

LOCATION MAP **ZONE ATLAS K-20-Z & L-20-Z**
SCALE: NONE

SUBDIVISION DATA

Plat Case No's.	Project #	
	Case #	
Gross acreage		2.2524 AC
Zone Atlas No.		K-20-Z & L-20-Z
No. of existing Tracts/Lots		2 LOTS
No. of Tracts/Lots created		1 LOT
No. of Tracts/Lots eliminated		2 LOTS
Miles of full width streets created		0.0
Area dedicated to the City of Albuquerque		0.0064
Date of Survey		APRIL, 2002
Utility Control Location System Log Number		2002171696
Zone		C-2

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: D&L Properties, LLC
 BY: Larry Rainosek, Managing Partner
Larry Rainosek 10-15-02
 Larry Rainosek, Managing Partner DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 SS
 This instrument was acknowledged before me on Larry Rainosek, Managing Partner of D&L Properties, LLC A New Mexico Limited Liability Company on behalf of said corporation

Stephen Rainosek
 NOTARY PUBLIC 1/30/03
 MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate within Section 20 and 29, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque Bernalillo County, New Mexico being all of Lots C and D, Block 6, Unit 1 Buena Ventura Addition as the same is shown and designated on said plat filed for record in the office of the County Clerk of the Bernalillo County, New Mexico on September 11, 1941, Book C1, Page 8 and containing 2.2524 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plats of record entitled:
 Plat Of "BUENA VENTURA" (09-11-41, C1-8)
 all being records of Bernalillo County, New Mexico.
5. Field Survey: performed April, 2002
6. City of Albuquerque, New Mexico Zone: C-2
7. Utility Council Location System Log No.:2002171696

PURPOSE OF PLAT

1. Combine Two Lots into 1 Commercial Lot.

PLAT FOR
LOT C-1
BLOCK 6
BUENA VENTURA ADD.

WITHIN
 SECTIONS 20 AND 29
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2002

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Subdivision Case No.	
Planning Director, City of Albuquerque, N.M.	Date
City Engineer, City of Albuquerque, N.M.	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
Transportation Development, City of Albuquerque, N.M.	Date
Utility Development Division, City of Albuquerque, N.M.	Date
Parks and Recreation	Date
<i>Th B Jank</i> 11-6-02	Date
City Surveyor, City of Albuquerque, N.M.	Date
Property Management, City of Albuquerque, N.M.	Date
<i>Leand El Mar</i> 11-06-02	Date
PNM Gas	Date
<i>Leand El Mar</i> 11-06-02	Date
PNM Electric	Date
<i>David R. Muller</i> 11-06-02	Date
Qwest Telecommunications	Date
<i>Rita Eicks</i> 11-06-02	Date
Comcast Cable	Date

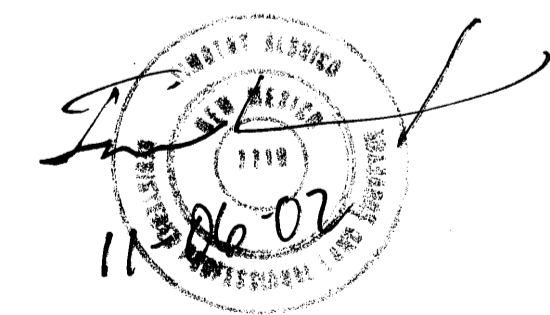
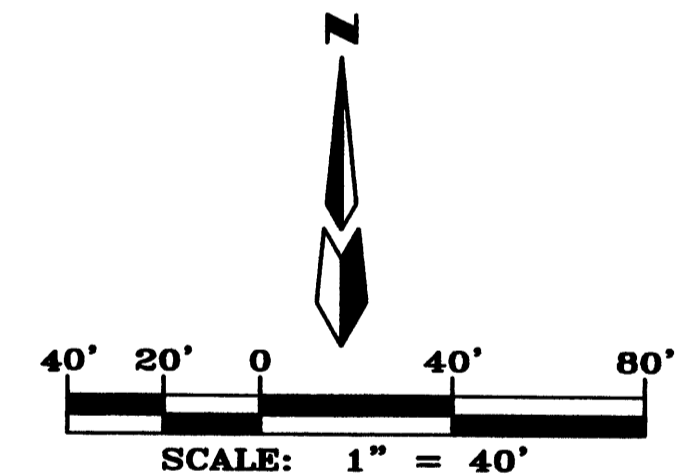
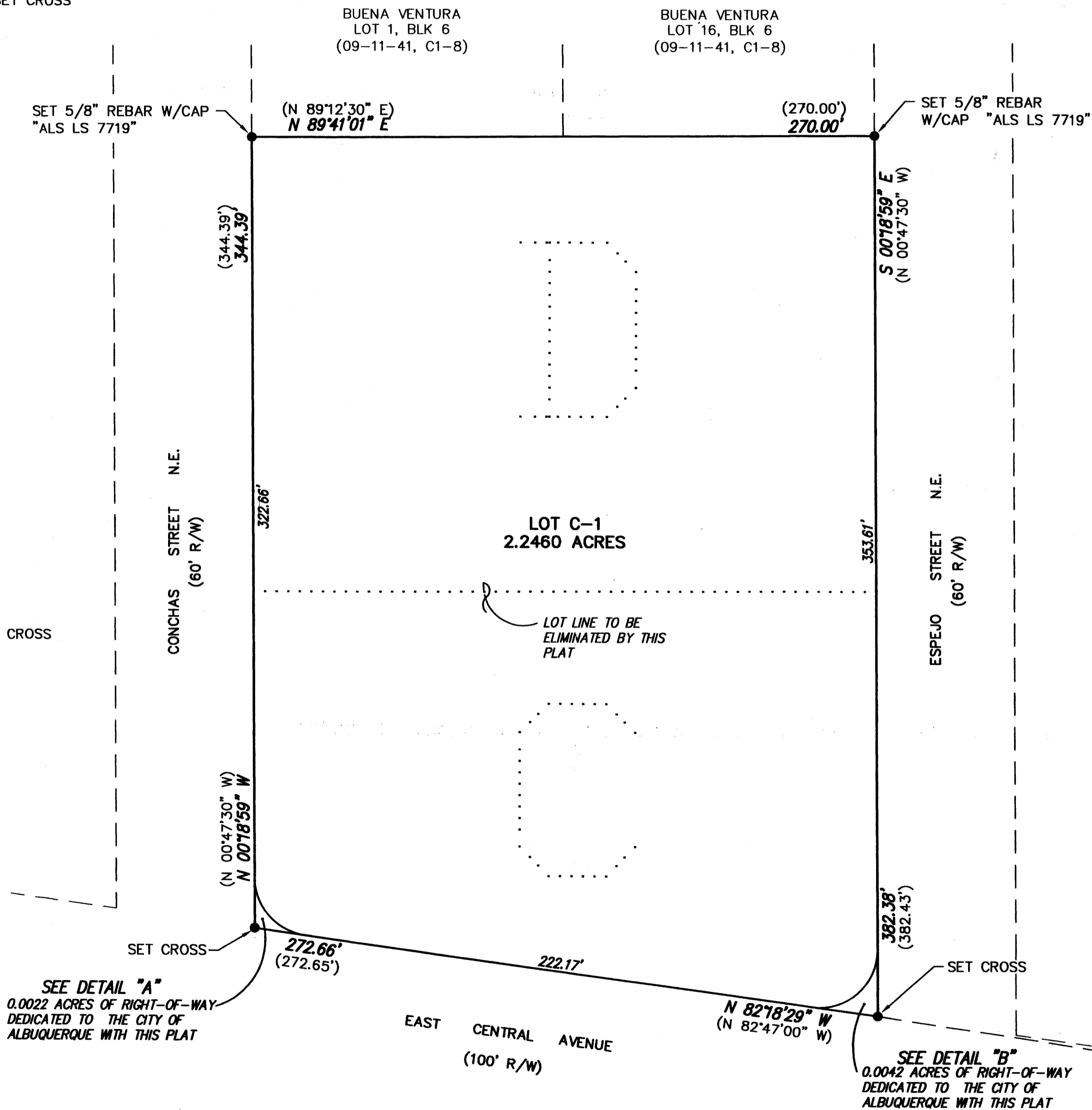
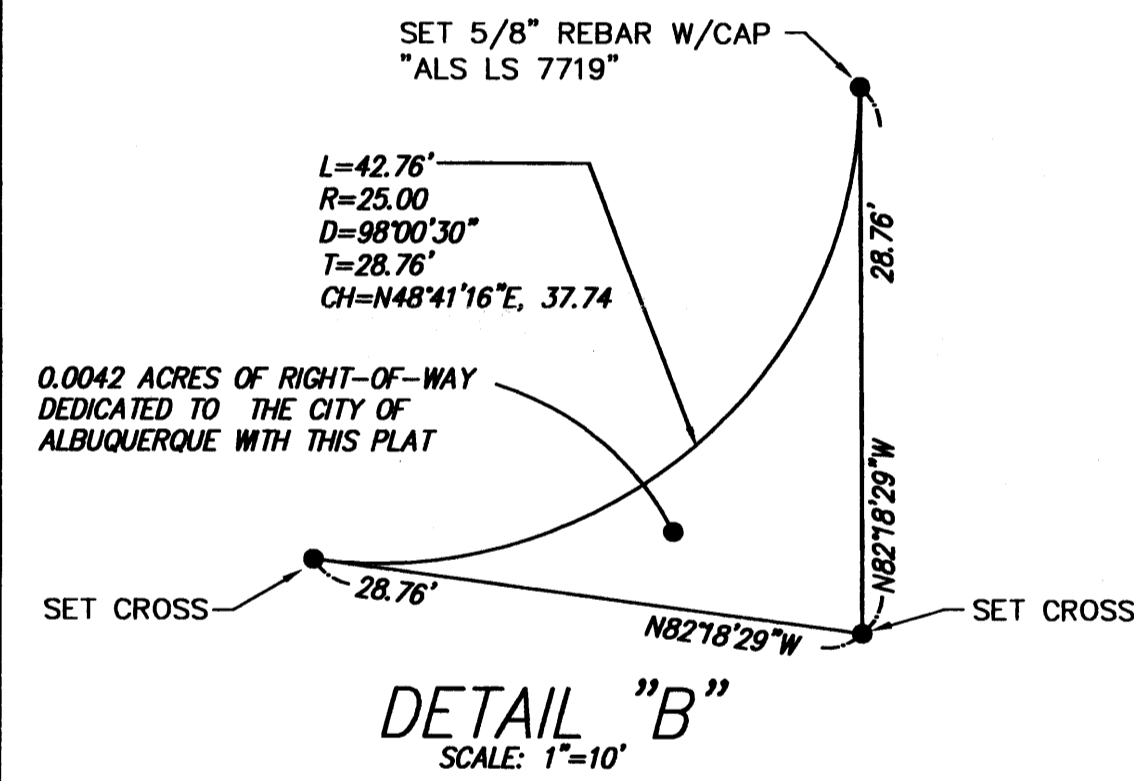
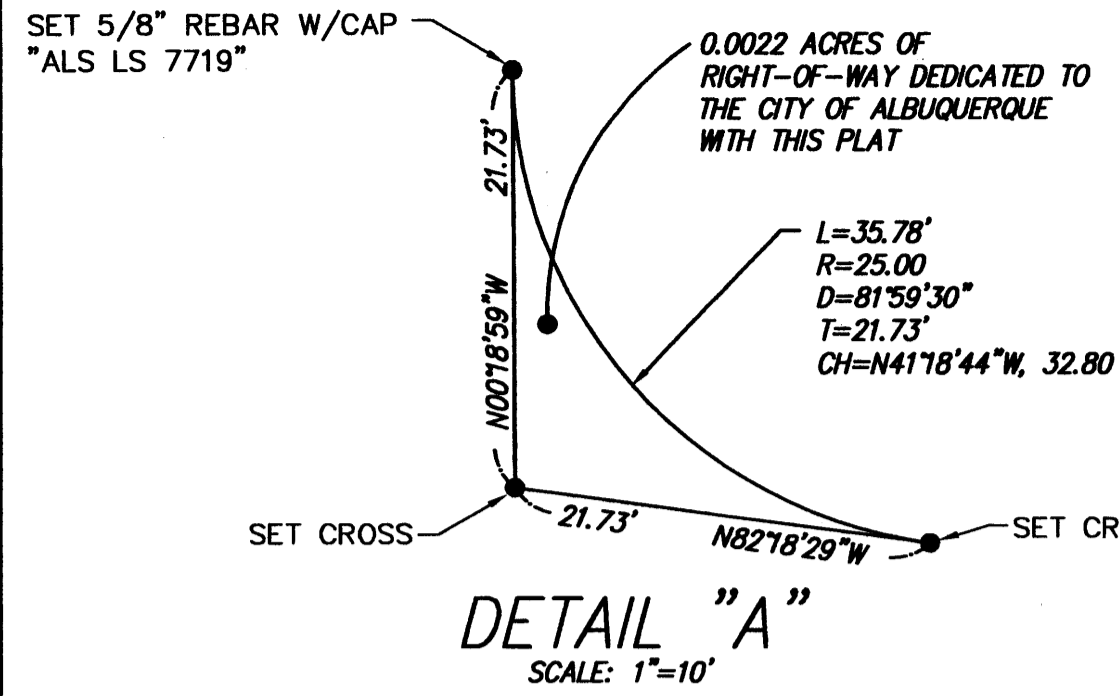
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 10-24-02
 TIMothy Aldrich P. # No. 7719 Date

PLAT FOR
LOT C-1
BLOCK 6
BUENA VENTURA ADD.

WITHIN
 SECTIONS 20 AND 29
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2002



ACS MONUMENT "6-L21"
 X= 417975.01
 Y= 1481220.09
 G-G= 0.99964527
 $\Delta\alpha = -00'09'27"$
 CENTRAL ZONE
 ELEV.=5500.669'
 (NAD 1927/SLD 1929)

Dwg: PLATBASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 2
Scale: AS SHOWN	Date: 11/05/02	Job: A02042	

CONSTRUCTION LEGEND

- ④ SAWCUT AND JOIN
- ⑤ REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430, AND STANDARD CURB AND GUTTER PER C.O.A. STANDARD DWG. 2415.
- ⑥ CONSTRUCT MEDIAN CURB AND GUTTER PER C.O.A. STANDARD DWG. 2415, MODIFIED TO HAVE 1" GUTTER.
- ⑦ INSTALL PINNED CURB TYPE II PER C.O.A. STANDARD DWG. 2415.
- ⑧ REMOVE EXISTING CURB, GUTTER AND SIDEWALK AND CONSTRUCT DRIVEPAD PER C.O.A. STANDARD DWG. 2425.
- ⑨ TURN DOWN CURB PER ARCHITECT PLAN

Drainage Plan

The project site encompassing 2.25 acres, is located immediately north of Central Avenue between Conchas St. and Espejo St. just west of Eubank. The site is not located within a 100 year floodplain (FEMA Map No. 350002-0030) and is considered an 'infill' project since there are existing developments on all four sides.

Existing Drainage Conditions - In general the site drains towards the northwest at an approximate 1.2 percent slope towards Conchas Street. There does not appear to be any offsite flows entering the site from the north property line. The site is vacant with the exception of a small remnant paved parking area (38%) which will be removed when the site develops. The existing conditions discharge (100yr.) was determined to be 8.84 cfs.

Developed Drainage Conditions - The total 'developed conditions' discharge (100yr.) is 10.34 cfs. This site will free discharge primarily to Conchas Street and Central Avenue with approximately 0.48 cfs discharging at the south Conchas driveway entrance, 6.31 cfs discharging at the north Conchas driveway entrance and 3.55 cfs discharging at the Central Ave. driveway entrance. The increase of 1.5 cfs from existing to developed flows is considered to be an insignificant amount and thus no onsite ponding is being proposed.

Goldpr.dat

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START TIME=0.0
***** GOLDEN PRIDE CHICKEN - CENTRAL & ESPEJO
***** FILE: C:\HYMO\GOLDPR.DAT OCT.3,2002 BY:DAVE
***** 100-YEAR 24-HOUR STORM EVENT
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.08 IN RAIN SIX=2.53 IN
RAIN DAY=3.10 IN DT=0.035333 HR
***** UNDEVELOPED CONDITIONS - 2.25 ACRES--
***** UNDEVELOPED CONDITIONS - 2.25 ACRES--
COMPUTE NM HYD ID=1 HYD NO=100.00 AREA=0.0035156 SQ MI
PER A=0.00 PER B=0.00 PER C=62.00 PER D=38.00
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1
PRINT HYD
***** DEVELOPED CONDITIONS
***** DEVELOPED CONDITIONS
COMPUTE NM HYD ID=2 HYD NO=200.00 AREA=0.0035156 SQ MI
PER A=0.00 PER B=0.12 PER C=0.00 PER D=0.88
TP=0.1333 HR MASS RAINFALL=-1
ID=2 CODE=1
PRINT HYD
*****
FINISH
    
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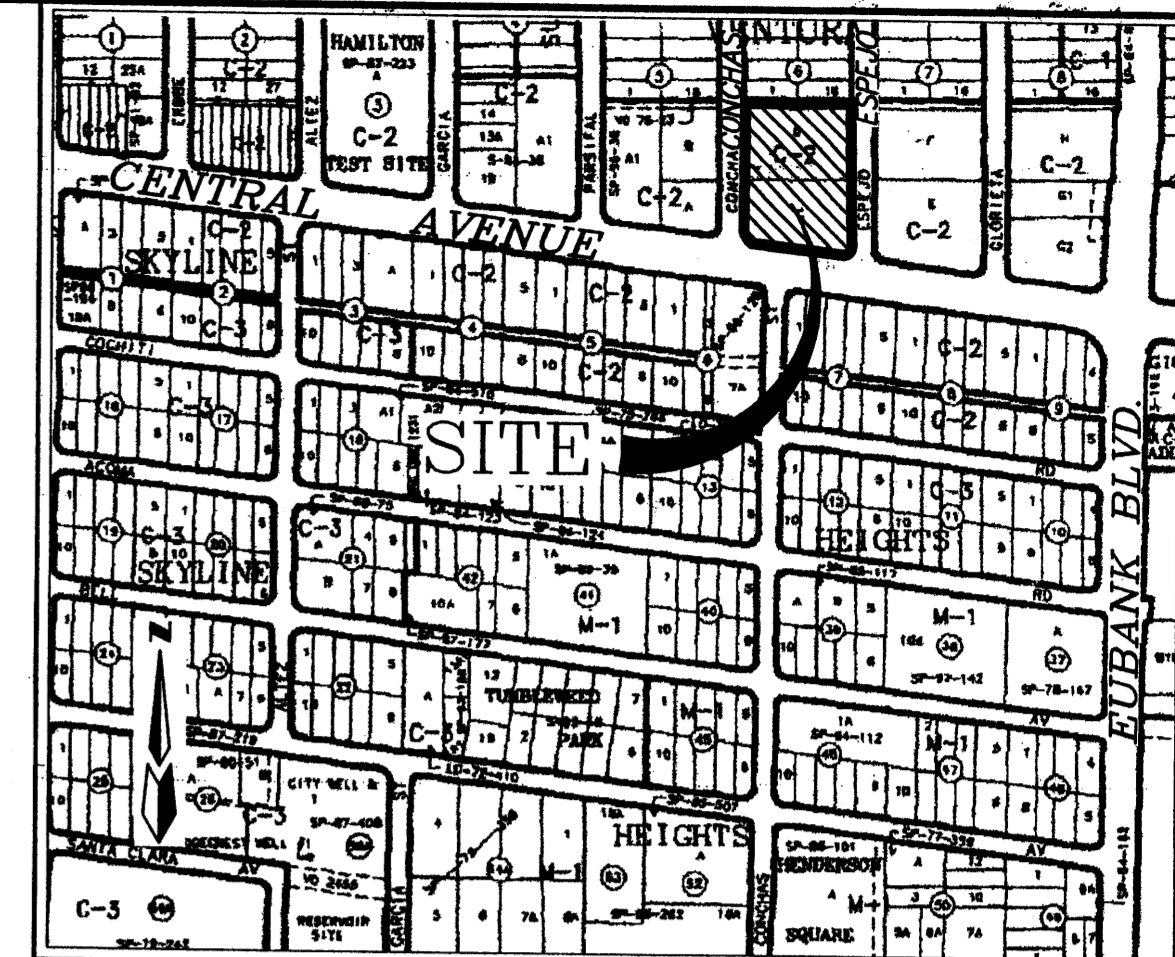
GENERAL NOTES

1. PRIOR TO GRADING, THE SITE SHALL BE CLEARED OF ALL EXISTING PAVEMENT OBSTRUCTIONS SUCH AS WALLS, SIGNS, POWER POLES, FENCING, ETC.
2. THE EXISTENCE OF ANY UNDERGROUND UTILITIES HAS NOT BEEN VERIFIED BY THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY UNDERGROUND INFRASTRUCTURE.

HYMO SUMMARY TABLE (HYMO194) - AMAPCA Hydrologic Model - January, 1994
INPUT FILE = GOLDPR.DAT

RUN DATE (MON/DAY/YR) = 10/03/2002
USER NO. = M_GOODWIN.101

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID	TO ID	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE	NOTATION
START RAINFALL TYPE= 1											
COMPUTE NM HYD	100.00	-	1	.00352	8.84	.306	1.63137	1.500	3.420	1	PER IMP= 38.00
COMPUTE NM HYD	200.00	-	2	.00352	10.34	.397	2.11577	1.500	4.597	1	PER IMP= 88.00
FINISH											



VICINITY MAP ZONE MAP: L-20-Z

ACS BENCHMARK

ACS Brass Cap stamped "6-L21
At The Intersection Of Central Ave. & Elizabeth St.
Geographic Position (NAD 1927), in feet
N.M. State Plane Coordinates (Central Zone)
X=417,975.01, Y=1,481,220.09
Elevation=5500.67, NGVD29, in feet

LEGAL DESCRIPTION

A tract of land situate within Section 20 and 29, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque Bernalillo County, New Mexico being all of Lots C and D, Block 6, Unit 1 Buena Ventura Addition as the same is shown and designated on said plat filed for record in the office of the County Clerk of the Bernalillo County, New Mexico on September 11, 1941, Book C1, Page 8 and containing 2.2524 acres more or less.

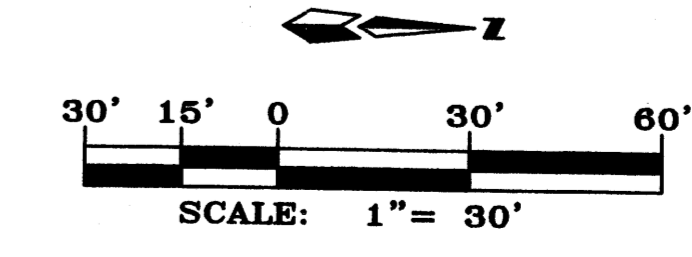
LEGEND

- NEW STRIPING - PARKING & MEDIAN
- NEW STRIPING - HANDICAP RAMPS & CROSSWALK
- GRADE BREAK
- E.D.F. EXTRA DEPTH FOOTING
- TOP OF CURB ELEVATION
- FLOWLINE ELEVATION
- FINISHED FLOOR ELEVATION
- PROPOSED SPOT ELEVATION
- 3:1 SLOPE
- EXISTING CONTOUR
- EXISTING TOP OF CURB
- EXISTING FLOWLINE
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- WATERBLOCK
- NEW SIDEWALK
- EXISTING SIDEWALK

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right of way.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1985 Edition).
3. Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, 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 with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Work on arterial streets shall be performed on a 24 hour basis.

APPROVAL	NAME	DATE
INSPECTOR		

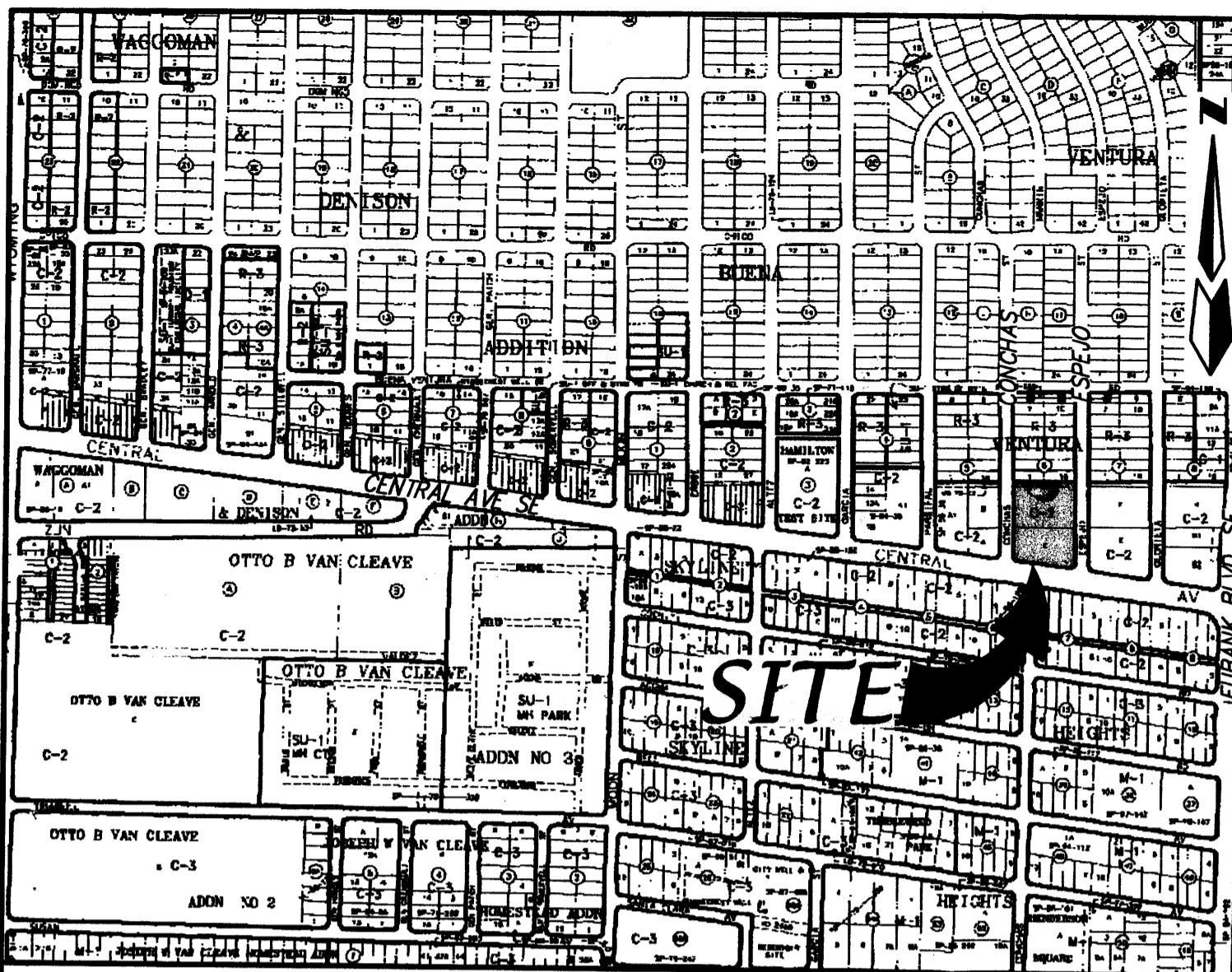


GOLDEN PRIDE CHICKEN GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: DER	Checked: DMG	Sheet 1 of 1
Scale: 1" = 30'	Date: 10/07/02	Job: A02042	

AbJSU



LOCATION MAP ZONE ATLAS K-20-Z & L-20-Z SCALE: NONE

SUBDIVISION DATA

Table with 2 columns: Field Name and Value. Includes Plat Case No's, Project # 1002350, Case # 02DRB-01752, Gross acreage 2.2524 AC, Zone Atlas No. K-20-Z & L-20-Z, No. of existing Tracts/Lots 2 LOTS, No. of Tracts/Lots created 2 LOTS, No. of Tracts/Lots eliminated 1 LOT, Miles of full width streets created 2 LOTS, Area dedicated to the City of Albuquerque 0.0, Date of Survey APRIL, 2002, Utility Control Location System Log Number 2002171696, Zone C-2.

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: D&L Properties, LLC
BY: Larry Rainosek, Managing Partner
Signature of Larry Rainosek
DATE 10-15-02

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on Larry Rainosek, Managing Partner of D&L Properties, LLC A New Mexico Limited Liability Company on behalf of said corporation

Signature of Notary Public
DATE 1/30/03
MY COMMISSION EXPIRES

LEGAL DESCRIPTION

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5. Field Survey: performed April, 2002
6. City of Albuquerque, New Mexico Zone: C-2
7. Utility Council Location System Log No.:2002171696

PURPOSE OF PLAT

- 1. Combine Two Lots into 1 Commercial Lot.
2. DEDICATE PUBLIC RIGHT OF WAY.

PLAT FOR LOT C-1 BLOCK 6 BUENA VENTURA ADD.

WITHIN SECTIONS 20 AND 29 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2002

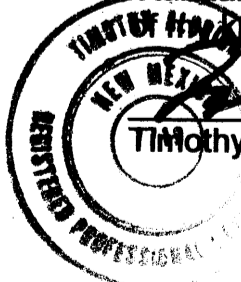
APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

- Project Subdivision Case No. 1002350 // 02DRB-01752
Sheran Wilson 11/27/02 Planning Director, City of Albuquerque, N.M.
Brad A. Bigham 11/27/02 City Engineer, City of Albuquerque, N.M.
Richard D. Danks 12-02-02 Albuquerque Metropolitan Arroyo Flood Control Authority
Richard D. Danks 12-02-02 Transportation Development, City of Albuquerque, N.M.
Dany S. Musquin 11/27/02 Utility Development Division, City of Albuquerque, N.M.
David Flores 11/27/02 Parks and Recreation
Th B Yarb 11-6-02 City Surveyor, City of Albuquerque, N.M.
NA Property Management, City of Albuquerque, N.M.
Leand E. Murr 11-06-02 PNM Gas
Leand E. Murr 11-06-02 PNM Electric
David R. Muller 11-06-02 Qwest Telecommunications
Rita Eicks 11-06-02 Comcast Cable

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



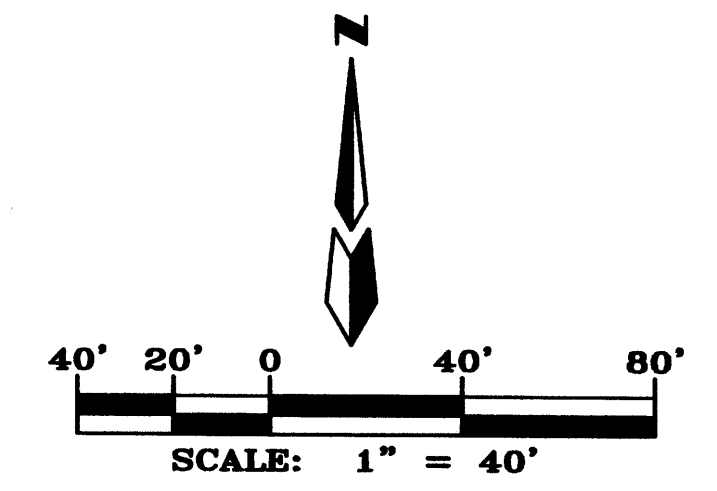
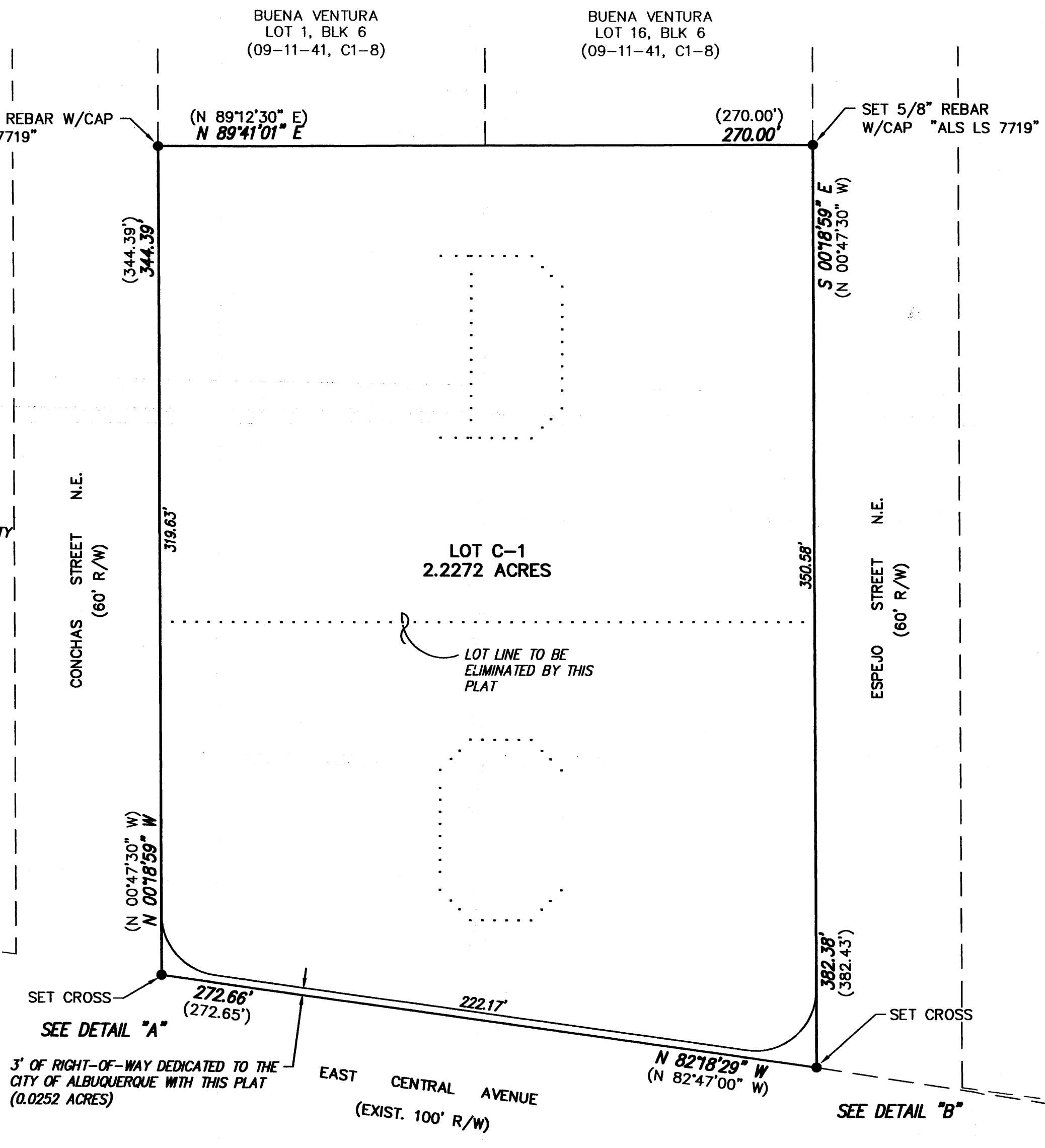
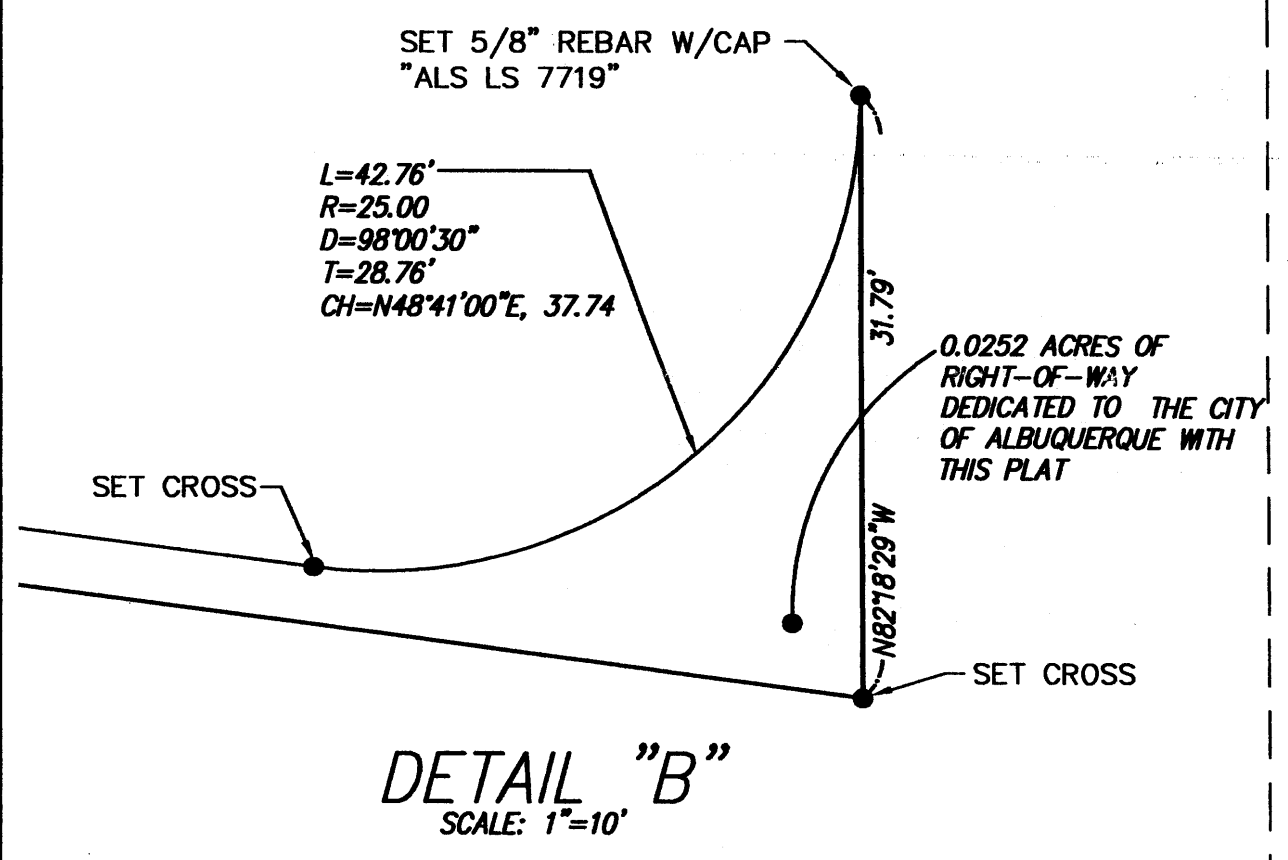
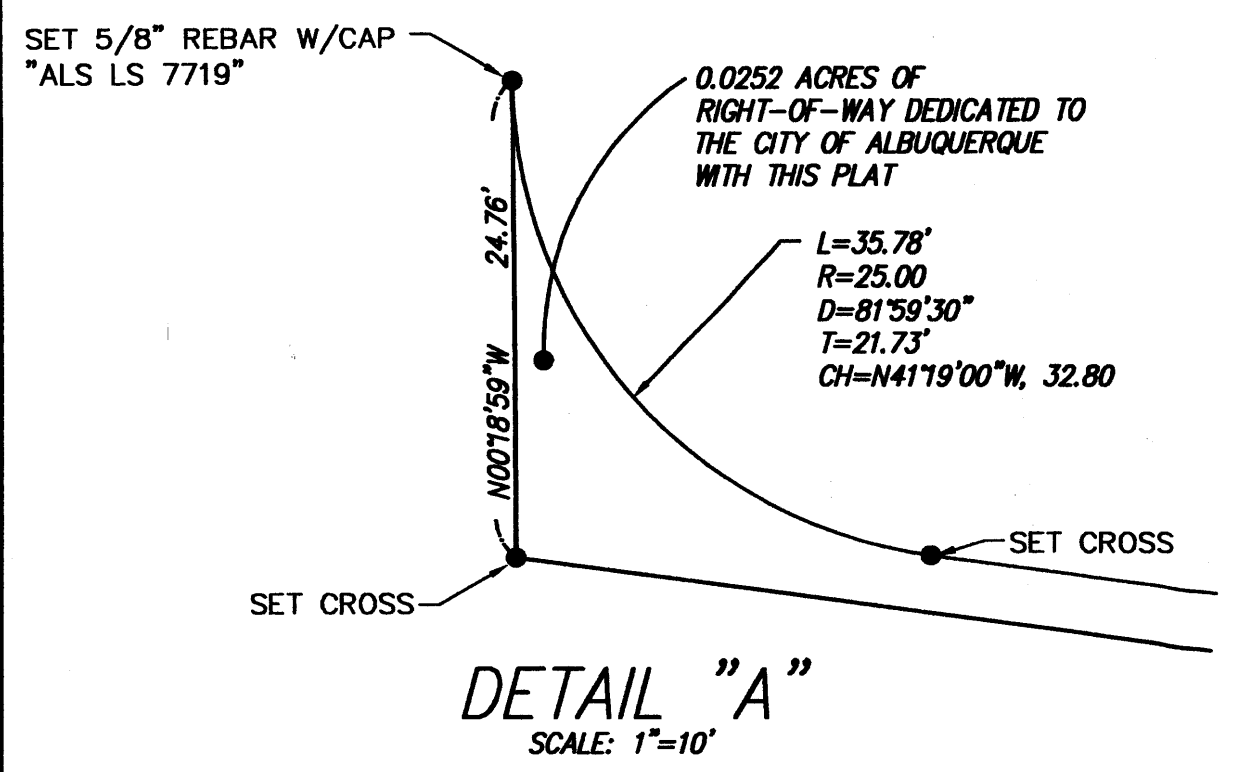
Signature of Timothy Aldrich
DATE 10-24-02

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOTS: 1020 086 483 333 1701 PROPERTY OWNER OF RECORD: D&L Properties LLC BERNALILLO COUNTY TREASURER'S OFFICE: Danny Vigil 06 Dec 02



Table with 4 columns: Dwg: PLATBASE.dwg, Drawn: STEPHEN, Checked: ALS, Sheet 1 of 2; Scale: AS SHOWN, Date: 10/15/02, Job: A02042, Sheet 1 of 2

PLAT FOR
LOT C-1
BLOCK 6
BUENA VENTURA ADD.
 WITHIN
 SECTIONS 20 AND 29
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2002



ACS MONUMENT "6-L21"
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 Y= 1481220.09
 G-G= 0.99964527
 $\Delta\alpha = -00^{\circ}09'27''$
 CENTRAL ZONE
 ELEV.=5500.669'
 (NAD 1927/SLD 1929)

2002162634
 5789514
 Page: 2 of 2
 12/06/2002 12:55P
 Mary Herrera Bern. Co. PLAT R 12.00 Bk-2082C Pg-388

Dwg: PLATBASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 2
Scale: AS SHOWN	Date: 12/02/02	Job: A02042	

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