

### **Vicinity Map**

#### SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-J14-R, AS SHOWN HEREON.
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF LOMAS AND BROADWAY AREA, FILED IN BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 17, 1959 IN VOLUME C4, FOLIO 75.
- 6. GROSS AREA: 1.5468 ACRES
- 7. NUMBER OF EXISTING LOTS: 1
- 8. NUMBER OF LOTS CREATED: 13
- 9. PROPERTY IS ZONED SU-2 C-3.

### **PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- 3. QWEST 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 FOR THE 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 DESCIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH 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 SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STUCTURES SHALL NOT 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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STUCTURES ADJACENT TO, WITHIN OR NEAR EASMENTS SHOWN ON THIS DIAT.

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHAL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

### LEGAL DESCRIPTION

A certain tract of land being Parcel E of the New Mexico Credit Corporation Plat in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 8, 1957 in Plat Book C3, page 93. Together with 3 of vacated right-of-way of Arno Street NE, said tract being more particularly described by metes and bounds survey as follows:

BEGINNING at the Southwest corner of said tract, being a point on the East right-of-way of Arno Street NE, whence ACS Station 5-J14-R bears S 85° 45' 32" W, 1200.85 ft. distant; thence from said point of beginning along said right-of-way N 09° 19' 01" E, 210.34 ft. to the Northwest corner; thence leaving said right-of-way S 83° 40' 19" E, 370.61 ft. to the Northeast corner; thence S 47° 12' 04" W, 30.41 ft.; thence S 41° 50' 59" W, 50.10 ft.; thence S 22° 19' 51" W, 153.95 ft. to the Southeast corner; thence N 83° 20' 12" W, 290.14 ft. to the point of beginning and containing 1.5468 acres, more or less.

#### FREE CONSENT

OWNER(S) SIGNATURE:

LITH ITY ADDDOVALO

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) PRINT NAME: Joe Miera,	President, G.A.H.P.
ADDRESS:	TRACT:
ACKNOWLEDGMENT	
STATE OF NEW MEXICO )	
).SS	
COUNTY OF BERNALILLO )	
	DGED BEFORE ME THIS 17 DAY OF OCTORES, 2003
BY: JOE MIECA	
MY COMMISSION EXPIRES:	Zox A
Jul 30, 2007	NOTARY PUBLIC
JIII 30, 3004	7,0,7,4,7,0,0,0,0
OWNER(S) SIGNATURE: OWNER(S) PRINT NAME: Louis Kolke	er, Executive Director, G.A.H.P.
ADDRESS: // 0 2ND ST 5	W ST 209 ALB NM 27102 TRACT:
ACKNOWLEDGMENT	Contractor )
STATE OF NEW MEXICO )	San Amato
).SS	STATE OF WINDS
COUNTY OF BERNALILLO )	My Commission Expires: 10/01/05
	EDGED BEFORE ME THIS 1/1/12 DAY OF OCTOBER 2003
THIS INSTRUMENT WAS ACKNOWLE	DOLD DEFORE WE IT HO TO DATE OF THE PARTY OF
BY: LAUIS KOLKE	R, EXECUTIVE DIRECTOR, G.A.H.P.
	Jan Dumata
MY COMMISSION EXPIRES:	NOTARY PUBLIC
10101105	HO IAIT I ODGO



PLAT OF
LOTS 1 thru 13
EL PORVENIR SUBDIVISION
SITUATE WITHIN SECTION 17,
T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2003
SHEET 1 OF 2

### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO THIRTEEN (13) NEW LOTS, TO PROVIDE ACCESS TO SAID LOTS AND TO ADD 3' OF VACATED RIGHT-OF-WAY.



APPLICATION NO. & PROJECT NO.: 100266	3/04-00552
CITY APPROVALS:	•
Jan Trai	10-17-2003
CUTY SURVEYOR	DATE
South le belowell	4-21-04
MEAL PROPERTY DIVISION	DATE
Well Ar	4-21-04
TRAFFIC ENGINEERING	प्रीय/एन
UTILITIES DEVEL DPMENT	DATE
Christina Sandoval	<u> વીટા) 6વ</u>
PARKS & RECREATION DEPARTMENT	DATE
Brads 2. Bilan	4/21/64
A.M.A.F.C.A.	DATE
Brads J. Bohn	4/21/04
CITYENGINEER	DATE
Theran / ation	5/5/04
ORB CHAIRPERSON PLANNING DEPARTMENT	DATE

UTILITY APPROVALS:	
Learny D. Mark	4-26-04
PNM ELECTRIC SERVICES	DATE
Lead 93. Mark	4-26-04
PNM GAS SERVICES	DATE
gree Hent	5-5-04
QWEST TELECOMMUNICATIONS	DATE

# Lay & Litato

Subdivision Ordinance	e minimum requirements for monumentation and surveys of the Albuquerque e, and further meets the Minimum Standards for Land Surveying in the State of e and correct to the best of my knowledge and belief.
00	

Gary E. Grisko New Mexico Professional Surveyor, 8686

SURVEYOR'S CERTIFICATION

Date

PROPERTY OWNER OF RECORD:

SE NAULLO COUNTY TREASURER'S OFFICE:

5/6/2004

1" = 30'
PROJECT NO. 0309RS02
DRAWN BY: RS
ZONE ATLAS: J-14-Z
ARNOALTA.CR5

4-26-04



### SURVEYS SOUTHWEST LTD.

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State

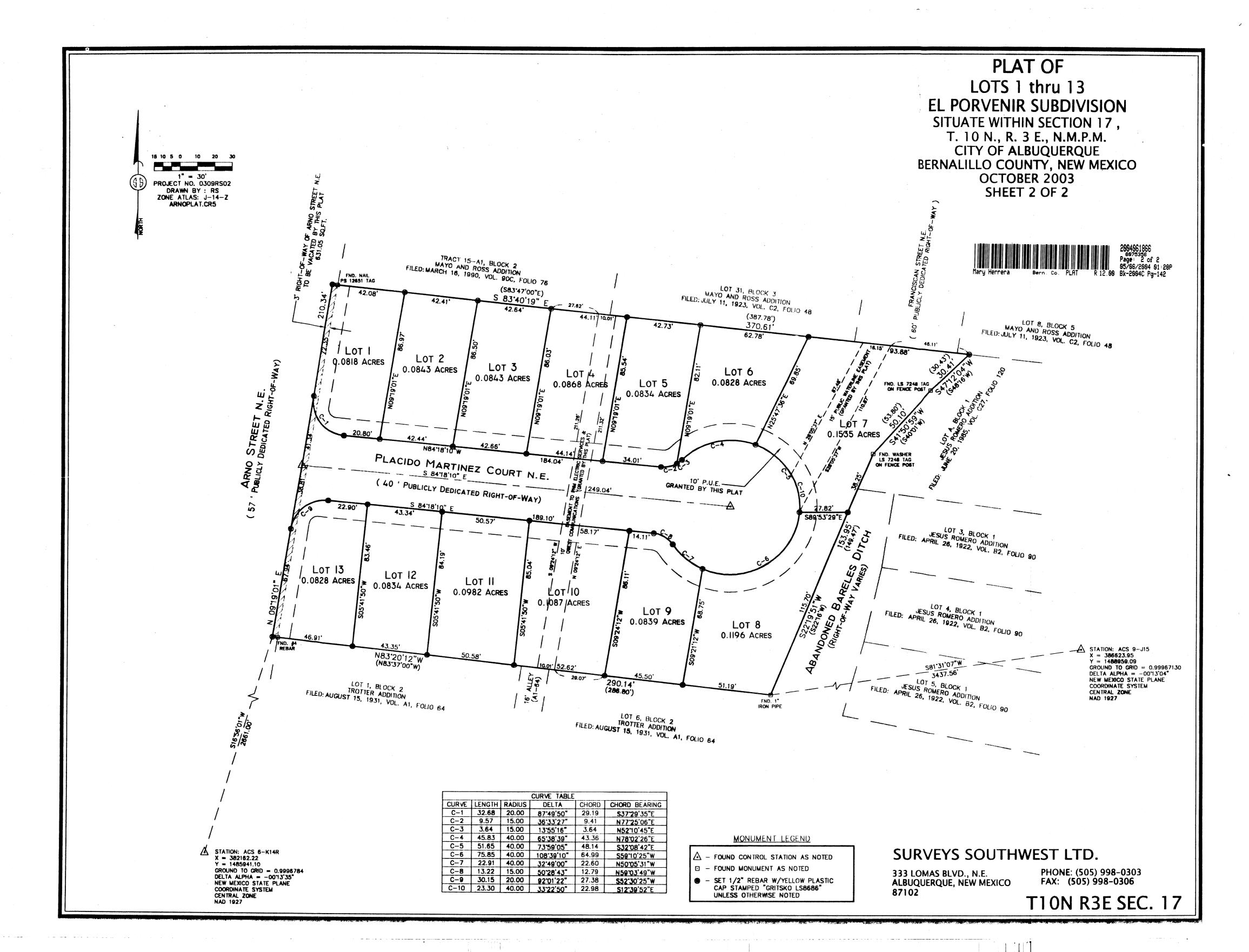
supervision, shows all easements as shown on the plat of record or made known to me by the owners

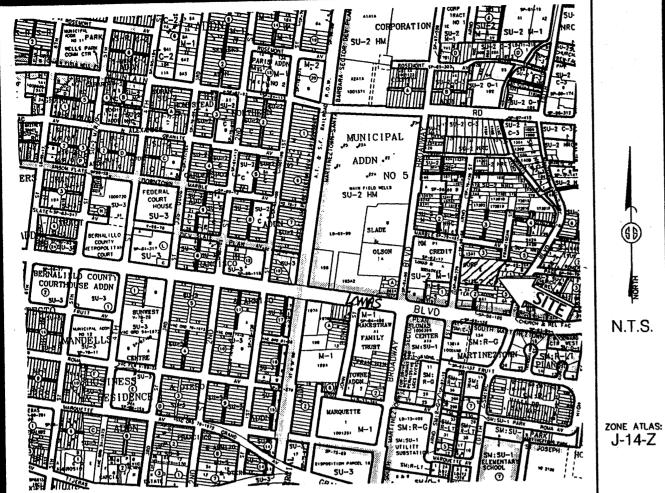
and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an

of New Mexico, do hereby certify that this plat and description were prepared by me or under my

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R3E SEC. 17





### **Vicinity Map**

### SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-J14-R, AS SHOWN HEREON.
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF LOMAS AND BROADWAY AREA, FILED IN BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 17, 1959 IN VOLUME C4, FOLIO 75.
- 6. GROSS AREA: 1.5468 ACRES
- 7. NUMBER OF EXISTING LOTS: 1
- 8. NUMBER OF LOTS CREATED: 13
- 9. PROPERTY IS ZONED SU-2 C-3.

### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL

3. QWEST 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 FOR THE 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 DESCIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDNG, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STUCTURES SHALL NOT 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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STUCTURES ADJACENT TO, WITHIN OR NEAR EASMENTS SHOWN ON

IN APPROVING THIS PLAT, P.N.M. 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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHAL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

of Arno Stre
BEGINNING whence AC said right-of E, 370.61 ft 22° 19' 51" \ containing
FDEE CC

A certain tract of land being Parcel E of the New Mexico Credit Corporation Plat in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 8, 1957 in Plat Book C3, page 93. Together with 3' of vacated right-of-way eet NE, said tract being more particularly described by metes and bounds survey as follows:

IG at the Southwest corner of said tract, being a point on the East right-of-way of Arno Street NE, CS Station 5-J14-R bears S 85° 45' 32" W, 1200.85 ft. distant; thence from said point of beginning along of-way N 09° 19' 01" E, 210.34 ft. to the Northwest corner; thence leaving said right-of-way S 83° 40' 19" t. to the Northeast corner; thence S 47° 12' 04" W, 30.41 ft.; thence S 41° 50' 59" W, 50.10 ft.; thence S W, 153.95 ft. to the Southeast corner; thence N 83° 20' 12" W, 290.14 ft. to the point of beginning and 1.5468 acres, more or less.

### FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE:	DATE: _	10/11/2007
OWNER(S) PRINT NAME: Joe Miera, President, G.A.H.P.		
ADDRESS:	TRACT:	
ACKNOWLEDGMENT	•	
STATE OF NEW MEXICO )		
).SS		
COUNTY OF BERNALILLO )		
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF	OCTORE	, 2003.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE MIL THIS TY		
BY: JOE MIERA	<del></del>	
MY COMMISSION EXPIRES:	+ De	
Jul 30, 2007 NOTAR	Y PUBLIC	
	, <b>*</b>	
		16-
CHAIRDAN CHOMATHER Som to la	DATE:	10/16/03
OWNER(S) SIGNATURE: OWNER(S) PRINT NAME: Louis Kolker, Executive Director, G.A.H.P.		/
ADDRESS: // 0 2ND ST 3W ST309 418 NM 3710	TRACT:	
ACKNOWI EDGMENT	(	
STATE OF NEW MEXICO ) Sarah Amato	(	
).SS NOTARY FUBLIC STATE OF NEW MEXICO	<b>S</b>	
COUNTY OF BERNALILLO ) My Commission Expires: //0/01/05	}	
	OCTOBE	=0
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF		, 2003.
BY: LOUIS KOLKER, EXECUTIVE DIRECTOR,	G. A.H.Y.	
(44	1 -Dim	170
MY COMMISSION EXPIRES:	IY PUBLIC	

### **UTILITY APPROVALS:**

	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
	DATE
QWEST TELECOMMUNICATIONS	DAIL
	DATE
'COMCAST	DATE



### **PLAT OF** LOTS 1 thru 13 **EL PORVENIR SUBDIVISION** SITUATE WITHIN SECTION 17,

T. 10 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 2003 SHEET 1 OF 2

### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO THIRTEEN (13) NEW LOTS, TO PROVIDE ACCESS TO SAID LOTS AND TO ADD 3' OF VACATED RIGHT-OF-WAY.

10-17-20	20:
DATE	
DATE	
DATE	
DATE	
DATE	
DAIL	
DATE	
the state of the s	
DATE	
DATE	
MENT DATE	
	DATE  DATE  DATE  DATE  DATE  DATE  DATE

### SURVEYOR'S CERTIFICATION

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

New Mexico Professional Surveyor, 8686



### SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303 FAX: (505) 998-0306

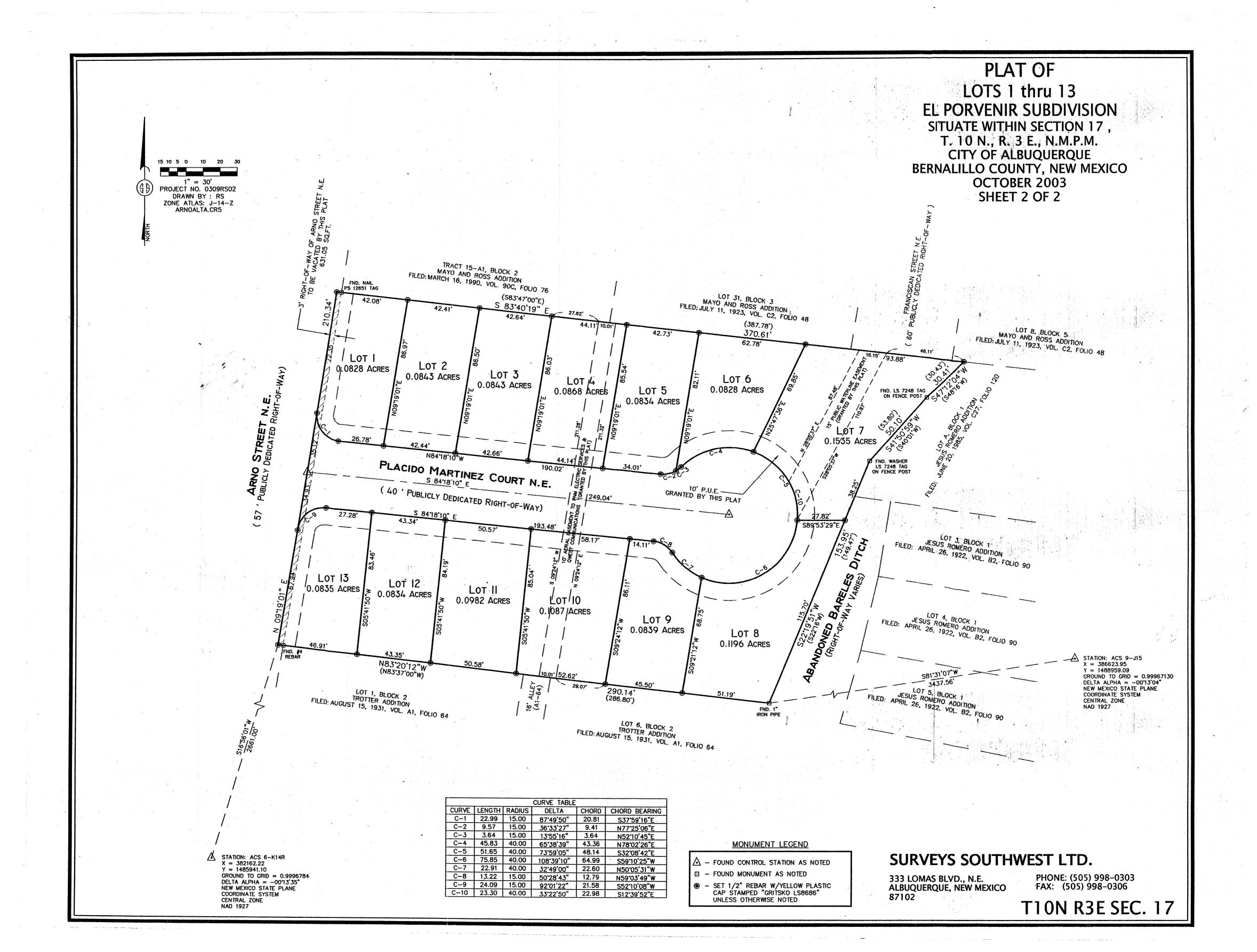
T10N R3E SEC. 17

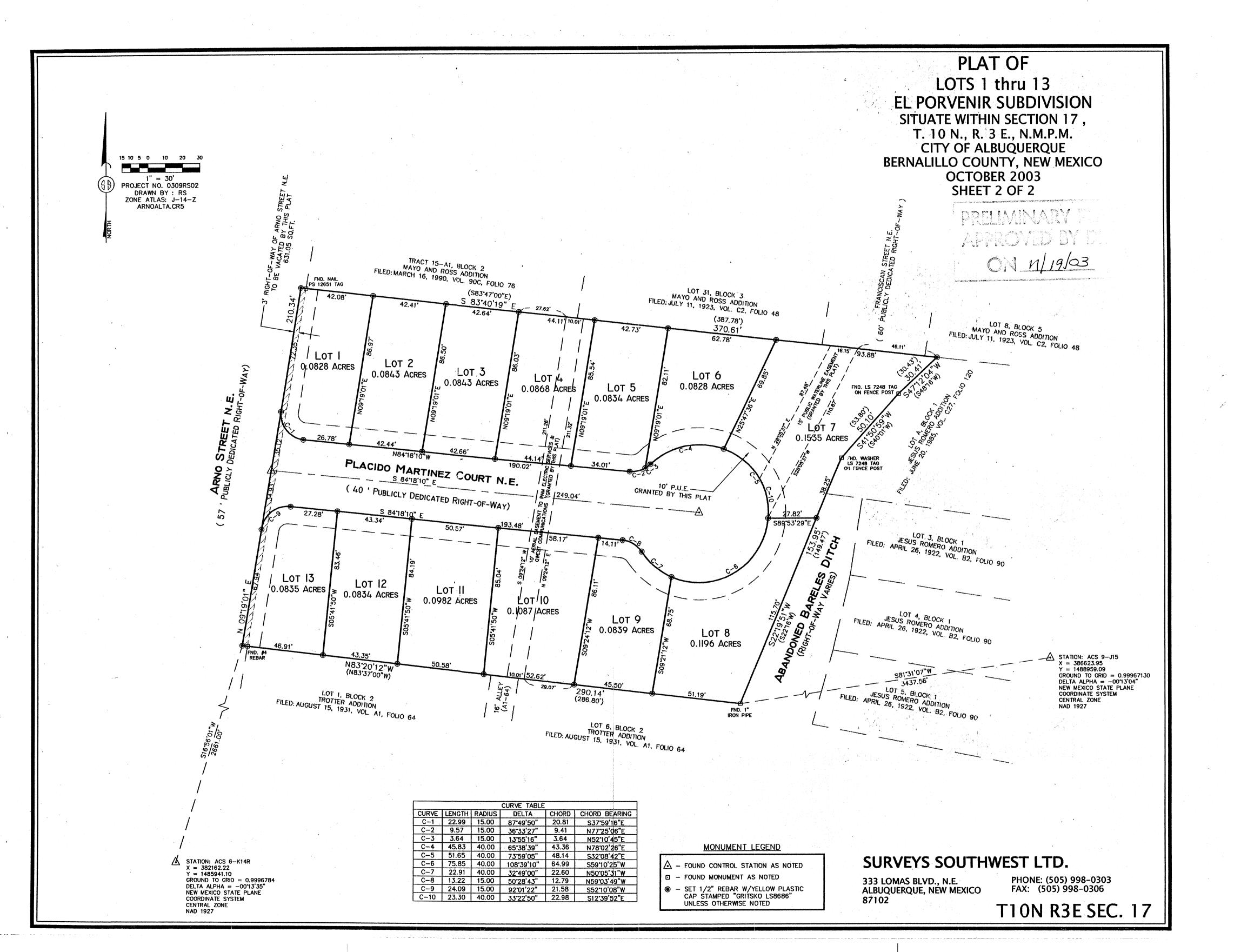
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

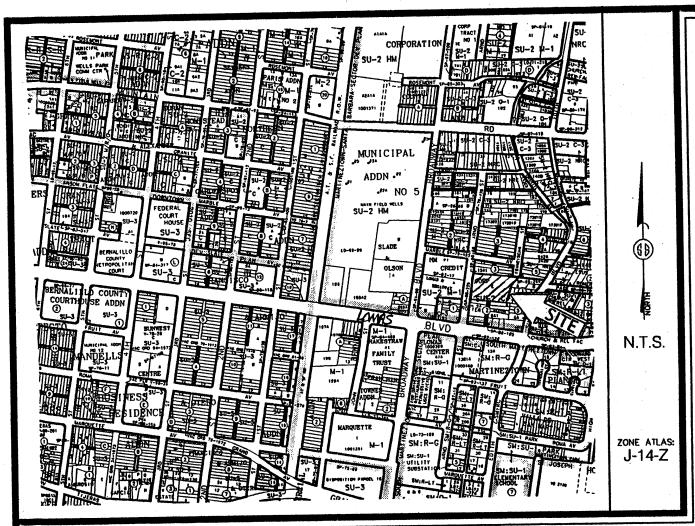
PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

PROJECT NO. 0309RS02 DRAWN BY: RS ZONE ATLAS: J-14-Z ARNOALTA.CR5







### Vicinity Map

#### SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-J14-R, AS SHOWN
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF LOMAS AND BROADWAY AREA, FILED IN BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 17, 1959 IN VOLUME C4, FOLIO 75.
- 6. GROSS AREA: 1.5468 ACRES
- 7. NUMBER OF EXISTING LOTS: 1
- 8. NUMBER OF LOTS CREATED: 13
- 9. PROPERTY IS ZONED SU-2 C-3.

### **PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- 3. QWEST 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 FOR THE 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 DESCIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDNG, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STUCTURES SHALL NOT 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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STUCTURES ADJACENT TO, WITHIN OR NEAR EASMENTS SHOWN ON

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIYE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHAL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC#:	
PROPERTY OWNER OF RECORD:	

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION

A certain tract of land being Parcel E of the New Mexico Credit Corporation Plat in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 8, 1957 in Plat Book C3, page 93. Together with 3' of vacated right-of-way of Arno Street NE, said tract being more particularly described by metes and bounds survey as follows:

BEGINNING at the Southwest corner of said tract, being a point on the East right-of-way of Arno Street NE, whence ACS Station 5-J14-R bears S 85° 45' 32" W, 1200.85 ft. distant; thence from said point of beginning along said right-of-way N 09° 19' 01" E, 210.34 ft. to the Northwest corner; thence leaving said right-of-way S 83° 40' 19" E, 370.61 ft. to the Northeast corner; thence S 47° 12' 04" W, 30.41 ft.; thence S 41° 50' 59" W, 50.10 ft.; thence S 22° 19' 51" W, 153.95 ft. to the Southeast corner; thence N 83° 20' 12" W, 290.14 ft. to the point of beginning and containing 1.5468 acres, more or less.

#### FREE CONSENT

OWNER(S) SIGNATURE:

**COMCAST** 

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) PRINT NAME: Joe Miera, Pres ADDRESS:	TRACT:
ACKNOWLEDGMENT	
STATE OF NEW MEXICO )	
).SS	
COUNTY OF BERNALILLO )	
THIS INSTRUMENT WAS ACKNOWLEDG	ED BEFORE ME THIS 17 DAY OF OCTORER , 200
BY: JOE MIERA	
MY COMMISSION EXPIRES:	NOTARY PUBLIC
Jul 30, 2007	NOTANTI OBLIO
	6/1/2
OWNER(S) SIGNATURE:	10/10/03
OWNER(S) PRINT NAME: Louis Kolker, E	Executive Director, G.A.H.P.
ADDRESS: // 0 2ND ST 5W	\$1309 ALB NO 87102 TRACT:
ACKNOWLEDGMENT	OFFICIAL SEAL
STATE OF NEW MEXICO )	Sarah Amato (
).SS	NOTARY FUBLIC STATE OF NEW MEXICO
COUNTY OF BERNALILLO )	My Commission Expines: /0/01/05
	SED BEFORE ME THIS 1/1/1 DAY OF OCTOBER 20
THIS INSTRUMENT WAS ACKNOWLEDG	
BY: LAUIS KOLKER,	EXECUTIVE DIRECTOR, G.A.H.P.
DI. LUUID MUENDA	Check Marketon
MY COMMISSION EXPIRES:	NOTARY PUBLIC

DATE
DATE
DATE



DATE

1'' = 30'PROJECT NO. 0309RS02

DRAWN BY : RS'

ZONE ATLAS: J-14-Z

ARNOALTA.CR5

### **PLAT OF** LOTS 1 thru 13 **EL PORVENIR SUBDIVISION** SITUATE WITHIN SECTION 17, T. 10 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 2003

SHEET 1 OF 2

### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO THIRTEEN (13) NEW LOTS, TO PROVIDE ACCESS TO SAID LOTS AND TO ADD 3' OF VACATED RIGHT-OF-WAY.

APPLICATION NO. & PROJECT NO.:	
CITY APPROVALS:	
Jan Train	10-17-2003
CITY SURVEYOR	DATE
7 /	
REAL PROPERTY DIVISION	DATE
TPAFFIC ENGINEERING	DATE
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
in the state of t	
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

### SURVEYOR'S CERTIFICATION

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

New Mexico Professional Surveyor, 8686

## SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R3E SEC. 17

DRAINAGE PLAN THE FOLLOWING ITEMS CONCERNING A NEW SUBDIVISION FOR LOTS 1-13, ARNO SUBDIVISION AT 824 ARNO STREET NE, MARTINEZ TOWN, ALBUQUERQUE, NEW MEXICO, GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

- 1. DRAINAGE CALCULATIONS
- 2. VICINITY MAP (J-14) 3. FLOOD INSURANCE RATE MAP 35001C0334D
- 4. DRAINAGE BASIN BOUNDARY MAP (OFFSITE AND ONSITE)
- 5. GRADING PLAN

COMPLETELY DEVELOPED.

**EXITING CONDITIONS:** AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS APPROXIMATELY 1.60 ACRES AND IS LOCATED ON THE EAST SIDE OF ARNO STREET NE AND JUST NORTH OF LOMAS BOULEVARD, (SEE ATTACHED VICINITY MAP J-14). THIS DEVELOPMENT IS CLASSIFIED AS AN INFILL SITE, PER CITY CRITERIA, SINCE THE SURROUNDING AREA IS

THE EXISTING TOPOGRAPHY OF THE SITE SLOPES FROM A EAST TO WEST DIRECTION. THERE IS A STEEP 20-FOOT EMBANKMENT WITH A SLOPE OF 3 HORIZONTAL TO 1 VERTICAL ALONG THE EDGE OF THE EAST PROPERTY LINE THE SITE CURRENTLY HAS SEVERAL EXISTING SHOP BUILDINGS ALONG WITH VARIOUS CONCRETE PADS. THE SITE HAS BEEN USED AS A MAINTENANCE YARD WITH THE SOILS COMPACTED BY HUMAN ACTIVITY.

PROPOSED CONDITIONS: AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF A SUBDIVISION WITH 13 NEW LOTS WITH HOMES THAT AVERAGE 1250SF AND CONSIST OF DETACHED GARAGES. THE PLAN WILL ALSO CONSIST OF CONSTRUCTING A NEW STREET CUL-DE-SAC TO SERVE THE SUBDIVISION AND WILL BE CONSTRUCTED TO CITY OF ALBUQUERQUE STANDARDS.

THE PLAN SHOWS THE PROPOSED ELEVATIONS REQUIRED TO PROPERLY DRAIN THE CUL-DE-SAC AND THE NEW HOMES AND GARAGES WITHIN EACH LOT TO INCLUDE ANY REQUIRED DRAINAGE IMPROVEMENTS TO MINIMIZE ONSITE EROSION. ALL DRIVEWAYS AND PARKING AREAS WILL BE PAVED, LANDSCAPING IS TO BE PROVIDED PER ZONING REQUIREMENTS.

THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA. DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

DOWNSTREAM CAPACITY: IT IS THE INTENT OF THIS PLAN TO DRAIN FLOWS FROM THE PROPOSED NEW CUL-DE-SAC INTO ARNO STREET NE, AND ALLOW THESE FLOWS TO CONTINUE NORTH ON ARNO STREET TO THE INTERSECTION OF MARBLE STREET AND ARNO STREET. AT THIS INTERSECTION THERE ARE FOUR EXISTING INLETS THAT CONNECT INTO AN EXISTING 36" STORM DRAIN IN MARBLE STREET. THIS STORM DRAIN GOES WEST ON MARBLE STREET THAN NORTH ON

BROADWAY AND ENTERS THE BROADWAY PUMP STATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP (SEE ATTACHED MAP COPY), PANEL 35001C0334 D, DATED SEPTEMBER 20, 1996, THERE IS NO DESIGNATED 100-YEAR FLOODPLAINS THAT EXIST WITHIN THIS SITE; HOWEVER, THERE IS A DESIGNATED 100-YEAR FLOODPLAIN WITH ZONE AH, (ELEVATION = 4954 ON ARNO STREET). ACCORDING TO THE EXISTING TOPOGRAPHIC INFORMATION THE ELEVATION OF 4954 EQUATES TO THE FLOWLINE ELEVATION ON ARNO STREET ADJACENT TO THIS SITE, IT'S THE INTENT OF THIS DEVELOPMENT THAT ALL FINISH FLOORS WILL BE AT A MINIMUM OF ONE FOOT ABOVE THIS ELEVATION.

**EROSION CONTROL:** TEMPORARY EROSION CONTROL WILL BE REQUIRED DURING THE CONSTRUCTION PHASE TO PROTECT DOWNSTREAM PROPERY FROM SEDIMENT AND UNCONTROLLED RUNOFF. THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY SILT FENCE ALONG THE WEST PROPERTY LINE ADJACENT TO ARNO STREET IN ORDER TO MINIMIZE SEDIMENT RUNOFF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY MAINTAIN THIS SILT FENCE DURING THE ENTIRE CONSTRUCTION PHASE OF THE PROJECT UNTIL SUCH TIME OF CITY OR ENGINEER'S ACCEPTANCE.

**OFFSITE FLOWS:** TO THE EAST SIDE OF THIS PROPERTY EXIST OTHER DEVELOPED COMMERCIAL TYPE PROPERTIES WITH MAINTENANCE TYPE BUILDINGS. THESE OFFSITE PROPERTIES CURRENTLY DRAIN INTO THIS DEVELOPMENT THROUGH THE STEEP EMBANKMENT ALONG THE EAST SIDE OF THIS PROPERTY. THIS OFFSITE FLOWS WILL BE ACCOUNTED FOR IN THE CALCULATIONS AND WILL BE ACCEPTED BY THIS DEVELOPMENT. AT THE TWO MOST EASTERN LOTS A DRAINAGE DIVERSION WILL BE CONSTRUCTED IN ORDER TO DIVERT THESE OFFSITE FLOWS INTO THE NEW CUL-DE-SAC, THIW WILL HELP MINIMIZE SEDIMENT DEPOSITION AND DRAINAGE FLOWS ONTO THESE 2 LOTS.

DRAINAGE CALCULATIONS: 1. PRECIPITATION ZONE = 2

DESIGN STORM = DEPTH (INCHES) AT

100-YEAR STORM 6-HOUR = 2.35 INCHES 24-HOUR = 2.75 INCHES 10 DAY = 3.95 INCHES

PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, ZONE 2, TABLE A-9:

> Q = 1.56 CFS/ACRE SOIL UNCOMPACTED "A" Q = 2.28 CFS/ACRE LANDSCAPED "B" Q = 3.14 CFS/AC COMPACTED SOIL "C"

Q = 4.70 CFS/ACRE IMPERVIOUS AREA "D" FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES

4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:

> E = 0.53 INCHES SOIL UNCOMPACTED "A" E = 0.78 INCHES LANDSCAPED "B" E = 1.13 INCHES COMPACTED SOIL "C"

5. EXISTING CONDITIONS ONSITE INTO ARNO STREET TOTAL AREA OF SITE = 1.60ACRES EXISTING BUILDING ROOF AREA (TREATMENT "D") = 7,017 + 2,029SF = 9,046SF = 0.21ACRESEXISTING CONCRETE AREA (TREATMENT "D")

E = 2.12 INCHES IMPERVIOUS AREA 'D"

= 4.857SF (4X26)SF + (2X73)SF + 392SF+ 388SF = 5.887SF

= 0.14ACRES EXISTING STEEP SLOPE EMBANKMENT (TREATMENT "C") = 4,434SF = 0.10AC EXISTING SOIL COMPACTED BY HUMAN ACTIVITY (TREATMENT "C") = 1.60AC -0.21AC - 0.14AC = 1.15AC

TREATMENT AREA(ACRES)

0.10 + 1.15AC = 1.25AC0.21 + 0.14AC = 0.35AC

 $Q(EXISTING) = (3.14 \times 1.25) + (4.70 \times 0.35)$ = 5.57CFS (6HR) EXISTING ONSITE FLOW INTO ARNO STREET V(EXISTING-6HR) = (1.13 X 1.25) $+ (2.12 \times 0.35)) / 12) = 0.17AC-FT$ 

= 7.821CF EXISTING VOLUME INTO ARNO STREET

6. PROPOSED CONDITIONS ONSITE INTO ARNO STREET TOTAL AREA OF SITE = 1.60ACRES USE LOT 1 AS TYPICAL LOT (SINGLE STORY IS LARGEST ROOF AREA) ROOF AREA (TREATMENT "D") = (25' X 39')DWELLING + (24' X 12')GARAGE = 1,263SF X 13LOTS = 16,419SF = 0.38AC DRIVEWAY & SIDEWALKS (TREATMENT "D") =  $(65' \times 10')$ DRIVEWAY +  $(16' \times 4')$ SDWK =  $714SF \times 13LOTS = 9,282SF = 0.21AC$ CUL-DE-SAC (TREATMENT "D") = 13,525SF = 0.31ACEXISTING STEEP SLOPE EMBANKMENT (TREATMENT "C") = 4,434SF = 0.10ACREMAINING AREA = 1.60AC - 0.38AC -0.21AC - 0.31AC - 0.10AC= 0.60AC (DIVIDE TO 50% LANDSCAPED AND 50% COMPACTED) 50% (TREATMENT "B") = 0.60/2 = 0.30AC

50% (TREATMENT "C") = 0.60/2 = 0.30AC

TREATMENT AREA(ACRES)

0.30 + 0.10AC = 0.40AC0.38 + 0.21 + 0.31AC = 0.90AC

 $Q(PROPOSED) = (2.28 \times 0.30) + (3.14 \times 0.40)$  $+ (4.70 \times 0.90) = 6.17 \text{CFS} (6 \text{HR})$ PROPOSED ONSITE FLOW INTO ARNO STREET  $V(EXISTING-6HR) = (0.78 \times 0.30) +$  $(1.13 \times 0.40) + (2.12 \times 0.90)) / 12)$ = 0.22AC-FT = 9,416CF PROPOSEDVOLUME INTO ARNO STREET

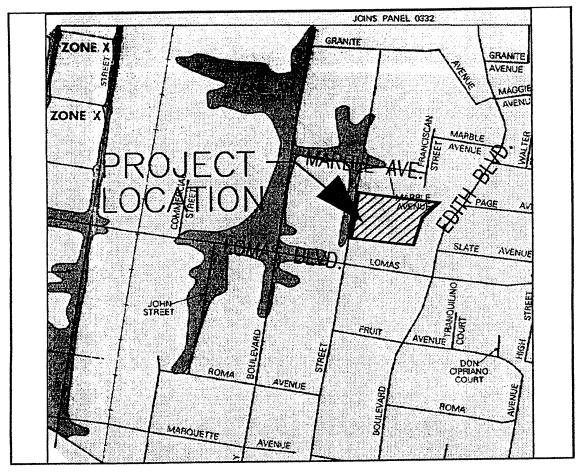
7. IMPACT OF THIS DEVELOPMENT ON DOWNSTREAM CAPACITY FLOW INCREASE = 6.17CFS - 5.57CFS = 0.60CFS= +/-10% INCREASE FROM EXISTING (NEGLIGIBLE) VOLUME INCREASE = 9,416CF - 7,821CF= 1.595CF = +/- 20% INCREASE FROM EXISTING (NEGLIGIBLE)

8. OFFSITE FLOWS OVER EMBANKMENT FROM THE EAST SIDE TOTAL AREA OF SITE = 0.93ACRES ROOF AREA & PAVING AREA = 9,424 +2,905 + 1,562 + 1,206 + 607SF = 15,704SF = 0.36ACRES TREATMENT "D" REMAINING AREA COMPACTED BY HUMAN ACTIVITY = 0.93 - 0.36ACRES = 0.57ACRES TREATMENT "C"

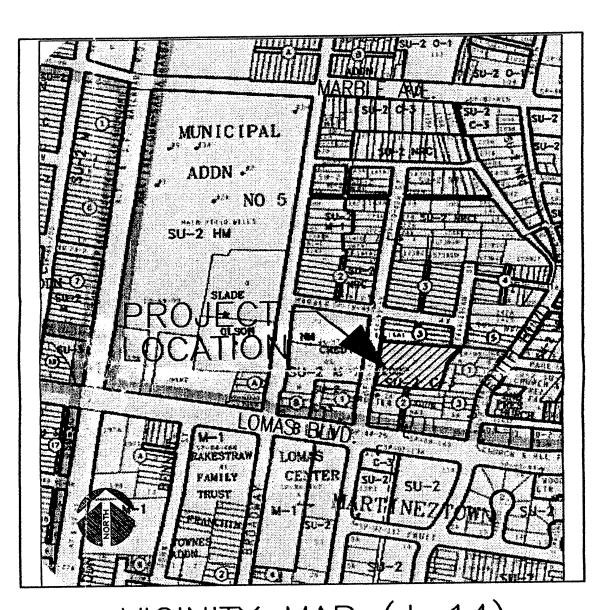
TREATMENT AREA(ACRES) 0.36AC

 $Q(PROPOSED) = (3.14 \times 0.57) + (4.70 \times 0.36)$ = 3.48CFS (6HR) EXISTING OFFSITE FLOW INTO NEW CUL-DE-SAC  $V(EXISTING-6HR) = (1.13 \times 0.57) +$  $(2.12 \times 0.36))/12) = 0.12AC-FT =$ 5,109CF EXISTING OFFSITE VOLUME INTO NEW CUL-DE-SAC

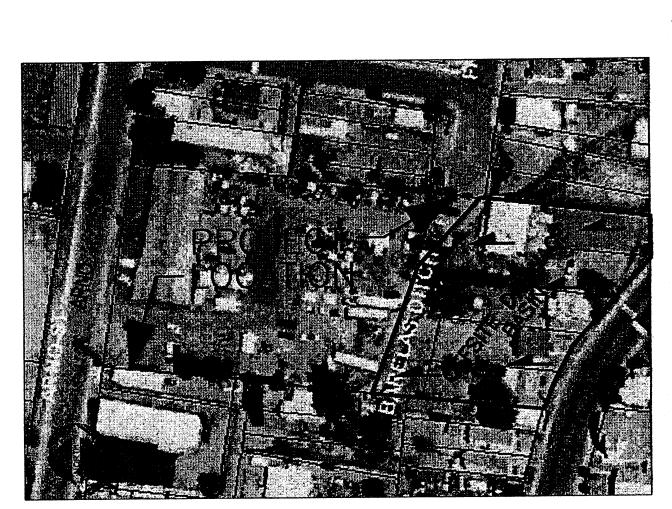
7. EVALUATE NEW CUL-DE-SAC STREET CAPACITY Q(TOTAL) = 6.17CFS(ONSITE) + 3.48CFS(OFFSITE)= 9.65CFS STREET SLOPE = 0.50%STREET WIDTH = 32 FEET REFER TO DPM PLATE 22.3 D-1 STREET DEPTH = 0.38 FEET MOUNTABLE CURB PROPOSED WITH HEIGHT = 0.33FEETDPM MAXIMUM FLOW ALLOWED = 0.33 + 0.20FEET = 0.53FEET ALLOWED 0.53 FEET ALLOWED > 0.38 FEET (THIS DEVELOPMENT) ok



FIRM MAP 35001C0334 D



VICINITY MAP (J-14)



OFFSITE DRAINAGE BASIN MAP

	SURVE	NGINEERING CYING, INC. S AND PLAN Abuquerque, New Mexico 8 Focalmille: (505) 237-145	NERS			NO ATE	NO. DA I	DESIGNED BY	DRAWN BY
TIT	ENG	CITY OF A PUBLIC WORK INEERING DE RAINAGE	(S DEPA VELOPM	ARTM IENT	ENT GRO				
Desid	gn Review Committee	City Engineer A	1	Last Design Update	Mo./D		Mc	o./Day/	Yr.
City	Project No.		Zone Ma	p No. -14	She	3	Of	7	

