



VICINITY MAP No. G-13

LEGAL DESCRIPTION

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) IN BLOCK NUMBERED ONE (1) AND LOT NUMBERED FOUR (4) AND A PORTION OF LOTS NUMBERED THREE (3), FIVE (5) AND SIX (6) IN BLOCK NUMBERED TWO (2) OF MANCHESTER PLACE ADDITION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 20, 1929, ALSO THAT CERTAIN STREET KNOWN AS GEORGE COURT LYING BETWEEN BLOCKS 1 AND 2 OF THE MANCHESTER PLACE ADDITION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 20, 1929, WHICH SAID STREET WAS CLOSED AND VACATED BY THE COUNTY COMMISSIONERS OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 14, 1941, THE WHOLE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK 2 AND RUNNING THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 200.5 FEET TO THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF LOT 6, BLOCK 2 AND LOT 3, BLOCK 1, A DISTANCE OF 336.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1;
 THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF LOTS 1, 2 AND 3, BLOCK 1, A DISTANCE OF 329.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1;
 THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF MANCHESTER DRIVE AND LYNN COURT, A DISTANCE OF 334.40 FEET TO THE NORTHWEST CORNER;
 THENCE IN AN EASTERLY DIRECTION 329.00 FEET TO THE PLACE OF BEGINNING.
 EXCEPT, HOWEVER, THEREFROM THE SOUTHERLY APPROXIMATELY ONE (1) ACRE OF LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) IN BLOCK NUMBERED ONE (1) OF THE MANCHESTER PLACE ADDITION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 20, 1929 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, WHICH IS IDENTICAL WITH THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, OF SAID MANCHESTER PLACE ADDITION;
 THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 132.4 FEET;
 THENCE IN AN EASTERLY DIRECTION THROUGH SAID LOTS 1, 2 AND 3 OF SAID BLOCK 1 TO A POINT ON THE EASTERLY LINE OF SAID LOT 3, BLOCK 1, WHICH IS 132.4 FEET DISTANT FROM THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1;
 THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 132.4 FEET;
 THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID LOTS 1, 2 AND 3, OF SAID BLOCK 1, A DISTANCE OF 329.00 FEET, TO THE POINT AND PLACE OF BEGINNING.

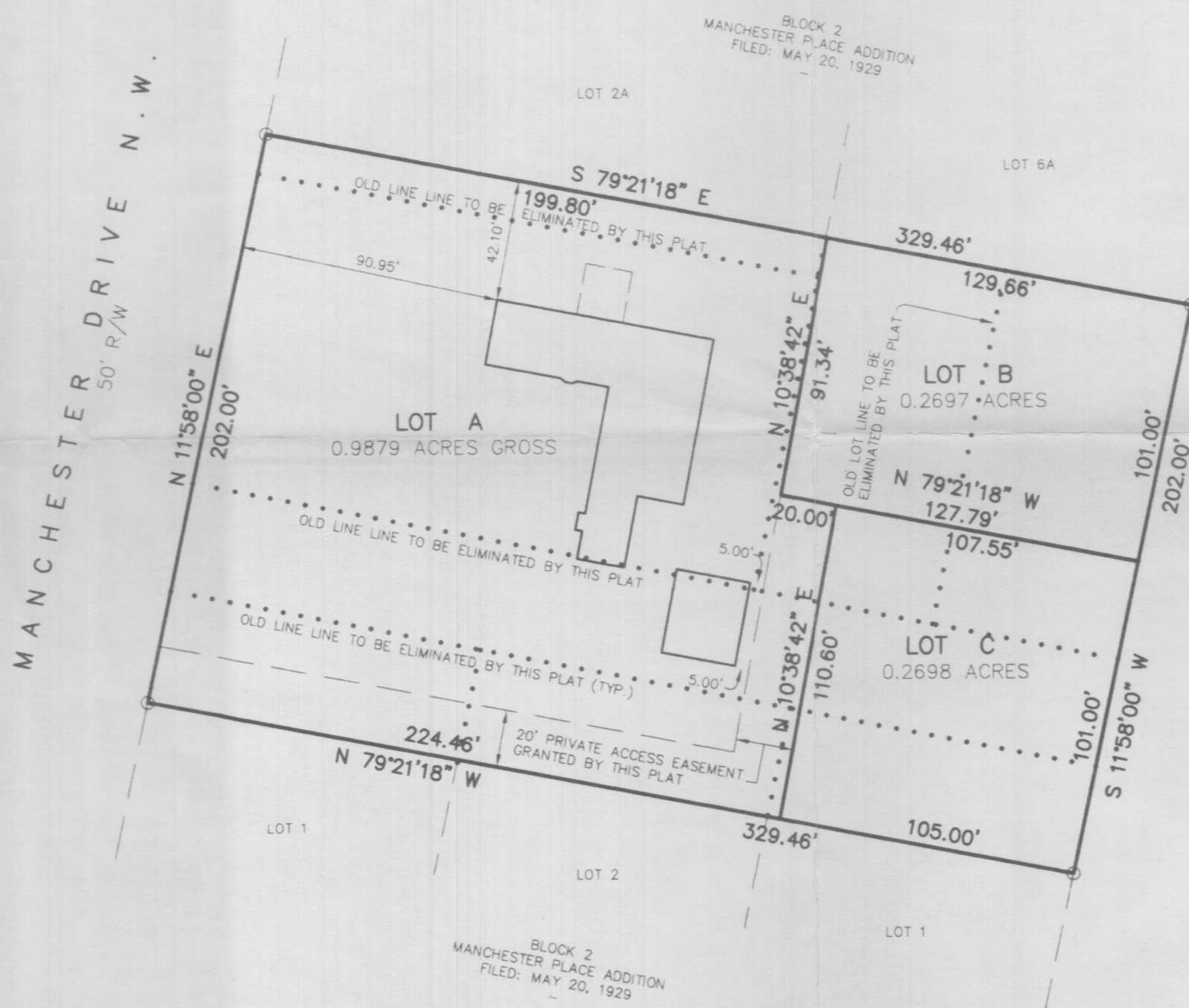
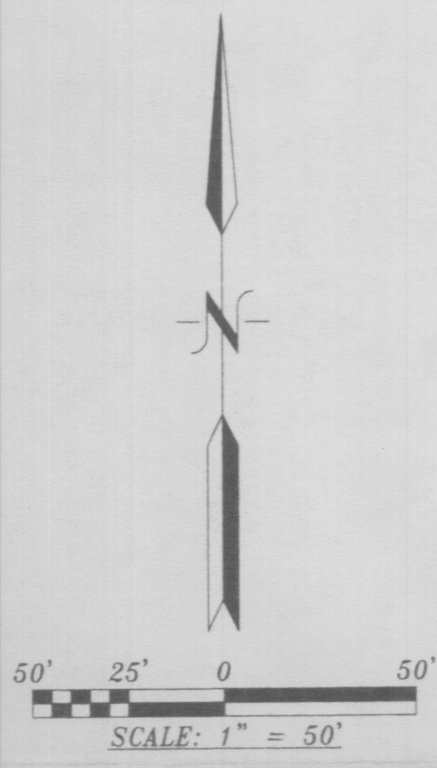
**PLAT OF
 LOTS A, B AND C
 MANCHESTER PLACE ADDITION**

WITHIN
 SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2003

DRB No. _____

APPROVALS:

TRAFFIC ENGINEER, TRANSPORTATION GROUP	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PNM ELECTRIC SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
PNM GAS SERVICES	DATE
COMCAST	DATE
CITY SURVEYOR, ENGINEERING DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
PROPERTY MANAGEMENT	DATE
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14, REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994	
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE



DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE LOT INTO THREE (3) LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 1.5274 ACRES.
- TALOS LOG NO. _____
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: _____
- CURRENT ZONING: RA-2

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

DATE _____

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS _____ DAY OF _____, 20____.

BY: _____
 OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS _____ DAY OF _____, 2003.

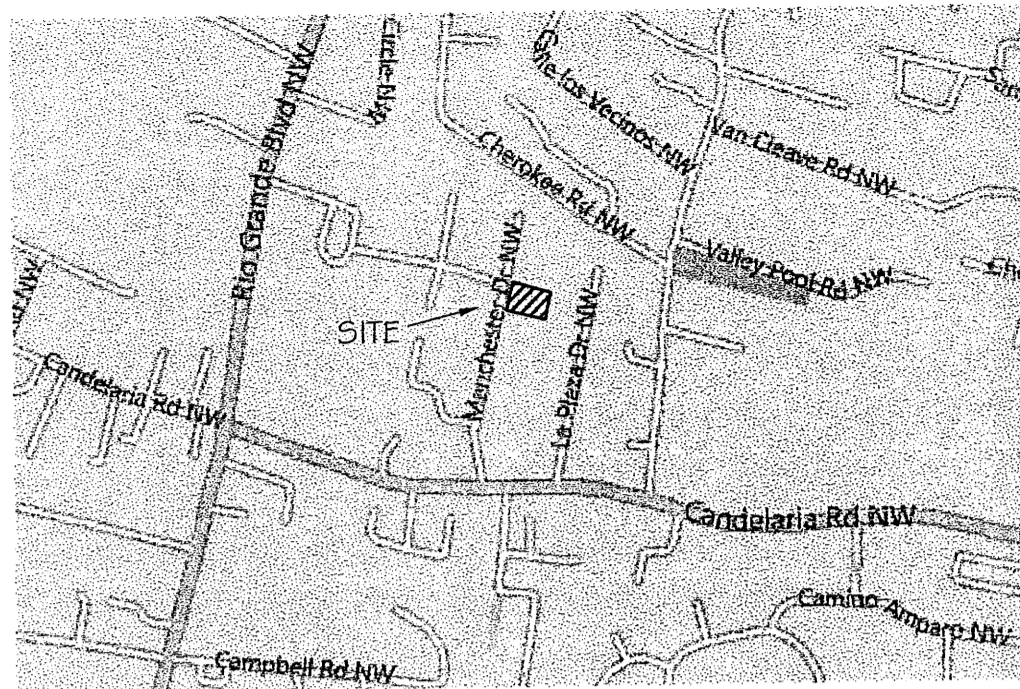
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
 2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056 FAX: (505) 889-8645

RE-HAMMER.DWG(MAR-03)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

4/23/03



VICINITY MAP Zone Atlas Page G-13-Z

GENERAL NOTES

- 1) Total gross acreage= 1.5236 acres.
- 2) Total number of existing lots=7. Total number of proposed lots=3.
- 3) Total mileage of publicly dedicated street r/w=0. Total mileage of Private Access Easement created= 0.0556 miles.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

Public Service Company of New Mexico for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

Qwest for 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, Inc. for installation, maintenance and service of such lines, cable 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 right of way and easement, with the right and privilege of going upon, over and across adjoining lands of grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by a prior plat, replat or other document and which are not shown on this plat.

Project Number _____

Application Number _____

PLAT APPROVAL

City Approvals:

City Surveyor _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

City Engineer _____ Date _____

A.M.A.F.C.A. _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

Utility Approvals:

PNM Electric Services _____ Date _____

New Mexico Gas Company _____ Date _____

QWest Telecommunications _____ Date _____

Comcast, Inc. _____ Date _____

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# 101306020238720624

Property owner of record James L. Iden & Evangeline Samora

County Treasurer _____ Date _____

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923 hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

Christopher J. Dehler _____ Date _____
N.M.R.L.S. No. 7923

SKETCH PLAT
LOTS A, B & C
IDEN-SAMORA COMPOUND

BEING A REPLAT OF PORTIONS OF
LOTS 1,2 & 3 IN BLOCK 1
ALL OF LOT 4, PORTIONS OF LOTS 3,5 & 6
IN BLOCK 2, VACATED GEORGENE COURT,
ALL OF MANCHESTER PLACE ADDITION
WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST
N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2011

PURPOSE

The purpose of this plat is to create 3 lots from 7 existing lots and to grant easements as described herein.

LEGAL DESCRIPTION

Lot numbered Four (4), Portions of Lots numbered Three (3), Five (5) and Six (6) in Block numbered Two (2) and Portions of Lots One (1) thru Three (3) inclusive, in Block numbered One (1), Together with vacated Georgene Court of MANCHESTER PLACE ADDITION, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1929 in Volume C2, Folio 117.

Note: Metes and Bounds description to be provided at preliminary / final

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land described hereon. Said owners also grant easements as created by this plat.

James L. Iden _____ date _____ Evangeline Samora _____ date _____

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This Instrument was acknowledged before me by James Iden and Evangeline Samora on this ____ day of _____, 2011.

Notary Public _____ Date _____

My commission expires _____



CHRISTOPHER J. DEHLER P.L.S.

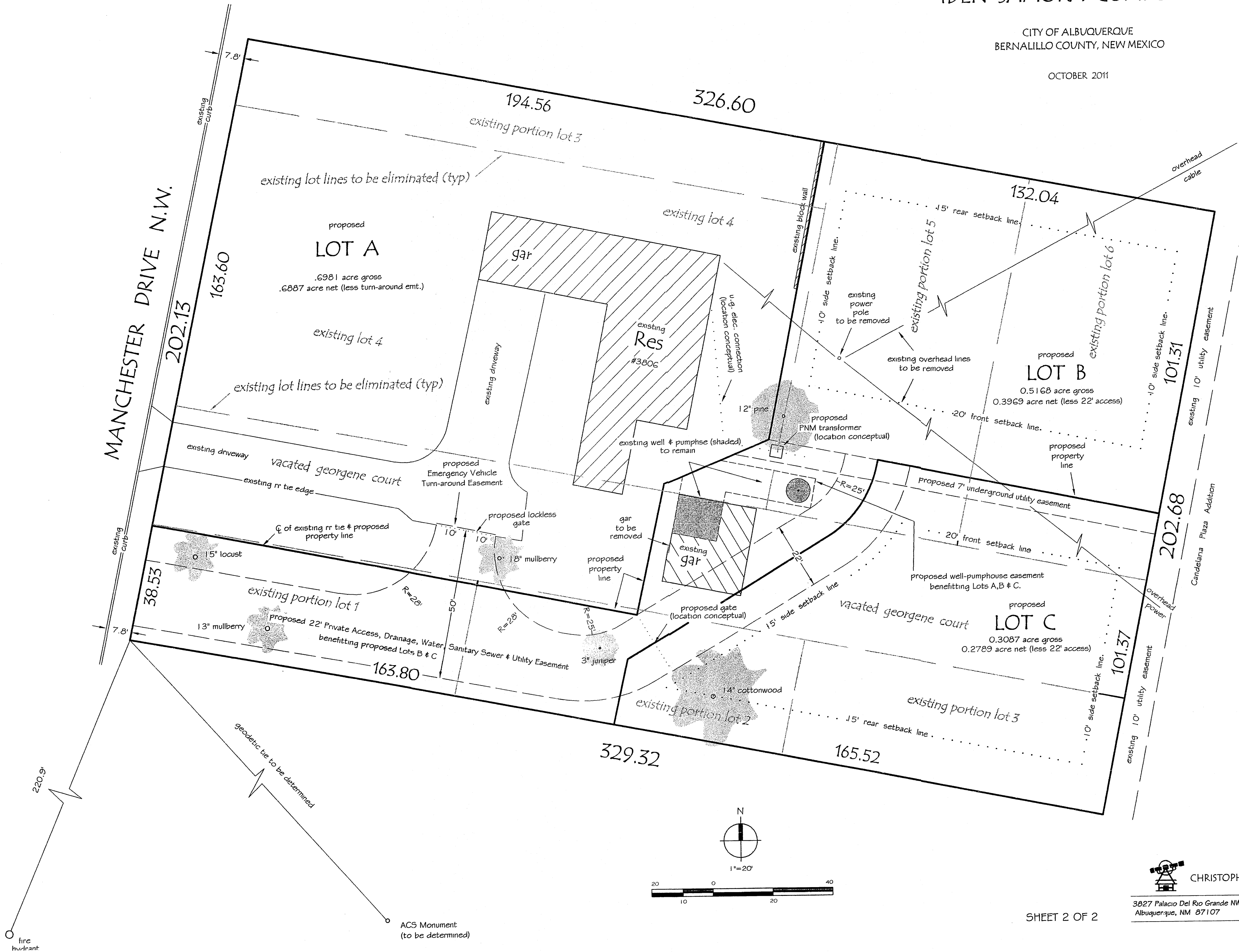
3827 Palacio Del Rio Grande NW
Albuquerque, NM 87107

Ph: 414-8223
dehlersurveying@gmail.com

LOTS A, B & C IDEN-SAMORA COMPOUND

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2011



CHRISTOPHER J. DEHLER P.L.S.

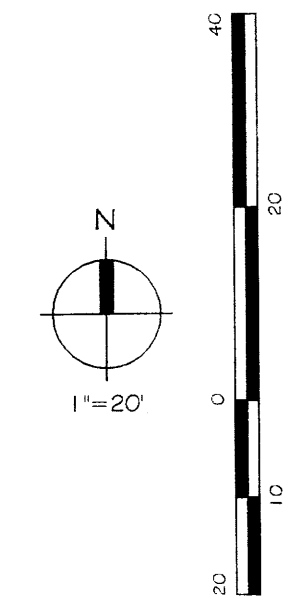
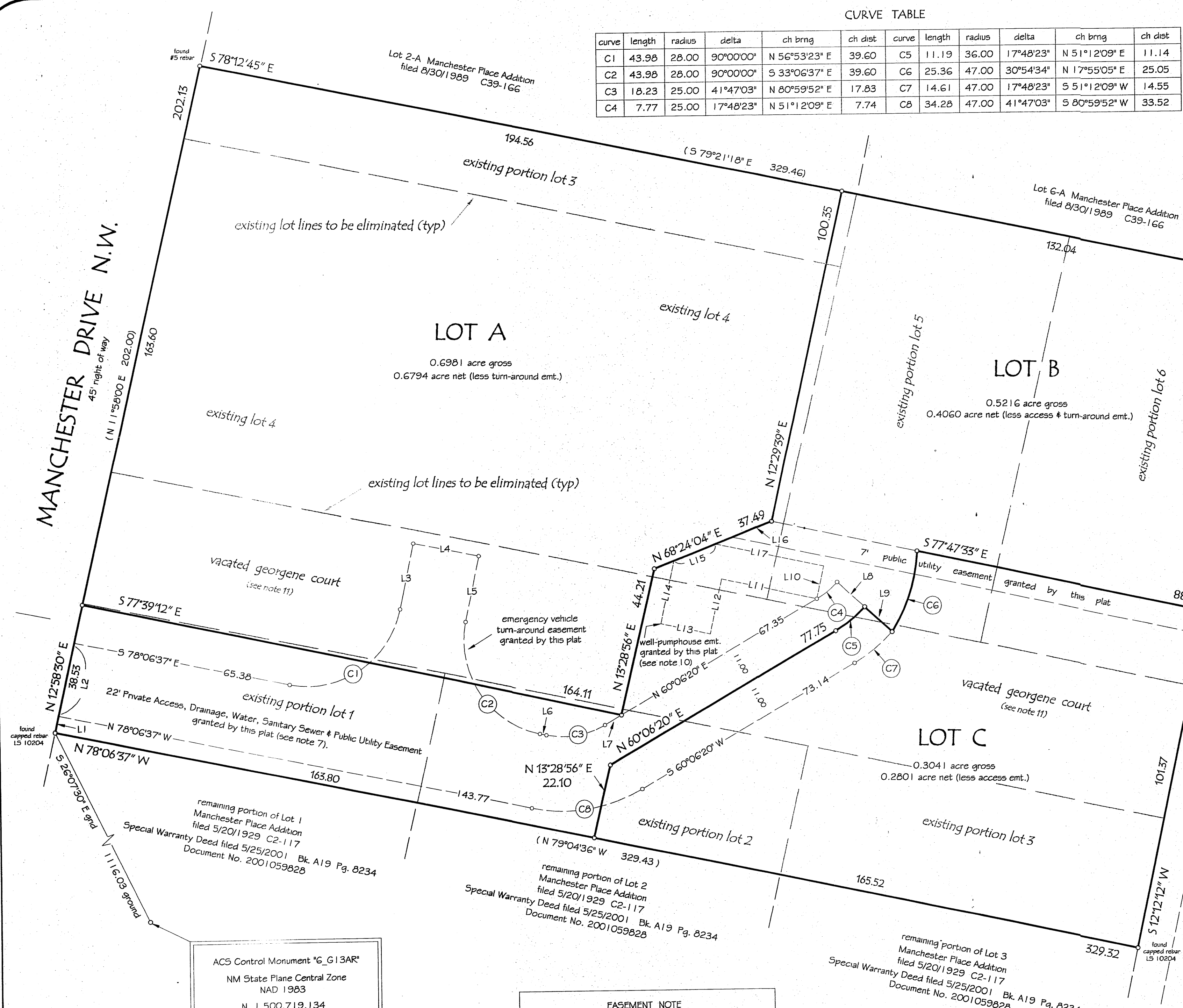
3827 Palacio Del Rio Grande NW
Albuquerque, NM 87107
Ph: 414-8223
dehlersurveying@q.com

PLAT OF
LOTS A, B & C
IDEN-SAMORA COMPOUND

WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH,
 RANGE 3 EAST, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2011

curve	length	radius	delta	ch brng	ch dist	curve	length	radius	delta	ch brng	ch dist
C1	43.98	28.00	90°00'00"	N 56°53'23" E	39.60	C5	11.19	36.00	17°48'23"	N 51°12'09" E	11.14
C2	43.98	28.00	90°00'00"	S 33°06'37" E	39.60	C6	25.36	47.00	30°54'34"	N 17°55'05" E	25.05
C3	18.23	25.00	41°47'03"	N 80°59'52" E	17.83	C7	14.61	47.00	17°48'23"	S 51°12'09" W	14.55
C4	7.77	25.00	17°48'23"	N 51°12'09" E	7.74	C8	34.28	47.00	41°47'03"	S 80°59'52" W	33.52

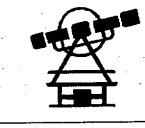
MANCHESTER DRIVE N.W.
 45' right of way
 (N 11°58'00" E 202.00)
 163.60



line	bearing	distance
L1	N 12°58'30" E	5.00
L2	N 12°58'30" E	22.00
L3	N 11°53'23" E	20.00
L4	S 78°06'37" E	20.00
L5	S 11°53'23" W	20.00
L6	S 78°06'37" E	1.97
L7	N 60°06'20" E	5.79
L8	S 47°42'03" E	11.00
L9	S 47°42'03" E	11.00
L10	S 12°12'27" W	9.90
L11	N 77°47'33" W	28.89
L12	S 12°15'46" W	16.52
L13	N 77°44'14" W	14.90
L14	N 12°15'46" E	19.02
L15	N 68°24'04" E	13.27
L16	N 68°24'04" E	17.96
L17	S 77°47'33" E	32.77

ACS Control Monument "G_G13AR"
 NM State Plane Central Zone
 NAD 1983
 N 1,500,719.134
 E 1,515,743.949
 ground to grid factor: 0.999684045
 mapping angle: -00°14'23.60"

EASEMENT NOTE
 A Cross-Lot Drainage Easement benefiting Lots A, B & C is granted by this plat.



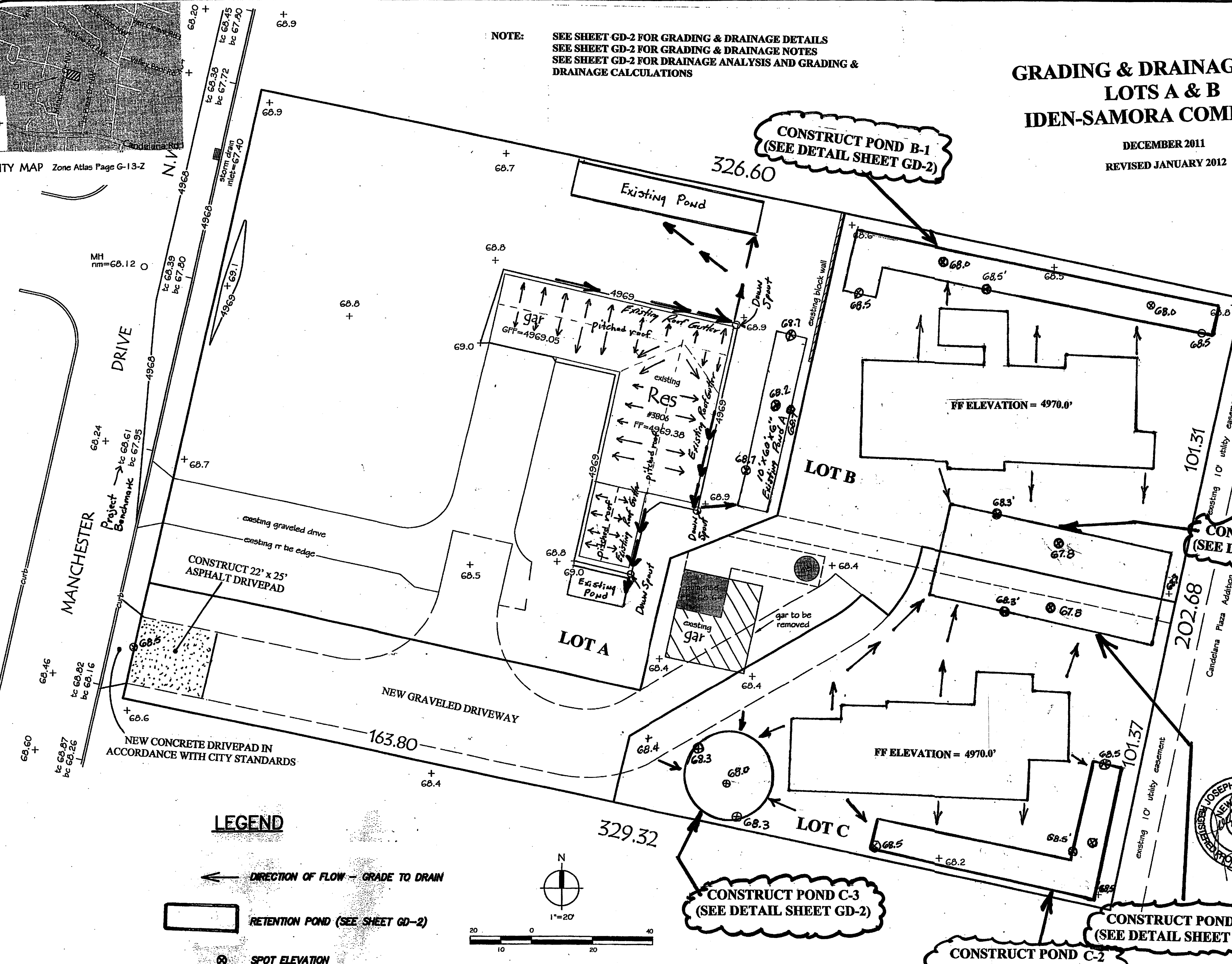
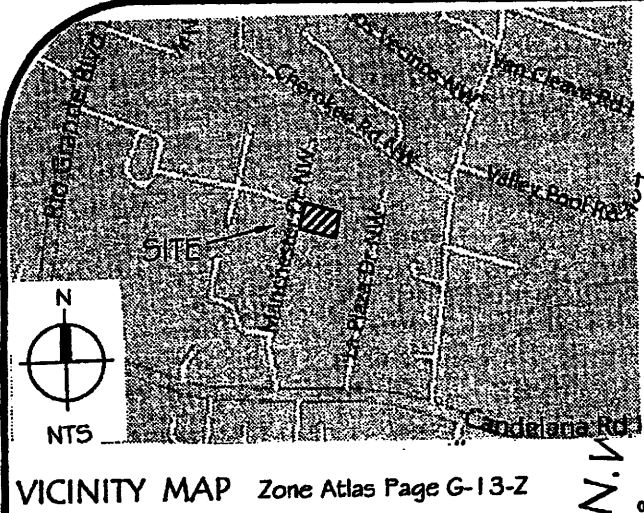
CHRISTOPHER J. DEHLER P.L.S.

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 dehlersurveying@a.com

GRADING & DRAINAGE PLAN LOTS A & B IDEN-SAMORA COMPOUND

DECEMBER 2011
REVISED JANUARY 2012

NOTE:
SEE SHEET GD-2 FOR GRADING & DRAINAGE DETAILS
SEE SHEET GD-2 FOR GRADING & DRAINAGE NOTES
SEE SHEET GD-2 FOR DRAINAGE ANALYSIS AND GRADING & DRAINAGE CALCULATIONS



LEGEND

← DIRECTION OF FLOW - GRADE TO DRAIN

▭ RETENTION POND (SEE SHEET GD-2)

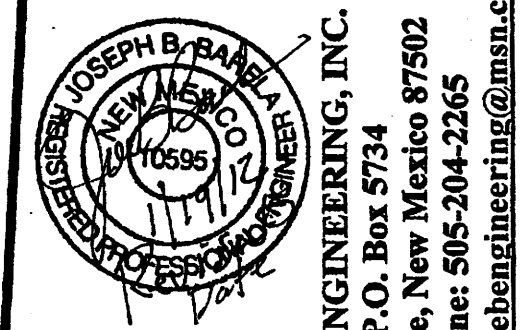
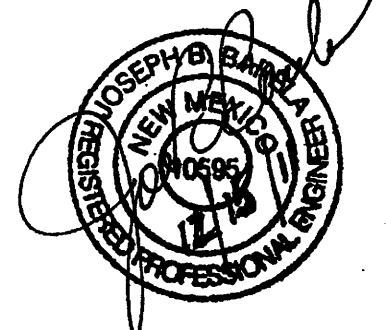
⊙ SPOT ELEVATION

CONSTRUCT POND B-2
(SEE DETAIL SHEET GD-2)

CONSTRUCT POND C-3
(SEE DETAIL SHEET GD-2)

CONSTRUCT POND C-1
(SEE DETAIL SHEET GD-2)

CONSTRUCT POND C-2
(SEE DETAIL SHEET GD-2)



JOEB ENGINEERING, INC.
P.O. Box 5734
Santa Fe, New Mexico 87502
Phone: 505-204-2265
E-MAIL: joebengineering@msn.com

Revised 1/19/12 JEB

GRADING & DRAINAGE DETAILS

LOTS A & B

IDEN-SAMORA COMPOUND

DECEMBER 2011
REVISED JANUARY 2012

DRAINAGE ANALYSIS

For LOTS A, B & C IDEN-SAMORA COMPOUND

Existing conditions: The existing lot is a 1.5236 +/- acre lot located within the Manchester Place addition located east of Rio Grande Boulevard and Candelaria Street within the city of Albuquerque. The existing property is bounded by Manchester Drive (a public street) on the west and residential lots on the north, east and south. The property is proposed to be subdivided into 3 smaller lots. Proposed Lot A is fully developed and has an existing residential structure with a pitched roof system. Roof drainage from the existing residence drains into existing ponds located on west, south, north and east sides of the residence. Approximately 800 square feet [23% of the total roof area which = 278 CF of storm water] drains into a roof gutter along the edge of the roof, into a down spout located at the south east corner of the roof, and into an existing retention pond 12' x 50' x 6" deep (300 CF capacity) that contains mature trees, brush, grass and other small vegetation. Proposed Lots B and C will be developed and will consist of 0.5216 +/- acres and 0.3041 +/- acres, respectively.

The existing topography of the site consists of thick native grass and small native brush and mature trees. The ground is flat and presently storm water infiltrates into the ground.

Post-developed condition: It will be necessary to establish floor elevations that will result in backfilling to achieve positive drainage away from the proposed residential structures. Storm water for the post-developed condition will flow from the roofs of each structure into retention ponds located along the northwest and southern boundaries of proposed Lot B, and the northern and southeastern boundaries of Lot C as shown on the grading and drainage plan. A portion of storm water generated from Lot A will flow east into an existing pond and will not flow into Lot B, therefore is not an issue.

GRADING AND DRAINAGE NOTES

Positive storm water drainage away from the new residential structures shall be accomplished at final grading. The Contractor shall ensure that this grading is completed.

The Contractor shall control the disposal of construction debris. Construction debris shall be disposed of in a stabilized area pre-approved by the Contractor. Loose construction debris shall not be allowed to leave the site. Loose debris shall be immediately retrieved and placed in stabilized pre-approved area or dumpster.

If a porta-potty is placed on-site, the porta-potty shall be located in an area away from construction traffic and any area where it will interfere with storm water drainage patterns (either natural or manmade). The Contractor is responsible for its location.

No vehicle or equipment cleaning, fueling, and maintenance shall be done on the building site. The Contractor shall be responsible for spill prevention and control either by his crews or subcontractors. Any spills including gasoline, diesel, grease, lubricants, paints and any other contaminants shall be immediately cleaned and properly disposed of in an area approved by the Contractor.

Ponds shall be vegetated with xeriscape plants and trees as approved by the City. All areas disturbed by grading shall be re-vegetated with a city approved seed mix.

This property is not located within a Special Flood Hazard Boundary per FEMA FIRM No. 35001C0118G dated 9/26/2008. This property lies in Zone X.

Elevations are in NAVD 1988. Bench Mark used = City of Albuquerque Control Station 10-G13A. Elevation = 4970.87 as established by Christopher J. Dehler, P.L.S. A project Benchmark has been established at the top of curb located within Manchester Drive near the southwest corner of the property. Elevation = 4968.61 as established by Christopher J. Dehler, P.L.S.

Soils investigation and compaction testing shall be accomplished by the Contractor at time of construction.

DRAINAGE CALCULATIONS for LOTS A, B & C IDEN-SAMORA COMPOUND

A new residential structure consisting of 3,800 +/- square feet of impervious surfacing is proposed on Lot B. A residential structure consisting of 2,800 +/- square feet of impervious surfacing is proposed on Lot C. Lot A contains an existing residence approximately 3,547 +/- square feet of which 800 square feet (23% of the total) of roof area generating approximately 278 CF of storm water drains towards the eastern side of the residence to an existing 12' x 50' x 6" deep pond with a capacity of 300 CF.

The city of Albuquerque terrain management code requires that post-developed storm water be contained and infiltrated on site. Using the AHYMO procedure for calculating the amount of storm water to be contained yielded the following:

Lot B - 1,211 cubic feet of containment required.
Lot C - 988 cubic feet of containment required.

Thus, storm water for the post-developed condition will be directed towards new retention ponds to be constructed as shown on the grading and drainage plan.

LOTS B & C OF IDEN-SAMORA COMPOUND HYDROLOGY ANALYSIS

FROM SECTION 22.2 (HYDROLOGY) OF THE DPM, CITY OF ALBUQUERQUE
100 YR-6 HR STORM DEPTH = 2.35 INCHES 2.35
100 YR-10 DAY STORM DEPTH = 3.95 INCHES 3.95

NOTE: SITE IS VERY FLAT WITH NO FLOW GOING IN, NO FLOW GOING OUT.

FROM TABLE A-8 (DPM) FOR ZONE 2, EXCESS PRECIPITATION
LAND TREATMENT A = 0.53 INCHES UNDISTURBED, FALLOW FIELDS
LAND TREATMENT B = 0.78 INCHES LANDSCAPING
LAND TREATMENT C = 1.13 INCHES GRAVEL DRIVEWAY
LAND TREATMENT D = 2.12 INCHES ROOF TOPS, CONCRETE PADS

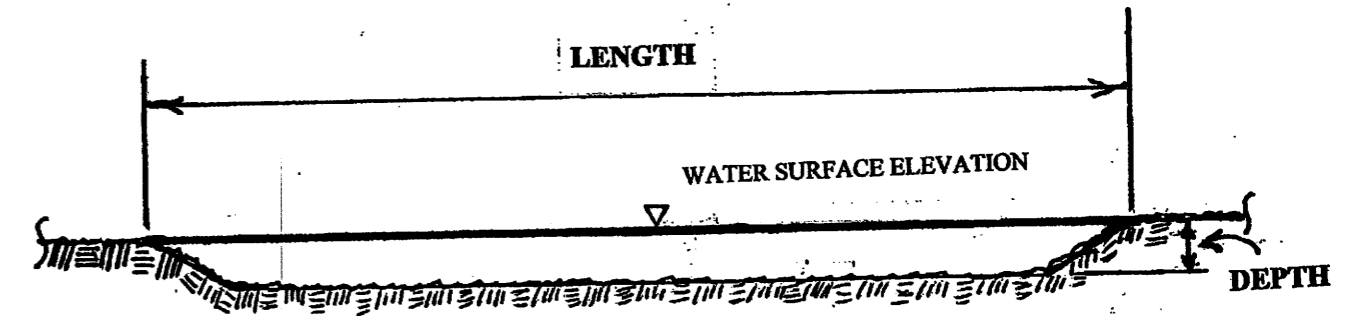
LOT B (PRE-DEVELOPMENT)	22721 SF	22721	
LAND TREATMENT A	11953 SF	11953	0.53
LAND TREATMENT B	9851 SF	9851	0.78
LAND TREATMENT D	936 SF	936	2.12
		16003.19	0.704335
WEIGHTED E = 0.70 INCHES			
6 HR VOLUME = 1334 CF		1333.599	

LOT B (POST DEVELOPMENT)	22721 SF	22721	
LAND TREATMENT B	14247 SF	14247	0.78
LAND TREATMENT C	4674 SF	4674	1.13
LAND TREATMENT D	3800 SF	3800	2.12
		24450.28	1.076109
WEIGHTED E = 1.08 INCHES			
EXCESS VOLUME = 2038 CF		2037.523	
6 HR STORAGE = 704 CF		703.9242	
LOT B 10 DAY POND STORAGE = 1211 CF		1210.591	

LOT C (PRE-DEVELOPMENT)	13247 SF	13246.6	
LAND TREATMENT A	13127 SF	13127	0.53
LAND TREATMENT B	120 SF	120	0.78
		7050.91	
WEIGHTED E = 0.53 INCHES		0.532281	
EXCESS VOLUME = 588 CF		587.5758	

LOT C (POST DEVELOPMENT)		13246.6	
LAND TREATMENT B	9467 SF	9467	0.78
LAND TREATMENT C	980 SF	980	1.13
LAND TREATMENT D	2800 SF	2800	2.12
		14427.66	1.08916

WEIGHTED E = 1.09 INCHES			
EXCESS VOLUME = 1202 CF		1202.305	
6 HR STORAGE = 615 CF		614.7292	
LOT C 10 DAY POND STORAGE = 988 CF		988.0625	



RETENTION POND DETAIL NTS

RETENTION POND DIMENSIONS					
POND IDENTIFICATION	LENGTH (FEET)	WIDTH (FEET)	DEPTH (INCHES)	CAPACITY (CUBIC FEET)	WATER SURFACE ELEVATION (FEET)
B-1	130	10	6	650	68.0
B-2	75	15	6	562.5	68.3
C-1	75	15	5	469	68.3
C-2	105	10	4	350	68.5
C-3	N/A	30	3	176	68.3

Total Capacity in Lot B = 1,212.5 CF > 1,211 CF required
Total Capacity in Lot C = 995 CF > 988 CF required



JOEB ENGINEERING, INC.
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Phone: 505-204-2265
E-MAIL: joebengineering@msn.com

Revised 1/19/12

PLAT OF
LOTS A, B & C
IDEN-SAMORA COMPOUND

WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST
 N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2011

Project Number 1002588
 Application Number 11DRB-70289

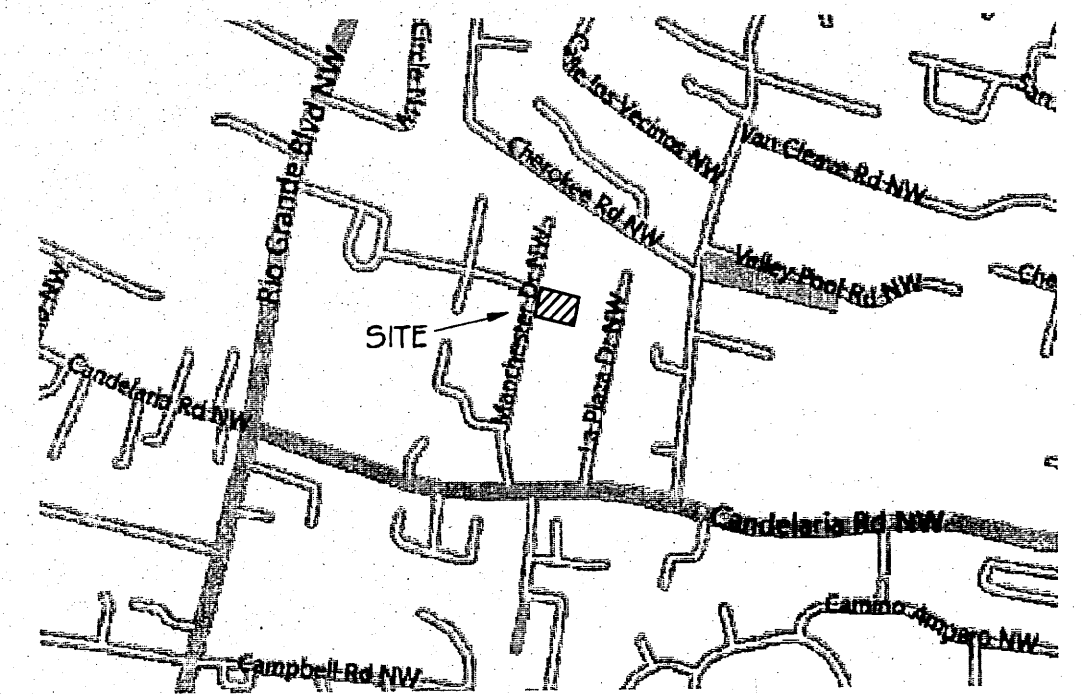
PLAT APPROVAL

City Approvals:

DRB Chairperson, Planning Department	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWJA	Date
Parks and Recreation Department	Date
City Engineer	Date
A.M.A.F.C.A.	Date
<i>[Signature]</i>	12-27-11
City Surveyor	Date

Utility Approvals:

<i>[Signature]</i>	12-23-11
PNM Electric Services	Date
<i>[Signature]</i>	12-22-11
New Mexico Gas Company	Date
<i>[Signature]</i>	12-22-11
QWest Corporation dba CenturyLink QC	Date
<i>[Signature]</i>	12-21-11
Comcast, Inc.	Date



VICINITY MAP Zone Atlas Page G-13-Z

GENERAL NOTES

- Total gross acreage=1.5236 acres.
- Total number of existing lots=7. Total number of proposed lots=3.
- Total mileage of publicly dedicated street r/w=0. Total mileage of Private Access Easement created=0.0497 miles.
- Bearings shown hereon are New Mexico State Plane Gnd, Central Zone, NAD 1983. All distances shown are ground. Bearings and distances shown in parenthesis are from prior deeds to this property.
- Unless indicated otherwise, all property corners are monumented by a No. 5 rebar with cap stamped NMRLS 7923. Date of field survey: October 4, 2011.
- This property was subdivided by deed prior to 1973 as evidenced by Warranty Deed filed March 2, 1966 as Document #37320. (Book D, Page 392).
- 22 Private Access, Drainage, Water, Sanitary Sewer & Public Utility Easement as shown hereon is granted for the benefit of Lots B & C. Maintenance of this easement is the responsibility of the owners, heirs and assigns of Lots B & C.
- No property within the bounds of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.
- Any underground structures not shown are not a part of this plat.
- The Well-Pumphouse Easement as shown hereon is granted for the benefit of Lots A, B & C. A Well-Pumphouse Share Agreement to be recorded by separate document.
- Former Georgene Court vacated by the County Commissioners of Bernalillo County, New Mexico on October 14, 1941 as recorded in Commissioner's Journal "K", records of Bernalillo County, New Mexico.
- Commitment for Title Insurance to this property prepared by Fidelity National Title Insurance Company dated April 1, 2003 as Commitment No. 03-1030657-B-CP. No Title Search performed by the surveyor.
- Water and Sanitary Sewer Availability Statement #110915 prepared for this property by the Albuquerque Bernalillo County Water Utility Authority.
- Lots B & C to be developed in accordance with a certified Grading and Drainage Plan prepared by a New Mexico Licensed Engineer.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

Public Service Company of New Mexico for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

CenturyLink QC for installation, maintenance & service of buried & aerial communication lines & other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

Comcast, Inc. for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide cable communications 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 right of way and easement, with the right and privilege of going upon, over and across adjoining lands of grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by a prior plat, replat or other document and which are not shown on this plat.

PURPOSE

The purpose of this plat is to create 3 lots from 7 existing parcels and to grant easements as described herein.

LEGAL DESCRIPTION

Lot numbered Four (4), portions of Lots numbered Three (3), Five (5) and Six (6) in Block numbered Two (2), portions of Lots numbered One (1) thru Three (3) inclusive, in Block numbered One (1), together with vacated Georgene Court, all of MANCHESTER PLACE ADDITION, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1929 in Volume C2, Folio 117, being more particularly described as follows:

BEGINNING at the southwest corner of the tract described herein, a point on the easterly line of Manchester Drive N.W., whence City of Albuquerque Control Monument "G_13AR" bears S 26°07'30" E, 1116.03 feet; Thence leaving said point of beginning,
 N 12°58'30" E, 202.13 feet along said easterly line of Manchester Drive N.W. to the northwest corner of the tract described herein; Thence,
 S 78°12'45" E, 326.60 feet to the northeast corner of the tract described herein; Thence,
 S 12°12'12" W, 202.68 feet to the southeast corner of the tract described herein; Thence,
 N 78°06'37" W, 329.32 feet to the southwest corner and point of beginning to the tract described herein and containing 1.5236 acres, more or less.

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land described hereon. Said owners also grant easements as created by this plat.

[Signature] 12/20/11 *[Signature]* 12/20/2011
 James L. Iden date M. Evangelina Samora date

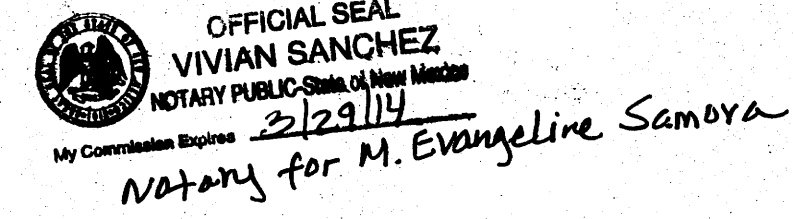
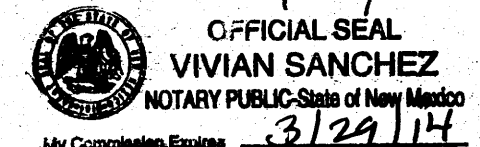
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me by James L. Iden & M. Evangelina Samora on this 20th day of December, 2011.

[Signature] 12/20/11
 Notary Public Date

My commission expires 3/29/14



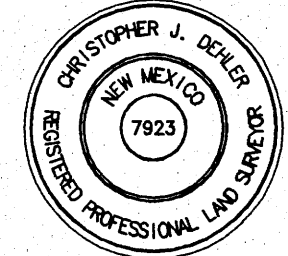
TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# 101306020238720624
 Property owner of record James L. Iden & M. Evangelina Samora
 County Treasurer _____ Date _____

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923 hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are shown and that the same is true and correct to the best of my knowledge and belief.

[Signature] 12/20/2011
 Christopher J. Dehler Date
 N.M.R.L.S. No. 7923



CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande NW Ph: 414-8223
 Albuquerque, NM 87107 dehlersurveying@q.com

PLAT OF
LOTS A, B & C
IDEN-SAMORA COMPOUND

WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH,
 RANGE 3 EAST, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2011

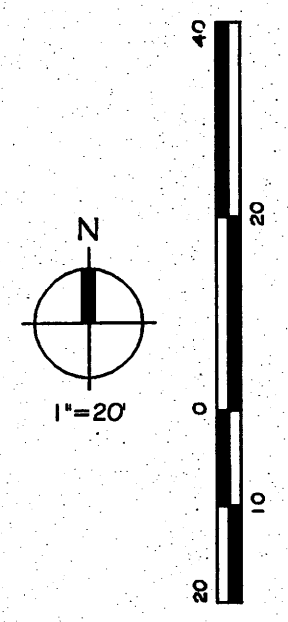
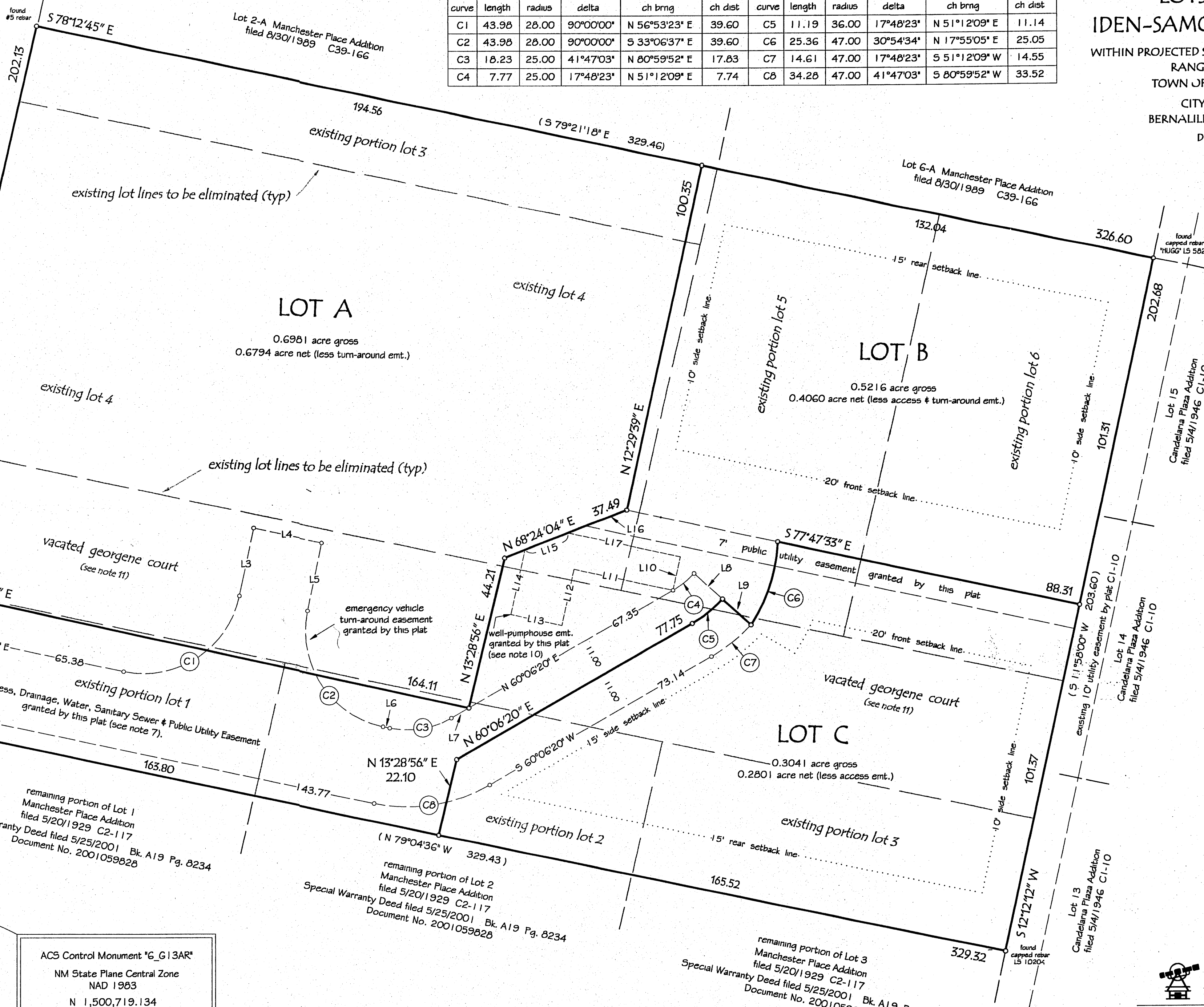
CURVE TABLE

curve	length	radius	delta	ch brng	ch dist	curve	length	radius	delta	ch brng	ch dist
C1	43.98	28.00	90°00'00"	N 56°53'23" E	39.60	C5	11.19	36.00	17°48'23"	N 51°12'09" E	11.14
C2	43.98	28.00	90°00'00"	S 33°06'37" E	39.60	C6	25.36	47.00	30°54'34"	N 17°55'05" E	25.05
C3	18.23	25.00	41°47'03"	N 80°59'52" E	17.83	C7	14.61	47.00	17°48'23"	S 51°12'09" W	14.55
C4	7.77	25.00	17°48'23"	N 51°12'09" E	7.74	C8	34.28	47.00	41°47'03"	S 80°59'52" W	33.52

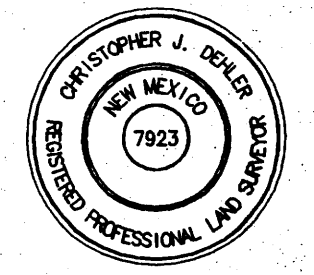
LINE TABLE

line	bearing	distance
L1	N 12°58'30" E	5.00
L2	N 12°58'30" E	22.00
L3	N 11°53'23" E	20.00
L4	S 78°06'37" E	20.00
L5	S 11°53'23" W	20.00
L6	S 78°06'37" E	1.97
L7	N 60°06'20" E	5.79
L8	S 47°42'03" E	11.00
L9	S 47°42'03" E	11.00
L10	S 12°12'27" W	9.90
L11	N 77°47'33" E	28.89
L12	S 12°15'46" W	16.52
L13	N 77°44'14" W	14.90
L14	N 12°15'46" E	19.02
L15	N 68°24'04" E	13.27
L16	N 68°24'04" E	17.96
L17	S 77°47'33" E	32.77

MANCHESTER DRIVE N.W.
 45' right of way
 (N 11°58'00" E 202.00)
 163.60



ACS Control Monument "G_G13AR"
 NM State Plane Central Zone
 NAD 1983
 N 1,500,719.134
 E 1,515,743.949
 ground to grid factor: 0.999684045
 mapping angle: -00°14' 23.60"



CHRISTOPHER J. DEHLER P.L.S.
 3627 Palacio Del Rio Grande NW
 Albuquerque, NM 87107
 Ph: 414-8223
 dehlersurveying@gmail.com

PLAT OF
LOTS A, B & C
IDEN-SAMORA COMPOUND

WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST
 N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
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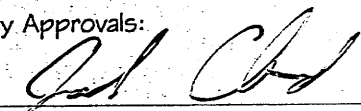
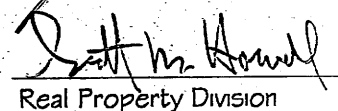
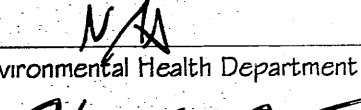

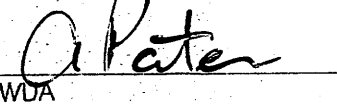

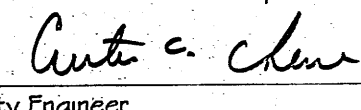
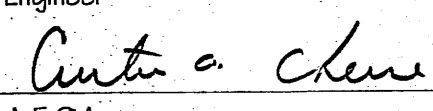

DECEMBER 2011

Project Number 1002588

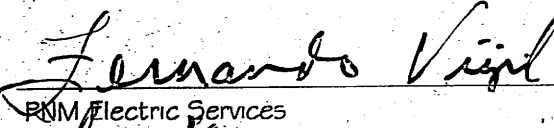



Application Number 11DRB-70289

PLAT APPROVAL


City Approvals:

	<u>2-29-12</u>
DRB Chairperson, Planning Department	Date
	<u>1-17-12</u>
Real Property Division	Date
	
Environmental Health Department	Date
	<u>02-29-12</u>
Traffic Engineering, Transportation Division	Date
	<u>02/29/12</u>
ABCWDA	Date
	<u>2-29-12</u>
Parks and Recreation Department	Date
	<u>2-29-12</u>
City Engineer	Date
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A.M.A.F.P.A. City Surveyor	Date
	<u>12-27-11</u>
City Surveyor	Date

Utility Approvals:

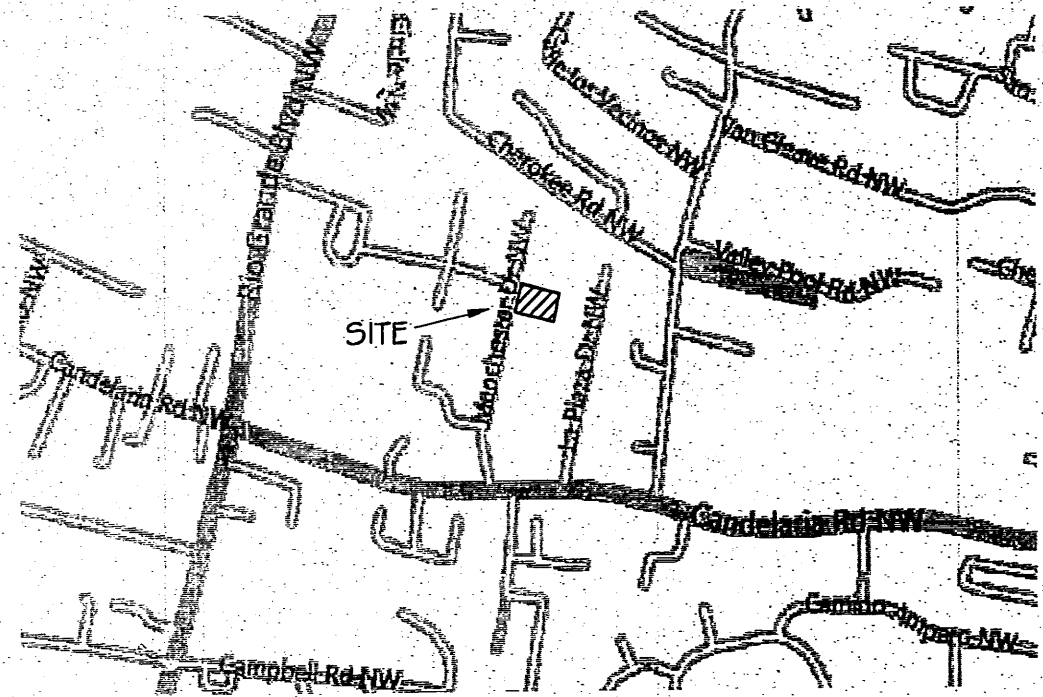
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PNM Electric Services	Date
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New Mexico Gas Company	Date
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QWest Corporation dba CenturyLink QC	Date
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Comcast, Inc.	Date

DOCH 201202582
 02/29/2012 11:30 AM Page: 1 of 2
 City PLAT R: \$25.00 B: 2012C P: 0027 M: Toulous Olivero, Bernalillo Col

 CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande NW Ph: 414-8223
 Albuquerque, NM 87107 dehlersurveying@a.com

SHEET 1 OF 2 Job # 056911



VICINITY MAP Zone Atlas Page G-13-Z

GENERAL NOTES

- 1) Total gross acreage=1.5236 acres.
- 2) Total number of existing lots=7. Total number of proposed lots=3.
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- 5) Unless indicated otherwise, all property corners are monumented by a No. 5 rebar with cap stamped NMRLS 7923. Date of field survey: October 4, 2011.
- 6) This property was subdivided by deed prior to 1973 as evidenced by Warranty Deed filed March 2, 1966 as Document #37320. (Book D, Page 392).
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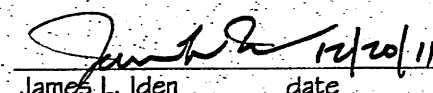
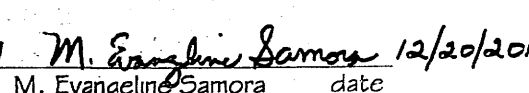
LEGAL DESCRIPTION

Lot numbered Four (4), portions of Lots numbered Three (3), Five (5) and Six (6) in Block numbered Two (2), portions of Lots numbered One (1) thru Three (3) inclusive, in Block numbered One (1), together with vacated Georgene Court, all of MANCHESTER PLACE ADDITION, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1929 in Volume C2, Folio 117, being more particularly described as follows:

BEGINNING at the southwest corner of the tract described herein, a point on the easterly line of Manchester Drive N.W.; whence City of Albuquerque Control Monument "6_G13AR" bears S 26°07'30" E, 1116.03 feet; Thence leaving said point of beginning,
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FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land described hereon. Said owners also grant easements as created by this plat.

 12/20/11
 James L. Iden date
 12/20/2011
 M. Evangeline Samora date

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me by James L. Iden & M. Evangeline Samora on this 20th day of December, 2011.

 12/20/11
 Notary Public Date

My commission expires 3/29/14

OFFICIAL SEAL
 VIVIAN SANCHEZ
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My Commission Expires 3/29/14


Notary for James L. Iden's signature

OFFICIAL SEAL
 VIVIAN SANCHEZ
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My Commission Expires 3/29/14
 Notary for M. Evangeline Samora

TREASURER'S CERTIFICATION

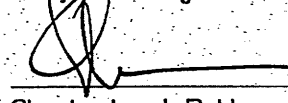
This is to certify that taxes are current and paid on UPC# 101306020238720624

Property owner of record James L. Iden & M. Evangeline Samora

County Treasurer  2-28-12
 Date

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923 hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are shown and that the same is true and correct to the best of my knowledge and belief.

 12/20/2011
 Christopher J. Dehler Date
 N.M.R.L.S. No. 7923



PLAT OF
LOTS A, B & C
IDEN-SAMORA COMPOUND

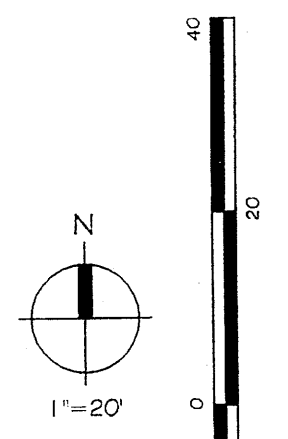
WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH,
 RANGE 3 EAST, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2011

CURVE TABLE

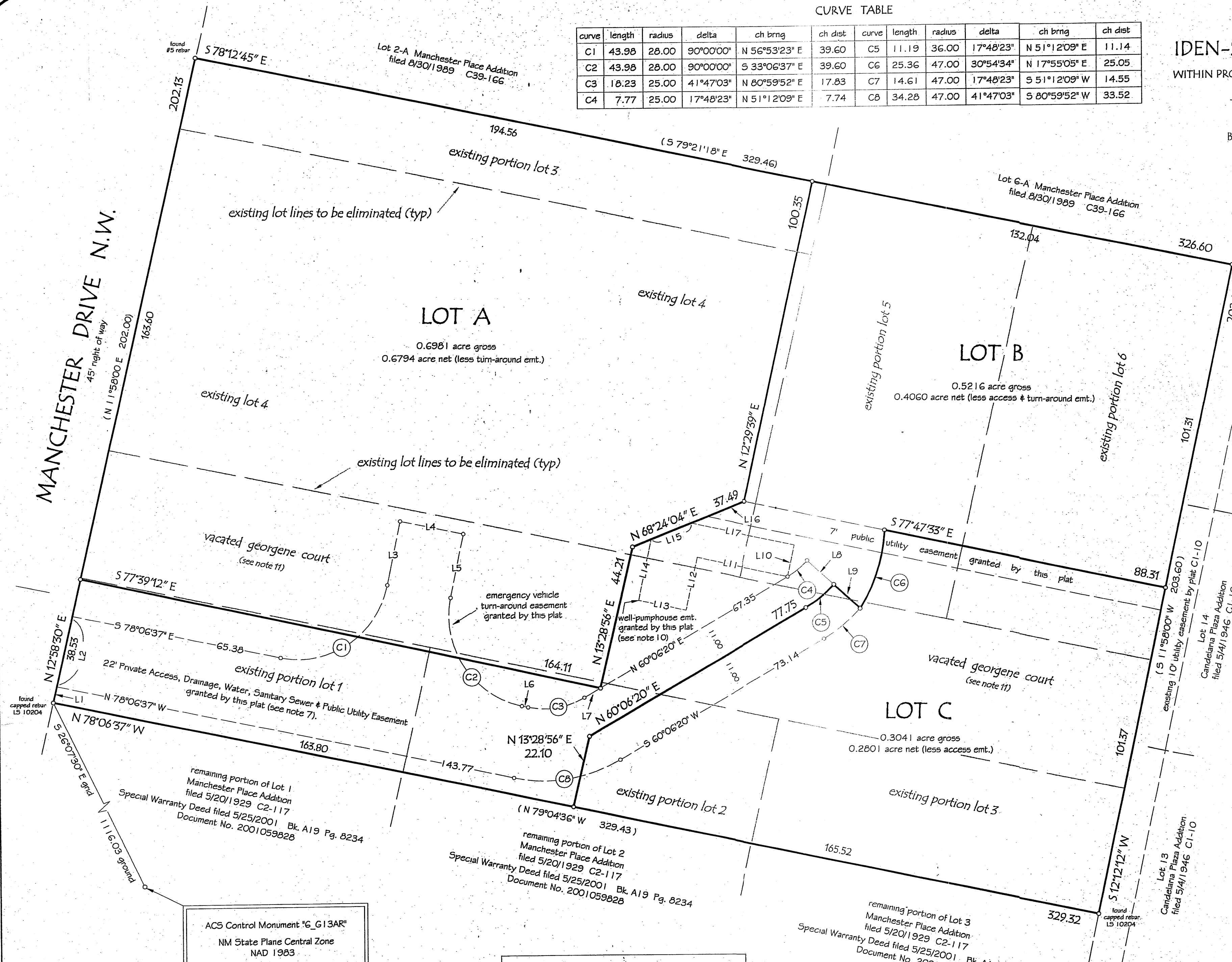
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C2	43.98	28.00	90°00'00"	S 33°06'37" E	39.60	C6	25.36	47.00	30°54'34"	N 17°55'05" E	25.05
C3	18.23	25.00	41°47'03"	N 80°59'52" E	17.83	C7	14.61	47.00	17°48'23"	S 51°12'09" W	14.55
C4	7.77	25.00	17°48'23"	N 51°12'09" E	7.74	C8	34.28	47.00	41°47'03"	S 80°59'52" W	33.52

LINE TABLE

line	bearing	distance
L1	N 12°58'30" E	5.00
L2	N 12°58'30" E	22.00
L3	N 11°53'23" E	20.00
L4	S 78°06'37" E	20.00
L5	S 11°53'23" W	20.00
L6	S 78°06'37" E	1.97
L7	N 60°06'20" E	5.79
L8	S 47°42'03" E	11.00
L9	S 47°42'03" E	11.00
L10	S 12°12'27" W	9.90
L11	N 77°47'33" W	28.89
L12	S 12°15'46" W	16.52
L13	N 77°44'14" W	14.90
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L15	N 68°24'04" E	13.27
L16	N 68°24'04" E	17.96
L17	S 77°47'33" E	32.77



MANCHESTER DRIVE N.W.
 45' right of way
 (N 11°58'00" E 202.00)
 163.60



ACS Control Monument "G_G13AR"
 NM State Plane Central Zone
 NAD 1983
 N 1,500,719.134
 E 1,515,743.949
 ground to grd factor: 0.999684045
 mapping angle: -00°14' 23.60"

EASEMENT NOTE
 A Cross-Lot Drainage Easement benefitting Lots A, B & C
 is granted by this plat.

remaining portion of Lot 3
 Manchester Place Addition
 filed 5/20/1929 C2-117
 Special Warranty Deed filed 5/25/2001 Bk. A19 Pg. 8234
 Document No. 2001059828

remaining portion of Lot 2
 Manchester Place Addition
 filed 5/20/1929 C2-117
 Special Warranty Deed filed 5/25/2001 Bk. A19 Pg. 8234
 Document No. 2001059828

remaining portion of Lot 1
 Manchester Place Addition
 filed 5/20/1929 C2-117
 Special Warranty Deed filed 5/25/2001 Bk. A19 Pg. 8234
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