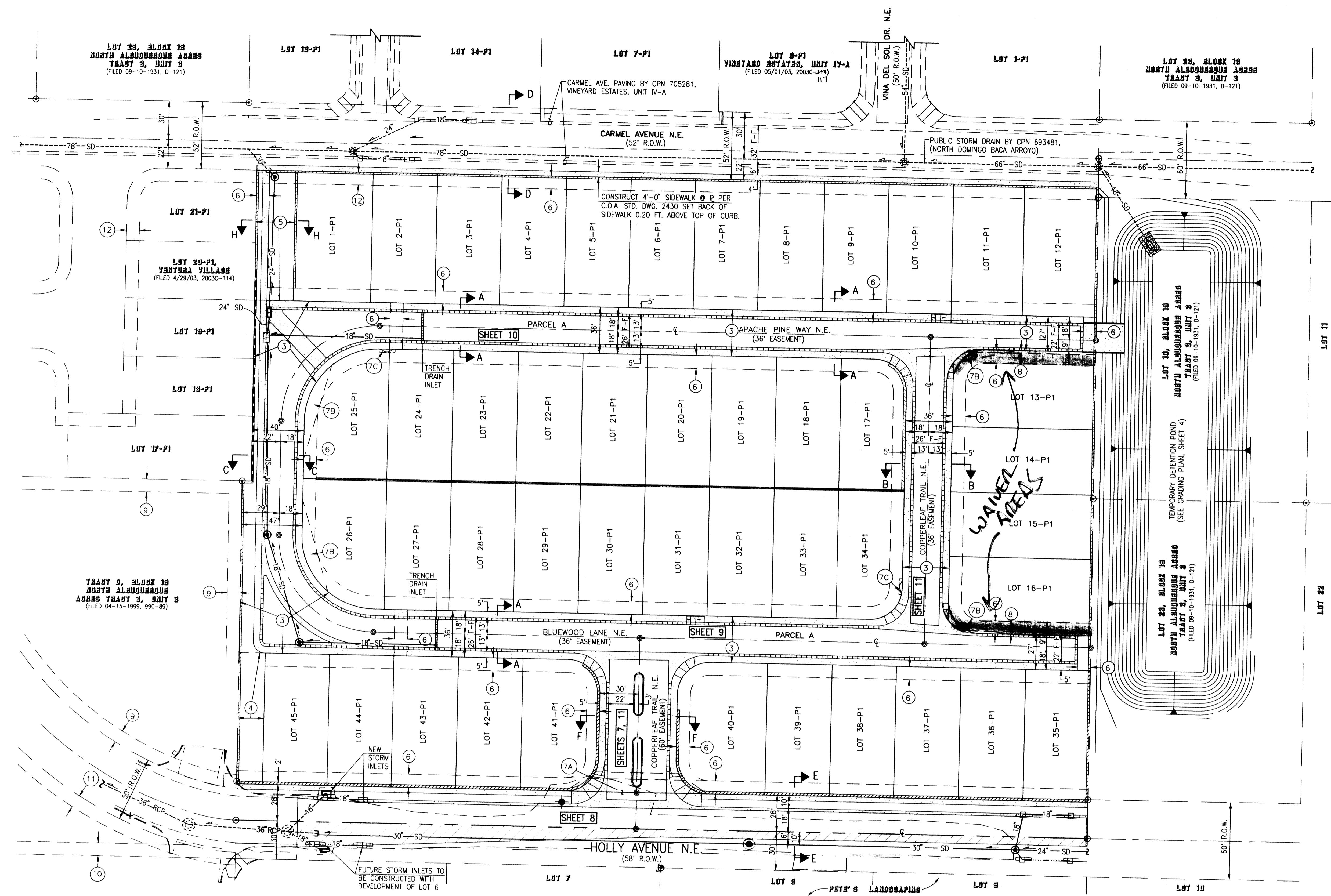


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 Plot Time: 08:40 am

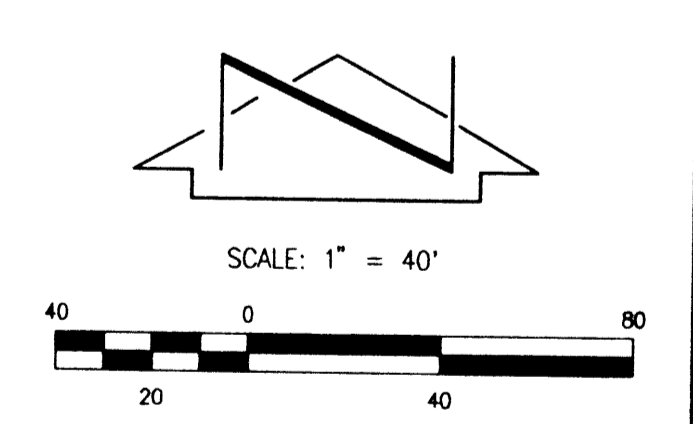
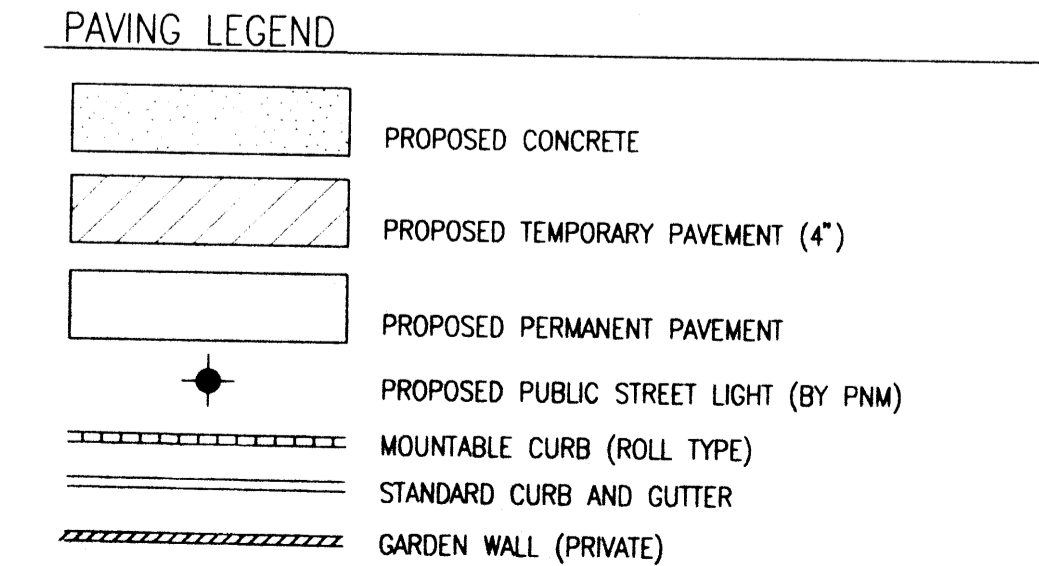


- NOTES:**
- SEE SHEETS 2-3 FOR RECORD SUBDIVISION PLAT.
  - SEE SHEET 4 FOR DRB APPROVED GRADING PLAN.
  - SEE SHEETS 6-7 FOR GRADING, DRAINAGE AND PAVING SECTIONS AND DETAILS.
  - THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION ONLY. SEE SHEETS 2-3 FOR SUBDIVISION PLAT PREPARED BY THIS OFFICE.

102271

- NEW EASEMENTS**
- PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENTS SERVING LOTS 1-P1 - 45-P1. MAINTENANCE IS THE RESPONSIBILITY OF THE LOS VIGILS HOMEOWNER'S ASSOCIATION.
  - PUBLIC (CITY OF ALBUQUERQUE) SANITARY SEWER EASEMENT
  - PRIVATE STORM DRAINAGE, PRIVATE PEDESTRIAN ACCESS AND PUBLIC (CITY OF ALBUQUERQUE) WATER EASEMENTS SERVING LOTS 1-P1 - 45-P1. MAINTENANCE OF THIS EASEMENT IS THE RESPONSIBILITY OF THE LOS VIGILS HOMEOWNER'S ASSOCIATION
  - 10' PUBLIC UTILITY EASEMENT
  - PUBLIC (CITY OF ALBUQUERQUE) ACCESS EASEMENT
  - PRIVATE CLEAR SIGHT VISIBILITY EASEMENT. NO OBJECT SHALL BE PLACED WITHIN THE EASEMENT THAT EXCEEDS THREE (3) FEET IN HEIGHT AS MEASURED FROM THE ADJACENT FLOWLINE.
  - PRIVATE SIDEWALK EASEMENT SERVING LOTS 1-P1 THROUGH 45-P1, AND PARCEL A, LOS VIGILS. MAINTENANCE IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
  - 2' PRIVATE ROADWAY MAINTENANCE EASEMENT SERVING LOTS 1-P1 THROUGH 45-P1. MAINTENANCE OF THIS EASEMENT IS THE RESPONSIBILITY OF THE LOS VIGILS HOMEOWNER'S ASSOCIATION

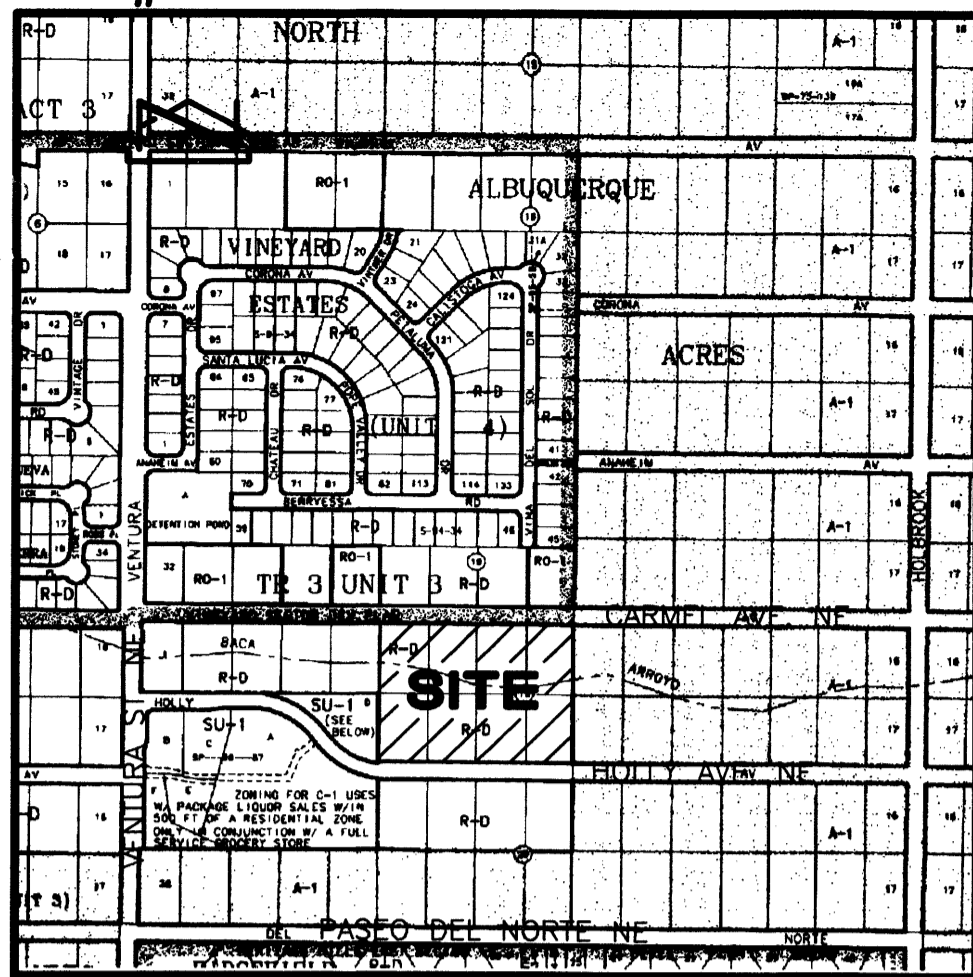
- EXISTING EASEMENTS**
- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
  - 10' P.N.M. ELECTRIC OVERHEAD UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
  - 10' PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
  - 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-114



**Jma**  
 2002.045.5  
 JEFF HORTENSEN & ASSOCIATES, INC.  
 600-B HIGHWAY PARK, BLDG. 300, N.E.  
 ALBUQUERQUE, N.M. 87109  
 ENGINEERS & SURVEYORS 0860 345-4250  
 FAX: 505 345-4254 Email: jma@jma-inc.com

|   |                        |
|---|------------------------|
| CITY OF ALBUQUERQUE<br>PUBLIC WORKS DEPARTMENT<br>ENGINEERING DEVELOPMENT GROUP |                        |
| TITLE: LOS VIGILS<br>PAVING AND STORM DRAINAGE SITE PLAN                        |                        |
| Design Review Committee   | City Engineer Approval |
| City Project No. 708481   | Zone Map No. C-20      |
| Sheet 5   | Of 19                  |

| ENGINEER'S SEAL |               | SURVEY INFORMATION |       | BENCH MARKS  |   | AS BUILT INFORMATION |   |
|-----------------|---------------|--------------------|-------|--|---|----------------------|---|
|                 | DATE          | NO.                | BY    | DATE   | CONTRACTOR  | DATE                 | CONTRACTOR  |
|                 | 09/02         | 20452              | JMA   | 09/02  | THE ACS STATION "HEADQUARTERS" (FILED PRIOR TO 1989 PASSED DEL. NORTH CONSTRUCTION) | 09/02                | THE ACS STATION "HEADQUARTERS" (FILED PRIOR TO 1989 PASSED DEL. NORTH CONSTRUCTION) |
| REVISIONS       | NO.           | DATE               | BY    | DATE   | NO.   | DATE                 | NO.   |
| DESIGN          |               |                    |       |  |   |                      |   |
| DESIGNED BY     | G.M.          | DATE               | 04-03 | NOTE THE ELEVATION OF THE "PROJECT DATUM" PREVIOUS ELEV. IS 5287.71 FEET (NOV 1929).   | NO.   | DATE                 | NO.   |
| DRAWN BY        | S.G.H./J.L.P. | DATE               | 04-03 | NOTE THE ELEVATION OF THE "PROJECT DATUM" IS 5287.71 FEET (NOV 1929).  | NO.   | DATE                 | NO.   |
| CHECKED BY      | J.G.M./G.M.   | DATE               | 06-03 | THE C.O.A. PUBLISHED ELEVATION FOR STA. 5+000 IS 5282.71 FEET (NOV 1929) AND THEREFORE VARIES BY 0.13 FEET VERTICALLY FROM THE "PROJECT DATUM". FOR THE PURPOSES OF THIS PROJECT USE "PROJECT DATUM" AS DESCRIBED ABOVE. | NO.   | DATE                 | NO.   |



**VICINITY MAP**

SCALE: 1" = 750'

**C-20**

**DEDICATION AND FREE CONSENT**

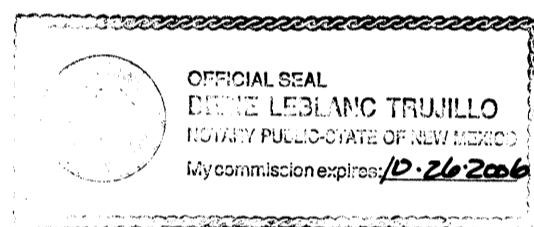
The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

*Donald G. Hoech*  
 Donald G. Hoech, President  
 Hoech Real Estate Corporation

4-3-03  
 Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 3<sup>rd</sup> day of April, 2003, by Donald G. Hoech, President, Hoech Real Estate Corporation.

*Denise LeBlanc Trujillo*  
 Notary Public

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.

**SUBDIVISION PLAT OF  
 LOTS 1-P1 THROUGH 45-P1 AND  
 PARCEL A, LOS VIGILS  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2003**

HOECH REAL ESTATE CORPORATION  
 OWNER  
 PROJECTED  
 SEC. 17, T 11 N, R 4 E, N.M.P.M.  
 LOCATION  
 LOS VIGILS  
 SUBDIVISION

**COUNTY CLERK FILING DATA**

DRB PROJECT #1002271 03DRB-00003, 03DRB-00004

**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 \_\_\_\_\_

*J. B. Hart*  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE 4-7-03

REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

P.N.M. ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION \_\_\_\_\_ DATE \_\_\_\_\_

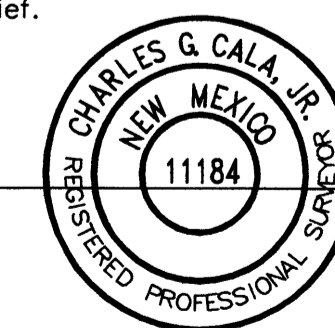
P.N.M. GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE VISION OF NEW MEXICO, INC. \_\_\_\_\_ DATE \_\_\_\_\_

**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



4-3-2003  
 Date



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2002.045.6 PLAT

GENERAL NOTES:

1. A Boundary Survey was performed in December, 2001 and January, 2002, and updated to conform with monumentation established for Tract A, Ventura Village, in March, 2003. 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. Private street mileage created by this plat = 0.34 miles (full-width).
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. Portions of Parcel A will be designated as private access, private drainage, and City of Albuquerque public water and public sanitary sewer easements as shown. Maintenance of the private access and private drainage easement shall be the responsibility of the Los Vigils Homeowner's Association.
10. The purpose of this plat is to:
  - a. Create 45 (forty-five) residential lots and Parcel A, Los Vigils from Lots 7, 8, 9, 24, 25, 26 and 27, Block 19, Tract 3, Unit 3, North Albuquerque Acres and Tract A, Ventura Village.
  - b. Eliminate the interior property lines between former Lots 7, 8, 9, 24, 25, 26, 27 and Tract A.
  - c. Dedicate in fee simple the necessary public street rights-of-way.
  - d. Grant the necessary public utility, public water, public sanitary sewer, private access, and private storm drain easements as shown.
  - e. 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 141, Page 247 (Lot 24), Book 141, Page 229 (Lots 6, 7, 8 & 9), Book 132, Page 532 (Lots 6, 8 & 9), and Book 132, Page 446 (Lot 7), records of Bernalillo County, New Mexico (03DRB-00004).
  - f. Vacate the public right-of-way, (Carmel Avenue N.E. and Holly Avenue N.E.), as shown (03DRB-00003).
  - g. Vacate the easements reserved by document filed in Book D248A, Page 532 (record not available at the County Clerk's Office, 03DRB-00004).
11. Blanket private drainage easements shall be granted with the filing of this plat on Lots 1-P1 through 45-P1, Los Vigils for the purpose of conveying storm water runoff from said properties to Parcel A, Los Vigils. Conveyance of runoff shall take place in a manner consistent with the Grading and Drainage Plan prepared by this office dated December 31, 2002, bearing the Engineer's Seal of J. Graeme Means, NMPE #13676.
12. 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.
13. 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 Tracts A-F, Block 19, North Albuquerque Acres, Tract 3, Unit 3, filed 04-15-1999, Book 99C, Page 89, Records of Bernalillo County, New Mexico.
  - c. Boundary Survey of Lots 5-27, Block 19, North Albuquerque Acres, Tract 3, Unit 3 prepared by this office, dated 01-30-2002 (unrecorded).
  - d. Plat of Ventura Village, filed \_\_\_\_\_-2003, Book 2003C, Page \_\_\_\_\_, Records of Bernalillo County, New Mexico.
  - e. Warranty Deed filed 11-08-2002, Book A44, Page 5301, Doc. #2002145697, Records of Bernalillo County, New Mexico (Lot 25).
  - f. Warranty Deed filed 11-08-2002, Book A44, Page 5302, Doc. #2002145698, Records of Bernalillo County, New Mexico (Lots 6, 7, 8, 9, 24, 26 & 27).
  - g. Policy No. J 1446251 prepared by First American Title Insurance Company dated 11-08-2002.
14. Gross subdivision acreage = 7.8657 acres.

SUBDIVISION PLAT OF  
**LOTS 1-P1 THROUGH 45-P1 AND**  
**PARCEL A, LOS VIGILS**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2003

COUNTY CLERK FILING DATA

KEYED NOTES

VACATED PUBLIC RIGHT-OF-WAY AND EASEMENTS

- ① NORTH 2' OF HOLLY AVENUE N.E. VACATED BY 03DRB-00003, 0.0303 ACRES ±
- ② SOUTH 8' OF CARMEL AVENUE N.E. VACATED BY 03DRB-00003, 0.1211 ACRES ±
- ⑬ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 02-18-1938, BOOK 141, PAGE 247, VACATED BY 03DRB-00004, (FORMER LOT 24, BLOCK 19)
- ⑭ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 12-11-1937, BOOK 141, PAGE 229, VACATED BY 03DRB-00004, (FORMER LOTS 6, 7, 8 & 9, BLOCK 19)
- ⑮ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 04-24-1939, BOOK 132, PAGE 532, VACATED BY 03DRB-00004, (FORMER LOTS 6, 8 & 9, BLOCK 19)
- ⑯ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 12-11-1937, BOOK 132, PAGE 446, VACATED BY 03DRB-00004, (FORMER LOT 7, BLOCK 19)

NEW EASEMENTS

- ③ PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 THROUGH 45-P1 (SEE GENERAL NOTE 9)
- ④ PUBLIC (CITY OF ALBUQUERQUE) SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ⑤ PRIVATE STORM DRAINAGE, PRIVATE PEDESTRIAN ACCESS AND PUBLIC (CITY OF ALBUQUERQUE) WATER EASEMENTS GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 THROUGH 45-P1. MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOS VIGILS HOMEOWNER'S ASSOCIATION
- ⑥ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ⑦A PUBLIC (CITY OF ALBUQUERQUE) ACCESS EASEMENT GRANTED BY THIS PLAT
- ⑦B PRIVATE CLEAR SIGHT VISIBILITY EASEMENT GRANTED BY THIS PLAT. NO OBJECT SHALL BE PLACED WITHIN THE EASEMENT THAT EXCEEDS THREE (3) FEET IN HEIGHT AS MEASURED FROM THE ADJACENT FLOWLINE.
- ⑦C PRIVATE SIDEWALK EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 THROUGH 45-P1, AND PARCEL A, LAS VIGILS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ⑧ 2' PRIVATE ROADWAY MAINTENANCE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 THROUGH 45-P1. MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOS VIGILS HOMEOWNER'S ASSOCIATION

EXISTING EASEMENTS

- ⑨ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
- ⑩ 10' P.N.M. ELECTRIC OVERHEAD UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
- ⑪ 10' PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
- ⑫ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-\_\_\_\_\_

MONUMENTATION

- (A) CALCULATED POSITION, NOT SET
- (B) FOUND #4 REBAR, NO I.D.
- (C) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND #4 REBAR W/CAP STAMPED "NMPS 8127"
- (E) FOUND #4 REBAR W/CAP, ILLEGIBLE
- (F) FOUND #4 REBAR W/CAP STAMPED "LS 7909"
- (G) FOUND #5 REBAR, NO I.D.
- (H) FOUND #4 REBAR W/CAP STAMPED "PS 11463"
- (J) FOUND REBAR W/CAP STAMPED "PWT 10204"
- (K) FOUND REBAR W/CAP STAMPED "PWT 10204", NOT HONORED (N 66°17'36" E 0.39')
- (L) SET REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

BOUNDARY TABLES

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | N 89°28'14" E | 6.91'    |
| L2   | N 00°13'11" W | 22.00'   |
| L3   | S 89°35'31" E | 17.43'   |
| L4   | S 89°38'41" E | 32.57'   |
| L5   | N 89°39'44" W | 8.00'    |
| L6   | N 89°39'44" W | 8.00'    |

| CURVE | RADIUS | LENGTH  | CHORD BEARING | CHORD   | DELTA     |
|-------|--------|---------|---------------|---------|-----------|
| C1    | 25.00' | 39.27'  | N 45°20'16" E | 35.36'  | 90°00'00" |
| C2    | 25.00' | 39.27'  | N 44°39'44" W | 35.36'  | 90°00'00" |
| C3    | 25.00' | 39.27'  | S 44°39'44" E | 35.36'  | 90°00'00" |
| C4    | 57.00' | 89.54'  | N 45°20'16" E | 80.61'  | 90°00'00" |
| C5    | 57.00' | 89.54'  | N 44°39'44" W | 80.61'  | 90°00'00" |
| C6    | 25.00' | 39.27'  | S 45°20'16" W | 35.36'  | 90°00'00" |
| C7    | 25.00' | 39.27'  | N 45°20'16" E | 35.36'  | 90°00'00" |
| C8    | 25.00' | 39.27'  | N 44°39'44" W | 35.36'  | 90°00'00" |
| C9    | 25.00' | 39.27'  | S 45°20'16" W | 35.36'  | 90°00'00" |
| C10   | 25.00' | 39.27'  | S 44°39'44" E | 35.36'  | 90°00'00" |
| CL1   | 75.00' | 117.81' | N 45°20'16" E | 106.07' | 90°00'00" |
| CL2   | 75.00' | 117.81' | N 44°39'44" W | 106.07' | 90°00'00" |

EASEMENT TABLES

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| E1   | N 57°11'36" E | 27.34'   |
| E2   | S 89°39'44" E | 64.22'   |
| E3   | S 56°31'05" E | 27.34'   |
| E4   | S 77°41'16" W | 44.87'   |
| E5   | S 89°39'44" E | 23.91'   |
| E6   | N 89°39'44" W | 20.22'   |
| E7   | S 78°01'46" E | 39.29'   |
| E8   | N 00°20'16" E | 28.07'   |
| E9   | N 00°20'16" E | 29.64'   |
| E10  | S 89°39'44" E | 12.41'   |
| E11  | S 00°20'16" W | 2.50'    |
| E12  | N 89°39'44" W | 12.41'   |
| E13  | N 00°20'16" E | 2.50'    |
| E14  | N 89°39'44" W | 1.99'    |
| E15  | N 00°20'16" E | 12.50'   |
| E16  | S 89°39'44" E | 2.50'    |
| E17  | S 00°20'16" W | 7.50'    |
| E18  | S 15°44'02" E | 75.01'   |
| E19  | S 15°50'40" W | 76.05'   |

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD  | DELTA     |
|-------|--------|--------|---------------|--------|-----------|
| EC1   | 25.00' | 22.96' | N 64°01'20" E | 22.17' | 52°37'51" |
| EC2   | 25.00' | 20.47' | N 66°12'26" W | 19.90' | 46°54'38" |
| EC3   | 57.00' | 50.27' | N 24°55'34" W | 48.65' | 50°31'39" |
| EC4   | 57.00' | 49.70' | N 25°19'09" E | 48.14' | 49°57'46" |
| EC5   | 25.00' | 5.03'  | S 06°06'22" W | 5.03'  | 11°32'13" |



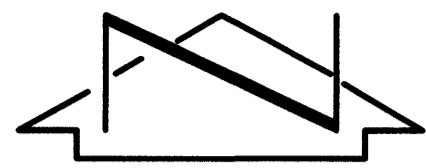
JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD. N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2002.045.6 PLAT

# SUBMISSION PLAT OF LOTS 1-P1 THROUGH 45-P1 AND PARCEL A, LOS VIGILS

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL, 2003

COUNTY CLERK FILING DATA



SCALE: 1" = 50'



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

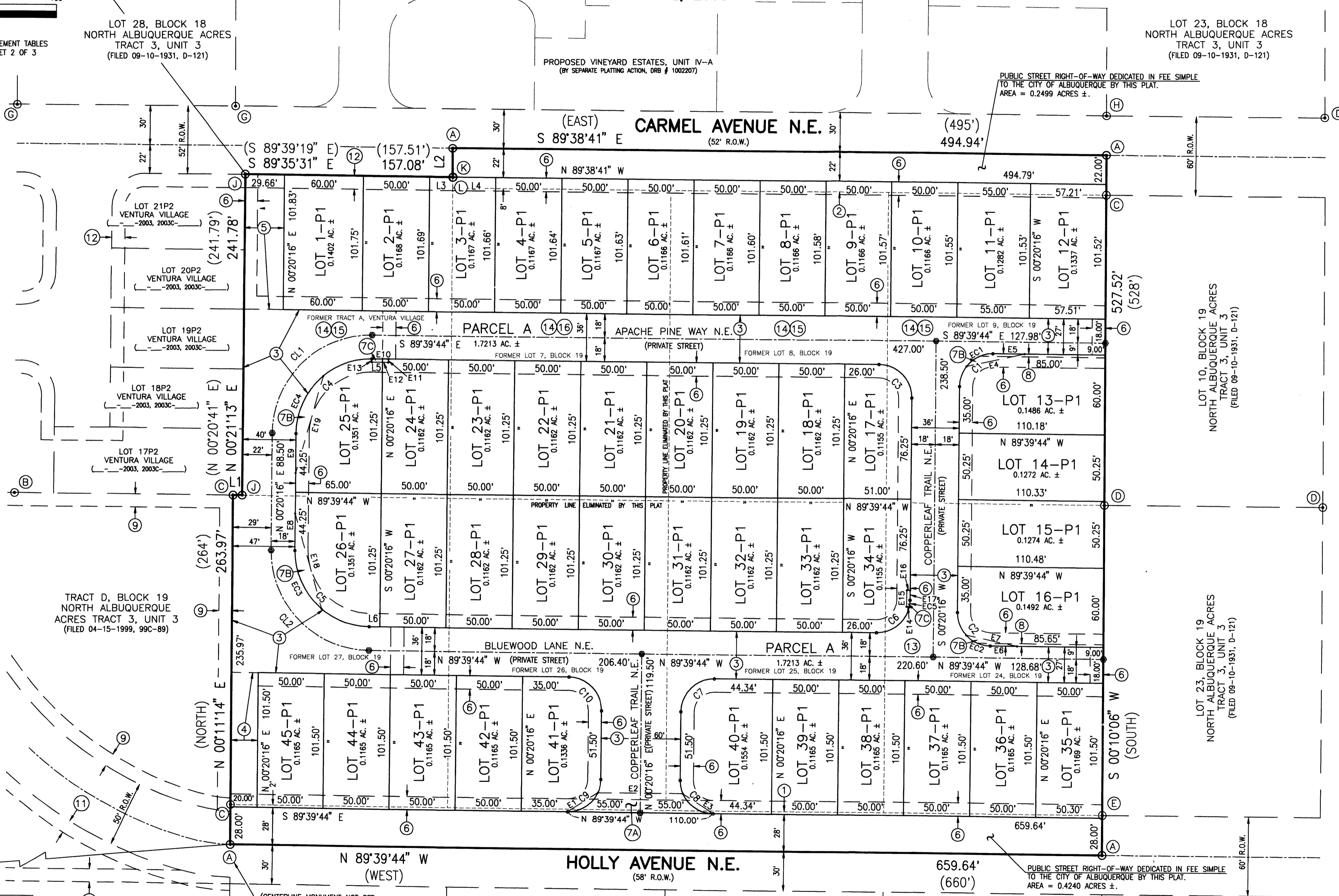
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A.C.S. STA. "1-B20"  
X=410,237.56  
Y=1,524,092.46  
COMBINED FACTOR=0.99964740  
DELTA ALPHA=-00°10'23"  
ELEVATION=5474.510' (NGVD 29)

LOT 28, BLOCK 18  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

PROPOSED VINEYARD ESTATES, UNIT IV-A  
(BY SEPARATE PLATING ACTION, DRB # 1002207)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
TO THE CITY OF ALBUQUERQUE BY THIS PLAT.  
AREA = 0.2499 ACRES ±.

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



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' (NGVD 29)

(CENTERLINE MONUMENT NOT SET  
BY SURVEYOR FOR PLAT 99C-89)

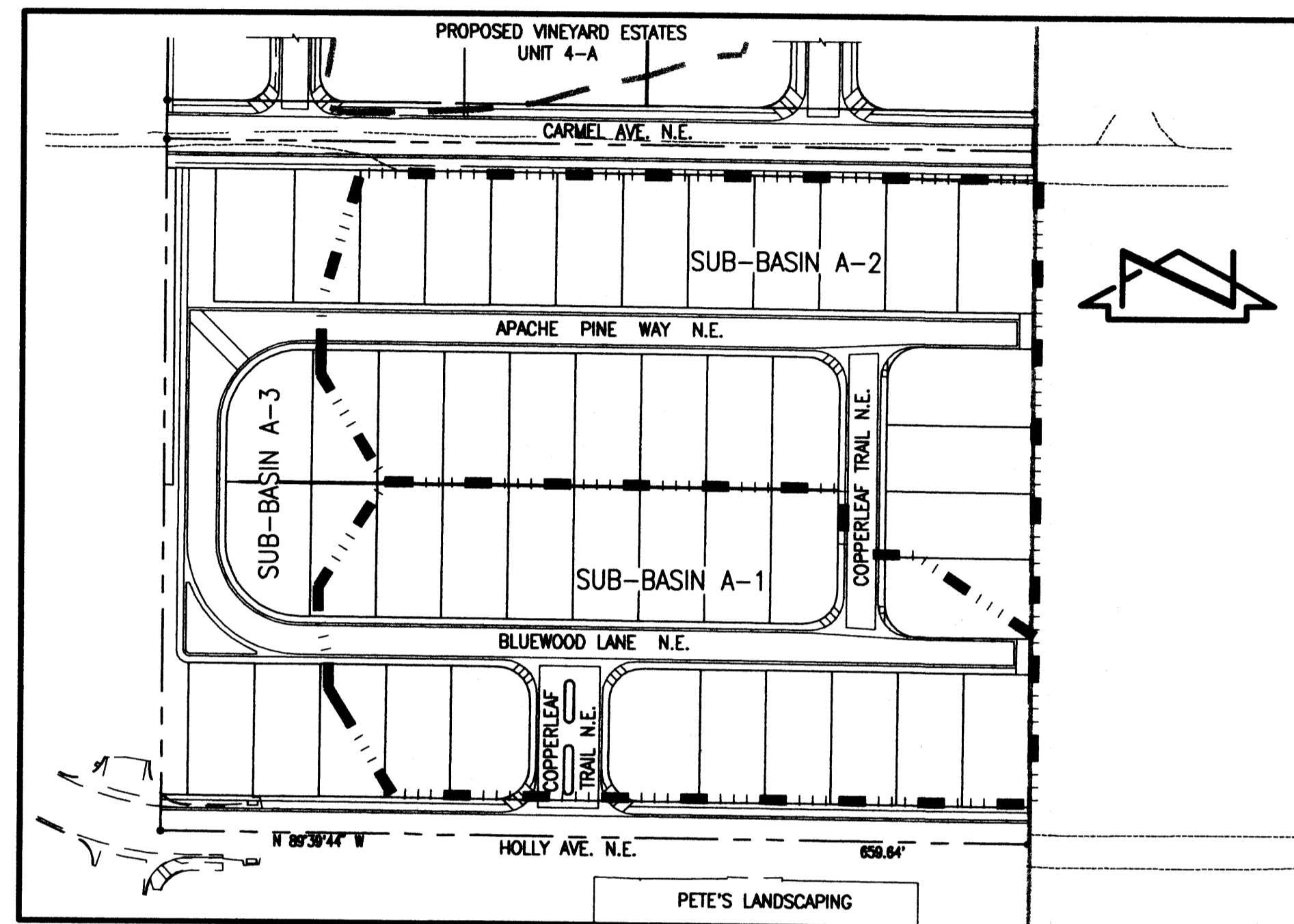
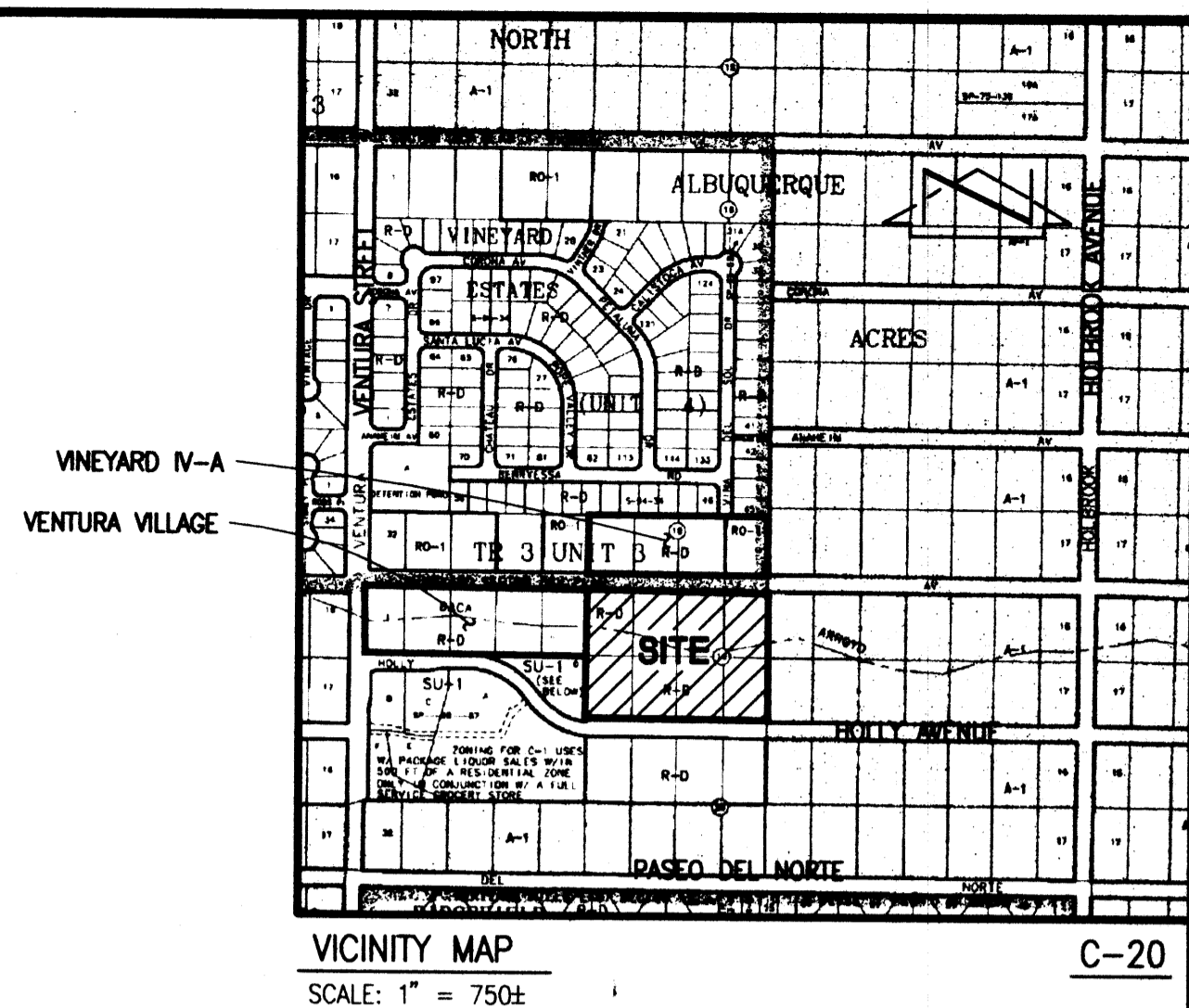
PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
TO THE CITY OF ALBUQUERQUE BY THIS PLAT.  
AREA = 0.4240 ACRES ±.



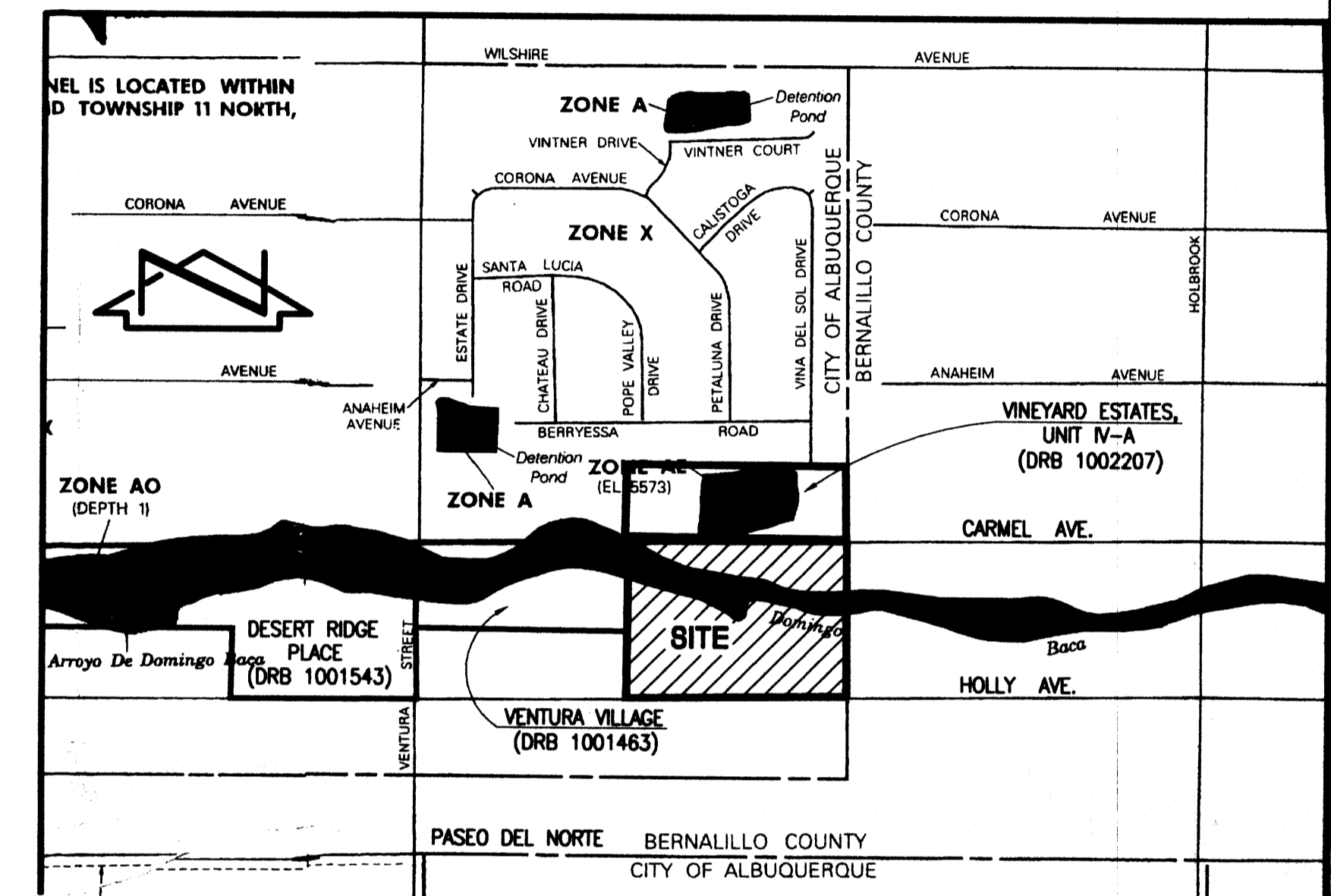
JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2002.045.6 PLAT

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 THEREFORE. 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.
- 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 ONLY BE PERMITTED AS SHOWN ON THE GRADING PLAN, SHEET 2
- 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 ± 0.67' FOR ALL OTHER GRADING.
- UNDER FEDERAL LAW, THE OPERATOR(S) OF CONSTRUCTION SITES WHERE 5 OR MORE ACRES ARE DISTURBED MUST SUBMIT A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER AN NPDES STORM WATER CONSTRUCTION GENERAL PERMIT. THIS FORM MUST BE FILED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- CAUTION:** THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.



DRAINAGE BASIN AND STREET NAME PLAN  
SCALE: 1" = 100'

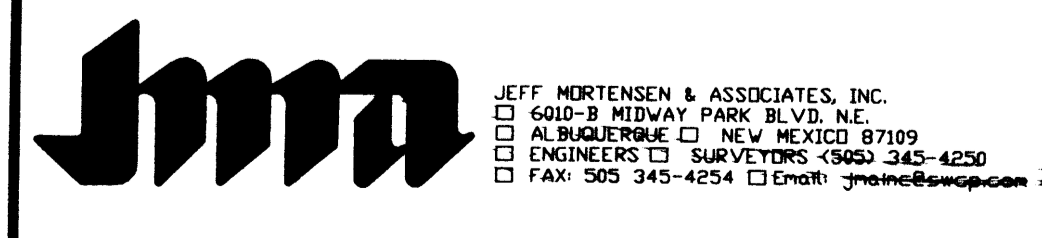


F.I.R.M. PANEL 141 OF 825  
SCALE: 1" = 500'

INDEX OF DRAWINGS

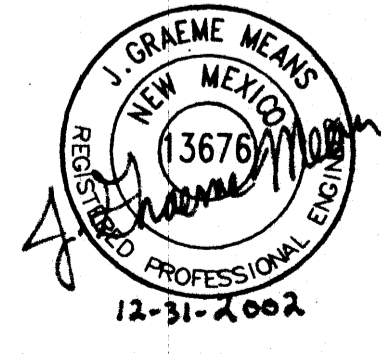
| SHEET | DESCRIPTION   |
|-------|---|
| 1     | COVER SHEET, FIRM, VICINITY MAP, INDEX OF DRAWINGS, GENERAL NOTES AND DRAINAGE BASIN AND STREET NAME PLAN |
| 2     | GRADING PLAN  |
| 3     | DRAINAGE REPORT AND CALCULATIONS  |
| 4     | SECTIONS AND DETAILS  |

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 Plot Date: 12-18-2002  
 Plot Time: 3:45 pm



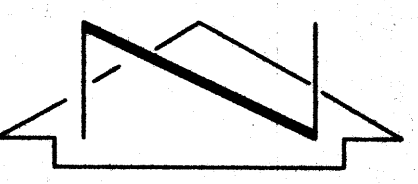
COVER SHEET, F.I.R.M., VICINITY MAP, INDEX OF DRAWINGS,  
GENERAL NOTES, DRAINAGE BASIN AND STREET NAME PLAN  
LAS VIGILS SUBDIVISION

|             |            |     |      |    |           |         |            |
|-------------|------------|-----|------|----|-----------|---------|------------|
| DESIGNED BY | G.M.       | NO. | DATE | BY | REVISIONS | JOB NO. | 2002.045.3 |
| DRAWN BY    | JLP/S.G.H. |     |      |    |           | DATE    | 12-2002    |
| APPROVED BY | G.M.       |     |      |    |           | SHEET   | 1 OF 4     |



DRB PROJECT # 1002271

NOTE: IMPROVEMENTS ON NORTH SIDE OF CARMEL AVE. ARE TAKEN FROM THE ON GRADING PLAN FOR VINEYARD ESTATES, UNIT IV-A (DRB PROJ. #1002207)



SCALE: 1" = 40'

**LEGAL DESCRIPTION**  
 LOTS 6-9 AND 24-27, BLOCK 19, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, T.B.M. (FROM JMA PROJECT # 2001.059.2)  
 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 SOUTHEAST CORNER OF LOT 26, BLOCK 18. ELEVATION = 5580.92 FEET (NGVD 1929)

**PROJECT BENCHMARK (NGVD 1929)**  
 ACS STATION "HEAVEN" (TIED PRIOR TO PASEO 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 BADA ARROYO PROJECTS AND THEREFORE REPRESENTS THE "PROJECT DATUM" FOR THIS PROJECT.  
 NOTE: THE ELEVATION FOR ACS STATION "5-C20", AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 5-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 "5-C20" IS 5552.71 FEET (NGVD 29) AND THEREFORE VARIES BY 0.13 FEET VERTICALLY FROM THE "PROJECT DATUM".

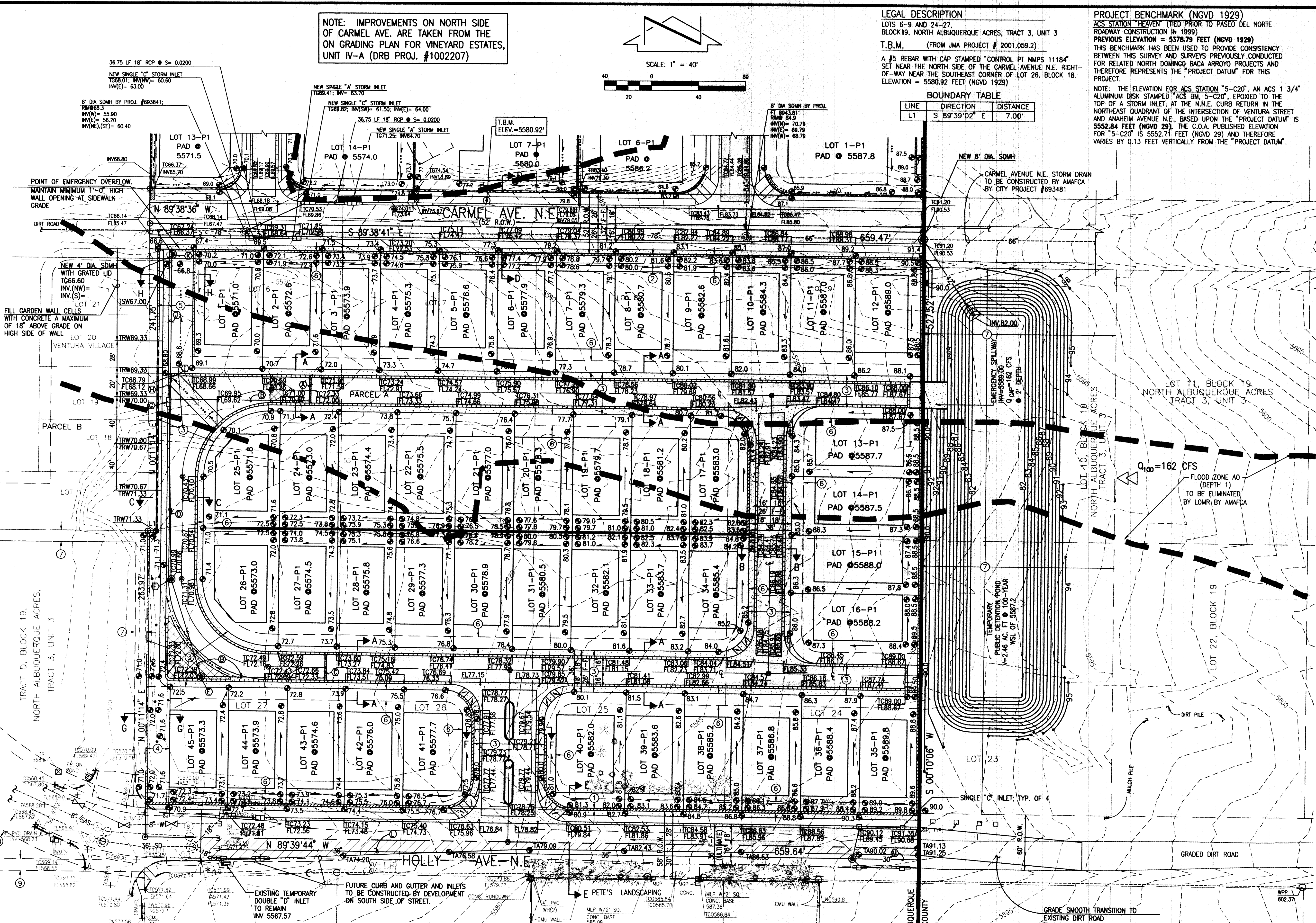
**LEGEND**

|          |   |
|----------|---|
| CATVR    | CABLE TELEVISION RISER                  |
| CDP      | CONCRETE DRIVE PAD                      |
| CF       | CONCRETE FILLET                         |
| CMU      | CONCRETE MASONRY UNIT                   |
| CWCR     | CONCRETE WHEELCHAIR RAMP                |
| E/A      | EDGE OF ASPHALT                         |
| E/G      | EDGE OF GRAVEL                          |
| EC       | ELECTRIC CABINET                        |
| EH       | FIRE HYDRANT                            |
| FL       | FLOWLINE                                |
| GLM      | GRADE LINE MARKER                       |
| GR       | GRASS                                   |
| GRV      | GRAVEL                                  |
| INV      | INVERT                                  |
| MB       | MAIL BOX                                |
| MGP      | METAL GUARD POST                        |
| MGR      | METAL GUARD RAIL                        |
| MH       | MANHOLE                                 |
| MLP      | METAL LIGHT POLE                        |
| O/H E(2) | OVERHEAD ELECTRIC LINE (NO. OF LINES)   |
| O/H T(1) | OVERHEAD TELEPHONE LINE (NO. LINES)     |
| PVC      | POLYVINYL CHLORIDE PIPE                 |
| RCP      | REINFORCED CONCRETE PIPE                |
| SAS      | SANITARY SEWER                          |
| SD       | STORM DRAIN                             |
| SDMH     | STORM DRAIN MANHOLE                     |
| SI       | STORM INLET                             |
| SW       | SIDEWALK                                |
| TA       | TOP OF ASPHALT                          |
| TC       | TOP OF CURB                             |
| TCO      | TOP OF CONCRETE                         |
| TP       | TOP OF PIPE                             |
| TR       | TELEPHONE RISER                         |
| WGP      | WOOD GUARD POSE                         |
| WH       | WEEP HOLE                               |
| WPP      | WOOD POWER POLE                         |
| ---      | EXISTING CONTOUR                        |
| +        | EXISTING SPOT ELEVATION                 |
| +        | EXISTING CONIFEROUS TREE                |
| +        | EXISTING DECIDUOUS TREE (CALIPER SIZE)  |
| +        | YUCCA                                   |
| +        | PROPOSED SPOT ELEVATION                 |
| ---      | PROPOSED CONTOUR                        |
| ---      | PROPOSED RETAINING WALL                 |
| ---      | PROPOSED CMU WALL (CAN RETAIN 18" MAX.) |
| ---      | PROPOSED SLOPE                          |
| +        | HIGH POINT                              |
| +        | PROPOSED STORM DRAIN MANHOLE            |
| ---      | FLOWLINE                                |
| ---      | STANDARD (6") CURB AND GUTTER           |
| ---      | MOUNTABLE CURB AND GUTTER (ROLL TYPE)   |
| ---      | DRAINAGE BASIN BOUNDARY                 |
| ---      | TOP OF RETAINING WALL ELEVATION         |
| +        | ANALYSIS POINT                          |
| +        | EASEMENT AND R.O.W. KEYED NOTE          |
| +        | KEYED MANHOLE INFORMATION               |
| +        | STORM DRAINAGE KEYED NOTE               |
| ---      | FLOODPLAIN LIMITS                       |
| ---      | PERMANENT ASPHALT PAVEMENT              |
| ---      | TEMPORARY ASPHALT PAVEMENT              |
| ---      | CROWN TRANSITION                        |

- KEYED NOTES**
- VACATED PUBLIC RIGHT-OF-WAY
  - NORTH 2' OF HOLLY AVENUE N.E. VACATED BY
  - SOUTH 8' OF CARMEL AVENUE N.E. VACATED BY
  - NEW EASEMENTS
  - PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENTS GRANTED BY PLAT 2003C-
  - PUBLIC (CITY OF ALBUQUERQUE) SANITARY SEWER EASEMENT GRANTED BY PLAT 2003C-
  - PRIVATE STORM DRAINAGE, PRIVATE PEDESTRIAN ACCESS, AND PUBLIC (CITY OF ALBUQUERQUE) WATER EASEMENTS GRANTED BY PLAT 2003C-
  - 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-
  - PROPOSED PUBLIC (BERNALILLO COUNTY) DRAINAGE EASEMENT GRANTED BY SEPARATE DOCUMENT FILED BOOK PAGE DOC.#
  - EXISTING EASEMENTS
  - 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
  - 10' P.N.M. ELECTRIC OVERHEAD UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
  - 10' PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT GRANTED BY PLAT 99C-89, OFFSITE

**BOUNDARY TABLE**

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 89°39'02" E | 7.00'    |

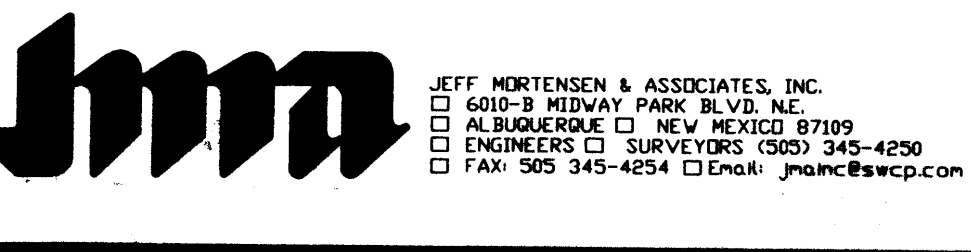
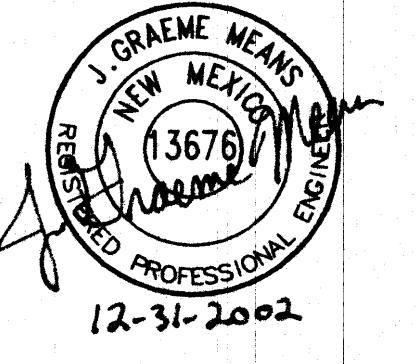


**KEYED MANHOLE TABLE**

| MH | TYPE | STATUS | RIM     | INV IN     | INV IN     | INV IN      | INV IN      |
|----|------|--------|---------|------------|------------|-------------|-------------|
| A  | SAS  | EXIST. | 5569.78 | 5561.68(W) | 5561.85(E) | N/A         | N/A         |
| B  | SAS  | EXIST. | 5571.60 | 5562.98(W) | 5563.10(E) | N/A         | N/A         |
| C  | SDMH | EXIST. | 5569.51 | 5556.63(W) | 5557.17(E) | N/A         | N/A         |
| D  | SDMH | EXIST. | 5571.53 | 5518.17(W) | 5528.23(E) | 5566.10(NE) | 5566.18(SE) |

- STORM DRAINAGE KEYED NOTES**
- CONSTRUCT MEENAH R-4999-13 TRENCH DRAIN (14"); INV OUT 5563.20
  - INSTALL 18" RCP STORM DRAIN S=0.0100
  - CONSTRUCT MEENAH R-4999-13 TRENCH DRAIN (14"); INV OUT 5568.50
  - INSTALL 18" RCP STORM DRAIN; S=0.0270
  - CONSTRUCT 4" DIA. SDMH; INV IN 5567.45; INV OUT 5564.19
  - CONSTRUCT 4" DIA. SDMH; INV IN 5566.35; INV OUT 5566.10
  - CONSTRUCT SINGLE "A" STORM INLET; INV IN 5562.00; INV OUT 5561.50
  - INSTALL 24" RCP S=0.0200
  - CONSTRUCT DOUBLE "D" STORM INLET; INV IN 5561.20; INV OUT 5560.60
  - INSTALL 24" RCP S=0.0280
  - CONSTRUCT 4" DIA. SDMH W/ GRADED LD; INV IN 5557.50; INV OUT 5557.00
  - INSTALL 36" RCP S=0.025 (MIN.)
  - INSTALL 30" RCP S=0.025 (MIN.)

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION ONLY. SURVEY DATA SHOWN IS FROM "TOPOGRAPHIC SURVEY, LOTS 6, 7, 8, 9, 24, 25, 26 AND 27, BLOCK 19, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (LA CUEVA PLACE)" BY THIS OFFICE DATED 9/19/2002.



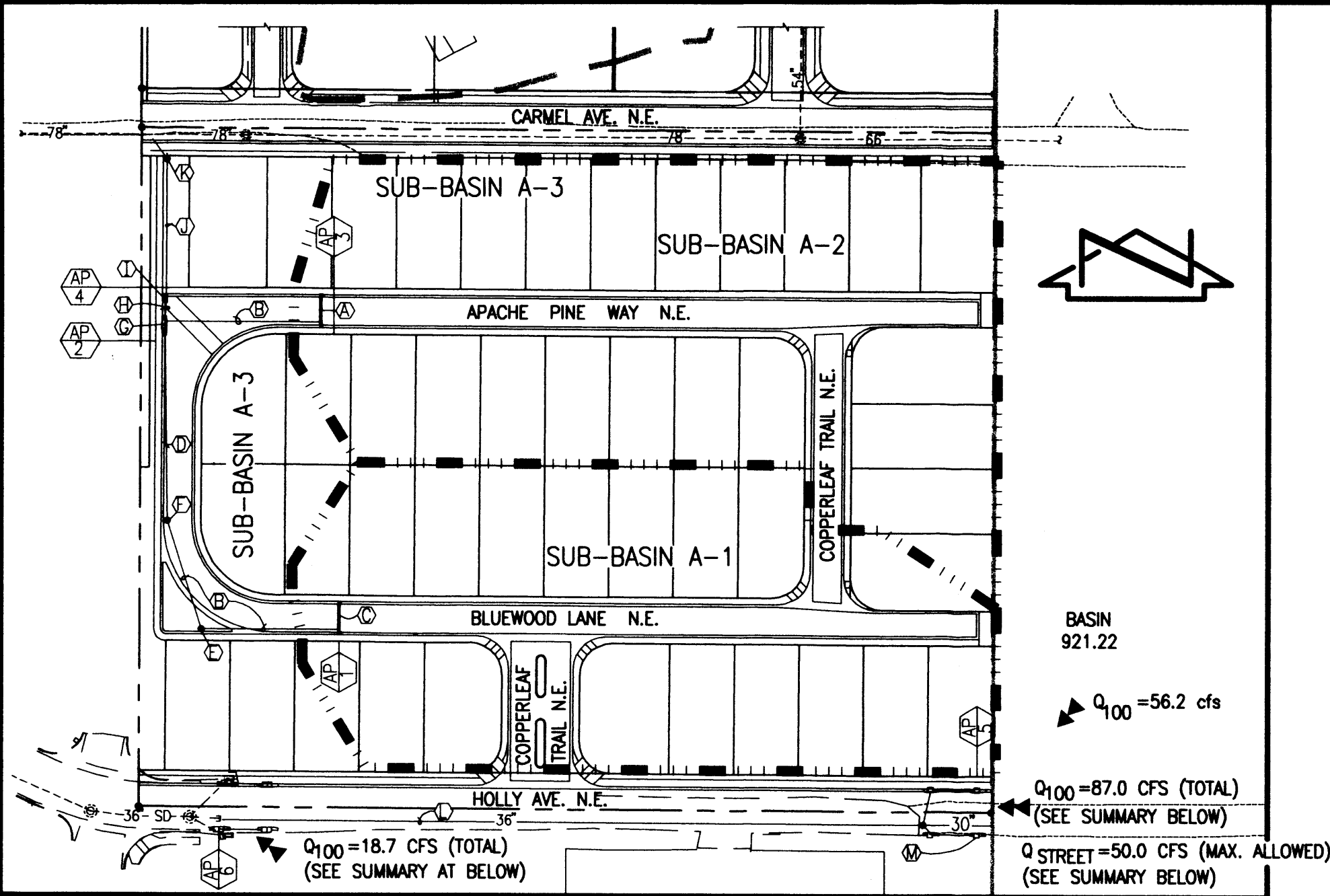
ROUGH GRADING APPROVAL  
 CITY HYDROLOGY DATE

**GRADING PLAN  
 LAS VIGILS SUBDIVISION**

DRB PROJECT #1002271

|             |        |     |      |    |           |         |            |
|-------------|--------|-----|------|----|-----------|---------|------------|
| DESIGNED BY | G.M.   | NO. | DATE | BY | REVISIONS | JOB NO. | 2002.045.3 |
| DRAWN BY    | S.G.H. |     |      |    |           | DATE    | 12-2002    |
| APPROVED BY | G.M.   |     |      |    |           | SHEET   | 2 OF 4     |

DRAINAGE REPORT



DRAINAGE BASIN AND KEY MAP (DEVELOPED CONDITIONS)

SCALE: 1" = 100'

STREET AND INLET HYDRAULICS

| ANALYSIS POINT | Q <sub>100</sub> (CFS) | S(ft./ft.) | d(ft.) | V <sub>100</sub> (fps) | Fr100 | E(ft.) | D <sub>seg</sub> (ft) | Q <sub>inlet</sub> (CFS) | RESIDUAL (CFS) | INLET TYPE         |
|----------------|------------------------|------------|--------|------------------------|-------|--------|-----------------------|--------------------------|----------------|--------------------|
| AP-1           | 11.3                   | 0.0100     | 0.28   | 2.64                   | 1.14  | 0.38   | 0.29                  | 8.8 <sup>A</sup>         | 2.5            | CATTLE GUARD (14") |
| AP-2           | 8.4                    | 0.0100     | 0.43   | 2.73                   | 1.14  | 0.55   | 0.42                  | 4.6 <sup>B</sup>         | 3.8            | SINGLE "A"         |
| AP-3           | 13.3                   | 0.0266     | 0.25   | 3.79                   | 1.80  | 0.47   | 0.36                  | 9.6 <sup>A</sup>         | 3.7            | CATTLE GUARD (14") |
| AP-4           | 7.5                    | SAG        | 0.44   | N/A                    | N/A   | 0.44   | N/A                   | 7.5 <sup>A</sup>         | 0              | DOUBLE "D"         |
| AP-5           | 50 <sup>C</sup>        | 0.041      | 0.48   | 6.33                   | 2.38  | 1.10   | 0.85                  | 18.8 <sup>B</sup>        | 31.2           | SINGLE "C"         |
| AP-5           | 31.2                   | 0.041      | 0.42   | 5.42                   | 2.29  | 0.88   | 0.68                  | 15.0 <sup>B</sup>        | 16.2           | SINGLE "C"         |
| AP-6           | 34.9                   | 0.015      | 0.49   | 3.87                   | 1.45  | 0.72   | 0.55                  | 16.0 <sup>B</sup>        | 18.9           | DOUBLE "C"         |
| AP-6           | 18.9                   | 0.015      | 0.42   | 3.28                   | 1.39  | 0.47   | 0.36                  | 11.0 <sup>B</sup>        | 7.9            | DOUBLE "C"         |

- A - CALCULATED USING HAESTAD FLOWMASTER 6.0
- B - CALCULATED USING DPM PLATES 22.3-D 5.6
- C - MAX. ALLOWED BY UPSTREAM DEVELOPMENT
- D - D<sub>seg</sub>=0.77 \*E BASED ON EQUIVALENT RECT. CHANNEL

STORM DRAIN SCHEDULE AND HYDRAULICS (RCP)

| STORM DRAIN | SIZE | SLOPE (ft./ft.) | Q <sub>100</sub> (CFS) | NORMAL DEPTH (ft.) <sup>A</sup> | CAPACITY (CFS) <sup>A</sup> |
|-------------|------|-----------------|------------------------|---------------------------------|-----------------------------|
| Ⓟ           | 18"  | 0.0100          | 9.6(MAX)               | 1.13                            | 11.3                        |
| Ⓠ           | 18"  | 0.0270          | 8.8                    | 0.76                            | 18.6                        |
| Ⓡ           | 24"  | 0.0200          | 23.0                   | 1.26                            | 34.4                        |
| Ⓢ           | 24"  | 0.0280          | 30.5                   | 1.36                            | 40.7                        |
| Ⓣ           | 36"  | 0.0250          | 72.8                   | 1.83                            | 113.4                       |
| Ⓤ           | 30"  | 0.0250          | 39                     | 1.40                            | 69.8                        |

STORM DRAINAGE KEYED NOTES

- Ⓟ CONSTRUCT NEENAH R-4999-L3 TRENCH DRAIN (14"); INV OUT 5563.20
- Ⓠ INSTALL 18" RCP STORM DRAIN @ S=0.0100
- Ⓡ CONSTRUCT NEENAH R-4999-L3 TRENCH DRAIN (14"); INV OUT @ 5568.50
- Ⓢ INSTALL 18" RCP STORM DRAIN; A S=0.0270
- Ⓣ CONSTRUCT 4" DIA. SDMH; INV IN @ 5567.45; INV OUT @ 5564.19
- Ⓤ CONSTRUCT 4" DIA. SDMH; INV IN @ 5566.35; INV OUT @ 5566.10
- Ⓟ CONSTRUCT SINGLE "A" STORM INLET; INV IN @ 5562.00; INV OUT @ 5561.50
- Ⓠ INSTALL 24" RCP @ S=0.0200
- Ⓡ CONSTRUCT DOUBLE "D" STORM INLET; INV IN @ 5561.20; INV OUT @ 5560.60
- Ⓢ INSTALL 24" RCP @ S=0.0280
- Ⓣ CONSTRUCT 4" DIA. SDMH W/GRATED LID; INV IN @ 5557.50; INV OUT @ 5557.00
- Ⓤ INSTALL 36" RCP @ S=0.025 (MIN.)
- Ⓟ INSTALL 30" RCP @ S=0.025 (MIN.)

HYDROLOGY SUMMARY AND INFORMATION

SITE LIES WITHIN CLOMR BASIN 921.23 WHICH GENERATES 4.23 CFS/ACRE

| SUB-BASIN | AREA (ac) | Q <sub>100</sub> |
|-----------|-----------|------------------|
| A-1       | 2.66      | 11.25 CFS        |
| A-2       | 3.15      | 13.32 CFS        |
| A-3       | 1.39      | 5.88 CFS         |
| TOTALS    | 7.20      | 30.5 CFS         |

- 1. NUMBERED BASINS AND DEVELOPED FLOW RATES SHOWN HEREON ARE TAKEN FROM THE FEMA APPROVED CLOMR TITLED "NORTH DOMINGO BACA ARROYO/CARMEL AVENUE STORM DRAIN EXTENSION BY JMA DATED 6-17-02, (FEMA #02-06-2145R)
- 2. HOLLY AVENUE STREET FLOWS @ AP-5 AND AP-6 WERE DETERMINED BY ADDING THE UPSTREAM CLOMR BASINS 921.22 AND THE CONTRIBUTING PORTIONS OF BASIN 921.26.
- 3. THE MAX. STREET CAPACITY AT AP-5 IS APPROXIMATELY 50 CFS WHICH CONTAINS THE HYDRAULIC JUMP WITHIN THE R.O.W. DEVELOPED FLOWS IN EXCESS OF THAT AMOUNT MUST BE PUT INTO THE STORM DRAIN BY UPSTREAM DEVELOPMENT.
- 4. THE CARMEL AVENUE STORM DRAIN WAS DESIGNED AND ANALYZED BY THE AFROMENTIONED CLOMR REPORT AND THE DRAINAGE REPORT FOR VINEYARD ESTATES, UNIT IV-A BY JMA DATED 12/16/2002. (DRB 1002207)

EMERGENCY SPILLWAY CALCULATIONS

Q=CLH (WEIR EQUATION)  
 C=2.6  
 L=22 ft.  
 H=2.0 ft.  
 Q=162 cfs = Q<sub>100</sub>

- I. EXECUTIVE SUMMARY
  - A. THE LAS VIGILS SUBDIVISION IS A PROPOSED GATED RESIDENTIAL COMMUNITY LOCATED WITHIN THE LA CUEVA SECTOR PLAN AREA OF NORTH ALBUQUERQUE ACRES TO BE CONSTRUCTED BY HOECH REAL ESTATE CORPORATION (HREC).
  - B. A PORTION OF THE SITE LIES WITHIN A FLOOD HAZARD ZONE ASSOCIATED WITH THE NORTH DOMINGO BACA ARROYO (NDBA) WHICH CONTRIBUTES OFFSITE FLOWS.
  - C. AMAFCA HAS SUCCESSFULLY BID AND HAS AWARDED A CONTRACT TO CONSTRUCT PERMANENT NDBA/CARMEL AVENUE PUBLIC STORM DRAIN IMPROVEMENTS AS PART OF A COST SHARING AGREEMENT WITH HREC. THIS STORM DRAIN WILL PROVIDE THE OUTFALL FOR THE FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE.
  - D. A SIMULTANEOUS PROJECT PROPOSED BY HREC ON THE NORTH SIDE OF CARMEL AVENUE NE, VINEYARD ESTATES UNIT IV-A, WILL CONSTRUCT PERMANENT STORM DRAIN FACILITIES IN VINA DEL SOL NE AND ELIMINATE OFFSITE FLOWS FROM THE NORTH.
  - E. DEVELOPED SITE RUNOFF WILL BE DIRECTED TO PROPOSED PRIVATE INTERNAL STREETS AND WILL BE COLLECTED BY PRIVATE STORM INLETS AND RCP STORM DRAINS OUTFALLING TO THE PROPOSED PUBLIC CARMEL AVENUE STORM DRAIN SIZED FOR FREE DISCHARGE FROM THIS SITE.
  - F. THE PUBLIC NDBA/CARMEL STORM DRAIN EXTENSION BY AMAFCA WITH ITS APPURTENANCES AND UPSTREAM INLET WILL EFFECTIVELY REMOVE THE DESIGNATED FLOODING HAZARD AND ALLOW DEVELOPMENT AS PROPOSED HEREIN. AN APPROVED CLOMR WAS PREPARED BY THIS OFFICE SUPPORTING ELIMINATION OF THE UNDERLYING FLOOD HAZARD ZONE AS PART OF THE AFOREMENTIONED AMAFCA COST SHARING AGREEMENT THAT ALSO INCLUDES A POST-CONSTRUCTION LOMR.
  - G. THE AMAFCA NDBA/CARMEL STORM DRAIN PROJECT WILL REDUCE, BUT NOT ELIMINATE OFFSITE ARROYO FLOWS. A TEMPORARY PUBLIC DETENTION POND WILL BE CONSTRUCTED ON HREC OWNED BERNALILLO COUNTY PROPERTY TO THE EAST OF THE SITE TO TEMPORARILY INTERCEPT THESE FLOWS. A TEMPORARY EASEMENT AND MAINTENANCE COVENANT WILL BE PROVIDED TO THE CITY FOR THIS POND.
  - H. APPROVAL AND CONSTRUCTION OF THIS PROJECT AND OF VINEYARD ESTATES, UNIT IV-A WILL ELIMINATE THE TEMPORARY PONDING REQUIREMENT FOR THE PROPOSED VENTURA VILLAGE PROJECT WHICH LIES IMMEDIATELY DOWNSTREAM.
  - I. APPROVAL AND CONSTRUCTION OF THIS PROJECT, OF VINEYARD ESTATES UNIT IV-A, OF VENTURA VILLAGE, AND OF THE "VENTURA STREET NE ROB'S PLACE TO HOLLY AVENUE NE" PROJECT WILL ELIMINATE THE TEMPORARY PONDING REQUIREMENT FOR THE DESERT RIDGE PLACE PROJECT PROPOSED BY HREC WHICH LIES ON THE WEST SIDE OF VENTURA STREET NE.

- II. INTRODUCTION
  - 1) DRB PRELIMINARY AND FINAL PLAT FOR THE LAS VIGILS SUBDIVISION
  - 2) VACATION OF CARMEL AVENUE PUBLIC STREET RIGHT-OF-WAY
  - 3) DRC APPROVAL FOR THE FORTHCOMING 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 LA CUEVA SECTOR PLAN AREA. THE EXISTING LEGAL DESCRIPTION IS: LOTS 6-9 AND 24-27, BLOCK 19, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES. THE SITE IS ZONED SU-2/R/T BY THE LA CUEVA SECTOR DEVELOPMENT PLAN. AS INDICATED BY A LETTER DATED 07/02/2002 TO HREC FROM VICTOR CHAVEZ, DIRECTOR, CITY OF ALBUQUERQUE PLANNING DEPARTMENT (A COPY OF WHICH IS SUBMITTED WITH THIS REPORT), THIS PROJECT, WHICH INCLUDES LOW DENSITY RESIDENTIAL HOUSING ON LOTS GREATER THAN 5000 SF, IS CONSISTENT WITH THE EXISTING ZONING AND SECTOR PLAN AND DOES NOT REQUIRE EPC REVIEW OR A SITE PLAN SUBMITTAL. AS SHOWN BY PANEL 141 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, REVISED 04/02/2002, THE SITE IS IMPACTED BY A DESIGNATED FLOOD HAZARD ZONE (AO, DEPTH 1) ASSOCIATED WITH THE MAIN BRANCH OF THE NORTH DOMINGO BACA ARROYO. THE CLOMR SUPPORTING THIS PROJECT AND THE CARMEL/NDBA AMAFCA PROJECT ADDRESSED THE ELIMINATION OF THIS FLOODPLAIN AND WAS APPROVED BY FEMA. A POST-CONSTRUCTION LOMR WILL BE PREPARED AND SUBMITTED BY THIS OFFICE TO OFFICIALLY ELIMINATE THIS FLOOD HAZARD ZONE UPON COMPLETION OF THE AMAFCA PROJECT.
- 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 ADOPTED THIS PLAN WHICH IDENTIFIED THE EXTENSION OF PERMANENT DRAINAGE IMPROVEMENTS WITHIN THE NDBA CORRIDOR, AND ESTABLISHED DEVELOPED DRAINAGE BASIN BOUNDARIES WITHIN THE PLAN AREAS. AS SHOWN BY FIGURE 5-6 OF THIS PLAN, THE SUBJECT AREA IS IDENTIFIED TO DEVELOP RESIDENTIALLY AND TO DRAIN TO FUTURE PERMANENT NDBA IMPROVEMENTS CONSTRUCTED WITHIN THE CARMEL CORRIDOR. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THIS CONCEPT.
  - B. MASTER DRAINAGE PLAN - NORTH ARROYO DE DOMINGO BACA, PREPARED BY JMA DATED 02/28/1996. THIS PLAN WAS SPECIFICALLY PREPARED FOR ALBUQUERQUE PUBLIC SCHOOLS (APS) TO SERVE AS A GUIDE IN IDENTIFYING PROPOSED IMPROVEMENTS TO THE NDBA ARROYO BETWEEN THE UPPER AND LOWER NORTH DOMINGO BACA DAMS. THE PLAN ALSO PRESENTED ALIGNMENT, IMPROVEMENTS, OWNERSHIP, HYDROLOGY, PHASING, AND PARTICIPATION WITH MORE CURRENT INFORMATION AND IN GREATER DETAIL THAN THE RTI PLAN (REFERENCE A). THE PROPOSED IMPROVEMENTS ARE CONSISTENT WITH THOSE IDENTIFIED IN THAT PLAN.
  - C. DRAINAGE CALCULATIONS FOR FURR'S PASEO DEL NORTE DATED 12/11/1998 WITH ENGINEER'S CERTIFICATION DATED 9/27/1999 PREPARED BY MARK GOODWIN & ASSOCIATES (HYDROLOGY FILE C20/D16). THESE PLANS SUPPORTED THE EXISTING COMMERCIAL SHOPPING CENTER LOCATED ON THE EAST SIDE OF VENTURA STREET BETWEEN PASEO DEL NORTE AND HOLLY AND WHICH CONSTRUCTED THE EXISTING HOLLY AVENUE PAVING AND 36" PUBLIC STORM DRAIN UNDER CITY PROJECT # 601981. THE HOLLY IMPROVEMENTS LIE IMMEDIATELY DOWNSTREAM OF LAS VIGILS AND WILL BE EXTENDED BY THIS PROJECT.
  - D. FINAL NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN PREPARED BY RTI FOR THE CITY OF ALBUQUERQUE DATED OCTOBER, 1998 AND HYDROLOGY REPORT FOR NORTH ALBUQUERQUE ACRES AND SANDIA HEIGHTS DRAINAGE STUDY PHASES I AND II PREPARED BY RTI FOR BERNALILLO COUNTY DATED NOVEMBER, 1998. THESE DRAINAGE MANAGEMENT PLANS SHARE A COMMON HYDROLOGIC AHYMO MODEL FOR THE NDBA ARROYO BASIN WHICH WAS DEVELOPED BY MODIFYING THAT ORIGINALLY DEVELOPED BY RTI FOR AMAFCA IN THEIR 1991 REPORT (REFERENCE A). THESE REPORTS ARE CURRENT UPDATES TO THE ORIGINAL RTI PLAN AND THE PROPOSED IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THOSE IDENTIFIED THEREIN.
  - E. REQUEST FOR CONDITIONAL LETTER OF MAP REVISION (CLOMR) FOR THE NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION PREPARED BY JMA DATED 06/14/2002 AND APPROVED BY FEMA 11/08/2002 (FEMA CASE NUMBER 02-06-2145R). THIS CLOMR AND ASSOCIATED DRAINAGE REPORT WAS PREPARED TO SUPPORT THE PROPOSED NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION COST SHARE PROJECT BY AMAFCA AND TO REMOVE THE ASSOCIATED FLOODPLAIN DESIGNATION FROM THE NDBA WEST OF A POINT MIDBLOCK BETWEEN HOLBROOK STREET AND EUBANK. IT SERVES AS A MASTER DRAINAGE PLAN FOR DEVELOPMENT IN THE NORTH DOMINGO BACA WATERSHED. THE PROPOSED IMPROVEMENTS ARE CONSISTENT WITH THOSE IDENTIFIED IN THAT PLAN.
  - F. GRADING AND DRAINAGE PLAN FOR DESERT RIDGE PLACE PREPARED BY JMA DATED 08/14/2002 (HYDROLOGY FILE C20/D34, DRB # 1001543). THIS DRB APPROVED PLAN WAS PREPARED IN SUPPORT OF A PROPOSED RESIDENTIAL DEVELOPMENT BY HREC WEST OF VENTURA STREET THAT INCLUDED A DESIGN FOR TEMPORARY DETENTION PONDING TO ALLOW PHASED DEVELOPMENT WHILE CONTINUING TO ACCEPT NDBA FLOWS. THE DETENTION POND NOW PROPOSED BY LAS VIGILS WILL REDUCE, BUT NOT ELIMINATE THE FLOWS IMPACTING THE DESERT RIDGE PLACE POND. THE DESERT RIDGE PLACE PONDING REQUIREMENT CAN BE ELIMINATED WITH THE APPROVAL AND CONSTRUCTION OF VINEYARD ESTATES UNIT IV-A, OF VENTURA VILLAGE, AND OF THE "VENTURA STREET NE ROB'S PLACE TO HOLLY AVENUE NE" PROJECT.
  - G. GRADING AND DRAINAGE PLAN FOR VENTURA VILLAGE DATED 11/25/2002 (DRB # 1001463) BY CLARK CONSULTING ENGINEERS. THIS PROJECT, LOCATED AT THE SOUTHEAST CORNER OF VENTURA STREET AND CARMEL AVE. AND IMMEDIATELY WEST OF LAS VIGILS, IS FINANCIALLY RESPONSIBLE FOR CONSTRUCTING ITS CARMEL AVENUE PAVING FRONTAGE WHICH WILL BE EXTENDED BY THE LAS VIGILS PROJECT IN CONJUNCTION WITH THE VINEYARD ESTATES, UNIT IV-A PROJECT ALSO BY HREC. IT IS ALSO RESPONSIBLE FOR CONSTRUCTING A 42" PUBLIC RCP STORM DRAIN IN ITS VENTURA STREET FRONTAGE WHICH WILL DELIVER HOLLY AVENUE STREET FLOWS TO THE PROPOSED NDBA CARMEL SYSTEM. SIMILAR TO DESERT RIDGE PLACE (REF. F), THIS PLAN INCLUDED A DESIGN FOR TEMPORARY DETENTION PONDING TO ALLOW DEVELOPMENT IN ADVANCE OF UPSTREAM DEVELOPMENT WHILE CONTINUING TO ACCEPT NDBA FLOWS. THE DETENTION POND NOW PROPOSED BY HREC FOR LAS VIGILS WILL ELIMINATE THE FLOWS IMPACTING THE VENTURA VILLAGE POND FROM THE MAIN CHANNEL OF THE NDBA. THE VINA DEL SOL STORM DRAIN TO BE CONSTRUCTED BY VINEYARD ESTATES, UNIT IV-A, ALSO BY HREC, WILL ELIMINATE THE REMAINING OFFSITE FLOWS. TOGETHER, THE TWO PROPOSED HREC PROJECTS WILL ELIMINATE THE PONDING REQUIREMENT FOR VENTURA VILLAGE.
  - H. CONSTRUCTION PLANS FOR THE NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION PREPARED BY JMA DATED 10/07/2002 (CITY PROJECT NUMBER 693481). AMAFCA HAS AWARDED THIS PROJECT WITH CONSTRUCTION SCHEDULED TO BEGIN IN JANUARY, 2003. THIS CARMEL STORM DRAIN WILL BE THE DEVELOPED DRAINAGE OUTFALL FOR THE PROPOSED IMPROVEMENTS AND THE LAS VIGILS PROJECT RELIES UPON ITS CONSTRUCTION.

- I. DRAINAGE REPORT FOR "VENTURA STREET NE, ROB'S PLACE NE TO HOLLY AVE NE" BY JEFF MORTENSEN & ASSOCIATES, INC. DATED 12/06/2002. THIS PLAN, CURRENTLY UNDER CITY REVIEW, ADDRESSES THE CONSTRUCTION OF PERMANENT VENTURA STREET PAVING AND STORM DRAINAGE IMPROVEMENTS, INCLUDING A 42" PUBLIC RCP STORM DRAIN IN THE FRONTAGE OF VENTURA VILLAGE (REF G). CONSTRUCTION OF THIS 42" STORM DRAIN, WHICH IS REQUIRED BY BOTH THE VENTURA VILLAGE AND DESERT RIDGE PLACE INFRASTRUCTURE LISTS (REF'S G AND F), WILL PROVIDE THE PERMANENT OUTFALL FOR FULLY DEVELOPED RUNOFF DRAINING TO HOLLY AS DEPICTED ON THE BASIN MAP ON SHEET 3 OF THIS SUBMITTAL.
- J. DRAINAGE REPORT FOR "VINEYARD ESTATES, UNIT IV-A" BY JEFF MORTENSEN & ASSOCIATES, INC. DATED 12/16/2002. THIS PLAN, CURRENTLY UNDER CITY REVIEW, ADDRESSES THE PROPOSED CONSTRUCTION BY HREC OF A 14 LOT RESIDENTIAL SUBDIVISION ON THE NORTH SIDE OF CARMEL AVENUE, DIRECTLY ACROSS FROM LAS VIGILS. THIS PROJECT WILL SHARE WITH LAS VIGILS THE SAME CARMEL AVENUE UTILITY, PAVING, AND STORM DRAIN REQUIREMENTS FOR CARMEL AVENUE N.E. IT WILL ALSO CONSTRUCT A PUBLIC 54" STORM DRAIN IN VINA DEL SOL NE WHICH WILL ELIMINATE FLOWS FROM THE NORTH ASSOCIATED WITH AN NDBA TRIBUTARY. THESE RELATED PROJECTS WILL BE HEARD CONCURRENTLY AT DRB.

THE PROPOSED CONSTRUCTION OF RESIDENTIAL SINGLE FAMILY HOMES DRAINING DIRECTLY AND FREELY TO PERMANENT NORTH DOMINGO BACA ARROYO DRAINAGE IMPROVEMENTS AS PROPOSED AND DESCRIBED HEREIN IS CONSISTENT WITH AND IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE ABOVE LISTED DOCUMENTS, AND IS CONSISTENT WITH THE CONCEPTS PREVIOUSLY ESTABLISHED BY THE CITY AND AMAFCA FOR NORTH DOMINGO BACA ARROYO DEVELOPMENT.

V. EXISTING CONDITIONS:

THE SITE IS UNDEVELOPED. THE SOUTHERN HALF OF THE SITE HAS BEEN PARTIALLY GRADED AND SOMEWHAT COMPACTED THROUGH ITS USE AS STORAGE, PARKING AND PLANT NURSERY FOR THE PETE'S LANDSCAPING BUSINESS. CARMEL AVENUE NE TO THE NORTH LIES TOPOGRAPHICALLY LOWER AND IS AN EXISTING UNDEVELOPED PUBLIC STREET. HOLLY AVENUE NE TO THE SOUTH IS AN UNDEVELOPED PUBLIC STREET WITH SOME PAVED PORTIONS SERVING THE PETE'S LANDSCAPING BUSINESS. OFFSITE FLOWS IN THE AMOUNT OF 162 CFS ENTER THE SITE FROM THE EAST IN THE MAIN CHANNEL OF THE NORTH DOMINGO BACA ARROYO. THE SITE GENERALLY DRAINS FROM SOUTHEAST TO NORTHWEST, CONCENTRATING IN THE MAIN CHANNEL OF THE NDBA. THE PROPERTY TO THE WEST IS UNDEVELOPED.

VI. DEVELOPED CONDITIONS

THE PROPOSED IMPROVEMENTS CONSIST OF A PRIVATE GATED COMMUNITY WITH 45 SINGLE FAMILY RESIDENTIAL HOMES WITH PRIVATE STREETS AND PRIVATE DRAINAGE FACILITIES. ALL LOTS WILL DRAIN TO INTERNAL STREETS IN ACCORDANCE WITH THE GRADING PLAN ON SHEET 2 VIA STREET FLOW OR THROUGH A BENEFACTIC EASEMENT. THE PROPOSED PRIVATE TRENCH DRAIN STORM INLETS ARE GRATE ONLY INLETS AND WILL REDUCE "FLOATABLE" POLLUTANTS ENTERING THE PUBLIC SYSTEM. PERMANENT HOLLY AND 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 (REF. H) HAS BEEN SHOWN HEREIN AS EXISTING. PUBLIC STORM INLETS WILL BE PROVIDED IN CARMEL AND HOLLY AVENUE AS SHOWN ON THE GRADING PLAN, SHEET 2. DOWNSTREAM CARMEL AVENUE 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 AS PART OF A PROPOSED COST-SHARING AGREEMENT AND CITY PROJECT (REF H). DOWNSTREAM CARMEL AVENUE PAVING IMPROVEMENTS WILL BE CONSTRUCTED AS PART OF THE VENTURA VILLAGE PROJECT (REF G). AS DEMONSTRATED BY THE CLOMR (REF E) SUPPORTING THE COST-SHARING PROJECT AND THIS DEVELOPMENT, THE EXISTING PROPOSED CARMEL STORM DRAIN EXTENSION PROVIDES DOWNSTREAM CAPACITY FOR THE FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE. IN THE DEVELOPED CONDITION AS PRESENTED HEREIN.

DOWNSTREAM HOLLY AVENUE PAVING AND STORM DRAINAGE IMPROVEMENTS WERE CONSTRUCTED BY THE FURR'S PASEO DEL NORTE PROJECT UNDER CITY PROJECT NUMBER 601981 (REF. C). A BASIN MAP AND CALCULATIONS ARE PROVIDED HEREON TO ILLUSTRATE THE HOLLY AVENUE STREET HYDRAULICS AS REQUIRED TO CONFIRM THE ADEQUACY OF THE STORM INLET DESIGN PRESENTED HEREIN. AS SHOWN ON THE PLAN, AND AS PRESENTED IN THE VINEYARD ESTATES, UNIT IV-A DRAINAGE REPORT (REF. J) IT IS EXPECTED THAT THE BERNALILLO COUNTY PROPERTY LOCATED WEST OF HOLBROOK STREET NE AND BETWEEN HOLLY 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. AS PREVIOUSLY INDICATED, THE HOLLY AVENUE STORM INLET ANALYSIS PRESENTED HEREIN ASSUMES THAT THIS AREA WILL DRAIN SOUTH TO HOLLY WHICH AS CALCULATED HEREIN, HAS SUFFICIENT DOWNSTREAM STORM DRAINAGE CAPACITY IN THE APPROPRIATE AND EXISTING 36" STORM DRAINS. THIS FUTURE VINEYARD COURT ESTATES PROJECT WILL BE REQUIRED TO ANALYZE AND DESIGN THE APPROPRIATE INLET AND STORM DRAIN FACILITIES. THE FUTURE FLOW INTO THE PUBLIC HOLLY STORM DRAIN EXTENSION, BASED UPON THE STREET FLOW AND STORM DRAIN CALCULATIONS HEREON, A MAXIMUM OF 50 CFS SURFACE FLOW WILL BE ALLOWED IN HOLLY AT THE EASTERN BOUNDARY OF LAS VIGILS, WITH ALL REMAINING FLOW IN THE STORM DRAIN. IF IT IS LATER DECIDED TO DRAIN VINEYARD COURT ESTATES TO THE NORTH TO CARMEL, SUFFICIENT CAPACITY STILL EXISTS IN THE CARMEL STORM DRAIN, BUT NEW INLETS AND A NEW CARMEL INLET ANALYSIS MUST BE PERFORMED. IN EITHER CASE, THE FUTURE PROJECT TO THE EAST HAS DOWNSTREAM CAPACITY, BUT MUST ANALYZE, DESIGN AND CONSTRUCT THE APPROPRIATE INLETS.

A FEMA APPROVED CLOMR WAS PREPARED BY THIS OFFICE TO SUPPORT THIS PROJECT, THE PROPOSED AMAFCA PROJECT, AND TO SUPPORT ELIMINATION OF THE EXISTING FLOOD HAZARD ZONE IMPACTING THE SITE. A POST-CONSTRUCTION LOMR 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 LOMR.

VII. GRADING PLAN

THE GRADING PLAN 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 09/19/2002, 2) PROPOSED GRADES AND DRAINAGE TRENDS INDICATED BY SPOT ELEVATIONS, HOUSE PAD ELEVATIONS, AND FLOWLINES 3) PROPOSED TEMPORARY DETENTION POND GRADING INDICATED BY CONTOURS AT 1'0" INTERVALS, 4) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 5) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, 6) THE EXISTING FLOODPLAIN LIMITS, AND 7) THE LIMIT AND CHARACTER OF EXISTING AND PROPOSED OFFSITE PUBLIC STORM DRAINAGE IMPROVEMENTS. FOR THE PURPOSES OF THIS PROJECT, THE CARMEL AVENUE STORM DRAIN TO BE CONSTRUCTED BY AMAFCA BY CITY PROJECT # (REF. H) HAS BEEN SHOWN HEREIN AS EXISTING.

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. E) WHICH WAS DETERMINED USING AHYMO97 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. THE FLOW RATES FOR SUB-BASINS A-1, A-2 AND A-3 WERE DERIVED FROM BASIN 921.23 OF THE CLOMR. AS WAS PREVIOUSLY DEMONSTRATED BY THE APPROVED CLOMR, THE PROPOSED CARMEL AVENUE PUBLIC STORM DRAIN IS SIZED FOR FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE.

THE INFLOW/OUTFLOW CHARACTERISTICS OF THE TEMPORARY DETENTION POND WERE MODELED USING THE ROUTE RESERVOIR COMMAND OF THE AHYMO97 PROGRAM WITH VOLUMES DETERMINED BY AVERAGE END-AREA METHOD AND DISCHARGES USING CULVERT NOMOGRAPHS. AS DEMONSTRATED BY THE MODEL, THE POST-PROJECT CONDITIONS WILL YIELD A MAXIMUM 100-YEAR STORAGE OF 2.46 ACRE FEET AT A DEPTH OF 5.2 FT. 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 REINFORCED CONCRETE PIPE (RCP) AND 0.017 FOR STREETS. AS DEMONSTRATED BY THE CALCULATIONS SUMMARIZED AT LEFT, THE STORM DRAINS AND STREETS ARE ALL SIZED TO SAFELY CONVEY THE 100-YEAR DESIGN STORM. THE STREET CAPACITIES WERE FURTHER ANALYZED TO ENSURE THAT A HYDRAULIC JUMP WOULD BE CONTAINED WITHIN THE DEDICATED STREET RIGHT-OF-WAY OR EASEMENT. BECAUSE IT IS EXTREMELY DIFFICULT TO PERFORM HYDRAULIC JUMP CALCULATIONS FOR IRREGULAR SECTIONS SUCH AS STREETS, THE APPROXIMATE HYDRAULIC JUMP DEPTH WAS CONSERVATIVELY ASSUMED TO BE 77% OF THE ENERGY GRADE LINE CALCULATED BY THE FLOWMASTER PROGRAM. THIS RATIO WAS DETERMINED BY ANALYZING THE RELATIONSHIP BETWEEN SEQUENT DEPTH AND THE ENERGY GRADE LINE FOR AN EQUIVALENT RECTANGULAR CHANNEL AT FLOW RATES AND SLOPES SIMILAR TO THOSE OBSERVED HEREIN. THIS METHODOLOGY WAS PREVIOUSLY UTILIZED BY THIS OFFICE IN THE DRAINAGE REPORTS FOR DESERT RIDGE PLACE (REF. G) AND VINEYARD ESTATES, UNIT IV-A (REF. J).

PRIVATE STORM INLET CALCULATIONS WERE PERFORMED USING THE FLOWMASTER 6.0 PROGRAM USING U.S.D.T. FHA METHODOLOGY FOR GRATE AND INLETS ON GRADE AND IN SAG CONDITIONS, WHERE APPLICABLE. GRATES WERE ASSUMED TO BE 50% CLOGGED. THE PUBLIC TYPE "A" AND TYPE "C" INLETS IN HOLLY WERE ANALYZED USING D.P.M. PLATES 22.3 D-5 AND 6. AS SHOWN BY THE INLET HYDRAULICS TABLE AT LEFT, ALL INLETS ARE SIZED TO PASS THE DEVELOPED CONDITIONS 100-YEAR STORM. BECAUSE THE DOWNSTREAM PRIVATE INLET IS LOCATED AT A SAG CONDITION, THIS INLET WAS CHECKED UNDER PRESSURE (EMERGENCY) CONDITIONS FOR THE ABILITY TO CONVEY THE 100 YEAR FLOW. THE EMERGENCY OVERFLOW SPILLWAY CALCULATION FOR THE TEMPORARY DETENTION POND WAS CALCULATED USING THE WEIR EQUATION WITH C=2.6. AS SHOWN BY THE SPILLWAY CALCULATION AT LEFT, THE SPILLWAY HAS CAPACITY FOR 162 CFS AT A DEPTH OF 2.0 FT. THIS EMERGENCY OVERFLOW IS DIRECTED TO THE APACHE PINE WAY N.E. ACCESS AND DRAINAGE EASEMENT.

IX. CONCLUSIONS

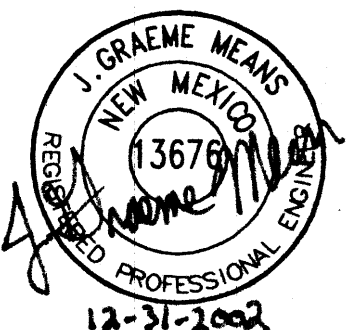
- A. THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR THIS SITE AND NDBA DEVELOPMENT.
- B. DEVELOPED RUNOFF FROM THIS SITE WILL DRAIN FREELY TO PERMANENT PUBLIC NDBA IMPROVEMENTS SIZED FOR THIS DISCHARGE AND WHICH WILL BE CONSTRUCTED BY AMAFCA AS PART OF A PROPOSED COST-SHARING AGREEMENT. THE CONTRACT FOR THIS AMAFCA PROJECT WAS AWARDED 11/22/2002.
- C. A SEPARATE DRAINAGE SUBMITTAL FOR CLOMR APPROVAL SUPPORTING THE AMAFCA PROJECT WAS APPROVED BY FEMA
- D. A POST-CONSTRUCTION LOMR SUBMITTAL SUPPORTING THE AMAFCA PROJECT WILL BE PREPARED BY THIS OFFICE UPON PROJECT COMPLETION FOR THE PURPOSES OF ELIMINATING THE FLOODPLAIN.
- E. ALL NEW PUBLIC DRAINAGE EASEMENTS, RIGHT OF WAY, AND PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THIS PROPOSAL WILL BE PROVIDED FOR BY THE DRB ACTIONS SUBMITTED TO SUPPORT THIS PROJECT AND BY THE PROPOSED AMAFCA COST-SHARE PROJECT. THE INFRASTRUCTURE LIST WILL CLEARLY IDENTIFY WHICH IMPROVEMENTS ARE TO BE GUARANTEED BY THE DEVELOPER AND WHICH ARE TO BE GUARANTEED BY THE COST-SHARING AGREEMENT.
- F. THERE ARE NO DPM DESIGN VARIANCES REQUESTED AT THIS TIME.
- G. THE ON-SITE PRIVATE STREETS AND STORM DRAINS WILL BE OWNED, OPERATED AND MAINTAINED BY THE LAS VIGILS HOMEOWNER'S ASSOCIATION.
- H. A TEMPORARY PUBLIC DRAINAGE EASEMENT AND AN AGREEMENT AND COVENANT WILL BE REQUIRED FOR PRIVATE MAINTENANCE OF THE PROPOSED TEMPORARY DETENTION POND.

DRB PROJECT # 1002271

| DESIGNED BY | DATE | BY  | REVISIONS | JOB NO.      |
|-------------|------|-----|-----------|--------------|
| GM          |      |     |           | 2002.045.3   |
| DRAWN BY    |      | SGH |           | DATE         |
| APPROVED BY |      | GM  |           | 12-2002      |
|             |      |     |           | SHEET 3 OF 4 |

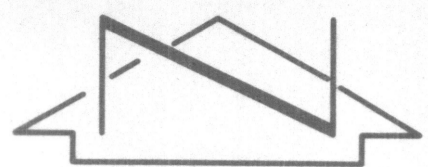
JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE, N.M. 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 FAX: 505 345-4254 Email: jma@jma-inc.com

DRAINAGE REPORT AND CALCULATIONS  
 LAS VIGILS SUBDIVISION









SCALE: 1" = 40'

LOT 28, BLOCK 18  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

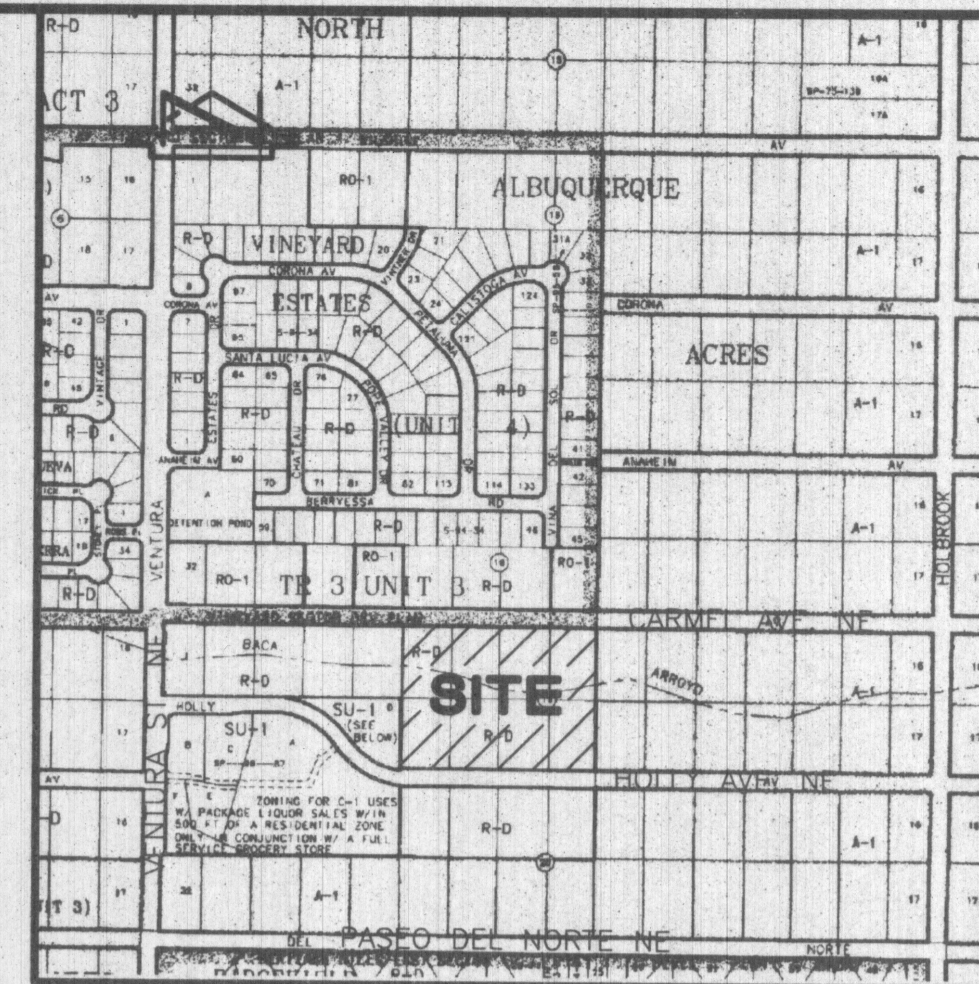
LOT 27, BLOCK 18  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

LOT 26, BLOCK 18  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

LOT 25, BLOCK 18  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

LOT 24, BLOCK 18  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

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



VICINITY MAP  
SCALE: 1" = 750'

C-20

KEYED NOTES

VACATED PUBLIC RIGHT-OF-WAY

- ① NORTH 2' OF HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST, 0.0303 ACRES ±
- ② SOUTH 8' OF CARMEL AVENUE N.E. TO BE VACATED BY THIS REQUEST, 0.1211 ACRES ±

NEW EASEMENTS

- ③ PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- ④ CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- ⑤ PRIVATE STORM DRAINAGE AND CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENTS TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- ⑥ 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION

EXISTING EASEMENTS

- ⑦ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
- ⑧ 10' P.N.M. ELECTRIC OVERHEAD UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE

*Annotation  
as per  
notes  
attached*

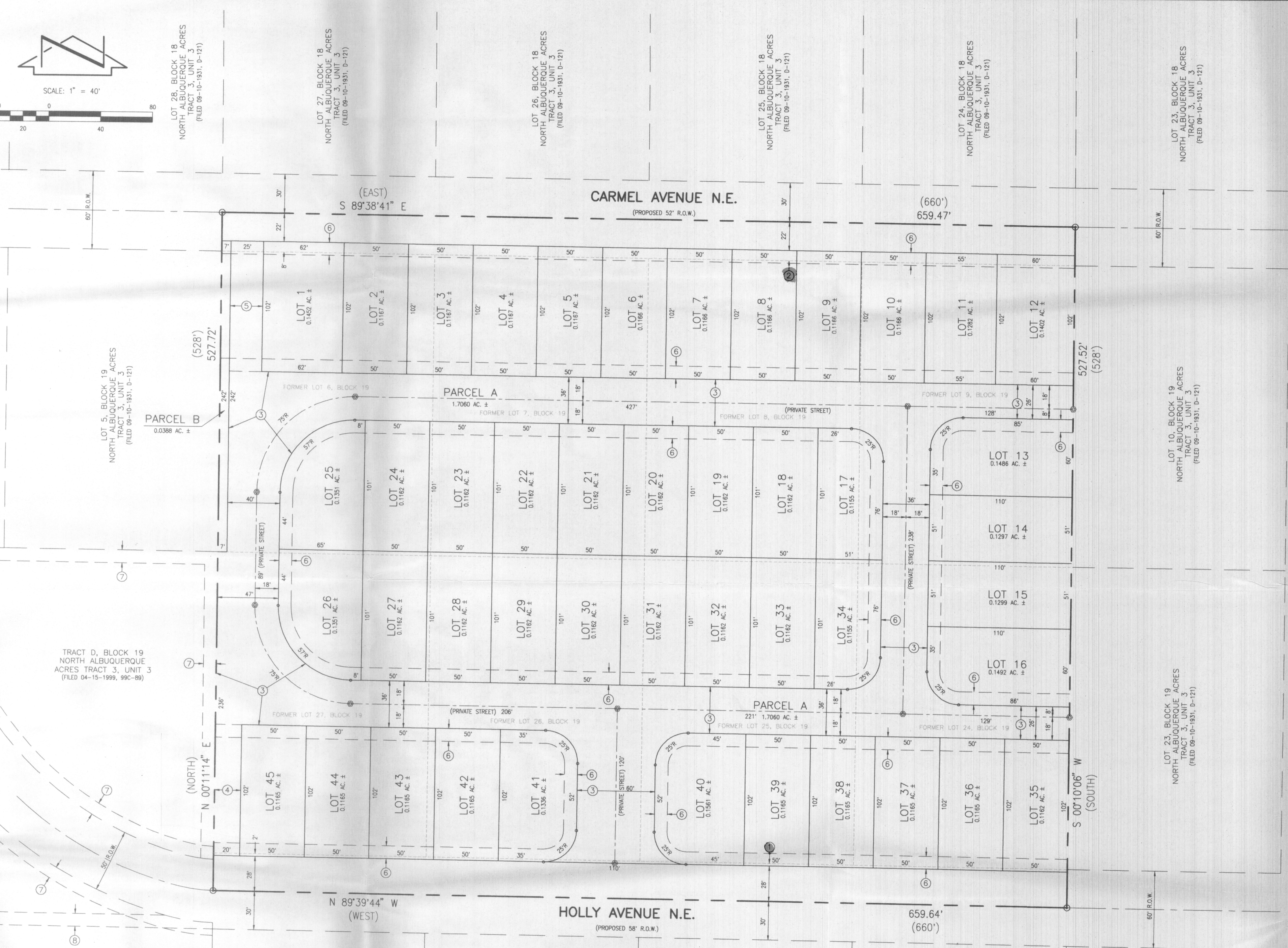
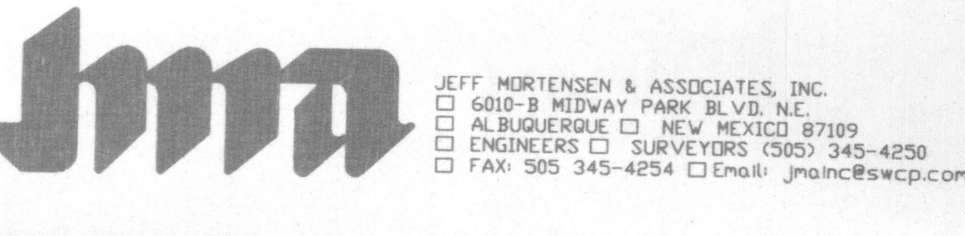


EXHIBIT B  
Date 1/25/03

THE PURPOSE OF THIS REQUEST IS TO DEMONSTRATE THE FORTHCOMING; VACATION OF PORTIONS OF CARMEL AVENUE N.E. AND HOLLY AVENUE N.E.; CREATION OF LOTS 1-45 AND PARCELS A AND B, LA CUEVA PLACE; GRANTING OF EASEMENTS AS SHOWN ON THIS DRAWING



SKETCH PLAT AND VACATION REQUEST  
LOTS 1-45 AND PARCELS A AND B, LA CUEVA PLACE

SURVEYED BY JMA  
DRAWN BY T.N.T.  
APPROVED BY C.G.C.

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

JOB NO. 2002.045.1  
DATE 09-2002  
SHEET 1 OF 1

DESCRIPTION

Lots 7, 8, 9, 24, 25, 26, and 27, Block 19, Tract 3, Unit 3, North Albuquerque Acres, 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; together with proposed Tract 6A, Ventura Village, Albuquerque, New Mexico, as the same is shown and designated on the preliminary plat of Ventura Village, DRB #1001463.

GENERAL NOTES:

- A Boundary Survey was performed in December, 2001 and January, 2002. 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.
- Private street mileage created by this plat = 0.34 miles (full-width).
- 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 "G" 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.
- Portions of Parcel A will be designated as private access, private drainage, and City of Albuquerque public water and public sanitary sewer easements as shown. Maintenance of the private access and private drainage easement shall be the responsibility of the Las Vigils Homeowner's Association.
- The purpose of this plat is to:
  - Create 45 (forty-five) residential lots and Parcel A, Las Vigils from Lots 7, 8, 9, 24, 25, 26 and 27, Block 19, Tract 3, Unit 3, North Albuquerque Acres and proposed Tract 6A, Ventura Village.
  - Eliminate the interior property lines between former Lots 7, 8, 9, 24, 25, 26, 27 and proposed Tract 6A.
  - Dedicate in fee simple the necessary public street rights-of-way.
  - Grant the necessary public utility, public water, public sanitary sewer, private access, and private storm drain easements 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 141, Page 247 (Lot 24), Book 141, Page 229 (Lots 6, 7, 8 & 9), Book 132, Page 532 (Lots 6, 8 & 9), and Book 132, Page 446 (Lot 7), records of Bernalillo County, New Mexico.
  - Vacate the public right-of-way, (Carmel Avenue N.E. and Holly Avenue N.E.), as shown.
- Blanket private drainage easements shall be granted with the filing of this plat on Lots 1-45, Las Vigils for the purpose of conveying storm water runoff from said properties to Parcel A, Las Vigils. Conveyance of runoff shall take place in a manner consistent with the Grading and Drainage Plan prepared by this office dated December 31, 2002, bearing the Engineer's Seal of J. Graeme Means, NMPE #13676.
- 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 Tracts A-F, Block 19, North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
  - Boundary Survey of Lots 5-27, Block 19, North Albuquerque Acres, Tract 3, Unit 3 prepared by this office, dated 01-30-2002 (unrecorded).
  - Preliminary plat of Ventura Village, DRB #1001463
  - Warranty Deed filed 11-08-2002, Book A44, Page 5301, Doc. #2002145697, Records of Bernalillo County, New Mexico (Lot 25).
  - Warranty Deed filed 11-08-2002, Book A44, Page 5302, Doc. #2002145698, Records of Bernalillo County, New Mexico (Lots 6, 7, 8, 9, 24, 26 & 27).
  - 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 PUBLIC RIGHT-OF-WAY AND EASEMENTS

- NORTH 2' OF HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST, 0.0303 ACRES ±
- SOUTH 8' OF CARMEL AVENUE N.E. TO BE VACATED BY THIS REQUEST, 0.1211 ACRES ±
- NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 02-18-1938, BOOK 141, PAGE 247, TO BE VACATED BY THIS REQUEST (FORMER LOT 24, BLOCK 19)
- NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 12-11-1937, BOOK 141, PAGE 229, TO BE VACATED BY THIS REQUEST (FORMER LOTS 6, 7, 8 & 9, BLOCK 19)
- NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 04-24-1939, BOOK 132, PAGE 532, TO BE VACATED BY THIS REQUEST (FORMER LOTS 6, 8 & 9, BLOCK 19)
- NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 12-11-1937, BOOK 132, PAGE 446, TO BE VACATED BY THIS REQUEST (FORMER LOT 7, BLOCK 19)

NEW EASEMENTS

- PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 - 45-P1 (SEE GENERAL NOTE 9)
- PUBLIC (CITY OF ALBUQUERQUE) SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- PRIVATE STORM DRAINAGE, PRIVATE PEDESTRIAN ACCESS AND PUBLIC (CITY OF ALBUQUERQUE) WATER EASEMENTS GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 - 45-P1. MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE LAS VIGILS HOMEOWNER'S ASSOCIATION
- 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- PROPOSED PUBLIC (CITY OF ALBUQUERQUE) DRAINAGE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT
- 2' PRIVATE ROADWAY MAINTENANCE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 - 45-P1. MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE LAS VIGILS HOMEOWNER'S ASSOCIATION

EXISTING EASEMENTS

- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
- 10' P.N.M. ELECTRIC OVERHEAD UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
- 10' PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
- 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE PLAT (VENTURA VILLAGE)

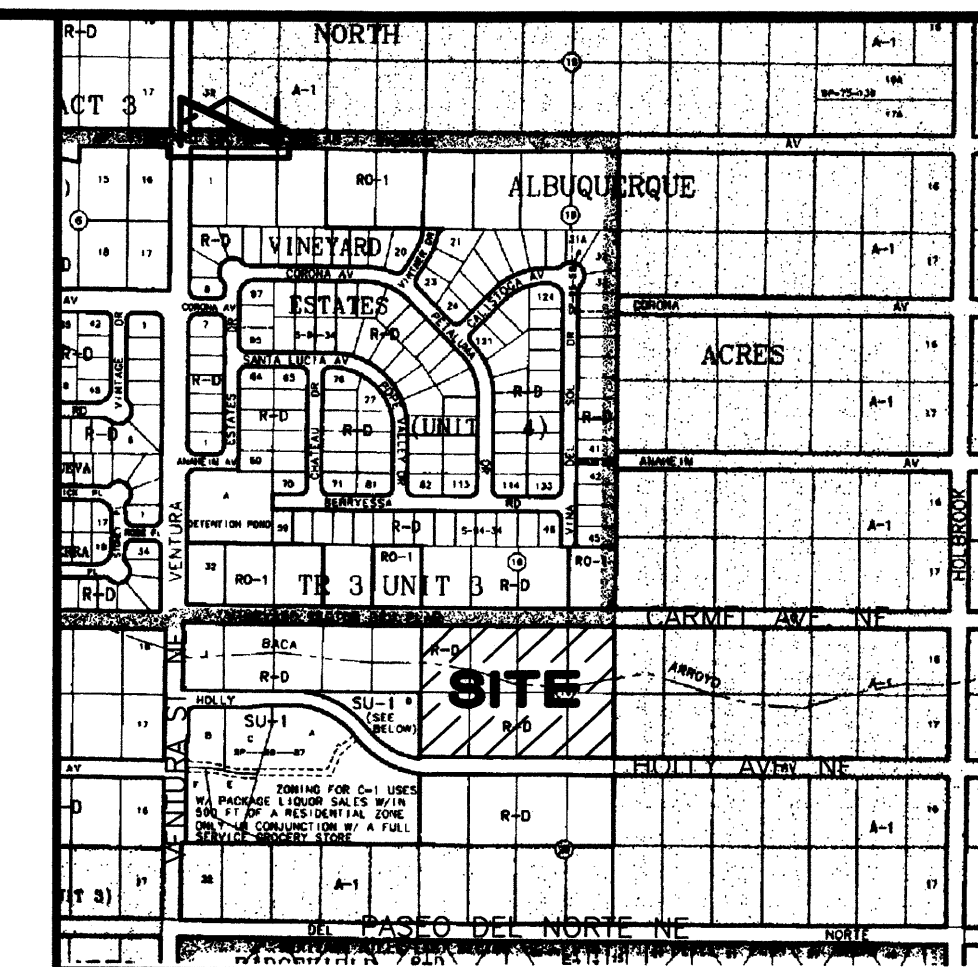
MONUMENTATION

- CALCULATED POSITION, NOT SET
- FOUND #4 REBAR, NO I.D.
- FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- FOUND #4 REBAR W/CAP STAMPED "NMPS 8127"
- FOUND #4 REBAR W/CAP, ILLEGIBLE
- FOUND #4 REBAR W/CAP STAMPED "LS 7909"
- FOUND #5 REBAR, NO I.D.
- FOUND #4 REBAR W/CAP STAMPED "PS 11463"
- FOUND #5 REBAR W/CAP STAMPED "PWT 10204"

BOUNDARY TABLES

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 89°39'02" E | 7.00'    |
| L2   | N 00°13'11" W | 22.00'   |
| L3   | N 89°39'44" W | 8.00'    |
| L4   | N 89°39'44" W | 8.00'    |

| CURVE | RADIUS | LENGTH  | CHORD BEARING | CHORD   | DELTA     |
|-------|--------|---------|---------------|---------|-----------|
| C1    | 25.00' | 39.27'  | S 45°20'16" W | 35.36'  | 90°00'00" |
| C2    | 25.00' | 39.27'  | S 44°39'44" E | 35.36'  | 90°00'00" |
| C3    | 25.00' | 39.27'  | N 44°39'44" W | 35.36'  | 90°00'00" |
| C4    | 57.00' | 89.54'  | S 45°20'16" W | 80.61'  | 90°00'00" |
| C5    | 57.00' | 89.54'  | S 44°39'44" E | 80.61'  | 90°00'00" |
| C6    | 25.00' | 39.27'  | N 45°20'16" E | 35.36'  | 90°00'00" |
| C7    | 25.00' | 39.27'  | S 45°20'16" W | 35.36'  | 90°00'00" |
| C8    | 25.00' | 39.27'  | S 44°39'44" E | 35.36'  | 90°00'00" |
| C9    | 25.00' | 39.27'  | N 45°20'16" E | 35.36'  | 90°00'00" |
| C10   | 25.00' | 39.27'  | N 44°39'44" W | 35.36'  | 90°00'00" |
| CL1   | 75.00' | 117.81' | S 45°20'16" W | 106.07' | 90°00'00" |
| CL2   | 75.00' | 117.81' | S 44°39'44" E | 106.07' | 90°00'00" |



VICINITY MAP  
SCALE: 1" = 750'

C-20

OWNER'S SIGNATURE

*Donald G. Hoeh*  
Donald G. Hoeh, President,  
Hoeh Real Estate Corporation

1-2-03  
Date

APPROVED FOR STREET NAMES AND MONUMENTATION

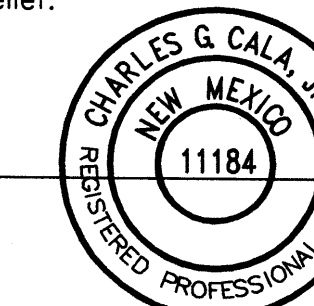
*M.B. Hunt*  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO

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

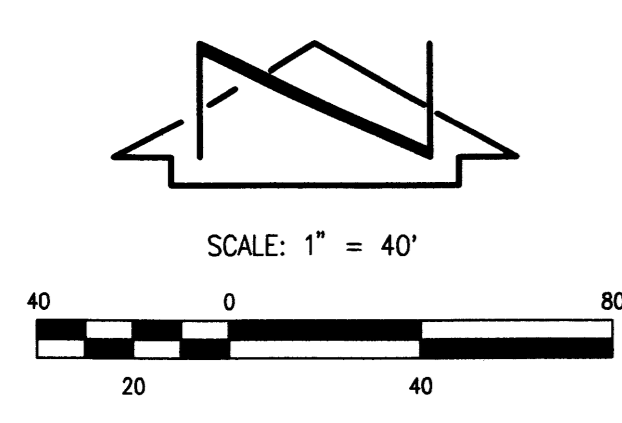
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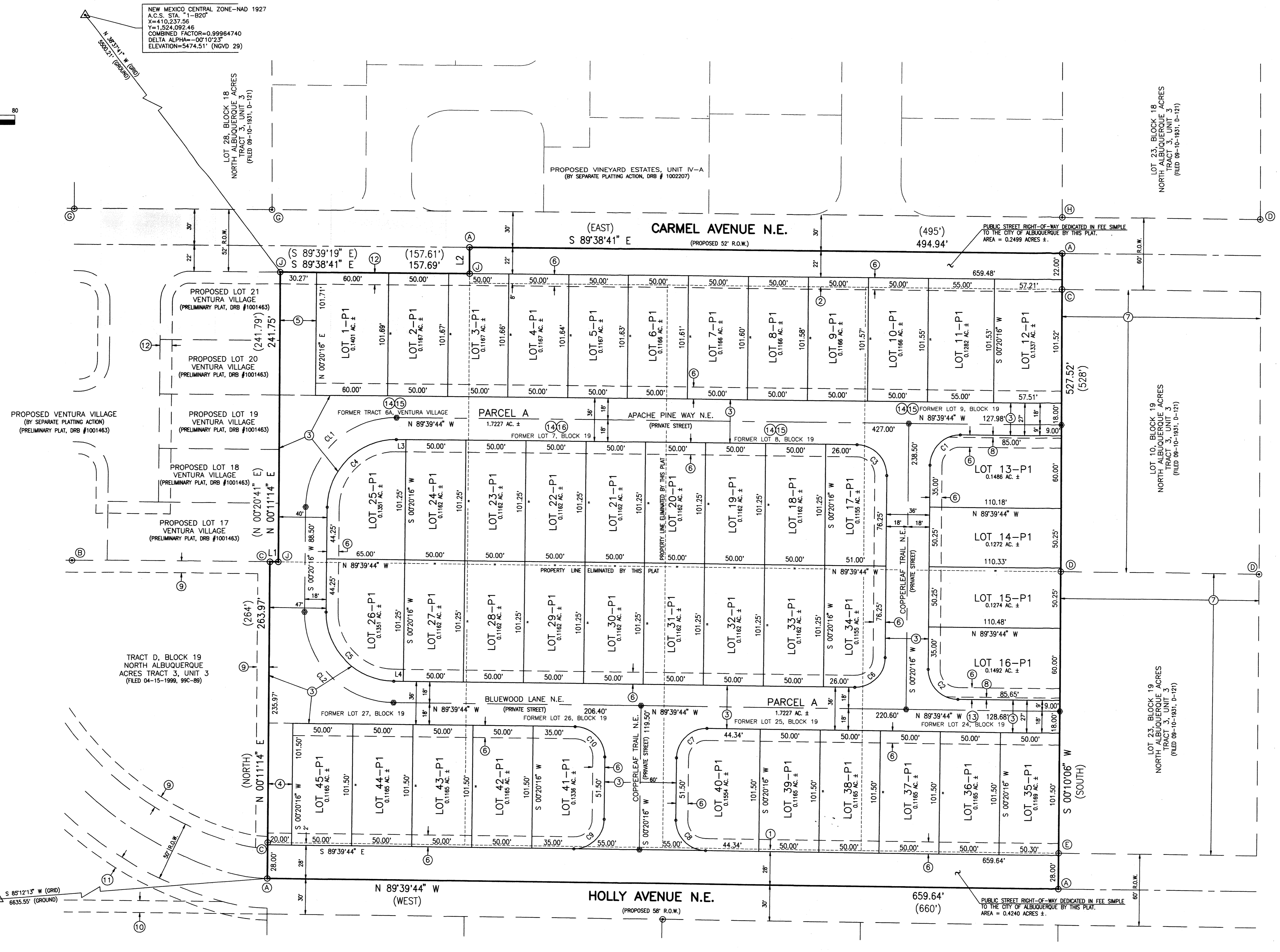
JEFF MORTENSEN & ASSOCIATES, INC.  
6809-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (505) 345-4250  
FAX: (505) 345-4254 Email: jma@jma-inc.com

VACATION REQUEST AND PRELIMINARY PLAT  
LOTS 1-P1 THROUGH 45-P1 AND PARCEL A, LAS VIGILS

| SURVEYED BY | NO. | DATE | BY | REVISIONS |      | JOB NO.    |
|-------------|-----|------|----|-----------|------|------------|
|             |     |      |    | NO.       | DATE |            |
| J.M.S.      |     |      |    |           |      | 2002.045.4 |
| T.N.T.      |     |      |    |           |      | 01-2003    |
| C.G.C.      |     |      |    |           |      | 1 OF 2     |

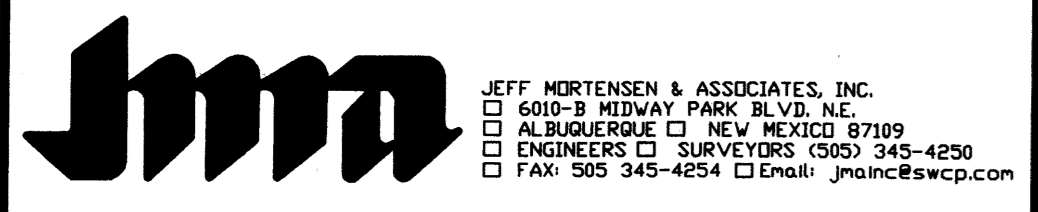


NEW MEXICO CENTRAL ZONE-NAD 1927  
 A.C.S. STA. "1-B20"  
 X=410,237.56  
 Y=1,524,092.46  
 COMBINED FACTOR=0.99964740  
 DELTA ALPHA=-00'10'25"  
 ELEVATION=5474.51' (NGVD 29)



NEW MEXICO CENTRAL ZONE-NAD 1927  
 N.O.S. STA. "HEAVEN"  
 X=407,051.31  
 Y=1,518,737.03  
 COMBINED FACTOR=0.99965263  
 DELTA ALPHA=-00'10'45"  
 ELEVATION=5375.62' (NGVD 29)

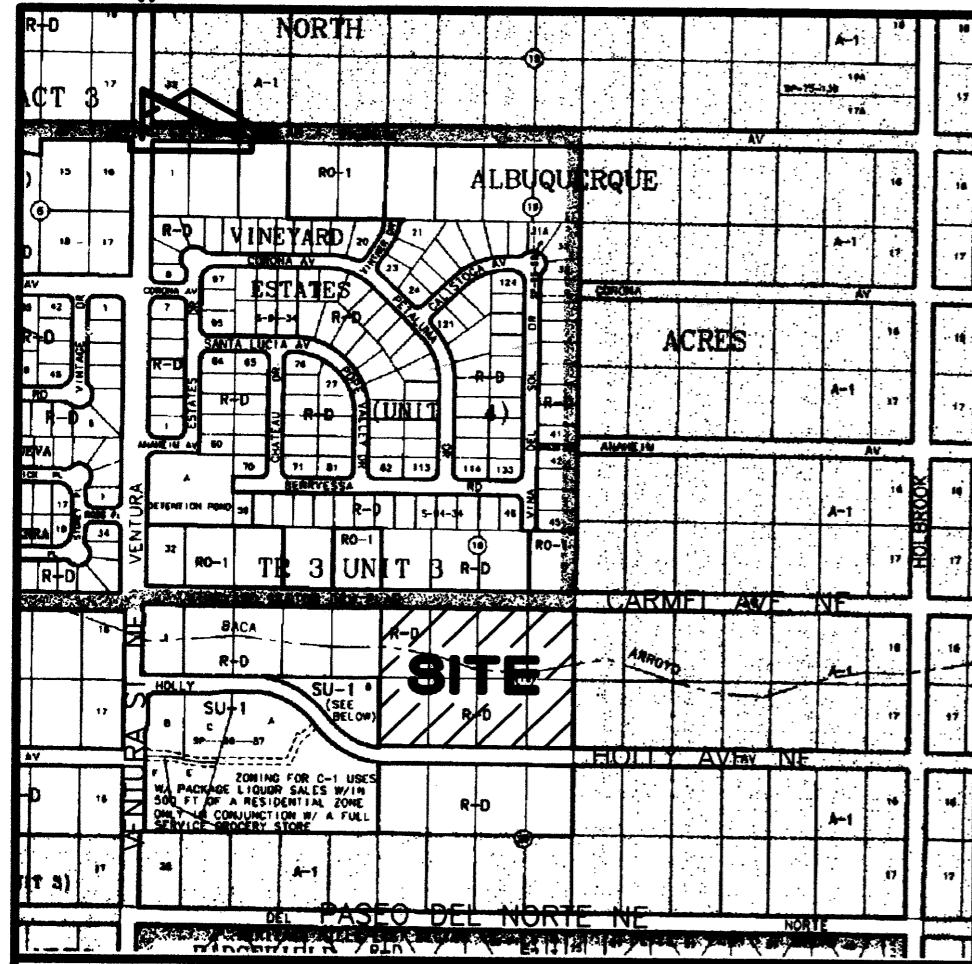
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## VACATION REQUEST AND PRELIMINARY PLAT

### LOTS 1-P1 THROUGH 45-P1 AND PARCEL A, LAS VIGILS

|             |        |     |      |    |           |         |            |
|-------------|--------|-----|------|----|-----------|---------|------------|
| SURVEYED BY | J.M.S. | NO. | DATE | BY | REVISIONS | JOB NO. | 2002.045.4 |
| DRAWN BY    | T.N.T. |     |      |    |           | DATE    | 01-2003    |
| APPROVED BY | C.G.C. |     |      |    |           | SHEET   | 2 OF 2     |



# SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 45-P1 AND PARCEL A, LOS VIGILS ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL, 2003

HOECH REAL ESTATE CORPORATION  
OWNER  
PROJECTED  
SEC. 17, T 11 N, R 4 E, N.M.P.M.  
LOCATION  
LOS VIGILS  
SUBDIVISION

2003072621  
9558631  
Page: 1 of 3  
65/01/2003 09:52P  
Bk-2003C Pg-118  
Mary Herrera Bern. Co. PLRT R 17.00  
Bk.2003C Pg. 118  
COUNTY CLERK FILING DATA

DRB PROJECT #1002271 03DRB-00003, 03DRB-00004

### DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 7, 8, 9, 24, 25, 26 and 27, Block 19, 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; together with Tract A, Ventura Village, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 22, 2003, Book 2003C, Page 110, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being the projected southwest corner of said Lot 27, Block 19, also being a point on the centerline of Holly Avenue N.E.; thence N 00°11'14" E a distance of 263.97 feet to the northwest corner of said Lot 27, being the northeast corner of Tract D, Block 19, 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 April 15, 1999, Book 99C, Page 89, also being a point on the south property line of Lot 17P2, of said Ventura Village; thence N 89°28'14" E a distance of 6.91 feet to a point on the north property line of said Lot 27, being the southeast corner of said Lot 17P2, also being the southwest corner of said Tract A, Ventura Village; thence N 00°21'13" E a distance of 241.78 feet to the northwest corner of the parcel herein described, being the northwest corner of said Tract A, Ventura Village, also being the northeast corner of Lot 21P2, of said Ventura Village, and also being a point on the south right-of-way line of Carmel Avenue N.E.; thence S 89°35'31" E a distance of 157.08 feet along said south right-of-way line to the northeast corner of said Tract A, Ventura Village, being the northwest corner of said Lot 7, Block 19; thence N 00°13'11" W a distance of 22.00 feet to the projected northwest corner of said Lot 7, also being a point on the centerline of Carmel Avenue N.E.; thence S 89°38'41" E a distance of 494.94 feet along said centerline to the northeast corner of the parcel herein described, being the projected northeast corner of said Lot 9, Block 19, also being the projected northwest corner of Lot 10, Block 19, of said North Albuquerque Acres, Tract 3, Unit 3; thence S 00°10'06" W a distance of 527.52 feet to the southeast corner of the parcel herein described, being the projected southeast corner of said Lot 24, Block 19, also being the projected southwest corner of Lot 23, Block 19, of said North Albuquerque Acres, Tract 3, and also being a point on the centerline of Holly Avenue N.E.; thence N 89°39'44" W a distance of 659.64 feet along said centerline to the point of beginning and containing 7.8657 acres more or less.

### VICINITY MAP

SCALE: 1" = 750'

C-20

### DEDICATION AND FREE CONSENT

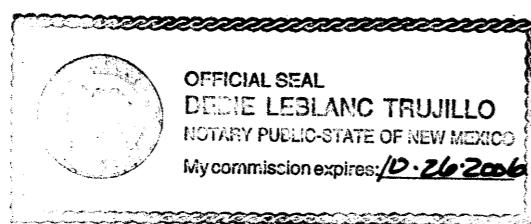
The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

*Donald G. Hoech*  
Donald G. Hoech, President  
Hoech Real Estate Corporation

4-3-03  
Date

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 3rd day of April, 2003, by Donald G. Hoech, President, Hoech Real Estate Corporation.

*Denise LeBlanc Trujillo*  
Notary Public

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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC # 1020 044 355 000 40229

PROPERTY OWNER OF RECORD: 9 model codes

Vigil Sandcampete Chavez Margaret Mariani

BRING TO COUNTY TREASURER'S OFFICE

Bureau Sankhya Kenya 5-1-03

### APPROVALS:

*Sheron Watson* 4/30/03  
PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*Roger J. Sheen* 4-16-03  
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*Bruce L. Bigham* 4/16/03  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*Richard D. Dault* 4-16-03  
A.M.A.F.C.A. DATE  
*Richard D. Dault* 4-16-03  
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*Christina Sandora* 4/16/03  
PARKS & RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*John B. Hall* 4-7-03  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*Scott M. Howell* 4-25-03  
REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*Leon G. Muts* 4-08-03  
P.N.M. ELECTRIC SERVICES DATE  
*Daniel P. Muller* 4-9-03  
QWEST CORPORATION DATE  
*Leon G. Muts* 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 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



4-3-2003  
Date



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS & SURVEYORS (505) 345-4250  
JOB #2002.045.6 PLAT

GENERAL NOTES:

1. A Boundary Survey was performed in December, 2001 and January, 2002, and updated to conform with monumentation established for Tract A, Ventura Village, in March, 2003. 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. Private street mileage created by this plat = 0.34 miles (full-width).
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. Portions of Parcel A will be designated as private access, private drainage, and City of Albuquerque public water and public sanitary sewer easements as shown. Maintenance of the private access and private drainage easement shall be the responsibility of the Los Vigils Homeowner's Association, Inc.
10. The purpose of this plat is to:
  - a. Create 45 (forty-five) residential lots and Parcel A, Los Vigils from Lots 7, 8, 9, 24, 25, 26 and 27, Block 19, Tract 3, Unit 3, North Albuquerque Acres and Tract A, Ventura Village.
  - b. Eliminate the interior property lines between former Lots 7, 8, 9, 24, 25, 26, 27 and Tract A.
  - c. Dedicate in fee simple the necessary public street rights-of-way.
  - d. Grant the necessary public utility, public water, public sanitary sewer, private access, and private storm drain easements as shown.
  - e. 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 141, Page 247 (Lot 24), Book 141, Page 229 (Lots 6, 7, 8 & 9), Book 132, Page 532 (Lots 6, 8 & 9), and Book 132, Page 446 (Lot 7), records of Bernalillo County, New Mexico (03DRB-00004).
  - f. Vacate the public right-of-way, (Carmel Avenue N.E. and Holly Avenue N.E.), as shown (03DRB-00003).
  - g. Vacate the easements reserved by document filed in Book D248A, Page 532 (record not available at the County Clerk's Office, 03DRB-00004).
11. Blanket private drainage easements shall be granted with the filing of this plat on Lots 1-P1 through 45-P1, Los Vigils for the purpose of conveying storm water runoff from said properties to Parcel A, Los Vigils. Conveyance of runoff shall take place in a manner consistent with the Grading and Drainage Plan prepared by this office dated December 31, 2002, bearing the Engineer's Seal of J. Graeme Means, NMPE #13676.
12. 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.
13. 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 Tracts A-F, Block 19, North Albuquerque Acres, Tract 3, Unit 3, filed 04-15-1999, Book 99C, Page 89, Records of Bernalillo County, New Mexico.
  - c. Boundary Survey of Lots 5-27, Block 19, North Albuquerque Acres, Tract 3, Unit 3 prepared by this office, dated 01-30-2002 (unrecorded).
  - d. Plat of Ventura Village, filed 04-22-2003, Book 2003C, Page 110, Records of Bernalillo County, New Mexico.
  - e. Warranty Deed filed 11-08-2002, Book A44, Page 5301, Doc. #2002145697, Records of Bernalillo County, New Mexico (Lot 25).
  - f. Warranty Deed filed 11-08-2002, Book A44, Page 5302, Doc. #2002145698, Records of Bernalillo County, New Mexico (Lots 6, 7, 8, 9, 24, 26 & 27).
  - g. Policy No. J 1446251 prepared by First American Title Insurance Company dated 11-08-2002.
14. Gross subdivision acreage = 7.8657 acres.

SUBDIVISION PLAT OF  
**LOTS 1-P1 THROUGH 45-P1 AND**  
**PARCEL A, LOS VIGILS**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2003

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 Page: 2 of 3  
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 Bk-2003C Pg-118

Book 2003C Pg. 118

COUNTY CLERK FILING DATA

KEYED NOTES

VACATED PUBLIC RIGHT-OF-WAY AND EASEMENTS

- ① NORTH 2' OF HOLLY AVENUE N.E. VACATED BY 03DRB-00003, 0.0303 ACRES ±
- ② SOUTH 8' OF CARMEL AVENUE N.E. VACATED BY 03DRB-00003, 0.1211 ACRES ±
- ⑬ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 02-18-1938, BOOK 141, PAGE 247, VACATED BY 03DRB-00004, (FORMER LOT 24, BLOCK 19)
- ⑭ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 12-11-1937, BOOK 141, PAGE 229, VACATED BY 03DRB-00004, (FORMER LOTS 6, 7, 8 & 9, BLOCK 19)
- ⑮ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 04-24-1939, BOOK 132, PAGE 532, VACATED BY 03DRB-00004, (FORMER LOTS 6, 8 & 9, BLOCK 19)
- ⑯ NON-SPECIFIC EASEMENTS FOR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY GRANTED BY DOCUMENT FILED 12-11-1937, BOOK 132, PAGE 446, VACATED BY 03DRB-00004, (FORMER LOT 7, BLOCK 19)

NEW EASEMENTS

- ③ PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 THROUGH 45-P1 (SEE GENERAL NOTE 9)
- ④ PUBLIC (CITY OF ALBUQUERQUE) SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ⑤ PRIVATE STORM DRAINAGE, PRIVATE PEDESTRIAN ACCESS AND PUBLIC (CITY OF ALBUQUERQUE) WATER EASEMENTS GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 THROUGH 45-P1. MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOS VIGILS HOMEOWNER'S ASSOCIATION, INC.
- ⑥ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ⑦A PUBLIC (CITY OF ALBUQUERQUE) ACCESS EASEMENT GRANTED BY THIS PLAT
- ⑦B PRIVATE CLEAR SIGHT VISIBILITY EASEMENT GRANTED BY THIS PLAT. NO OBJECT SHALL BE PLACED WITHIN THE EASEMENT THAT EXCEEDS THREE (3) FEET IN HEIGHT AS MEASURED FROM THE ADJACENT FLOWLINE.
- ⑦C PRIVATE SIDEWALK EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 THROUGH 45-P1, AND PARCEL A, LAS VIGILS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ⑧ 2' PRIVATE ROADWAY MAINTENANCE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-P1 THROUGH 45-P1. MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOS VIGILS HOMEOWNER'S ASSOCIATION, INC.

EXISTING EASEMENTS

- ⑨ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
- ⑩ 10' P.N.M. ELECTRIC OVERHEAD UTILITY EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
- ⑪ 10' PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT GRANTED BY PLAT 99C-89, OFFSITE
- ⑫ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-110

MONUMENTATION

- A CALCULATED POSITION, NOT SET
- B FOUND #4 REBAR, NO I.D..
- C FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- D FOUND #4 REBAR W/CAP STAMPED "NMPS 8127"
- E FOUND #4 REBAR W/CAP, ILLEGIBLE
- F FOUND #4 REBAR W/CAP STAMPED "LS 7909"
- G FOUND #5 REBAR, NO I.D.
- H FOUND #4 REBAR W/CAP STAMPED "PS 11463"
- J FOUND REBAR W/CAP STAMPED "PWT 10204"
- K FOUND REBAR W/CAP STAMPED "PWT 10204", NOT HONORED (N 66°17'36" E 0.39')
- L SET REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

BOUNDARY TABLES

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | N 89°28'14" E | 6.91'    |
| L2   | N 00°13'11" W | 22.00'   |
| L3   | S 89°35'31" E | 17.43'   |
| L4   | S 89°38'41" E | 32.57'   |
| L5   | N 89°39'44" W | 8.00'    |
| L6   | N 89°39'44" W | 8.00'    |

| CURVE | RADIUS | LENGTH  | CHORD BEARING | CHORD   | DELTA     |
|-------|--------|---------|---------------|---------|-----------|
| C1    | 25.00' | 39.27'  | N 45°20'16" E | 35.36'  | 90°00'00" |
| C2    | 25.00' | 39.27'  | N 44°39'44" W | 35.36'  | 90°00'00" |
| C3    | 25.00' | 39.27'  | S 44°39'44" E | 35.36'  | 90°00'00" |
| C4    | 57.00' | 89.54'  | N 45°20'16" E | 80.61'  | 90°00'00" |
| C5    | 57.00' | 89.54'  | N 44°39'44" W | 80.61'  | 90°00'00" |
| C6    | 25.00' | 39.27'  | S 45°20'16" W | 35.36'  | 90°00'00" |
| C7    | 25.00' | 39.27'  | N 45°20'16" E | 35.36'  | 90°00'00" |
| C8    | 25.00' | 39.27'  | N 44°39'44" W | 35.36'  | 90°00'00" |
| C9    | 25.00' | 39.27'  | S 45°20'16" W | 35.36'  | 90°00'00" |
| C10   | 25.00' | 39.27'  | S 44°39'44" E | 35.36'  | 90°00'00" |
| CL1   | 75.00' | 117.81' | N 45°20'16" E | 106.07' | 90°00'00" |
| CL2   | 75.00' | 117.81' | N 44°39'44" W | 106.07' | 90°00'00" |

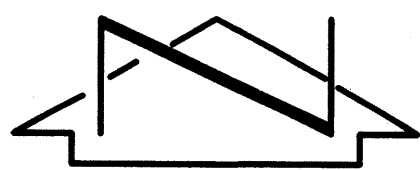
EASEMENT TABLES

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| E1   | N 57°11'36" E | 27.34'   |
| E2   | S 89°39'44" E | 64.22'   |
| E3   | S 56°31'05" E | 27.34'   |
| E4   | S 77°41'16" W | 44.87'   |
| E5   | S 89°39'44" E | 23.91'   |
| E6   | N 89°39'44" W | 20.22'   |
| E7   | S 78°01'46" E | 39.29'   |
| E8   | N 00°20'16" E | 28.07'   |
| E9   | N 00°20'16" E | 29.64'   |
| E10  | S 89°39'44" E | 12.41'   |
| E11  | S 00°20'16" W | 2.50'    |
| E12  | N 89°39'44" W | 12.41'   |
| E13  | N 00°20'16" E | 2.50'    |
| E14  | N 89°39'44" W | 1.99'    |
| E15  | N 00°20'16" E | 12.50'   |
| E16  | S 89°39'44" E | 2.50'    |
| E17  | S 00°20'16" W | 7.50'    |
| E18  | S 15°44'02" E | 75.01'   |
| E19  | S 15°50'40" W | 76.05'   |

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD  | DELTA     |
|-------|--------|--------|---------------|--------|-----------|
| EC1   | 25.00' | 22.96' | N 64°01'20" E | 22.17' | 52°37'51" |
| EC2   | 25.00' | 20.47' | N 66°12'26" W | 19.90' | 46°54'38" |
| EC3   | 57.00' | 50.27' | N 24°55'34" W | 48.65' | 50°31'39" |
| EC4   | 57.00' | 49.70' | N 25°19'09" E | 48.14' | 49°57'46" |
| EC5   | 25.00' | 5.03'  | S 06°06'22" W | 5.03'  | 11°32'13" |



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 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2002.045.6 PLAT



SCALE: 1" = 50'

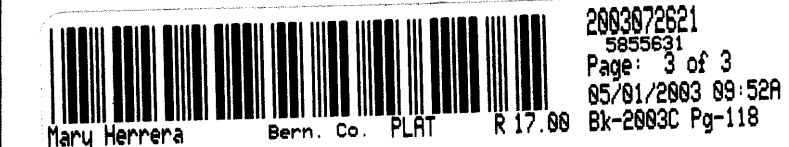


NOTE: FOR BOUNDARY TABLES, EASEMENT TABLES AND KEYED NOTES SEE SHEET 2 OF 3

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=5474.510' (NGVD 29)

# SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 45-P1 AND PARCEL A, LOS VIGILS

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2003



Book 2003C Pg. 118

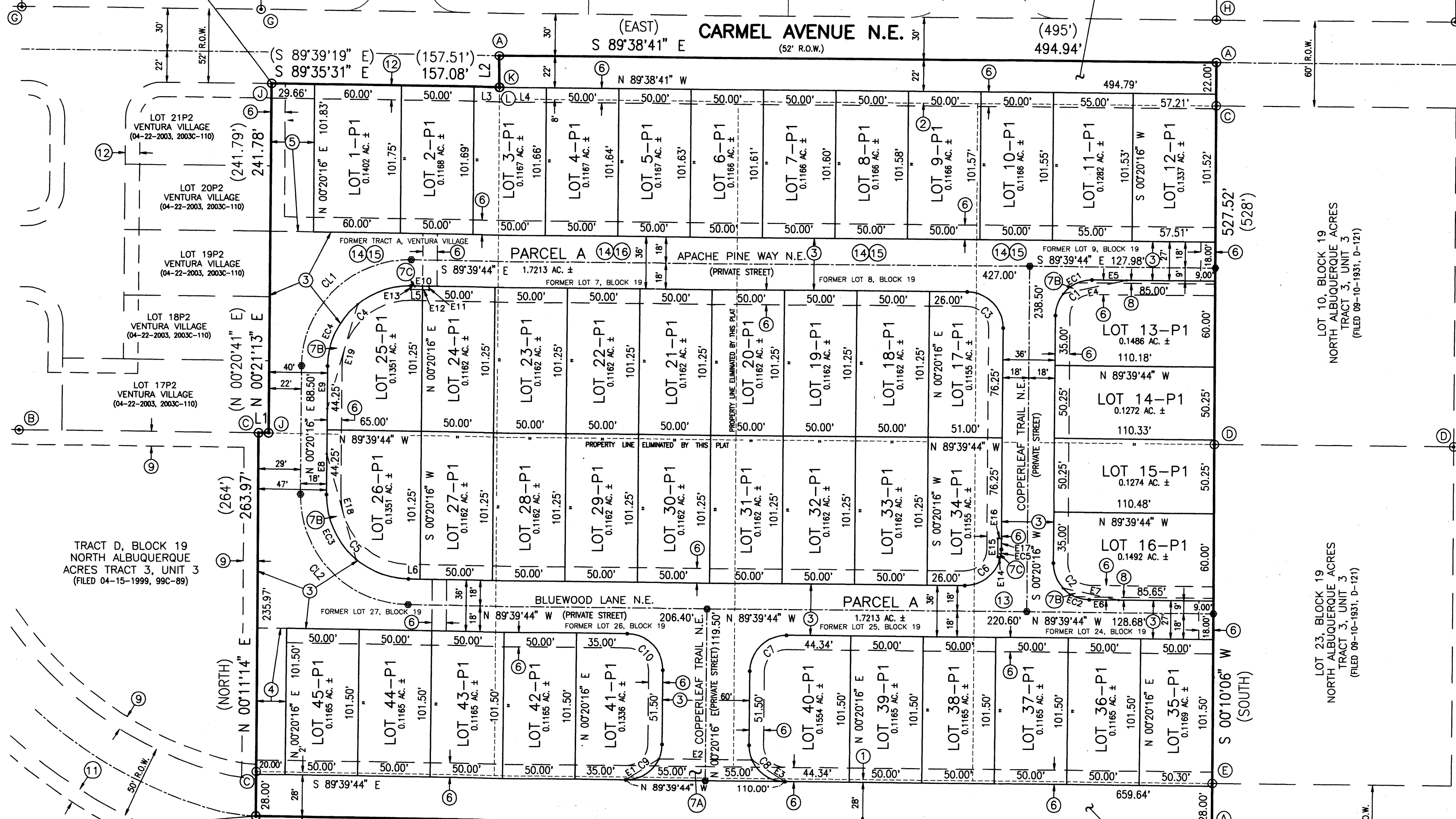
COUNTY CLERK FILING DATA

LOT 28, BLOCK 18  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

PROPOSED VINEYARD ESTATES, UNIT IV-A  
(BY SEPARATE PLATTING ACTION, DRB # 1002207)

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

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
TO THE CITY OF ALBUQUERQUE BY THIS PLAT.  
AREA = 0.2499 ACRES ±.



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' (NGVD 29)

(CENTERLINE MONUMENT NOT SET  
BY SURVEYOR FOR PLAT 99C-89)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
TO THE CITY OF ALBUQUERQUE BY THIS PLAT.  
AREA = 0.4240 ACRES ±.



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JOB #2002.045.6 PLAT