

4675

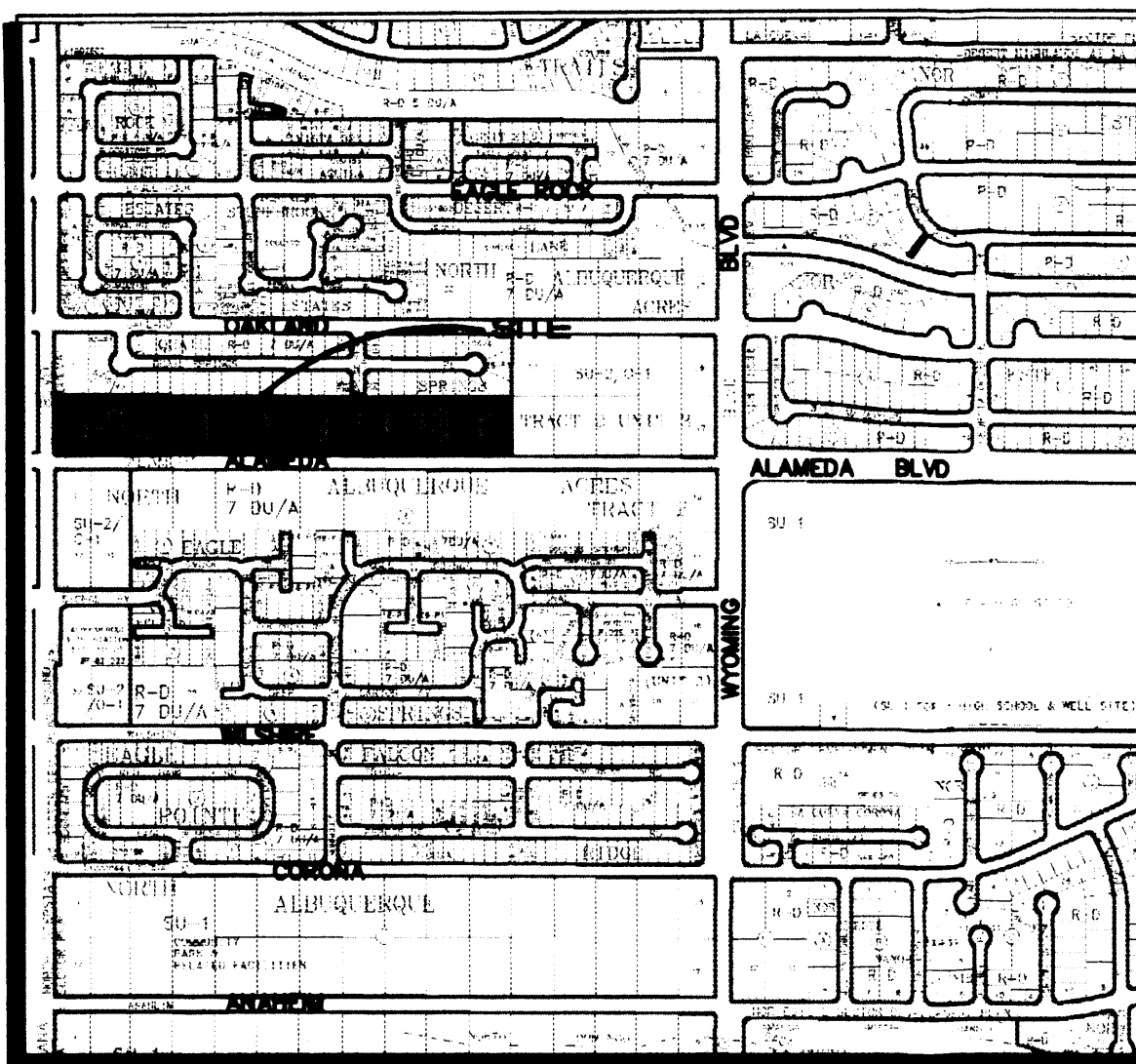
TALOS LOG NO.: 2003453658

2004039177
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Page: 1 of 4
03/25/2004 01:31P
Bk-2004C Pg-101

Mary Herrera Bern. Co. PLRT R 22.00

PLAT FOR
VISTA DEL AGUILA UNIT 3
SUBDIVISION

BEING A REPLAT OF
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLOCK 3,
LOTS 22 THRU 32
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
T. 11 N., R. 4 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2004



C-19

VICINITY MAP

1"=750'±

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 0
- Total Number of Existing Lots: 11
- Total Number of Tracts created: 0
- Total Number of Lots created: 74
- Gross Subdivision Acreage: 11.0590 Ac.
- Total Mileage of Full Width Streets Created: 0.3976
- Total Mileage of Half Width Streets Created: 0.3939
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats (and documents) of record entitled:
 - PLAT OF "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3", (09-10-31, D1-20)
 - PLAT OF "QUAIL SPRINGS", (04-03-97, 97C-101)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed on February, 2003.
- Title Report:
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- Utility Council Location System log No.: 2003453658
- Unless otherwise noted all points are "SET 5/8" REBAR with cap "ALS LS 7719".
- City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Vista Del Aguila Unit 3 Subdivision must be verified and coordinated with the Public Works Department, City of Albuquerque."
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
- "Total remaining open space requirement are met via the provision of detached open space per the provisions of Section 14-16-3-8(A)(3)."
- The subject property is within a 100-year floodplain as shown on the NFIP Flood Insurance Rate Map. Until such time that a LOMR is issued by FEMA to remove the floodplain, flood insurance may be required by the lender.

20. ZONING: R-D (7 DU/AC)

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 22 THRU 32, BLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 and containing 11.0590 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots into 74 residential lots, to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

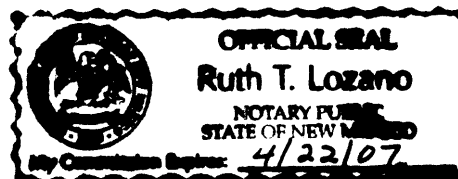
The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate the existing Alameda Boulevard & Louisiana Boulevard rights-of-way shown hereon to the City of Albuquerque in fee simple without warranty covenants, and do hereby dedicate all other streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

Two Joes, L.L.C.

Joe R. Hahn 3-9-04
Joe R. Hahn, Managing Member Date

ACKNOWLEDGMENT



STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on March 9, 2004, by Joe R. Hahn, as managing member of Two Joes, L.L.C.

My Commission Expires: 4/22/07
Ruth T. Lozano
Notary Public

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: SEE ATTACHED
PROPERTY OWNER OF RECORD:
Joe R. Hahn
BERNALILLO COUNTY TREASURER'S OFFICE

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

APPROVALS

DRB PROJECT NO. <u>1002640</u>	
APPLICATION NO. <u>04-00350</u>	
Utility Approvals	
<i>Leand D. Mark</i>	<u>3-9-04</u>
PNM ELECTRIC SERVICES DIVISION	DATE
<i>Leand D. Mark</i>	<u>3-9-04</u>
PNM GAS SERVICES DIVISION	DATE
<i>Mary Anne Gajala</i>	<u>3-25-04</u>
QWEST	DATE
<i>Bita Erickson</i>	<u>3-09-04</u>
COMCAST	DATE
<u>N/A</u>	
NEW MEXICO UTILITIES	DATE
City Approvals	
<i>Phil B. Hat</i>	<u>3-9-04</u>
CITY SURVEYOR	DATE
<u>N/A</u>	
REAL PROPERTY DIVISION	DATE
<u>N/A</u>	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>Phil B. Hat</i>	<u>3-24-04</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Raymond A. Sheen</i>	<u>3-24-04</u>
UTILITIES DEVELOPMENT	DATE
<i>Christina Sandoval</i>	<u>3/24/04</u>
PARKS AND RECREATION DEPARTMENT	DATE
<i>Phil B. Hat</i>	<u>3-24-04</u>
AMAFCA	DATE
<i>Phil B. Hat</i>	<u>3-24-04</u>
CITY ENGINEER	DATE
<i>Sheran Matson</i>	<u>3/24/04</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich
Timothy Aldrich, P.S. No. 7719
Date 03-05-04
SHEET 1 OF 4

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 Page: 2 of 4
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 Bk-2004C Pg-191

PLAT FOR VISTA DEL AGUILA UNIT 3 SUBDIVISION

BEING A REPLAT OF NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, BLOCK 3, LOTS 22 THRU 32 WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 18, T. 11 N., R. 4 E., NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2004

EASEMENT NOTES

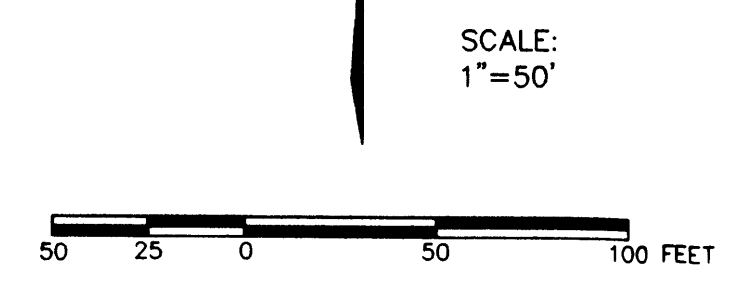
- ① EXISTING 10' P.U.E. (04-03-97, 97C-101)
- ② 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- ③ 20' WIDE PUBLIC WATER EASEMENT (GRANTED BY THIS PLAT)
- ④ 20' WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE MAINTAINED BY LOT 15, BLOCK C (GRANTED BY THIS PLAT)

LEGEND

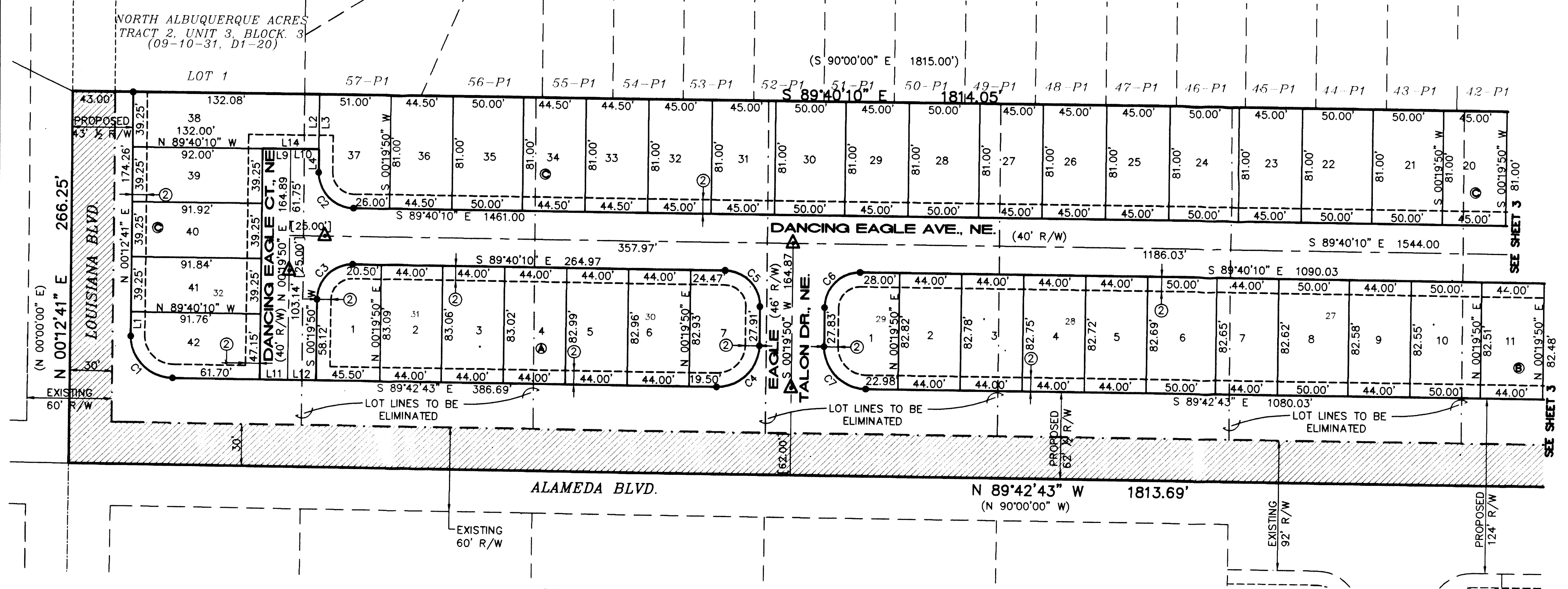
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT
- ▨ EXISTING ALAMEDA & LOUISIANA BLVD'S TO BE DEDICATED WITHOUT WARRANTY COVENANTS (1.4118 ACRES)

NOTES

1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES
2. SEE SHEET 4 FOR CURVE & LINE TABLES



QUAIL SPRINGS SUBDIVISION (04-03-97, 97C-101)



NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, BLOCK 4 (09-10-31, D1-20)

TREMENTINA SUBDIVISION

Thompson
 03 05 04
 1119

EASEMENT NOTES

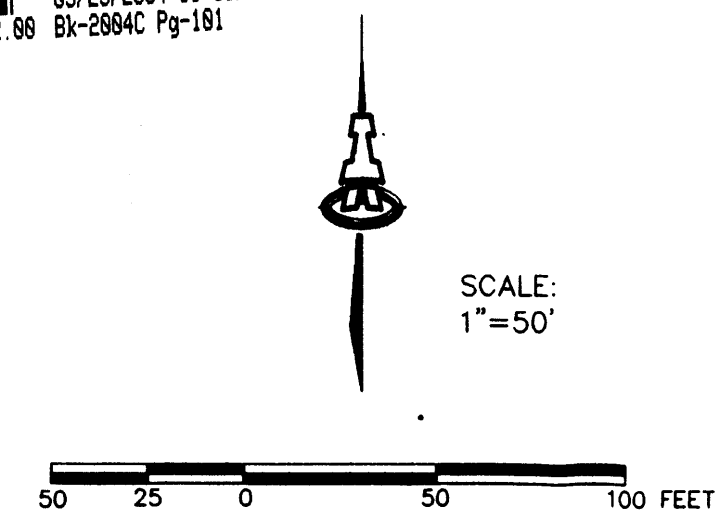
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LEGEND

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- △ CENTERLINE MONUMENT
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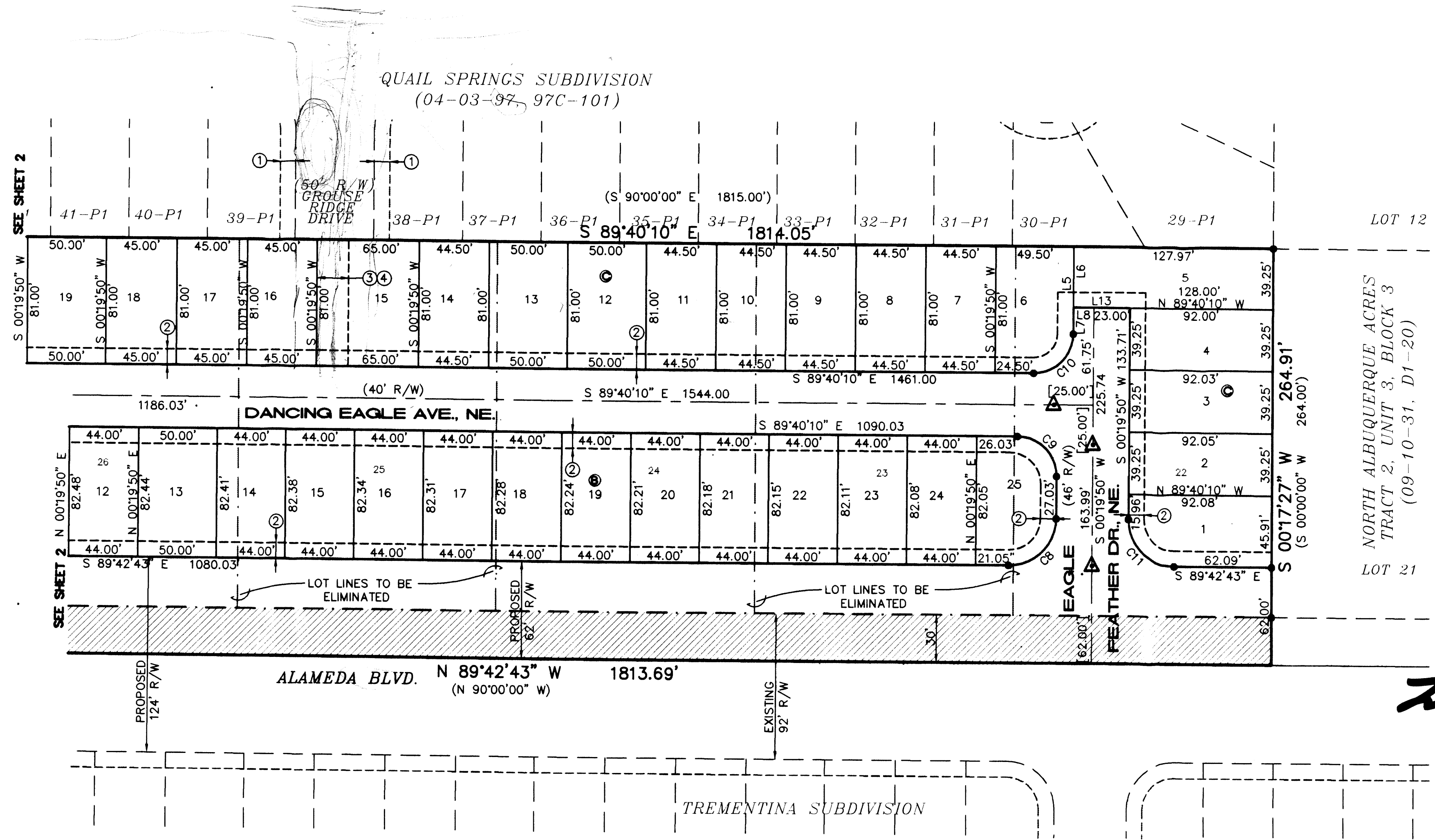
NOTES

- 1. DISTANCES IN BRACKETS ARE Q MONUMENT DISTANCES
- 2. SEE SHEET 4 FOR CURVE & LINE TABLES



PLAT FOR VISTA DEL AGUILA UNIT 3 SUBDIVISION

BEING A REPLAT OF
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 TRACT 2, UNIT 3, BLOCK 3,
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 T. 11 N., R. 4 E., NMPM
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2004



NORTH ALBUQUERQUE ACRES
 TRACT 2, UNIT 3, BLOCK 3
 (09-10-31, D1-20)
 LOT 21

Handwritten signature
 03-05-04
 7719

PLAT FOR VISTA DEL AGUILA UNIT 3 SUBDIVISION

BEING A REPLAT OF
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLOCK 3,
LOTS 22 THRU 32
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CITY OF ALBUQUERQUE,
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JANUARY 2004

EASEMENT NOTES

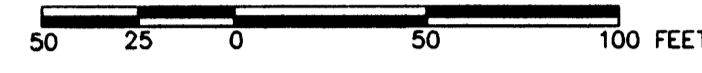
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- ▨ EXISTING ALAMEDA & LOUISIANA
BLVD'S TO BE DEDICATED WITHOUT
WARRANTY COVENANTS
(1.4118 ACRES)



SCALE:
1"=50'



NOTES

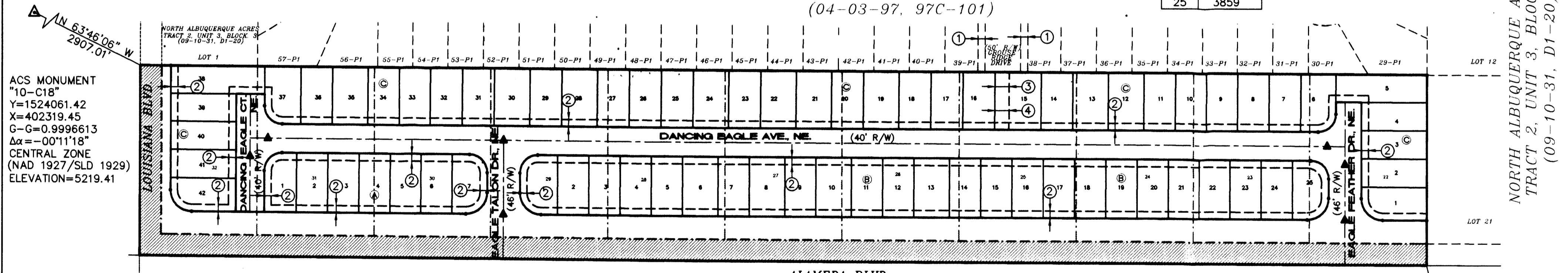
1. DISTANCES IN BRACKETS ARE
☉ MONUMENT DISTANCES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°12'41" W	17.26
L2	N 00°19'50" E	39.25
L3	N 00°19'50" E	56.00
L4	S 00°19'50" W	16.75
L5	S 00°19'50" W	56.00
L6	S 00°19'50" W	39.25
L7	S 00°19'50" W	16.75
L8	S 89°40'10" E	13.00
L9	N 89°40'10" W	20.00
L10	S 89°40'10" E	20.00
L11	N 89°42'43" W	20.00
L12	S 89°42'43" E	20.00
L13	N 89°40'10" W	36.00
L14	S 89°40'10" E	40.00

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.08	29.96	42.40	S 44°45'01" E	89°55'24"
C2	25.00	39.27	25.00	35.36	S 44°40'10" E	90°00'00"
C3	25.00	39.27	25.00	35.36	S 45°19'50" W	90°00'00"
C4	30.00	47.10	29.98	42.41	N 45°18'34" E	89°57'27"
C5	25.00	39.27	25.00	35.36	N 44°40'10" W	90°00'00"
C6	25.00	39.27	25.00	35.36	S 45°19'50" W	90°00'00"
C7	30.00	47.15	30.02	42.44	S 44°41'26" E	90°02'33"
C8	30.00	47.10	29.98	42.41	N 45°18'34" E	89°57'27"
C9	25.00	39.27	25.00	35.36	N 44°40'10" W	90°00'00"
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C11	30.00	47.15	30.02	42.44	S 44°41'26" E	90°02'33"

LOT AREA TABLE							
BLOCK A		BLOCK B		BLOCK C			
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	3647	1	4063	1	4038	22	4050
2	3655	2	3643	2	3614	23	3645
3	3654	3	3642	3	3613	24	4050
4	3652	4	3640	4	3612	25	3645
5	3651	5	3639	5	5023	26	3645
6	3649	6	4133	6	3875	27	3645
7	3775	7	3636	7	3605	28	4050
		8	4130	8	3605	29	3645
		9	3633	9	3605	30	4050
		10	4126	10	3605	31	3645
		11	3630	11	3605	32	3645
		12	3628	12	4050	33	3605
		13	4121	13	4050	34	3605
		14	3625	14	3605	35	4050
		15	3624	15	3645	36	3605
		16	3622	16	3645	37	3997
		17	3621	17	3645	38	5183
		18	3619	18	3645	39	3609
		19	3618	19	4050	40	3606
		20	3617	20	3645	41	3603
		21	3615	21	4050	42	4135
		22	3614				
		23	3612				
		24	3611				
		25	3859				

QUAIL SPRINGS SUBDIVISION (04-03-97, 97C-101)



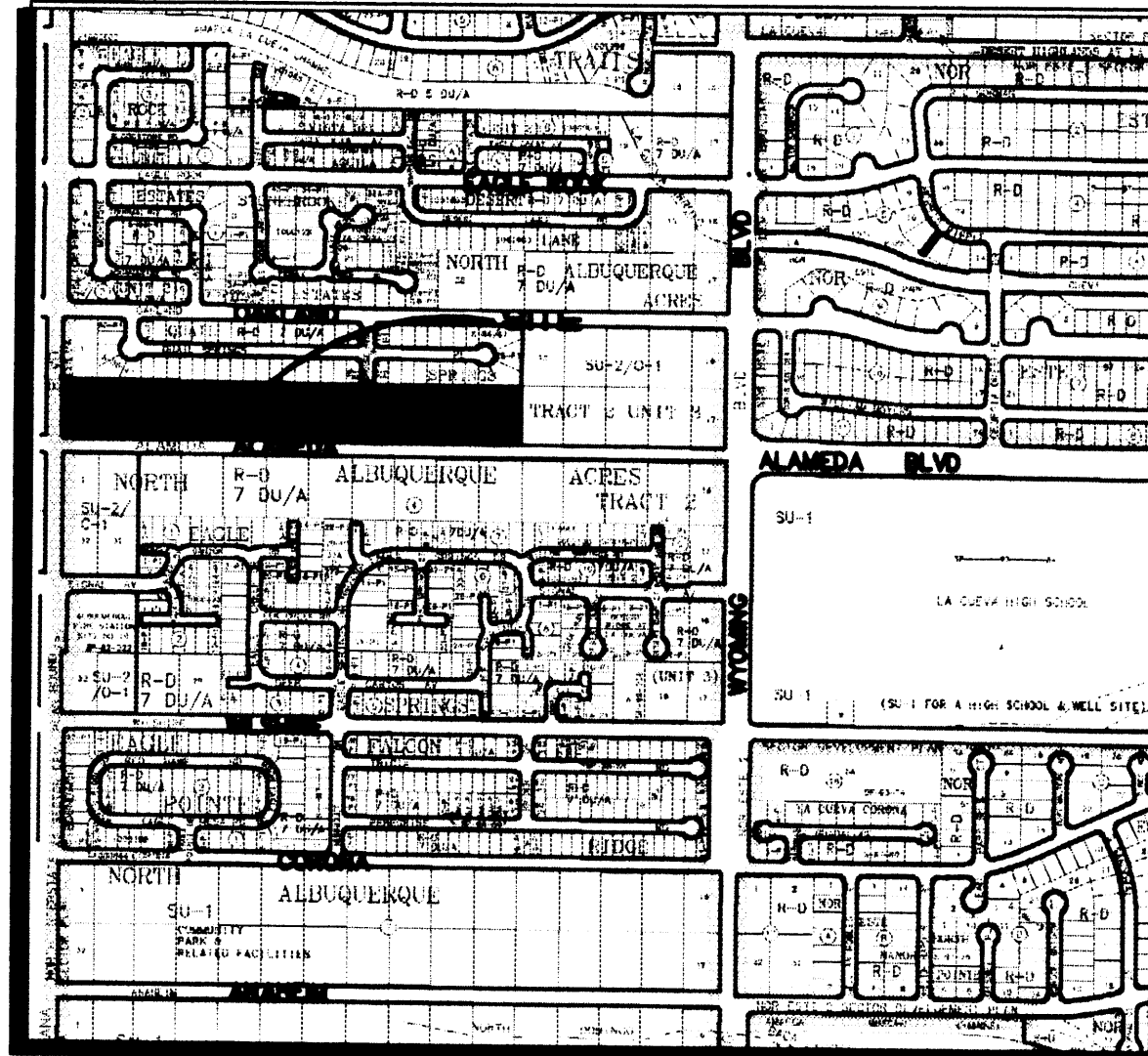
ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G-G=0.9996613
Δα=-00°11'18"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.41

NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLOCK 4
(09-10-31, D1-20)

Handwritten signature
03-05-04

TREMENTINA SUBDIVISION

ACS MONUMENT
"HEAVEN"
Y=1518737.03
X=407051.31
G-G=0.99965263
Δα=-00°10'45"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5375.62



C-19 VICINITY MAP 1"=750'±

SUBDIVISION DATA / NOTES

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- Total Number of Lots created: 74
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PLAT FOR VISTA DEL AGUILA UNIT 3 SUBDIVISION

BEING A REPLAT OF NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, BLOCK 3, LOTS 22 THRU 32 WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 18, T. 11 N., R. 4 E., NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2004

Final
PRELIMINARY PLAT APPROVED BY DRB ON 3/24/04

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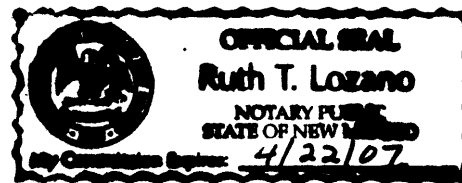
OWNER

Two Joes, L.L.C.

Joe R. Hahn 3-9-04
 Joe R. Hahn, Managing Member Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }



This instrument was acknowledged before me on March 9 2004, by Joe R. Hahn, as managing member of Two Joes, L.L.C.

My Commission Expires: 4/22/07
Ruth T. Lozano
 Notary Public

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

APPROVALS

PNM ELECTRIC SERVICES DIVISION	<i>Lead G. Mark</i>	3-9-04
PNM GAS SERVICES DIVISION	<i>Lead G. Mark</i>	3-9-04
QWEST		
COMCAST	<i>Rita E.icka</i>	3-09-04
NEW MEXICO UTILITIES		
CITY SURVEYOR	<i>PH B. Hat</i>	3-9-04
REAL PROPERTY DIVISION		
ENVIRONMENTAL HEALTH DEPARTMENT		
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		
UTILITIES DEVELOPMENT		
PARKS AND RECREATION DEPARTMENT		
AMA FCA		
CITY ENGINEER		
DRB CHAIRPERSON, PLANNING DEPARTMENT		
QUAIL SPRINGS NEIGHBORHOOD ASSOCIATION		

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Timothy Aldrich
 Timothy Aldrich, P.S. No. 7718
 Date 03-05-04
 SHEET 1 OF 4

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JANUARY 2004

EASEMENT NOTES

- ① EXISTING 10' P.U.E. (04-03-97, 97C-101)
- ② 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- ③ 20' WIDE PUBLIC WATER EASEMENT (GRANTED BY THIS PLAT)
- ④ 20' WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE MAINTAINED BY LOT 15, BLOCK C (GRANTED BY THIS PLAT)

LEGEND

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- ▨ EXISTING ALAMEDA & LOUISIANA BLVD'S TO BE DEDICATED WITHOUT WARRANTY COVENANTS (1.4118 ACRES)

NOTES

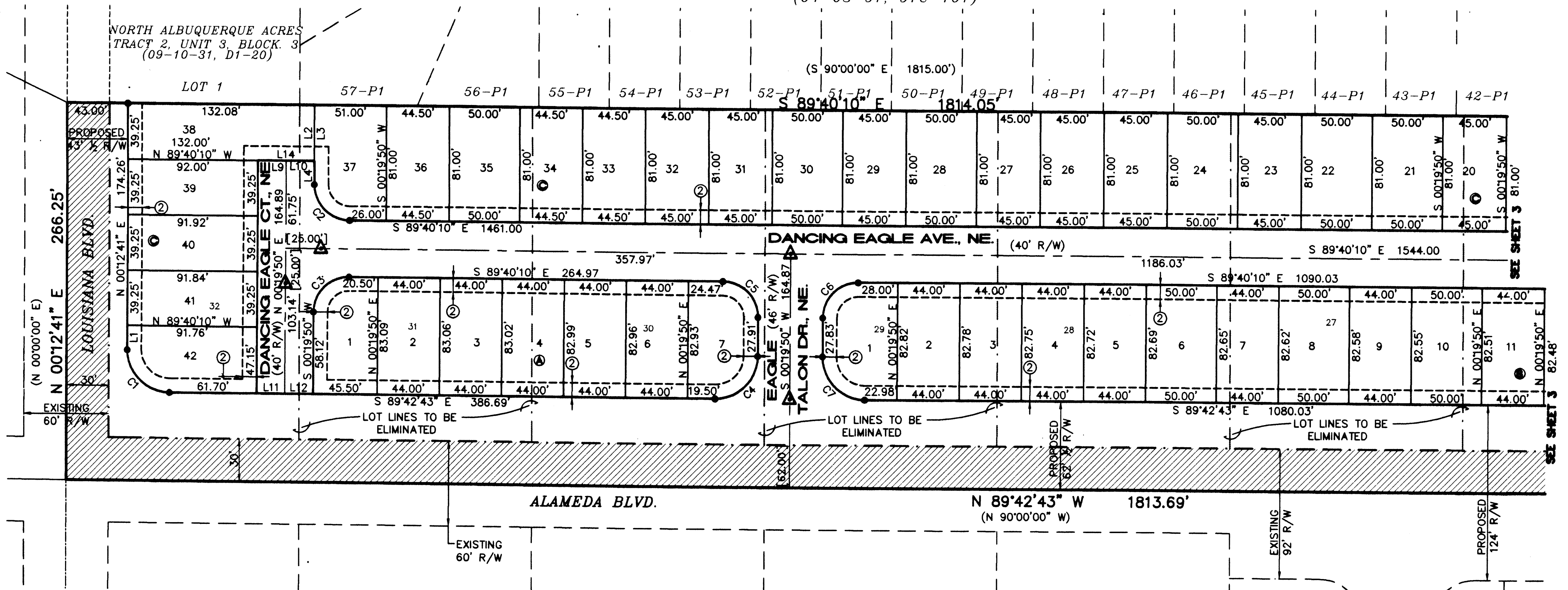
1. DISTANCES IN BRACKETS ARE Q MONUMENT DISTANCES
2. SEE SHEET 4 FOR CURVE & LINE TABLES



SCALE: 1"=50'



QUAIL SPRINGS SUBDIVISION (04-03-97, 97C-101)



NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, BLOCK 4 (09-10-31, D1-20)

Handwritten signature
05/05/04

**PLAT FOR
VISTA DEL AGUILA UNIT 3
SUBDIVISION**

BEING A REPLAT OF
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLOCK 3,
LOTS 22 THRU 32
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
T. 11 N., R. 4 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2004

EASEMENT NOTES

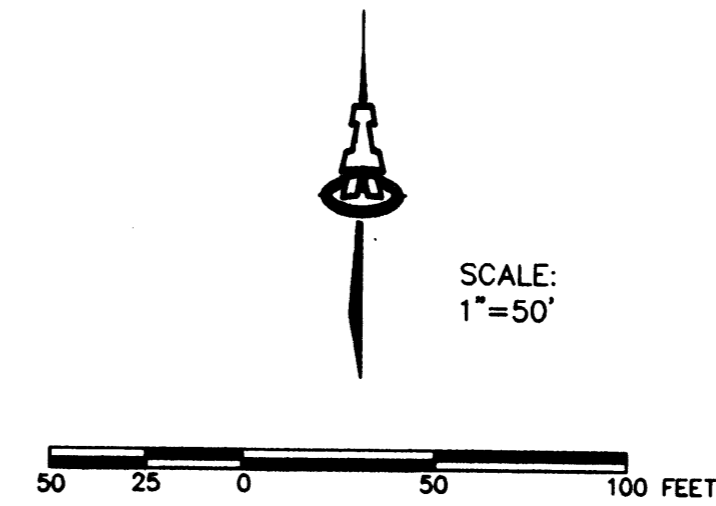
- ① EXISTING 10' P.U.E.
(04-03-97, 97C-101)
- ② 10' PUBLIC UTILITY EASEMENT
(GRANTED BY THIS PLAT)
- ③ 20' WIDE PUBLIC WATER EASEMENT
(GRANTED BY THIS PLAT)
- ④ 20' WIDE PUBLIC PEDESTRIAN ACCESS
EASEMENT TO BE MAINTAINED BY
LOT 15, BLOCK C
(GRANTED BY THIS PLAT)

LEGEND

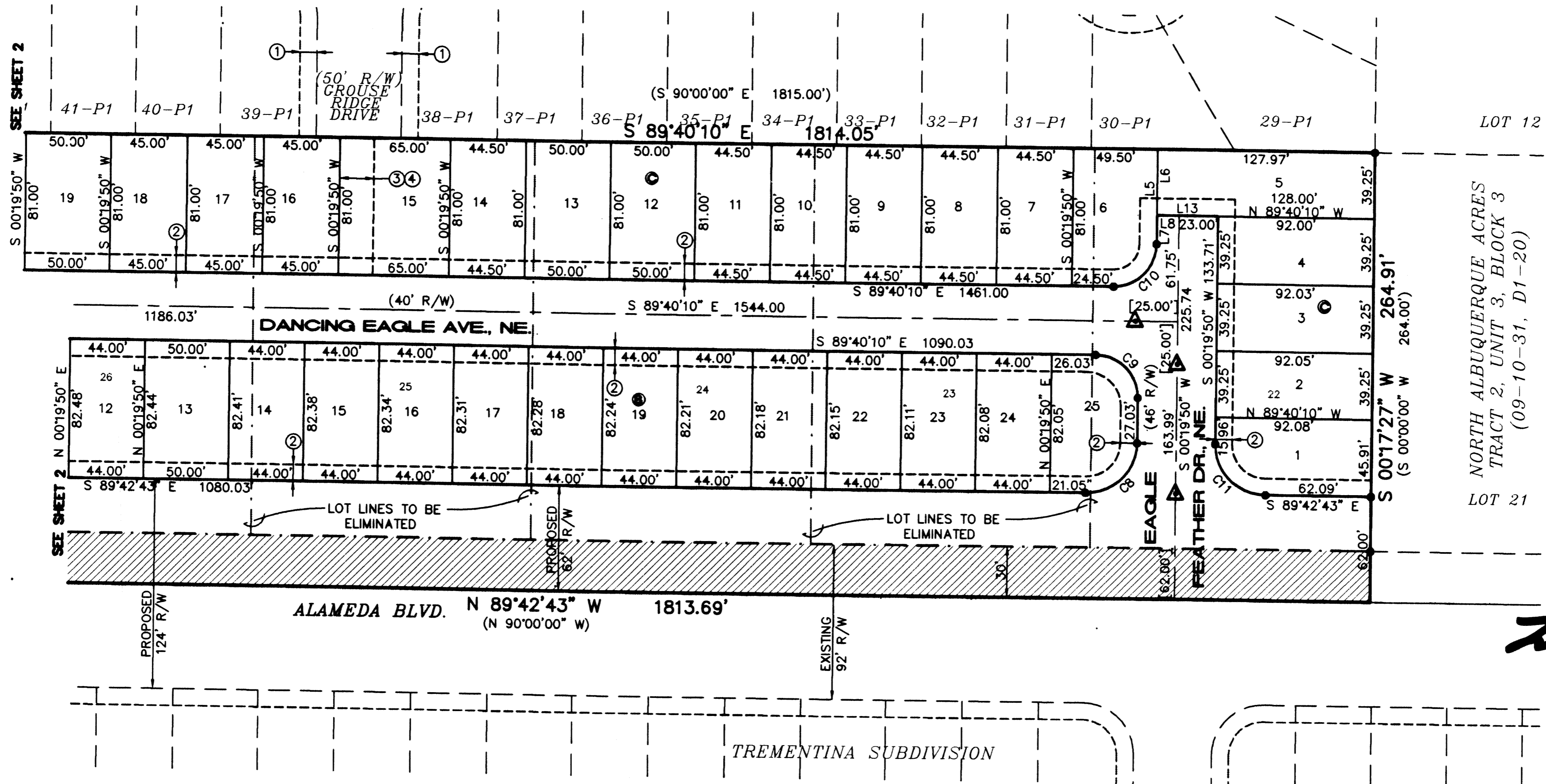
- SET 5/8" REBAR WITH
CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT
- ▨ EXISTING ALAMEDA & LOUISIANA
BLVD'S TO BE DEDICATED WITHOUT
WARRANTY COVENANTS
(1.4118 ACRES)

NOTES

- 1. DISTANCES IN BRACKETS ARE
Q MONUMENT DISTANCES
- 2. SEE SHEET 4 FOR CURVE &
LINE TABLES



**QUAIL SPRINGS SUBDIVISION
(04-03-97, 97C-101)**



Handwritten signature and date:
03-05-04

PLAT FOR VISTA DEL AGUILA UNIT 3 SUBDIVISION

BEING A REPLAT OF
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLOCK 3,
LOTS 22 THRU 32
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
T. 11 N., R. 4 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2004

EASEMENT NOTES

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(04-03-97, 97C-101)
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(GRANTED BY THIS PLAT)
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(GRANTED BY THIS PLAT)
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EASEMENT TO BE MAINTAINED BY
LOT 15, BLOCK C
(GRANTED BY THIS PLAT)

LEGEND

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CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- ▨ EXISTING ALAMEDA & LOUISIANA
BLVD'S TO BE DEDICATED WITHOUT
WARRANTY COVENANTS
(1.4118 ACRES)



SCALE:
1"=50'



NOTES

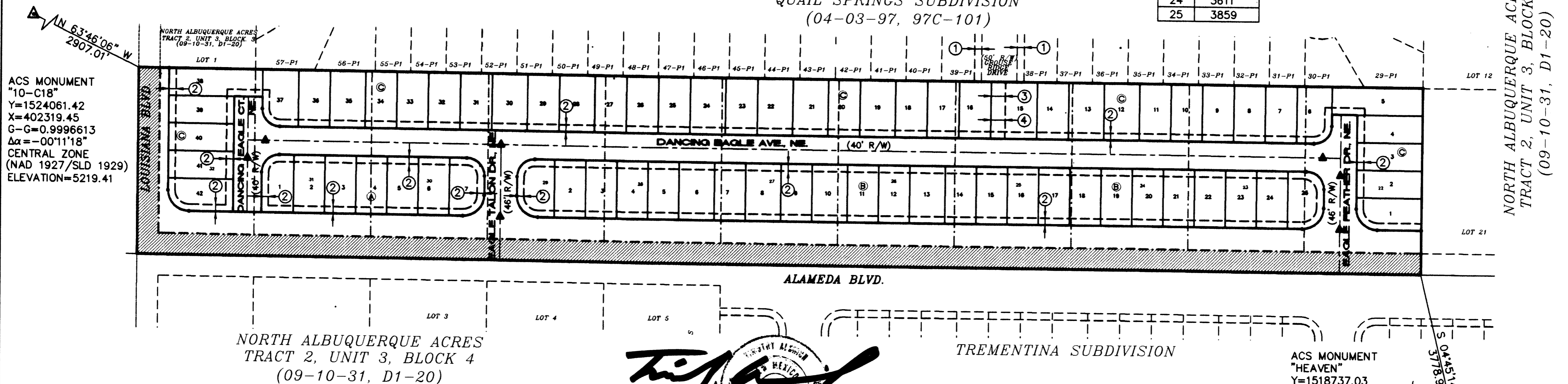
1. DISTANCES IN BRACKETS ARE
Q MONUMENT DISTANCES

LINE	BEARING	DISTANCE
L1	S 00°12'41" W	17.26
L2	N 00°19'50" E	39.25
L3	N 00°19'50" E	56.00
L4	S 00°19'50" W	16.75
L5	S 00°19'50" W	56.00
L6	S 00°19'50" W	39.25
L7	S 00°19'50" W	16.75
L8	S 89°40'10" E	13.00
L9	N 89°40'10" W	20.00
L10	S 89°40'10" E	20.00
L11	N 89°42'43" W	20.00
L12	S 89°42'43" E	20.00
L13	N 89°40'10" W	36.00
L14	S 89°40'10" E	40.00

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.08	29.96	42.40	S 44°45'01" E	89°55'24"
C2	25.00	39.27	25.00	35.36	S 44°40'10" E	90°00'00"
C3	25.00	39.27	25.00	35.36	S 45°19'50" W	90°00'00"
C4	30.00	47.10	29.98	42.41	N 45°18'34" E	89°57'27"
C5	25.00	39.27	25.00	35.36	N 44°40'10" W	90°00'00"
C6	25.00	39.27	25.00	35.36	S 45°19'50" W	90°00'00"
C7	30.00	47.15	30.02	42.44	S 44°41'26" E	90°02'33"
C8	30.00	47.10	29.98	42.41	N 45°18'34" E	89°57'27"
C9	25.00	39.27	25.00	35.36	N 44°40'10" W	90°00'00"
C10	25.00	39.27	25.00	35.36	N 45°19'50" E	90°00'00"
C11	30.00	47.15	30.02	42.44	S 44°41'26" E	90°02'33"

LOT AREA TABLE							
BLOCK A		BLOCK B		BLOCK C			
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	3647	1	4063	1	4038	22	4050
2	3655	2	3643	2	3614	23	3645
3	3654	3	3642	3	3613	24	4050
4	3652	4	3640	4	3612	25	3645
5	3651	5	3639	5	5023	26	3645
6	3649	6	4133	6	3875	27	3645
7	3775	7	3636	7	3605	28	4050
		8	4130	8	3605	29	3645
		9	3633	9	3605	30	4050
		10	4126	10	3605	31	3645
		11	3630	11	3605	32	3645
		12	3628	12	4050	33	3605
		13	4121	13	4050	34	3605
		14	3625	14	3605	35	4050
		15	3624	15	3645	36	3605
		16	3622	16	3645	37	3997
		17	3621	17	3645	38	5183
		18	3619	18	3645	39	3609
		19	3618	19	4050	40	3606
		20	3617	20	3645	41	3603
		21	3615	21	4050	42	4135
		22	3614				
		23	3612				
		24	3611				
		25	3859				

QUAIL SPRINGS SUBDIVISION (04-03-97, 97C-101)



ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G-G=0.9996613
Δα=-00°11'18"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.41

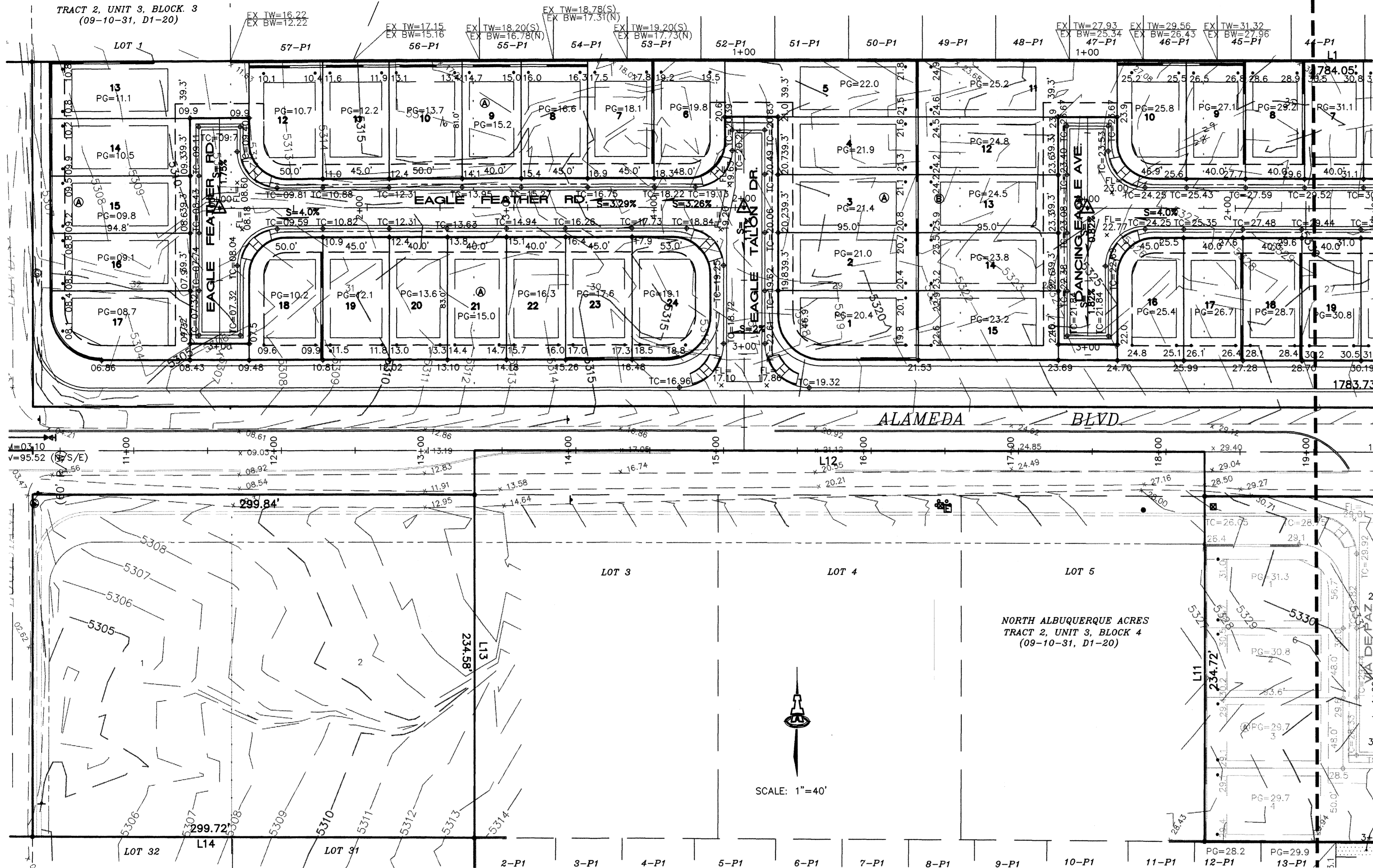
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLOCK 3
(09-10-31, D1-20)

NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLOCK 4
(09-10-31, D1-20)

ACS MONUMENT
"HEAVEN"
Y=1518737.03
X=407051.31
G-G=0.99965263
Δα=-00°10'45"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5375.62

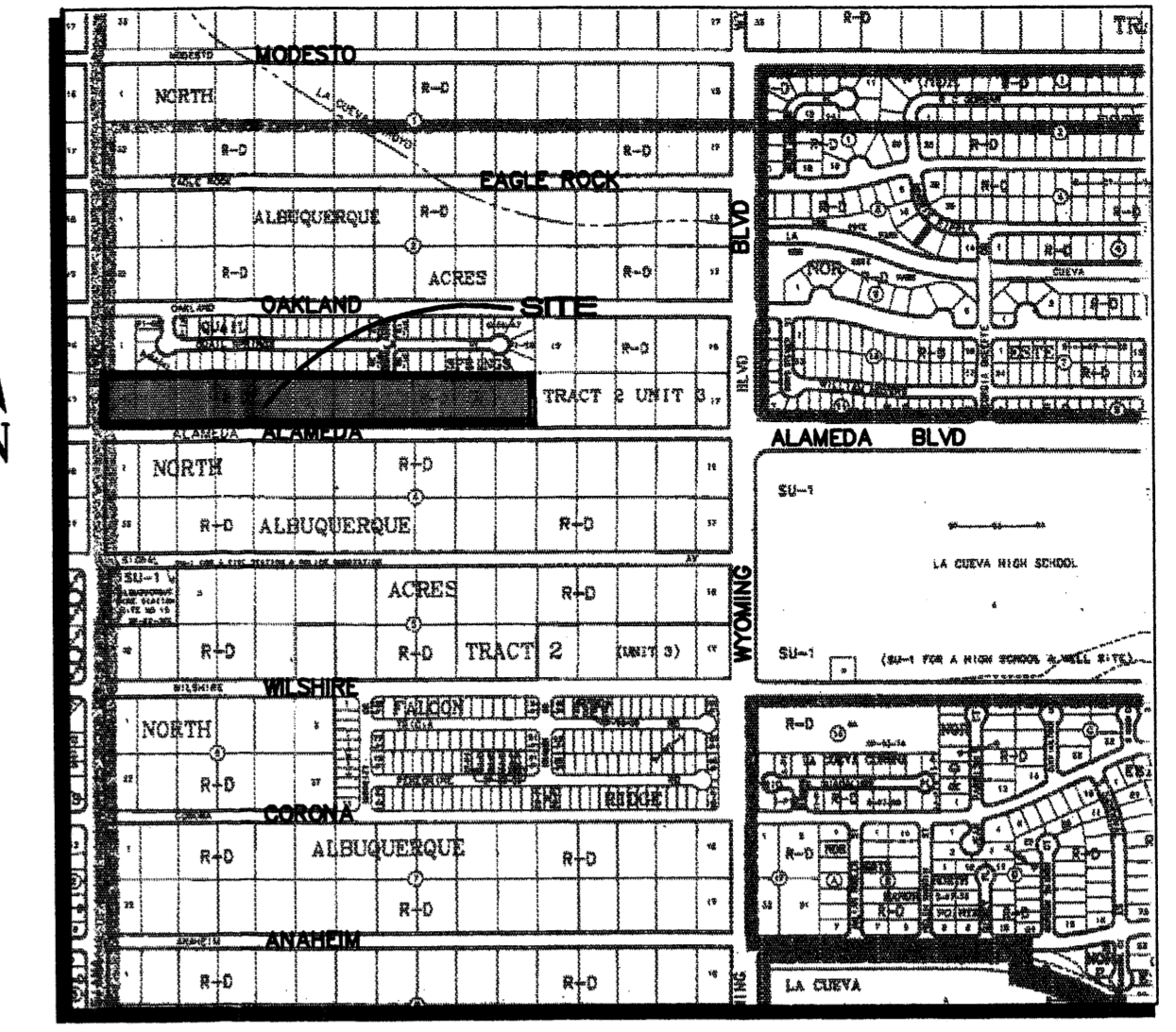
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03-05-04

TRACT 2, UNIT 3, BLOCK 3
(09-10-31, D1-20)



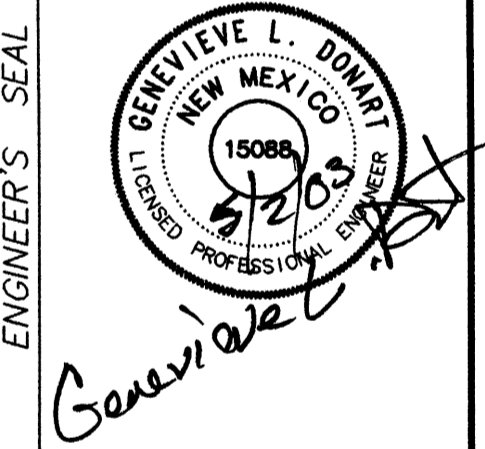
LEGEND

- 5200— EXISTING CONTOUR
- 52— PROPOSED CONTOUR
- ◆78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PG=6881.0 PAD GRADE ELEVATION
- SIDEWALK CULVERT
- TC=81.95
FL=81.45 TOP OF CURB
FLOWLINE ELEVATION
- ~~~~~ WATER BAR
- PROPOSED RETAINING WALL
- TW=52.0
BW=50.0 TOP OF WALL
BOTTOM OF WALL ELEVATION
- INV=72.5 INVERT ELEVATION
- STORM DRAIN MANHOLE
- BASIN (A) BASIN ID
- BASIN BOUNDARY
- EROSION CONTROL BERM



VICINITY MAP

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	FIELD NOTES	REVISIONS	NO.	DATE
DESIGNED BY	DATE	DRAWN BY	DATE	1. ALDRICH SURVEYING 04/03	DESIGN	1	04/03
INSPECTED BY	DATE	REVISIONS	DATE				
APPROVED BY	DATE						
VERIFIED BY	DATE						
COMPILED BY	DATE						
MICRO-FILM INFORMATION	DATE						
RECORDED BY	DATE						



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87102
 1257GRD1.DWG/jts 05/01/03

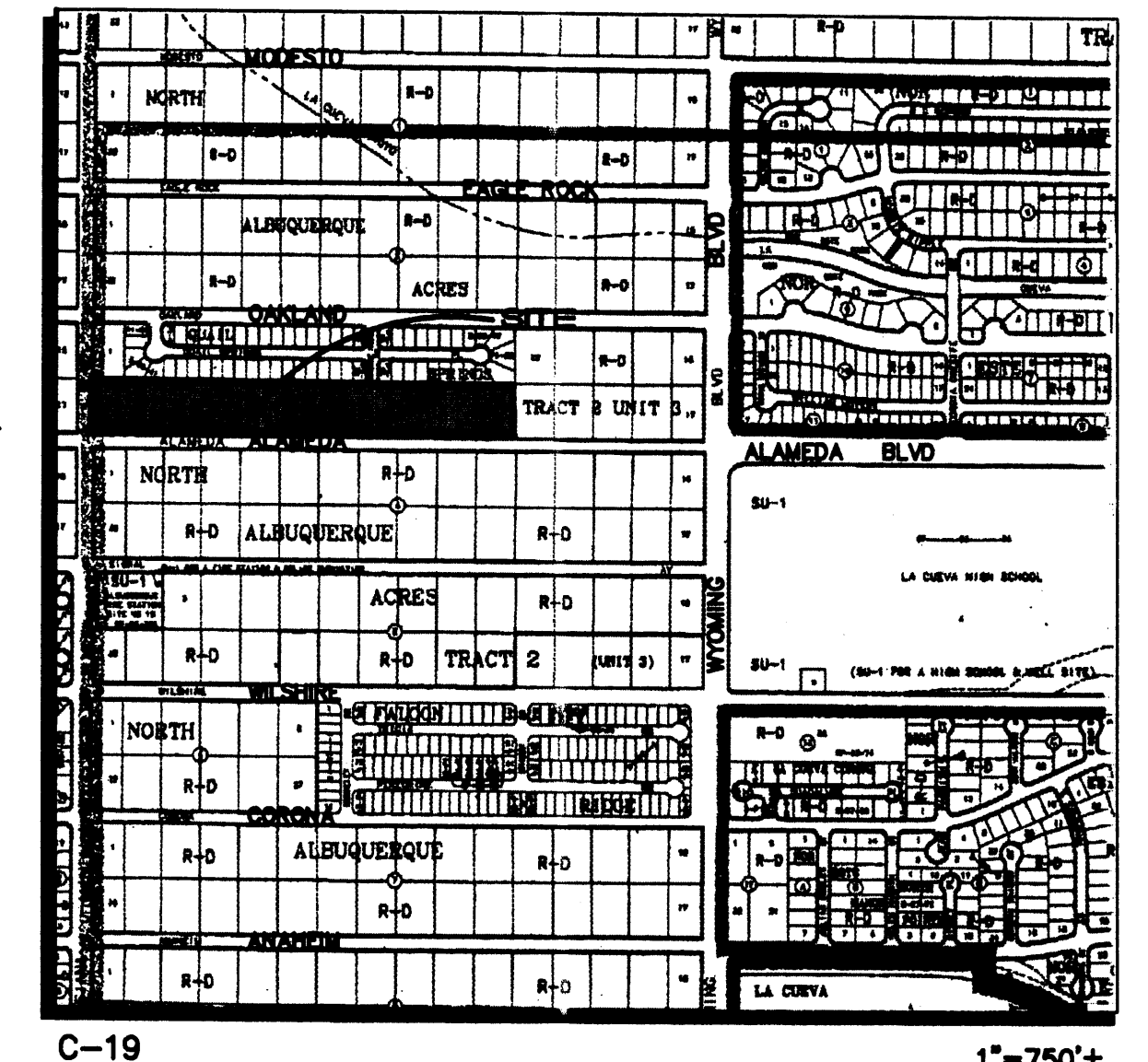
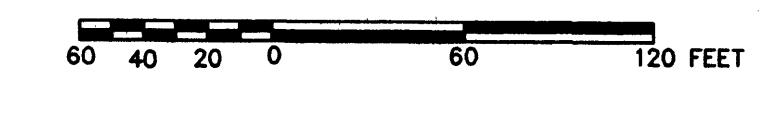
**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP**

**TITLE: VISTA DEL AGUILA SUBDIVISION, UNIT 3
 GRADING & DRAINAGE PLAN**

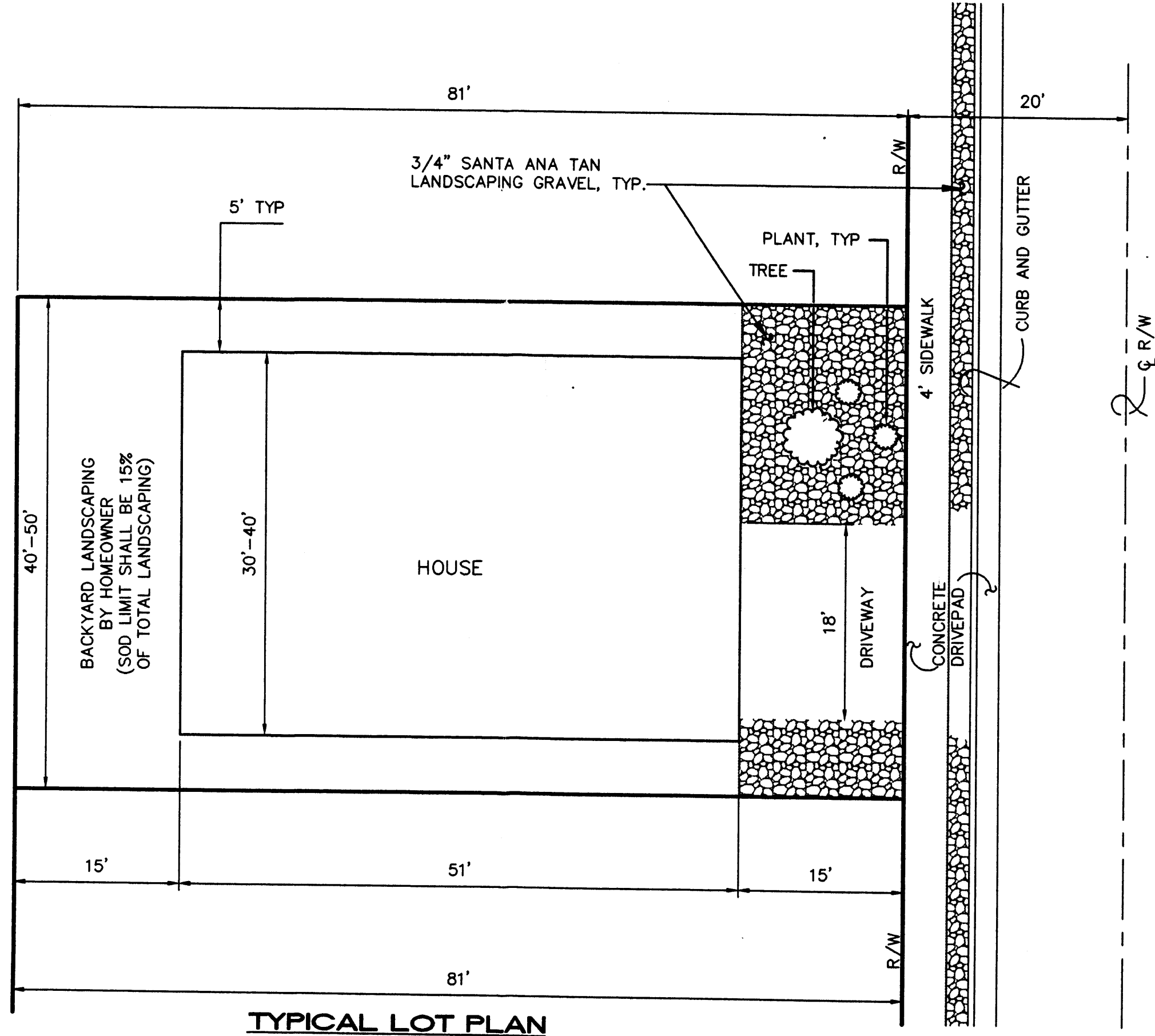
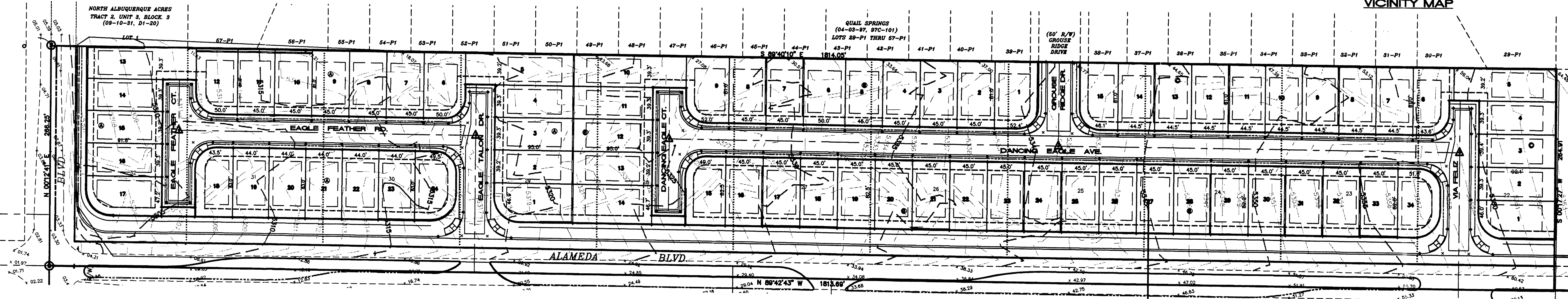
Design Review Committee	City Engineer Approval	Ms./Day/Yr.	Ms./Day/Yr.

City Project No. _____ Zone Map No. **C-19** Sheet **1** Of **2**

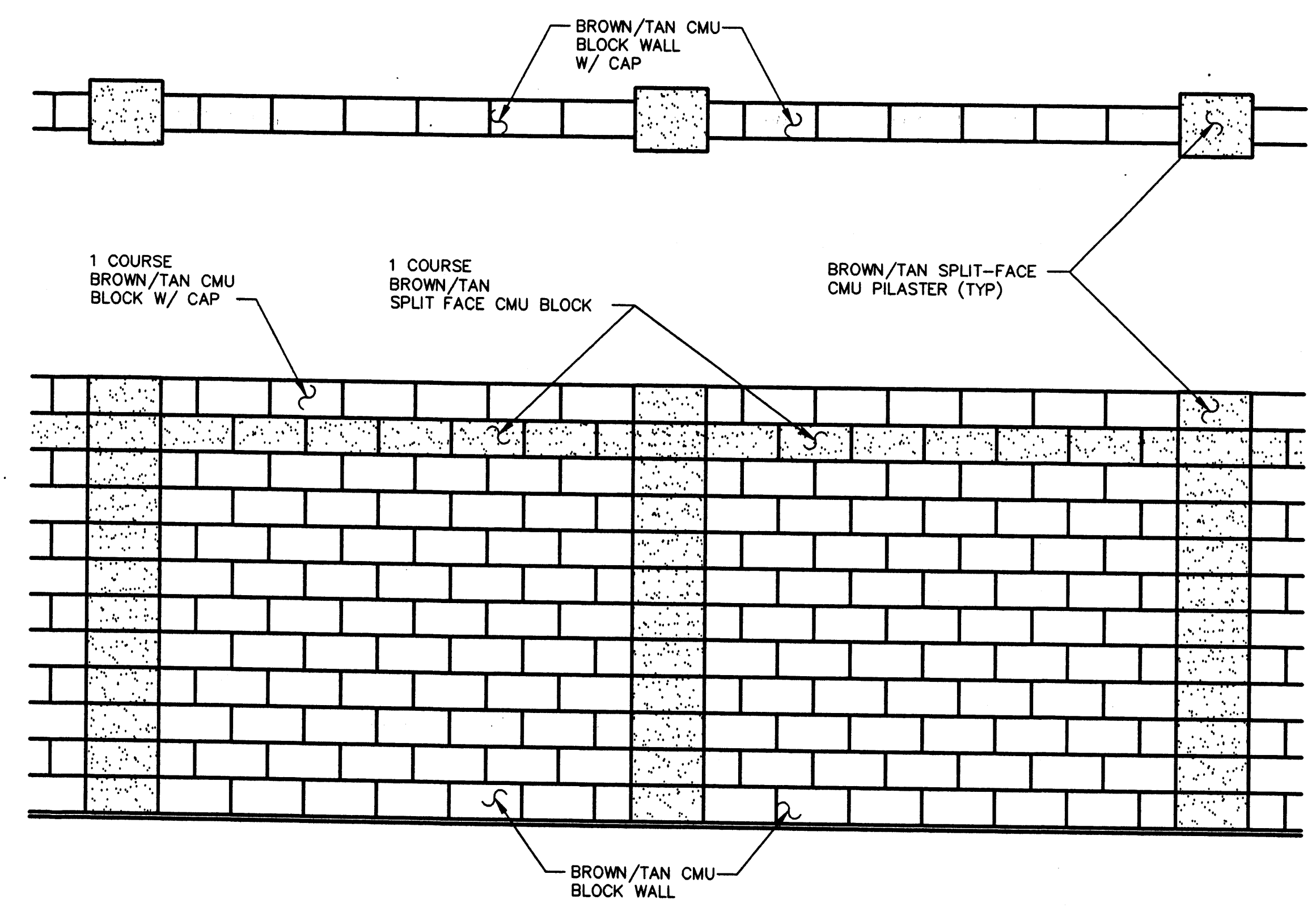
- LEGEND**
- 5200— EXISTING CONTOUR
 - 52— PROPOSED CONTOUR
 - ◆78.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - PG=6881.0 PAD GRADE ELEVATION
 - SIDEWALK CULVERT
 - TC=81.95
FL=81.45 TOP OF CURB
FLOWLINE ELEVATION
 - ~~~~~ WATER BAR
 - PROPOSED RETAINING WALL
 - TW=52.0
BW=50.0 TOP OF WALL
BOTTOM OF WALL ELEVATION
 - INV=72.5 INVERT ELEVATION
 - STORM DRAIN MANHOLE
 - BASIN (A) BASIN ID
 - BASIN BOUNDARY
 - EROSION CONTROL BERM



C-19 VICINITY MAP 1"=750'±



TYPICAL LOT PLAN
SCALE: 1"=10'-0"



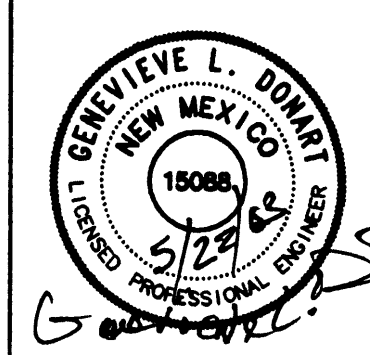
PERIMETER WALL DETAIL
SCALE: 1"=2'-0"

5-28-03
#8

100 2640

File

VISTA DEL AGUILA
SUBDIVISION UNIT 3
SITE DEVELOPMENT PLAN



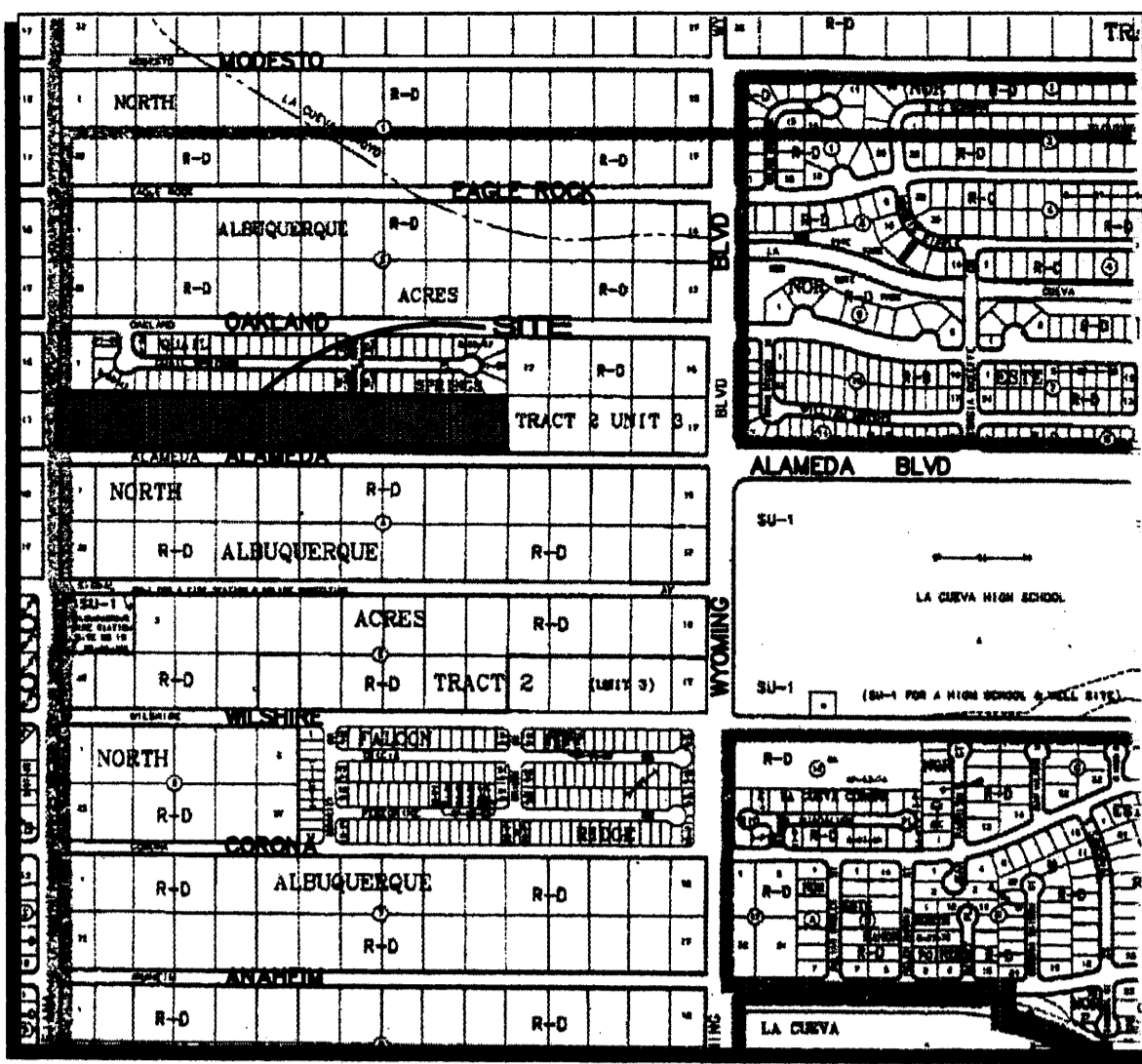
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1257SDP-PH1.DWG 04/29/03

PRELIMINARY PLAT FOR
VISTA DEL AGUILA SUBDIVISION,
UNIT THREE

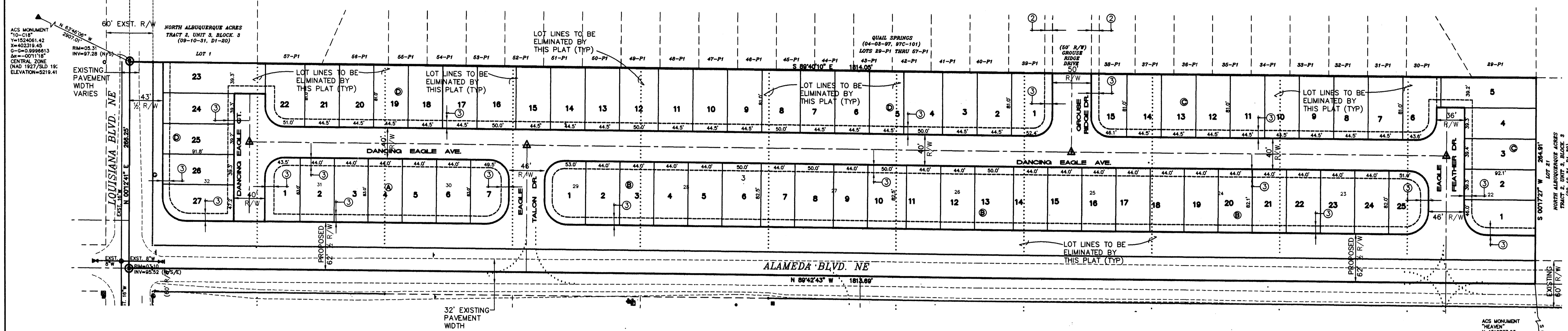
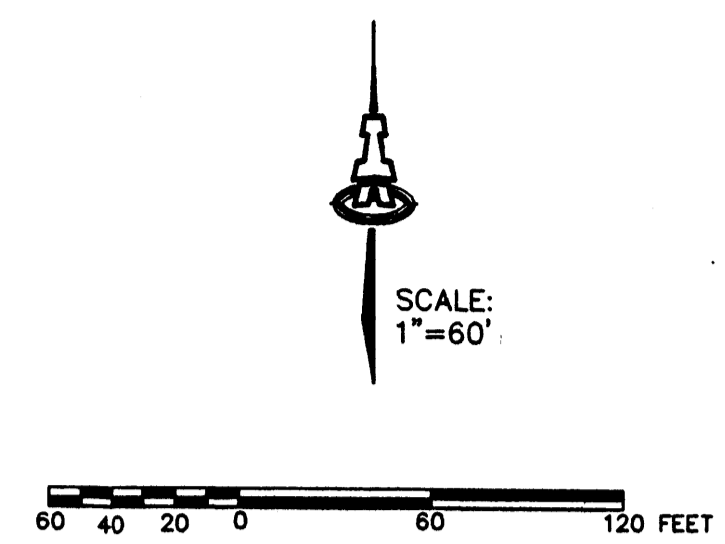
BEING A REPLAT OF
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3
BLOCK 3, LOTS 22 THRU 32
WITHIN THE ELENA CALLEGOS GRANT
PROJECTED SECTION 18, T. 11 N., R. 4 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2003

PRELIMINARY
APPROVED BY
ON 7/9/03



VICINITY MAP

- LEGEND**
- FOUND 5/8" REBAR (TYP.)
 - SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - ⊙ FOUND 1/2" REBAR (TYP.)
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - △ CENTERLINE MONUMENT
 - LOT LINE(S) TO BE ELIMINATED BY FINAL PLAT



LEGAL DESCRIPTION

NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLOCK 3
LOTS 22 THRU 32

ACS BENCHMARK

ACS MONUMENT "10-C18" LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MODESTO AVENUE N.E. AND SAN PEDRO BOULEVARD N.E.
ELEVATION: 5219.41

SITE DATA

1. TOTAL LAND AREA = 11.3188 ACRES.
2. NUMBER OF EXISTING LOTS IS 11.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 74.
4. CURRENT ZONING: R-D. (7 D.U./ ACRE)
5. ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
6. ALL STREETS HAVE PAVING WIDTHS PER DPM STANDARDS. (SOME RIGHT-OF-WAY WIDTHS REDUCED BY VARIANCE.)
7. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
8. FIELD SURVEY PERFORMED FEBRUARY 2003, BY ALDRICH LAND SURVEYING.

EASEMENT NOTES

- ① NOT USED
- ② EXISTING 10' P.U.E. (04-03-97, 97C-101)
- ③ 10' PUBLIC UTILITY EASEMENT (TO BE GRANTED BY FINAL PLAT).

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7719".
2. ALL STREET CENTERLINE POINTS SHOWN THUS △ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
5. DISTANCES WILL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION
AND STREET NAMES

[Signature] 6-27-03
CITY SURVEYOR DATE

OWNERSHIP

[Signature] 6-24-03
BOYHANN L.L.C. DATE
JOE BOYD, MEMBER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1257PLM.DWG.rh VIEW 1 06/06/03

PRELIMINARY PLAT FOR
VISTA DEL AGUILA SUBDIVISION,
UNIT THREE

BEING A REPLAT OF
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3
BLOCK 3, LOTS 22 THRU 32
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18, T. 11 N., R. 4 E., NMPM
CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO

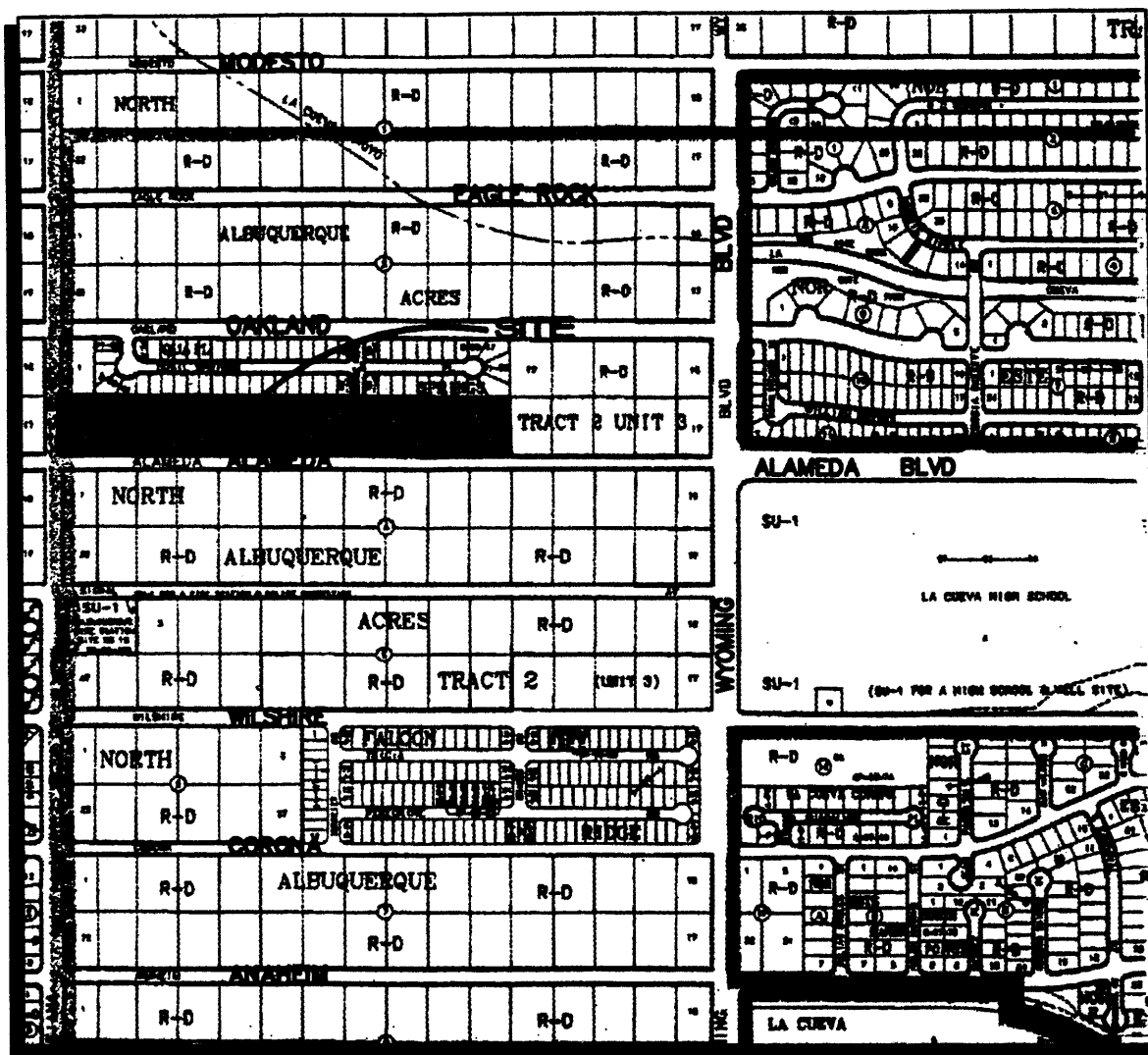
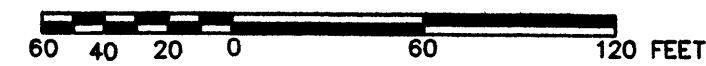
SEPTEMBER 2003

LEGEND

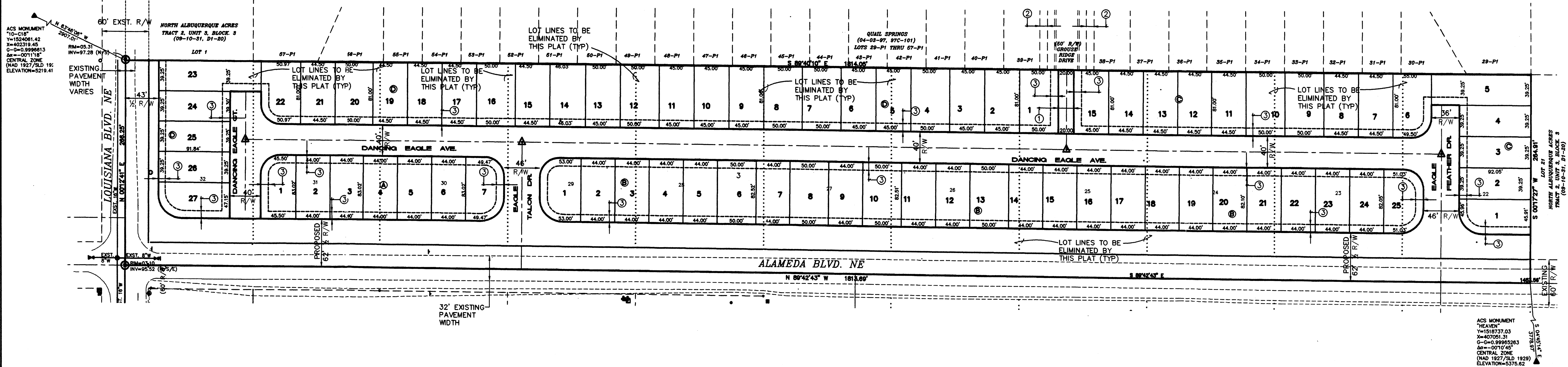
- FOUND 5/8" REBAR (TYP.)
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- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- ⊙ FOUND 1/2" REBAR (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT
- LOT LINE(S) TO BE ELIMINATED BY FINAL PLAT



SCALE:
1"=60'



C-19 VICINITY MAP 1"=750'±



LEGAL DESCRIPTION

NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLOCK 3
LOTS 22 THRU 32

ACS BENCHMARK

ACS MONUMENT "10-C18" LOCATED IN
THE SOUTHEAST QUADRANT OF THE
INTERSECTION OF MODESTO AVENUE N.E.
AND SAN PEDRO BOULEVARD N.E.

ELEVATION: 5219.41

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7. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
8. FIELD SURVEY PERFORMED FEBRUARY 2003, BY ALDRICH LAND SURVEYING.

EASEMENT NOTES

- ① 20' PUBLIC PEDESTRIAN RIGHT-OF-WAY (TO BE DEDICATED BY FINAL PLAT).
- ② EXISTING 10' P.U.E. (04-03-97, 97C-101).
- ③ 10' PUBLIC UTILITY EASEMENT (TO BE GRANTED BY FINAL PLAT).

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7719".
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5. DISTANCES WILL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION
AND STREET NAMES

J. B. Hart 9-26-03
CITY SURVEYOR DATE

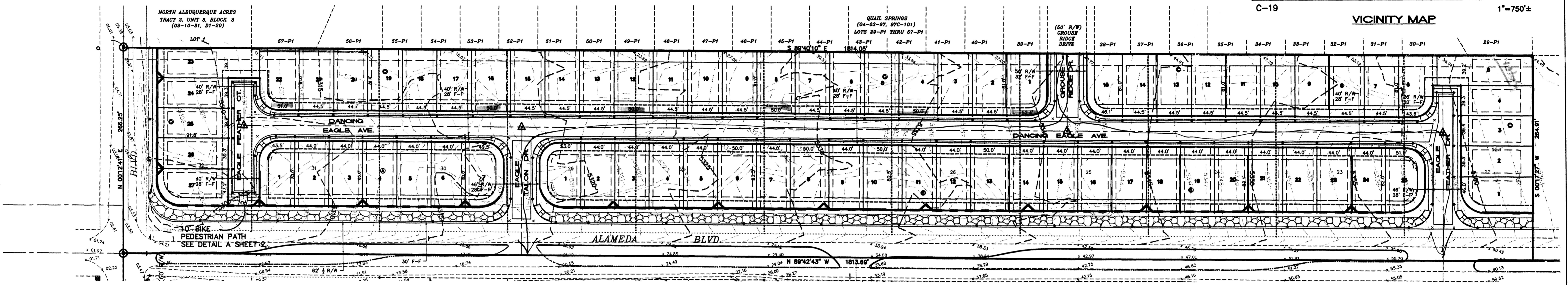
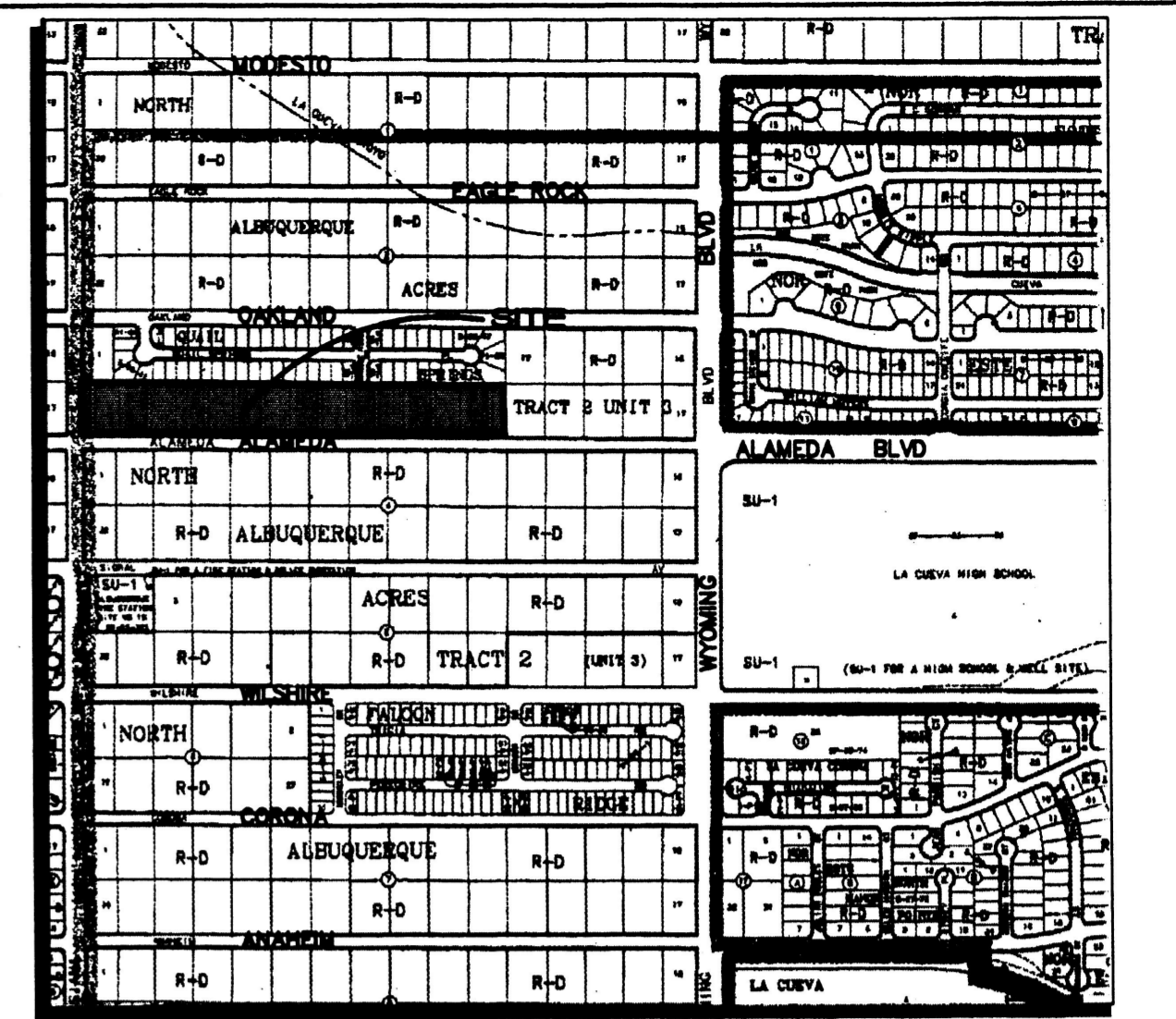
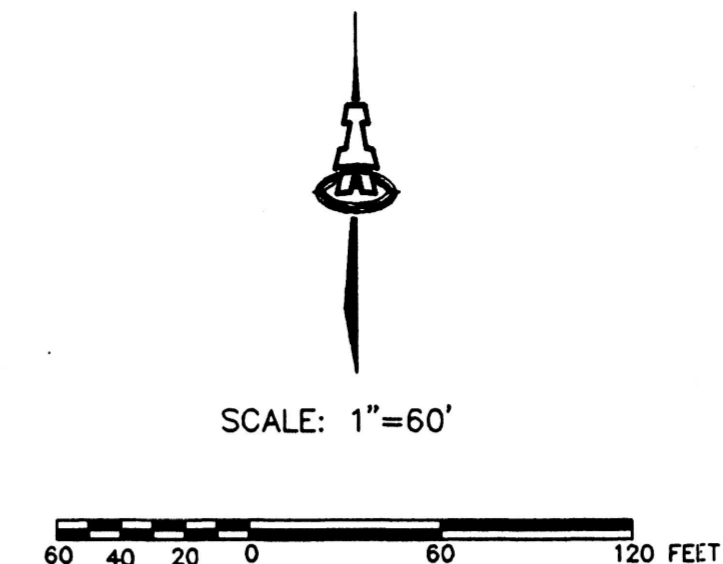
OWNERSHIP

Joe Boyden 9-25-03
BOYHANN L.L.C. DATE
JOE BOYDEN, MEMBER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

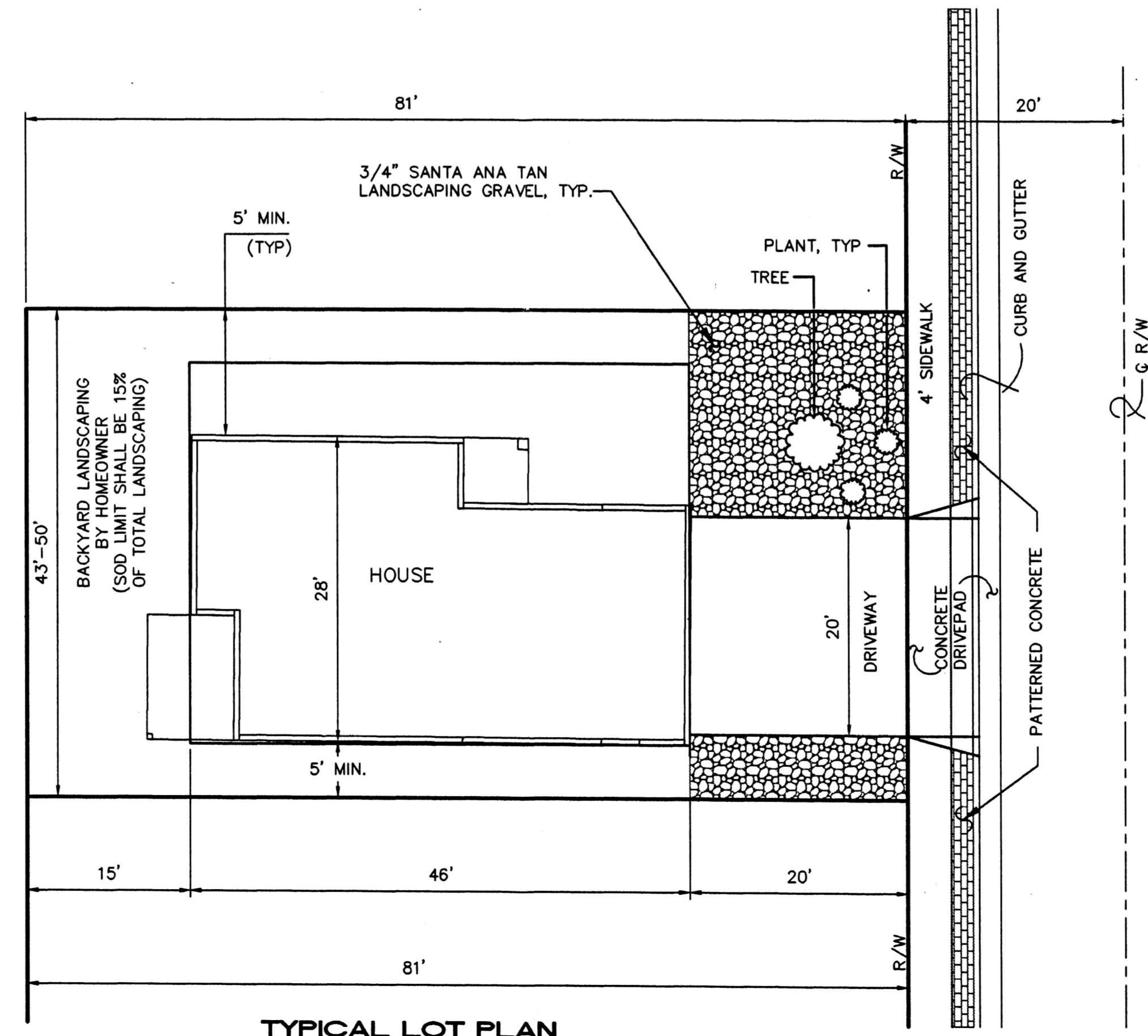
1257PLM.DWG.js VIEW 1 09/25/03

- LEGEND**
- 5200 — EXISTING CONTOUR
 - 52 — PROPOSED CONTOUR
 - — PROPOSED RETAINING WALL
 - - - PERIMETER WALL



VIEW NOTES:

1. ENSURE THAT DEVELOPMENT RESPECTS THE VIEWS OF THE SANDIA MOUNTAINS TO THE EAST AND THE MESA TO THE WEST. THIS INCLUDES PRESERVING VIEWS FROM OUT OF SITE AND SITE DESIGN TO TAKE ADVANTAGE OF VIEWS FROM THE SITE.
2. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
3. ROOFTOP MECHANICAL AND ELECTRICAL EQUIPMENT, MICROWAVE ANTENNAE, OR SIMILAR ROOFTOP HARDWARE SHALL BE SCREENED FROM PUBLIC VIEW.



TYPICAL LOT PLAN
SCALE: 1"=10'-0"

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is consistent with the La Cueva Sector Development Plan approved by the Environmental Planning Commission (EPC), dated June 2000 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

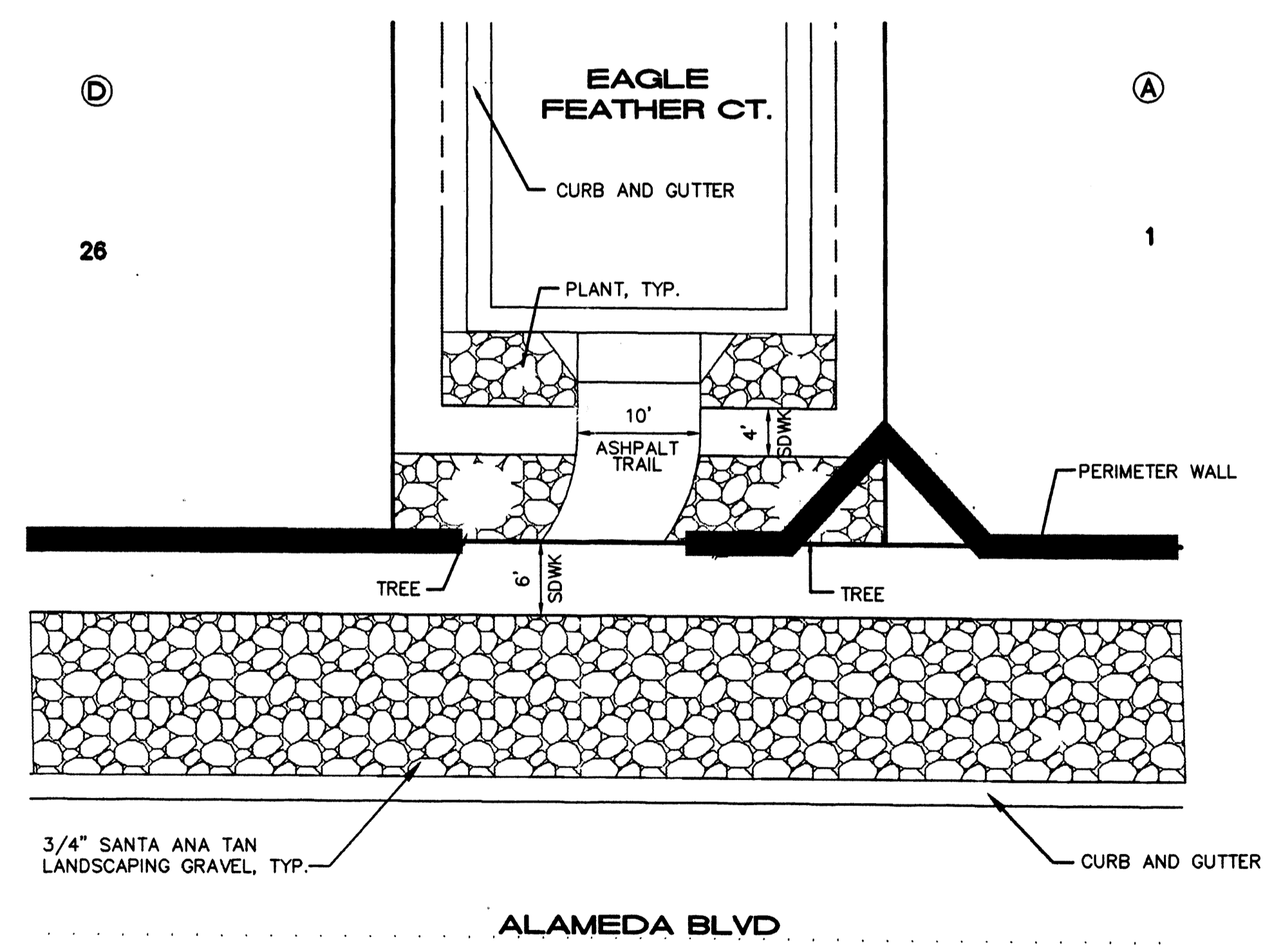
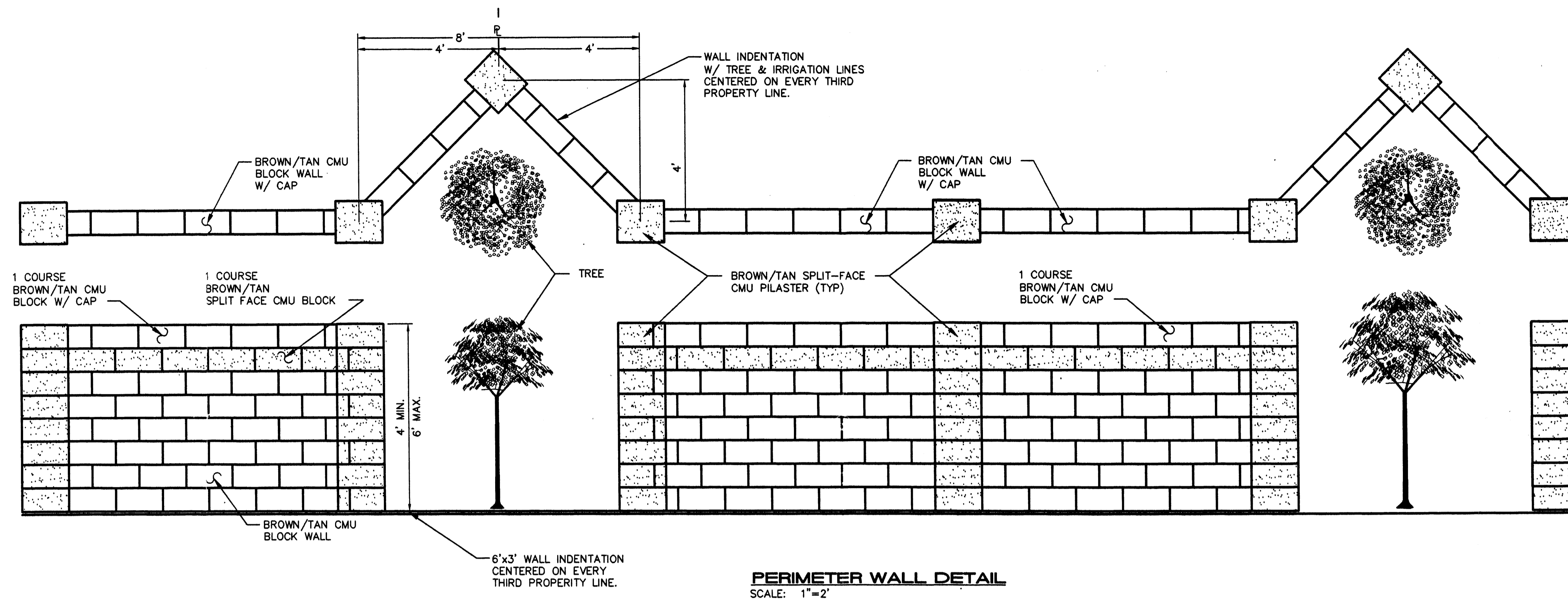
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**VISTA DEL AGUILA
SUBDIVISION UNIT 3
SITE DEVELOPMENT PLAN
FOR SUBDIVISION**

GENEVEVE L. DOHERTY
REGISTERED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1257SDP-PH1.DWG/rh 07/03/03
SHEET 1 OF 2

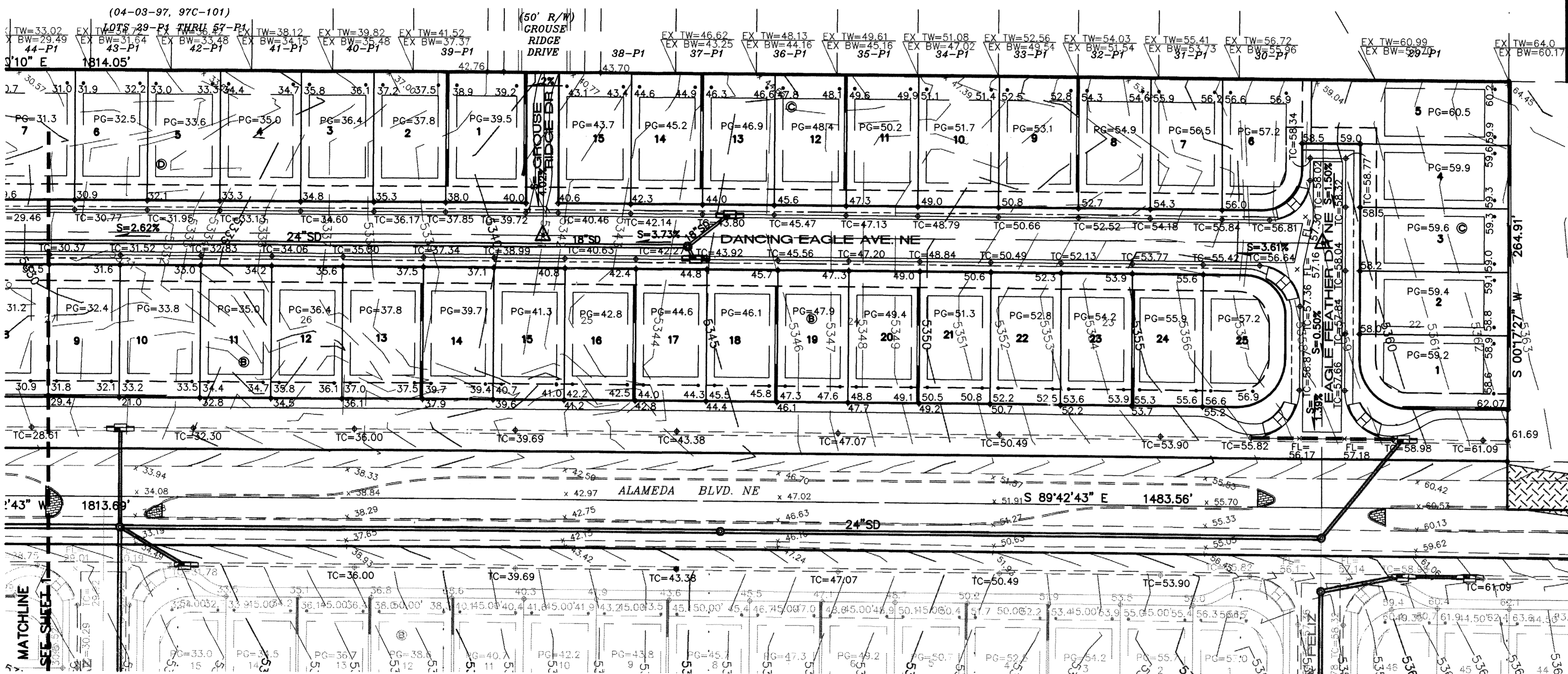
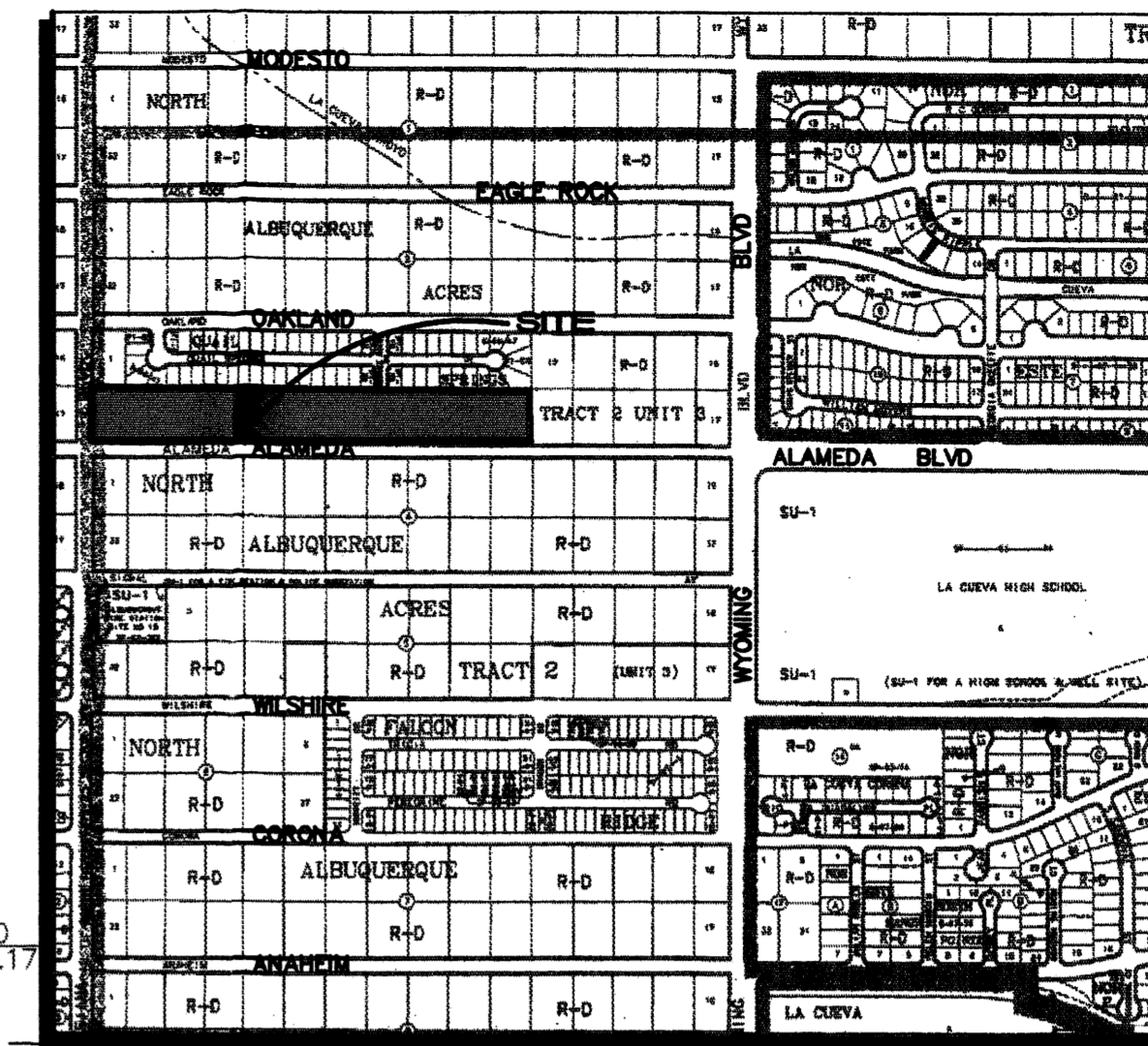
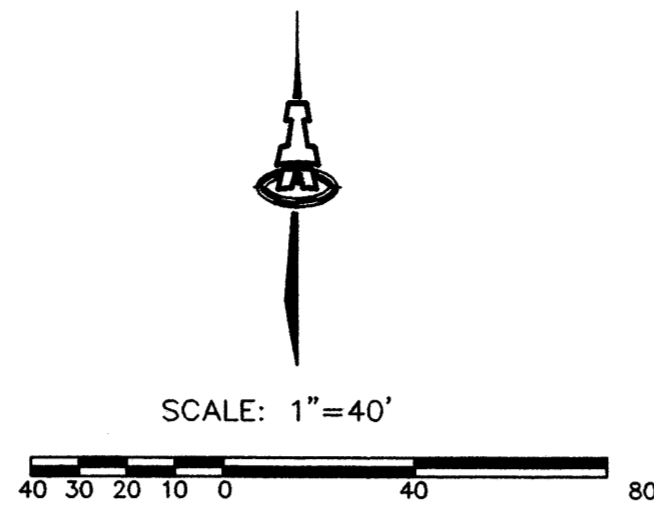


VISTA DEL AGUILA
SUBDIVISION UNIT 3
SITE DEVELOPMENT PLAN
FOR SUBDIVISION

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1257SDP-PH1.DWGth 07/03/03

SHEET 2 OF 2



- LEGEND**
- 5200 — EXISTING CONTOUR
 - 52 — PROPOSED CONTOUR
 - ◆ 78.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - PG=6881.0 PAD GRADE ELEVATION
 - TC=81.95 TOP OF CURB ELEVATION
 - FL=81.45 FLOWLINE ELEVATION
 - PROPOSED RETAINING WALL
 - TW=52.0 TOP OF WALL ELEVATION
 - BW=50.0 BOTTOM OF WALL ELEVATION
 - INV=72.5 INVERT ELEVATION
 - STORM DRAIN MANHOLE

GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. 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.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	FIELD NOTES		REMARKS REVISIONS DESIGN	NO. DATE BY GLD 04/03 DRAWN BY RPH 04/03 CHECKED BY GLD 04/03
WORKS BY	DATE	INSPECTED BY	DATE	04/03			
ACCEPTANCE BY	DATE	VERIFICATION BY	DATE				
DRAWINGS BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87103
 1257GRD1.DWG.rh 07/03/03

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

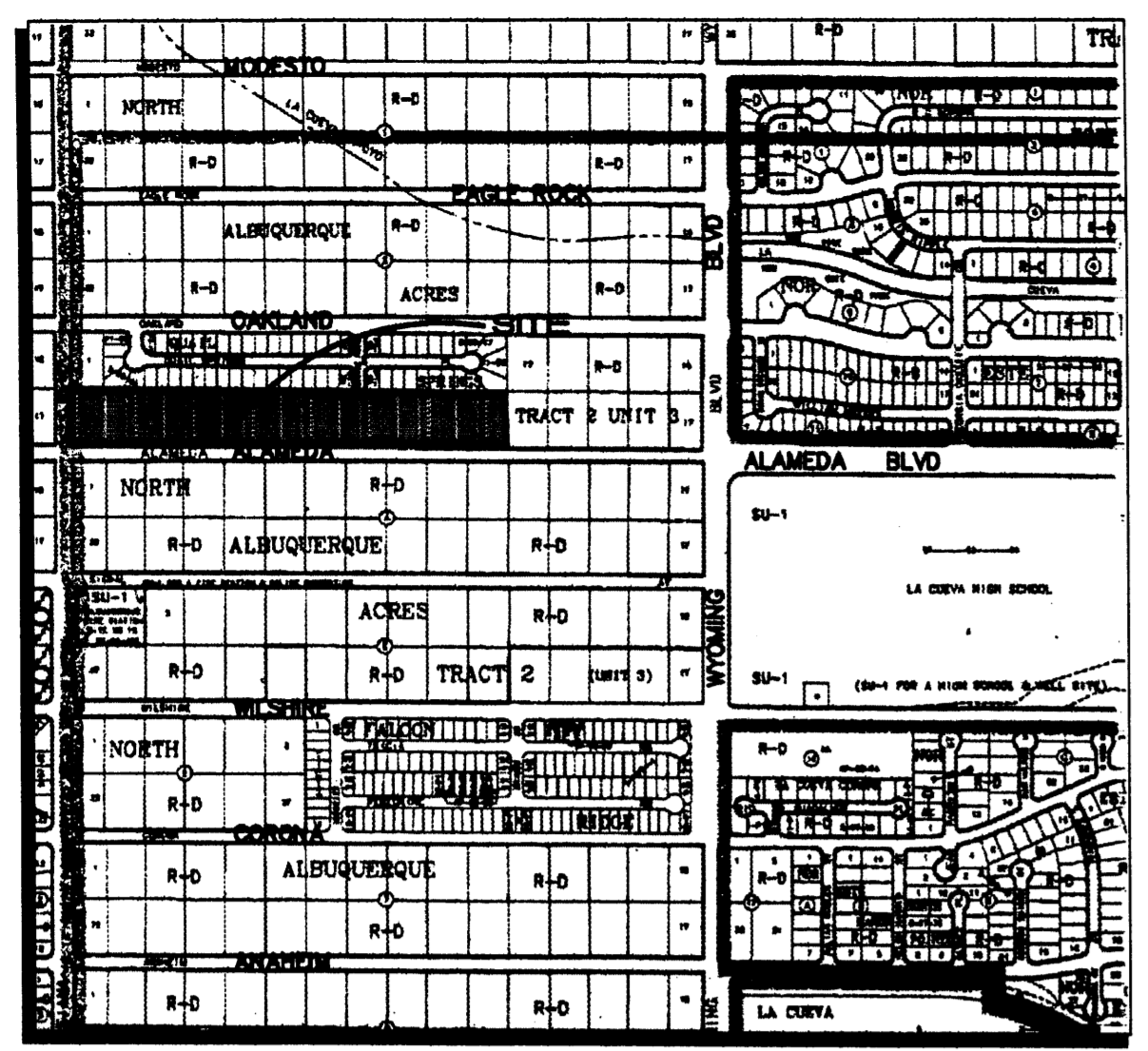
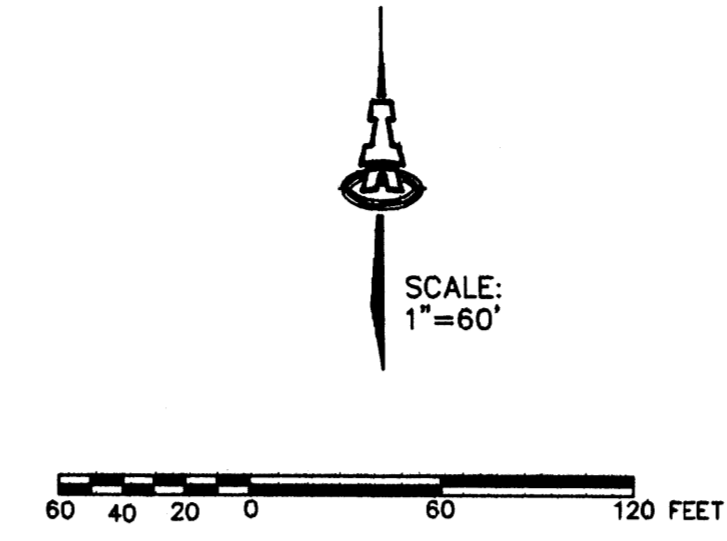
TITLE: **VISTA DEL AGUILA SUBDIVISION, UNIT 3**
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

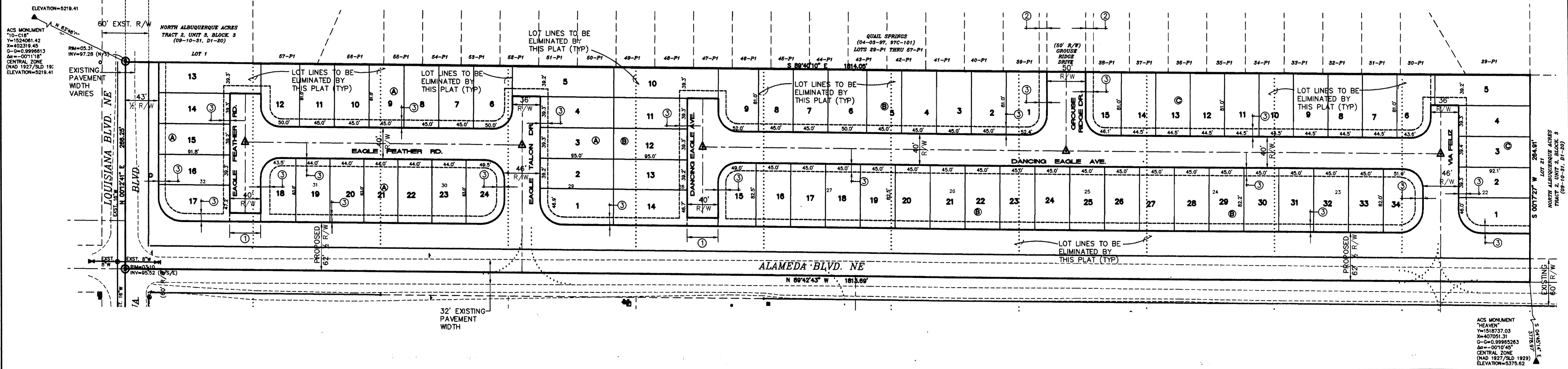
City Project No. _____ Zone Map No. **C-19** Sheet **2** Of **2**

PRELIMINARY PLAT FOR
VISTA DEL AGUILA SUBDIVISION,
UNIT THREE
 BEING A REPLAT OF
 NORTH ALBUQUERQUE ACRES
 TRACT 2, UNIT 3
 BLOCK 3, LOTS 22 THRU 32
 WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 18, T. 11 N., R. 4 E., NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2003

- LEGEND**
- FOUND 5/8" REBAR (TYP.)
 - SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - FOUND 1/2" REBAR (TYP.)
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - △ CENTERLINE MONUMENT
 - LOT LINE(S) TO BE ELIMINATED BY FINAL PLAT



C-19
 VICINITY MAP
 1"=750'±



LEGAL DESCRIPTION

NORTH ALBUQUERQUE ACRES
 TRACT 2, UNIT 3, BLOCK 3
 LOTS 22 THRU 32

ACS BENCHMARK
 ACS MONUMENT "10-C18" LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MODESTO AVENUE N.E. AND SAN PEDRO BOULEVARD N.E.
 ELEVATION: 5219.41

SITE DATA

1. TOTAL LAND AREA = 11.3188 ACRES.
2. NUMBER OF EXISTING LOTS IS 11.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 73.
4. CURRENT ZONING: R-D. (7 D.U./ ACRE)
5. ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
6. ALL STREETS HAVE PAVING WIDTHS PER DPM STANDARDS. (SOME RIGHT-OF-WAY WIDTHS REDUCED BY VARIANCE.)
7. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
8. FIELD SURVEY PERFORMED FEBRUARY 2003, BY ALDRICH LAND SURVEYING.

EASEMENT NOTES

- ① PUBLIC WATER, SAS, & DRAINAGE EASEMENT (TO BE GRANTED BY FINAL PLAT).
- ② EXISTING 10' P.U.E. (04-03-97, 97C-101)
- ③ 10' PUBLIC UTILITY EASEMENT

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS ○ WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7719".
2. ALL STREET CENTERLINE POINTS SHOWN THIS △ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
5. DISTANCES WILL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

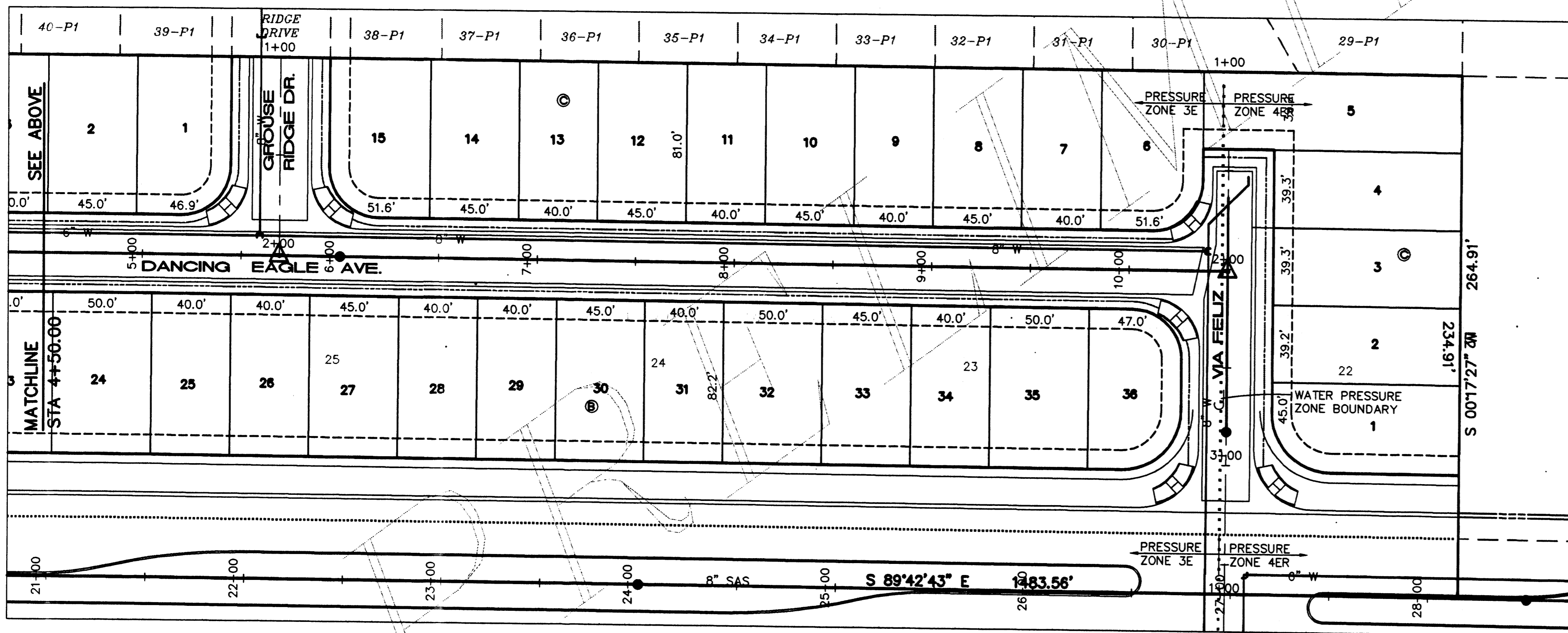
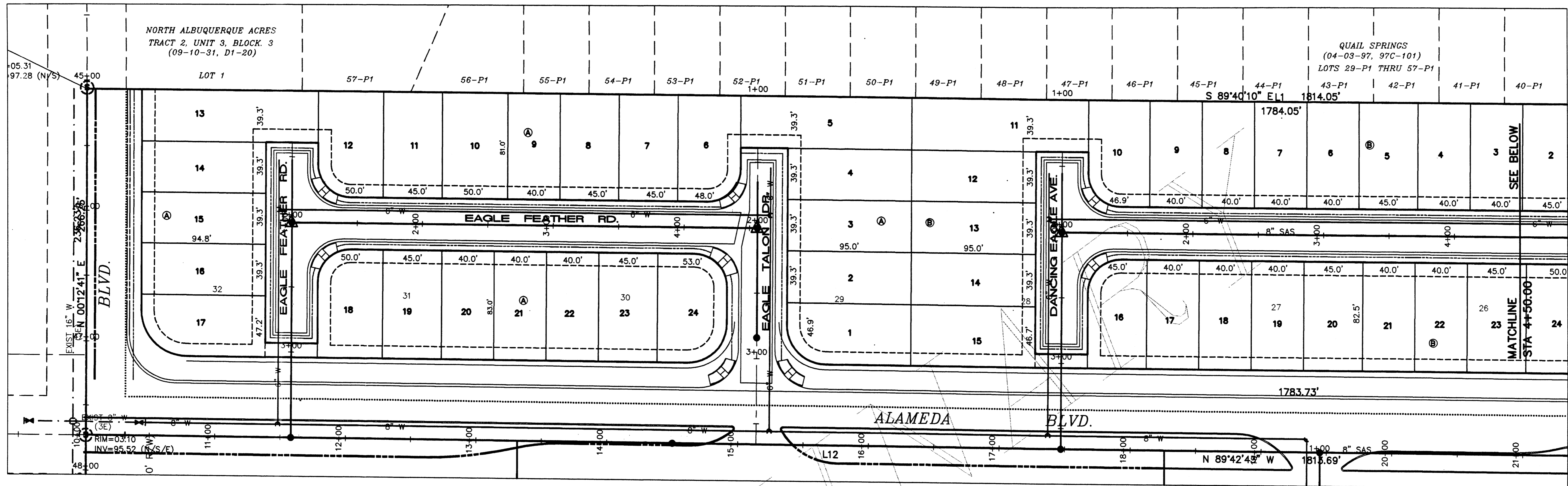
APPROVED FOR MONUMENTATION AND STREET NAMES

M. B. Ford 5/1/03
 CITY SURVEYOR DATE

OWNERSHIP

Joe Boyden 5-1-03
 BOYHANN L.L.C. DATE
 JOE BOYDEN, MEMBER

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico



RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	2	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L_T, FOR VERTICAL BENDS (FT.)

SIZE	VERT. BENDS			
	45° HIGH END	45° LOW END	11 1/4° HIGH END	11 1/4° LOW END
8"	27	5	10	1

RESTRAINED JOINT LENGTHS, L_T, FOR REDUCERS, (FT.)
MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

SIZE	LARGE SIDE		SMALL SIDE	
	SIZE	LENGTH	SIZE	LENGTH
12x10	25	30	10x6	44
12x8	45	68	10x4	58
12x6	62	121	8x6	25
12x4	74	213	8x4	43
10x8	24	30	6x4	24

RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.)
ALL JOINTS AT THE TEE MUST BE RESTRAINED.

SIZE	RUN		BRANCH
	SIZE	LENGTH	
12x12x12	15	17	
12x12x10	10	18	
12x12x8	6	19	
12x12x6	3	19	
12x12x4	1	19	
10x10x10	12	18	
10x10x8	8	15	
10x10x6	4	16	
10x10x4	2	4	
8x8x8	9	20	
8x8x6	5	17	
8x8x4	2	15	
6x6x6	6	20	
6x6x4	2	20	

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:
 DEPTH OF BURY: 3.0 FT. MINIMUM
 FACTOR OF SAFETY: 1.25
 MATERIAL: PVC PIPE
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
 TEST PRESSURE: 150 PSI
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.
 DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

Planning

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico
 1257UMSTR-PH.DWG1s 05/02/03

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: VISTA DEL AGUILA SUBDIVISION, UNIT 3
CONCEPTUAL UTILITY PLAN

Design Review Committee	City Engineer Approval	Ms./Day/Yr.	Ms./Day/Yr.
City Project No.	Zone Map No.	Sheet	13 of

C-19

- LEGEND**
- SINGLE WATER METER & BOX
 - DOUBLE WATER METER & BOX
 - GATE VALVE W/ TYPE 'A' VALVE BOX
 - FIRE HYDRANT
 - WATER LINE W/ FITTING
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN MANHOLE
 - EXISTING SAS MANHOLE
 - PROPOSED SAS MANHOLE
 - WATER PRESSURE ZONE BOUNDARY

AS-BUILT INFORMATION

CONTRACTOR	DATE
STANDARD BY	DATE
INSPECTOR'S FIELD VERIFICATION BY	DATE
FIELD VERIFICATION BY	DATE
CORRECTED BY	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

1. ALDRICH SURVEYING 04/03

ENGINEER'S SEAL

PLANNING

REVISIONS

NO.	DATE	REMARKS	BY
		DESIGN	

DESIGNED BY: GLD DATE: 04/03
 DRAWN BY: RPH DATE: 04/03
 CHECKED BY: GLD DATE: 04/03