

**SUBDIVISION DATA**

VACINITY MAP NTS  
 ZONE ATLAS MAP NO. J-19-Z  
 GROSS SUBDIVISION AREA: 0.3444  
 NO. OF TRACTS CREATED: 0  
 NO. OF LOTS CREATED: 1  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: 2-09-03

**EASEMENTS**

EXISTING PUBLIC UTILITY EASEMENTS OF RECORD ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INTALATION, MAINTENANCE, AND SERVICES AF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. WEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY SECCSARY TO PROVIDE CABLE TV SERVICE.

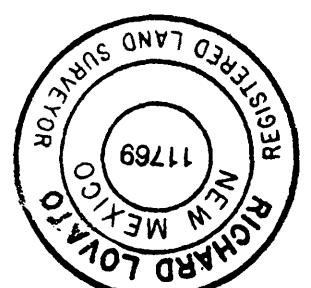
INCLUDED IS THE RIGHT TO BUILD, REBUILD CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, 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 YABOEGROUND OR SUBSURFACE, HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERLY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEGARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEGAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY ESEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**SURVEYOR'S CERTIFICATION**

I, RICHARD LOVATO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES OF AN ACTUAL SURVEY PERFORMED MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORDED BOUNDARIES AS LOCATED BY THIS SURVEY.



RICHARD LOVATO  
 NMP# NO. 11769  
 DATE 2/9/03

**LEGAL DESCRIPTION**

A parcel of land situate within the southeast 1/4 of Section 18, Township 10 North, Range 4 East, of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County New Mexico. Said parcel of land being the northerly 20 feet of lot 16 and all of lots 17 and 18, in Block 25 of the East End Addition to the City of Albuquerque, New Mexico as the same is shown and designated in plot of said addition filed in the office of Bernalillo County Clerk New Mexico in Volume C-1, Folio 55. Said parcel of land being more particularly described by grid bearings and ground distances as follows:

RECORDING STAMP

TREASURER'S CERTIFICATE

**NOTES**

1. MISC. DATA: ZONING SU-1
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF LAND AND ALL OF LOTS 17 & 18 IN BLOCK 25 OF THE EAST END ADDITION
6. SP. NO.

**FREE CONSENT AND DEDICATION**

THE REPEAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BUREAD AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE RIGHT OF WAY SHOWN TO THE CITY OF ALBUQUERQUE, NEW MEXICO IN FEE SIMPLE WITH WARRANTY COVENANTS.

**ACKNOWLEDGEMENT**

MANAGING MEMBER  
 EAST END 23 PROPERTIES, LLC  
 A NEW MEXICO LIMITED LIABILITY COMPANY  
 DATE \_\_\_\_\_

BY \_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY \_\_\_\_\_ MANAGING MEMBER, EAST END 23 PROPERTIES, LLC, A NEW MEXICO, LIMITED LIABILITY COMPANY

PLAT OF  
**LOT 18-A, BLOCK 25**  
**EAST END ADDITION**  
 WITHIN  
 SECTION 18 TOWNSHIP 10 NORTH,  
 RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

PROJECT NUMBER: 1002326

APPLICATION NUMBER: \_\_\_\_\_

PLAT APPROVAL:

- UTILITY APPROVALS:
- PNM Electric Service: \_\_\_\_\_ Date: \_\_\_\_\_
  - PNM Gas Service: \_\_\_\_\_ Date: \_\_\_\_\_
  - West Telecommunication: \_\_\_\_\_ Date: \_\_\_\_\_
  - COMST: \_\_\_\_\_ Date: \_\_\_\_\_
  - New Mexico Utilities: \_\_\_\_\_ Date: \_\_\_\_\_
  - CITY APPROVALS:
  - City Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_
  - Real Property Division: \_\_\_\_\_ Date: \_\_\_\_\_
  - Traffic Engineering: \_\_\_\_\_ Date: \_\_\_\_\_
  - Transportation Division: \_\_\_\_\_ Date: \_\_\_\_\_
  - Utilities Development: \_\_\_\_\_ Date: \_\_\_\_\_
  - Parks and Recreation Department: \_\_\_\_\_ Date: \_\_\_\_\_
  - AMFCA: \_\_\_\_\_ Date: \_\_\_\_\_
  - City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

CITY APPROVAL AND CONDITIONAL ACCEPTANCE: By signature of the Development Review Board Member or their Representative and as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, NM

**NEW MEXICO QUALITY CONSULTANTS**

1020 SAN PEDRO DR. NE  
 ALBUQUERQUE, NEW MEXICO 87110 FAX: 505-254-4932  
 PH: 505-710-1099  
 Civil Engineering  
 Construction Management, Surveying

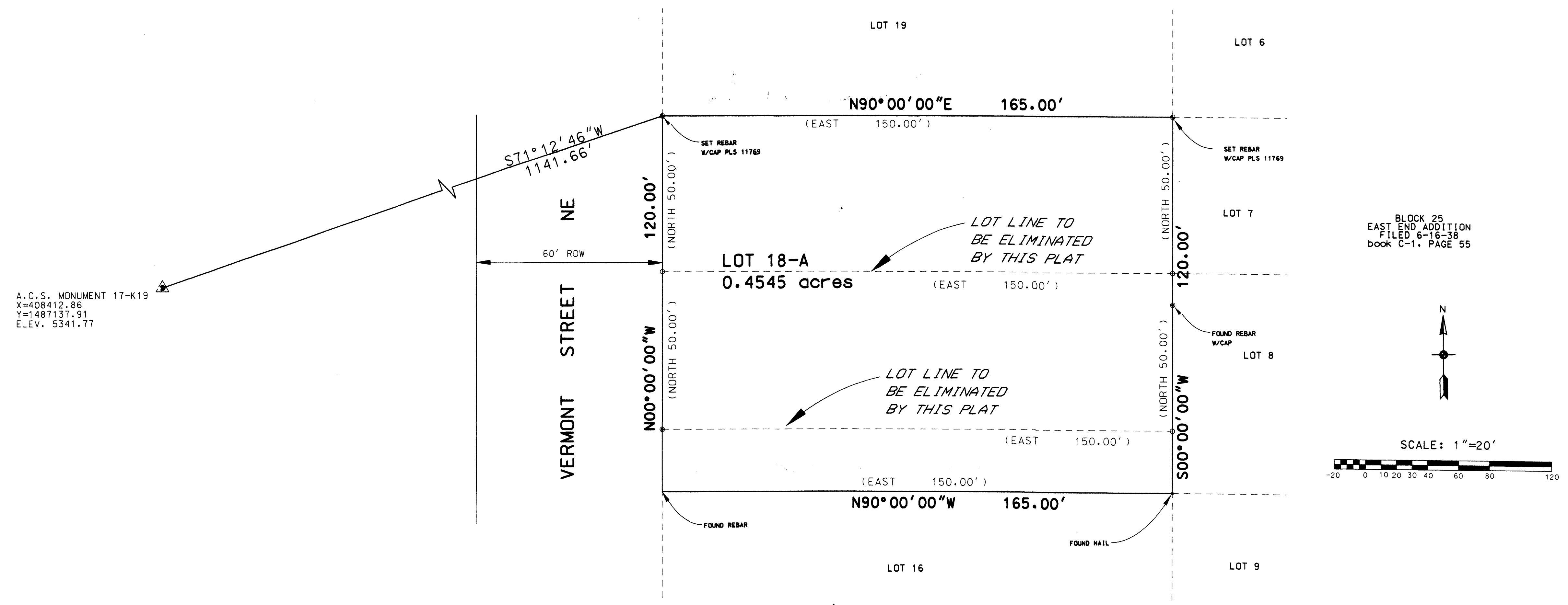
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JOB# 03-0018	01-08-2003			
DES. BY CCLP	01-13-2003			
DRW. BY CCLP	01-13-2003			
CHK. BY RL	01-13-2003			

1 OF 2 SHEET

PLAT OF  
**LOT 18-A, BLOCK 25**  
**EAST END ADDITION**  
 WITHIN  
 SECTION 18 TOWNSHIP 10 NORTH,  
 RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

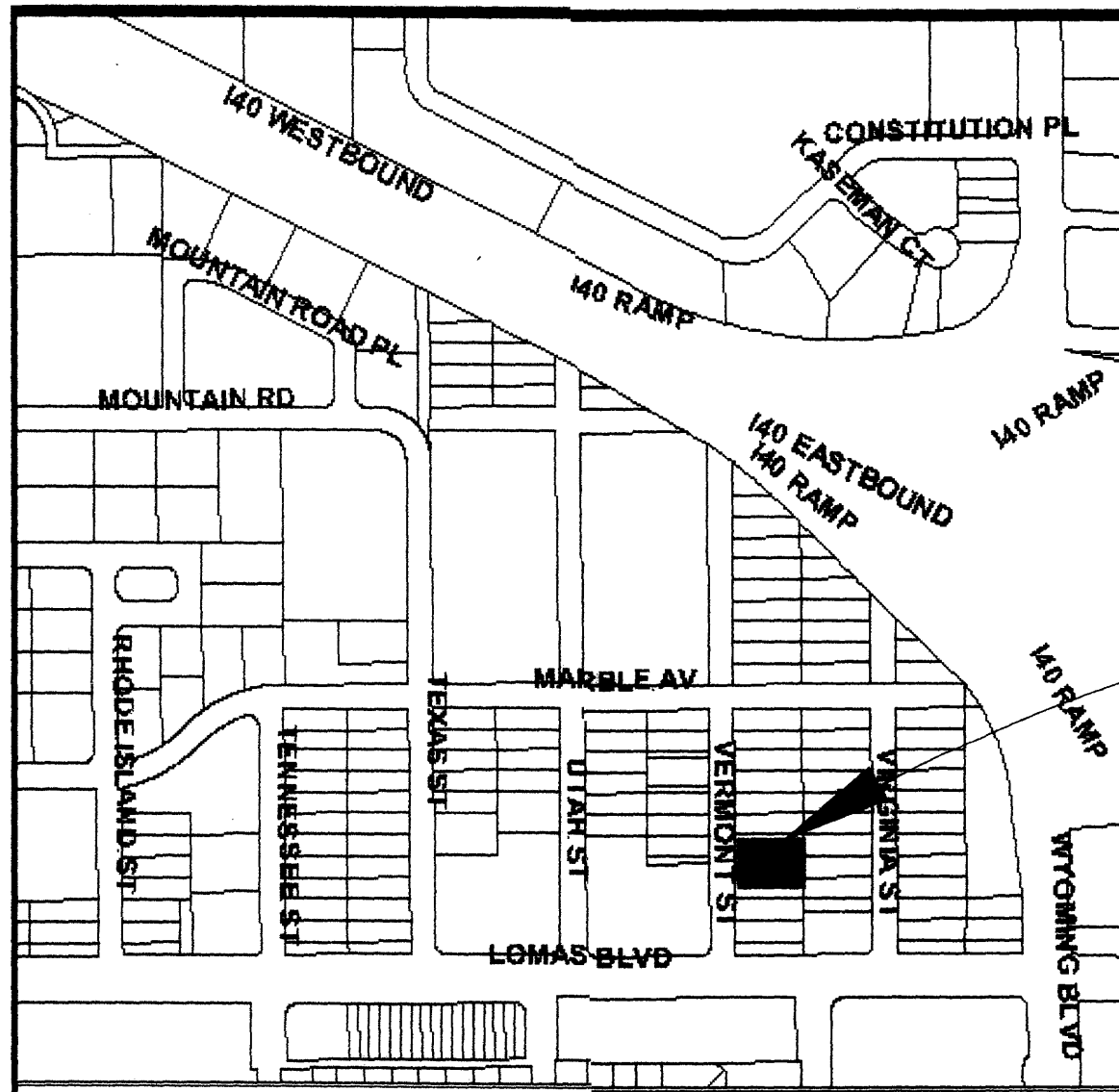
LEGEND

BOUNDARY LINE	—————
LOT LINE	- - - - -
EX LOT CORNER	○
REBAR	•
REBAR W/CAP	●
SET CORNER	⊙
CONTROL MONUMENT	▲



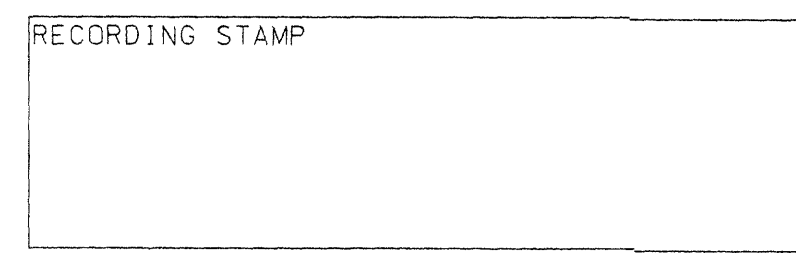
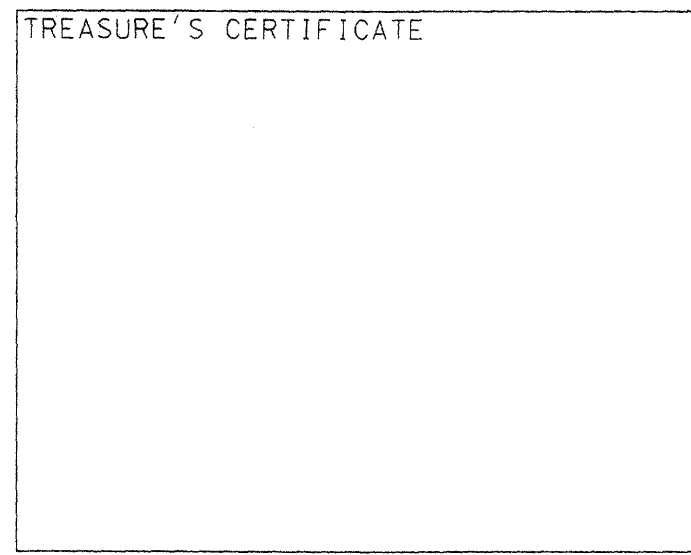
A.C.S. MONUMENT 17-K19  
 X=408412.86  
 Y=1487137.91  
 ELEV. 5341.77

		<b>NEW MEXICO QUALITY CONSULTANTS</b> Construction Management, Surveying & Civil Engineering		
		1020 SAN PEDRO DR. NE ALBUQUERQUE, NEW MEXICO 87110 PH: 505-254-3099 FAX: 505-254-4952		
FILE: BND	DATE	REVISION	DATE	APPROVED BY:
JOB# 03-0016	01-08-2003			
DES. BY CCJR	01-13-2003			SHEET 2 OF 2
DRW. BY CCJR	01-13-2003			
CHK. BY RL	01-13-2003			



SITE: 1020 VERMONT ST.  
LOT 18-A, BLOCK 25

PLAT OF  
**LOT 18-A, BLOCK 25**  
**EAST END ADDITION**  
WITHIN  
SECTION 18 TOWNSHIP 10 NORTH,  
RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2003



**LEGAL DESCRIPTION**

A parcel of land situate within the Southeast 1/4 of Section 18, Township 10 North, Range 4 East, of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County New Mexico. Said parcel of land being the northerly 20 feet of lot 16 and all of lots 17 and 18, in Block 25 of the East End Addition to The City of Albuquerque, New Mexico as the same is shown and designated in plat of said addition filed in the office of Bernalillo County Clerk New Mexico in Volume C-1, Folio 55. Said parcel of land being more particularly described by grid bearings and ground distances as follows:

Beginning at the Northwest corner of the parcel herein described from which point the City of Albuquerque Survey Control Monument "17-K19" having New Mexico State Plane coordinates (Central Zone) of X=408,412.86 and Y=1,487,137.91 bears S71°12'46"W a distance of 1141.67' Said Northwest corner is a point on the easterly Right Of Way of Texas Street.

Thence S90°00'00"E along the Northerly boundary a distance of 165.00' to the Northeast corner of the parcel:

Thence S00°00'00"W along the Easterly boundary a distance of 120.00' to the Southeast corner of parcel:

Thence N90°00'00"W along the Southerly boundary a distance of 165.00' to the Southwest corner, a point on the said easterly Right-of-Way of Texas St.:

Thence N00°00'00"E along the said easterly Right-of-Way of Texas Street and the Westerly boundary a distance of 120.00' to the Point of Beginning. This parcel is designated as lot 18-A, Block 25 of East End Addition and contains 0.4545 acres more or less.

**NOTES**

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- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF LAND TO BE DESIGNATED AS LOT 18-A BLOCK 25 FROM THE NORTHERLY 20 FEET OF LOT 16 AND ALL OF LOTS 17 & 18 IN BLOCK 25 OF THE EAST END ADDITION
- SP NO. \_\_\_\_\_

**FREE CONSENT AND DEDICATION**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE RIGHT OF WAY SHOWN TO THE CITY OF ALBUQUERQUE, NEW MEXICO IN FEE SIMPLE WITH WARRANTY COVENANTS.

MANAGING MEMBER \_\_\_\_\_ DATE \_\_\_\_\_  
EAST END 23 PROPERTIES, LLC  
A NEW MEXICO LIMITED LIABILITY COMPANY

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO } ss  
COUNTY OF BERNALILLO }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFOR ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY  
MANAGING MEMBER, EAST END 23 PROPERTIES, LLC, A NEW MEXICO, LIMITED LIABILITY COMPANY

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

VACINITY MAP NTS  
ZONE ATLAS MAP NO. J-19-Z

**SUBDIVISION DATA**

GROSS SUBDIVISION ACREAGE: 0.3444  
ADNE ATLAS INDEX NO: J-19-Z  
NO. OF TRACTS CREATED: 0  
NO OF LOTS CREATED: 1  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: 2-09-03

**EASEMENTS**

EXISTING PUBLIC UTILITY EASEMENTS OF RECORD ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
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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 HERIN. NO BUILDING, SIGN, POOL 9ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERCTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PORPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY ESEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**SURVEYOR'S CERTIFICATION**

I, RICHARD LOVATO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES OF AN ACTUAL SURVEY PERFORMED MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROCHEMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORDED BOUNDARIES AS LOCATED BY THIS SURVEY.

*Richard Lovato* 2/24/03  
RICHARD LOVATO  
NMP# NO. 11769  
DATE



PROJECT NUMBER: 1002326

APPLICATION NUMBER: \_\_\_\_\_

PLAT APPROVAL:

Utility Approvals:

PNM Electric Service: \_\_\_\_\_ Date: \_\_\_\_\_

PNM Gas Service: \_\_\_\_\_ Date: \_\_\_\_\_

Qwest Telecommunication: \_\_\_\_\_ Date: \_\_\_\_\_

COMST: \_\_\_\_\_ Date: \_\_\_\_\_

New Mexico Utilities: \_\_\_\_\_ Date: \_\_\_\_\_

CITY APPROVALS:

City Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_

Real Property Division: \_\_\_\_\_ Date: \_\_\_\_\_

Traffic Engineering,  
Transportation Division: \_\_\_\_\_ Date: \_\_\_\_\_

Utilities Development: \_\_\_\_\_ Date: \_\_\_\_\_

Parks and Recreation Department: \_\_\_\_\_ Date: \_\_\_\_\_

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

City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

CITY APPROVAL AND CONDITIONAL ACCEPTAONCE: by signature of the Development Review Board Member or their Representative and as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, NM

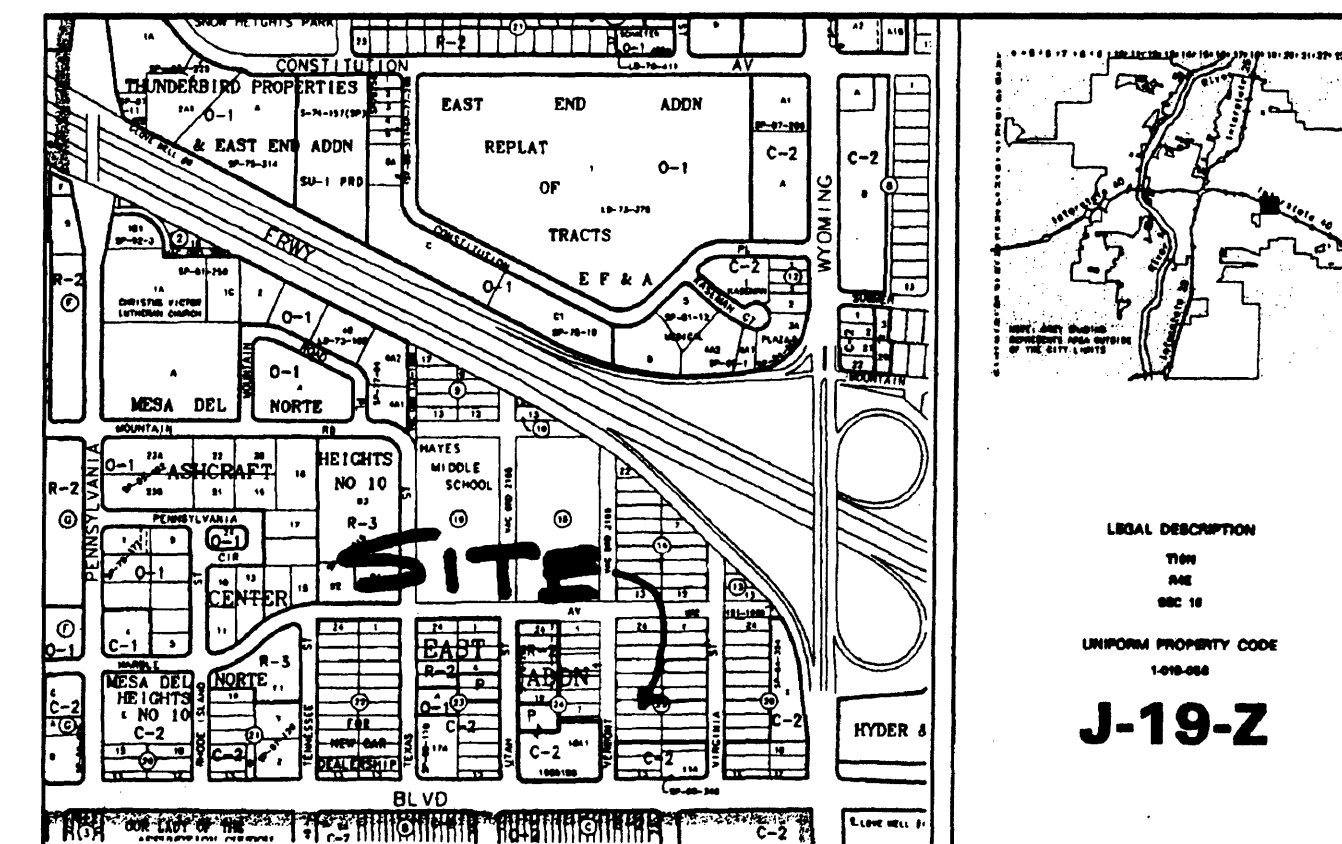
City Planner, Planning Department: \_\_\_\_\_ Date: \_\_\_\_\_

**NEW MEXICO QUALITY CONSULTANTS**  
Construction Management, Surveying & Civil Engineering  
1020 SAN PEDRO DR. NE ALBUQUERQUE, NEW MEXICO 87110 PH: 505-710-3099 FAX: 505-254-4952

FILE:	BND	DATE	REVISION	DATE	APPROVED BY:
JOB#	03-0018	01-08-2003			
DES. BY	CCJR	01-13-2003			
DRW. BY	CCJR	01-13-2003			
CHK. BY	RL	01-13-2003			

SHEET 1 OF 2

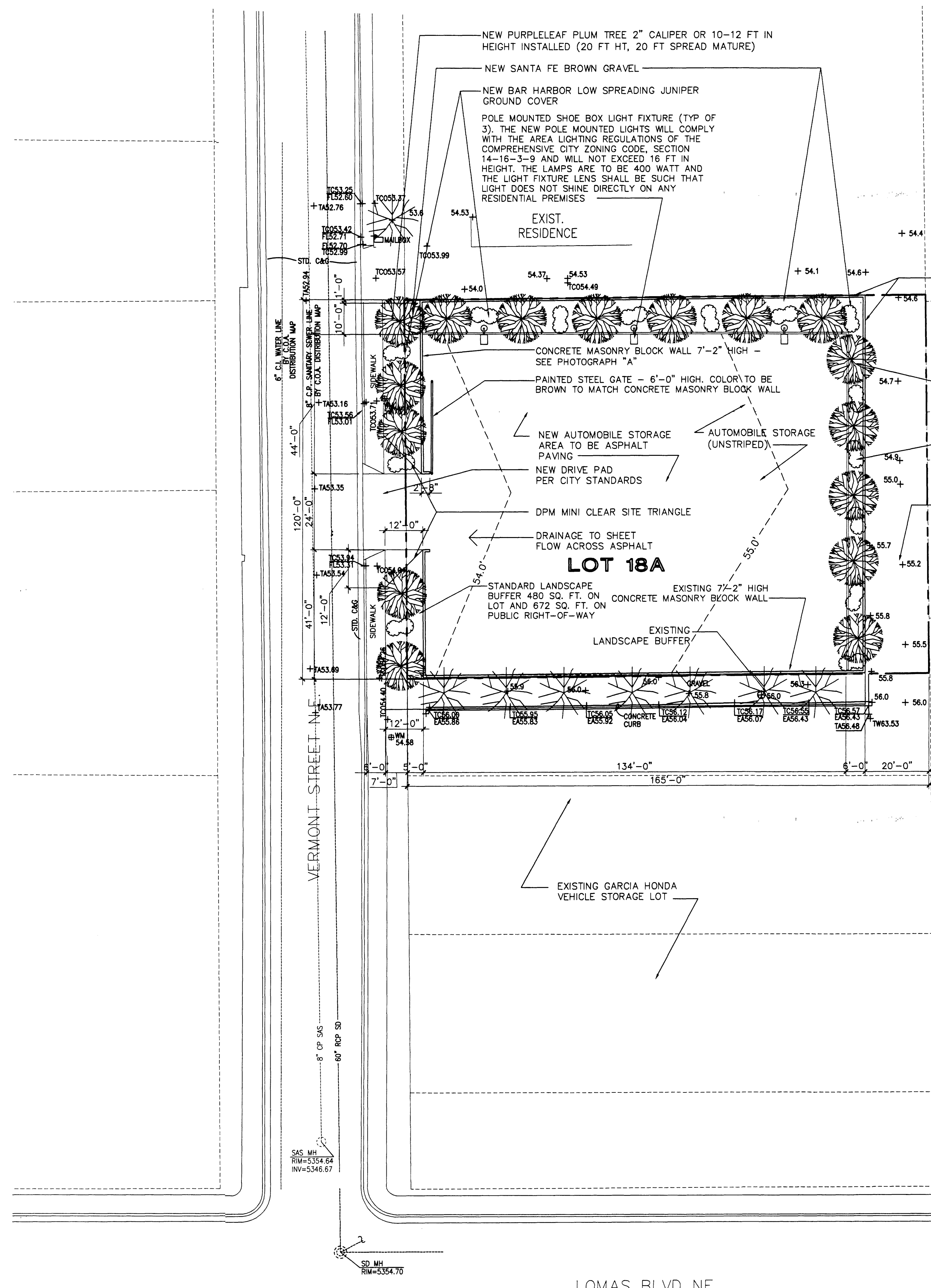




Vicinity Map



"A" PHOTOGRAPH SHOWING THE PROPOSED TYPE OF GATE & CONCRETE MASONRY BLOCK WALL (NOTE: THE HEIGHT OF THE CONCRETE MASONRY BLOCK WALL IS TO BE 8'-0" ALONG THE NORTH AND EAST SIDES. THE HEIGHT WILL BE 7'-2" ALONG VERMONT STREET TO MATCH THE EXISTING WALL TO THE SOUTH. THE COLOR OF BLOCK IS TO BE "CREGO TAN" FROM CSR. (THIS COLOR IS A LIGHT EARTH TONE BROWN.) THE FLUTTED CAP WILL BE INSTALLED ON THE WALL ALONG VERMONT ST. ONLY.



GENERAL NOTE:  
THERE WILL BE NO SIGNIFICANT GRADE CHANGES AT THE PERIMETER PROPERTY LINES

- ### Irrigation Notes
- IRRIGATION NOTES**
- A. TREES TO RECEIVE (5) 1.0 GPM DRIP EMITTERS
  - B. SHRUBS TO RECEIVE (1) 1.0 GHP DRIP EMITTERS
  - C. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
  - D. RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.
  - E. POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.
  - F. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED.

- ### Landscaping Notes
- LANDSCAPE NOTES**
- A. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - B. THE LANDSCAPE PLAN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER WASTE AND CONSERVATION ORDINANCE.
  - C. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

### Landscaping Area Requirements

LOT AREA:	19,800 SQ. FT.
MINUS LANDSCAPING IN PUBLIC RIGHT-OF-WAY:	- 672 SQ. FT.
MINUS PUBLIC ALLEY AT REAR:	- 2,400 SQ. FT.
TOTAL NET LOT AREA:	16,728 SQ. FT.
LANDSCAPING REQUIRED: (15% X 16,728):	2,509 SQ. FT.
LANDSCAPING PROVIDED: (5X96 + 10X140 + 6X106) (TOTAL LANDSCAPING PROVIDED IS EQUAL TO 15% OF THE NET LOT AREA)	2,516 SQ. FT.

Project Number: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC).  
 Dated \_\_\_\_\_ and the finding and conditions in the Official Notice;  
 Notification of Decision have been complied with:

**SITE DEVELOPMENT PLAN APPROVAL:**

Environmental Health Department - conditional	_____	Date	_____
Solid Waste Management	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
Utilities Development	_____	Date	_____
City Engineer	_____	Date	_____

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

*Approved for park lot only. No live hydrants involved in approval*

**GARCIA**  
**VERMONT STREET SITE**

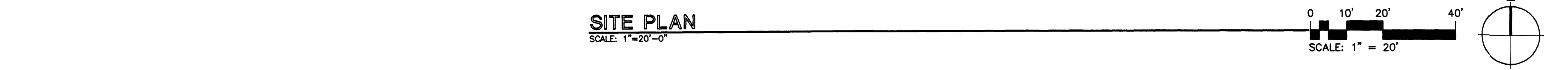
**Van H. Gilbert Architect P.C.**  
 ARCHITECTURE • INTERIORS • PLANNING

2428 baylor drive se albuquerque, nm 87106  
 tel 505.247.9955 fax 505.247.1826

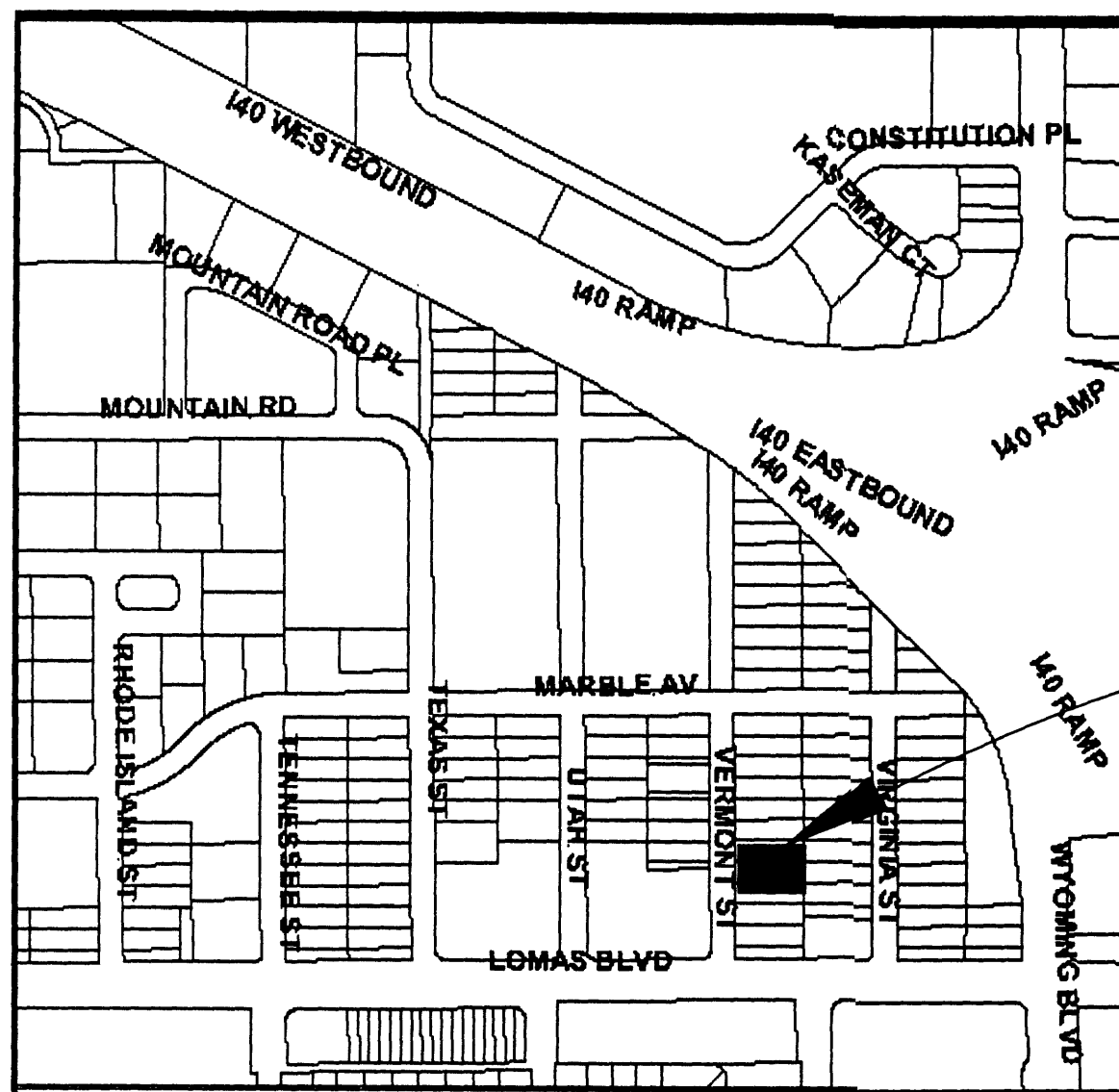
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 Checked By: MCB Date: FEBRUARY 24, 2003

**SITE PLAN**

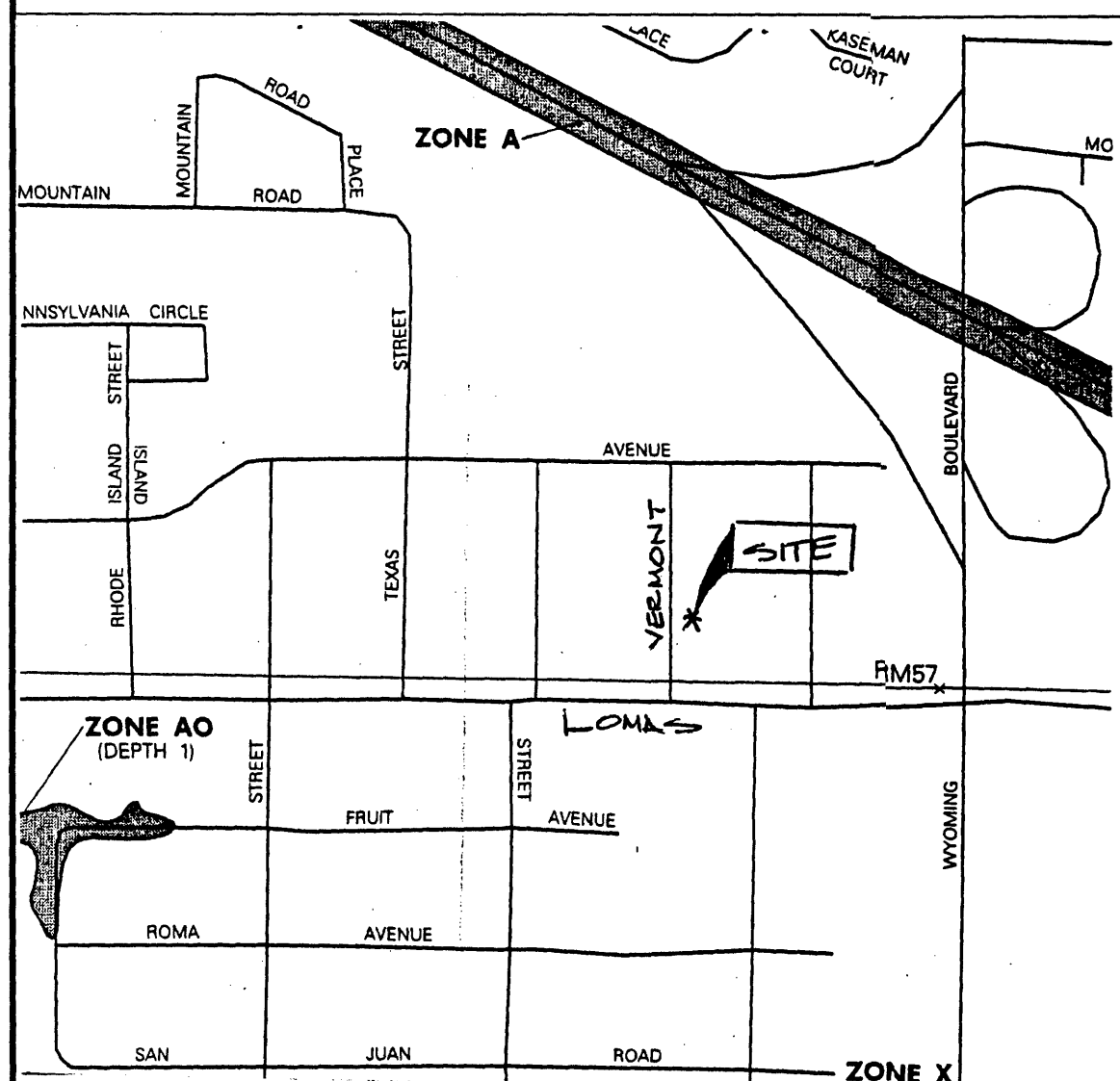
COPYRIGHT © 2000  
 Sheet No.  
**C1.1**  
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**SITE PLAN**  
 SCALE: 1" = 20'-0"



VACINITY MAP NTS  
ZONE ATLAS MAP NO. J-19-Z

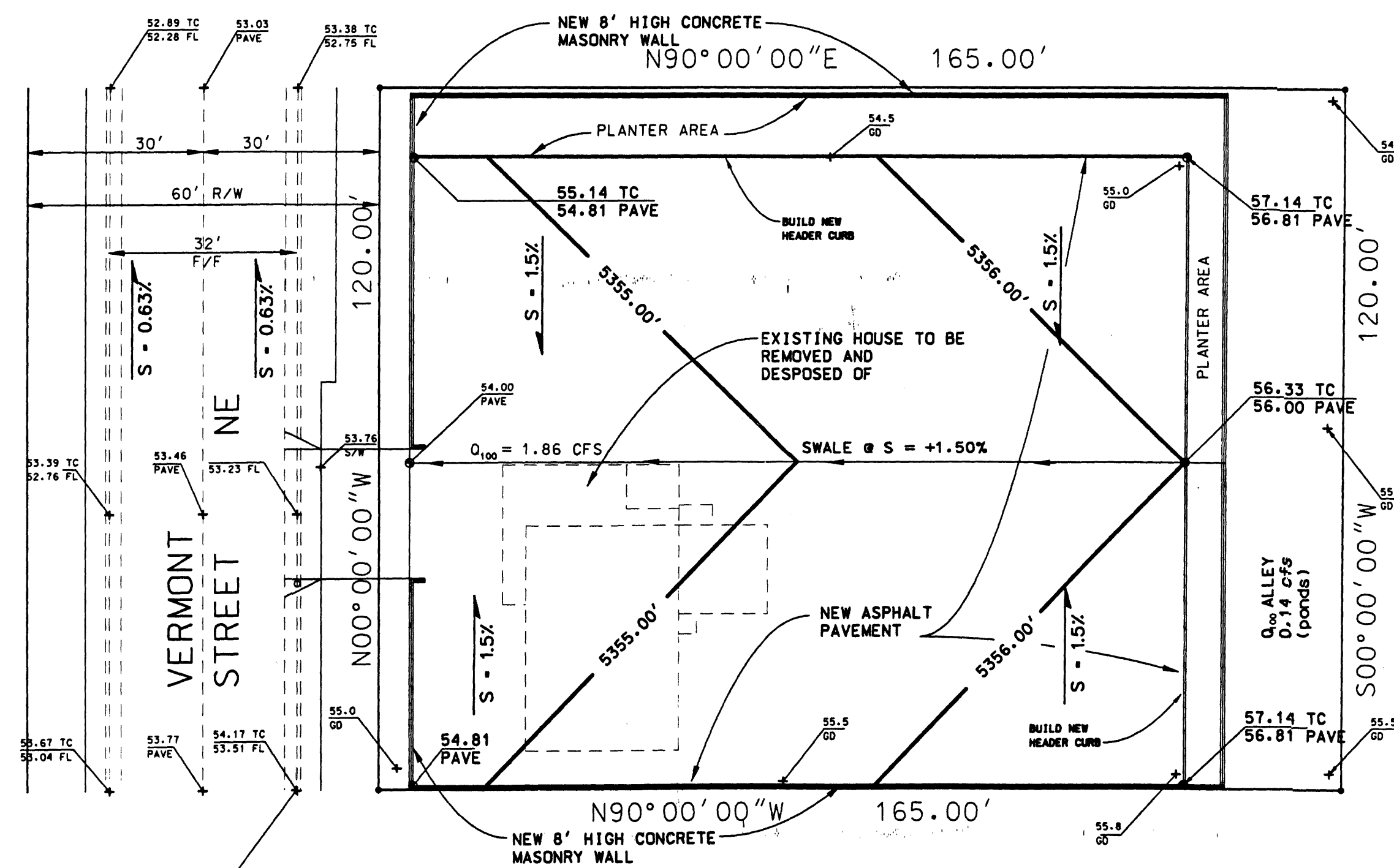


FLOOD MAP 35001C0358 D NTS  
SEPTEMBER 20, 1996

**DRAINAGE FACILITIES WITHIN CITY  
RIGHT-OF-WAY NOTICE TO CONTRACTOR**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 265-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE PEROPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. PROOF OF ACCEPTANCE WILL BE REQUIRED PRIOR TO SIGN OFF FOR CERTIFICATE OF OCCUPANCY (C.O.)

SITE: 1020 VERMONT ST.  
LOT 18-A, BLOCK 25

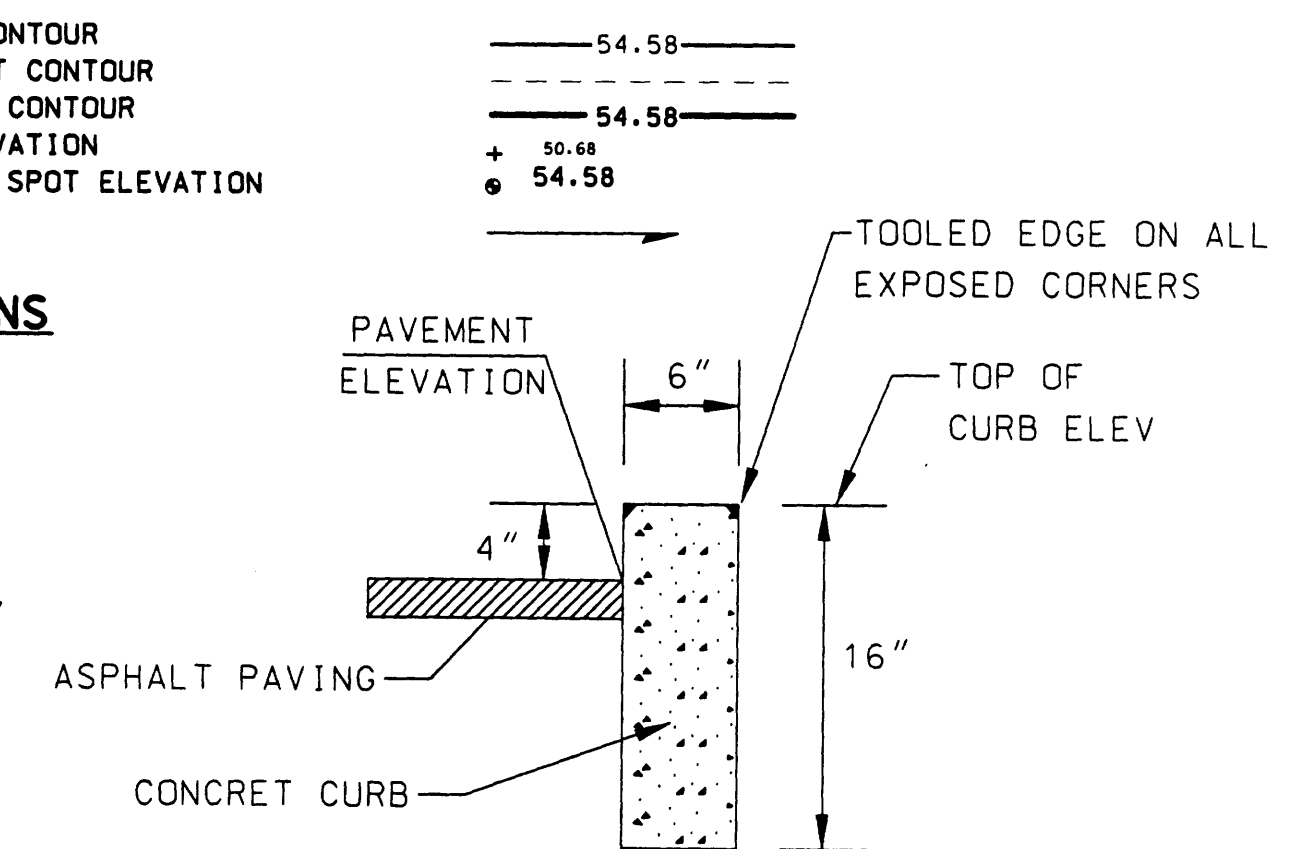


**LEGEND**

- EXISTING 1 FOOT CONTOUR
- EXISTING 0.5' FOOT CONTOUR
- NEW FINISHED GRADE CONTOUR
- EXISTING SPOT ELEVATION
- NEW FINISHED GRADE SPOT ELEVATION
- FLOW DIRECTION

**ABBREVIATIONS**

- S = SLOPE
- GD = GROUND
- TC = TOP OF CURB
- FL = FLOW LINE
- PAVE = PAVEMENT
- EL = ELEVATIONS
- R/W = RIGHT OF WAY



**NEW CONCRETE HEADER CURB DETAIL**

THIS IS TO CERTIFY THAT I INSPECTED AND PERFORMED A TOPAGRPY SURVEY ON THE SUBJECT SITE ON FEBRUARY 21, 2003 AND THAT NO GRADING, FILLING C EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

RICHARD LOVATO NMPE NO 6823

DATE

**DRAINAGE NOTES**

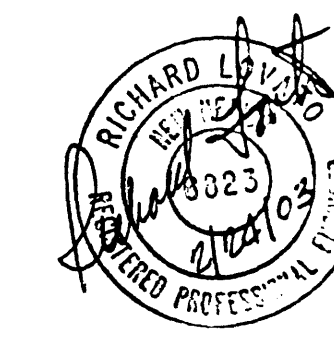
1. THE 100 YEAR PEAK DISCHARGE FROM THIS AREA IS DETERMINED TO BE 1.54 CFS.
2. THE SITE WILL BE GRADED AS SHOWN AND PAVED TO DISCHARGE DIRECTLY TO THE STREET THROUGH A AN EXISTING DRIVEWAY.
3. AT A PRE-DESIGN MEETING WITH CITY OF ALBUQUERQUE ON 2-20-03 IT WAS DETERMINED THAT FREE DISCHARGE TO THE STREET WOULD BE ACCEPTABLE FOR THIS SITE DUE TO OF THE FOLLOWING CONDITIONS.
  - A. INFILL SITE.
  - B. NOT IN FLOOD ZONE.
  - C. LARGE STORM DRAIN DOWN-STREAM.
  - D. MINIMUM INPACT TO DOWN-STREAM.
4. THIS SITE IS IN ZONE X; OUTSIDE OF 500 YR FLOOD PLAIN.
5. THERE ARE NO OFFSITE FLOWS ENTERING THIS SITE. THE SITE WILL BE FENCED ON ALL SIDES.
6. TOPOGRAPY SURVEY WAS PERFORMED BY NMOC ON 2-16-03.

PROJECT BENCH MARK "4"  
CHISLED IN TOP OF CURB  
EL = 5354.17

DESCRIPTION	LAND USE				DIRT ALLEY AREA	TOTAL	REMARKS
	A	B	C	D			
EXCESS PERCIPITATION INCHES ZONE 3	0.66	0.92	1.29	2.36			
PEAK DISCHARGE (CFS/ACRE) ZONE 3	1.87	2.60	3.45	5.02			
DEVELOPED CONDITIONS	2.540 <sup>ft</sup> 2	0.0583 <sup>ac</sup>	14.860 <sup>ft</sup> 2	0.3411 <sup>ac</sup>	2.400 <sup>ft</sup> 2	19.800 <sup>ft</sup> 2	0.4545 <sup>ac</sup>
Q <sub>100</sub> (CFS)		0.15 <sup>cfs</sup>	1.71 <sup>cfs</sup>		*0.14 <sup>cfs</sup>	1.86 <sup>cfs</sup>	* RUNOFF STAYS IN ALLEY NOT DELIVERED TO VERMONT

**NOTE:**

LAND USE B LANDSCAPING/PLANTER AREAS  
LAND USE D PAVED



GARCIA  
VERMONT STREET SITE



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FILE#	BND	DATE	REVISION	DATE	APPROVED BY:
JOB#	03-0018	01-08-2003			
DES. BY	CCJR	01-13-2003			
DRW. BY	CCJR	01-13-2003			
CHK. BY	RL	01-13-2003			

**GRADING & DRAINAGE PLAN**

SHEET  
1 OF 1