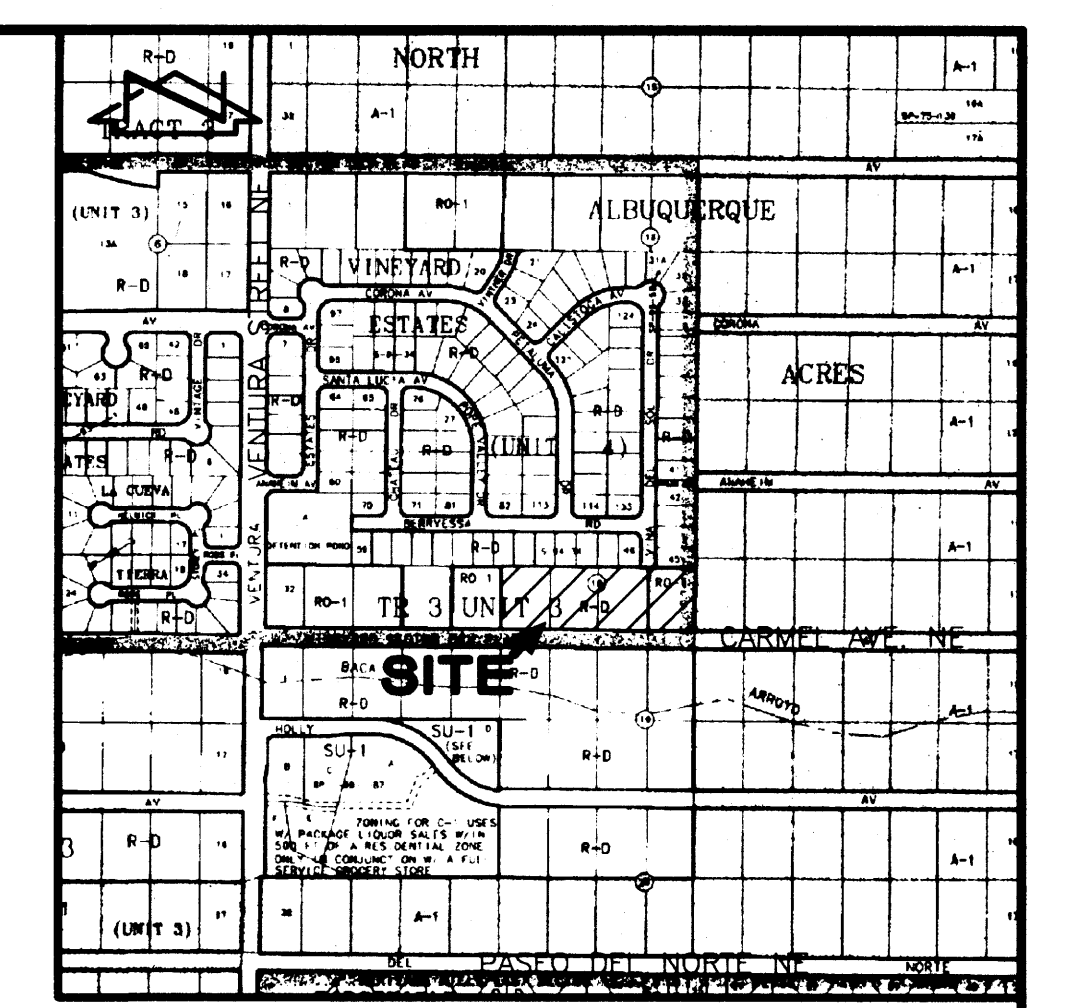
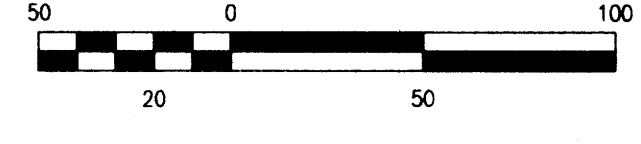
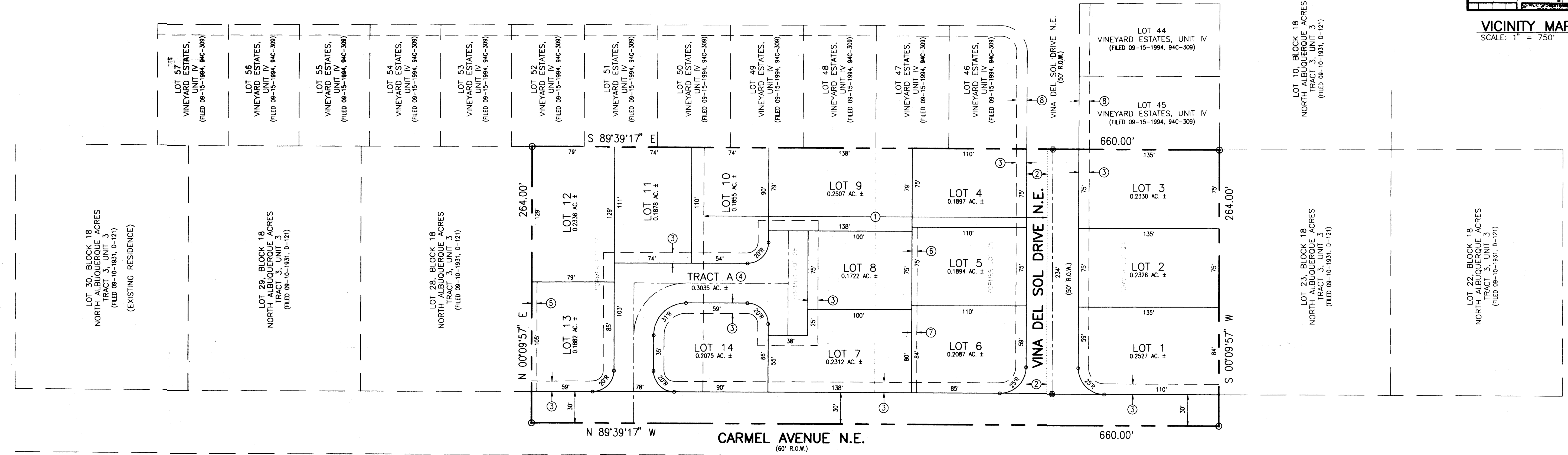


SCALE: 1" = 50'



VICINITY MAP SCALE: 1" = 750' C-20



LOT 10, BLOCK 18
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, 0-121)

LOT 23, BLOCK 18
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, 0-121)

LOT 22, BLOCK 18
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, 0-121)

KEYED NOTES

- VACATED, RELEASED AND TERMINATED EASEMENTS
- ① PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 09-29-1994, BOOK 94-27, PAGES 7077-7082 TO BE VACATED BY FUTURE REQUEST
 - ② PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 09-29-1994, BOOK 94-27, PAGES 7077-7082, AND RELEASED AND TERMINATED BY DOCUMENT FILED 04-20-1995, BOOK 95-9, PAGES 6350-6351, DOC. #95038600
- NEW EASEMENTS (TO BE GRANTED BY FORTHCOMING PLATTING ACTION)
- ③ 10' PUBLIC UTILITY EASEMENT
 - ④ 38' PRIVATE ACCESS, PRIVATE DRAINAGE, CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT
 - ⑤ 5' PRIVATE DRAINAGE EASEMENT TO SERVE LOT 12. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 13.
 - ⑥ 5' PRIVATE DRAINAGE EASEMENT TO SERVE LOT 4. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 5.
 - ⑦ 5' PRIVATE DRAINAGE EASEMENT TO SERVE LOTS 4 AND 5. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 6.
- EXISTING EASEMENT
- ⑧ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 94C-309, OFFSITE

THE PURPOSE OF THIS REQUEST IS TO DEMONSTRATE THE FORTHCOMING; 1) CREATION OF LOTS 1-14 AND TRACT A, 2) VACATION OF PUBLIC DRAINAGE EASEMENT, 3) DEDICATION OF PUBLIC RIGHT-OF-WAY, AND 4) GRANTING OF EASEMENTS AS SHOWN ON THIS DRAWING



JEFF MORTENSEN & ASSOCIATES, INC.
6015-B HERBAY PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS (S65) 345-4250

SKETCH PLAT
LOTS 1-14, AND TRACT A, VINEYARD ESTATES, UNIT IV-A

SURVEYED BY: JMA	NO.	DATE	BY	REVISIONS	JOB NO.
					2001.056.1
					DATE: 09-2002
DRAWN BY: T.N.T.					SHEET 1 OF 1
APPROVED BY: C.G.C.					

File Path: J:\JMA\01001\001\001 Plot Date: 09-09-2002
File Name: VINE4SKETCH4.DWG Plot Time: 1:50 pm

DRAINAGE PLAN

I. EXECUTIVE SUMMARY

- A. VINEYARD ESTATES UNIT IV-A IS A PROPOSED RESIDENTIAL SUBDIVISION LOCATED WITHIN THE VINEYARD SECTOR PLAN AREA OF NORTH ALBUQUERQUE ACRES TO BE CONSTRUCTED BY HOECH REAL ESTATE CORPORATION (HREC).

II. INTRODUCTION

PROPOSED LOTS 1-P1 THROUGH 14-P1 WILL BE SINGLE FAMILY DETACHED RESIDENTIAL HOMES CONSTRUCTED ON INDIVIDUALLY PLATTED LOTS. THE DEVELOPER IS HOECH REAL ESTATE CORPORATION (HREC). VINA DEL SOL PLACE NE WILL BE A PUBLIC STUB (DEAD END) STREET, AND FRESNO WAY NE WILL BE A PRIVATE STREET.

THE SITE IS UNDEVELOPED EXCEPT FOR AN EXISTING PRIVATELY MAINTAINED TEMPORARY DETENTION POND AND CONCRETE SPILLWAY. THIS PROJECT WILL CONSTRUCT THE PERMANENT VINA DEL SOL STORM DRAIN EXTENSION AND ELIMINATE THE NEED FOR THE POND AND ALLOW VACATION OF THE UNDERLYING PUBLIC (CITY OF ALBUQUERQUE) DRAINAGE EASEMENT.

THE RESPONSIBILITY AND FUNDING FOR THE CARMEL AVENUE STORM DRAIN EXTENSION AND POST-CONSTRUCTION LOWR ARE INCLUDED IN THE APPROVED COST-SHARING AGREEMENT FOR THE AMAFCA PROJECT WHICH WAS SUCCESSFULLY BID BY AMAFCA AND AWARDED BY THE AMAFCA BOARD AND SCHEDULED FOR WINTER 2002-3 CONSTRUCTION.

- 1) DRB PRELIMINARY AND FINAL PLAN FOR VINEYARD ESTATES, UNIT IV-A
- 2) VACATION OF THE EXISTING PUBLIC (CITY OF ALBUQUERQUE) DRAINAGE EASEMENT ON EXISTING LOTS 25 AND 26
- 3) DRG APPROVAL FOR THE INFRASTRUCTURE PLANS TO BE SUBMITTED UPON PRELIMINARY PLAT APPROVAL
- 4) ROUGH GRADING APPROVAL

III. PROJECT DESCRIPTION:

AS SHOWN ON SHEET 1 BY VICINITY MAP C-20, THE SITE IS LOCATED IN THE NORTH ALBUQUERQUE ACRES AREA OF ALBUQUERQUE. THE SITE IS LOCATED EAST OF VENTURA ST. N.E. BETWEEN CARMEL AVE. N.E. AND HOLLY AVE. N.E., AND LIES WITHIN THE VINEYARD SECTOR PLAN AREA. THE EXISTING LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

IV. BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

- A. THE "NORTH AND SOUTH DOMINGO BACA ARROYO AND PASEO DEL NORTE CORRIDOR DRAINAGE MANAGEMENT PLAN" PREPARED FOR AMAFCA BY RESOURCE TECHNOLOGY, INC. (RTI) DATED DECEMBER, 1991. THIS PLAN HAS BEEN ADOPTED BY AMAFCA AS A GUIDELINE FOR DRAINAGE MANAGEMENT WITHIN THIS AREA WHICH INCLUDES THE NORTH DOMINGO BACA ARROYO (NDBA), AMAFCA RESOLUTION 1992-3 DATED JANUARY 03, 1992 FORMALLY ADOPTING THE PLAN AND THE PERMANENT DRAINAGE IMPROVEMENTS WITHIN THE NDBA CORRIDOR, AND ESTABLISHED DEVELOPED DRAINAGE BASIN BOUNDARIES WITHIN THE PLAN AREA.

DRAINAGE PLAN (CON'T)

V. EXISTING CONDITIONS:

AN EXISTING PRIVATELY MAINTAINED TEMPORARY PUBLIC DETENTION POND IS LOCATED ON THE SITE. THE REMAINDER OF THE SITE IS UNDEVELOPED. CARMEL AVENUE NE TO THE SOUTH LIES TOPOGRAPHICALLY LOWER AND IS AN EXISTING UNDEVELOPED PUBLIC STREET. TO THE NORTH LIES VINEYARD ESTATES, UNIT IV, AN EXISTING DEVELOPED RESIDENTIAL SINGLE FAMILY SUBDIVISION. AN EXISTING SINGLE HOME LIES ON THE COUNTY LOT (23) TO THE EAST. OFFSITE FLOWS IN THE AMOUNT OF 41.8 CFS ENTER THE SITE THROUGH A MINOR ARROYO TRIBUTARY TRAVELING SOUTH OF THE SITE. THE SITE DRAINS FROM NORTHEAST TO SOUTHWEST, CONCENTRATING IN THE MAIN CHANNEL OF THE NDBA WHICH IS LOCATED SOUTH OF THE SITE. THE PROPERTY TO THE WEST IS UNDEVELOPED.

VI. DEVELOPED CONDITIONS

THE PROPOSED IMPROVEMENTS CONSIST OF 14 SINGLE FAMILY RESIDENTIAL HOMES. VINA DEL SOL PLACE NE WILL BE A PUBLIC DEAD END STREET AND FRESNO WAY NE WILL BE A PRIVATE STREET. ALL LOTS WILL DRAIN TO PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE GRADING PLAN ON SHEET 2 VIA STREET FLOW OR THROUGH A BENEFICIARY EASEMENT. PERMANENT CARMEL AVENUE PAVING AND STORM DRAINAGE IMPROVEMENTS WILL BE CONSTRUCTED IN THE PROJECT FRONTAGE. FOR THE PURPOSES OF THIS PROJECT, THE CARMEL AVENUE STORM DRAIN TO BE CONSTRUCTED BY AMAFCA BY CITY PROJECT # 693481 HAS BEEN SHOWN HEREIN AS EXISTING. STORM INLETS WILL BE PROVIDED IN CARMEL AVENUE AS SHOWN ON THE GRADING PLAN, SHEET 2. DOWNSTREAM PUBLIC DRAINAGE INFRASTRUCTURE SERVING THIS SITE HAS BEEN RECENTLY CONSTRUCTED BY AMAFCA AS PART OF A PREVIOUS COST SHARING AGREEMENT AND WILL BE EXTENDED TO COVER THIS SITE'S ENTIRE FRONTAGE.

A BASIN MAP AND CALCULATIONS ARE PROVIDED ON SHEET 5 TO ILLUSTRATE THE CARMEL AVENUE STREET HYDRAULICS AS REQUIRED TO CONFIRM THE ADEQUACY OF THE STORM INLET DESIGN PRESENTED HEREIN. AS SHOWN ON THE PLAN, IT IS EXPECTED THAT THE BERNALILLO COUNTY PROPERTY LOCATED WEST OF HOLBROOK STREET NE AND BETWEEN HOLY AND CARMEL WILL DRAIN SOUTH TO HOLLY, AND NOT TO CARMEL AS ORIGINALLY MODELED IN THE CLOMR. THIS PROPERTY, TENTATIVELY NAMED "VINEYARD COURT ESTATES" IS UNDER THE CONTROL OF HOECH REAL ESTATE CORPORATION AND WILL BE DEVELOPED RESIDENTIALLY.

A FEMA APPROVED CLOMR WAS PREPARED BY THIS OFFICE TO SUPPORT THE PROPOSED AMAFCA PROJECT, THE VINA DEL SOL STORM DRAIN EXTENSION, AND TO SUPPORT ELIMINATION OF THE EXISTING FLOOD HAZARD ZONE IMPACTING THE SITE. A POST-CONSTRUCTION LOWR WILL BE PREPARED AND SUBMITTED BY THIS OFFICE UPON COMPLETION OF THE AMAFCA PROJECT. FLOOD INSURANCE MAY BE REQUIRED FOR ANY BUILDINGS CONSTRUCTED WITHIN THE FLOODPLAIN PRIOR TO FEMA APPROVAL OF THE LOWR.

VII. GRADING PLAN

THE GRADING PLANS ON SHEET 2 OF THIS SUBMITTAL SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'0" INTERVALS AS TAKEN FROM THE TOPOGRAPHIC SURVEY PREPARED BY JEFF MORTENSEN & ASSOCIATES, INC DATED 09/18/2002, 2) PROPOSED GRADES AND DRAINAGE TRENDS INDICATED BY SPOT ELEVATIONS, HOUSE PAD ELEVATIONS, AND FLOWLINES 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, 5) THE EXISTING FLOODPLAIN LIMITS, AND 6) THE LIMIT AND CHARACTER OF EXISTING AND PROPOSED OFFSITE PUBLIC STORM DRAINAGE IMPROVEMENTS.

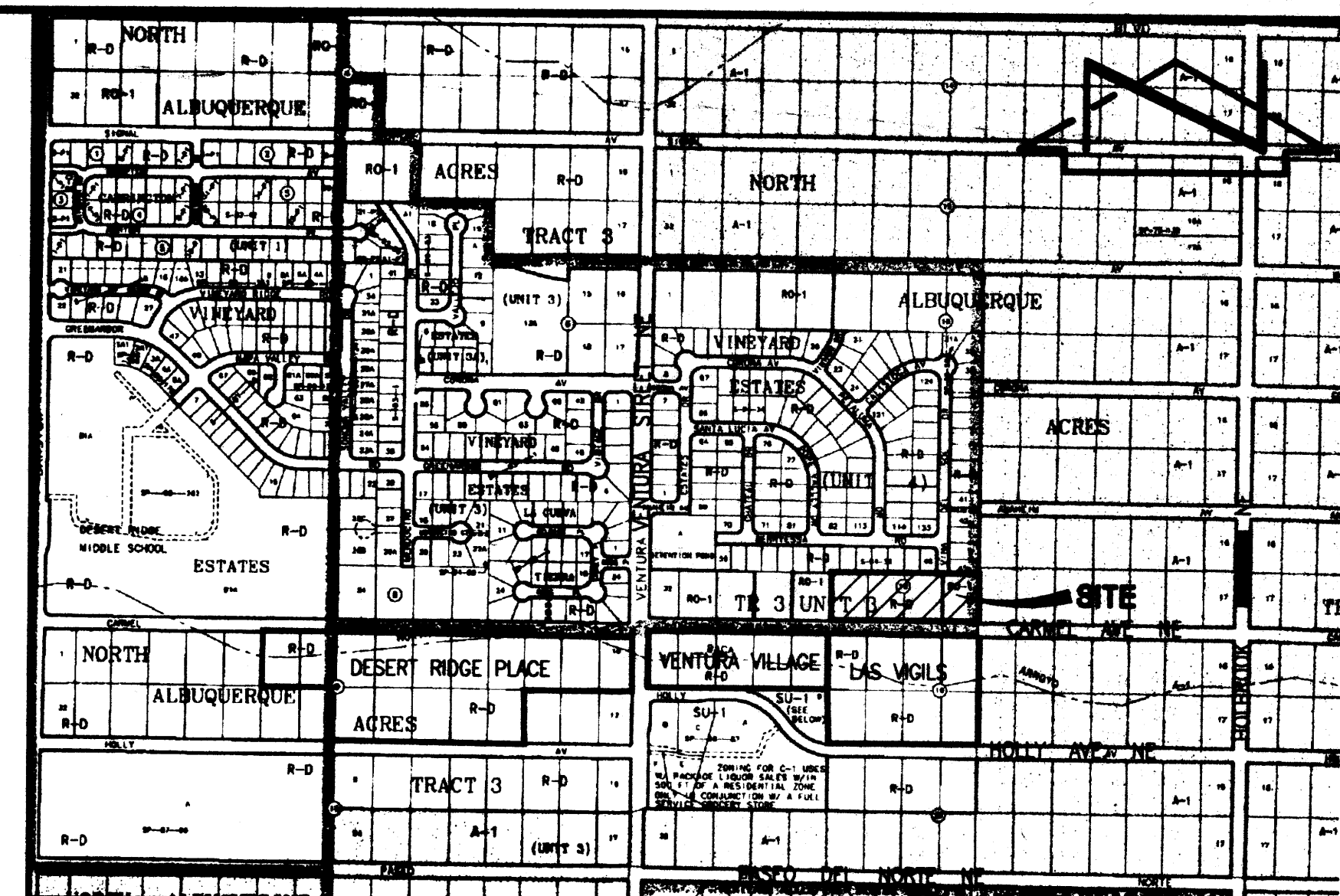
VIII. CALCULATIONS

THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE AND EVALUATE THE DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED WAS TAKEN FROM THE CLOMR DRAINAGE REPORT (REF F) WHICH WAS DETERMINED USING AHYMO77 IN ACCORDANCE WITH THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993.

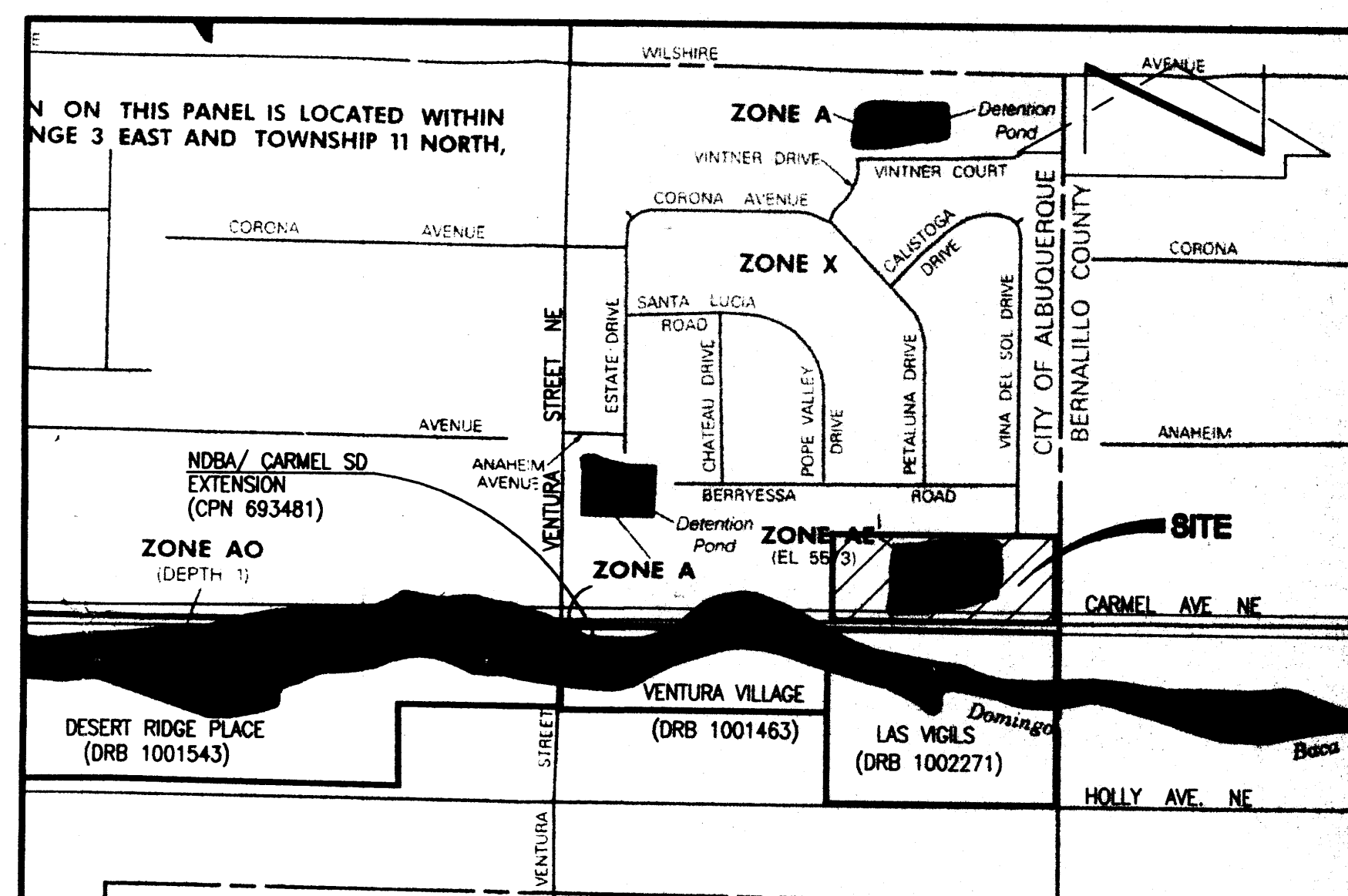
OPEN CHANNEL STORM DRAIN AND STREET HYDRAULIC CALCULATIONS WERE PERFORMED USING MANNING'S EQUATION SOLVED BY THE FLOWMASTER 6.0 PROGRAM BY HAESTAD METHODS. THE ASSUMED MANNING'S "n" VALUE WAS 0.13 FOR CONCRETE CHANNEL LINING AND REINFORCED CONCRETE PIPE (RCP), AND 0.017 FOR STREETS. AS DEMONSTRATED BY THE CALCULATIONS ON SHEETS 4 AND 5, THE DRAINAGE CHANNEL STORM DRAINS AND STREETS ARE ALL SIZED TO SAFELY CONVEY THE 100-YEAR DESIGN STORM. CHANNEL AND PIPE ENTRANCE CONDITIONS WERE PERFORMED USING THE WEIR AND ORIFICE EQUATIONS, RESPECTIVELY. THE STREET CAPACITIES WERE FURTHER ANALYZED TO ENSURE THAT A HYDRAULIC JUMP WOULD BE CONTAINED WITH THE PUBLIC STREET RIGHT-OF-WAY.

IX. CONCLUSIONS

- A. THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR THIS SITE AND NDBA DEVELOPMENT.
- B. DEVELOPED RUNOFF FROM THIS SITE WILL DRAIN FREELY TO PERMANENT PUBLIC NDBA IMPROVEMENTS SIZED FOR THIS DISCHARGE, TO BE CONSTRUCTED BY AMAFCA, CITY PROJECT # 693481; CONTRACT AWARDED BY AMAFCA 11/20/2002.



VICINITY MAP (NOTE: SEE SHEET 5 FOR KEY MAP) C-20 SCALE: 1" = 750'



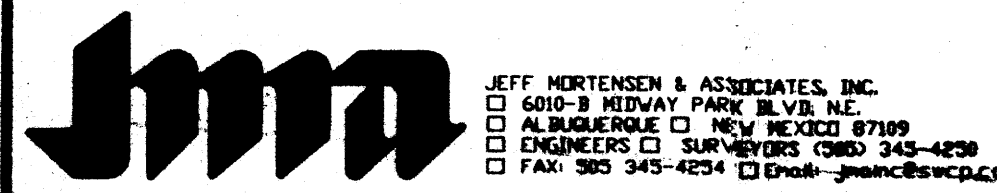
F.I.R.M. SCALE: 1" = 500' PANEL 141 OF 825

LEGAL DESCRIPTION
LOTS 24-27, BLOCK 18, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3
PROJECT BENCHMARK (NGVD 1929)
ACS STATION "HEAVEN" (TIED PRIOR TO PASEO DEL NORTE ROADWAY CONSTRUCTION IN 1999)
PREVIOUS ELEVATION = 5378.79 FEET (NGVD 1929)

INDEX OF DRAWINGS

- 1. COVER SHEET, VICINITY MAP, FIRM, INDEX OF DRAWINGS AND DRAINAGE PLAN
- 2. GRADING PLAN
- 3. SECTIONS, DETAILS AND GENERAL NOTES
- 4. PUBLIC DRAINAGE CHANNEL CALCULATIONS, SECTIONS AND DETAILS
- 5. BASIN & KEY MAP; HYDROLOGY & STREET HYDRAULICS CALCULATIONS

DRB PROJECT #1002207



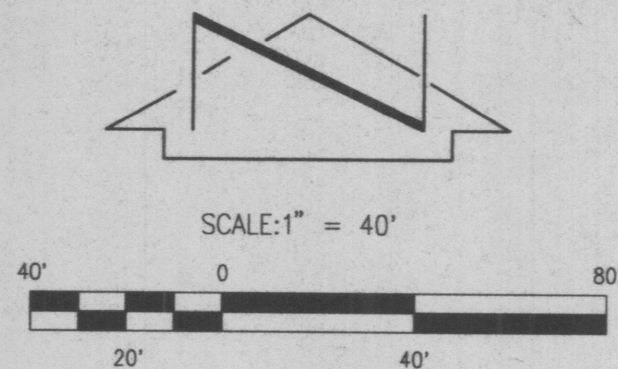
COVER SHEET, VICINITY MAP, FIRM, INDEX OF DRAWINGS, CALCULATIONS AND DRAINAGE PLAN VINEYARD ESTATES, UNIT IV-A

Table with columns for DESIGNED BY (G.M.), DRAWN BY (S.G.H.), APPROVED BY (J.G.M.), and a REVISIONS table with columns for NO., DATE, BY, and REVISIONS.



12/14/2002

Plot Date: 12-16-2002 Plot Time: 3:55 pm File Name: E:\MORTEN\WV\WV\10563CV.DWG



KEYED MANHOLE NOTES

MH	TYPE	STATUS	RIM	INV. OUT	INV. IN	INV. IN
⊕	SDMH	PROPOSED	5687.70	72.92(S)	73.22(N)	74.72(E)
⊕	SDMH	EXIST.	5588.22	74.42(S)	74.25(N)	N/A
⊕	SAS	EXIST.	5587.46	80.93(N)	N/A	N/A
⊕	SAS	EXIST.	5586.23	80.20(W)	80.29(N)	80.23(S)

KEYED NOTES

- VACATED, RELEASED AND TERMINATED EASEMENTS**
- PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 09-29-1994, BOOK 94-27, PAGES 7077-7082 TO BE VACATED BY DRB ACTION (FORMER LOTS 25 AND 26, BLOCK 18)
 - PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 09-29-1994, BOOK 94-27, PAGES 7077-7082, AND RELEASED AND TERMINATED BY DOCUMENT FILED 04-20-1995, BOOK 95-9, PAGES 6350-6351, DOC. #95038600
- NEW EASEMENTS**
- 10' PUBLIC UTILITY EASEMENT.
 - 38' PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER; PRIVATE (SERVING LOTS 7-13) ACCESS AND PRIVATE DRAINAGE EASEMENT.
 - 5' PRIVATE DRAINAGE EASEMENT TO SERVE LOT 12. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 13.
 - 5' PRIVATE DRAINAGE EASEMENT TO SERVE LOT 4. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 5.
 - 5' PRIVATE DRAINAGE EASEMENT TO SERVE LOTS 4 AND 5. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 6.
 - 50' WIDE PUBLIC (CITY OF ALBUQUERQUE) DRAINAGE, SANITARY SEWER AND WATER EASEMENT
 - 15' x 40' PRIVATE ACCESS EASEMENT TO SERVE LOT 4. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3.
 - 15' x 40' PRIVATE ACCESS EASEMENT TO SERVE LOT 3. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 4.
 - 5' PUBLIC (CITY OF ALBUQUERQUE) SIDEWALK EASEMENT.
 - PUBLIC (CITY OF ALBUQUERQUE) ACCESS EASEMENT.
- EXISTING EASEMENT**
- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 94C-309, OFFSITE

LEGEND

- | | | | |
|-------|--------------------------|---------|-----------------------------------|
| CAIVR | CABLE TELEVISION RISER | ⊕ 71.15 | PROPOSED SPOT ELEVATION |
| CDP | CONCRETE DRIVE PAD | --- | FLOWLINE |
| CF | CONCRETE FILLET | --- | EXISTING FLOOD HAZARD ZONE |
| CMU | CONCRETE MASONRY UNIT | ▲ | HIGH POINT |
| CWCR | CONCRETE WHEELCHAIR RAMP | --- | RETAINING WALL |
| FL | ELECTRIC FILLET | --- | GARDEN WALL (CAN RETAIN 18" MAX.) |
| EC | ELECTRIC CABINET | --- | PROPOSED ASPHALT |
| GR | GRASS | --- | PROPOSED CONCRETE |
| GRV | GRAVEL | --- | PAVING CROWN TRANSITION |
| INV | INVERT | --- | PROPOSED TEMPORARY PAVEMENT |
| MB | MAIL BOX | --- | MOUNTABLE CURB AND GUTTER (4") |
| MGR | METAL GUARD RAIL | --- | STANDARD CURB AND GUTTER |
| MH | MANHOLE | --- | |
| SAS | SANITARY SEWER | --- | |
| SD | STORM DRAIN | --- | |
| SW | SIDEWALK | --- | |
| TAC | TOP OF ASPHALT | --- | |
| TC | TOP OF ASPHALT CURB | --- | |
| TCO | TOP OF CONCRETE | --- | |
| TP | TOP OF PIPE | --- | |
| TR | TELEPHONE RISER | --- | |
| WGP | WOOD GUARD POSE | --- | |
| | EXISTING CONTOUR | --- | |
| | EXISTING SPOT ELEVATION | ⊕ 67.9 | |
| | EXISTING CONIFEROUS TREE | + | |
| | KEYED MANHOLE NOTES | ⊕ | |

NOTE:

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS BASED UPON THE BOUNDARY SURVEY OF LOTS 24, 25, 26 AND 27, BLOCK 18, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (VINEYARD IV-A) BY JEFF MORTENSEN & ASSOCIATES, INC. DATED 9-18-2002.

PROJECT BENCHMARK

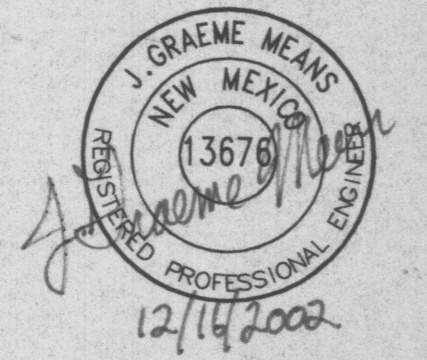
ACS STATION "HEAVEN" (TIED PRIOR TO PASCO DEL NORTE ROADWAY CONSTRUCTION IN 1999)
PREVIOUS ELEVATION = 5378.79 FEET (NGVD 1929)

THIS BENCHMARK HAS BEEN USED TO PROVIDE CONSISTENCY BETWEEN THIS SURVEY AND SURVEYS PREVIOUSLY CONDUCTED FOR RELATED NORTH DOMINGO BACA ARROYO PROJECTS AND THEREFORE REPRESENTS THE "PROJECT DATUM" FOR THIS PROJECT.

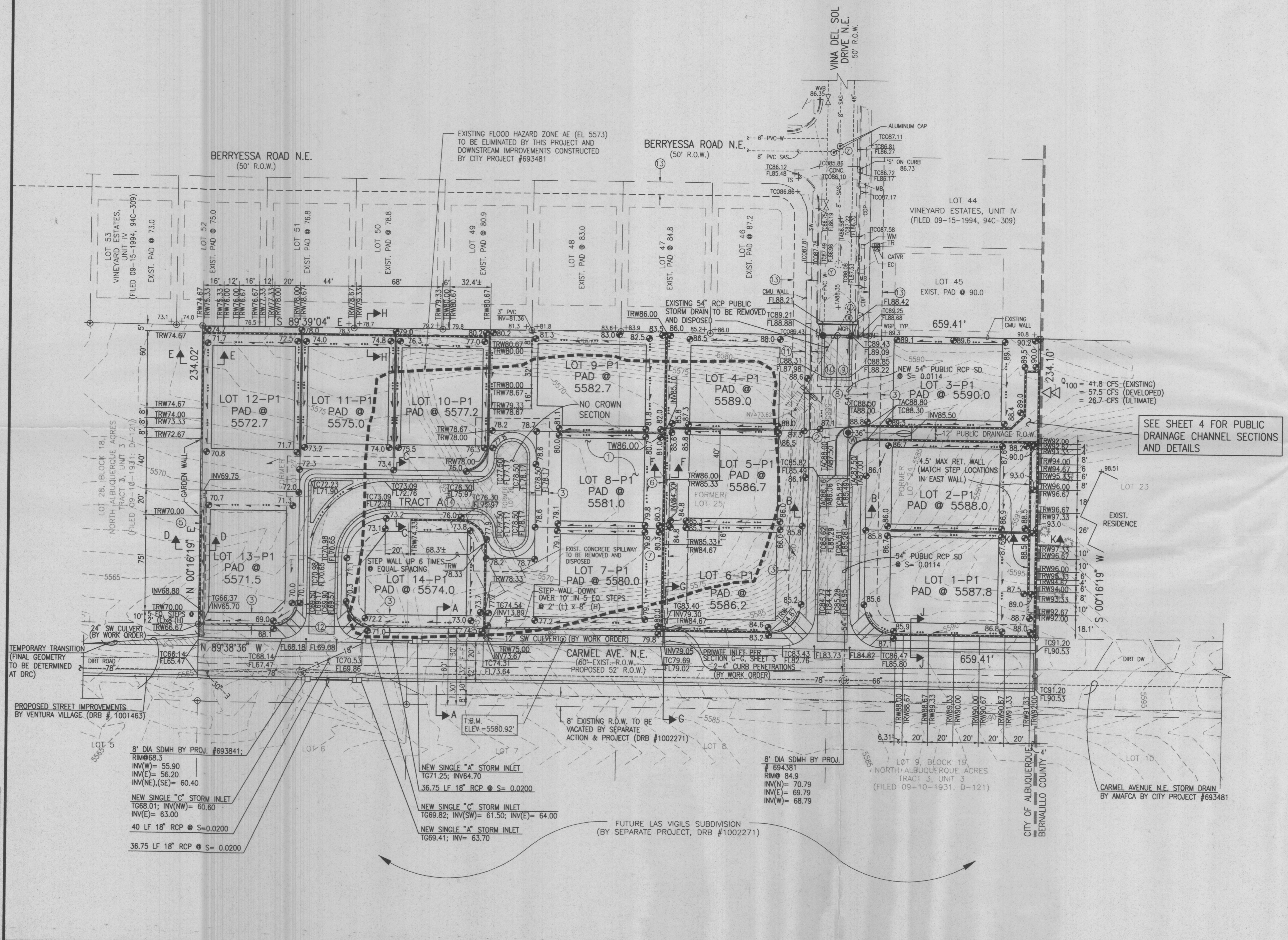
NOTE: THE ELEVATION FOR ACS STATION "S-C20", AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, S-C20", EPOXIED TO THE TOP OF A STORM INLET, AT THE N.E. CURB RETURN IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF VENTURA STREET AND ANAHEIM AVENUE N.E., BASED UPON THE "PROJECT DATUM" IS 5552.84 FEET (NGVD 29). THE C.O.A. PUBLISHED ELEVATION FOR "S-C20" IS 5552.71 FEET (NGVD 29) AND THEREFORE VARIES BY 0.13 FEET VERTICALLY FROM THE "PROJECT DATUM".

T.B.M.

A #5 REBAR WITH CAP STAMPED "CONTROL PT NMPS 11184" SET NEAR THE NORTH SIDE OF THE CARMEL AVENUE N.E. RIGHT-OF-WAY NEAR THE SOUTHWEST CORNER OF THE EXISTING POND. ELEVATION = 5580.92 FEET (NGVD 1929)



DRB PROJECT #1002207



SEE SHEET 4 FOR PUBLIC DRAINAGE CHANNEL SECTIONS AND DETAILS

File Path: E:\WORK\1002207\1002207.DWG
 Plot Name: 10563G1.DWG
 Plot Date: 12-16-2002
 Plot Time: 4:01 pm

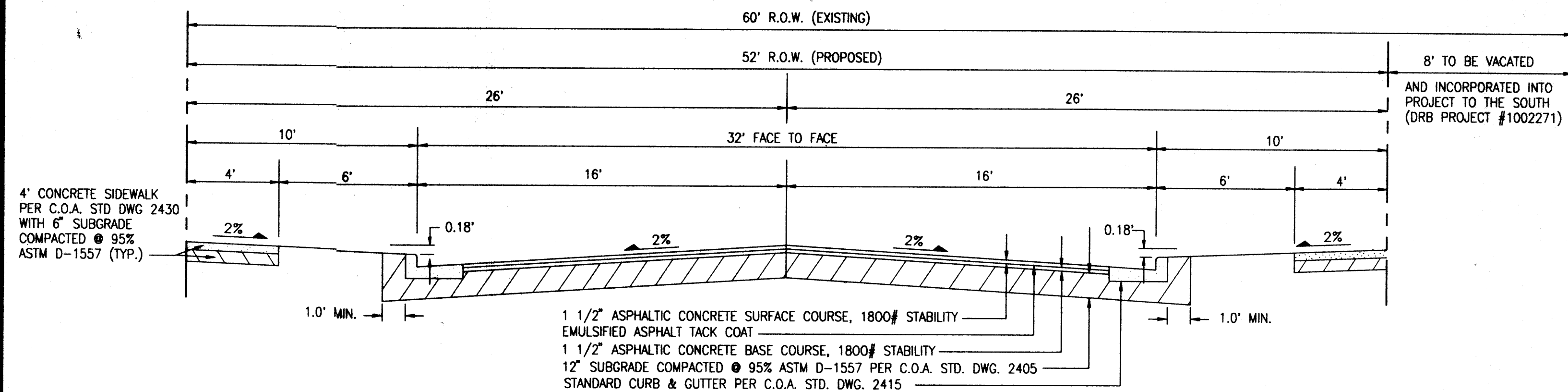
JEFF MORTENSEN & ASSOCIATES, INC.
6810-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS (C) SURVEYORS (C) 345-4250
FAX 345-4254 • Email: jmainc@swcp.com

ROUGH GRADING APPROVAL

CITY HYDROLOGY DATE

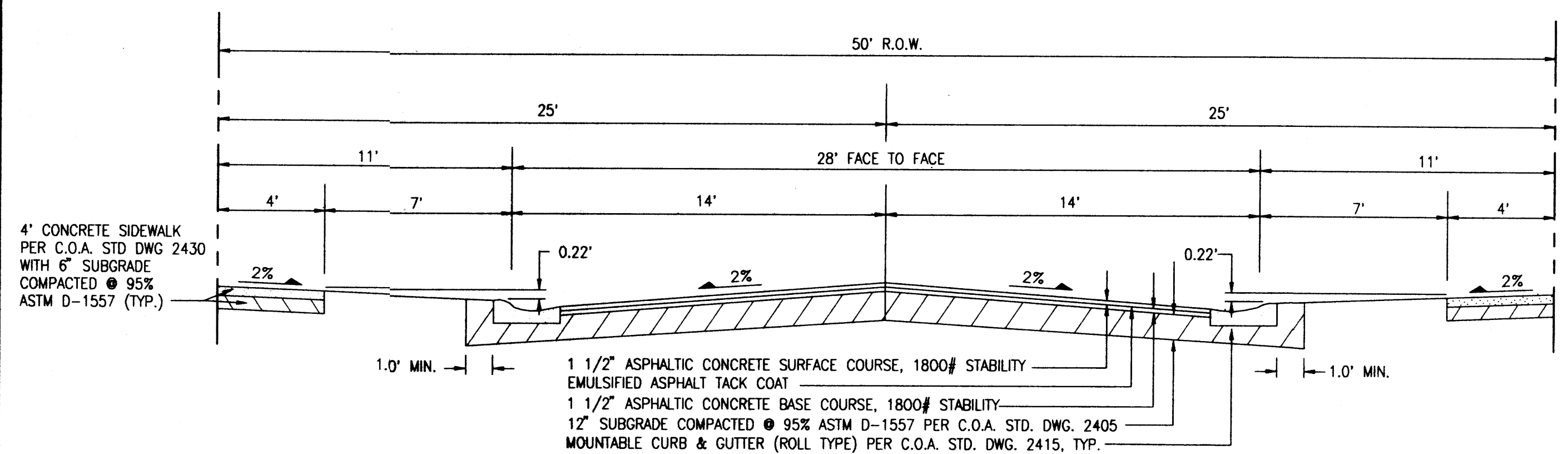
GRADING PLAN
VINEYARD ESTATES, UNIT IV-A

DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.	2001.056.3
DRAWN BY	S.G.H.					DATE	12-2002
APPROVED BY	J.G.M.					SHEET	2 OF 5



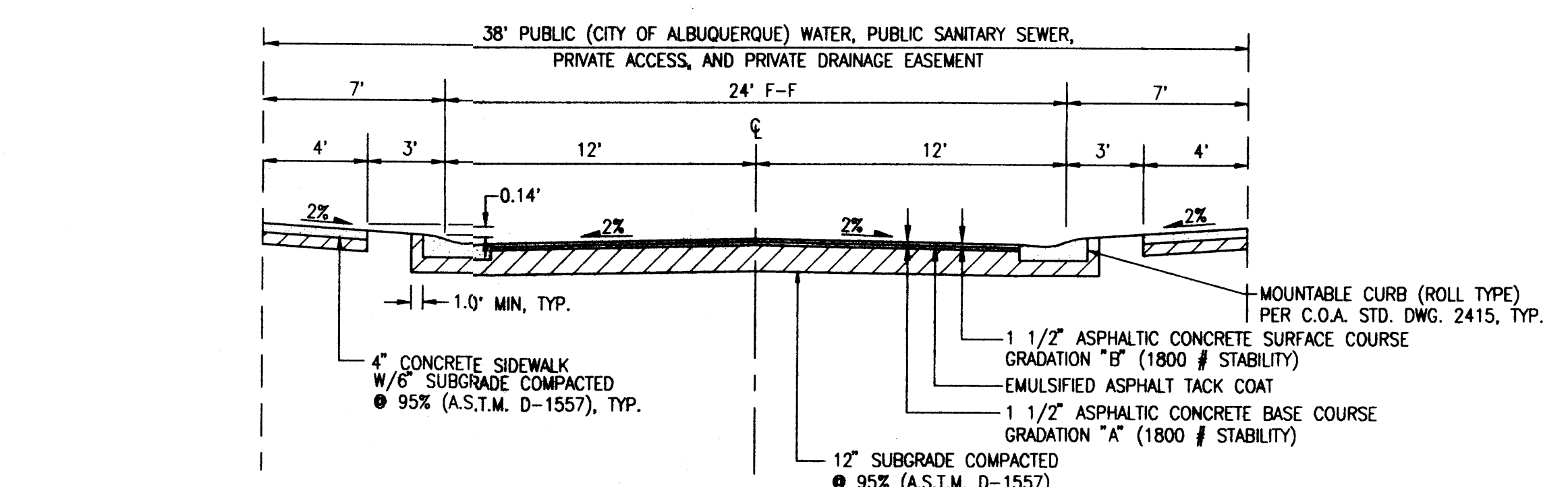
SECTION A-A (CARMEL AVENUE N.E.)

SCALE: 1" = 4'
NOTE: SOUTH HALF PAVING IMPROVEMENTS TO BE CONSTRUCTED BY SIMULTANEOUS PROJECT BY SAME DEVELOPER (DRB PROJECT #1002271)



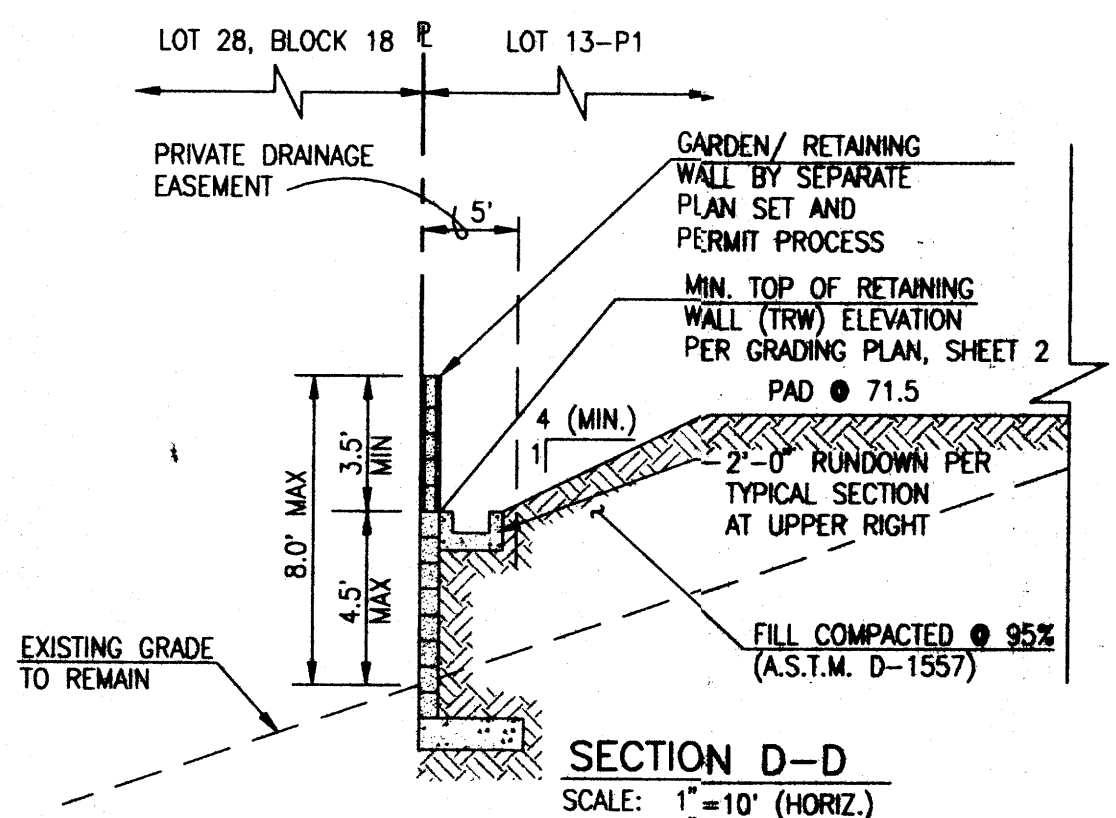
SECTION B-B (VINA DEL SOL DRIVE N.E.)

SCALE: 1" = 4'



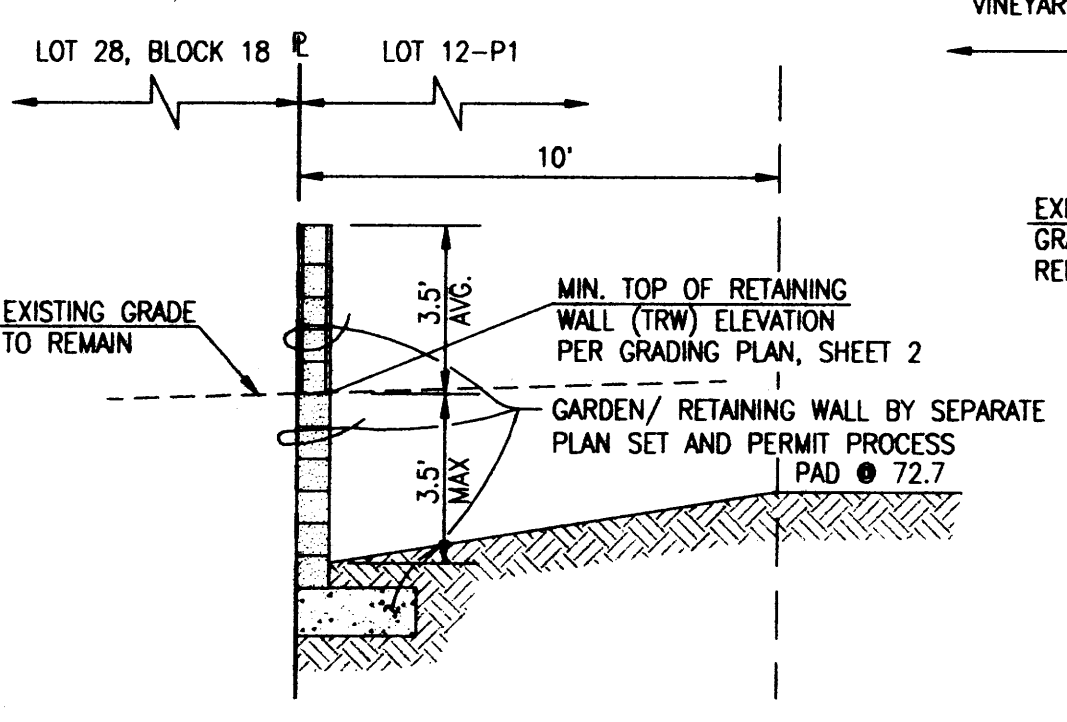
SECTION C-C (PRIVATE STREET WITH NORMAL CROWN)

SCALE: 1" = 5'



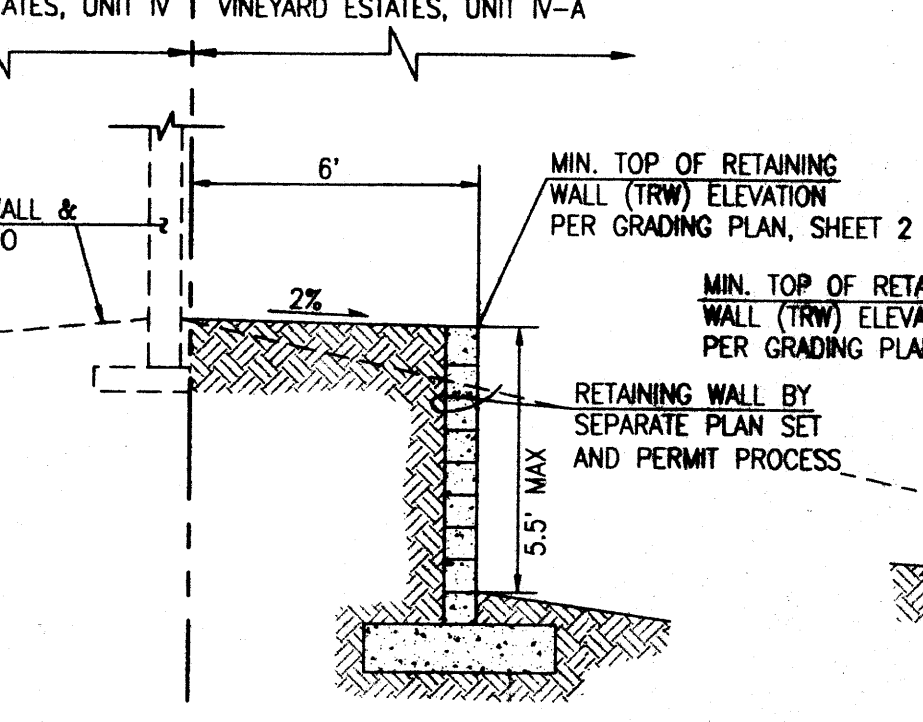
SECTION D-D

SCALE: 1" = 10' (HORIZ.)
1" = 5' (VERT.)



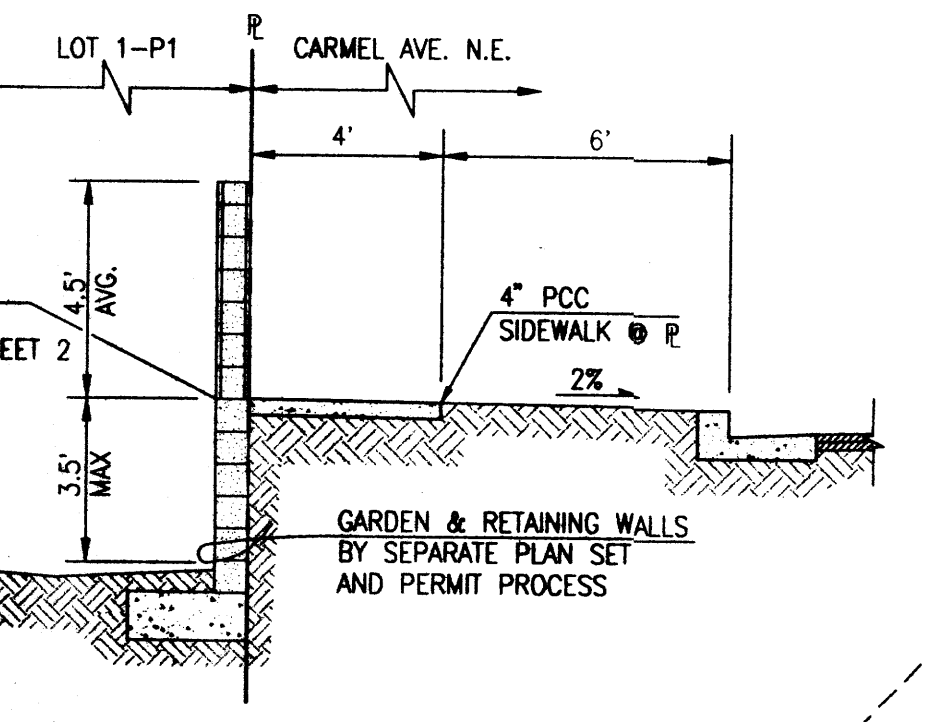
SECTION E-E

SCALE: 1" = 4'



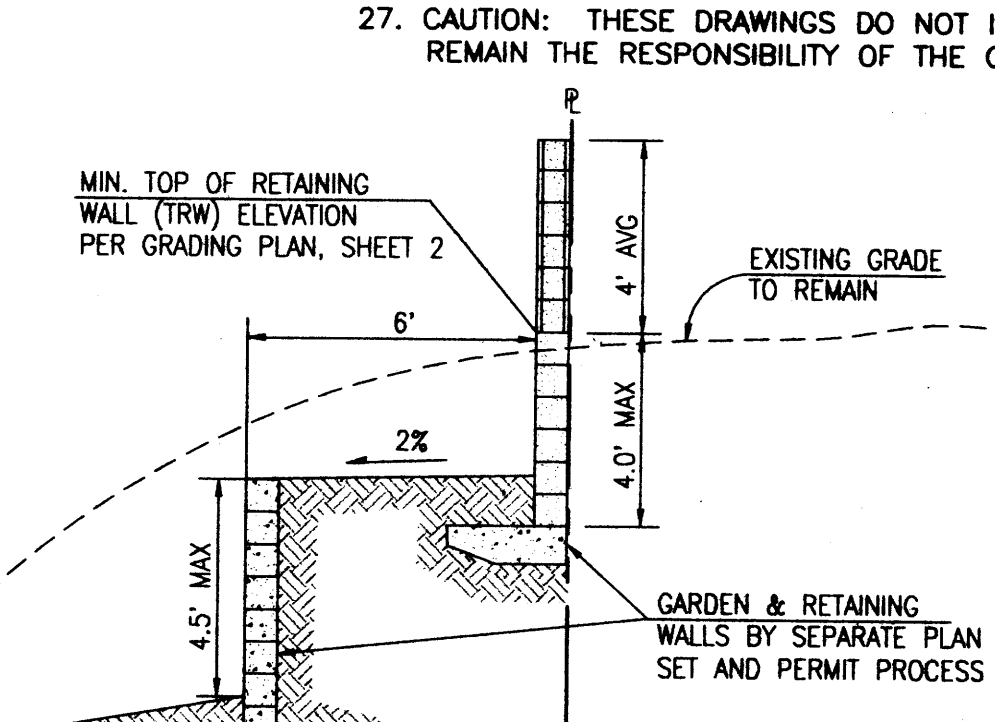
SECTION H-H

SCALE: 1" = 4'



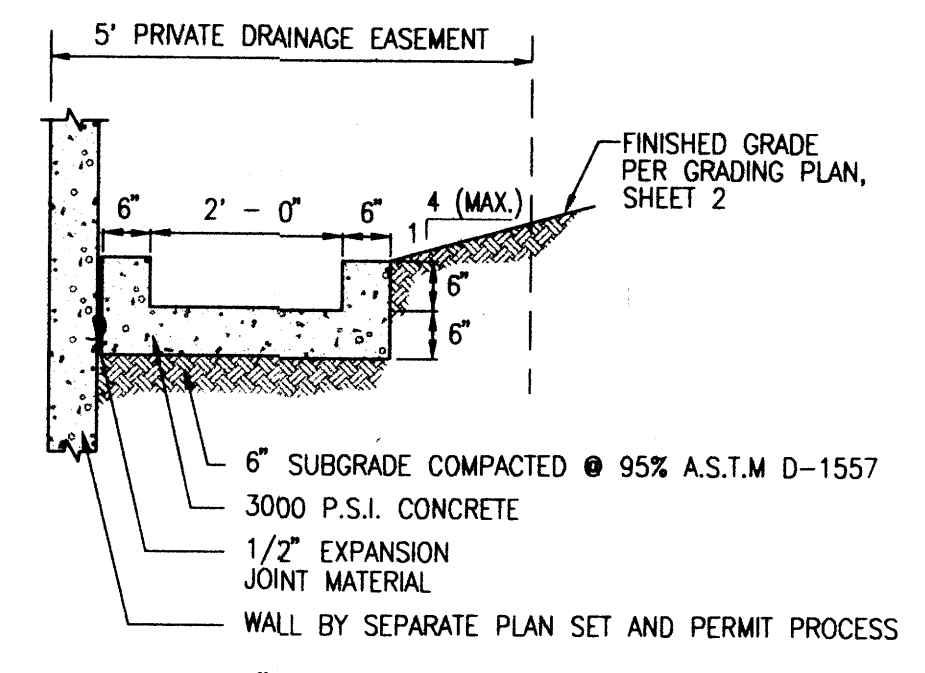
SECTION J-J

SCALE: 1" = 4'



SECTION K-K

SCALE: 1" = 4'



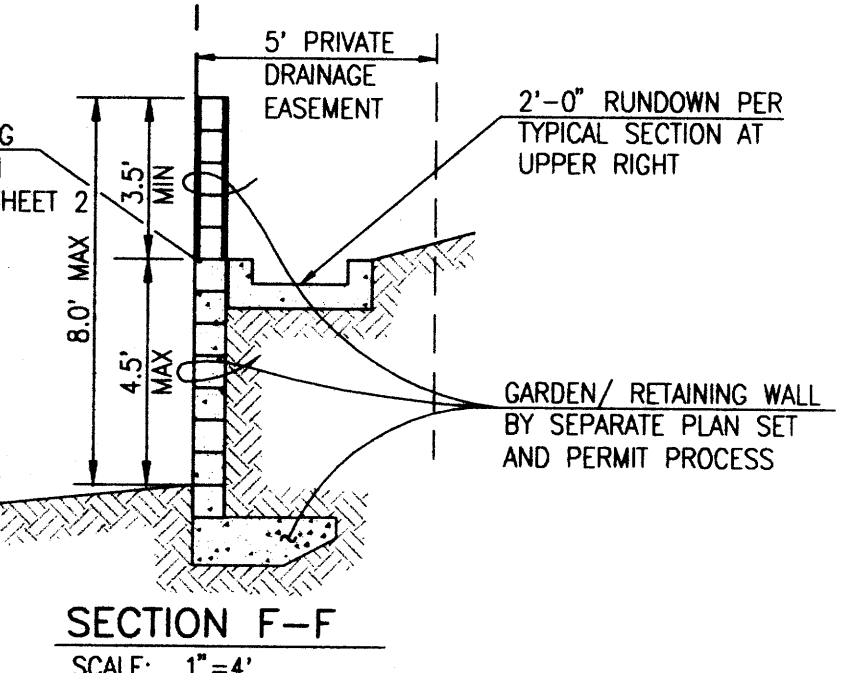
TYPICAL 2'-0" RUNDOWN SECTION

SCALE: 1" = 2'-0"

HYDRAULIC CAPACITY (2' RUNDOWN)

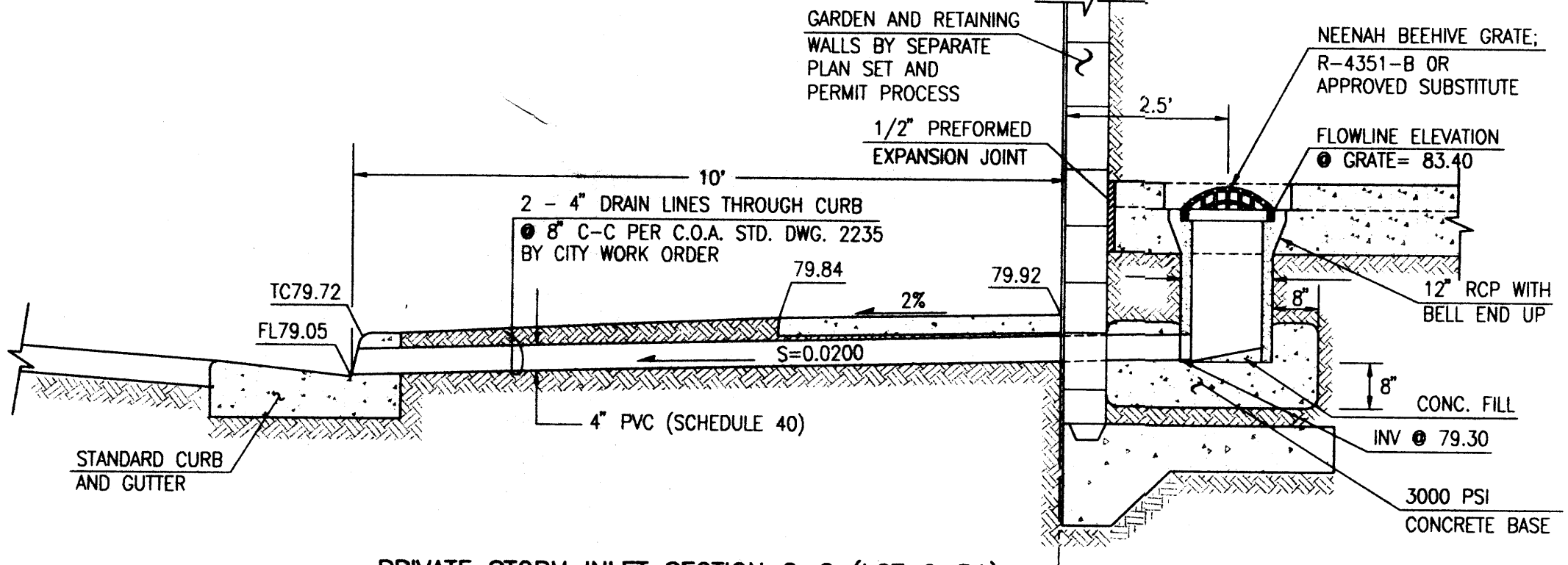
$$Q = (1.49/n)AR^{2/3}S^{1/2}$$

Where n = 0.013
 A = 2(0.50) = 1.0 sf
 P = 0.5 + 2.0 + 0.5 = 3.0 ft.
 R = A/P = 0.33; R^{2/3} = 0.48
 S = 0.01 (minimum)
 Q capacity = 5.5 cfs



SECTION F-F

SCALE: 1" = 4'



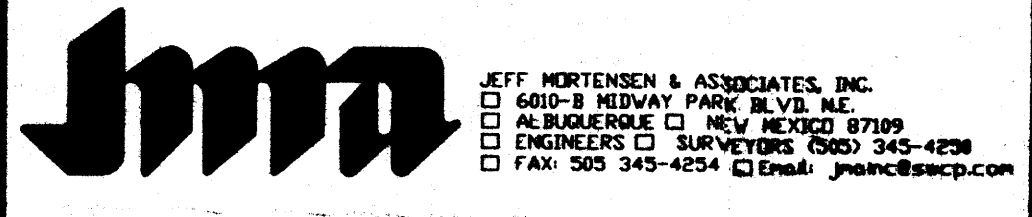
PRIVATE STORM INLET SECTION G-G (LOT 6-P1)

SCALE: 1" = 2'-0"

- GENERAL NOTES:**
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986, UPDATE 6.
 - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 FOR LOCATION OF EXISTING UTILITIES.
 - IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
 - SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
 - THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
 - WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
 - A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL (CONTAMINATED OR OTHERWISE), ASPHALTIC PAVING, CONCRETE PAVING, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
 - A BORROW SITE FOR IMPORT MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A BORROW SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.
 - THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.
 - ALL DIMENSIONS AND RADII OF CURB, CURB RETURNS, AND WALLS ARE SHOWN TO THE FACE OF CURB AND/OR WALL.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - ALL FILL SHALL BE FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557 UNLESS A GREATER COMPACTION REQUIREMENT IS OTHERWISE SPECIFIED. ALL EARTHWORK FOR BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS WHERE AVAILABLE.
 - ALL EXISTING UTILITIES ENCOUNTERED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO GRADE AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
 - THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.
 - FINISHED FLOOR ELEVATIONS MAY VARY FROM THE PAD ELEVATIONS AND WILL BE DETERMINED AS A FUNCTION OF INDIVIDUAL HOUSE DESIGN.
 - FINISHED FLOOR ELEVATIONS SHOULD BE ESTABLISHED AT A MINIMUM OF FOUR INCHES ABOVE PAD ELEVATIONS; DEVIATIONS FROM THESE GUIDELINES MUST BE BASED ON THE RECOMMENDATIONS AND/OR DESIGN OF A COMPETENT DESIGN PROFESSIONAL.
 - CROSS-LOT DRAINAGE WILL NOT BE PERMITTED EXCEPT AS SHOWN ON THE APPROVED GRADING PLAN AND WITH A RECORDED EASEMENT, GRANTED BY THE PLAT.
 - RETAINING WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO DRAINAGE CERTIFICATION FOR FINANCIAL GUARANTY RELEASE. A SEPARATE PLAN REVIEW AND PERMIT PROCESS IS REQUIRED FOR ALL RETAINING AND GARDEN WALLS.
 - THE FINISHED GRADING OF EACH LOT SHALL BE ACCOMPLISHED BY THE LOT OWNER OR ITS BUILDER. DEVELOPED RUNOFF SHOULD BE DIRECTED TO THE STREETS.
 - MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
 - ROUGH GRADING TOLERANCES SHALL BE ± 0.1 FT FOR BUILDING PADS AND STREETS AND ± 0.67' FOR ALL OTHER GRADING.
 - CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.



DRB PROJECT #1002207



SECTIONS, DETAILS AND GENERAL NOTES
VINEYARD ESTATES, UNIT IV-A

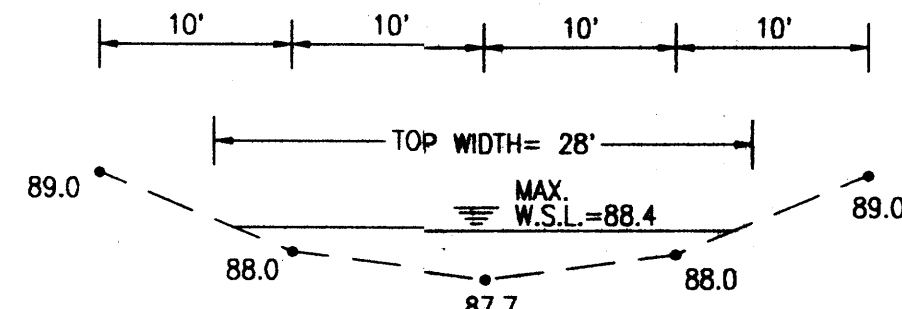
DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
G.M.					2001.056.3
DRAWN BY					DATE
S.G.H./J.P.					12-2002
APPROVED BY					SHEET
J.G.M.					3 OF 5

Plot Date: 12-16-2002
 Plot Time: 4:03 pm
 File Path: E:\WORK\10563\SD.DWG
 File Name: 10563SD.DWG

HYDRAULIC CALCULATIONS (Q₁₀₀=60 CFS)

A. UPSTREAM NATURAL CHANNEL (MANNING'S EQUATION)

$Q = (1.49/n)AR^{2/3}S^{1/2}$
 $n = 0.035$ (NATURAL ARROYO)
 $s = 0.04$ (AVG.)



USING FLOWMASTER 6.0: $d = 0.7ft$, $v = 4.9fps$

B. CONCRETE CHANNEL NORMAL DEPTH (MANNING'S EQUATION)

$Q = (1.49/n)AR^{2/3}S^{1/2}$
 $n = 0.013$ (CONCRETE)
 $s = 0.0078$

USING FLOWMASTER 6.0: $d = 0.93ft$, $v = 7.8fps$,
 $F = 1.58$
 PER D.P.M. 22.3.C.4.9 (1), REQUIRED FREEBOARD = 1.0ft.

C. WEIR CONDITION HEIGHT @ ENTRANCE AND CHANNEL TURN (WEIR EQUATION)

$Q = CLH^{3/2}$
 $C = 2.6$
 $L = 10.0ft$
 $H = 1.75ft + 2/3$ (INVERT DEPTH OF 0.33) = 1.97ft
 THIS DEPTH GOVERNS AS IT IS GREATER THAN NORMAL DEPTH OF 0.93ft. (FROM B)
 MIN. CHANNEL DEPTH = 1.97ft + 1.0ft FREEBOARD = 2.97ft

D. CHECK FOR UPSTREAM IMPACT

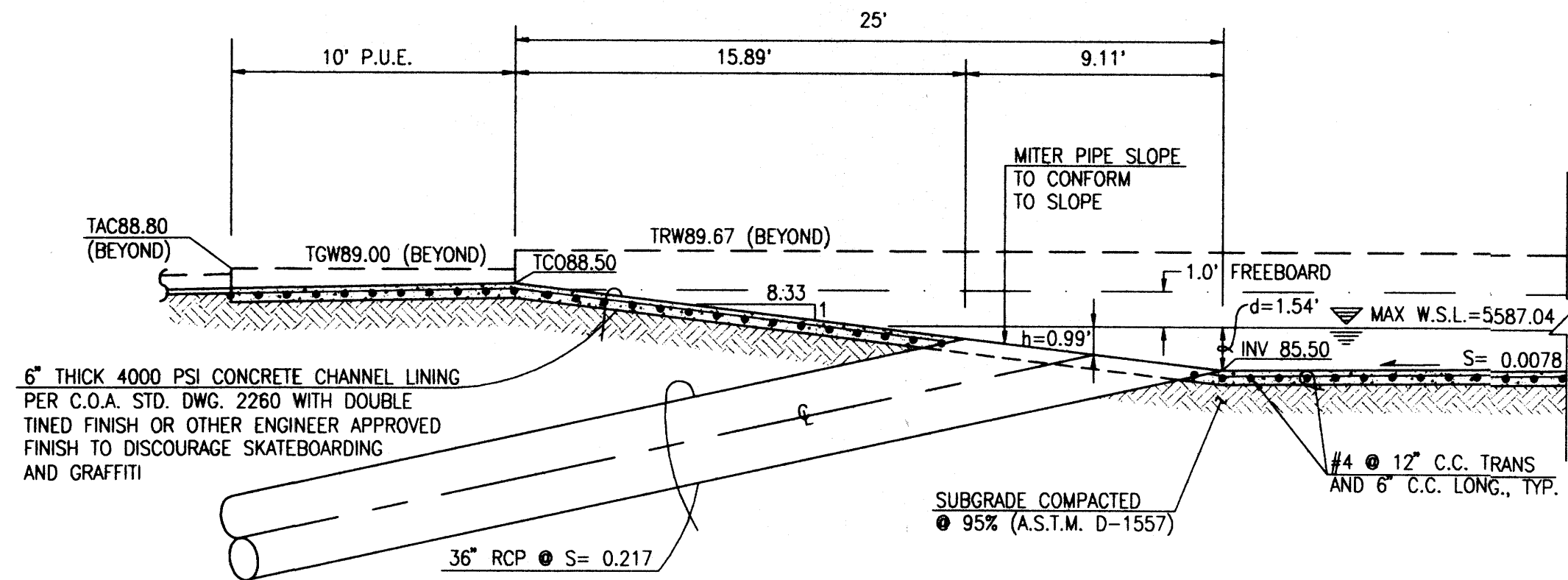
UPSTREAM W.S.L. = 88.4ft (FROM A)
 MAX WEIR DEPTH = 1.97ft (FROM C)
 CHANNEL INVERT @ ENTRANCE = 86.43
 MAX CHANNEL W.S.L. = 1.97 + 86.43 = 88.4 (NO INCREASE IN UPSTREAM DEPTH)

E. 36" OUTLET PIPE CAPACITY (MANNING'S EQUATION)

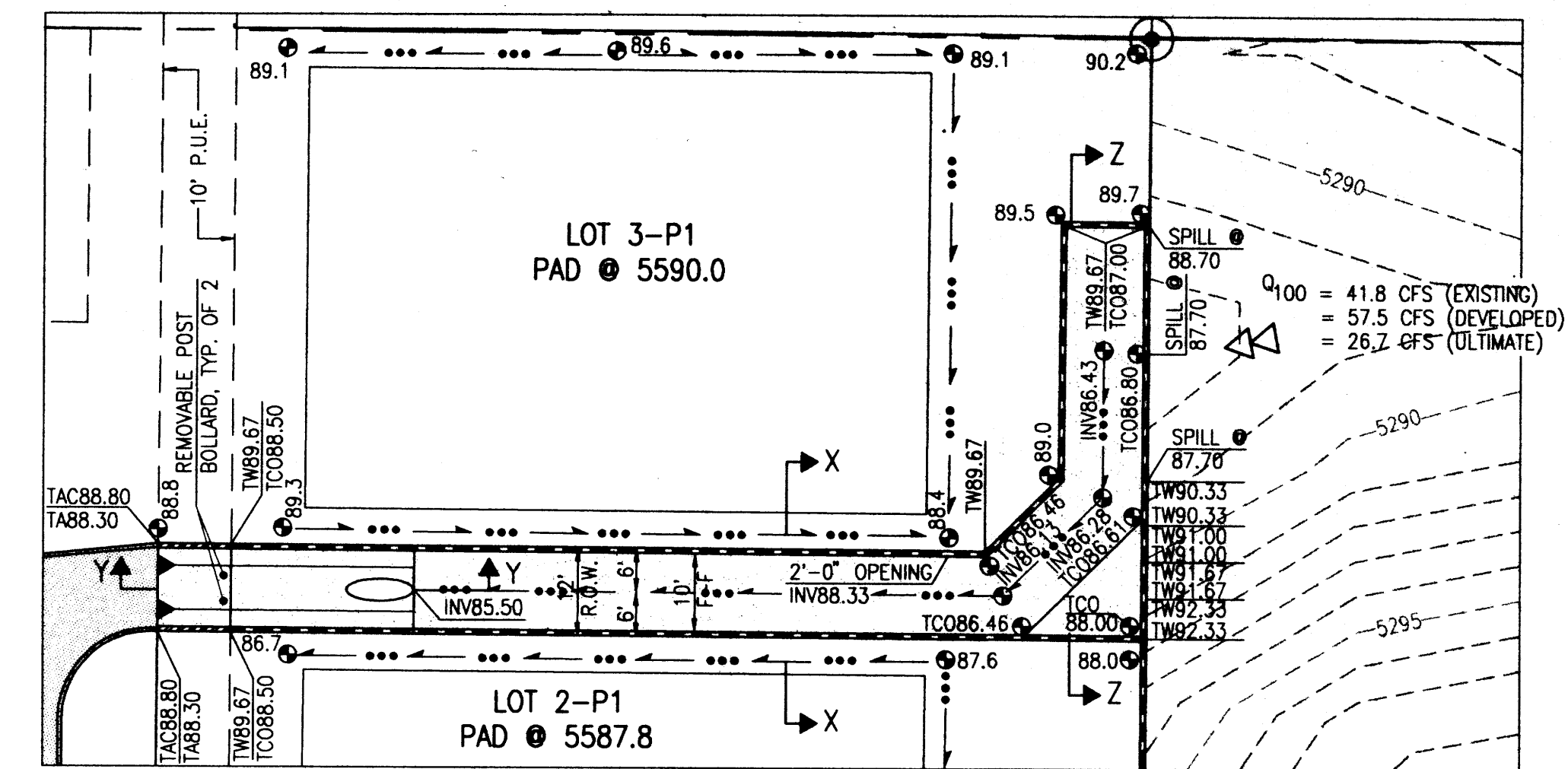
$S = 0.217$
 $n = 0.013$ (RCP)
 $Q_{cap} = 310.7cfs$ (FULL FLOW FROM FLOW MASTER 6.0)
 $Q_{cap} = 5.2x Q_{100}$ (NOT LIMITING)

F. 36" OUTLET PIPE ENTRANCE CONDITION (ORIFICE EQUATION)

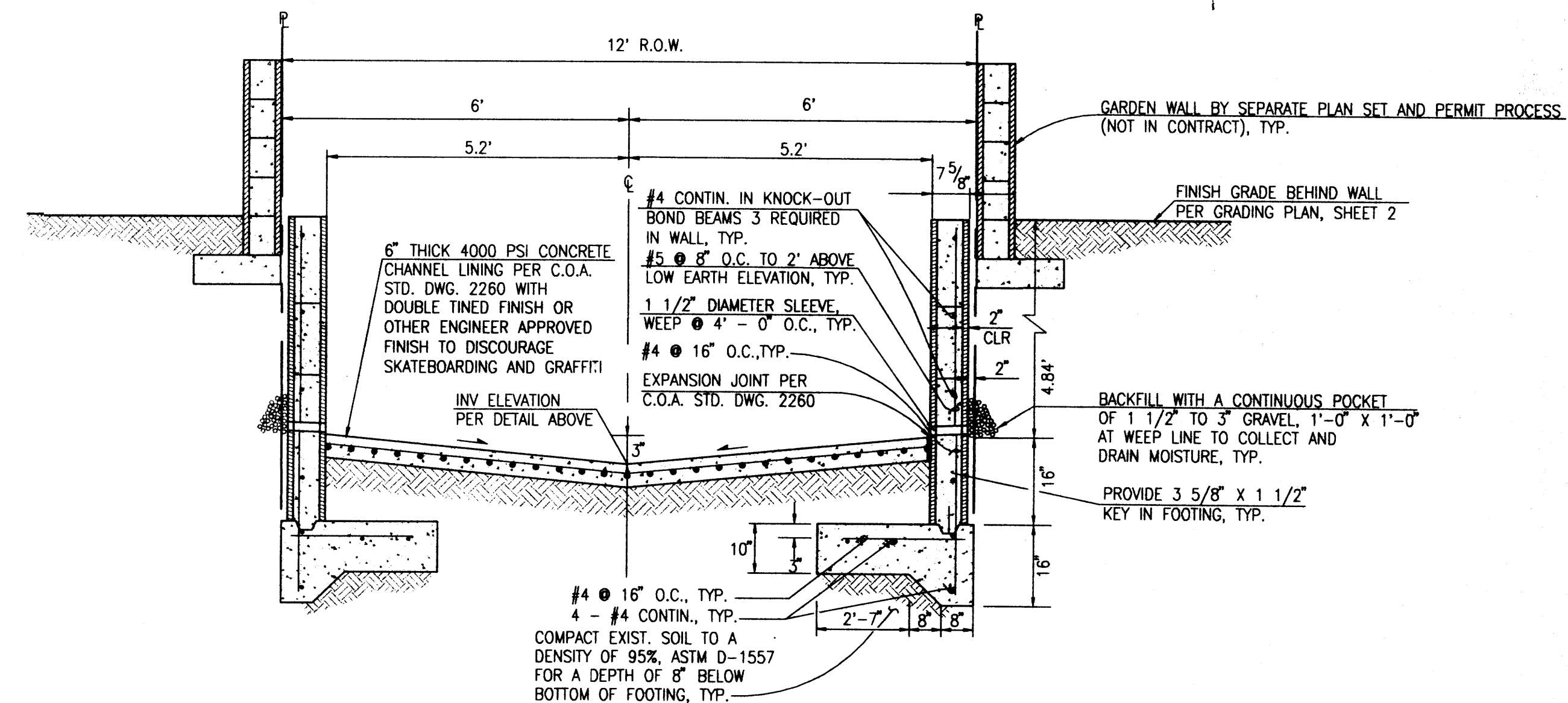
$Q = CA(2gh)^{0.5}$
 $C = 0.7$
 $g = 32.2ft/s^2$
 $A_{eff} = 1/2 A = (1/2)(21.46sf) = 10.73sf$ (ASSUME 50% CLOGGED)
 req. FOR $Q_{100} = 0.99ft$ (MEASURED @ CENTER OF PIPE)
 MAX W.S.L. = 87.04 @ ENTRANCE (SEE SECTION Y-Y)



SECTION Y-Y
 SCALE: 1" = 5'



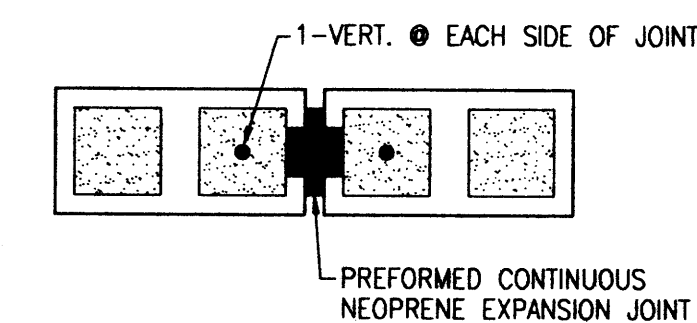
PUBLIC DRAINAGE CHANNEL DETAIL
 SCALE: 1" = 20'



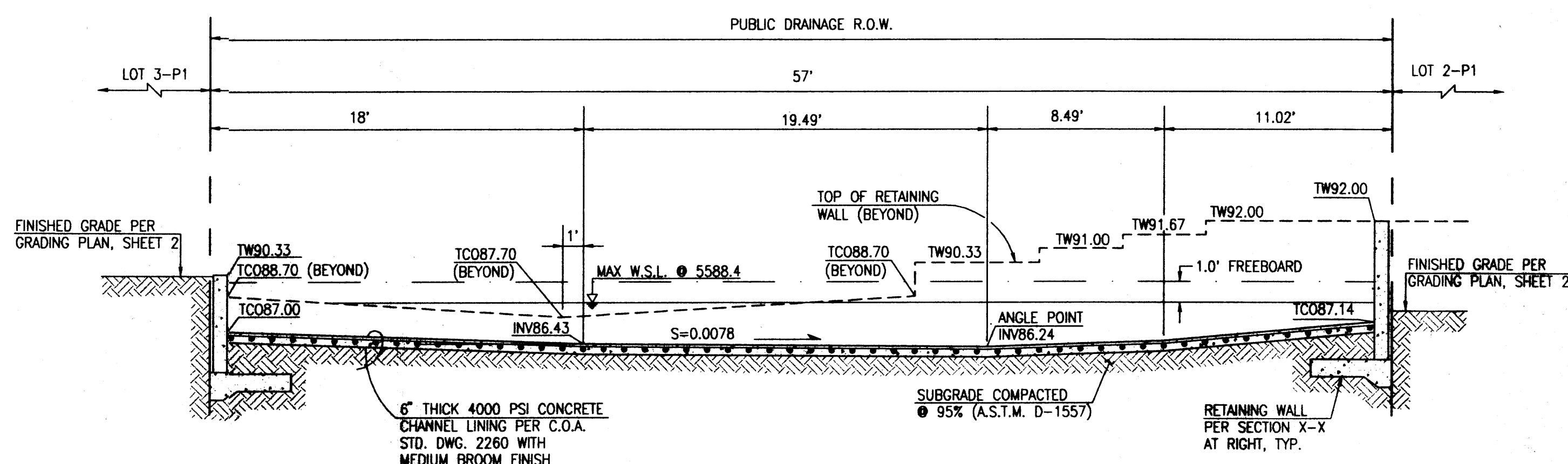
SECTION X-X
 SCALE: 1" = 2'

RETAINING WALL NOTES:

- 8"x8"x16" CMU of UBC STD. 24-4 OR 24-5.
- USE KNOCK-OUT BOND BEAM BLOCK AT 4'-0" MAX C.C., VERTICALLY, AND 1 #4 CONTINUOUS.
- FILL ALL BLOCK VOIDS WITH 3000 PSI CONCRETE.
- REINFORCING TO BE INTERMEDIATE GRADE STEEL.
- IN LIEU OF CONTINUOUS KNOCK-OUT BOND BEAMS, CONTRACTOR MAY INSTALL DUR-O-WALL REINFORCING EVERY SECOND COURSE.
- SPLICE SHALL BE 40 BAR DIA. MINIMUM FOR VERTICAL BARS. ALL OTHER SHALL BE 20 BAR DIA. MINIMUM.
- CONCRETE FILL SHALL BE 21 DAYS OLD OR ACHIEVE 70% OF DESIGN STRENGTH PRIOR TO BACKFILLING.
- INSTALL MASONRY CONTROL JOINTS PER TYPICAL DETAIL AT UNIFORM SPACINGS OF 20' (MIN.) TO 24' (MAX.).



TYPICAL MASONRY CONTROL JOINT DETAIL
 SCALE: 1" = 1'-0"



SECTION Z-Z
 SCALE: 1" = 5'

Plot Date: 12-16-2002
 Plot Time: 4:04 pm
 File Path: E:\M\A\DRB\A
 File Name: 10583502.DWG



JEFF MORTENSEN & ASSOCIATES, INC.
 5010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS SURVEYORS (CROSS) 345-4238
 FAX: 345-4234 Email: jma@jma.com

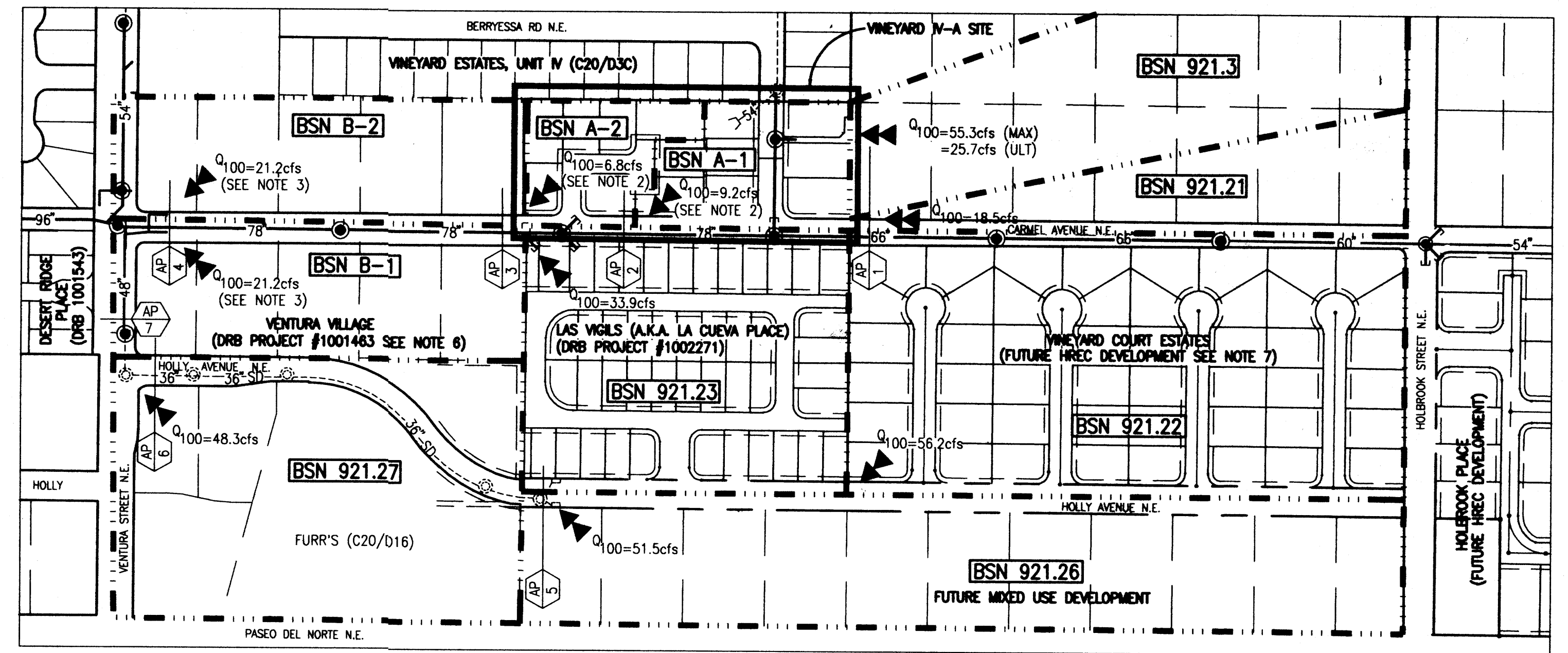
PUBLIC DRAINAGE CHANNEL SECTIONS, DETAILS AND CALCULATIONS
 VINEYARD ESTATES, UNIT IV-A

DESIGNED BY	G.M.	ND	DATE	BY	REVISIONS	JOB NO.	2001.056.3
DRAWN BY	S.G.H.					DATE	12-2002
APPROVED BY	J.G.M.					SHEET	4 OF 5

DRB PROJECT #1002207



12/16/2002



BASIN & KEY MAP (DEVELOPED CONDITIONS)
SCALE: 1" = 200'

CARMEL AVENUE STREET AND INLET ANALYSIS

ANALYSIS POINT	Q ₁₀₀ (cfs)	STREET SLOPE	D ₁₀₀ (ft)	V ₁₀₀ (fps)	F ₁₀₀	E (ft)	D _{seq} ^a (cfs)	INLETS	Q _{INLETS} ^b (cfs)	Q _{RESIDUAL} (cfs)
AP1	18.5	0.0390	0.36	4.67	2.17	0.70	0.54	NONE	0	18.5
AP2	27.7	0.0390	0.41	5.16	2.23	0.82	0.63	2 Sgl. "A"	14.0	13.7
AP3	13.7	0.0390	0.33	4.34	2.13	0.62	0.48	2 Sgl. "C"	10.0	3.7
AP4	10.5	0.0285	0.32	3.62	1.81	0.52	0.40	NONE	0	10.5
AP4	52.9	0.0300	0.51	6.16	2.11	1.10	0.85	2 Sgl. "A"	18.0	34.9
AP4	34.9	0.0300	0.45	5.23	2.02	0.87	0.67	2 Dbl. "C"	17.0	17.9
AP4	17.9	0.0300	0.37	4.19	1.92	0.64	0.49	2 Dbl. "C"	12.0	5.9 ^c

a-YSEQ. = 0.77*E BASED ON EQUIVALENT RECT. CHANNEL
b-FROM DPM PLATES 22.3 D-5.6
c-CONTINUES TO VENTURA (MAX ALLOWED)=6.2 CFS

HOLLY AVENUE STORM DRAIN ANALYSIS

ANALYSIS POINT	Q ₁₀₀ (cfs)	STORM DRAIN	SD SLOPE	SD CAPACITY (OPEN) cfs	SD CAPACITY (PRESSURE) cfs
AP5	107.7	36" (EXIST)	0.015	87.9	N/A ^b
AP6	156.0 ^d	36" (EXIST)	0.023	108.8	279 ^c
AP7	156.0 ^d	42" (PROPOSED)	0.050	209.7	N/A

a-ASSUMES ALL EXISTING DETENTION IS ELIMINATED AND CONVERTED TO FREE DISCHARGE
b-ASSUMES RESIDUAL FLOW WILL BE CARRIED IN STREET (SEE NOTE 7 AT RIGHT)
c-PRESSURE FLOW, MANNING'S EQUATION, n=0.013, MAX ALLOWABLE HGL= RIM ELEVATION.
d-WHEN OPEN CHANNEL CAPACITY EXCEEDS Q₁₀₀. NO FURTHER ANALYSIS IS PERFORMED AND THE PRESSURE CAPACITY IS "N/A"

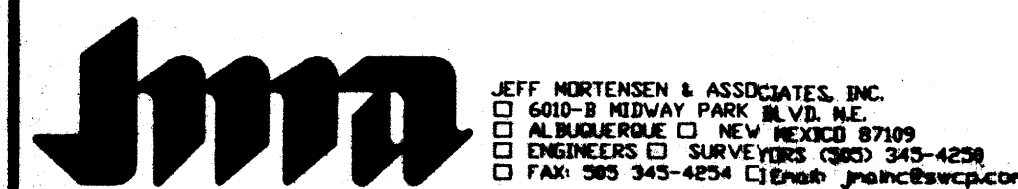
SUMMARY OF HYDROLOGY CALCULATIONS (FROM CLOMR ANYMO-SEE NOTE 1)

BASIN	AREA (SQ. MI.)	% A	% B	% C	% D	Q ₁₀₀ (DEV)	V ₁₀₀ (DEV)
921.21	0.0080	25	15	20	40	18.46 cfs	0.728 cfs
921.22	0.0219	0	34	16	50	56.15 cfs	2.295 cfs
921.23	0.0125	0	25	15	60	33.87 cfs	1.421 cfs
921.24	0.0094	0	34	16	50	24.07 cfs	0.976 cfs
921.25	0.0125	0	25	15	60	33.87 cfs	1.421 cfs
921.26	0.0172	0	10	10	80	51.47 cfs	2.285 cfs
921.27	0.0156	0	10	0	90	48.28 cfs	2.199 cfs
921.3	0.0125	22	23	38	17	25.72 cfs	0.893 cfs

DRAINAGE INFORMATION:

- NUMBERED BASINS AND DEVELOPED FLOW RATES SHOWN HEREON ARE TAKEN FROM THE FEMA APPROVED CLOMR TITLED "NORTH DOMINGO BACA ARROYO/CARMEL AVENUE N.E. STORM DRAIN EXTENSION" BY JMA DATED 6-17-02, (FEMA CASE NO. 02-06-2145R).
- FLOW RATES SHOWN FOR SUB-BASINS A-1 AND A-2 ARE PRO-RATED FROM THE CLOMR BASIN 921.24.
- FLOW RATES SHOWN FOR SUB-BASINS B-1 AND B-2 ARE PRO-RATED FROM THE CLOMR RATE OF 4.23 cfs PER ACRE FROM CLOMR BASIN 921.25.
- CARMEL AVENUE N.E. STORM DRAIN IMPROVEMENTS ARE BEING CONSTRUCTED BY AMAFCA UNDER CITY PROJECT #693481. CONTRACT WAS AWARDED 11/20/2002 BY AMAFCA.
- VENTURA STREET N.E. STORM DRAIN AND PAVING IMPROVEMENTS SHALL BE CONSTRUCTED BY HOECH REAL ESTATE CORPORATION AND ARE FINANCIALLY GUARANTEED BY PROCEDURE "B" AGREEMENT FOR CITY PROJECT #694881 (DESERT RIDGE PLACE), DRB PROJECT #1001543.
- CARMEL AVENUE N.E. PAVING IMPROVEMENTS AND STORM INLETS FRONTING VENTURA VILLAGE SHALL BE CONSTRUCTED AND GUARANTEED BY LLAVE HOMES. DRB PROJECT #1001463.
- VINEYARD COURT ESTATES IS SHOWN FOR INFORMATION ONLY. IT IS A PROPOSED RESIDENTIAL SINGLE FAMILY SUBDIVISION TO BE SUBMITTED TO THE CITY BY HOECH REAL ESTATE CORPORATION (HREC) FOR REVIEW AND APPROVAL FOLLOWING SUCCESSFUL ANNEXATION OF THE PROPERTY BY HREC. ALTHOUGH THE CLOMR (NOTE 1) SHOWS THIS BASIN DRAINING TO THE NORTH, IT IS NOW PLANNED TO DRAIN TO THE SOUTH TO HOLLY. THE OUTFALL WILL STILL BE TO THE NDBA SYSTEM. THE DRAINAGE PLAN FOR THAT PROJECT SHALL ANALYZE DOWNSTREAM STORM DRAIN AND INLET CAPACITY IN HOLLY IN GREATER DETAIL. BASED ON THE STORM DRAIN CALCULATIONS HEREON, THE 36" HOLLY STORM DRAIN AND 42" VENTURA STORM DRAINS HAVE ADEQUATE CAPACITY TO ACCEPT THE ADDITIONAL FLOWS FROM VINEYARD COURT ESTATES. HOWEVER A DETAILED STORM INLET ANALYSIS IS NOT PRESENTED HEREON. FURTHER ANALYSIS BY THE VINEYARD COURT ESTATES DRAINAGE PLAN IS BEYOND THE SCOPE OF THIS PLAN AND MAY INDICATE A NEED FOR ADDITIONAL INLETS IN HOLLY TO ALLOW SURFACE RUNOFF TO ENTER THE STORM DRAIN.

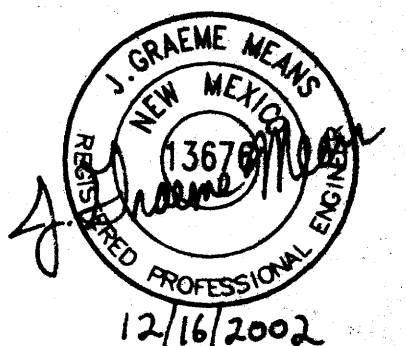
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Plot Date: 12-16-2002
Plot Time: 4:14 pm



**BASIN & KEY MAP; HYDROLOGY & STREET HYDRAULICS CALCULATIONS
VINEYARD ESTATES, UNIT IV-A**

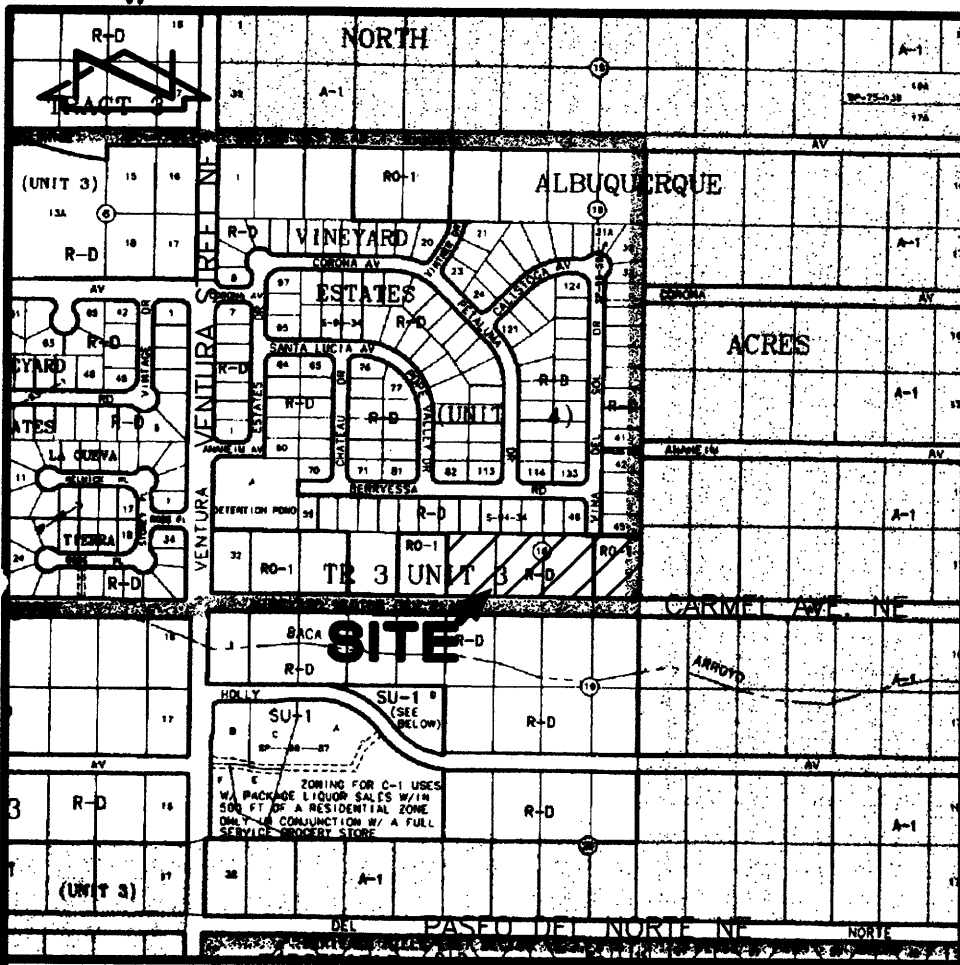
DESIGNED BY	NO.	DATE	BY	REVISIONS
J.M.				
J.P.J.R.				
J.G.M.				

JOB NO.	DATE	SHEET	OF
2001.056.3	12-2002	5	5



DRB PROJECT #1002207

12/16/2002



VICINITY MAP

SCALE: 1" = 750'

C-20

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 dedicate to the City of Albuquerque in fee simple with warranty covenants the public street rights-of-way with respect to Vina Del Sol N.E., and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way with respect to the north-half of Carmel Avenue N.E. and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Donald G. Hoech Date 4-1-03
 Donald G. Hoech, President
 Hoech Real Estate Corporation (Lots 25, 26, and 27)

Donald G. Hoech Date 4-1-03
 Donald G. Hoech, Custodian
 Hoech Real Estate Corporation Defined Benefit Plan (Lot 24)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 1st day of April, 2003, by Donald G. Hoech, President, Hoech Real Estate Corporation, also Custodian, Hoech Real Estate Corporation Defined Benefit Plan.

Debie LeBlanc Trujillo
 Notary Public



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-010064 464 130 46307. PROPERTY OWNER OF RECORD: 3 WORK PAGES. *Valencia Landa, Hoech Real Estate* BERNALILLO COUNTY TREASURER'S OFFICE. *Bonnie Santelli Kowles*

S-1-03

SUBDIVISION PLAT OF
**LOTS 1-P1 THROUGH 14-P1,
 VINEYARD ESTATES, UNIT IV-A**
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2003

2003072620
 Page: 1 of 3
 65/01/2003 09:52A
 Bk-2003C Pg-117
 Mary Herrera Bern. Co. PLAT R 17.00
PL. 2003C PG. 117

COUNTY CLERK FILING DATA

HOECH REAL ESTATE CORPORATION
 OWNER
 PROJECTED
 SEC. 17, T 11 N, R 4 E, N.M.P.M.
 LOCATION
 VINEYARD ESTATES, UNIT IV-A
 SUBDIVISION

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 24-27, inclusive, Block 18, North Albuquerque Acres, Tract 3, Unit 3, 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 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the northeast corner of said Lot 24, also being the northwest corner of Lot 23 and the southwest corner of Lot 10, of said Block 18, North Albuquerque Acres, Tract 3, Unit 3, and also being the southeast corner of Lot 45, Vineyard Estates, Unit IV, 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 15, 1994, Book 94C, Page 309; thence S 00°16'19" W a distance of 264.11 feet to the projected southeast corner of said Lot 24, also being a point on the centerline of Carmel Avenue N.E.; thence N 89°38'36" W a distance of 659.41 feet along said centerline to the projected southwest corner of said Lot 27; thence N 00°16'19" E a distance of 264.02 feet to the northwest corner of the parcel herein described, being the northwest corner of said Lot 27, also being the northeast corner of Lot 28, of said Block 18, North Albuquerque Acres, Tract 3, Unit 3, and also being a point on the south property line of Lot 52, of said Vineyard Estates, Unit IV; thence S 89°39'04" E a distance of 659.41 feet to the point of beginning and containing 3.9974 acres more or less.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

DRB PROJECT #1002207 03DRB-00007

APPROVALS:

- Sharon Maton* 4/30/03
 PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Roger A. Green* 4-16-03
 UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Brad L. Bigham* 4/16/03
 CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Phil Das* 4-16-03
 A.M.A.F.C.A. DATE
- Paul Douch* 4-16-03
 TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Christina Sandomal* 4/16/03
 PARKS & RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- W. B. Hat* 4-1-03
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Leon G. Mut* 4-08-03
 P.N.M. ELECTRIC SERVICES DATE
- David R. Muller* 4-09-03
 QWEST CORPORATION DATE
- Leon G. Mut* 4-08-03
 P.N.M. GAS SERVICES DATE
- Rita Erickson* 4-14-03
 COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

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 requirements 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



3-28-2003
 Date



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #2001.056.5 PLAT

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5655698
Page: 2 of 3
05/01/2003 09:52A
Bk-2003C Pg-117
Mary Herrera
Bern. Co. PLAT R 17.00
BL. 2003C PG. 117

**SUBDIVISION PLAT OF
LOTS 1-P1 THROUGH 14-P1,
VINEYARD ESTATES, UNIT IV-A
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2003**

COUNTY CLERK FILING DATA

NOTES:

1. A Boundary Survey was performed in September, 2002. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. Street mileage created by this plat = 0.03 miles (full-width public) and 0.06 miles (full-width private).
7. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "⊙" symbol.
8. Manholes will be offset at points of curvature, points of tangency, street intersections, and other angle points where practical to allow use of centerline monumentation.
9. The purpose of this plat is to:
 - a. Create 14 (fourteen) residential lots within Vineyard Estates, Unit IV-A from Lots 24, 25, 26 and 27, Block 18, Tract 3, Unit 3, North Albuquerque Acres.
 - b. Eliminate the interior property lines between former Lots 24, 25, 26 and 27, Block 18, Tract 3, Unit 3, North Albuquerque Acres.
 - c. Dedicate in fee simple the necessary public street rights-of-way and public storm drainage rights-of-way.
 - d. Grant the necessary public storm drain, public utility, public water, public sanitary sewer, public access, private vehicular access and private drainage easements as shown.
 - e. Vacate the public drainage easement as shown (03DRB-00007).
 - f. Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following documents: Book 132, Page 94 (Lot 24), and Book 132, Page 397 (Lots 25 & 26), records of Bernalillo County, New Mexico (03DRB-00007).
 - g. Vacate the easements reserved by document filed in Book D248A, Page 532 (record not available at the County Clerk's Office 03DRB-00007).
10. A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.
11. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
 - b. Plat of Vineyard Estates, Unit IV, filed 09-15-1994, Book 94C, Page 309, Records of Bernalillo County, New Mexico.
 - c. Boundary Survey, JMA Job #2001.059.2, prepared by Jeff Mortensen and Associates, Inc. dated 01-30-2002 (unrecorded).
 - d. Warranty Deed filed 04-07-1998, Book 9808, Page 403, Doc. #1998041922, Records of Bernalillo County, New Mexico (Lot 24).
 - e. Warranty Deed filed 08-03-1999, Book 9911, Page 1013, Doc. #1999101310, Records of Bernalillo County, New Mexico (Lots 25 & 26).
 - f. Warranty Deed filed 05-03-1994, Book 94-14, Page 4933, Doc. #94058873, Records of Bernalillo County, New Mexico (Lot 27).
 - g. Boundary Survey, JMA Job #2001.056.2, prepared by Jeff Mortensen and Associates, Inc. dated 09-18-2002 (unrecorded).
 - h. Policy No. J 1446251 prepared by First American Title Insurance Company dated 11-08-2002.
12. Gross subdivision acreage = 3.9974 acres.

KEYED NOTES

VACATED, RELEASED AND TERMINATED EASEMENTS

- ① PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 09-29-1994, BOOK 94-27, PAGES 7077-7082, DOC. #1994118107 VACATED BY THIS PLAT (03DRB-00007, FORMER LOTS 25 AND 26, BLOCK 18)
- ② PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 09-29-1994, BOOK 94-27, PAGES 7077-7082, DOC. #1994118107, AND RELEASED AND TERMINATED BY DOCUMENT FILED 04-20-1995, BOOK 95-9, PAGES 6350-6351, DOC. #95038600
- ⑭ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 05-24-1934, BOOK 132, PAGE 94, VACATED BY THIS PLAT (03DRB-00007, FORMER LOT 24, BLOCK 18)
- ⑮ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 07-26-1937, BOOK 132, PAGE 397, VACATED BY THIS PLAT (03DRB-00007, FORMER LOTS 25 & 26, BLOCK 18)

NEW EASEMENTS

- ③ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ④ 38' PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENT AND; PRIVATE ACCESS (SERVING LOTS 7-P1 THROUGH 14-P1) AND PRIVATE DRAINAGE EASEMENT (SERVING LOTS 7-P1 THROUGH 14-P1) GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ⑤ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 12-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 13-P1.
- ⑥ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 4-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 5-P1.
- ⑦ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 4-P1 AND 5-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 6-P1.
- ⑧ 50' WIDE PUBLIC (CITY OF ALBUQUERQUE) DRAINAGE, SANITARY SEWER AND WATER EASEMENT GRANTED BY THIS PLAT
- ⑨ 15' x 40' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 4-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3-P1.
- ⑩ 15' x 40' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 3-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 4-P1.
- ⑪ 5' PUBLIC (CITY OF ALBUQUERQUE) SIDEWALK EASEMENT GRANTED BY THIS PLAT
- ⑫ PUBLIC (CITY OF ALBUQUERQUE) ACCESS EASEMENT GRANTED BY THIS PLAT

EXISTING EASEMENT

- ⑬ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 94C-309, OFFSITE

MONUMENTATION

- Ⓐ FOUND #4 REBAR W/CAP STAMPED "PS 11463", WITH TAG STAMPED "NMPS 11184"
- Ⓑ FOUND #5 REBAR, NO I.D., TAGGED WITH WASHER STAMPED "NMPS 11184"
- Ⓒ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓓ FOUND P.K. NAIL W/WASHER STAMPED "PS 11463", NOT HONORED (1.0' WEST)
- Ⓔ FOUND #5 REBAR, NO I.D. (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓕ FOUND ALUMINUM CENTERLINE CAP STAMPED "NMPS 11184"
- Ⓖ FOUND P.K. NAIL W/TAG STAMPED "NMPS 11184"
- Ⓗ FOUND CONCRETE NAIL W/WASHER STAMPED "NMPS 11184"
- Ⓙ FOUND #4 REBAR, NO I.D.
- Ⓚ FOUND #4 REBAR W/CAP STAMPED "LS 7909"
- Ⓛ FOUND #4 REBAR W/CAP STAMPED "NMPS 8127"

BOUNDARY AND EASEMENT TABLES

LINE	DIRECTION	DISTANCE	EASEMENT
L1	S 00°21'24" W	12.00'	
L2	S 45°21'24" W	14.14'	
L3	S 00°21'24" W	35.00'	
L4	N 89°38'36" W	12.04'	
L5	S 84°37'06" W	25.13'	
L6	S 84°35'06" W	25.13'	
L7	N 00°21'24" E	80.07'	
L8	S 89°38'36" E	38.00'	EASEMENT ④
L9	N 00°21'24" E	100.00'	EASEMENT ④
L10	N 00°21'24" E	34.00'	EASEMENT ④
L11	S 89°38'36" E	59.00'	EASEMENT ④
L12	S 00°21'24" W	104.00'	
L13	N 00°21'24" E	12.07'	EASEMENT ④
L14	S 00°21'24" W	9.93'	EASEMENT ④
L15	N 00°21'24" E	75.00'	
L16	N 89°38'36" W	74.00'	
L17	N 89°38'36" W	55.00'	
L18	N 86°34'39" W	19.03'	
L19	S 00°21'24" W	104.00'	
L20	S 89°38'36" E	129.00'	
CL1	S 00°21'24" W	54.00'	
CL2	N 89°38'36" W	98.00'	
CL3	S 00°21'24" W	51.07'	
CL4	S 00°21'24" W	48.93'	
CL5	N 89°38'36" W	50.00'	
CL6	S 00°21'24" W	50.00'	

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	25.00'	39.27'	N 44°38'36" W	35.36'	90°00'00"
C2	25.00'	39.27'	S 45°21'24" W	35.36'	90°00'00"
C3 ④	20.00'	31.42'	S 45°21'24" W	28.28'	90°00'00"
C4 ④	20.00'	31.42'	S 45°21'24" W	28.28'	90°00'00"
C5 ④	20.00'	31.42'	N 44°38'36" W	28.28'	90°00'00"
C6 ④	31.00'	48.69'	N 45°21'24" E	43.84'	90°00'00"
C7 ④	20.00'	31.42'	S 44°38'36" E	28.28'	90°00'00"
CL7	50.00'	78.54'	S 45°21'24" W	70.71'	90°00'00"

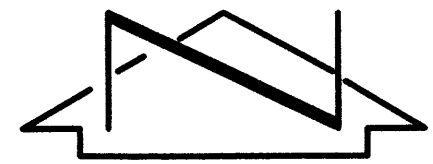
LINE	DIRECTION	DISTANCE	EASEMENT
E1	N 62°28'59" E	14.80'	12
E2	N 33°56'00" E	12.10'	12
E3	S 89°38'36" E	38.45'	12
E4	S 33°13'13" E	12.10'	12
E5	S 61°46'12" E	14.80'	12
E6	N 89°38'36" W	78.00'	4
E7	N 00°21'24" E	103.00'	4
E8	S 89°38'36" E	128.00'	4
E9	S 89°38'36" E	38.00'	4



JEFF MORTENSEN & ASSOCIATES, INC.
 □ 6010-B MIDWAY PARK BLVD. N.E.
 □ ALBUQUERQUE □ NEW MEXICO 87109
 □ ENGINEERS □ SURVEYORS (505) 345-4250
 JOB #2001.056.5 PLAT

SUBDIVISION PLAT OF
**LOTS 1-P1 THROUGH 14-P1,
 VINEYARD ESTATES, UNIT IV-A**
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2003

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 Page: 3 of 3
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BK. 2003C Pg. 117
 COUNTY CLERK FILING DATA

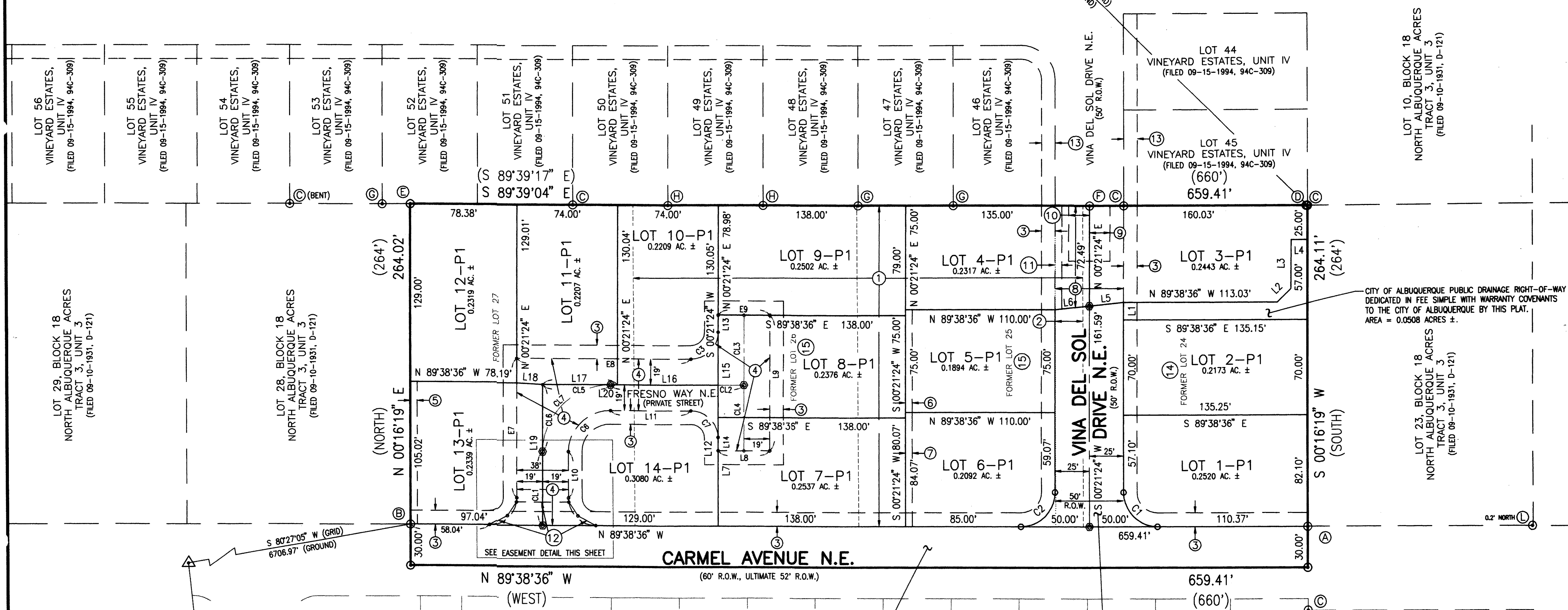


SCALE: 1" = 50'



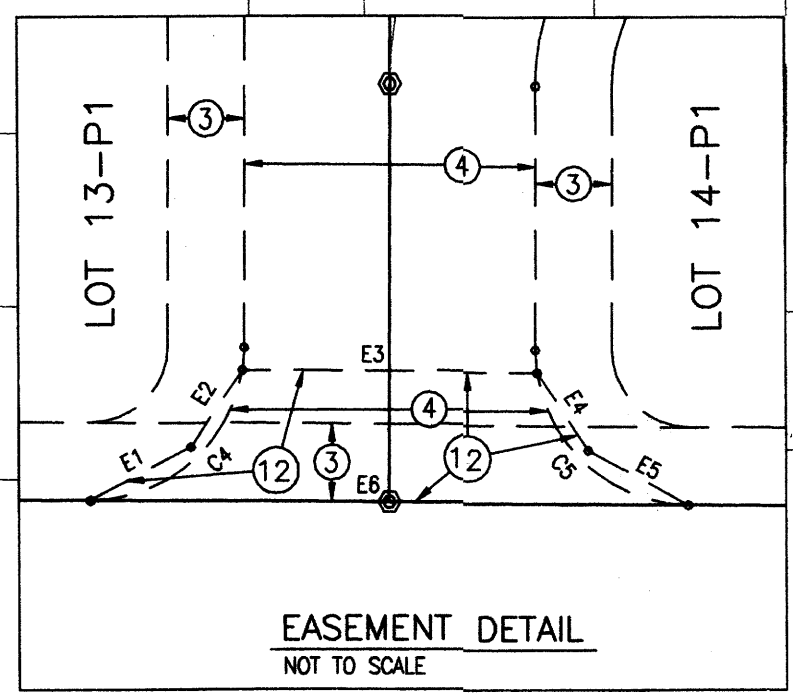
NOTE: FOR BOUNDARY TABLES, EASEMENT TABLE AND KEYED NOTES SEE SHEET 2 OF 3

NEW MEXICO CENTRAL ZONE-NAD 1927
 A.C.S. STA. "1-B20"
 X=410,237.56
 Y=1,524,092.46
 COMBINED FACTOR=0.99964740
 DELTA ALPHA=-00°10'23"
 ELEVATION=5474.51' (NGVD29)



NEW MEXICO CENTRAL ZONE-NAD 1927
 N.G.S. STA. "HEAVEN"
 X=407,051.31
 Y=1,518,737.03
 COMBINED FACTOR=0.99965263
 DELTA ALPHA=-00°10'45"
 ELEVATION=5375.62' (NGVD29)

PROPOSED VENTURA VILLAGE
 (BY SEPARATE PLATTING ACTION)
 (ORB # 1001463)



PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
 AREA = 0.4541 ACRES ±. (CARMEL R.O.W.)

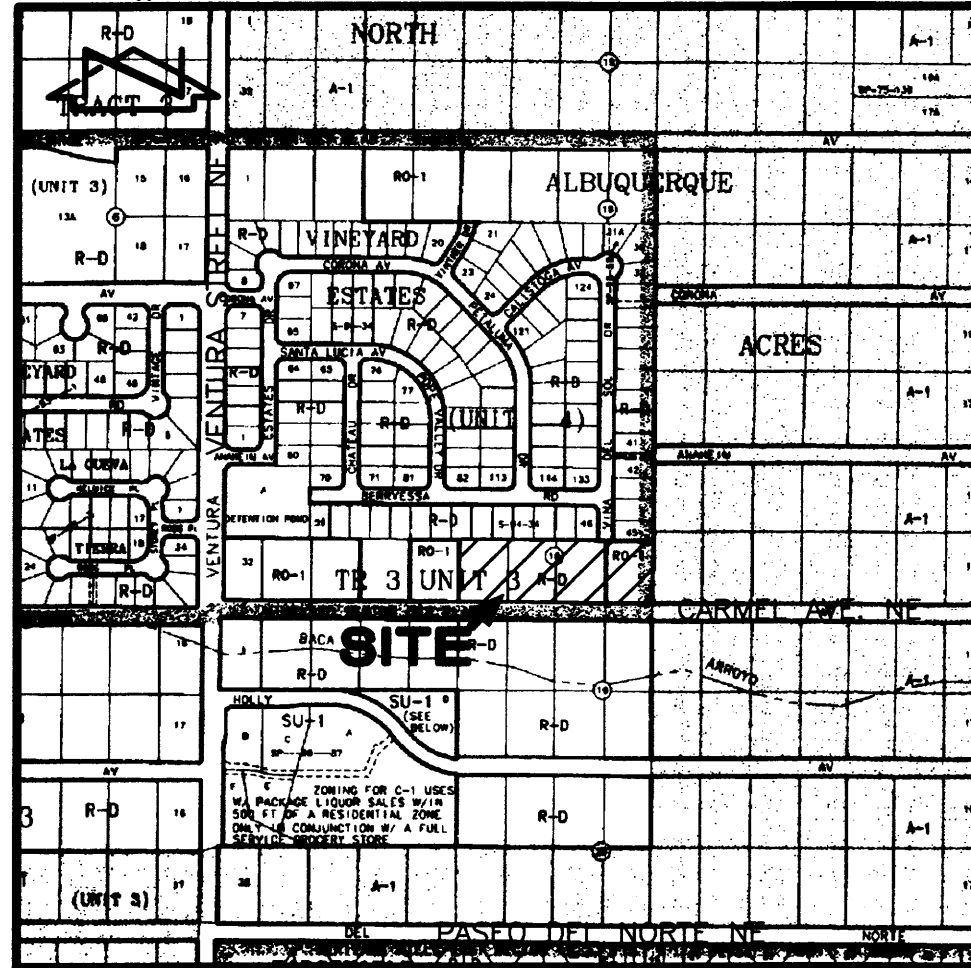
PROPOSED LOS VIGILS
 (BY SEPARATE PLATTING ACTION)
 (ORB # 1002271)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 0.1916 ACRES ±. (VINA DEL SOL R.O.W.)

CITY OF ALBUQUERQUE PUBLIC DRAINAGE RIGHT-OF-WAY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
 AREA = 0.0508 ACRES ±.



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #2001.056.5 PLAT



VICINITY MAP

SCALE: 1" = 750'

C-20

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 dedicate to the City of Albuquerque in fee simple with warranty covenants the public street rights-of-way with respect to Vina Del Sol N.E., and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way with respect to the north-half of Carmel Avenue N.E. and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

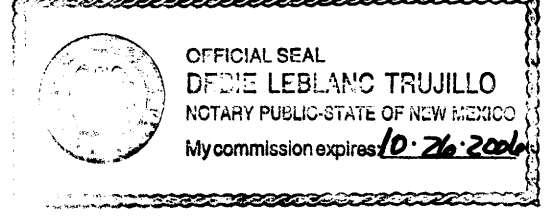
Donald G. Hoech Date 4-1-03
 Donald G. Hoech, President
 Hoech Real Estate Corporation (Lots 25, 26, and 27)

Donald G. Hoech Date 4-1-03
 Donald G. Hoech, Custodian
 Hoech Real Estate Corporation Defined Benefit Plan (Lot 24)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 This instrument was acknowledged before me on this 1st day of April, 2003, by Donald G. Hoech, President, Hoech Real Estate Corporation, also Custodian, Hoech Real Estate Corporation Defined Benefit Plan.

Debie LeBlanc Trujillo
 Notary Public



**SUBDIVISION PLAT OF
 LOTS 1-P1 THROUGH 14-P1,
 VINEYARD ESTATES, UNIT IV-A
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2003**

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 24-27, inclusive, Block 18, North Albuquerque Acres, Tract 3, Unit 3, 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 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the northeast corner of said Lot 24, also being the northwest corner of Lot 23 and the southwest corner of Lot 10, of said Block 18, North Albuquerque Acres, Tract 3, Unit 3, and also being the southeast corner of Lot 45, Vineyard Estates, Unit IV, 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 15, 1994, Book 94C, Page 309; thence S 00°16'19" W a distance of 264.11 feet to the projected southeast corner of said Lot 24, also being a point on the centerline of Carmel Avenue N.E.; thence N 89°38'36" W a distance of 659.41 feet along said centerline to the projected southwest corner of said Lot 27; thence N 00°16'19" E a distance of 264.02 feet to the northwest corner of the parcel herein described, being the northwest corner of said Lot 27, also being the northeast corner of Lot 28, of said Block 18, North Albuquerque Acres, Tract 3, Unit 3, and also being a point on the south property line of Lot 52, of said Vineyard Estates, Unit IV; thence S 89°39'04" E a distance of 659.41 feet to the point of beginning and containing 3.9974 acres more or less.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

COUNTY CLERK FILING DATA

HOECH REAL ESTATE CORPORATION
 OWNER
 PROJECTED
 SEC. 17, T 11 N, R 4 E, N.M.P.M.
 LOCATION
 VINEYARD ESTATES, UNIT IV-A
 SUBDIVISION

DRB PROJECT #1002207 03DRB-00007

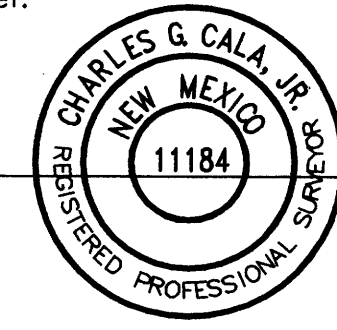
APPROVALS:

- | | |
|---|------|
| 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 |
| <i>Charles G. Cala, Jr.</i> Date <u>4-1-03</u> | DATE |
| CITY SURVEYOR, 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 |

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 requirements 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



3-28-2003
 Date



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 JOB #2001.056.5 PLAT

SUBDIVISION PLAT OF
LOTS 1-P1 THROUGH 14-P1,
VINEYARD ESTATES, UNIT IV-A
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2003



COUNTY CLERK FILING DATA

NOTES:

1. A Boundary Survey was performed in September, 2002. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. Street mileage created by this plat = 0.03 miles (full-width public) and 0.06 miles (full-width private).
7. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "⊙" symbol.
8. Manholes will be offset at points of curvature, points of tangency, street intersections, and other angle points where practical to allow use of centerline monumentation.
9. The purpose of this plat is to:
 - a. Create 14 (fourteen) residential lots within Vineyard Estates, Unit IV-A from Lots 24, 25, 26 and 27, Block 18, Tract 3, Unit 3, North Albuquerque Acres.
 - b. Eliminate the interior property lines between former Lots 24, 25, 26 and 27, Block 18, Tract 3, Unit 3, North Albuquerque Acres.
 - c. Dedicate in fee simple the necessary public street rights-of-way and public storm drainage rights-of-way.
 - d. Grant the necessary public storm drain, public utility, public water, public sanitary sewer, public access, private vehicular access and private drainage easements as shown.
 - e. Vacate the public drainage easement as shown (03DRB-00007).
 - f. Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following documents: Book 132, Page 94 (Lot 24), and Book 132, Page 397 (Lots 25 & 26), records of Bernalillo County, New Mexico (03DRB-00007).
 - g. Vacate the easements reserved by document filed in Book D248A, Page 532 (record not available at the County Clerk's Office 03DRB-00007).
10. A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.
11. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
 - b. Plat of Vineyard Estates, Unit IV, filed 09-15-1994, Book 94C, Page 309, Records of Bernalillo County, New Mexico.
 - c. Boundary Survey, JMA Job #2001.059.2, prepared by Jeff Mortensen and Associates, Inc. dated 01-30-2002 (unrecorded).
 - d. Warranty Deed filed 04-07-1998, Book 9808, Page 403, Doc. #1998041922, Records of Bernalillo County, New Mexico (Lot 24).
 - e. Warranty Deed filed 08-03-1999, Book 9911, Page 1013, Doc. #1999101310, Records of Bernalillo County, New Mexico (Lots 25 & 26).
 - f. Warranty Deed filed 05-03-1994, Book 94-14, Page 4933, Doc. #94058873, Records of Bernalillo County, New Mexico (Lot 27).
 - g. Boundary Survey, JMA Job #2001.056.2, prepared by Jeff Mortensen and Associates, Inc. dated 09-18-2002 (unrecorded).
 - h. Policy No. J 1446251 prepared by First American Title Insurance Company dated 11-08-2002.
12. Gross subdivision acreage = 3.9974 acres.

KEYED NOTES

VACATED, RELEASED AND TERMINATED EASEMENTS

- ① PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 09-29-1994, BOOK 94-27, PAGES 7077-7082, DOC. #1994118107 VACATED BY THIS PLAT (03DRB-00007, FORMER LOTS 25 AND 26, BLOCK 18)
- ② PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 09-29-1994, BOOK 94-27, PAGES 7077-7082, DOC. #1994118107, AND RELEASED AND TERMINATED BY DOCUMENT FILED 04-20-1995, BOOK 95-9, PAGES 6350-6351, DOC. #95038600
- ④ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 05-24-1934, BOOK 132, PAGE 94, VACATED BY THIS PLAT (03DRB-00007, FORMER LOT 24, BLOCK 18)
- ⑤ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 07-26-1937, BOOK 132, PAGE 397, VACATED BY THIS PLAT (03DRB-00007, FORMER LOTS 25 & 26, BLOCK 18)

NEW EASEMENTS

- ③ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ④ 38' PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENT AND; PRIVATE ACCESS (SERVING LOTS 7-P1 THROUGH 14-P1) AND PRIVATE DRAINAGE EASEMENT (SERVING LOTS 7-P1 THROUGH 14-P1) GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ⑤ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 12-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 13-P1.
- ⑥ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 4-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 5-P1.
- ⑦ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 4-P1 AND 5-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 6-P1.
- ⑧ 50' WIDE PUBLIC (CITY OF ALBUQUERQUE) DRAINAGE, SANITARY SEWER AND WATER EASEMENT GRANTED BY THIS PLAT
- ⑨ 15' x 40' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 4-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3-P1.
- ⑩ 15' x 40' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 3-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 4-P1.
- ⑪ 5' PUBLIC (CITY OF ALBUQUERQUE) SIDEWALK EASEMENT GRANTED BY THIS PLAT
- ⑫ PUBLIC (CITY OF ALBUQUERQUE) ACCESS EASEMENT GRANTED BY THIS PLAT

EXISTING EASEMENT

- ⑬ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 94C-309, OFFSITE

MONUMENTATION

- (A) FOUND #4 REBAR W/CAP STAMPED "PS 11463", WITH TAG STAMPED "NMPS 11184"
- (B) FOUND #5 REBAR, NO I.D., TAGGED WITH WASHER STAMPED "NMPS 11184"
- (C) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND P.K. NAIL W/WASHER STAMPED "PS 11463", NOT HONORED (1.0' WEST)
- (E) FOUND #5 REBAR, NO I.D. (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (F) FOUND ALUMINUM CENTERLINE CAP STAMPED "NMPS 11184"
- (G) FOUND P.K. NAIL W/TAG STAMPED "NMPS 11184"
- (H) FOUND CONCRETE NAIL W/WASHER STAMPED "NMPS 11184"
- (J) FOUND #4 REBAR, NO I.D.
- (K) FOUND #4 REBAR W/CAP STAMPED "LS 7909"
- (L) FOUND #4 REBAR W/CAP STAMPED "NMPS 8127"

BOUNDARY AND EASEMENT TABLES

LINE	DIRECTION	DISTANCE	EASEMENT
L1	S 00°21'24" W	12.00'	
L2	S 45°21'24" W	14.14'	
L3	S 00°21'24" W	35.00'	
L4	N 89°38'36" W	12.04'	
L5	S 84°37'06" W	25.13'	
L6	S 84°35'06" W	25.13'	
L7	N 00°21'24" E	80.07'	
L8	S 89°38'36" E	38.00'	EASEMENT ④
L9	N 00°21'24" E	100.00'	EASEMENT ④
L10	N 00°21'24" E	34.00'	EASEMENT ④
L11	S 89°38'36" E	59.00'	EASEMENT ④
L12	S 00°21'24" W	104.00'	
L13	N 00°21'24" E	12.07'	EASEMENT ④
L14	S 00°21'24" W	9.93'	EASEMENT ④
L15	N 00°21'24" E	75.00'	
L16	N 89°38'36" W	74.00'	
L17	N 89°38'36" W	55.00'	
L18	N 86°34'39" W	19.03'	
L19	S 00°21'24" W	104.00'	
L20	S 89°38'36" E	129.00'	
CL1	S 00°21'24" W	54.00'	
CL2	N 89°38'36" W	98.00'	
CL3	S 00°21'24" W	51.07'	
CL4	S 00°21'24" W	48.93'	
CL5	N 89°38'36" W	50.00'	
CL6	S 00°21'24" W	50.00'	

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	25.00'	39.27'	N 44°38'36" W	35.36'	90°00'00"
C2	25.00'	39.27'	S 45°21'24" W	35.36'	90°00'00"
C3 ④	20.00'	31.42'	S 45°21'24" W	28.28'	90°00'00"
C4 ④	20.00'	31.42'	S 45°21'24" W	28.28'	90°00'00"
C5 ④	20.00'	31.42'	N 44°38'36" W	28.28'	90°00'00"
C6 ④	31.00'	48.69'	N 45°21'24" E	43.84'	90°00'00"
C7 ④	20.00'	31.42'	S 44°38'36" E	28.28'	90°00'00"
CL7	50.00'	78.54'	S 45°21'24" W	70.71'	90°00'00"

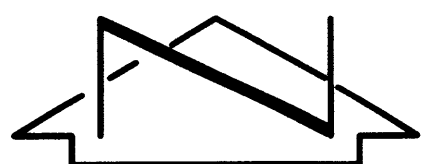
LINE	DIRECTION	DISTANCE	EASEMENT
E1	N 62°28'59" E	14.80'	12
E2	N 33°56'00" E	12.10'	12
E3	S 89°38'36" E	38.45'	12
E4	S 33°13'13" E	12.10'	12
E5	S 61°46'12" E	14.80'	12
E6	N 89°38'36" W	78.00'	4
E7	N 00°21'24" E	103.00'	4
E8	S 89°38'36" E	128.00'	4
E9	S 89°38'36" E	38.00'	4



JEFF MORTENSEN & ASSOCIATES, INC.
 □ 6010-B MIDWAY PARK BLVD, N.E.
 □ ALBUQUERQUE □ NEW MEXICO 87109
 □ ENGINEERS □ SURVEYORS (505) 345-4250
 JOB #2001.056.5 PLAT

SUBMISION PLAT OF
**LOTS 1-P1 THROUGH 14-P1,
VINEYARD ESTATES, UNIT IV-A**
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2003

COUNTY CLERK FILING DATA

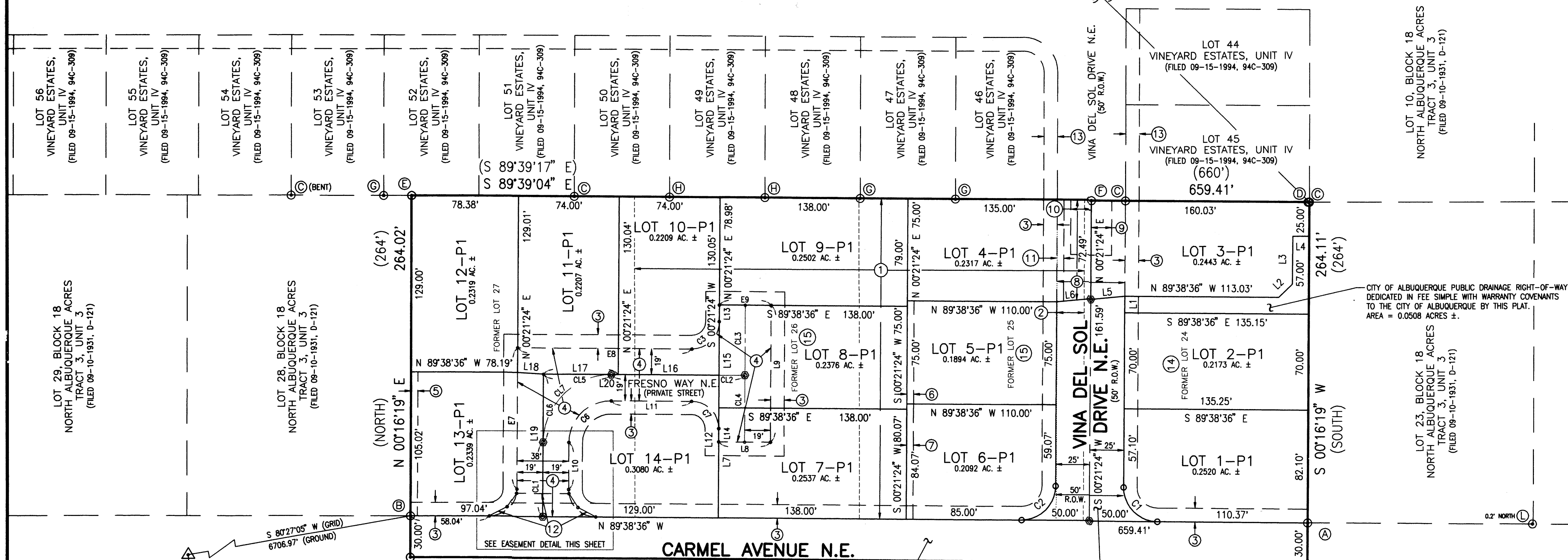


SCALE: 1" = 50'



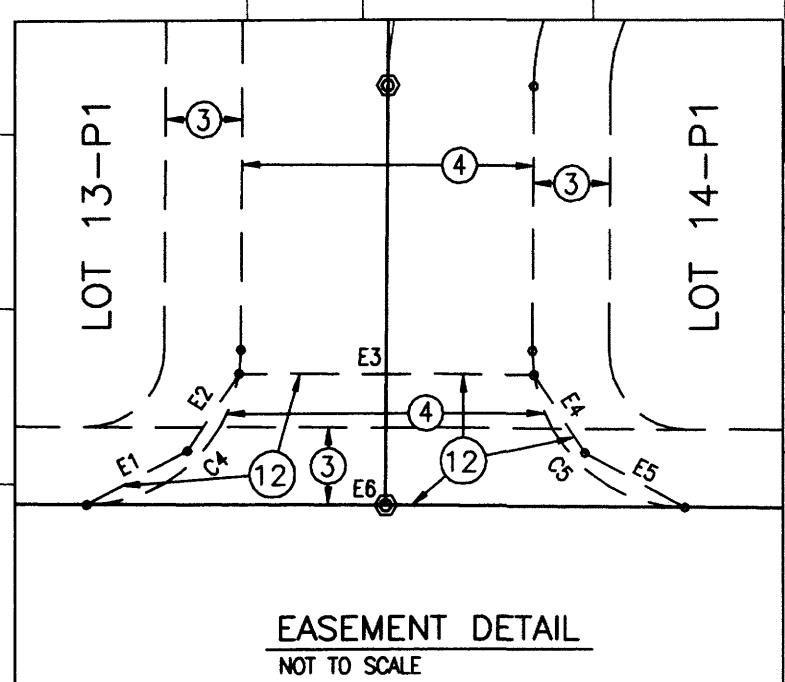
NOTE: FOR BOUNDARY TABLES, EASEMENT TABLE
AND KEYED NOTES SEE SHEET 2 OF 3

NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "1-B20"
X=410,237.56
Y=1,524,092.46
COMBINED FACTOR=0.99964740
DELTA ALPHA=-00°10'23"
ELEVATION=5474.51' (NGVD29)



NEW MEXICO CENTRAL ZONE-NAD 1927
N.G.S. STA. "HEAVEN"
X=407,051.31
Y=1,518,737.03
COMBINED FACTOR=0.99965263
DELTA ALPHA=-00°10'45"
ELEVATION=5375.62' (NGVD29)

PROPOSED VENTURA VILLAGE
(BY SEPARATE PLATTING ACTION)
(DRB # 1001463)



CARMEL AVENUE N.E.
(60' R.O.W., ULTIMATE 52' R.O.W.)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE
TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
AREA = 0.4541 ACRES ±. (CARMEL R.O.W.)

PROPOSED LOS VIGILS
(BY SEPARATE PLATTING ACTION)
(DRB # 1002271)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE
WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE
BY THIS PLAT. AREA = 0.1916 ACRES ±. (VINA DEL SOL R.O.W.)

CITY OF ALBUQUERQUE PUBLIC DRAINAGE RIGHT-OF-WAY
DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS
TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
AREA = 0.0508 ACRES ±.



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2001.056.5 PLAT

DESCRIPTION

Lots 24, 25, 26 and 27, Block 18, North Albuquerque Acres, Tract 3, Unit 3, Albuquerque, New Mexico, 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 10, 1931, Book D, Page 121.

NOTES:

- A Boundary Survey was performed in September, 2000. Property corners were found or set as indicated.
- All distances are ground distances.
- Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
- Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
- Record bearings and distances are shown in parenthesis.
- Street mileage created by this plat = 0.03 miles (full-width public) and 0.06 miles (full-width private).
- Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "C" symbol.
- Manholes will be offset at points of curvature, points of tangency, street intersections, and other angle points where practical to allow use of centerline monumentation.
- Tract A will be designated as private access, private drainage, and City of Albuquerque public water and public sanitary sewer easements. Maintenance of the private access and private drainage easement shall be the responsibility of the Vineyard Estates, Unit IV-A Homeowner's Association.
- The purpose of this plat is to:
 - Create 14 (fourteen) residential lots within Vineyard Estates, Unit IV-A and Tract A, Vineyard Estates, Unit IV-A from Lots 24, 25, 26 and 27, Block 18, Tract 3, Unit 3, North Albuquerque Acres.
 - Eliminate the interior property lines between former Lots 24, 25, 26 and 27, Block 18, Tract 3, Unit 3, North Albuquerque Acres.
 - Dedicate in fee simple the necessary public street rights-of-way and public storm drainage rights-of-way.
 - Grant the necessary public storm drain, public utility, public water, public sanitary sewer, public access, private vehicular access and private drainage easements as shown.
 - Vacate the public drainage easement as shown.
 - Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following documents: Book 132, Page 94 (Lot 24), and Book 132, Page 397 (Lots 25 & 26), records of Bernalillo County, New Mexico.
- A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.
- The following documents and instruments were used for the performance and preparation of this survey:
 - Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
 - Plat of Vineyard Estates, Unit IV, filed 09-15-1994, Book 94C, Page 309, Records of Bernalillo County, New Mexico.
 - Boundary Survey, JMA Job #2001.059.2, prepared by Jeff Mortensen and Associates, Inc. dated 01-30-2002 (unrecorded).
 - Warranty Deed filed 04-07-1998, Book 9808, Page 403, Doc. #1998041922, Records of Bernalillo County, New Mexico (Lot 24).
 - Warranty Deed filed 08-03-1999, Book 9911, Page 1013, Doc. #1999101310, Records of Bernalillo County, New Mexico (Lots 25 & 26).
 - Warranty Deed filed 05-03-1994, Book 94-14, Page 4933, Doc. #94058873, Records of Bernalillo County, New Mexico (Lot 27).
 - Boundary Survey, JMA Job #2001.056.2, prepared by Jeff Mortensen and Associates, Inc. dated 09-18-2002 (unrecorded).
 - Policy No. J 1446251 prepared by First American Title Insurance Company dated 11-08-2002.
- Easements reserved by document filed in Book D248A, Page 532 (record not available at the County Clerk Office) are hereby vacated by this request.

KEYED NOTES

- VACATED, RELEASED AND TERMINATED EASEMENTS**
- PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 09-29-1994, BOOK 94-27, PAGES 7077-7082, DOC. #1994118107 TO BE VACATED BY THIS REQUEST (FORMER LOTS 25 AND 26, BLOCK 18)
 - PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 09-29-1994, BOOK 94-27, PAGES 7077-7082, DOC. #1994118107, AND RELEASED AND TERMINATED BY DOCUMENT FILED 04-20-1995, BOOK 95-9, PAGES 6350-6351, DOC. #95038600
 - NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 05-24-1934, BOOK 132, PAGE 94, TO BE VACATED BY THIS REQUEST (FORMER LOT 24, BLOCK 18)
 - NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 07-26-1937, BOOK 132, PAGE 397, TO BE VACATED BY THIS REQUEST (FORMER LOTS 25 & 26, BLOCK 18)

NEW EASEMENTS

- 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- 38' PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENT AND; PRIVATE ACCESS (SERVING LOTS 7-P1 THROUGH 14-P1) AND PRIVATE DRAINAGE EASEMENT (SERVING LOTS 7-P1 THROUGH 14-P1) GRANTED BY THIS PLAT
- 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 12-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 13-P1.
- 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 4-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 5-P1.
- 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 4-P1 AND 5-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 6-P1.
- 50' WIDE PUBLIC (CITY OF ALBUQUERQUE) DRAINAGE, SANITARY SEWER AND WATER EASEMENT GRANTED BY THIS PLAT
- 15' x 40' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 4-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3-P1.
- 15' x 40' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 3-P1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 4-P1.
- 5' PUBLIC (CITY OF ALBUQUERQUE) SIDEWALK EASEMENT GRANTED BY THIS PLAT
- PUBLIC (CITY OF ALBUQUERQUE) ACCESS EASEMENT GRANTED BY THIS PLAT

EXISTING EASEMENT

- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 94C-309, OFFSITE

MONUMENTATION

- FOUND #4 REBAR W/CAP STAMPED "PS 11463", WITH TAG STAMPED "NMPS 11184"
- FOUND #5 REBAR, NO I.D., TAGGED WITH WASHER STAMPED "NMPS 11184"
- FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- FOUND P.K. NAIL W/WASHER STAMPED "PS 11463", NOT HONORED (1.0' WEST)
- FOUND #5 REBAR, NO I.D. (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- FOUND ALUMINUM CENTERLINE CAP STAMPED "NMPS 11184"
- FOUND P.K. NAIL W/TAG STAMPED "NMPS 11184"
- FOUND CONCRETE NAIL W/WASHER STAMPED "NMPS 11184"
- FOUND #4 REBAR, NO I.D.
- FOUND #4 REBAR W/CAP STAMPED "LS 7909"
- FOUND #4 REBAR W/CAP STAMPED "NMPS 8127"

EASEMENT TABLE

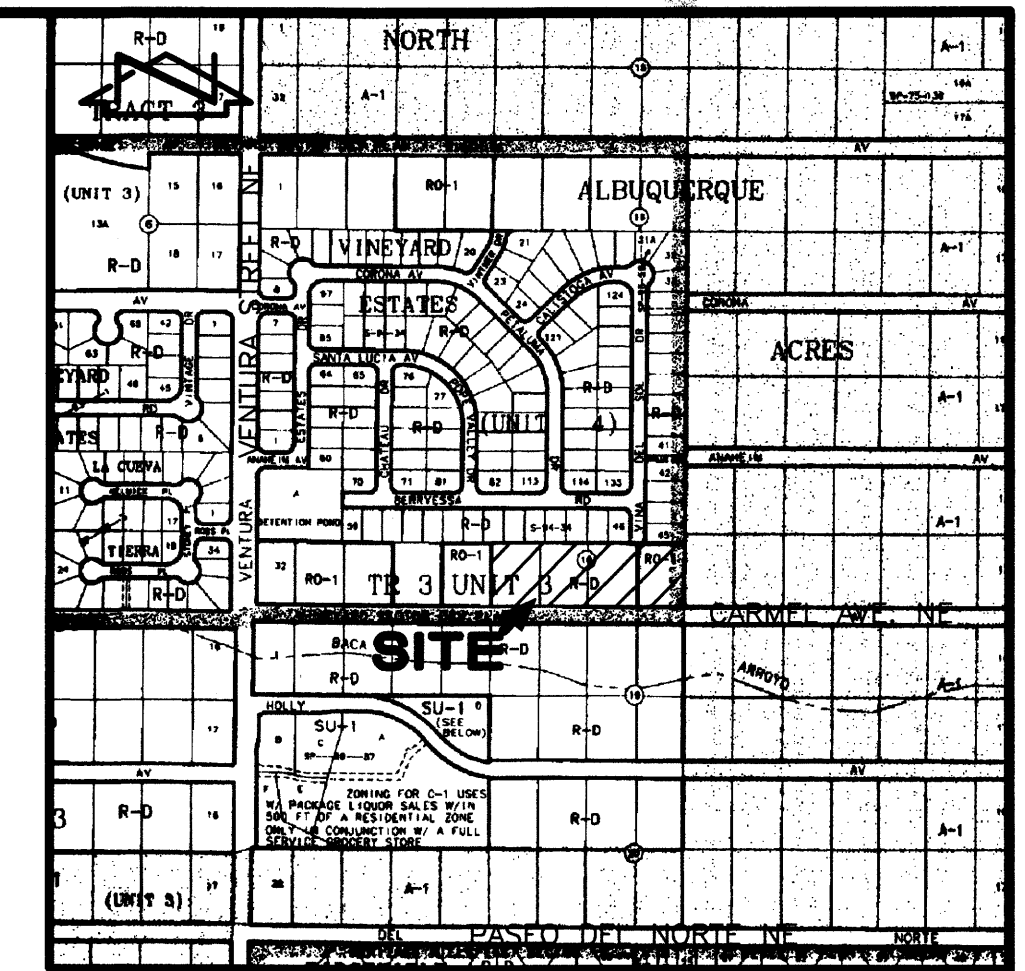
LINE	DIRECTION	DISTANCE
E1	S 62°28'59" W	14.80'
E2	S 33°56'00" W	12.10'
E3	N 89°38'36" W	38.45'
E4	S 33°13'13" E	12.10'
E5	S 61°46'12" E	14.80'

PRELIMINARY PLAT
APPROVED BY DRB
ON 1/29/03

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 00°21'24" W	12.00'
L2	S 45°21'24" W	14.14'
L3	S 00°21'24" W	35.00'
L4	N 89°38'36" W	12.04'
L5	S 84°37'06" W	25.13'
L6	S 84°37'06" W	25.13'
L7	S 00°21'24" W	55.07'
L8	N 89°38'36" W	38.00'
L9	S 00°21'24" W	25.00'
L10	S 00°21'24" W	34.00'
L11	N 89°38'36" W	59.00'
L12	S 00°21'24" W	65.00'
L13	S 00°21'24" W	12.07'
L14	S 00°21'24" W	9.93'
CL1	S 00°21'24" W	54.00'
CL2	N 89°38'36" W	98.00'
CL3	S 00°21'24" W	51.07'
CL4	S 00°21'24" W	48.93'
CL5	N 89°38'36" W	50.00'
CL6	S 00°21'24" W	50.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	25.00'	39.27'	S 44°38'36" E	35.36'	90°00'00"
C2	25.00'	39.27'	N 45°21'24" E	35.36'	90°00'00"
C3	20.00'	31.42'	N 45°21'24" E	28.28'	90°00'00"
C4	20.00'	31.42'	N 45°21'24" E	28.28'	90°00'00"
C5	20.00'	31.42'	S 44°38'36" E	28.28'	90°00'00"
C6	31.00'	48.69'	S 45°21'24" W	43.84'	90°00'00"
C7	20.00'	31.42'	N 44°38'36" W	28.28'	90°00'00"
CL7	50.00'	78.54'	S 45°21'24" W	70.71'	90°00'00"



VICINITY MAP
SCALE: 1" = 750'

C-20

OWNER'S SIGNATURE

Donald G. Hoeh
Donald G. Hoeh,
President, Hoeh Real Estate Corporation (Lots 25, 26 & 27)
Custodian, Hoeh Real Estate Corporation Defined Benefit Plan (Lot 24)
1-02-03
Date

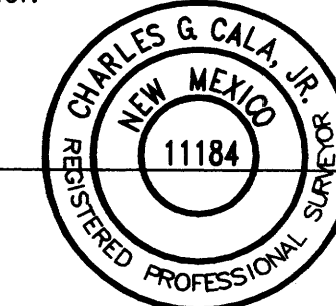
APPROVED FOR STREET NAMES AND MONUMENTATION

J.M.B. Jant
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO
1/2/03
DATE

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



1-2-2003
Date

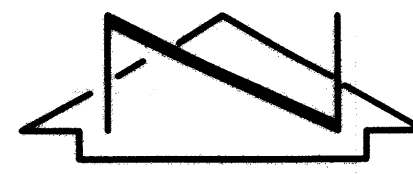
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JEFF MORTENSEN & ASSOCIATES, INC.
6801-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS | SURVEYORS (505) 945-4250

**VACATION REQUEST AND PRELIMINARY PLAT
LOTS 1-P1 THROUGH 14-P1, AND TRACT A,
VINEYARD ESTATES, UNIT IV-A**

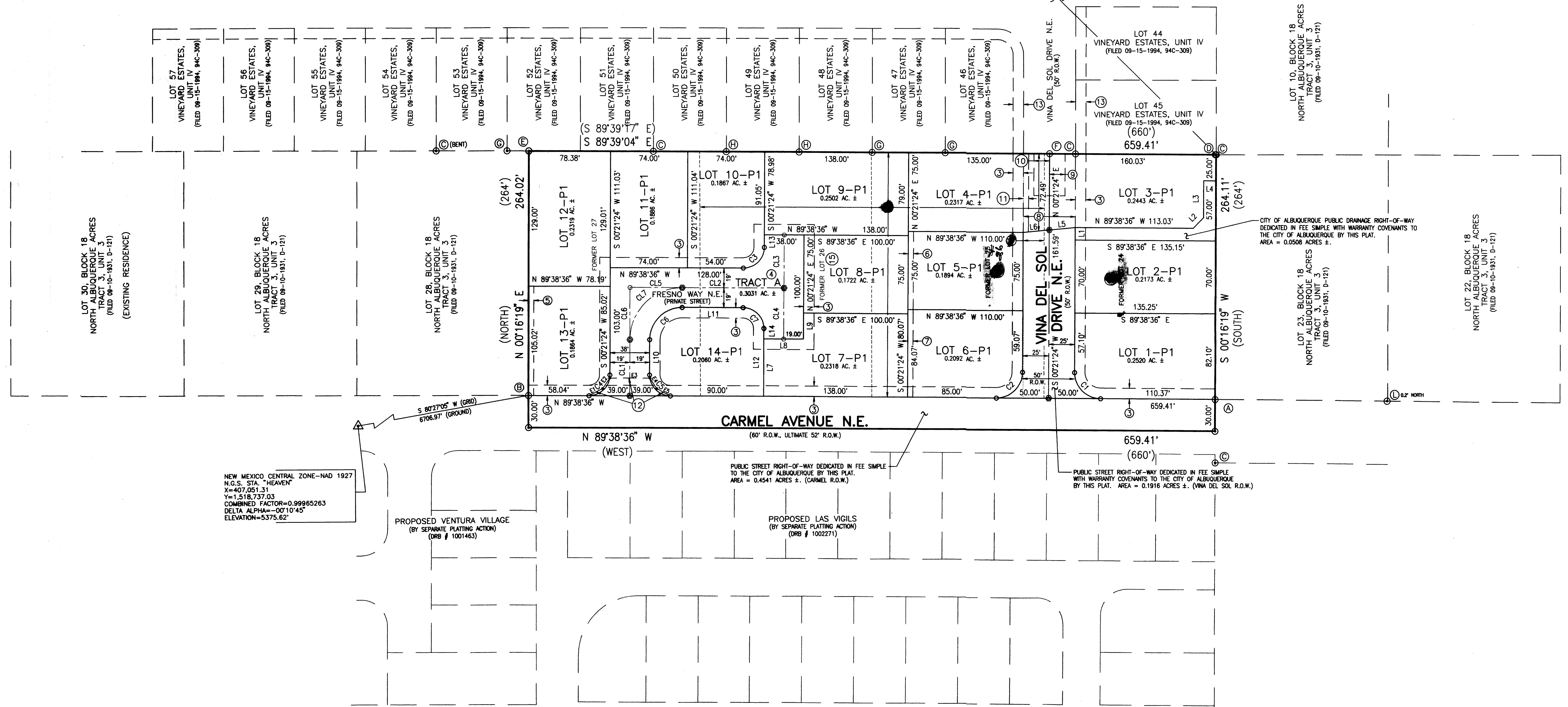
SURVEYED BY	DRAWN BY	APPROVED BY	REVISIONS			JOB NO.
			NO.	DATE	BY	
J.M.S.	T.A.T.	C.G.C.				2001.056.4
						DATE 01-2003
						SHEET 1 OF 2



SCALE: 1" = 50'



NEW MEXICO, CENTRAL ZONE-NAD 1927
A.C.S. STA. "1-B20"
X=410,237.56
Y=1,524,092.46
COMBINED FACTOR=0.99964740
DELTA ALPHA=-00'10"23"
ELEVATION=5374.51'



NEW MEXICO, CENTRAL ZONE-NAD 1927
N.G.S. STA. "HEAVEN"
X=407,051.31
Y=1,518,737.03
COMBINED FACTOR=0.99965263
DELTA ALPHA=-00'10"45"
ELEVATION=5375.62'

CARMEL AVENUE N.E.
(60' R.O.W., ULTIMATE 52' R.O.W.)

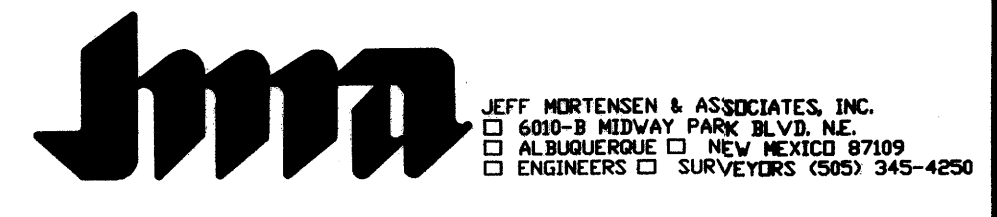
PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 0.1916 ACRES ±. (VINA DEL SOL R.O.W.)

PROPOSED VENTURA VILLAGE
(BY SEPARATE PLATTING ACTION)
(DRB # 1001463)

PROPOSED LAS VIGILS
(BY SEPARATE PLATTING ACTION)
(DRB # 1002271)

EXHIBIT B 2 of 2
Date 1/29/09

Plot Path: E:\JMM\10010564\10010564.dwg
Plot Date: 12-31-2002
Plot Time: 11:32 am



VACATION REQUEST AND PRELIMINARY PLAT LOTS 1-P1 THROUGH 14-P1, AND TRACT A, VINEYARD ESTATES, UNIT IV-A

SURVEYED BY: J.M.S.
DRAWN BY: T.N.T.
APPROVED BY: C.G.C.

NO.	DATE	BY	REVISIONS

JOB NO. 2001.056.4
DATE 01-2003
SHEET 2 OF 2