

# SUBDIVISION PLAT OF VINEYARD COURT ESTATES

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2003

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

2003 206831  
2003206831  
5669864  
Page: 1 of 4  
11/14/2003 11:04P  
Bk-2003C Pg-344  
COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1002525

APPLICATION NUMBER 03DRB-00367, 03DRB-00368, 03DRB-00369, 03DRB-00370

### DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 10 through 23, inclusive, 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 that portion of Carmel Avenue N.E. vacated by 03DRB-00368; and together with that portion of Holly Avenue vacated by 03DRB-00367, and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being the projected northwest corner of said Lot 10, Block 19, also being a point on the centerline of Carmel Avenue N.E.; thence S 89°39'24" E a distance of 1154.60 feet along said centerline to the northeast corner of the parcel herein described, being the point of intersection of the centerlines of Carmel Avenue N.E. and Holbrook Street N.E.; thence S 00°06'30" W a distance of 527.41 feet along said centerline to the southeast corner of the parcel herein described, being the point of intersection of the centerlines of Holbrook Street N.E. and Holly Avenue N.E.; thence N 89°39'44" W a distance of 1155.15 feet along said centerline to the southwest corner of the parcel herein described, being the projected southwest corner of said Lot 23, Block 19, also being a point on the centerline of Holly Avenue N.E.; thence N 00°10'06" E a distance of 527.52 feet to the point of beginning and containing 13.9842 acres more or less.

### APPROVALS:

- Sheran Matson* 11/14/03  
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Roger J. ...* 11-5-03  
UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Bradley J. Bigham* 11/5/03  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Martin W. Eikest Jr.* 11/6/03  
A.M.A.F.C.A. DATE
- ...* 11-5-07  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Christina Sandford* 11/5/03  
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Jan Toller* 10-24-0003  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- ...* 11-6-03  
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Leah D. ...* 10-30-03  
P.N.M. ELECTRIC SERVICES DATE
- Don D. ...* 10-30-03  
QWEST TELECOMMUNICATIONS DATE
- Leah D. ...* 10-30-03  
P.N.M. GAS SERVICES DATE
- Rita ...* 10-30-03  
COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

### VICINITY MAP

C-20

SCALE: 1" = 750'

### DEDICATION AND FREE CONSENT

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

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

10-23-03  
Date

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



OFFICIAL SEAL  
CHARLES G. CALA, JR.  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires 5-8-2005

This instrument was acknowledged before me on this 23<sup>rd</sup> day of October, 2003, by Donald G. Hoeh, President, Hoech Real Estate Corporation.

*Charles Cala*  
Notary Public

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

- 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.
- 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.
- 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.
- 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 I HAVE RECEIVED AND PAID ON UPC #...  
PROPERTY OWNER OF RECORD:  
Hoech Real Estate Corporation  
BERNALILLO COUNTY TREASURER'S OFFICE  
*Janet ...* 11/4/03

SURVEYORS CERTIFICATION  
I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles Cala*  
Charles G. Cala, Jr., NMPS 11184



10-23-2003  
Date




JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2002.049.3 FINAL

SUBDIVISION PLAT OF  
**VINEYARD COURT ESTATES**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2003

2003206831



2003206831  
Page: 2 of 4  
11/14/2003 11:04A  
Naru Herrera Bern. Co. PLAT R 22.00 BK-2003C Pg-344  
**BK-2003C PG-344**

COUNTY CLERK FILING DATA

NOTES:

1. A Boundary Survey was performed in December, 2001 and January, 2002. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. Street mileage created by this plat = 0.27 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. The purpose of this plat is to:
  - a. Create 48 (fourty-eight) residential lots within Lots 10-23, inclusive, Block 19, North Albuquerque Acres, Tract 3, Unit 3.
  - b. Eliminate the interior property lines between former Lots 10-23, inclusive.
  - c. Dedicate in fee simple, with warranty covenants, the necessary public street rights-of-way for Grape View Court, Grape Arbor Court, Grape Vine Court and Grape Harvest Court; and also dedicate in fee simple the half-widths for Carmel Avenue, Holly Avenue and Holbrook Street as shown.
  - d. Grant the necessary public utility and City of Albuquerque public water line 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 132, Page 446, Book 141, Page 247, Book 141, Page 229 Book 174, Page 263, Book 132, Page 546 and easements reserved by Book D248A, Page 532, records of Bernalillo County, New Mexico (03DRB-00369).
  - f. Incorporate the vacations of a portion of the public rights-of-way of Carmel Avenue N.E. (03DRB-00368) and Holly Avenue N.E. (03DRB-00367), as shown.
10. A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.
11. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
  - b. Plat of Los Vigils, filed 05-01-2003, Book 2003C, Page 118, 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. Warranty Deed filed 11-08-2002, Book A44, Page 5302, Doc. #2002145698, Records of Bernalillo County, New Mexico (Lots 10-23, inclusive).
  - g. Policy No. J 1446251 prepared by First American Title Insurance Company dated 11-08-2002.
12. Gross subdivision acreage = 13.9842 acres.

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 00°20'16" W	40.49'
L2	S 00°20'16" W	40.46'
L3	S 00°20'16" W	40.44'
L4	S 86°47'40" E	12.34'
L5	S 00°06'30" W	11.51'
L6	N 00°20'16" E	2.00'

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'	12.97'	S 14°31'32" E	12.83'	29°43'35"
C3	25.00'	6.09'	S 36°22'16" E	6.08'	13°57'52"
C4	40.00'	52.19'	S 05°58'39" E	48.56'	74°45'05"
C5	40.00'	41.15'	S 60°52'04" W	39.36'	58°56'22"
C6	40.00'	40.73'	N 60°29'41" W	38.99'	58°20'07"
C7	40.00'	52.61'	N 06°21'03" E	48.90'	75°21'20"
C8	25.00'	6.09'	N 37°02'47" E	6.08'	13°57'52"
C9	25.00'	12.97'	N 15°12'03" E	12.83'	29°43'35"
C10	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C11	25.00'	39.27'	S 45°20'16" W	35.36'	90°00'00"
C12	25.00'	13.00'	S 14°33'41" E	12.86'	29°47'53"
C13	25.00'	6.06'	S 36°24'25" E	6.05'	13°53'34"
C14	40.00'	52.36'	S 05°51'22" E	48.70'	74°59'38"
C15	40.00'	40.88'	S 60°59'21" W	39.21'	58°41'49"
C16	40.00'	40.72'	N 60°29'56" W	38.98'	58°19'37"
C17	40.00'	52.61'	N 06°20'48" E	48.90'	75°21'50"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C18	25.00'	6.06'	N 37°04'56" E	6.05'	13°53'34"
C19	25.00'	13.00'	N 15°14'12" E	12.86'	29°47'53"
C20	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C21	25.00'	39.27'	S 45°20'16" W	35.36'	90°00'00"
C22	25.00'	13.03'	S 14°35'50" E	12.89'	29°52'11"
C23	25.00'	6.03'	S 36°26'34" E	6.02'	13°49'16"
C24	40.00'	52.36'	S 05°51'08" E	48.70'	75°00'08"
C25	40.00'	40.97'	S 60°59'36" W	39.20'	58°41'19"
C26	40.00'	40.71'	N 60°30'11" W	38.98'	58°19'08"
C27	40.00'	52.62'	N 06°20'33" E	48.91'	75°22'20"
C28	25.00'	6.03'	N 37°07'05" E	6.02'	13°49'16"
C29	25.00'	13.03'	N 15°16'21" E	12.89'	29°52'11"
C30	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C31	25.00'	39.27'	S 45°20'16" W	35.36'	90°00'00"
C32	25.00'	13.06'	S 14°37'59" E	12.92'	29°56'29"
C33	25.00'	6.00'	S 36°28'43" E	5.98'	13°44'58"
C34	40.00'	52.37'	S 05°50'53" E	48.71'	75°00'37"
C35	40.00'	40.97'	S 60°59'51" W	39.20'	58°40'50"
C36	40.00'	42.56'	N 59°10'44" W	40.58'	60°58'01"
C37	25.00'	39.17'	S 44°46'27" E	35.28'	89°45'54"
C38	40.00'	50.77'	N 07°40'00" E	47.43'	72°43'27"
C39	25.00'	6.00'	N 37°09'14" E	5.98'	13°44'58"
C40	25.00'	13.06'	N 15°18'30" E	12.92'	29°56'29"
C41	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C42	30.00'	47.24'	S 45°13'23" W	42.51'	90°13'46"

KEYED NOTES

VACATED PUBLIC RIGHTS-OF-WAY AND EASEMENTS

- ① NORTH 2' OF HOLLY AVENUE N.E. VACATED BY 03DRB-00367
  - ② PORTION OF CARMEL AVENUE N.E. VACATED BY 03DRB-00368
- THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE FOLLOWING DOCUMENTS: BOOK 132, PAGE 446, (LOTS 10, 15, 16, 17 & 18), BOOK 141, PAGE 247 (LOTS 22 & 23), BOOK 141, PAGE 229 (LOTS 10, 15, 16, 17 & 18), BOOK 174, PAGE 263 (LOT 11), BOOK 132, PAGE 546 (LOTS 12, 13, 20 & 21), RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 03DRB-00369. EASEMENTS RESERVED BY DOCUMENT FILED IN BOOK D248A, PAGE 532 (RECORD NOT AVAILABLE AT THE COUNTY CLERK OFFICE) VACATED BY 03DRB-00369

NEW EASEMENTS

- ③ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ④ 15' PUBLIC (CITY OF ALBUQUERQUE) WATERLINE EASEMENT GRANTED BY THIS PLAT

RIGHT-OF-WAY DEDICATION

- ⑤ ADDITIONAL 4' FOR HOLBROOK STREET N.E.

EXISTING EASEMENTS - OFFSITE

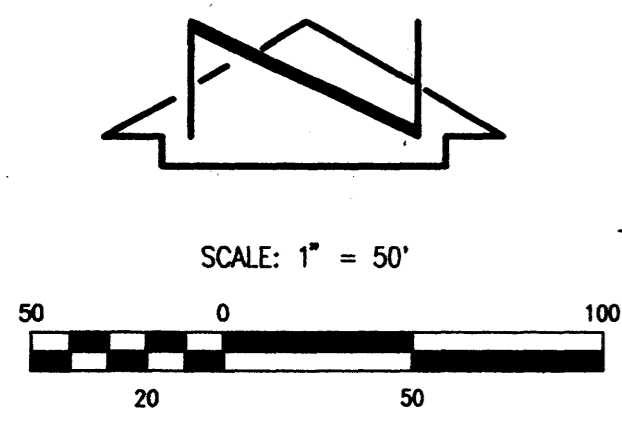
- ⑥ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-118
- ⑦ PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENTS GRANTED BY PLAT 2003C-118
- ⑧ 2' PRIVATE ROADWAY MAINTENANCE EASEMENT GRANTED BY PLAT 2003C-118

MONUMENTATION

- Ⓐ CALCULATED POSITION, NOT SET
- Ⓑ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓒ FOUND #4 REBAR W/CAP STAMPED "NMPS 812"
- Ⓓ FOUND #4 REBAR W/CAP, ILLEGIBLE
- Ⓔ FOUND 1" IRON PIPE
- Ⓕ FOUND #5 REBAR W/CAP STAMPED "PS 7248" (0.1' NORTH, NOT HONORED)



JEFF MORTENSEN & ASSOCIATES, INC.  
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 ALBUQUERQUE  NEW MEXICO 87109  
 ENGINEERS  SURVEYORS (505) 345-4250  
 JOB #2002.049.3 FINAL



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)

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

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

LOT 21, BLOCK 18  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

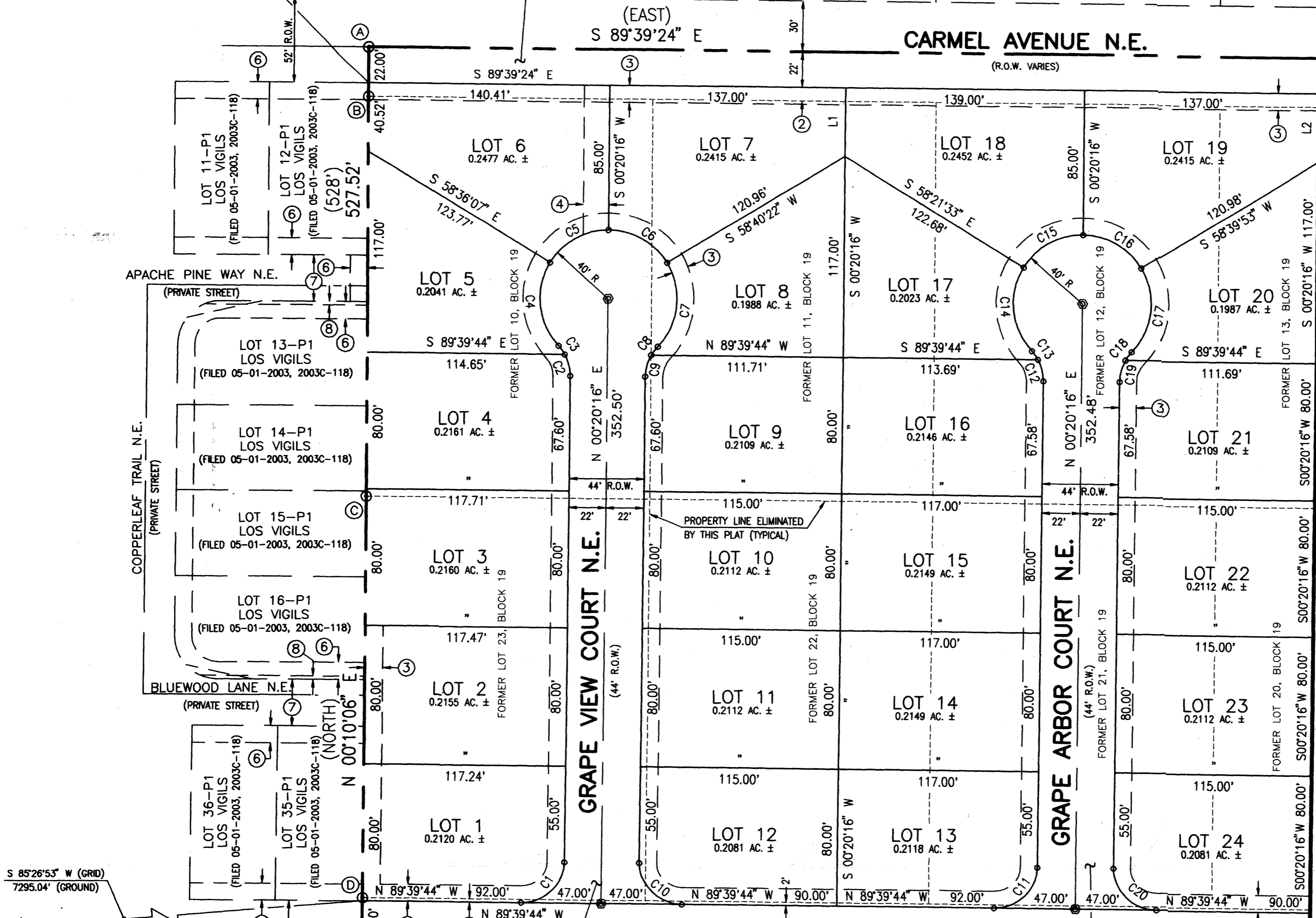
LOT 20, BLOCK 18  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)



N 43°31'57" W (GRID)  
 5932.40' (GROUND)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
 TO THE CITY OF ALBUQUERQUE BY THIS PLAT.  
 AREA = 1.7294 ACRES ±.

SUBMISSION PLAT OF  
**VINEYARD COURT  
 ESTATES**  
 ALBUQUERQUE, BERNALILLO COUNTY,  
 NEW MEXICO  
 OCTOBER, 2003



S 85°26'53" W (GRID)  
 7295.04' (GROUND)

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)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
 WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE  
 BY THIS PLAT. AREA = 0.4401 ACRES ±.

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
 TO THE CITY OF ALBUQUERQUE BY THIS PLAT.  
 AREA = 1.7294 ACRES ±.

PUBLIC STREET RIGHT-OF-WAY DEDICATED  
 IN FEE SIMPLE WITH WARRANTY COVENANTS  
 TO THE CITY OF ALBUQUERQUE BY THIS PLAT.  
 AREA = 0.4401 ACRES ±.

LOT 9, BLOCK 20  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

LOT 10, BLOCK 20  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

LOT 11, BLOCK 20  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

LOT 12, BLOCK 20  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

MATCH LINE - FOR CONTINUATION SEE SHEET 4

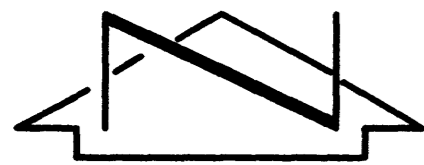


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 JOB #2002.049.3 FINAL

# SUBMISSION PLAT OF VINEYARD COURT ESTATES

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

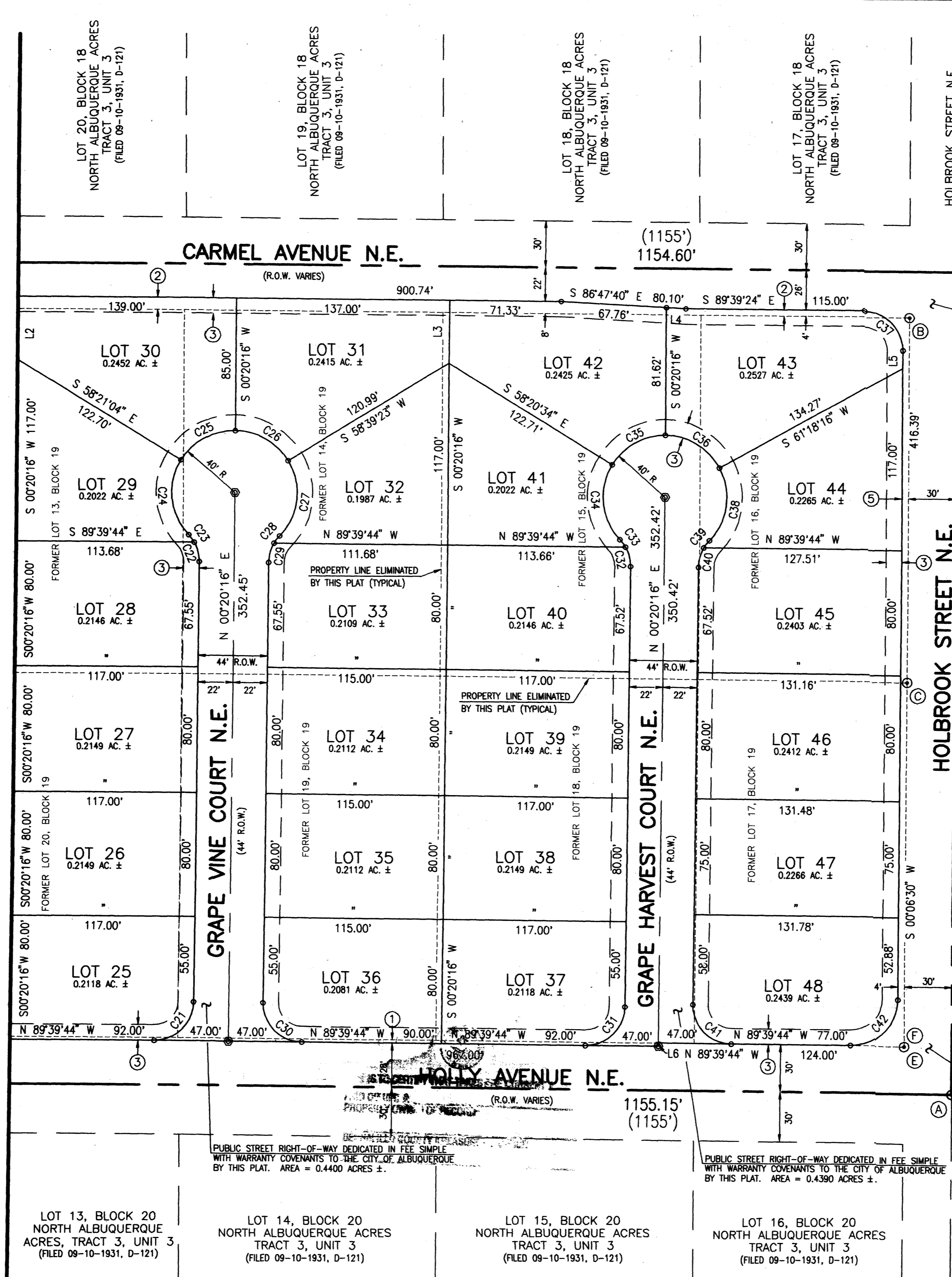
OCTOBER, 2003



SCALE: 1" = 50'



MATCH LINE - FOR CONTINUATION SEE SHEET 3



2003206831

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Bk-2083C Pg-344

### COUNTY CLERK FILING DATA

LOT 17, BLOCK 16  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 1  
(FILED 03-23-1931, D-132)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 1.7294 ACRES ±.

PROPOSED LOT 6  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED LOT 5  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED LOT 4  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED LOT 3  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED LOT 2  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED LOT 1  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED PARCEL A  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 1.7294 ACRES ±.

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 0.4400 ACRES ±.

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 0.4390 ACRES ±.

LOT 13, BLOCK 20  
NORTH ALBUQUERQUE ACRES,  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

LOT 14, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

LOT 15, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

LOT 16, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)



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ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2002.049.3 FINAL2

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 0°20'16" W	40.49'
L2	S 0°20'16" W	40.46'
L3	S 0°20'16" W	40.44'
L4	S 86°47'40" E	12.34'
L5	S 0°06'30" W	11.51'
L6	N 0°20'16" E	2.00'

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'	12.97'	S 14°31'32" E	12.83'	29°43'35"
C3	25.00'	6.09'	S 36°22'16" E	6.08'	1°35'52"
C4	40.00'	52.19'	S 05°58'39" E	48.56'	74°45'05"
C5	40.00'	41.15'	S 60°52'04" W	39.36'	58°56'22"
C6	40.00'	40.73'	N 60°29'41" W	38.99'	58°20'07"
C7	40.00'	52.61'	N 06°21'03" E	48.90'	75°21'20"
C8	25.00'	6.09'	N 37°02'47" E	6.08'	1°35'52"
C9	25.00'	12.97'	N 15°12'03" E	12.83'	29°43'35"
C10	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C11	25.00'	39.27'	S 45°20'16" W	35.36'	90°00'00"
C12	25.00'	13.00'	S 14°33'41" E	12.86'	29°47'53"
C13	25.00'	6.06'	S 36°24'25" E	6.05'	1°35'34"
C14	40.00'	52.36'	S 05°51'22" E	48.70'	74°59'38"
C15	40.00'	40.98'	S 60°59'21" W	39.21'	58°41'49"
C16	40.00'	40.72'	N 60°29'56" W	38.98'	58°19'37"
C17	40.00'	52.61'	N 06°20'48" E	48.90'	75°21'50"
C18	25.00'	6.06'	N 37°04'56" E	6.05'	1°35'34"
C19	25.00'	13.00'	N 15°14'12" E	12.86'	29°47'53"
C20	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C21	25.00'	39.27'	S 45°20'16" W	35.36'	90°00'00"
C22	25.00'	13.03'	S 14°35'50" E	12.89'	29°52'11"
C23	25.00'	6.03'	S 36°28'34" E	6.02'	1°34'49"16"
C24	40.00'	52.36'	S 05°51'08" E	48.70'	75°00'08"
C25	40.00'	40.97'	S 60°59'36" W	39.20'	58°41'19"
C26	40.00'	40.71'	N 60°30'11" W	38.98'	58°19'08"
C27	40.00'	52.62'	N 06°20'33" E	48.91'	75°22'20"
C28	25.00'	6.03'	N 37°07'05" E	6.02'	1°34'49"16"
C29	25.00'	13.03'	N 15°16'21" E	12.89'	29°52'11"
C30	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C31	25.00'	39.27'	S 45°20'16" W	35.36'	90°00'00"
C32	25.00'	13.06'	S 14°37'59" E	12.92'	29°56'29"
C33	25.00'	6.00'	S 36°28'43" E	5.98'	1°34'45"8"
C34	40.00'	52.37'	S 05°50'53" E	48.71'	75°00'37"
C35	40.00'	40.97'	S 60°59'51" W	39.20'	58°40'50"
C36	40.00'	42.56'	N 59°10'44" W	40.58'	60°58'01"
C37	25.00'	39.17'	S 44°48'27" E	35.28'	89°45'54"
C38	40.00'	50.77'	N 07°40'00" E	47.43'	72°43'27"
C39	25.00'	6.00'	N 37°09'14" E	5.98'	1°34'45"8"
C40	25.00'	13.06'	N 15°18'30" E	12.92'	29°56'29"
C41	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C42	30.00'	47.24'	S 45°13'23" W	42.51'	90°13'46"

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'	12.97'	S 14°31'32" E	12.83'	29°43'35"
C3	25.00'	6.09'	S 36°22'16" E	6.08'	1°35'52"
C4	40.00'	52.19'	S 05°58'39" E	48.56'	74°45'05"
C5	40.00'	41.15'	S 60°52'04" W	39.36'	58°56'22"
C6	40.00'	40.73'	N 60°29'41" W	38.99'	58°20'07"
C7	40.00'	52.61'	N 06°21'03" E	48.90'	75°21'20"
C8	25.00'	6.09'	N 37°02'47" E	6.08'	1°35'52"
C9	25.00'	12.97'	N 15°12'03" E	12.83'	29°43'35"
C10	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C11	25.00'	39.27'	S 45°20'16" W	35.36'	90°00'00"
C12	25.00'	13.00'	S 14°33'41" E	12.86'	29°47'53"
C13	25.00'	6.06'	S 36°24'25" E	6.05'	1°35'34"
C14	40.00'	52.36'	S 05°51'22" E	48.70'	74°59'38"
C15	40.00'	40.98'	S 60°59'21" W	39.21'	58°41'49"
C16	40.00'	40.72'	N 60°29'56" W	38.98'	58°19'37"
C17	40.00'	52.61'	N 06°20'48" E	48.90'	75°21'50"

KEY NOTES

VACATED PUBLIC RIGHTS-OF-WAY AND EASEMENTS

- ① NORTH 2' OF HOLLY AVENUE N.E. VACATED BY 03DRB-00367
  - ② SOUTH 8' OF CARMEL AVENUE N.E. VACATED BY 03DRB-00368
- THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE FOLLOWING DOCUMENTS: BOOK 132, PAGE 446, (LOTS 10, 15, 16, 17 & 18), BOOK 141, PAGE 247 (LOTS 22 & 23), BOOK 141, PAGE 229 (LOTS 10, 15, 16, 17 & 18), BOOK 174, PAGE 263 (LOT 11), BOOK 132, PAGE 546 (LOTS 12, 13, 20 & 21), RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 03DRB-00369. EASEMENTS RESERVED BY DOCUMENT FILED IN BOOK 0248A, PAGE 532 (RECORD NOT AVAILABLE AT THE COUNTY CLERK OFFICE) VACATED BY 03DRB-00369

NEW EASEMENTS

- ③ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ④ 15' PUBLIC (CITY OF ALBUQUERQUE) WATERLINE EASEMENT GRANTED BY THIS PLAT

RIGHT-OF-WAY DEDICATION

- ⑤ ADDITIONAL 4' FOR HOLBROOK STREET N.E.

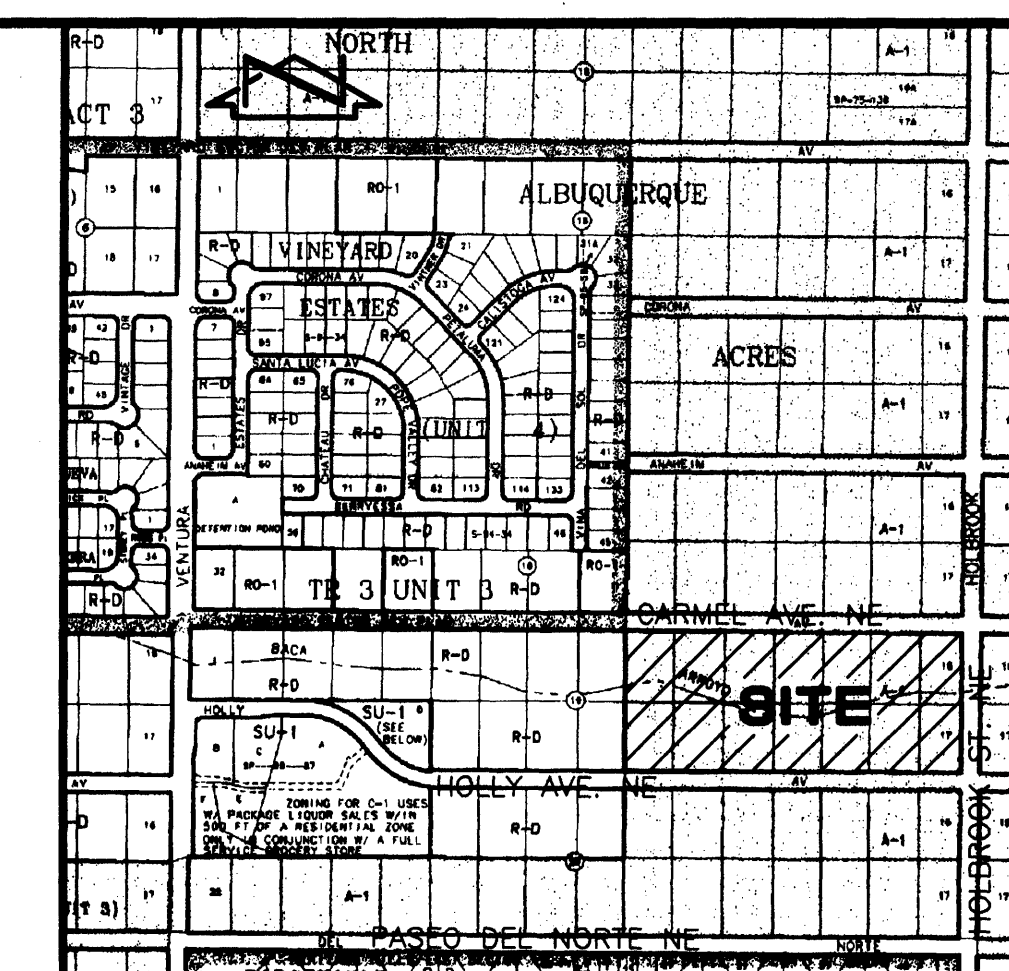
EXISTING EASEMENTS - OFFSITE

- ⑥ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-118
- ⑦ PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENTS GRANTED BY PLAT 2003C-118
- ⑧ 2' PRIVATE ROADWAY MAINTENANCE EASEMENT GRANTED BY PLAT 2003C-118

MONUMENTATION

- Ⓐ CALCULATED POSITION, NOT SET
- Ⓑ 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 1" IRON PIPE
- Ⓕ FOUND #5 REBAR W/CAP STAMPED "PS 7248" (0.1' NORTH, NOT HONORED)

8/20/03



VICINITY MAP  
SCALE: 1" = 750'

C-20

DESCRIPTION

Lots 10-23, inclusive, Block 19, North Albuquerque Acres, Tract 3, Unit 3, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121.

NOTES:

- A Boundary Survey was performed in 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.
- Street mileage created by this plat = 0.27 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 "Ⓜ" 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.
- The purpose of this plat is to:
  - Create 48 (fourty-eight) residential lots within Lots 10-23, inclusive, Block 19, North Albuquerque Acres, Tract 3, Unit 3.
  - Eliminate the interior property lines between former Lots 10-23, inclusive.
  - Dedicate in fee simple, with warranty covenants, the necessary public street rights-of-way for Grape View Court, Grape Arbor Court, Grape Vine Court and Grape Harvest Court; and also dedicate in fee simple the half-widths for Carmel Avenue, Holy Avenue and Holbrook Street as shown.
  - Grant the necessary public utility and City of Albuquerque public water line 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 132, Page 446, Book 141, Page 247, Book 141, Page 229, Book 174, Page 263, Book 132, Page 546 and easements reserved by Book 0248A, Page 532, records of Bernalillo County, New Mexico (03DRB-00369).
  - Vacate a portion of the public rights-of-way of Carmel Avenue N.E. (03DRB-00368) and Holy Avenue N.E. (03DRB-00367), as shown.
- 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 Los Vigils, filed 05-01-2003, Book 2003C, Page 118, 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).
  - Warranty Deed filed 11-08-2002, Book A44, Page 5302, Doc. #2002145698, Records of Bernalillo County, New Mexico (Lots 10-23, inclusive).
  - Policy No. J 1446251 prepared by First American Title Insurance Company dated 11-08-2002.
- Gross subdivision acreage = 13.9842 acres.

OWNER'S SIGNATURE

*Donald G. Hoeh*  
Donald G. Hoeh, Managing Member,  
Desert Ridge Development, LLC  
7-18-03  
Date

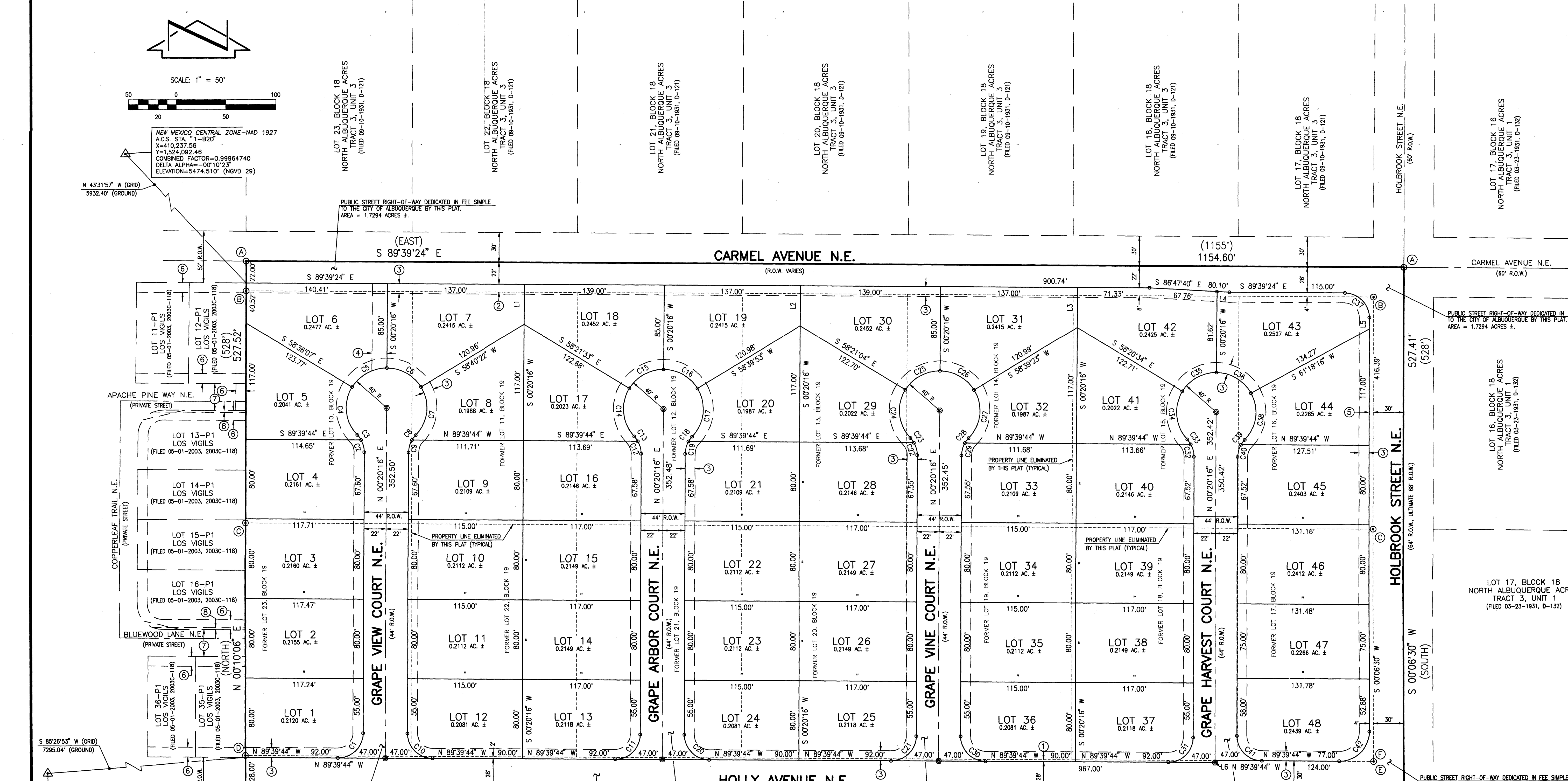
APPROVED FOR STREET NAMES AND MONUMENTATION

*Charles G. Colo, Jr.*  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO  
7-21-03  
DATE

SURVEYORS CERTIFICATION

I, Charles G. Colo, 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 the owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Colo, Jr.*  
Charles G. Colo, Jr., NMPS 11184  
07-17-03  
Date



NEW MEXICO CENTRAL ZONE-NAD 1927  
N.G.S. STA. "HEAVEN"  
X=407,051.31  
Y=1,218,237.03  
COMBINED FACTOR=0.99986263  
DELTA ALPHA=-007'04.47"  
ELEVATION=5375.62' (NOVD 29)

LOT 9, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, P-121)

LOT 10, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, P-121)

LOT 11, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, P-121)

LOT 12, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, P-121)

LOT 13, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, P-121)

LOT 14, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, P-121)

LOT 15, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, P-121)

**Jma**  
J.M. MORTENSEN & ASSOCIATES, INC.  
400-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (505) 345-4250  
FAX: 505 345-4254 E-MAIL: jma@jma.com

PRELIMINARY PLAT - DRB PROJECT No. 1002525  
VINEYARD COURT ESTATES

SURVEYED BY	NO.	DATE	BY	REVISIONS	JOB NO.
J.M.S.					2002.049.3
T.N.T.					DATE 07-2003
C.G.C.					SHEET 1 OF 1

I. EXECUTIVE SUMMARY

- THE VINEYARD COURT ESTATES SUBDIVISION IS A PROPOSED SINGLE FAMILY RESIDENTIAL COMMUNITY TO BE CONSTRUCTED BY HOECH REAL ESTATE CORPORATION (HREC) LOCATED WITHIN THE LA CUEVA SECTOR PLAN AREA OF NORTH ALBUQUERQUE ACRES.
- A PORTION OF THE SITE LIES WITHIN A FLOOD HAZARD ZONE ASSOCIATED WITH THE NORTH DOMINGO BACA ARROYO (NDBA) WHICH CONTRIBUTES OFFSITE FLOWS.
- AMAFCA HAS SUCCESSFULLY BID AND HAS AWARDED A CONTRACT TO CONSTRUCT PERMANENT NDBA/CARMEL AVENUE PUBLIC STORM DRAIN IMPROVEMENTS PART OF A COST SHARING AGREEMENT WITH HREC. THIS PROJECT, APPROXIMATELY 95% COMPLETE AT THE TIME THIS REPORT WAS PREPARED, WILL ELIMINATE THE UNDERLYING FLOODPLAIN AND PROVIDE THE OUTFALL FOR THE FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE.
- THE LOS VIGILS SUBDIVISION, A SEPARATE PROJECT BY HREC CURRENTLY UNDER CONSTRUCTION TO THE WEST OF THE VINEYARD COURT ESTATES PROJECT, WILL CONSTRUCT DOWNSTREAM PERMANENT STORM DRAINAGE FACILITIES IN HOLLY AVENUE NE.
- HREC IS CURRENTLY CONSTRUCTING A PUBLIC STORM DRAIN IN VENTURA STREET NE THAT WILL SERVE AS THE OUTFALL FOR THE HOLLY STORM DRAIN, CONVEYING HOLLY FLOWS TO THE NDBA CARMEL AVENUE STORM DRAIN.
- THE SITE RUNOFF WILL BE DIRECTED PROPOSED PUBLIC INTERNAL STREETS OUTFALLING TO THE PROPOSED PUBLIC HOLLY AVENUE STORM DRAIN TO BE CONSTRUCTED BY THE LOS VIGILS PROJECT AND EXTENDED BY THIS PROJECT. THE HOLLY STORM DRAIN SIZED FOR FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE.
- 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 FINANCIAL RESPONSIBILITY FOR THE POST-CONSTRUCTION LOMR.
- THIS PROJECT WILL CONSTRUCT A PERMANENT STORM DRAIN IN HOLBROOK STREET NE. THIS STORM DRAIN WILL BE SIZED FOR FULLY DEVELOPED UPSTREAM CONDITIONS IN ACCORDANCE WITH THE COA AND BERNALILLO COUNTY NORTH ALBUQUERQUE ACRE MASTER PLANS, AS INCREASED BY THE JMA CLOMR REPORT TO REFLECT A ZONE CHANGE NOT ACCOUNTED FOR IN THE MASTER PLANS.
- THE AMAFCA NDBA/CARMEL STORM DRAIN PROJECT WILL REDUCE, BUT NOT ELIMINATE OFFSITE ARROYO FLOWS FROM THE EAST. TEMPORARY STORM DRAIN STUBOUTS ON THE EAST SIDE OF HOLBROOK WILL BE REQUIRED TO TEMPORARILY INTERCEPT THESE FLOWS UNTIL THE LANDS EAST OF HOLBROOK ARE DEVELOPED.
- A TEMPORARY PUBLIC DETENTION POND IS LOCATED ON THIS SITE. APPROVAL AND CONSTRUCTION OF THIS PROJECT AND THE AMAFCA NDBA/CARMEL PROJECT WILL ELIMINATE THE TEMPORARY PONDING REQUIREMENT AND ALLOW RELEASE OF THE TEMPORARY NON-RECORDED PUBLIC EASEMENT.
- A VACATION ACTION WAS PREVIOUSLY SUBMITTED FOR THIS SITE TO VACATE NON-REQUIRED EXCESS STREET RIGHT-OF-WAY IN HOLLY AVE NE AND CARMEL AVE NE.

II. INTRODUCTION

PROPOSED LOTS 1-11 THROUGH 48-11 WILL BE SINGLE FAMILY DETACHED RESIDENTIAL HOMES CONSTRUCTED ON INDIVIDUALLY PLATTED LOTS. THE DEVELOPER IS HOECH REAL ESTATE CORPORATION (HREC). CARMEL AVE NE, HOLLY AVE NE AND HOLBROOK STREET NE ARE THE SURROUNDING PUBLIC STREETS FOR WHICH THIS PROJECT WILL BE RESPONSIBLE FOR HALF WIDTH PERMANENT PUBLIC STREETS WITH PERMANENT PUBLIC STORM DRAINS. THE CARMEL STORM DRAIN IS BEING CONSTRUCTED BY AMAFCA, AND THE HOLLY AND HOLBROOK STORM DRAINS WILL BE CONSTRUCTED BY THIS PROJECT. THE INTERNAL STREETS ARE ALSO PUBLIC AND DO NOT REQUIRE STORM DRAINS.

EXCEPT FOR AN EXISTING TEMPORARY PUBLIC DETENTION POND LOCATED AT THE WESTERN END OF THE SITE, THE SITE IS UNDEVELOPED. DEVELOPED RUNOFF FROM THIS SITE WILL BE COLLECTED WITHIN PROPOSED PUBLIC STREETS THAT WILL DRAIN TO THE PROPOSED PUBLIC STORM DRAIN TO BE CONSTRUCTED IN HOLLY BY HREC FOR THE DOWNSTREAM LOS VIGILS SUBDIVISION AND EXTENDED BY THIS PROJECT. REMAINING OFFSITE FLOWS CURRENTLY CROSSING HOLBROOK THAT ARE NOT INTERCEPTED BY THE AMAFCA PROJECT BE INTERCEPTED BY THE HOLBROOK STORM DRAIN PROPOSED BY THIS PROJECT.

THE RESPONSIBILITY AND FUNDING FOR THE CARMEL AVENUE STORM DRAIN EXTENSION AND POST-CONSTRUCTION LOMR ARE INCLUDED IN THE EXECUTED COST-SHARING AGREEMENT FOR THE CARMEL AVENUE PROJECT WHICH WAS SUCCESSFULLY BID BY AMAFCA AND AWARDED BY THE AMAFCA BOARD. THAT PROJECT IS APPROXIMATELY 95% COMPLETE AT THE TIME THIS REPORT WAS PREPARED. THE APPROVED CLOMR DRAINAGE REPORT FOR THAT PROJECT SUPPORTS THE CARMEL STORM DRAIN EXTENSION. THE HOLBROOK STREET STORM DRAIN, THE ELIMINATION OF THE UNDERLYING FLOODPLAIN, AND DEMONSTRATED DOWNSTREAM CAPACITY FOR THIS PROJECT. A DRAFT INFRASTRUCTURE LIST IS SUBMITTED WITH THIS REPORT. THIS SUBMITTAL IS MADE IN SUPPORT OF THE FOLLOWING APPROVALS:

- DRB PRELIMINARY AND FINAL PLAT APPROVALS
- RELEASE OF THE TEMPORARY PUBLIC DRAINAGE EASEMENT FOR THE EXISTING DETENTION POND
- DRB APPROVAL FOR THE FORTHCOMING INFRASTRUCTURE PLANS
- 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 WEST OF HOLBROOK 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 10-16 AND 17-23, BLOCK 19, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES. 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 UNDER CONTRACT TO AMAFCA 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.

- THE "NORTH AND SOUTH DOMINGO BACA ARROYO AND PASEO DEL NORTE CORRIDOR DRAINAGE MANAGEMENT PLAN" PREPARED FOR AMAFCA BY RESOURCE TECHNOLOGY, INC. (RTI) DATED OCTOBER, 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 DRAIN RESIDENTIALLY AND TO DRAIN TO FUTURE PERMANENT NDBA IMPROVEMENTS CONSTRUCTED WITHIN THE CARMEL CORRIDOR. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THIS CONCEPT.
- 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 NDB 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.
- 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 EXISTING HOLLY IMPROVEMENTS LIE IMMEDIATELY DOWNSTREAM OF THE LOS VIGILS SUBDIVISION AND WILL BE EXTENDED BY THE LOS VIGILS PROJECT AND BY THIS PROJECT.
- 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 HYMO MODEL FOR THE NDB ARROYO BASIN WHICH WAS DEVELOPED BY MODIFYING THAT ORIGINALLY DEVELOPED BY RTI FOR AMAFCA IN THEIR 1991 REPORT (REFERENCE A). THESE REPORTS REPRESENT MORE CURRENT UPDATES TO THE ORIGINAL RTI PLAN AND THE PROPOSED IMPROVEMENTS AND DRAINAGE CONCEPTS PRESENTED FOR VINEYARD COURT ESTATES ARE CONSISTENT WITH THOSE IDENTIFIED THEREIN.
- 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 MIDBETWEEN 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.
- 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 THE FINANCIAL OBLIGATION (PROCEDURE B AGREEMENT WITH FINANCIAL GUARANTY) FOR THE VENTURA STREET STORM DRAIN CURRENTLY UNDER CONSTRUCTION BY HREC, CPN 703981.
- CONSTRUCTION PLANS FOR FURR'S PASEO DEL NORTE DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION PREPARED BY JMA DATED 10/07/2002 (CITY PROJECT NUMBER 693481). CONSTRUCTION OF THIS PROJECT BY AMAFCA WAS APPROXIMATELY 95% COMPLETE AT THE TIME THIS REPORT WAS PREPARED. THIS CARMEL STORM DRAIN WILL BE THE DOWNSTREAM DRAINAGE OUTFALL FOR THE PROPOSED PROJECT VIA THE VENTURA STREET STORM DRAIN CURRENTLY UNDER CONSTRUCTION BY CPN 703981.
- 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 AND SUBSEQUENT CONSTRUCTION PLANS FOR VENTURA STREET NE (CPN 703981) ADDRESS THE CONSTRUCTION OF PERMANENT VENTURA STREET PAVING AND STORM DRAINAGE IMPROVEMENTS, INCLUDING A 42" PUBLIC RCP STORM DRAIN. CONSTRUCTION OF THIS 42" STORM DRAIN, REQUIRED TO SUPPORT THIS PROJECT, WILL PROVIDE THE PERMANENT OUTFALL FOR FULLY DEVELOPED RUNOFF DRAINING TO HOLLY AS DEPICTED ON THE BASIN MAP ON SHEET 5 OF THIS SUBMITTAL.

- DRAINAGE REPORT FOR "LOS VIGILS SUBDIVISION" BY JEFF MORTENSEN & ASSOCIATES, INC. DATED 12/31/2002, HYDROLOGY FILE C20/D41. THIS APPROVED PLAN FOR WHICH GRADING IS CURRENTLY IN PROGRESS, SUPPORTS THE CONSTRUCTION BY HREC OF A 45 LOT RESIDENTIAL SUBDIVISION LOCATED TO THE WEST (DOWNSTREAM) OF THE VINEYARD COURT ESTATES PROJECT. THE LOS VIGILS PROJECT WILL EXTEND THE HOLLY STORM DRAIN AND PAVING IMPROVEMENTS AND THE CARMEL PAVING IMPROVEMENTS UP TO THE FRONTAGE OF VINEYARD COURT ESTATES. A BASIN MAP, STREET HYDRAULICS AND STORM DRAIN HYDRAULICS ANALYSIS WAS INCLUDED IN THIS SUBMITTAL TO ADDRESS THE EXTENSIONS OF CARMEL AND HOLLY TO HOLBROOK AS REQUIRED TO SERVE THE VINEYARD COURT ESTATES PROJECT. TO ADDRESS OFFSITE AND INTERIM NDBA ARROYO FLOWS, THE LOS VIGILS PROJECT CONSTRUCTED A TEMPORARY DETENTION POND ON THE WESTERN END OF VINEYARD COURT ESTATES, THE REQUIREMENT FOR WHICH CAN BE ELIMINATED UPON APPROVAL OF THIS PROPOSED PROJECT.
- REQUEST FOR VACATION OF PUBLIC RIGHT-OF-WAY IN HOLLY AVE NE AND CARMEL AVE NE BY JMA, DRB PROJECT # 1002525. THIS VACATION, APPROVED AT DRB APRIL 02, 2003, VACATED 8 FEET OF WIDTH FROM CARMEL AVENUE NE AND 2 FEET FROM HOLLY AVENUE NE. THE PURPOSE OF THIS VACATION REQUEST WAS TO NARROW THE STREETS TO THEIR REQUIRED WIDTHS AND INCORPORATE THE EXCESS RIGHT-OF-WAY INTO THE SUBDIVISION. THIS VACATION WILL BE COMPLETED UPON RECORDED OF THE FINAL PLAT FOR THIS PROJECT.

THE PROPOSED CONSTRUCTION OF RESIDENTIAL SINGLE FAMILY HOMES DRAINING DIRECTLY AND FREELY TO PERMANENT NORTH DOMINGO BACA ARROYO DRAINAGE IMPROVEMENTS VIA HOLLY AVENUE NE AND A VENTURA STREET STORM DRAIN 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, COUNTY AND AMAFCA FOR NORTH DOMINGO BACA ARROYO DEVELOPMENT.

V. EXISTING CONDITIONS:

EXCEPT FOR AN EXISTING TEMPORARY PUBLIC DETENTION POND LOCATED AT THE WESTERN END OF THE SITE, THE SITE IS UNDEVELOPED. THE SOUTHERN HALF OF THE SITE HAS BEEN PARTIALLY DISTURBED THROUGH ITS USE AS STORAGE, PARKING AND PLANT NURSERY FOR THE PETE'S LANDSCAPING BUSINESS. CARMEL AVENUE NE TO THE NORTH LIES TOPOGRAPHICALLY PARALLEL AND IS AN EXISTING UNDEVELOPED PUBLIC STREET. HOLLY AVENUE NE TO THE SOUTH IS ALSO AN UNDEVELOPED PUBLIC STREET. HOLBROOK STREET NE TO THE EAST IS A TEMPORARY PUBLIC STREET THAT IS PAVED WITH NO STORM DRAIN OR CURB AND CUTTER. OFFSITE FLOWS IN THE AMOUNT OF 61 CFS CROSS A DIP SECTION IN HOLBROOK AND ENTER THE SITE FROM THE EAST IN THE MAIN CHANNEL OF THE NORTH DOMINGO BACA ARROYO. OFFSITE FLOWS IN THE AMOUNT OF 72 CFS CROSS UNDER HOLBROOK IN 3 EXISTING 36" CMP CULVERTS SOUTH OF HOLLY AND EVENTUALLY ENTER THE SITE NEAR ITS SOUTHWEST CORNER FROM HOLLY AVENUE NE. BOTH OF THESE OFFSITE FLOWS CURRENTLY DRAIN TO THE EXISTING TEMPORARY DETENTION POND. THE SITE GENERALLY DRAINS FROM EAST TO WEST, CONCENTRATING IN THE MAIN CHANNEL OF THE NDBA. THE PROPERTY TO THE WEST IS UNDER CONSTRUCTION AS A SINGLE FAMILY RESIDENTIAL SUBDIVISION (LOS VIGILS, REF. I).

VI. DEVELOPED CONDITIONS

THE PROPOSED IMPROVEMENTS CONSIST OF A 48 HOME SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PUBLIC STREETS. DEVELOPED RUNOFF FROM ALL LOTS WILL DRAIN TO INTERNAL PUBLIC STREETS IN ACCORDANCE WITH THE GRADING PLAN ON SHEET 2 VIA STREET FLOW. THE REAR YARDS OF THE DOWNHILL LOTS WILL RETAIN THEIR RUNOFF AND NO DEVELOPED RUNOFF WILL BE DIRECTED TO THE REAR YARDS. WHERE REAR YARDS BACK UP TO EACH OTHER BETWEEN CUL-DE-SACS, TERRACED RETAINING WALLS WILL BE CONSTRUCTED.

PERMANENT HOLLY, CARMEL, AND HOLBROOK 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. G) AND THE LOS VIGILS HOLLY PAVING AND STORM DRAINAGE IMPROVEMENTS (REF. I) HAVE BEEN SHOWN AS EXISTING AND ARE ASSUMED TO BE "IN PLACE" BECAUSE THEY ARE GUARANTEED BY AMAFCA AGREEMENT AND HREC FINANCIAL GUARANTY, RESPECTIVELY. THE REQUIRED 42" PUBLIC STORM DRAIN IN VENTURA STREET NE (REF. H) IS CURRENTLY UNDER CONSTRUCTION AND IS ALSO ASSUMED AS EXISTING BECAUSE IT ALSO HAS BEEN FINANCIALLY GUARANTEED BY HREC. PUBLIC STORM INLETS WILL BE PROVIDED IN HOLLY AND CARMEL AS SHOWN ON THE GRADING PLAN, SHEET 2. NO NEW INLETS ARE REQUIRED IN CARMEL. 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 WEST OF LOS VIGILS WERE CONSTRUCTED BY THE FURR'S PASEO DEL NORTE PROJECT UNDER CITY PROJECT NUMBER 601981 (REF. C). A BASIN MAP AND CALCULATIONS WERE PROVIDED WITH THE LOS VIGILS DRAINAGE REPORT (REF. I). TO ILLUSTRATE THE HOLLY AVENUE STREET HYDRAULICS AS REQUIRED TO CONFIRM THE ADEQUACY OF THE DOWNSTREAM SYSTEM, THIS ANALYSIS HAS BEEN UPDATED AND PRESENTED HEREIN TO SUPPORT THE STORM INLET AND STORM DRAIN DESIGN FOR THIS PROJECT AS SHOWN ON THE PLAN, VENTURA STREET AND HOLLY AVENUE HAVE SUFFICIENT DOWNSTREAM STORM DRAINAGE CAPACITY IN THE PROPOSED 42" AND EXISTING 36" STORM DRAINS.

THIS PROJECT WILL CONSTRUCT 2 TEMPORARY STUBOUTS FROM THE HOLBROOK STORM DRAIN TO INTERCEPT EXISTING OFFSITE FLOWS CURRENTLY CROSSING HOLBROOK AND IMPACTING THE SITE. THESE WILL BE LOCATED AT THE EXISTING DIP SECTION WHERE THE ARROYO CROSSES HOLBROOK, BETWEEN HOLLY AND CARMEL, AND AT A SECOND LOCATION SOUTH OF HOLLY WHERE A TRIBUTARY OF THE ARROYO CROSSES UNDER HOLBROOK THROUGH 3 EXISTING 36" CULVERTS CONSTRUCTED BY BERNALILLO COUNTY AS PART OF THE PASEO DEL NORTE PROJECT. THE EXISTING DIP SECTION IN HOLBROOK WILL BE ELIMINATED BY THIS PROJECT.

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 APRIL, 2003 TOPOGRAPHIC SURVEY PREPARED BY JEFF MORTENSEN & ASSOCIATES, INC.; 2) PROPOSED GRADES FOR LOS VIGILS AND VINEYARD ESTATES, UNIT IV-A TAKEN FROM THE PROPOSED JMA PLANS FOR THOSE DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION; 3) PROPOSED GRADES AND DRAINAGE TRENDS INDICATED BY SPOT ELEVATIONS, HOUSE PAD ELEVATIONS, AND FLOWLINES; 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 # 693481 (REF. G) HAS ALSO BEEN SHOWN HEREIN AS EXISTING.

VIII. CALCULATIONS

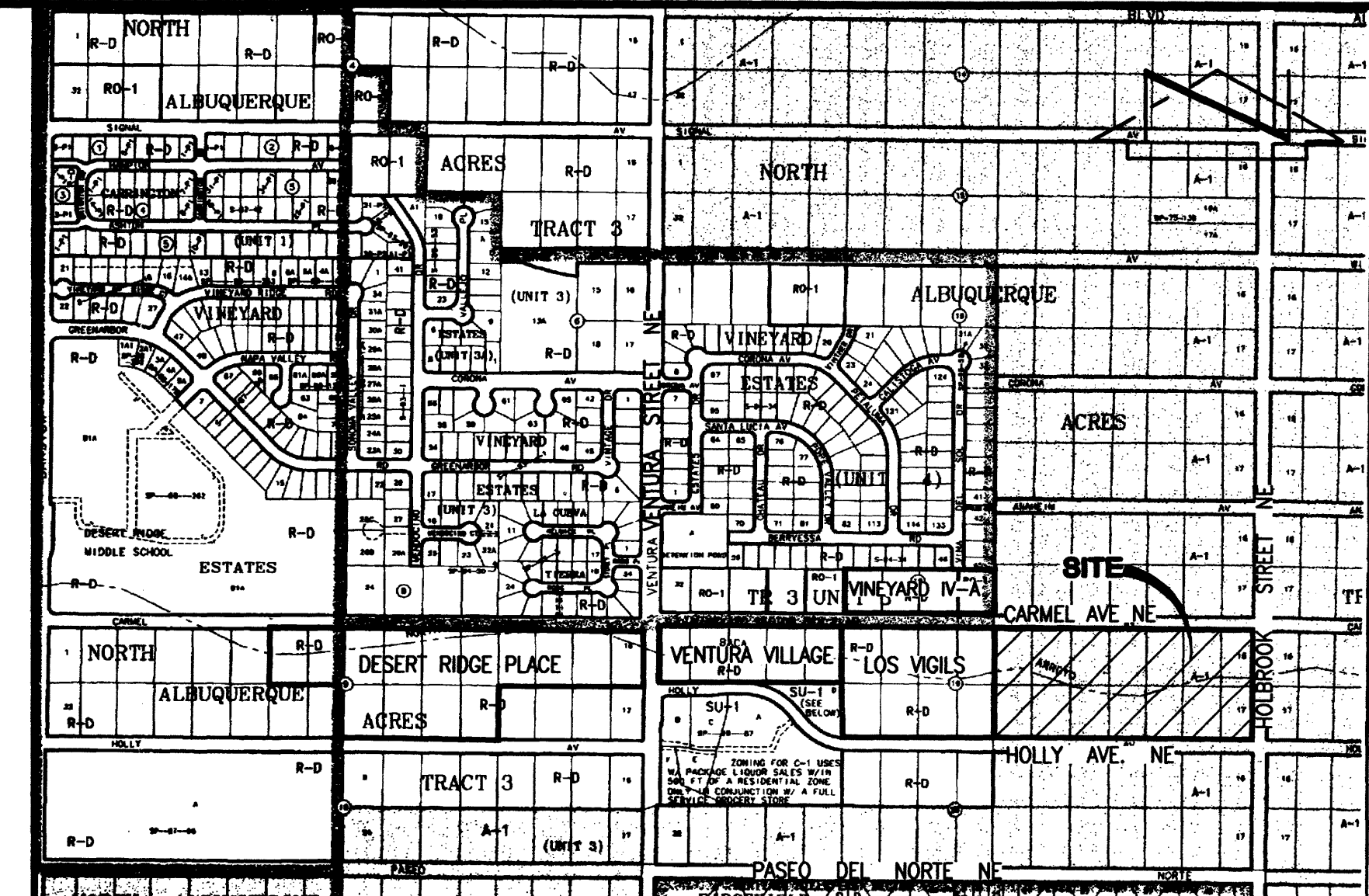
THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE AND EVALUATE THE DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED WAS TAKEN FROM THE CLOMR DRAINAGE REPORT (REF. E) WHICH WAS DETERMINED USING AHYMO97 IN ACCORDANCE WITH THE PROCEDURE 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. AS WAS PREVIOUSLY DEMONSTRATED BY THE APPROVED CLOMR, THE PROPOSED CARMEL AVENUE AND VENTURA STREET PUBLIC STORM DRAINS ARE SIZED FOR FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE.

THE INFLOW CHARACTERISTICS OF THE TEMPORARY STORM DRAIN STUBOUTS TO INTERCEPT OFFSITE FLOWS EAST OF HOLBROOK WERE CALCULATED USING CULVERT NOMOGRAPH FIGURE 33 FROM THE CONCRETE PIPE DESIGN MANUAL PUBLISHED BY THE AMERICAN CONCRETE PIPE ASSOCIATION, FEBRUARY, 1985.

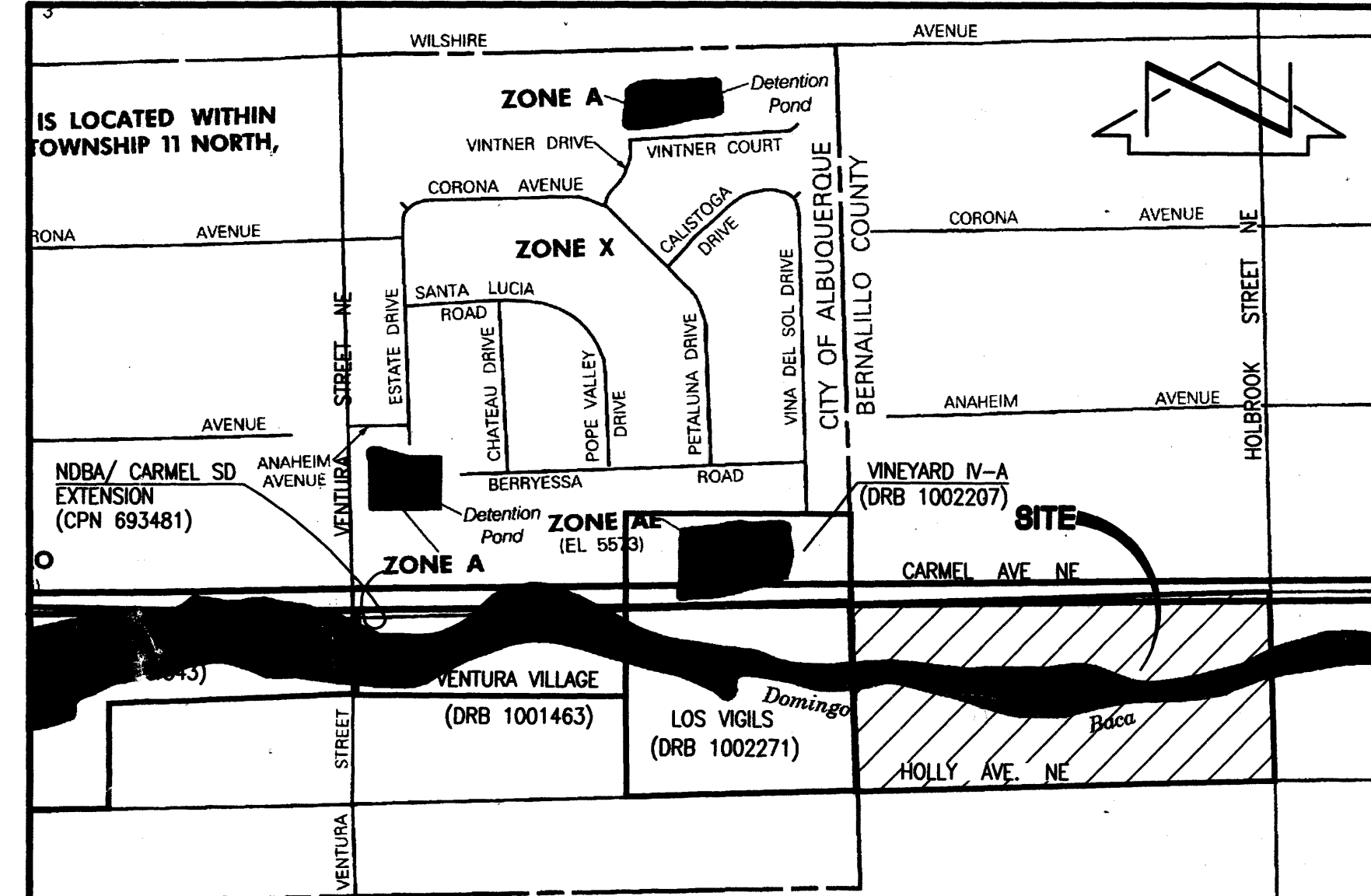
OPEN CHANNEL STORM DRAIN AND STREET HYDRAULIC CALCULATIONS WERE PERFORMED USING MANNING'S EQUATION SOLVED BY THE FLOWMASTER 6.0 PROGRAM BY HAESTAD METHODS. THE ASSUMED MANNING'S "n" VALUE WAS 0.13 FOR REINFORCED CONCRETE PIPE (RCP) AND 0.017 FOR STREETS. AS DEMONSTRATED BY THE CALCULATIONS ON SHEET 5, 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 REPORT FOR LOS VIGILS (REF. I).

IX. CONCLUSIONS

- THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR THIS SITE AND NDBA DEVELOPMENT.
- 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, AND IS APPROXIMATELY 95% COMPLETE AT THIS TIME.
- A SEPARATE DRAINAGE SUBMITTAL FOR CLOMR APPROVAL SUPPORTING THE AMAFCA PROJECT AND THIS PROJECT WAS APPROVED BY FEMA DATED 11/08/2002.
- 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.
- THIS PROJECT WILL CONSTRUCT TEMPORARY STORM DRAIN STUBOUTS TO THE EAST FROM HOLBROOK TO ACCEPT EXISTING OFFSITE FLOWS.
- APPROVAL OF THIS PROJECT WILL ELIMINATE THE REQUIREMENT FOR THE EXISTING TEMPORARY DETENTION POND LOCATED ON THE SITE.
- ALL NEW RIGHT OF WAY AND ONSITE/FRONTING PUBLIC 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 DOWNSTREAM IMPROVEMENTS BY LOS VIGILS AND FOR THE VENTURA STREET STORM DRAIN ARE ALREADY GUARANTEED BY HREC. 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.
- THERE ARE NO DPM DESIGN VARIANCES REQUESTED AT THIS TIME.
- ALL PROPOSED STREETS AND STORM DRAINS WILL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.



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



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

LEGAL DESCRIPTION

LOTS 10-23, BLOCK 19, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3

PROJECT BENCHMARK (NGVD 1929)

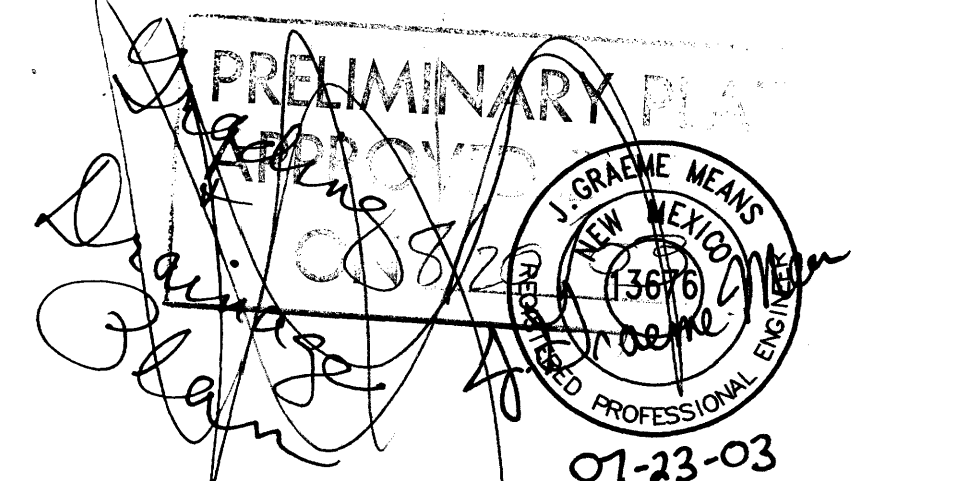
ACS STATION "HEAVEN" (TIED PRIOR TO PASEO DEL NORTE ROADWAY CONSTRUCTION IN 1999)  
PREVIOUS ELEVATION = 5378.79 FEET (NGVD 1929)

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

NOTE: THE ELEVATION FOR ACS STATION "5-C20", AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM 5-C20" EMBEDDED 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".

T.B.M.

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

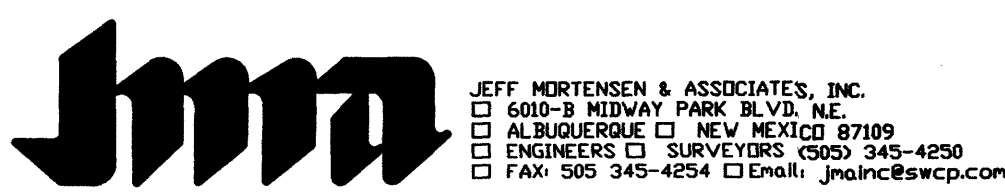


INDEX OF DRAWINGS

- COVER SHEET, VICINITY MAP, FIRM, INDEX OF DRAWINGS AND DRAINAGE REPORT
- GRADING PLAN
- PAVING SECTIONS AND GENERAL NOTES
- GRADING SECTIONS AND DETAILS
- BASIN AND KEY MAP; HYDROLOGY AND STREET HYDRAULICS CALCULATIONS

DRB PROJECT #1002525

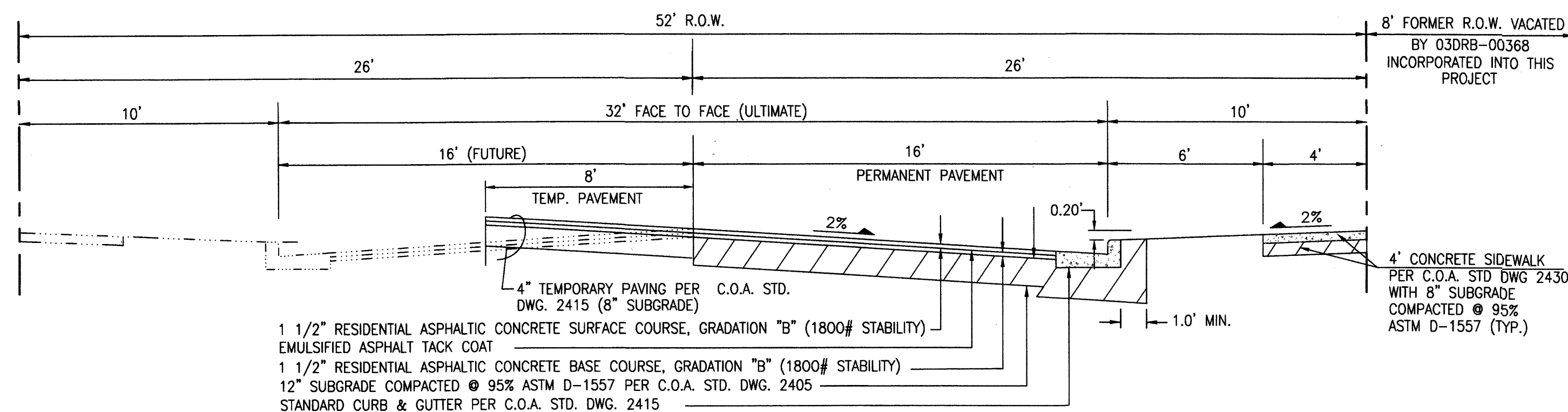
DESIGNED BY	DRAWN BY	APPROVED BY	REVISIONS			JOB NO.
			NO.	DATE	BY	
G.M.	S.G.H.	G.M.				2002.049.4
						DATE 07-2003
						SHEET 1 OF 5



COVER SHEET, VICINITY MAP, FIRM, INDEX OF DRAWINGS, CALCULATIONS AND DRAINAGE REPORT  
VINEYARD COURT ESTATES

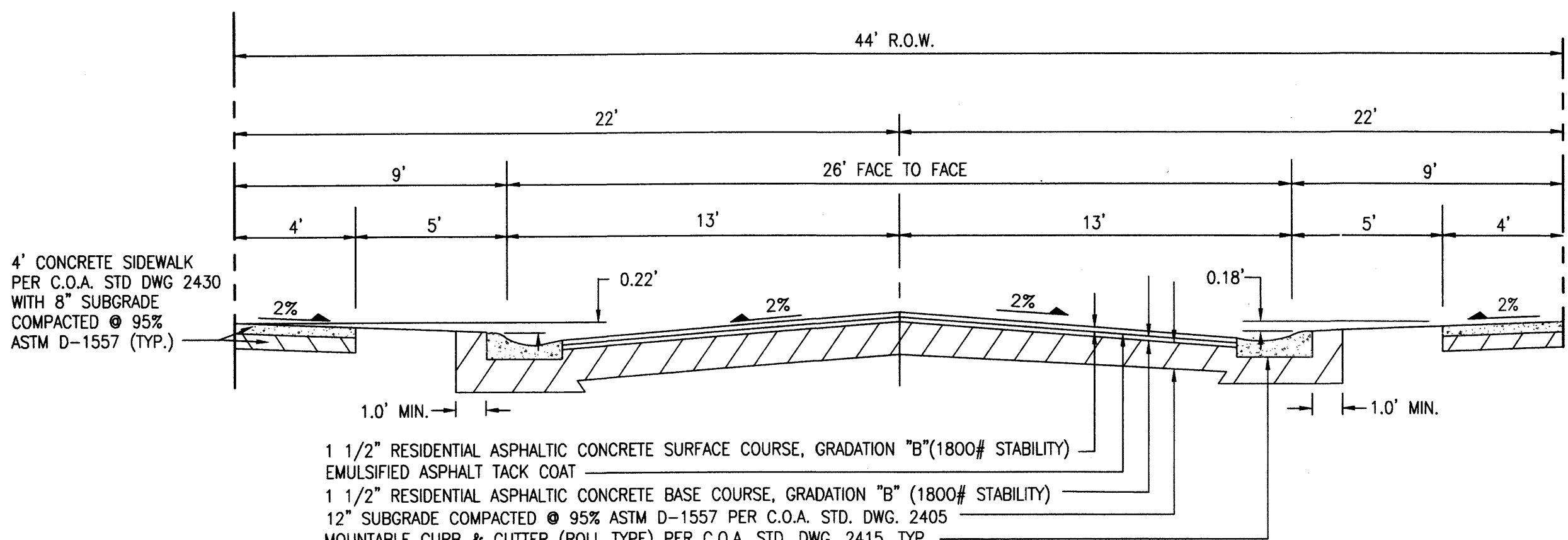
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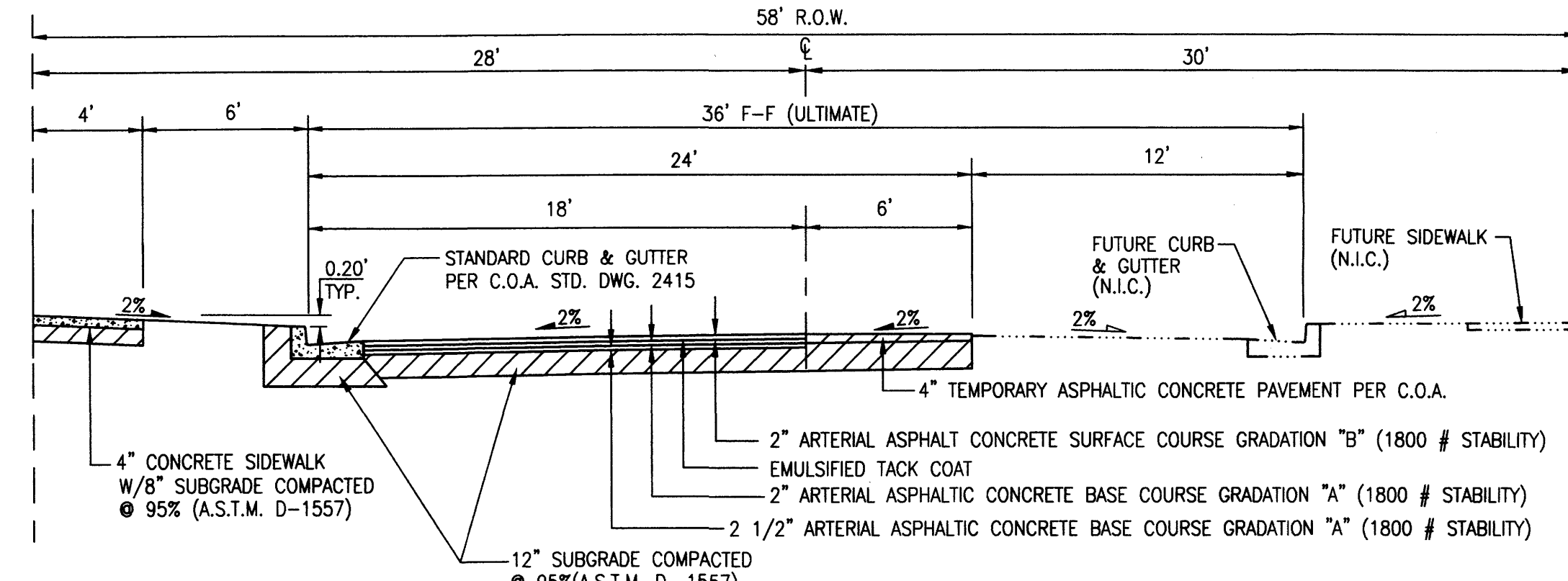
SECTION A-A (CARMEL AVENUE N.E.)

SCALE: 1" = 4'



SECTION B-B

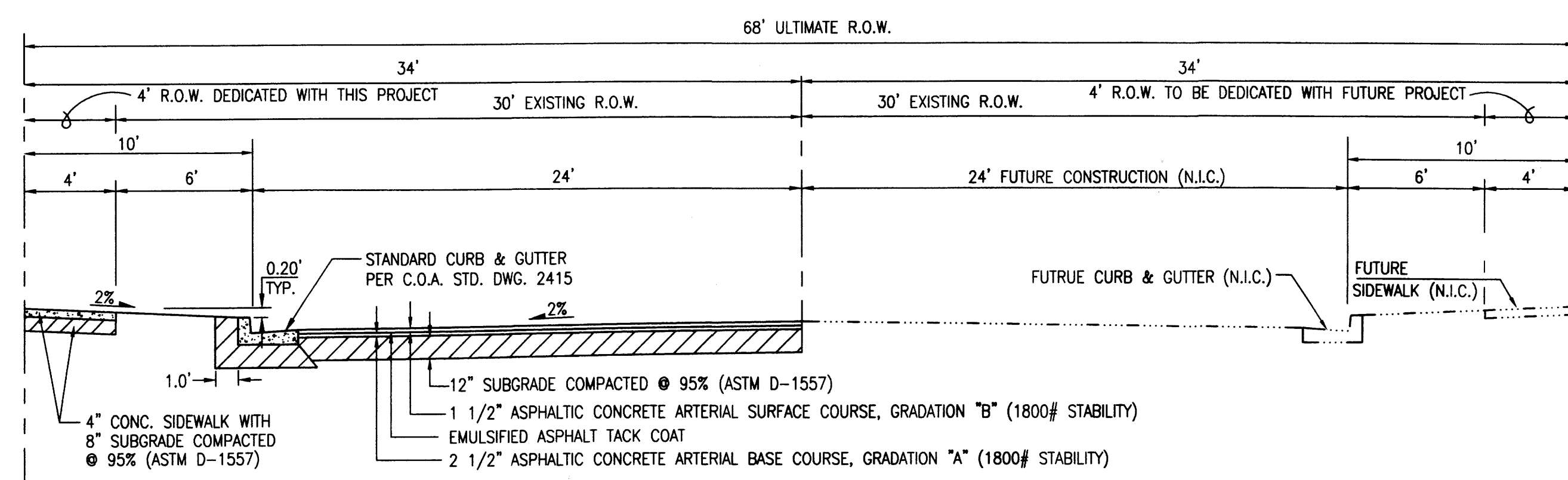
SCALE: 1" = 4'



SECTION C-C (HOLLY AVE. N.E.)

SCALE: 1" = 5'

NOTE: PAVEMENT SECTION ADAPTED FROM CONSTRUCTION PLANS FOR "FURR'S - PASEO DEL NORTE - VENTURA" PREPARED BY D. MARK GOODWIN & ASSOCIATES, PA. CONSULTING ENGINEERS, 8-11-99 CITY PROJECT #601982



SECTION D-D (HOLBROOK ST. N.E.)

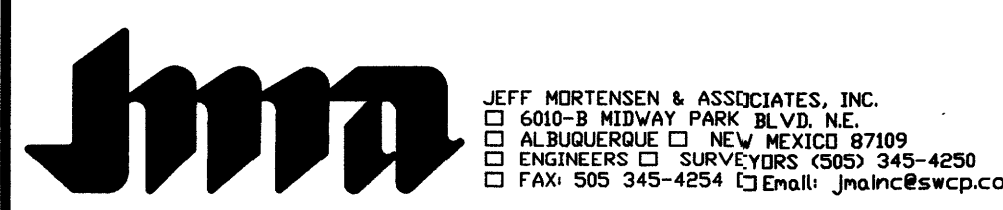
SCALE: 1" = 5'

NOTE: 4" PAVEMENT DESIGN PROVIDED FOR 500-CAWDT-3000 (EST. AWDI=840)

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986, UPDATE 6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL (CONTAMINATED OR OTHERWISE), ASPHALTIC PAVING, CONCRETE PAVING, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- A BORROW SITE FOR IMPORT MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A BORROW SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.
- THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.
- ALL DIMENSIONS AND RADII OF CURB, CURB RETURNS, AND WALLS ARE SHOWN TO THE FACE OF CURB AND/OR WALL.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL FILL SHALL BE FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557 UNLESS A GREATER COMPACTION REQUIREMENT IS OTHERWISE SPECIFIED. ALL EARTHWORK FOR BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS WHERE AVAILABLE.
- ALL EXISTING UTILITIES ENCOUNTERED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO GRADE AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.
- FINISHED FLOOR ELEVATIONS MAY VARY FROM THE PAD ELEVATIONS AND WILL BE DETERMINED AS A FUNCTION OF INDIVIDUAL HOUSE DESIGN.
- FINISHED FLOOR ELEVATIONS SHOULD BE ESTABLISHED AT A MINIMUM OF FOUR INCHES ABOVE PAD ELEVATIONS; DEVIATIONS FROM THESE GUIDELINES MUST BE BASED ON THE RECOMMENDATIONS AND/OR DESIGN OF A COMPETENT DESIGN PROFESSIONAL.
- CROSS-LOT DRAINAGE WILL NOT BE PERMITTED.
- 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. ALL DEVELOPED RUNOFF SHALL BE DIRECTED TO THE STREETS.
- MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
- ROUGH GRADING TOLERANCES SHALL BE ± 0.1 FT FOR BUILDING PADS AND STREETS AND ± 0.67' FOR ALL OTHER GRADING.
- UNDER FEDERAL LAW, THE OPERATOR(S) OF CONSTRUCTION SITES WHERE 5 OR MORE ACRES ARE DISTURBED MUST SUBMIT A NOTICE OF INTENT (N.O.I.) 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. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.

Plot Date: 07-23-2003  
Plot Time: 09:41 am  
File Path: \\JMA\WORK\2003\07-23-2003\204945.DWG  
File Name: 204945.DWG



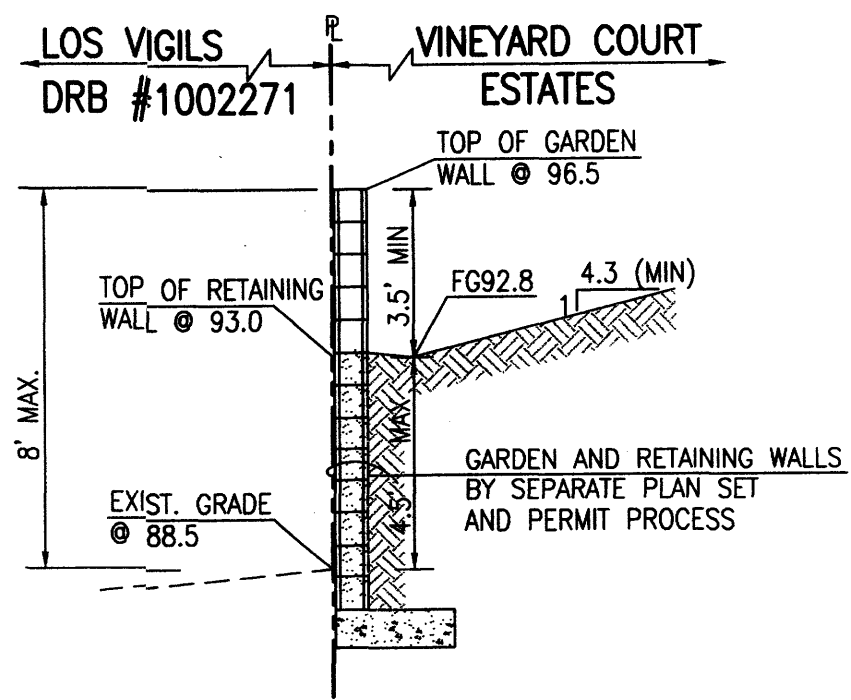
PAVING SECTIONS AND GENERAL NOTES  
VINEYARD COURT ESTATES

DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.	2002.049.4
DRAWN BY	S.G.H.					DATE	07-2003
APPROVED BY	G.M.					SHEET	3 OF 5

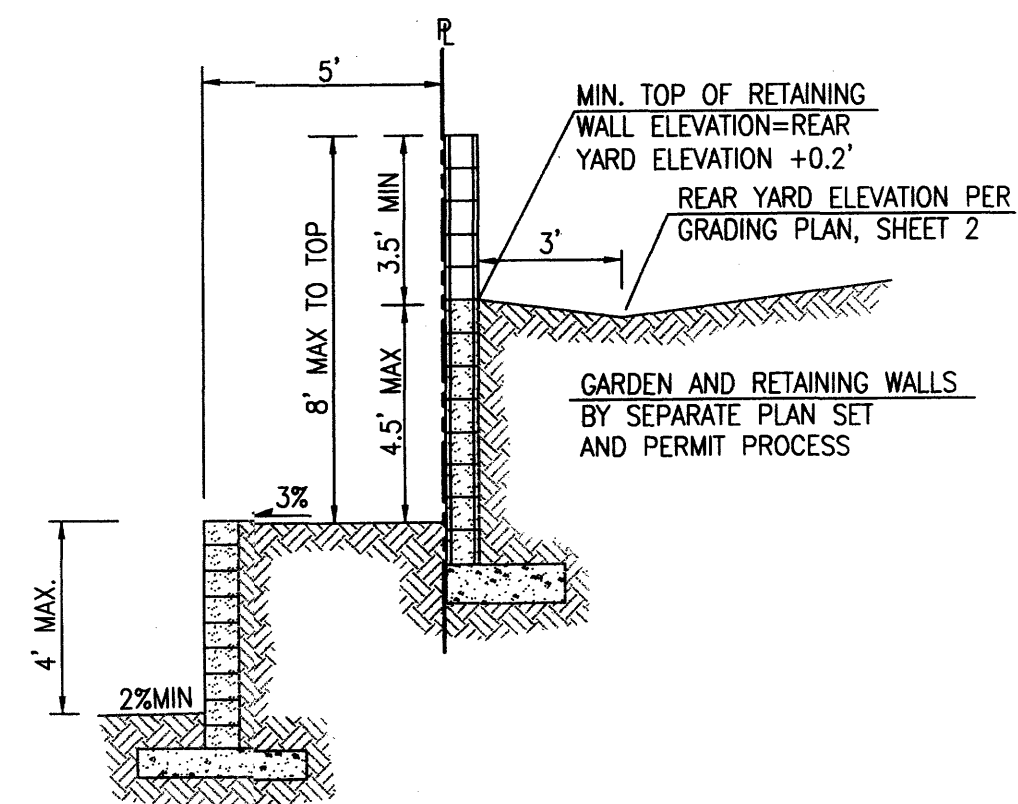
DRB PROJECT #1002525





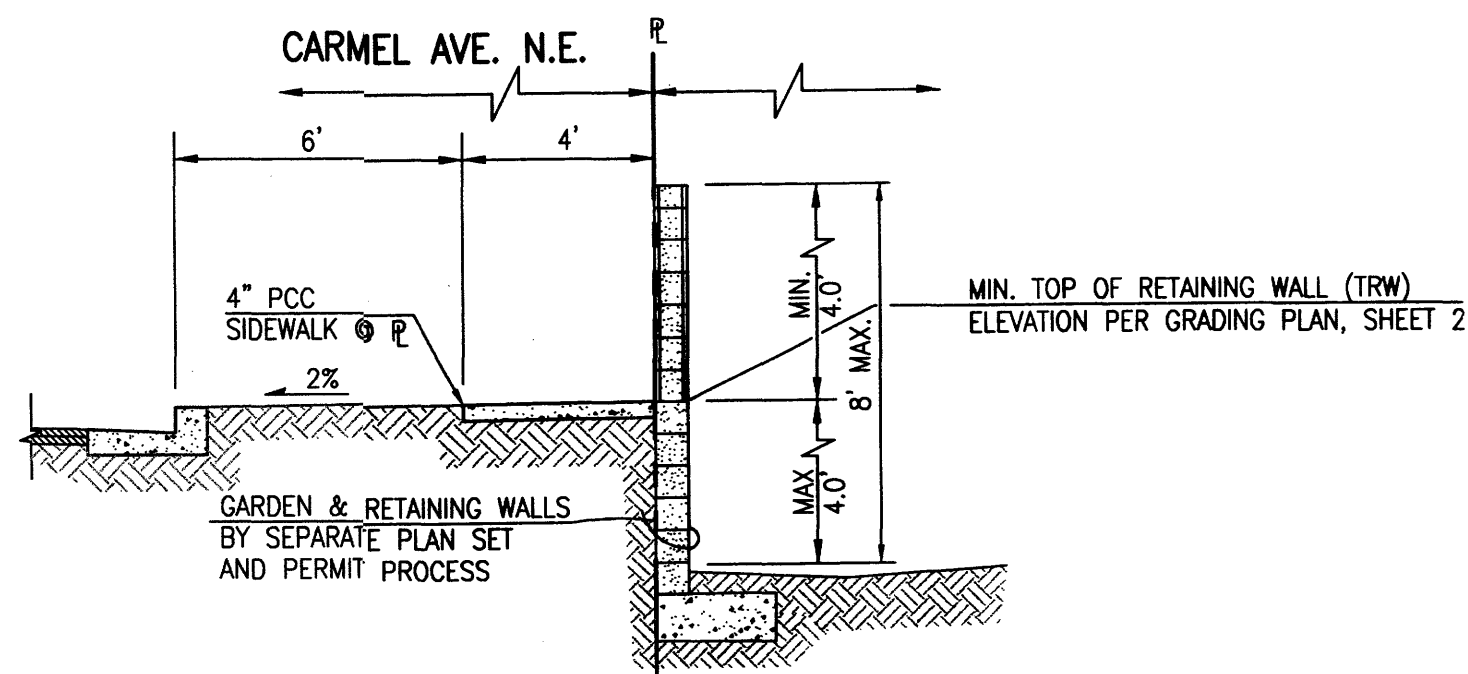


SECTION E-E  
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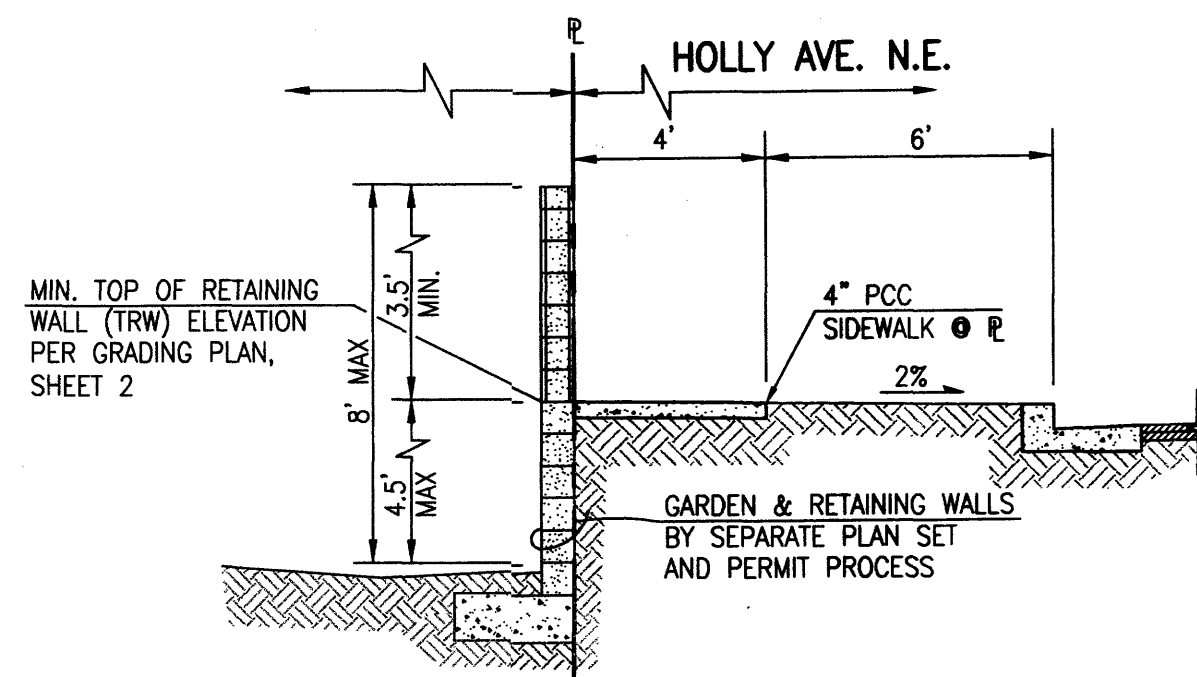


SECTION F-F  
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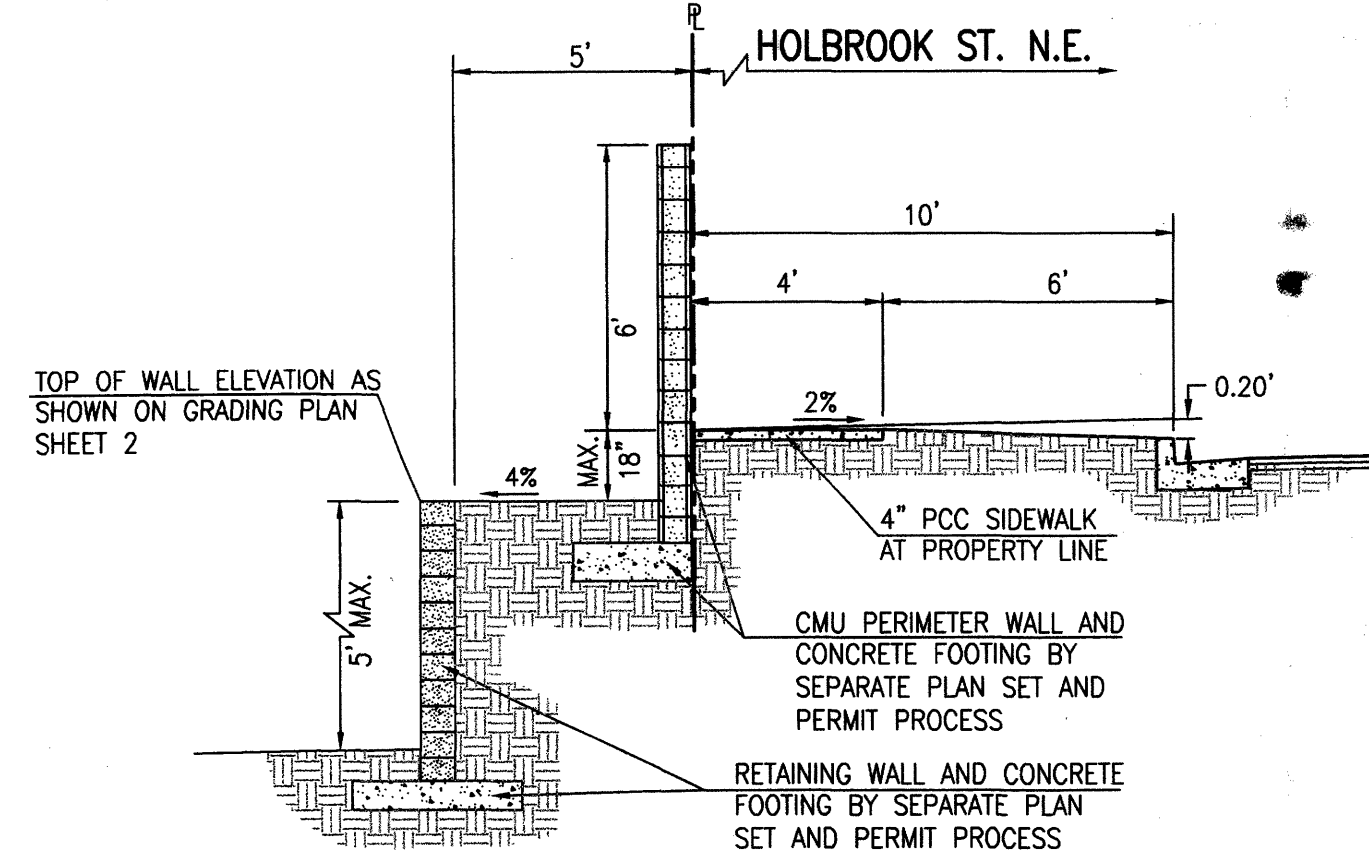
NOTE: WALL HEIGHTS SHOWN HEREON ARE WORST CASE, MAX. HEIGHTS ALLOWED. SEE GRADING PLAN, SHEET 2 FOR ELEVATIONS AT THE TOP AND BOTTOM OF ACTUAL WALLS AT SPECIFIC LOCATIONS.



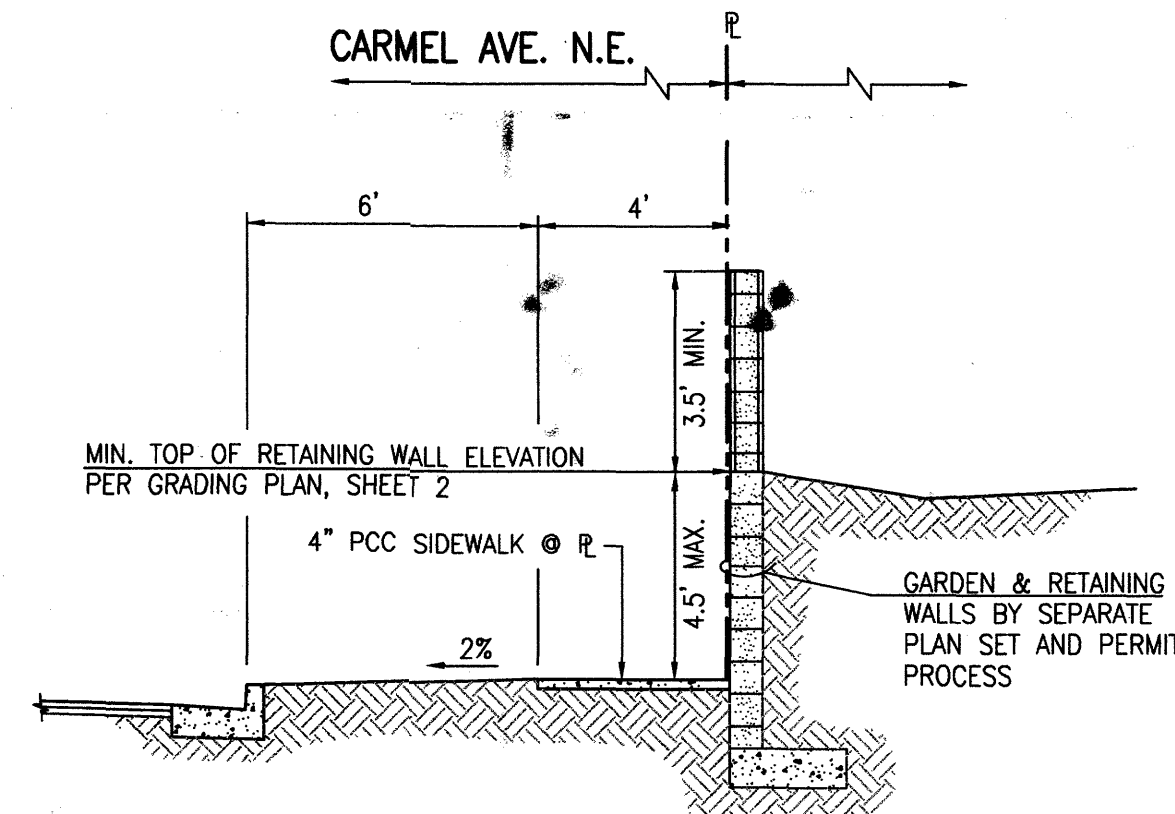
SECTION G-G  
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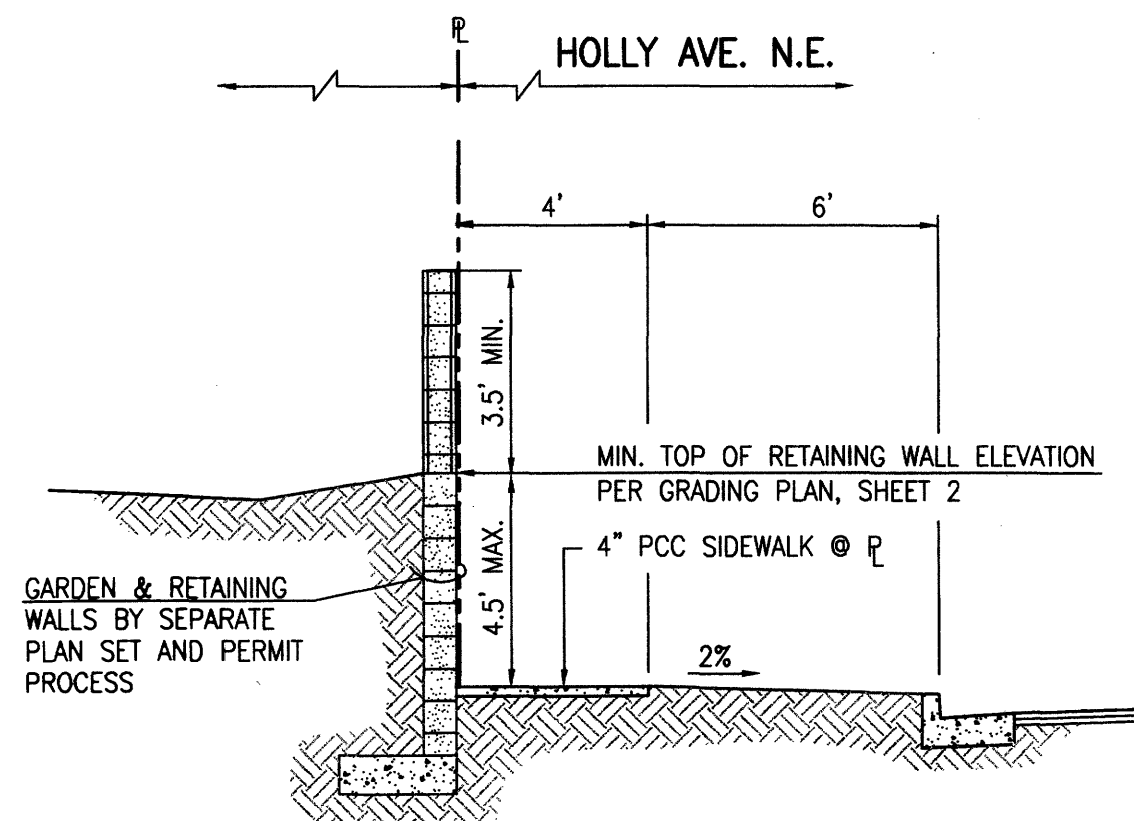
SECTION H-H  
SCALE: 1" = 4'



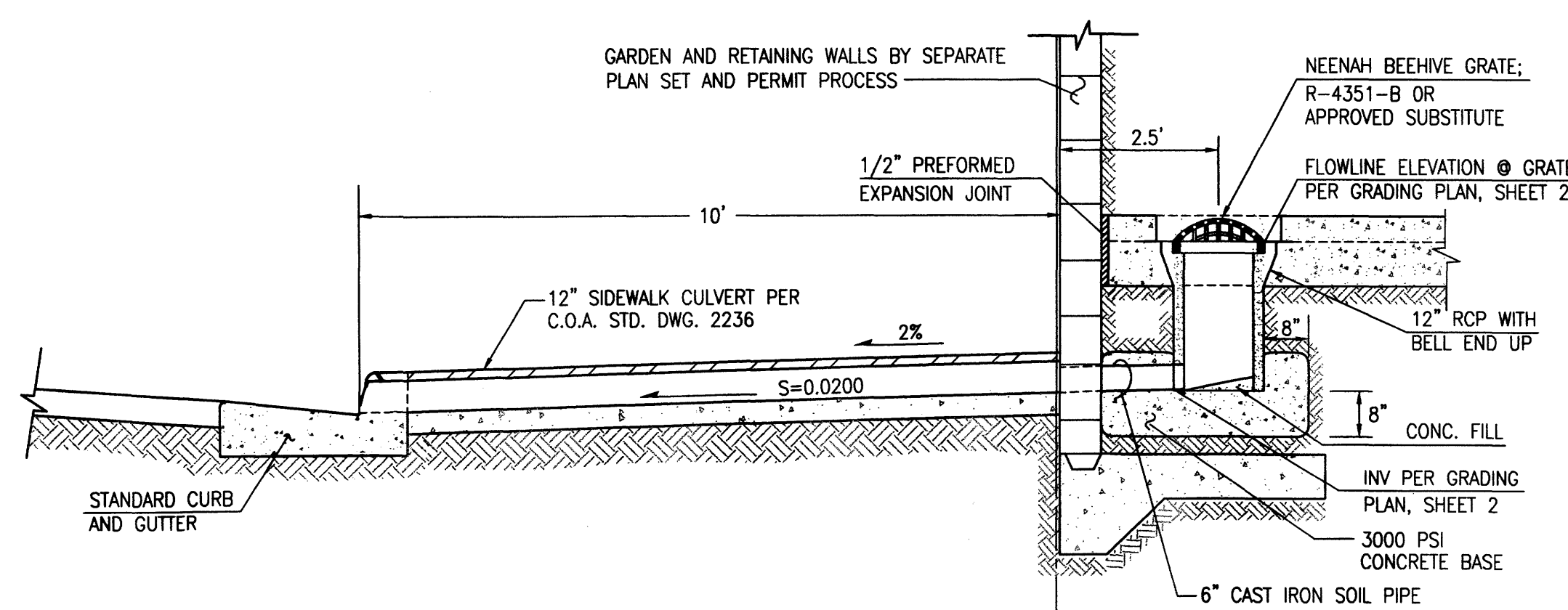
SECTION I-I  
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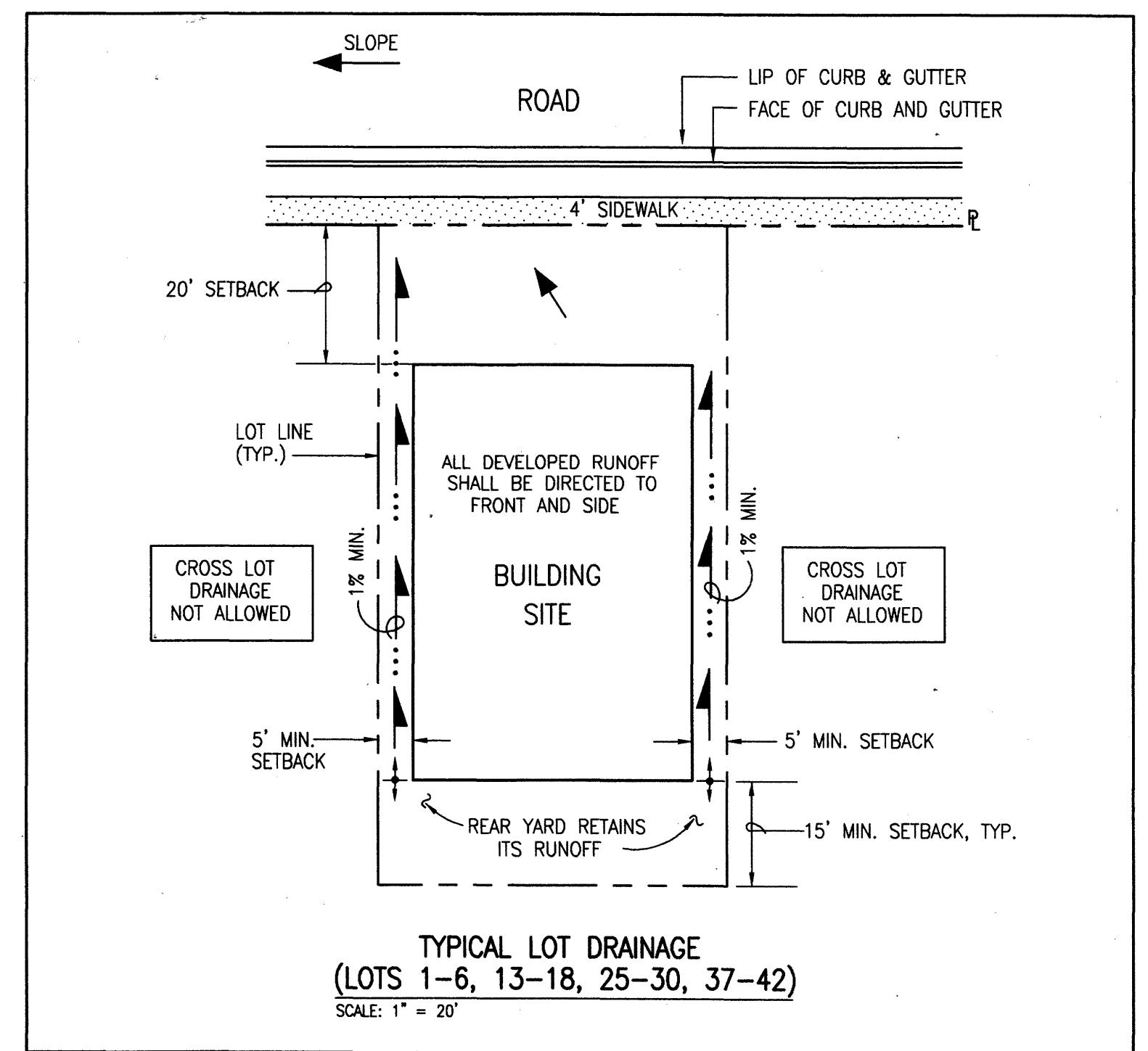
SECTION K-K  
SCALE: 1" = 4'



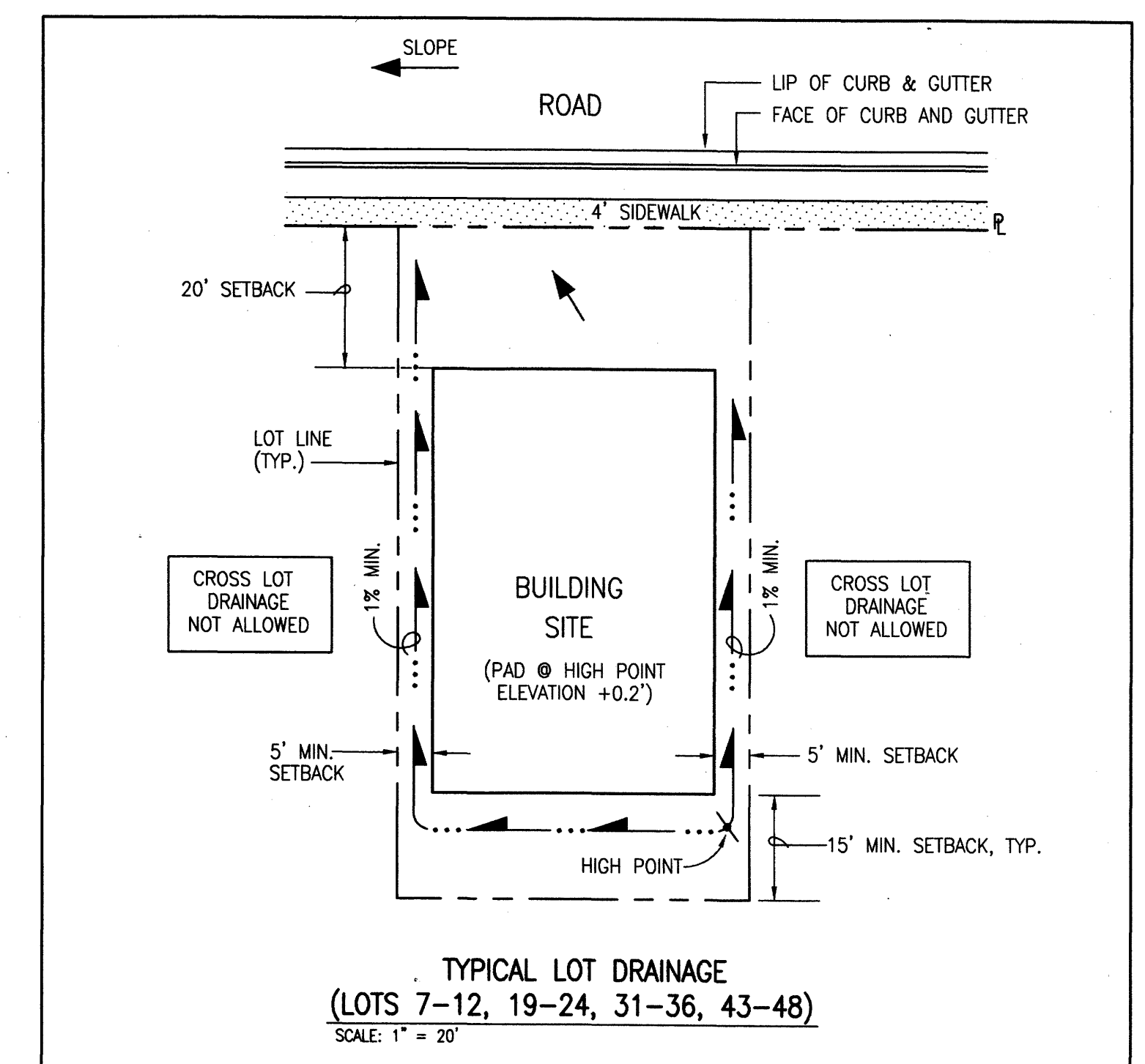
SECTION J-J  
SCALE: 1" = 4'



PRIVATE STORM INLET SECTION  
SCALE: 1" = 2'-0"



TYPICAL LOT DRAINAGE  
(LOTS 1-6, 13-18, 25-30, 37-42)  
SCALE: 1" = 20'



TYPICAL LOT DRAINAGE  
(LOTS 7-12, 19-24, 31-36, 43-48)  
SCALE: 1" = 20'

File Path: E:\M\W\DRB\K\1 Plot Date: 07-23-2003  
File Name: 200945SD.DWG Plot Time: 09:46 am



JEFF MORTENSEN & ASSOCIATES, INC.  
6810-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, N.M. 87109  
ENGINEERS & SURVEYORS (505) 345-4300  
FAX: 505-345-4254 E-MAIL: jma@jma-inc.com

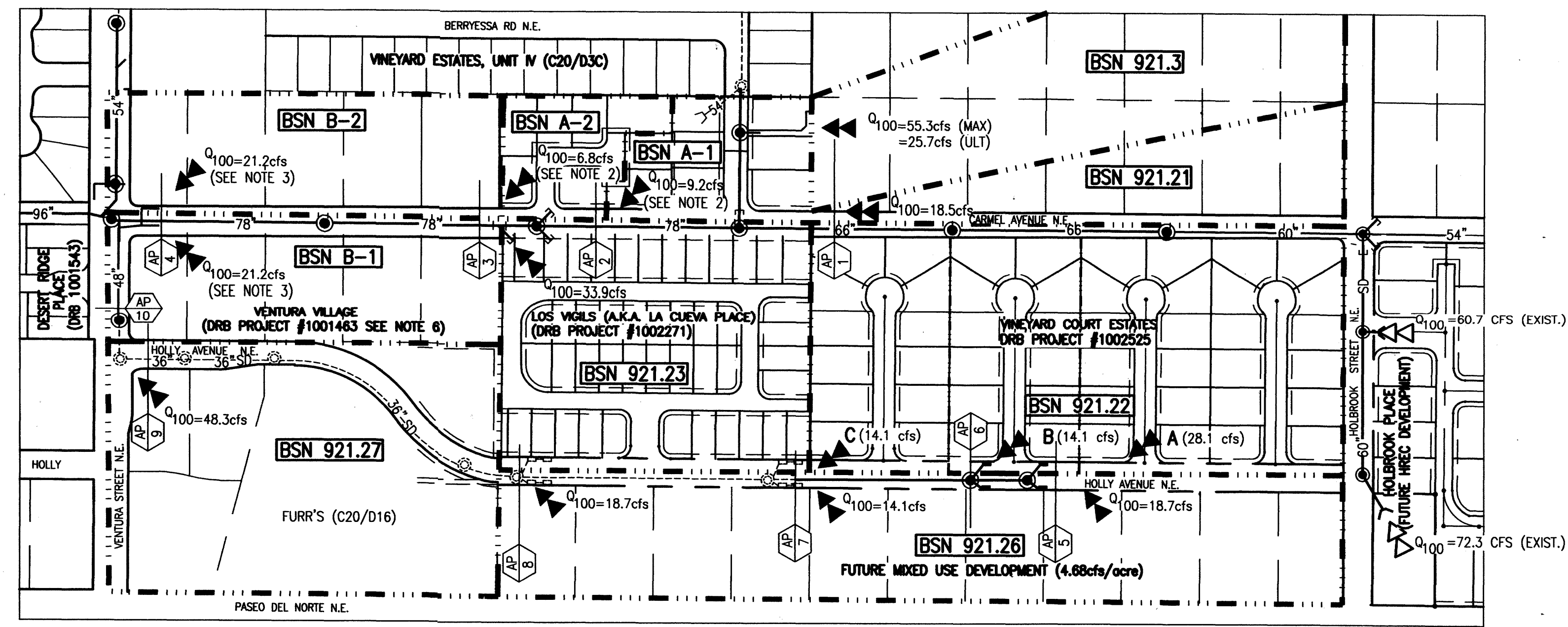
GRADING SECTIONS AND DETAILS  
VINEYARD COURT ESTATES

DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.	2002.049.4
DRAWN BY	S.G.H.					DATE	07-2003
APPROVED BY	G.M.					SHEET	4 OF 5

DRB PROJECT #1002525



07-23-03



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

**CARMEL AVENUE STREET AND INLET ANALYSIS**

ANALYSIS POINT	Q <sub>100</sub> (cfs)	STREET SLOPE	D <sub>100</sub> (ft)	V <sub>100</sub> (fps)	F <sub>r100</sub>	E (ft)	D <sub>req</sub> <sup>a</sup> (ft)	INLETS	Q <sub>INLETS</sub> <sup>b</sup> (cfs)	Q <sub>RESIDUAL</sub> (cfs)
AP1	18.5	0.0390	0.36	4.67	2.17	0.70	0.54	NONE	0	18.5
AP2	27.7	0.0390	0.41	5.16	2.23	0.82	0.63	2 Sgl. "A"	14.0	13.7
AP3	13.7	0.0390	0.33	4.34	2.13	0.62	0.48	2 Sgl. "C"	10.0	3.7
AP4	10.5	0.0285	0.32	3.62	1.81	0.52	0.40	NONE	0	10.5
AP4	52.9	0.0170	0.56	5.19	1.63	0.97	0.75	2 Sgl. "A"	18.0	34.9
AP4	34.9	0.0160	0.49	4.32	1.52	0.78	0.60	2 Dbl. "C"	18.0	16.9
AP4	16.9	0.0150	0.40	3.18	1.38	0.56	0.43	2 Dbl. "C"	11.0	5.9 c

a-YSEQ. = 0.77\*E BASED ON EQUIVALENT RECT. CHANNEL  
b-FROM DPM PLATES 22.3 D-5,6  
c-CONTINUES TO VENTURA (MAX ALLOWED)=6.2 CFS

**HOLLY AVENUE STREET AND INLET ANALYSIS**

ANALYSIS POINT	Q <sub>100</sub> (cfs)	STREET SLOPE	D <sub>100</sub> (ft)	V <sub>100</sub> (fps)	F <sub>r100</sub>	E (ft)	D <sub>req</sub> <sup>a</sup> (ft)	INLETS	Q <sub>INLETS</sub> <sup>b</sup> (cfs)	Q <sub>RESIDUAL</sub> (cfs)
AP5	46.8	0.0345	0.48	5.85	2.19	1.02	0.79	2 Sgl. "A"	18.0	28.8
AP6	42.9	0.0345	0.47	5.65	2.17	0.97	0.75	2 Sgl. "C"	16.8	26.1
AP7	54.3	0.0233	0.54	5.51	1.86	1.01	0.78	2 Sgl. "C"	19.0	35.3
AP7	35.3	0.0233	0.47	4.65	1.79	0.81	0.62	2 Sgl. "C"	16.0	19.3
AP8	38.0	0.0150	0.51	4.19	1.47	0.79	0.61	2 Dbl. "C"	18.0	20.0
AP8	20.0	0.0150	0.43	3.42	1.40	0.63	0.49	2 Dbl. "C"	16.4	3.6

a-YSEQ. = 0.77\*E BASED ON EQUIVALENT RECT. CHANNEL  
b-FROM DPM PLATES 22.3 D-5,6

**HOLLY AVENUE STORM DRAIN ANALYSIS**

ANALYSIS POINT	Q <sub>100</sub> (cfs)	STORM DRAIN	SD SLOPE	SD CAPACITY (OPEN) cfs	SD CAPACITY (PRESSURE) cfs
AP5	18.0	24" (PROPOSED)	0.033	39.2	N/A <sup>c</sup>
AP6	34.8	24" (PROPOSED)	0.033	39.2	N/A <sup>c</sup>
AP7	69.8	30" (PROPOSED)	0.0375	79.4	N/A <sup>c</sup>
AP8	104.2	36" (EXIST)	0.015	87.9	157 b
AP9	156.1 <sup>a</sup>	36" (EXIST)	0.023	108.8	279 b
AP10	156.1 <sup>a</sup>	42" (PROPOSED)	0.050	209.7	N/A <sup>c</sup>

a-ASSUMES ALL EXISTING DETENTION IS ELIMINATED AND CONVERTED TO FREE DISCHARGE  
b-PRESSURE FLOW, MANNING'S EQUATION, n=0.013, MAX ALLOWABLE HGL= RIM ELEVATION.  
c-WHEN OPEN CHANNEL CAPACITY EXCEEDS Q<sub>100</sub>, NO FURTHER ANALYSIS IS PERFORMED AND THE PRESSURE CAPACITY IS "N/A"

**BASIN 921.22 SUB-BASIN CALCULATIONS**

SUB-BASIN	AREA(ac)	%	Q <sub>100</sub> (cfs)	V <sub>100</sub> (cf)
A	7.0	50	28.1	49,880
B	3.5	25	14.1	24,940
C	3.5	25	14.1	24,940

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

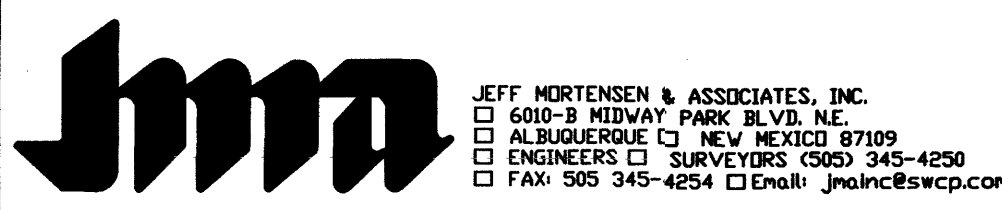
BASIN	AREA (SQ. MI.)	% A	% B	% C	% D	Q <sub>100</sub> (DEV)	V <sub>100</sub> (DEV)
921.21	0.0080	25	15	20	40	18.46 cfs	0.728 ac-ft
921.22	0.0219	0	34	16	50	56.15 cfs	2,295 ac-ft
921.23	0.0125	0	25	15	60	33.87 cfs	1,421 ac-ft
921.24	0.0094	0	34	16	50	24.07 cfs	0.976 ac-ft
921.25	0.0125	0	25	15	60	33.87 cfs	1,421 ac-ft
921.26	0.0172	0	10	10	80	51.47 cfs	2,285 ac-ft
921.27	0.0156	0	10	0	90	48.28 cfs	2,199 ac-ft
921.3	0.0125	22	23	38	17	25.72 cfs	0.893 ac-ft

\* 13% OF BASIN DRAINS TO CARMEL (7.20cfs) AND THE REMAINDER (48.95cfs) DRAINS TO HOLLY

TEMPORARY HOLBROOK OFFSITE FLOW INTERCEPTION  
48" W/FEND SECTION ALLOWING MAX HW/D=1.0, Q<sub>100</sub>=78CFS > 72.3 (FORM CONCRETE PIPE DESIGN NOMOGRAPH, FIGURE 33)

- DRAINAGE INFORMATION:**
- NUMBERED BASINS AND DEVELOPED FLOW RATES SHOWN HEREON ARE TAKEN FROM THE FEMA APPROVED CLOMR TITLED "NORTH DOMINGO BACA ARROYO/CARMEL AVENUE N.E. STORM DRAIN EXTENSION" BY JMA DATED 6-17-02, (FEMA CASE NO. 02-06-2145R).
  - FLOW RATES SHOWN FOR SUB-BASINS A-1 AND A-2 WERE PRO-RATED FROM THE CLOMR BASIN 921.24.
  - FLOW RATES SHOWN FOR SUB-BASINS B-1 AND B-2 WERE PRO-RATED FROM THE CLOMR RATE OF 4.23 cfs PER ACRE FROM CLOMR BASIN 921.25.
  - CARMEL AVENUE N.E. STORM DRAIN IMPROVEMENTS ARE BEING CONSTRUCTED BY AMAFCA UNDER CITY PROJECT #693481. CONTRACT WAS AWARDED 11/20/2002 BY AMAFCA.
  - VENTURA STREET N.E. STORM DRAIN AND PAVING IMPROVEMENTS SHALL BE CONSTRUCTED BY HOECH REAL ESTATE CORPORATION PRIOR TO CONSTRUCTION AND ARE FINANCIALLY GUARANTEED BY PROCEDURE "B" AGREEMENT FOR CITY PROJECT #703981 DRB PROJECT #1001543.
  - CARMEL AVENUE N.E. PAVING IMPROVEMENTS AND STORM INLETS FRONTING VENTURA VILLAGE SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION AND ARE GUARANTEED BY LLAVE HOMES, DRB PROJECT #1001463.
  - CARMEL AND HOLLY AVE. N.E. PAVING STORM DRAINAGE IMPROVEMENTS FRONTING LOS VIGILS SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION AND ARE GUARANTEED BY HOECH REAL ESTATE CORPORATION, DRB PROJECTS 1002271 AND 1002207.

File Path: E:\WORK\2003\07-23-2003  
Plot Date: 07-23-2003  
File Name: 20030723.DWG  
Plot Time: 09:54 am

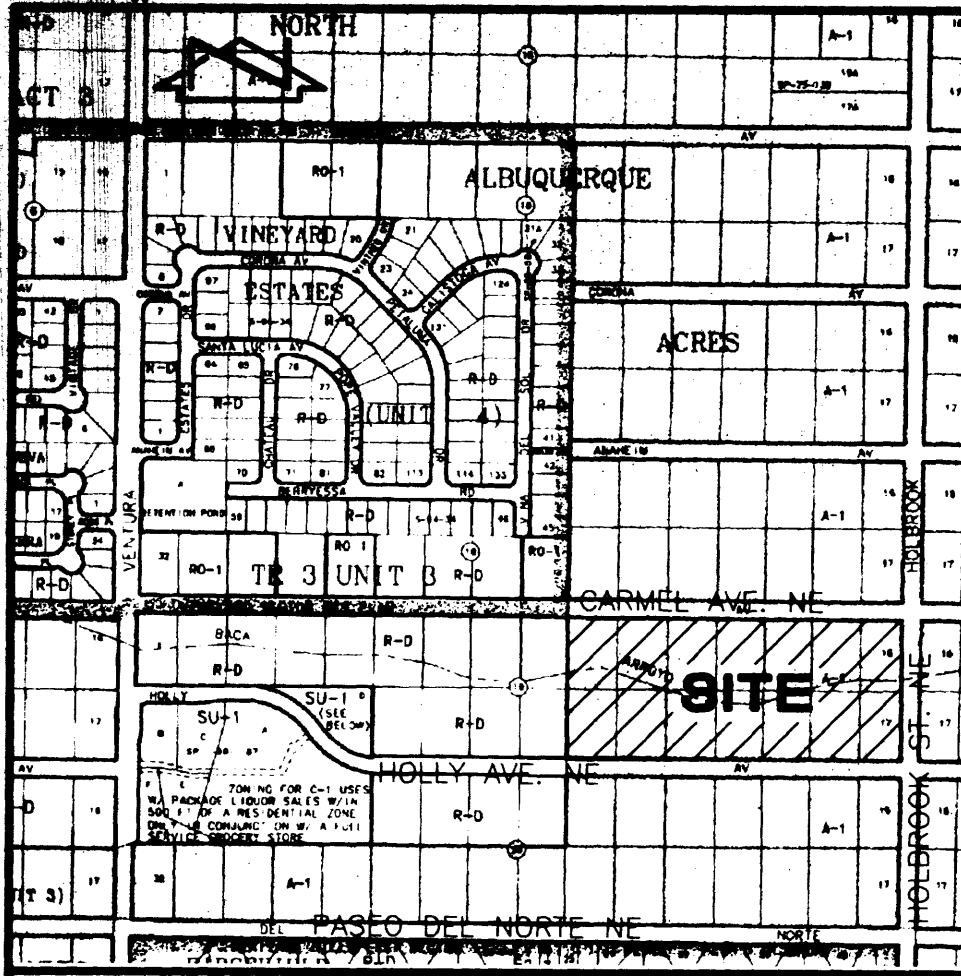


**BASIN and KEY, MAP HYDROLOGY AND STREET HYDRAULICS CALCULATIONS**  
**VINEYARD COURT ESTATES**

DESIGNED BY	G.M.	DRAWN BY	J.L.P.R.	APPROVED BY	G.M.	REVISIONS				JOB NO.
						NO.	DATE	BY	TITLE	
						2002.049.4				
						DATE 07-2003				
						SHEET 5 OF 5				







**VICINITY MAP**

**C-20**

SCALE: 1" = 750'

**DEDICATION AND FREE CONSENT**

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

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

*10-23-03*  
 Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS



CHARLES G. CALA, JR.  
 NOTARY PUBLIC, STATE OF NEW MEXICO  
 My Comm. Expires 5-8-2005

This instrument was acknowledged before me on this 23<sup>rd</sup> day of October, 2003, by Donald G. Hoeh, President, Hoeh Real Estate Corporation.

*Charles Cala*  
 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**

**VINEYARD COURT ESTATES**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2003

**DESCRIPTION**

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 10 through 23, inclusive, 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 that portion of Carmel Avenue N.E. vacated by 03DRB-00368; and together with that portion of Holly Avenue vacated by 03DRB-00367, and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being the projected northwest corner of said Lot 10, Block 19, also being a point on the centerline of Carmel Avenue N.E.; thence S 89°39'24" E a distance of 1154.60 feet along said centerline to the northeast corner of the parcel herein described, being the point of intersection of the centerlines of Carmel Avenue N.E. and Holbrook Street N.E.; thence S 00°06'30" W a distance of 527.41 feet along said centerline to the southeast corner of the parcel herein described, being the point of intersection of the centerlines of Holbrook Street N.E. and Holly Avenue N.E.; thence N 89°39'44" W a distance of 1155.15 feet along said centerline to the southwest corner of the parcel herein described, being the projected southwest corner of said Lot 23, Block 19, also being a point on the centerline of Holly Avenue N.E.; thence N 00°10'06" E a distance of 527.52 feet to the point of beginning and containing 13.9842 acres more or less.

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

**COUNTY CLERK FILING DATA**

DRB PROJECT NUMBER 1002525

APPLICATION NUMBER 03DRB-00367, 03DRB-00368, 03DRB-00369, 03DRB-00370

**APPROVALS:**

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

A.M.A.F.C.A. DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Jan T. ...* *10-24-003*  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

P.N.M. ELECTRIC SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

P.N.M. GAS SERVICES DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

**SURVEYORS CERTIFICATION**

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
 Charles G. Cala, Jr., NMPS, 11184



*10-23-2003*  
 Date



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 JOB #2002.049.3 FINAL

**SUBDIVISION PLAT OF  
VINEYARD COURT ESTATES**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2003

COUNTY CLERK FILING DATA

NOTES:

1. A Boundary Survey was performed in December, 2001 and January, 2002. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. Street mileage created by this plat = 0.27 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. The purpose of this plat is to:
  - a. Create 48 (fourty-eight) residential lots within Lots 10-23, inclusive, Block 19, North Albuquerque Acres, Tract 3, Unit 3.
  - b. Eliminate the interior property lines between former Lots 10-23, inclusive.
  - c. Dedicate in fee simple, with warranty covenants, the necessary public street rights-of-way for Grape View Court, Grape Arbor Court, Grape Vine Court and Grape Harvest Court; and also dedicate in fee simple the half-widths for Carmel Avenue, Holly Avenue and Holbrook Street as shown.
  - d. Grant the necessary public utility and City of Albuquerque public water line 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 132, Page 446, Book 141, Page 247, Book 141, Page 229 Book 174, Page 263, Book 132, Page 546 and easements reserved by Book D248A, Page 532, records of Bernalillo County, New Mexico (03DRB-00369).
  - f. Incorporate the vacations of a portion of the public rights-of-way of Carmel Avenue N.E. (03DRB-00368) and Holly Avenue N.E. (03DRB-00367), as shown.
10. A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.
11. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
  - b. Plat of Los Vigils, filed 05-01-2003, Book 2003C, Page 118, 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. Warranty Deed filed 11-08-2002, Book A44, Page 5302, Doc. #2002145698, Records of Bernalillo County, New Mexico (Lots 10-23, inclusive).
  - g. Policy No. J 1446251 prepared by First American Title Insurance Company dated 11-08-2002.
12. Gross subdivision acreage = 13.9842 acres.

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 00°20'16" W	40.49'
L2	S 00°20'16" W	40.46'
L3	S 00°20'16" W	40.44'
L4	S 86°47'40" E	12.34'
L5	S 00°06'30" W	11.51'
L6	N 00°20'16" E	2.00'

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'	12.97'	S 14°31'32" E	12.83'	29°43'35"
C3	25.00'	6.09'	S 36°22'16" E	6.08'	13°57'52"
C4	40.00'	52.19'	S 05°58'39" E	48.56'	74°45'05"
C5	40.00'	41.15'	S 60°52'04" W	39.36'	58°56'22"
C6	40.00'	40.73'	N 60°29'41" W	38.99'	58°20'07"
C7	40.00'	52.61'	N 06°21'03" E	48.90'	75°21'20"
C8	25.00'	6.09'	N 37°02'47" E	6.08'	13°57'52"
C9	25.00'	12.97'	N 15°12'03" E	12.83'	29°43'35"
C10	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C11	25.00'	39.27'	S 45°20'16" W	35.36'	90°00'00"
C12	25.00'	13.00'	S 14°33'41" E	12.86'	29°47'53"
C13	25.00'	6.06'	S 36°24'25" E	6.05'	13°53'34"
C14	40.00'	52.36'	S 05°51'22" E	48.70'	74°59'38"
C15	40.00'	40.98'	S 60°59'21" W	39.21'	58°41'49"
C16	40.00'	40.72'	N 60°29'56" W	38.98'	58°19'37"
C17	40.00'	52.61'	N 06°20'48" E	48.90'	75°21'50"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C18	25.00'	6.06'	N 37°04'56" E	6.05'	13°53'34"
C19	25.00'	13.00'	N 15°14'12" E	12.86'	29°47'53"
C20	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C21	25.00'	39.27'	S 45°20'16" W	35.36'	90°00'00"
C22	25.00'	13.03'	S 14°35'50" E	12.89'	29°52'11"
C23	25.00'	6.03'	S 36°26'34" E	6.02'	13°49'16"
C24	40.00'	52.36'	S 05°51'08" E	48.70'	75°00'08"
C25	40.00'	40.97'	S 60°59'36" W	39.20'	58°41'19"
C26	40.00'	40.71'	N 60°30'11" W	38.98'	58°19'08"
C27	40.00'	52.62'	N 06°20'33" E	48.91'	75°22'20"
C28	25.00'	6.03'	N 37°07'05" E	6.02'	13°49'16"
C29	25.00'	13.03'	N 15°16'21" E	12.89'	29°52'11"
C30	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C31	25.00'	39.27'	S 45°20'16" W	35.36'	90°00'00"
C32	25.00'	13.06'	S 14°37'59" E	12.92'	29°56'29"
C33	25.00'	6.00'	S 36°28'43" E	5.98'	13°44'58"
C34	40.00'	52.37'	S 05°50'53" E	48.71'	75°00'37"
C35	40.00'	40.97'	S 60°59'51" W	39.20'	58°40'50"
C36	40.00'	42.56'	N 59°10'44" W	40.58'	60°58'01"
C37	25.00'	39.17'	S 44°46'27" E	35.28'	89°45'54"
C38	40.00'	50.77'	N 07°40'00" E	47.43'	72°43'27"
C39	25.00'	6.00'	N 37°09'14" E	5.98'	13°44'58"
C40	25.00'	13.06'	N 15°18'30" E	12.92'	29°56'29"
C41	25.00'	39.27'	N 44°39'44" W	35.36'	90°00'00"
C42	30.00'	47.24'	S 45°13'23" W	42.51'	90°13'46"

KEYED NOTES

VACATED PUBLIC RIGHTS-OF-WAY AND EASEMENTS

- ① NORTH 2' OF HOLLY AVENUE N.E. VACATED BY 03DRB-00367
- ② PORTION OF CARMEL AVENUE N.E. VACATED BY 03DRB-00368

THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE FOLLOWING DOCUMENTS: BOOK 132, PAGE 446, (LOTS 10, 15, 16, 17 & 18), BOOK 141, PAGE 247 (LOTS 22 & 23), BOOK 141, PAGE 229 (LOTS 10, 15, 16, 17 & 18), BOOK 174, PAGE 263 (LOT 11), BOOK 132, PAGE 546 (LOTS 12, 13, 20 & 21), RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 03DRB-00369. EASEMENTS RESERVED BY DOCUMENT FILED IN BOOK D248A, PAGE 532 (RECORD NOT AVAILABLE AT THE COUNTY CLERK OFFICE) VACATED BY 03DRB-00369

NEW EASEMENTS

- ③ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ④ 15' PUBLIC (CITY OF ALBUQUERQUE) WATERLINE EASEMENT GRANTED BY THIS PLAT

RIGHT-OF-WAY DEDICATION

- ⑤ ADDITIONAL 4' FOR HOLBROOK STREET N.E.

EXISTING EASEMENTS - OFFSITE

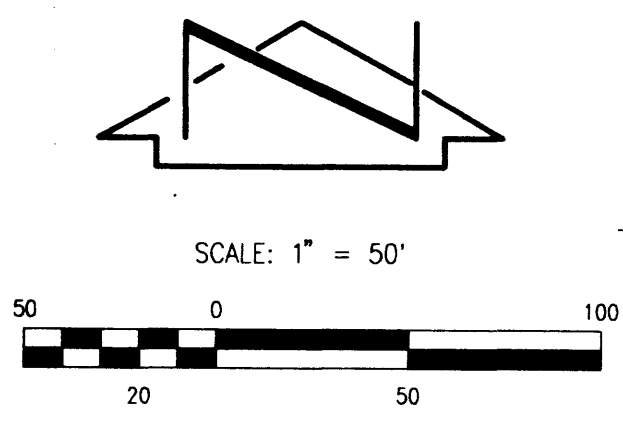
- ⑥ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-118
- ⑦ PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND PUBLIC (CITY OF ALBUQUERQUE) WATER AND SANITARY SEWER EASEMENTS GRANTED BY PLAT 2003C-118
- ⑧ 2' PRIVATE ROADWAY MAINTENANCE EASEMENT GRANTED BY PLAT 2003C-118

MONUMENTATION

- Ⓐ CALCULATED POSITION, NOT SET
- Ⓑ 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 1" IRON PIPE
- Ⓕ FOUND #5 REBAR W/CAP STAMPED "PS 7248" (0.1' NORTH, NOT HONORED)



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE  NEW MEXICO 87109  
 ENGINEERS  SURVEYORS (505) 345-4250  
 JOB #2002.049.3 FINAL



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)

N 43°31'57" W (GRID)  
 5932.40' (GROUND)

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

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

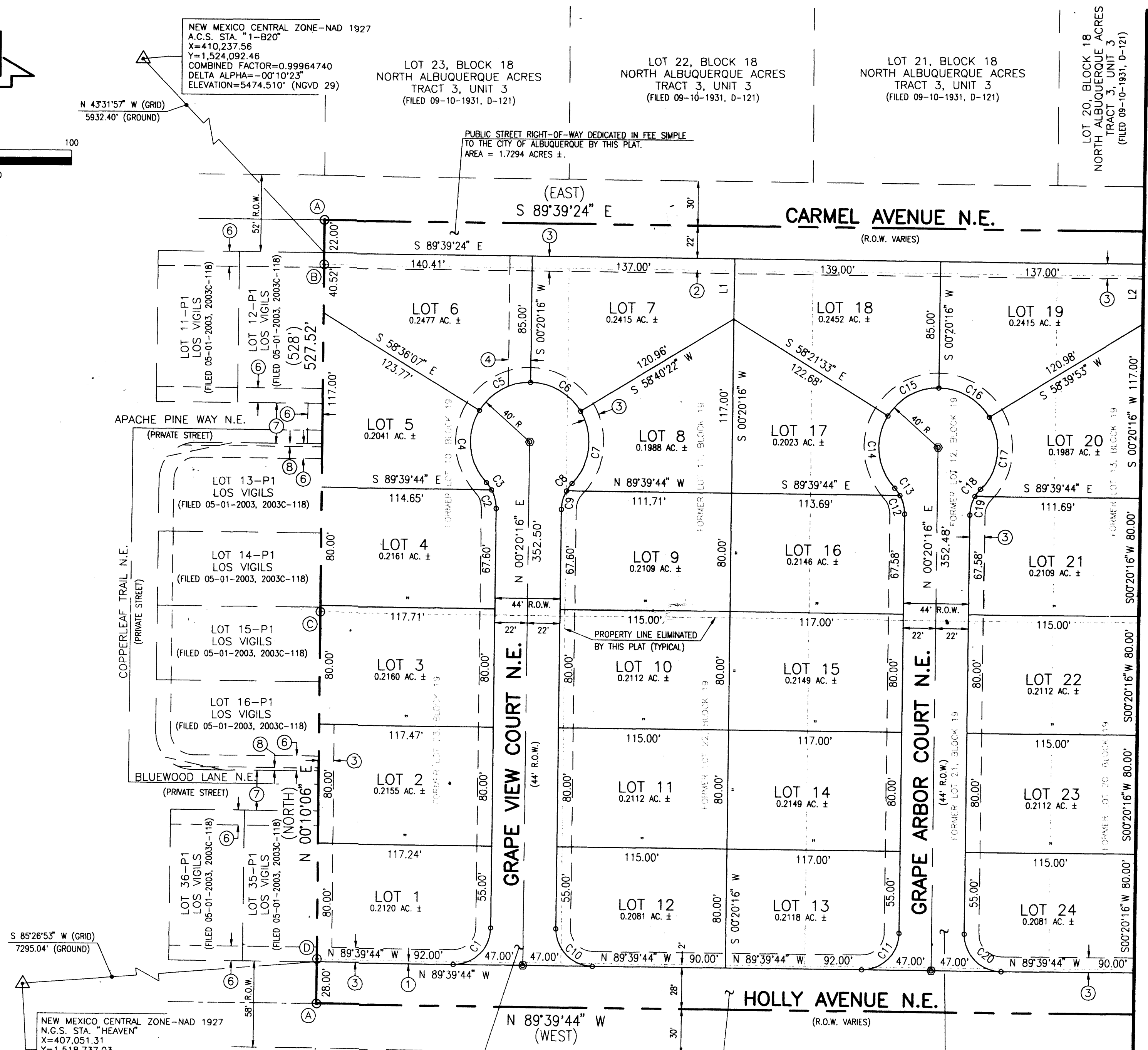
LOT 21, BLOCK 18  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

LOT 20, BLOCK 18  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

COUNTY CLERK FILING DATA

SUBDIVISION PLAT OF  
**VINEYARD COURT ESTATES**

ALBUQUERQUE, BERNALILLO COUNTY,  
 NEW MEXICO  
 OCTOBER, 2003



S 85°26'53" W (GRID)  
 7295.04' (GROUND)

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)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
 WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE  
 BY THIS PLAT. AREA = 0.4401 ACRES ±.

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
 TO THE CITY OF ALBUQUERQUE BY THIS PLAT.  
 AREA = 1.7294 ACRES ±.

PUBLIC STREET RIGHT-OF-WAY DEDICATED  
 IN FEE SIMPLE WITH WARRANTY COVENANTS  
 TO THE CITY OF ALBUQUERQUE BY THIS PLAT.  
 AREA = 0.4401 ACRES ±.

LOT 9, BLOCK 20  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

LOT 10, BLOCK 20  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

LOT 11, BLOCK 20  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

LOT 12, BLOCK 20  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

MATCH LINE - FOR CONTINUATION SEE SHEET 4



JEFF MORTENSEN & ASSOCIATES, INC.  
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 ALBUQUERQUE, NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 JOB #2002.049.3 FINAL

# SUBMISSION PLAT OF VINEYARD COURT ESTATES

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2003

LOT 20, BLOCK 18  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

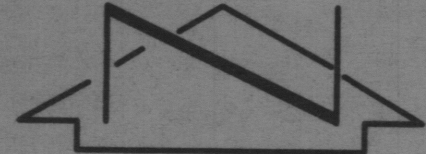
LOT 19, BLOCK 18  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

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

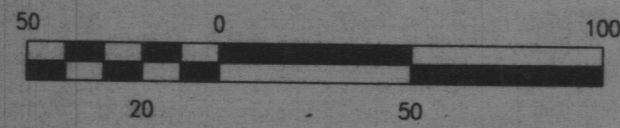
LOT 17, BLOCK 18  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

## COUNTY CLERK FILING DATA

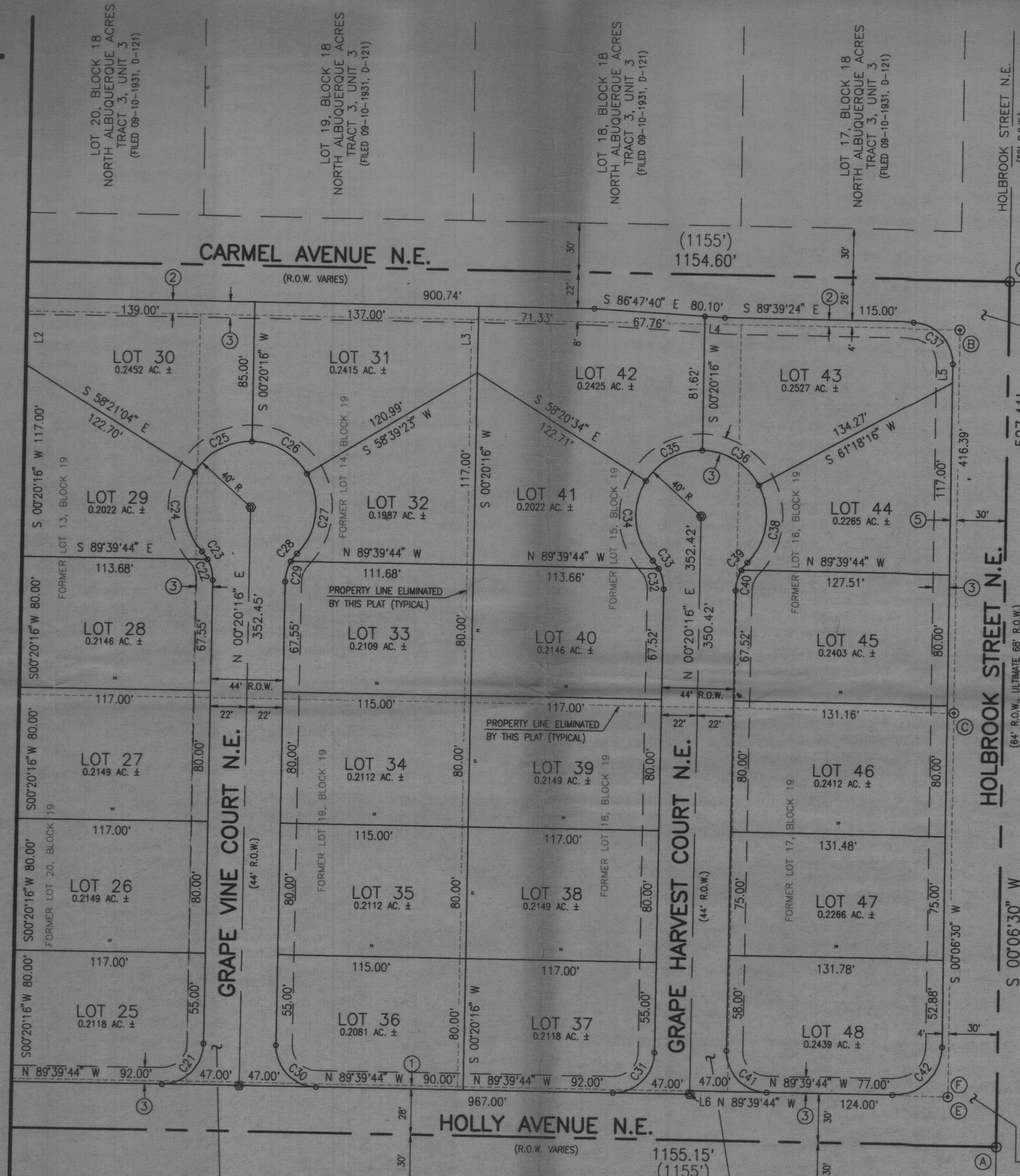
LOT 17, BLOCK 16  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 1  
(FILED 03-23-1931, D-132)



SCALE: 1" = 50'



MATCH LINE - FOR CONTINUATION SEE SHEET 3



PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 1.7294 ACRES ±.

PROPOSED LOT 6  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED LOT 5  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED LOT 4  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED LOT 3  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED LOT 2  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED LOT 1  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PROPOSED PARCEL A  
OCOTILLO  
(PRELIMINARY PLAT DRB #1002885)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 0.4400 ACRES ±.

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 0.4390 ACRES ±.

LOT 13, BLOCK 20  
NORTH ALBUQUERQUE ACRES,  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

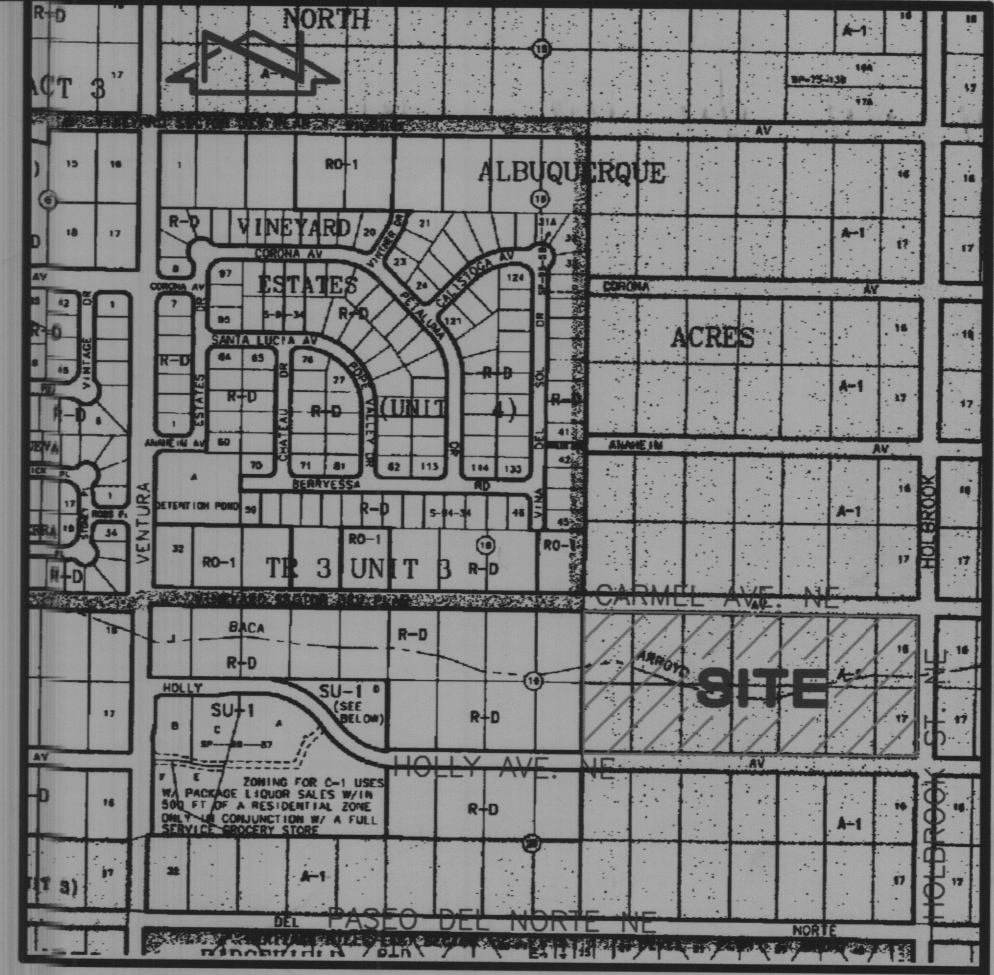
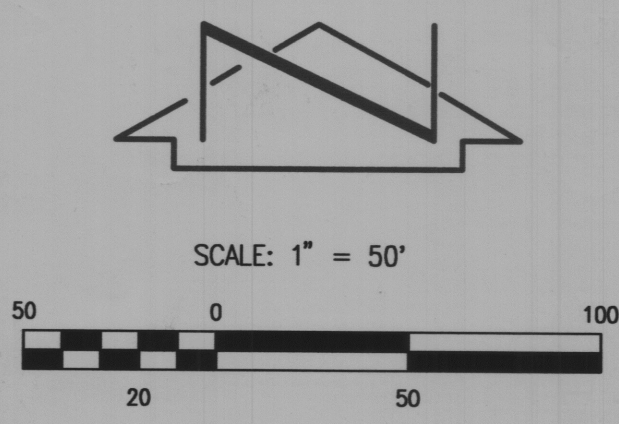
LOT 14, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

LOT 15, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)

LOT 16, BLOCK 20  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931, D-121)



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ENGINEERS SURVEYORS (505) 345-4250  
JOB #2002.049.3 FINAL2



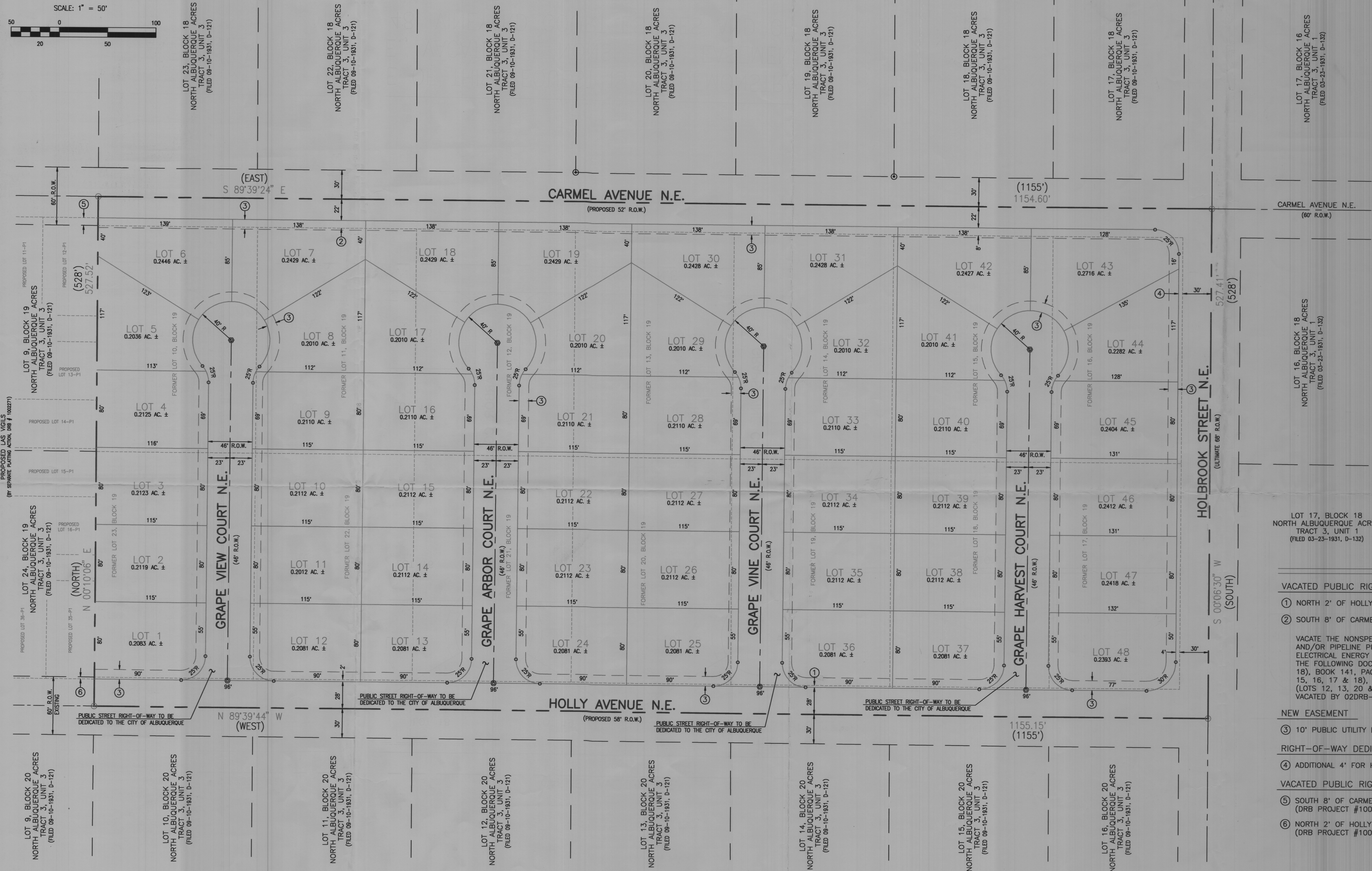
VICINITY MAP  
SCALE: 1" = 750' C-20

DESCRIPTION

LOTS 10-23, INCLUSIVE, BLOCK 19, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, BERNALILLO COUNTY, 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.

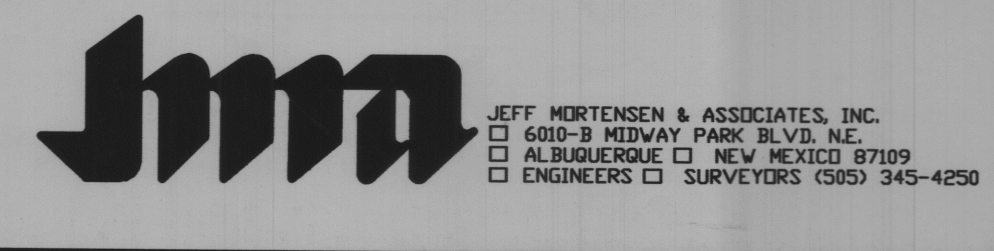
KEYED NOTES

- VACATED PUBLIC RIGHTS-OF-WAY AND EASEMENTS
- ① NORTH 2' OF HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST
  - ② SOUTH 8' OF CARMEL AVENUE N.E. TO BE VACATED BY THIS REQUEST
- VACATE THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE FOLLOWING DOCUMENTS: BOOK 132, PAGE 446, (LOTS 10, 15, 16, 17 & 18), BOOK 141, PAGE 247 (LOTS 22 & 23), BOOK 141, PAGE 229 (LOTS 10, 15, 16, 17 & 18), BOOK 174, PAGE 263 (LOT 11), BOOK 132, PAGE 546 (LOTS 12, 13, 20 & 21), RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 02DRB-01123.
- NEW EASEMENT
- ③ 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- RIGHT-OF-WAY DEDICATION
- ④ ADDITIONAL 4' FOR HOLBROOK STREET N.E.
- VACATED PUBLIC RIGHTS-OF-WAY BY SEPARATE PLATTING ACTION
- ⑤ SOUTH 8' OF CARMEL AVENUE N.E. VACATED BY SEPARATE PLATTING ACTION (DRB PROJECT #1002271)
  - ⑥ NORTH 2' OF HOLLY AVENUE N.E. VACATED BY SEPARATE PLATTING ACTION (DRB PROJECT #1002271)



THE PURPOSE OF THIS REQUEST IS TO DEMONSTRATE THE VACATION OF PORTIONS OF CARMEL AVENUE N.E. AND HOLLY AVENUE N.E., VACATE THE NONSPECIFIC EASEMENTS, DEDICATION OF PUBLIC STREET RIGHTS-OF-WAYS, CREATION OF LOTS 1-48, VINEYARD COURT ESTATES AND GRANTING OF EASEMENTS AS SHOWN ON THIS DRAWING

File Path: D:\MVA\WORK\02-28-2003\20491\SKETCH2.DWG Plot Date: 02-28-2003 Plot Time: 09:12 am



SKETCH PLAT AND VACATION REQUEST  
LOTS 1 - 48, VINEYARD COURT ESTATES

DESIGNED BY	D.G.H.	NO.	DATE	BY	REVISIONS	JOB NO.	2002.049.1
DRAWN BY	T.N.T.					DATE	03-2003
APPROVED BY	C.G.C.					SHEET	1 OF 1