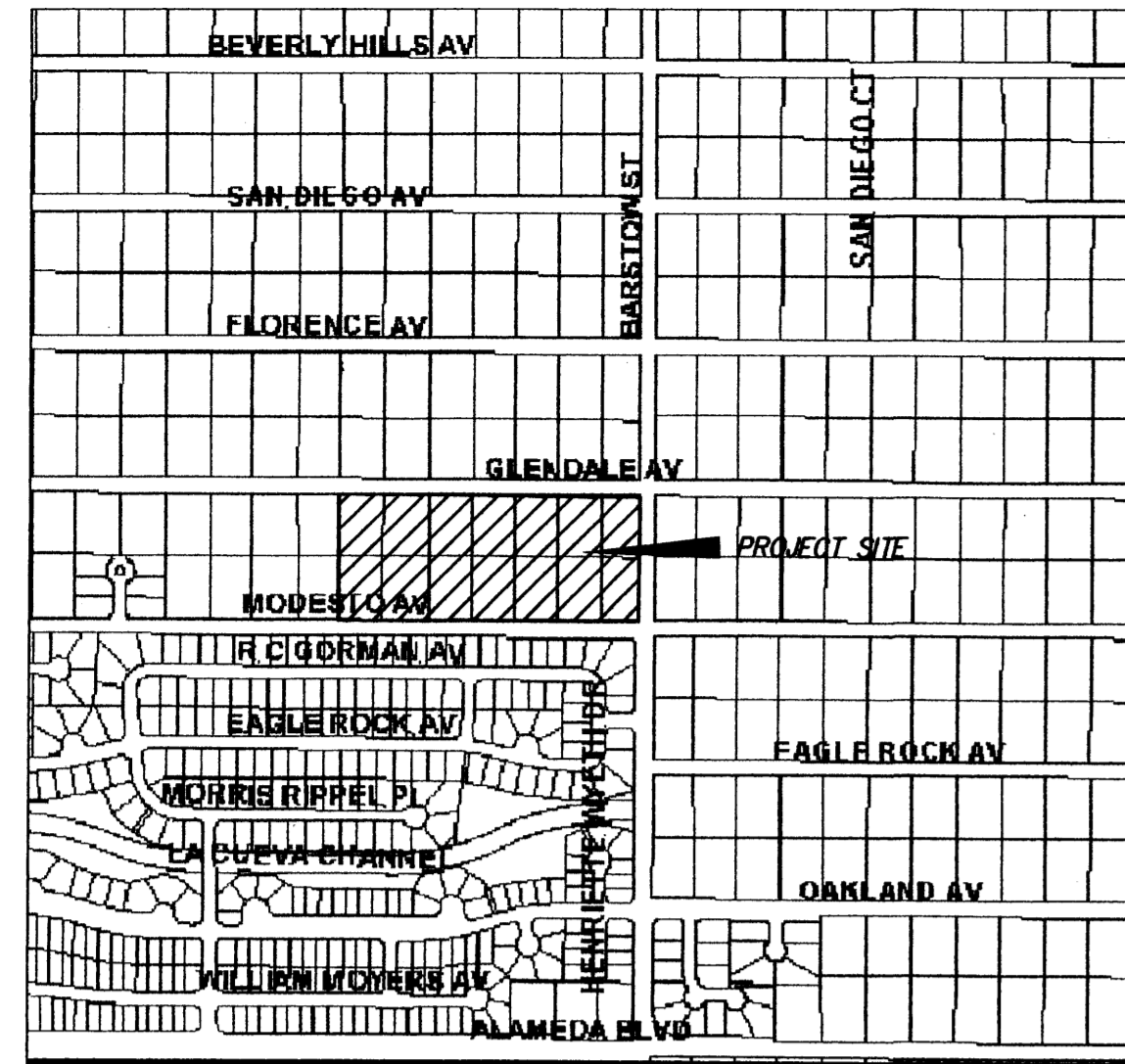


# SKETCH PLAT

## LOTS 10-23, BLOCK 12, TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES

WITHIN THE  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2003



LOCATION MAP ZONE ATLAS B-19-Z  
SCALE: NONE

### LEGAL DESCRIPTION

LOTS 10-23, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES.

### SUBDIVISION DATA

GROSS ACREAGE	14.0036 AC
ZONE ATLAS NO.	B-19-Z
NO. OF EXISTING LOTS	14
NO. OF TRACTS/LOTS CREATED	42
NO. OF LOTS ELIMINATED	14
DATE OF SURVEY	X
ZONING	R-D

### OWNERS

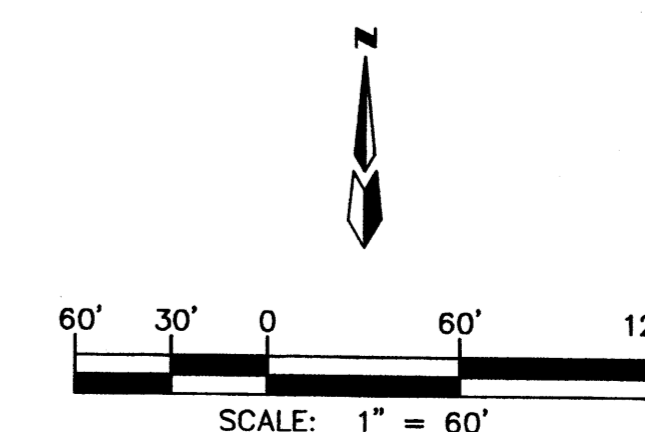
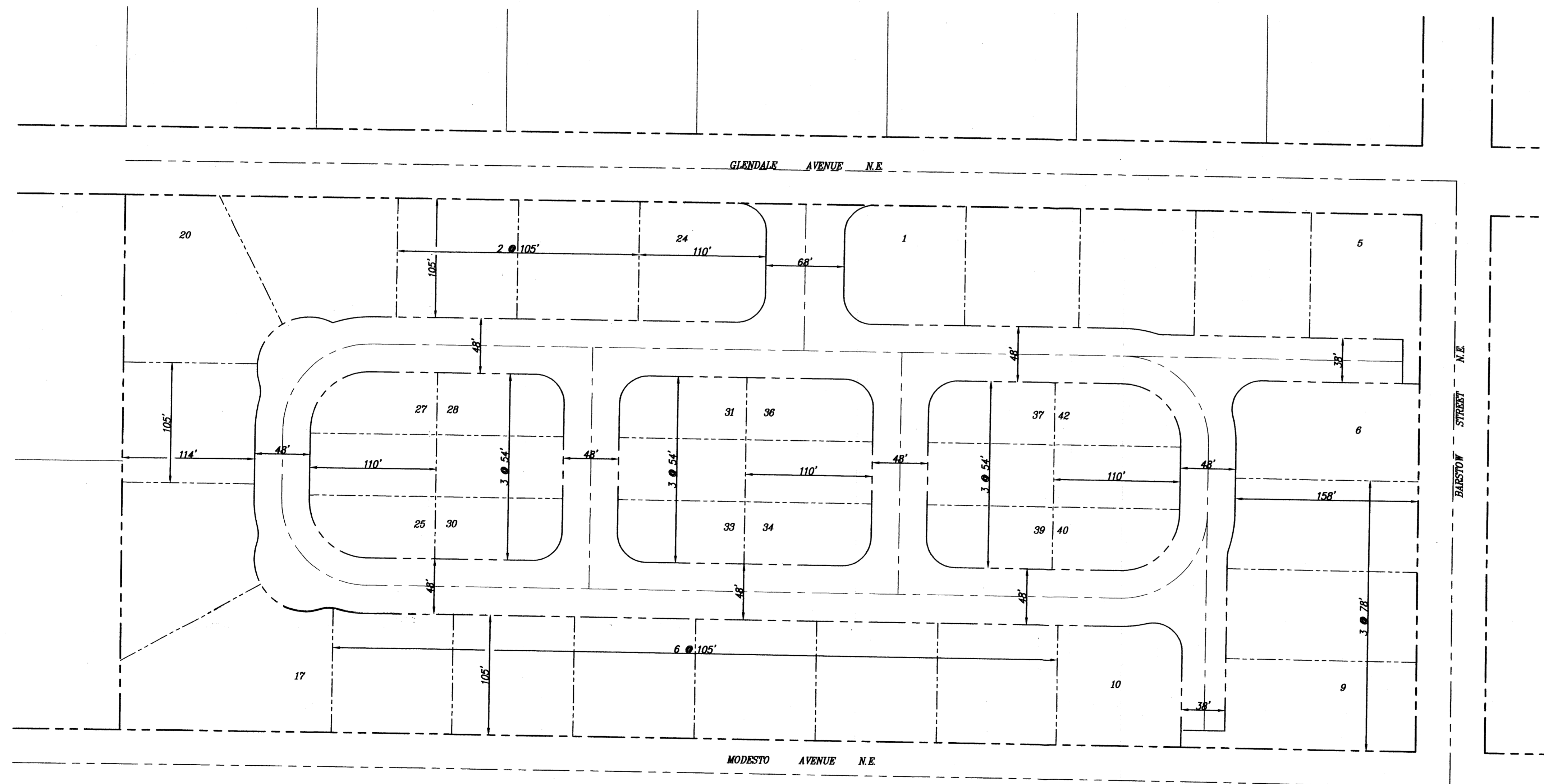
ASHWATER HOMES  
P.O. BOX 10005  
ALBUQUERQUE, N.M. 87184  
(505) 828-2200

### ENGINEERS

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

### SURVEYOR

ALDRICH LAND SURVEY  
P.O. BOX 30701  
ALBUQUERQUE, N.M. 87190-0701



### QUIVERA ESTATES

### SKETCH PLAT

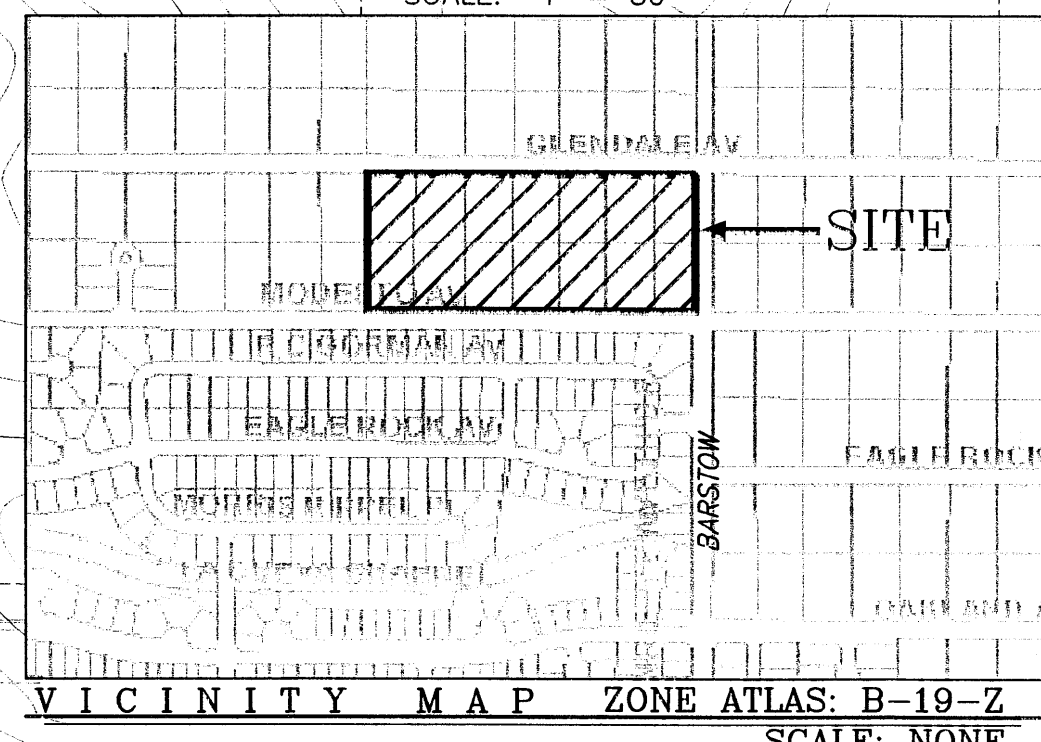
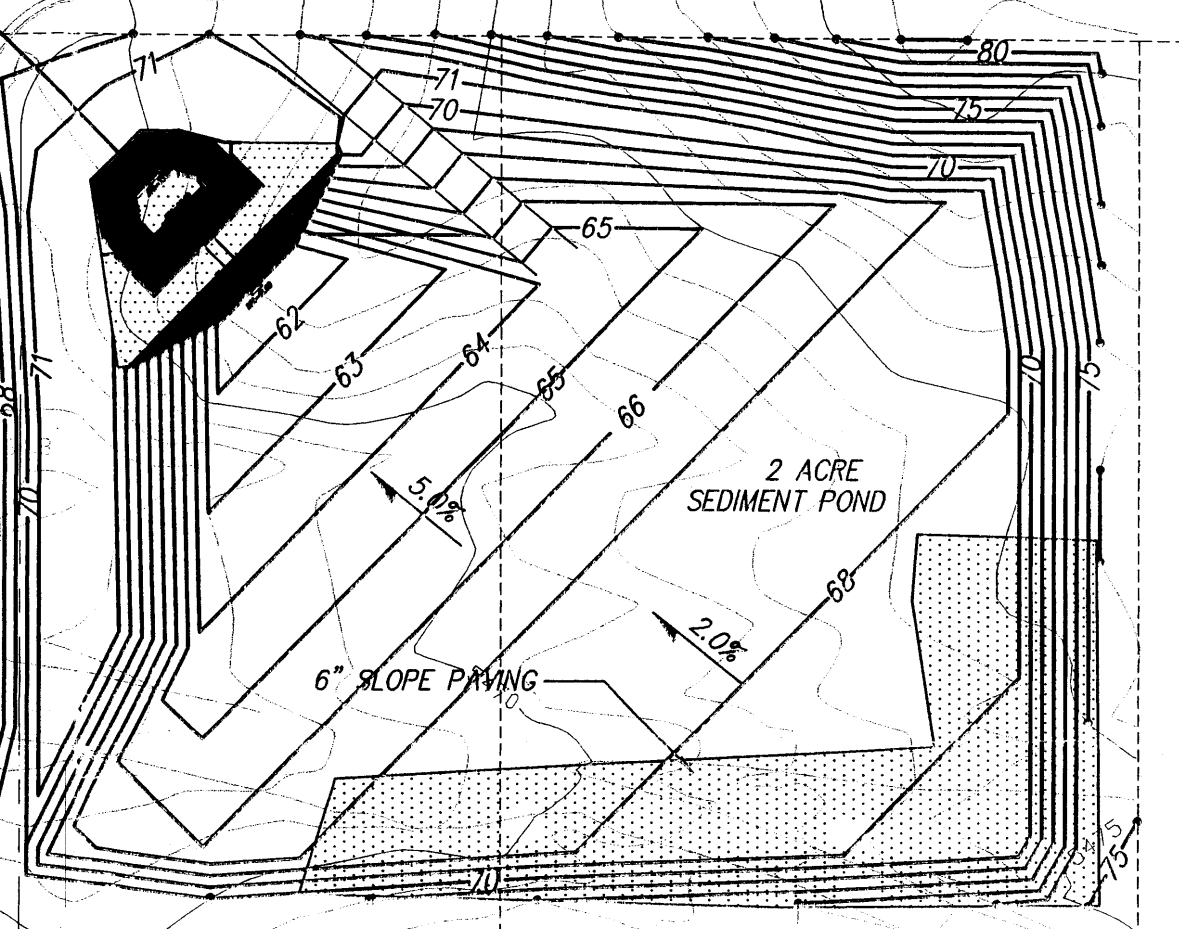
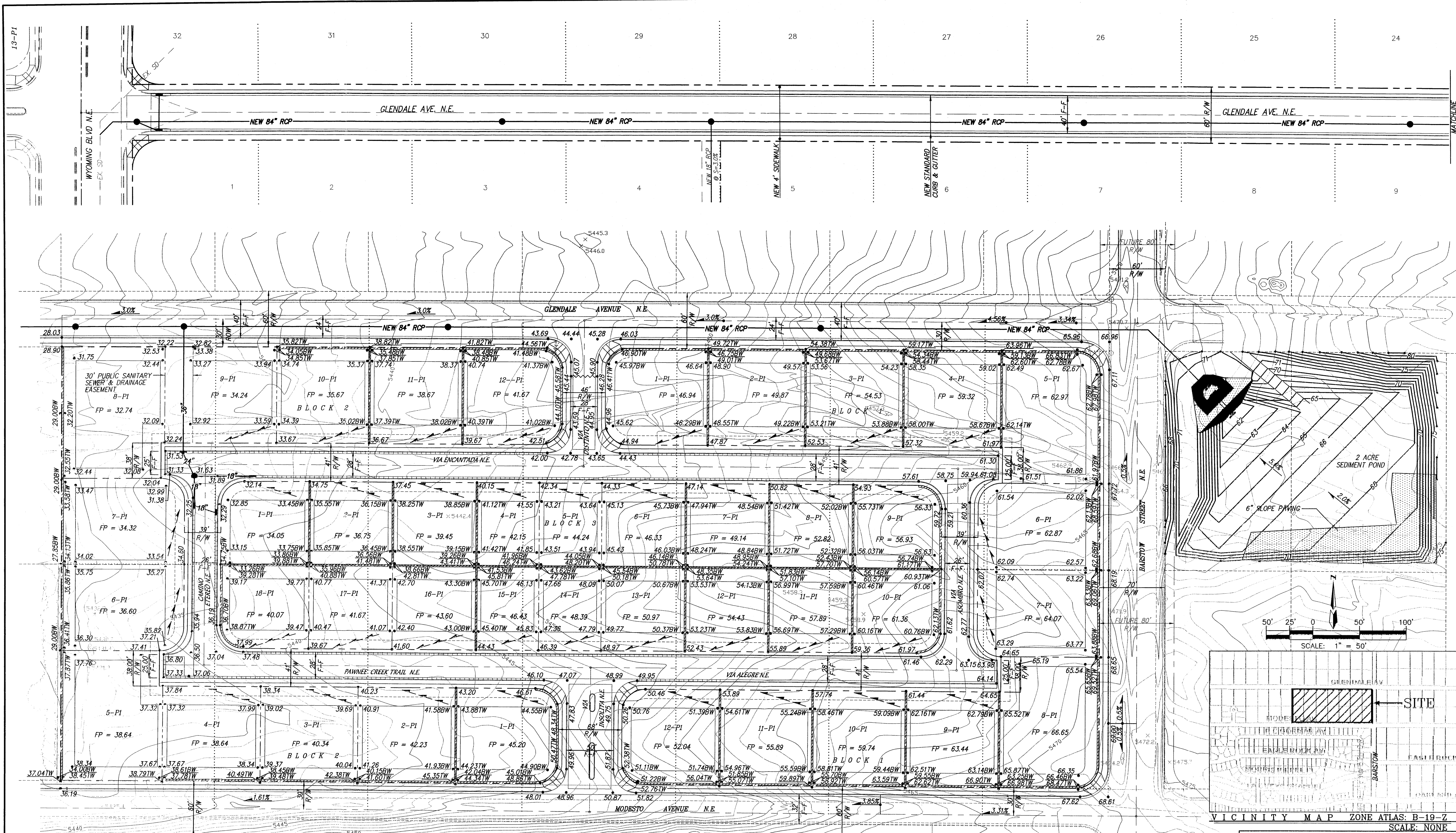
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 60'	Date: 03-07-03	Job: A03062	

A3062QUIV/LAYOUT2/03-07-03

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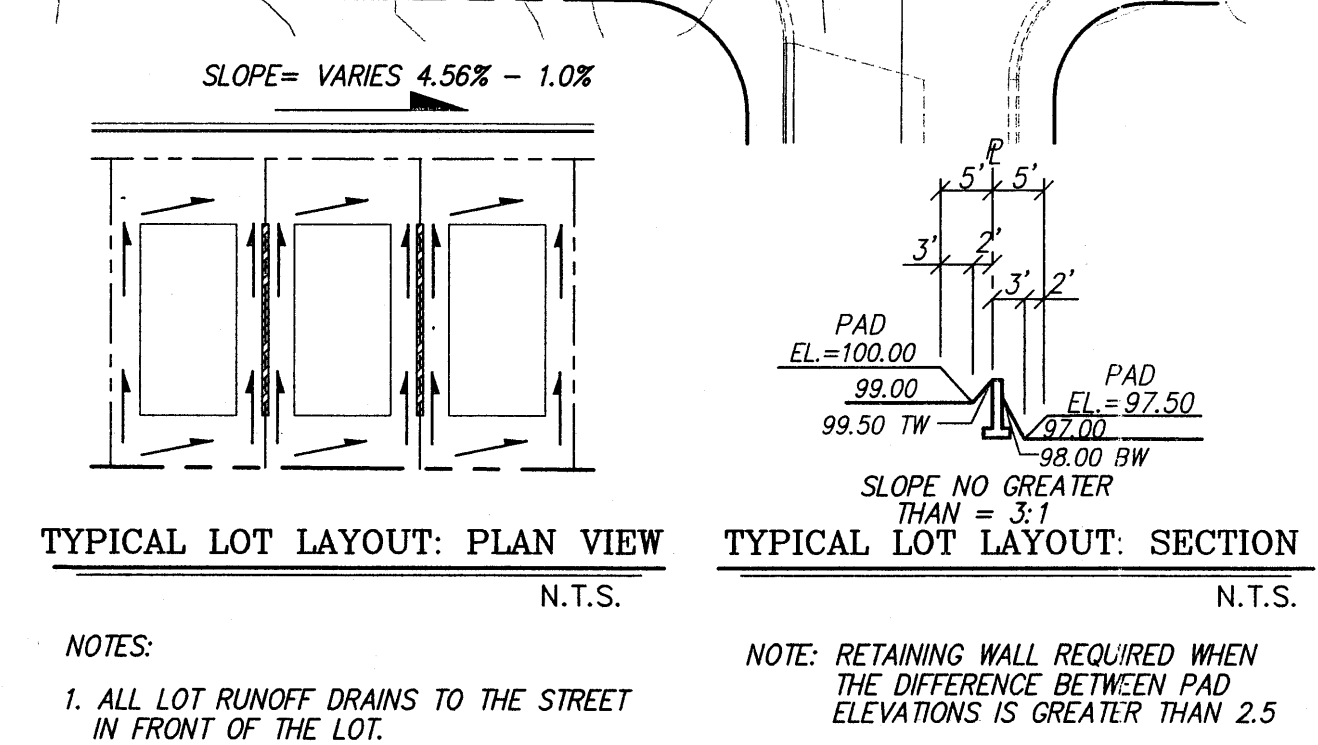
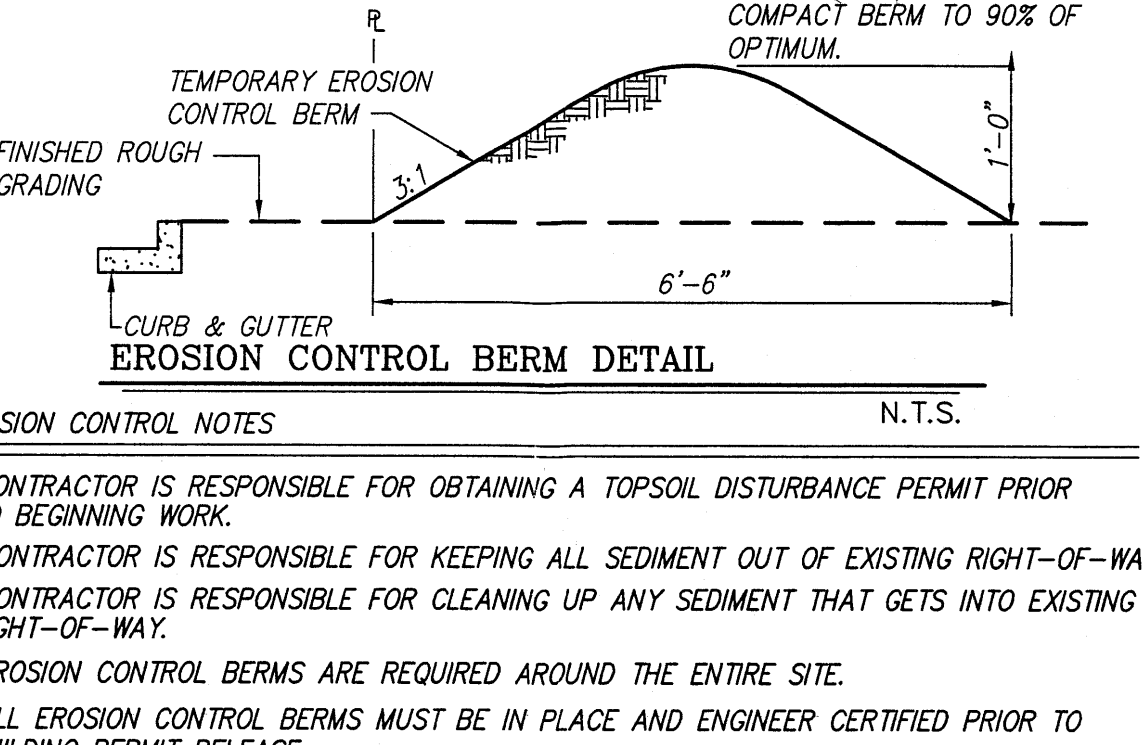




- NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
  - A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

**LEGEND**

5615	EXISTING CONTOUR (MAJOR)	NEW MOUNTABLE CURB & GUTTER
5616	EXISTING CONTOUR (MINOR)	NEW STANDARD CURB & GUTTER
5617	EXISTING SPOT ELEVATION	NEW SIDEWALK
5618	EXISTING CHAIN LINK/WIRE FENCE	NEW RIGHT-OF-WAY
5619	EXISTING OVERHEAD ELECTRIC LINE	NEW CENTERLINE
5620	EXISTING POWER POLE	NEW LOT LINES
5621	EXISTING GUY WIRE	NEW EASEMENTS
5622	EXISTING TELEPHONE MANHOLE	NEW RETAINING WALL
5623	EXISTING TELEPHONE PEDESTAL	NEW SPOT ELEVATIONS
5624		NEW FLOW
5625		NEW STORM DRAIN
5626		NEW STORM DRAIN MANHOLE



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

**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT**

**QUIVERA ESTATES GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
DESIGNED BY <b>GJK</b>	DATE <b>08/03</b>		
DRAWN BY <b>ACH</b>	DATE <b>08/03</b>		
CHECKED BY <b>DWG</b>	DATE <b>08/03</b>		

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **B-19** SHEET **I** OF **I**

AS BUILT INFORMATION	
CONTRACTOR	
INSPECTOR'S NAME	
DATE	
INSPECTOR'S FIELD VERIFICATION BY	
DATE	
INSPECTOR'S CORRECTIONS BY	
DATE	
MICRO-FILM INFORMATION	
RECORDED BY	
NO.	

BENCH MARKS	
ACS Brass Cap stamped "1-820"	
Located in the northeast quadrant of the intersection of Modesto Ave. N.E. and Barstow St. N.E.; approximately 30' north from the centerline of Modesto Ave. N.E. and approximately 30' east from the centerline of Barstow St. N.E.	
Geographic Position (NAD 1927), in feet	
N.M. State Plane Coordinates (Central Zone)	
X=410,237.56 Y=1,524,092.46	
Elevation=5474.533, NGVD29, in feet	

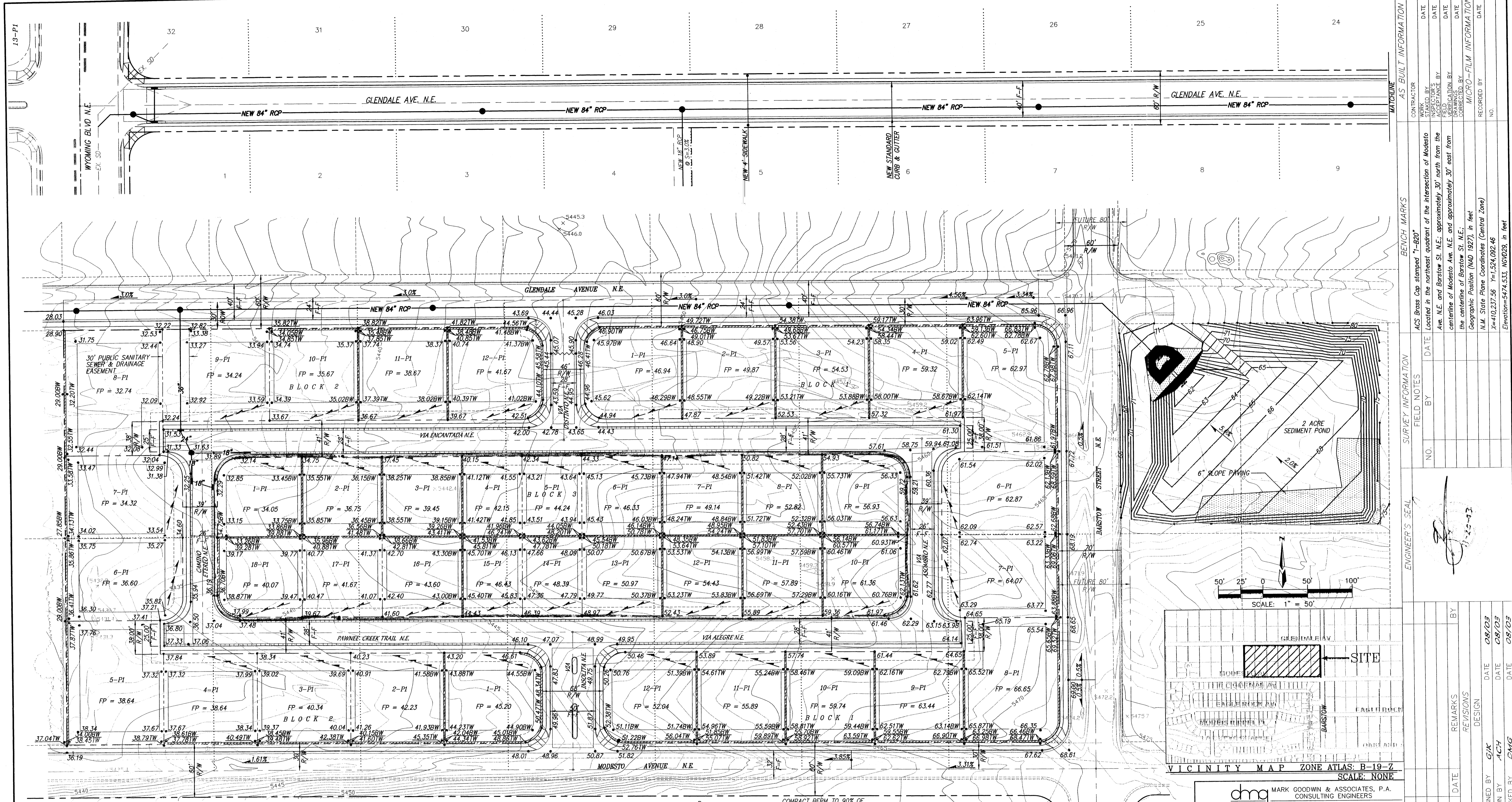
SURVEY INFORMATION	
FIELD NOTES	
NO.	
DATE	
BY	

ENGINEER'S SEAL	

F:\A03\085\A30620\11\A30620-50B.dwg Thu Nov 20 10:45:19 2003 D. MARK GOODWIN & ASSOCIATES, PLTIED BY: GJK

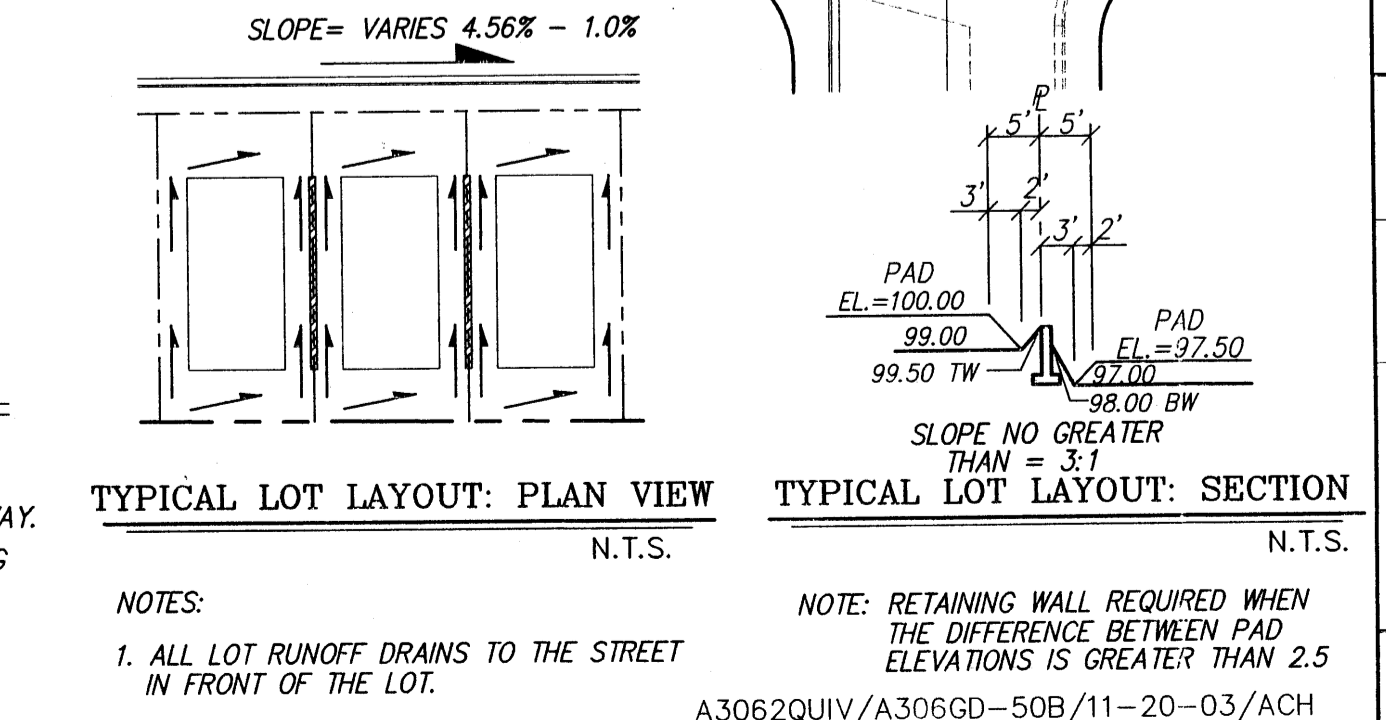
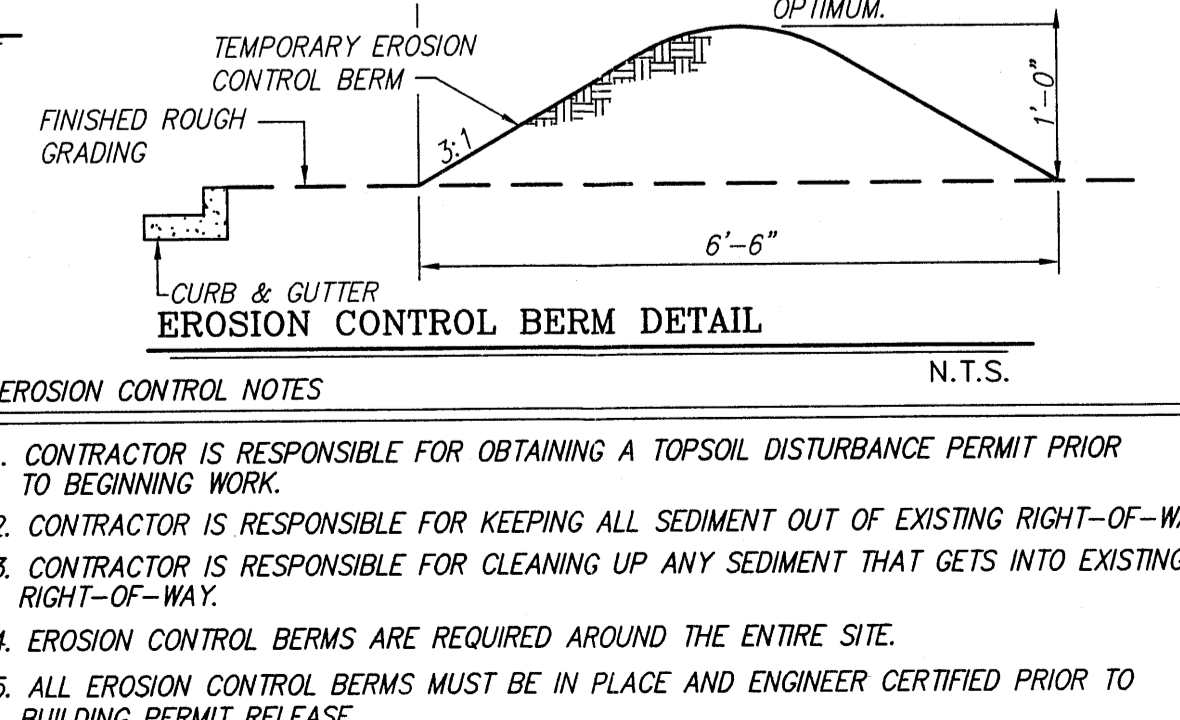




- NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
  - A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

**LEGEND**

— 5615 —	EXISTING CONTOUR (MAJOR)	=====	NEW MOUNTABLE CURB & GUTTER
— 5616 —	EXISTING CONTOUR (MINOR)	=====	NEW STANDARD CURB & GUTTER
○	EXISTING SPOT ELEVATION	-----	NEW SIDEWALK
— 00.0 —	EXISTING CHAIN LINK/WIRE FENCE	-----	NEW RIGHT-OF-WAY
— — — — —	EXISTING OVERHEAD ELECTRIC LINE	-----	NEW CENTERLINE
○	EXISTING POWER POLE	-----	NEW LOT LINES
—	EXISTING GUY WIRE	-----	NEW EASEMENTS
○	EXISTING TELEPHONE MANHOLE	=====	NEW RETAINING WALL
○	EXISTING TELEPHONE PEDESTAL	=====	NEW SPOT ELEVATIONS
20.00		=====	NEW FLOW
18"		=====	NEW STORM DRAIN
●		●	NEW STORM DRAIN MANHOLE



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

**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT**

TITLE: **QUIVERA ESTATES GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

DESIGNED BY: **GJK** DATE: **08/03**  
DRAWN BY: **ACH** DATE: **08/03**  
CHECKED BY: **DMG** DATE: **08/03**

CITY PROJECT NO. ZONE MAP NO. **B-19** SHEET **1** OF **1**

**AS BUILT INFORMATION**

CONTRACTOR	DATE
WORK ORDER NO.	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	NO.
X=10,237.56 Y=1,524,082.46 Elevation=5474.533, NAD029, in feet	

**FIELD NOTES**

NO.	BY	DATE
-----	----	------

**ENGINEER'S SEAL**

NO. DATE

REMARKS

REVISIONS

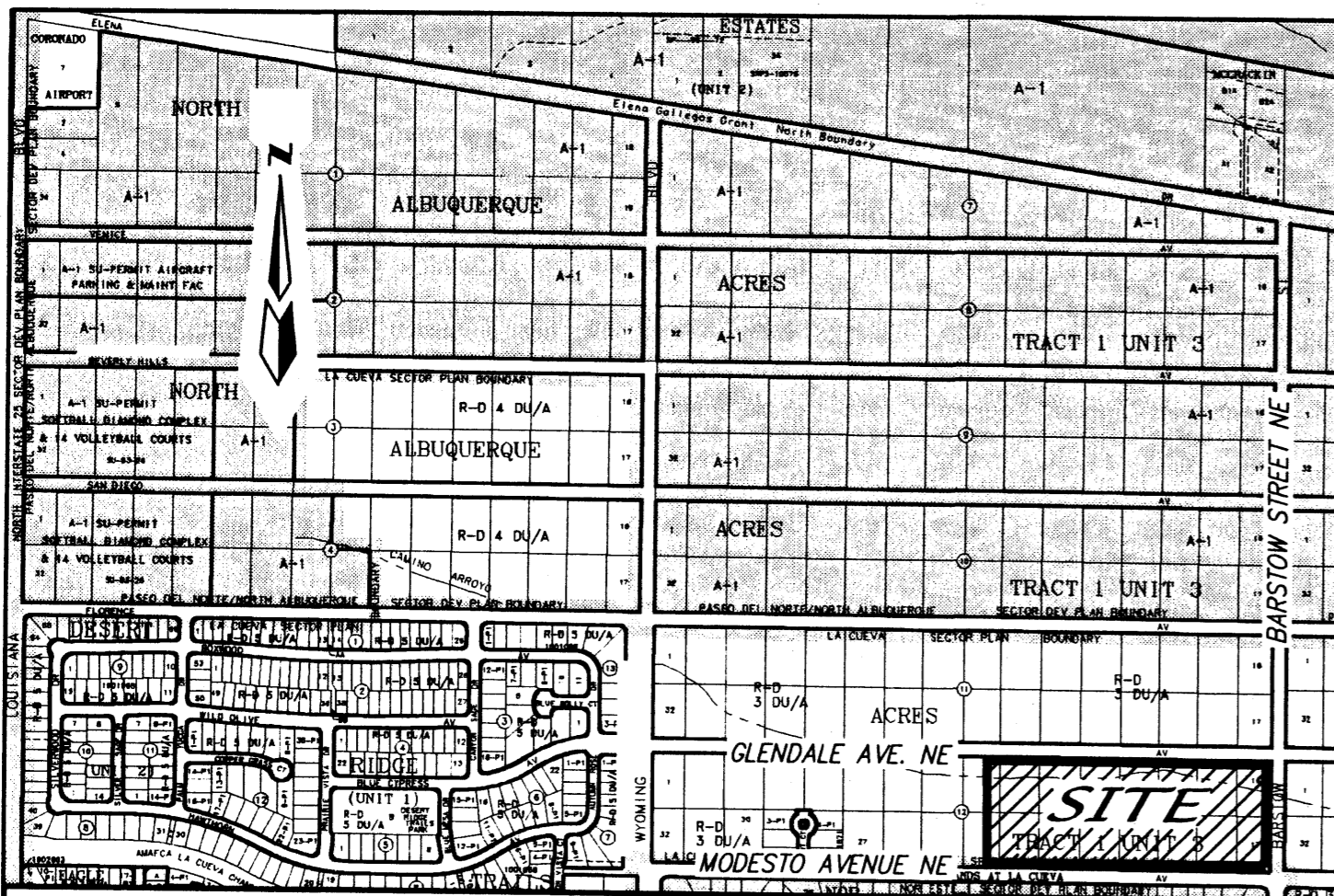
DESIGN DATE: 08/03

SCALE: NONE

VICINITY MAP ZONE ATLAS: B-19-Z



AGIS



LOCATION MAP

ZONE ATLAS B-19-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	13.9766 Ac.
Zone Atlas No.	B-19-Z
No. of Existing Tracts/Lots	14 Lots
No. of Tracts/Lots created	1 Tract/42 Lots
No. of Tracts/Lots eliminated	14 Lots
Miles of half width streets created	0.53
Miles of full width streets created	0.00
Street Area dedicated to the City of Albuquerque	2.0254 Ac.
Date of Survey	JULY, 2003
Utility Control Location System Log Number	2003433318
Zoning	RD 3 DU/A

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate a portion of Barstow Street, as shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby dedicate portions of Glendale Avenue, Barstow Street, and Modesto Avenue to the City of Albuquerque in fee simple without 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 buried distribution lines, conduits, and pipes for underground 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. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: ALPHA EQUITIES, LLC

BY: [Signature] 1/29/04  
Rhett Waterman, Managing Member Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS OFFICIAL SEAL BETH GONZALES  
COUNTY OF BERNALILLO NOTARY PUBLIC-STATE OF NEW MEXICO

This instrument was acknowledged before me on January 29, 2004  
By Rhett Waterman, Managing Member of ALPHA EQUITIES, LLC. on behalf of said Limited Liability Company.

[Signature] 10-08-07  
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide 14 Existing Lots into 42 Residential Lots and 1 Tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division 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 PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable 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 installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR  
**QUIVERA ESTATES SUBDIVISION**  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 7  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2004

APPROVED AND ACCEPTED BY:

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

Project Number: 1002800

Application Number: 04DRB-00783

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u> PNM Electric Services	2-12-04 Date
<u>[Signature]</u> PNM Gas Services	2-12-04 Date
<u>[Signature]</u> Qwest	2-14-04 Date
<u>[Signature]</u> Comcast	2-12-04 Date

City Approvals:

<u>[Signature]</u> City Surveyor	2-12-04 Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	6-2-04 Date
<u>[Signature]</u> Utilities Development	6/2/2004 Date
<u>[Signature]</u> Parks and Recreation Department	6/2/04 Date
<u>[Signature]</u> AMAFCA	5-29-04 Date
<u>[Signature]</u> City Engineer	6/2/04 Date
<u>[Signature]</u> DRB Chairperson, Planning Department	6/2/04 Date

SURVEYOR'S CERTIFICATION

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

[Signature] 02-12-09  
Timothy Aldrich P.L.S. No. 7719 Date

**ALDRICH LAND SURVEYING**

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101906542403940123  
PROPERTY OWNER OF RECORD: SEAN IN Ronald G. & Helwick Timothy M.  
BERNALILLO COUNTY TREASURER'S OFFICE:  
[Signature]

- 101906544003940122
- 101906545602940122
- 101906549203940120
- 101906546903940119
- 101906550603940119
- 101906552103940117
- 101906552101740116
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2884876851  
6896342  
Page: 1 of 3  
06/03/2004 09:57A  
Bk-2884C Pg-173

Dwg: A3062FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 01/29/04	Job: A03062	



**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is from the plat of record entitled:  
  
PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3",  
(09-10-31, D-121)  
  
all being records of Bernalillo County, New Mexico.
- Field Survey: performed July, 2003.
- Unless otherwise noted all corners are set #5 rebar with cap stamped ALS LS 7719.
- Title Report(s): provided by LandAmerica Albuquerque Title, File No.: 226805CR (Effective Date: 05-19-03) provided by First American Title, File No.: NM03-199976-AL02, LSA (Effective Date: 05-29-03)
- 100 Year Flood Zone Designation: ZONE AO, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated April 2, 2002.
- Tract A is a Private Street owned and maintained by and for the Homeowners Association of Quivera Estates. Tract A is also encumbered by a Public Water, Sanitary Sewer and Drainage Easement granted to the City of Albuquerque by this plat.
- All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A)(1).
- A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.

**DESCRIPTION**

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 10 THRU 23, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, together with portions of Barstow Street N.E., Glendale Avenue N.E. and Modesto Avenue N.E., 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 D, Folio 121 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described tract, said point being the inter-section of the centerline of Modesto Avenue N.E. and Barstow Street N.E. from whence the Albuquerque Control Survey Monument "1-B20" bears N 45°15'43" E, 42.34 feet;

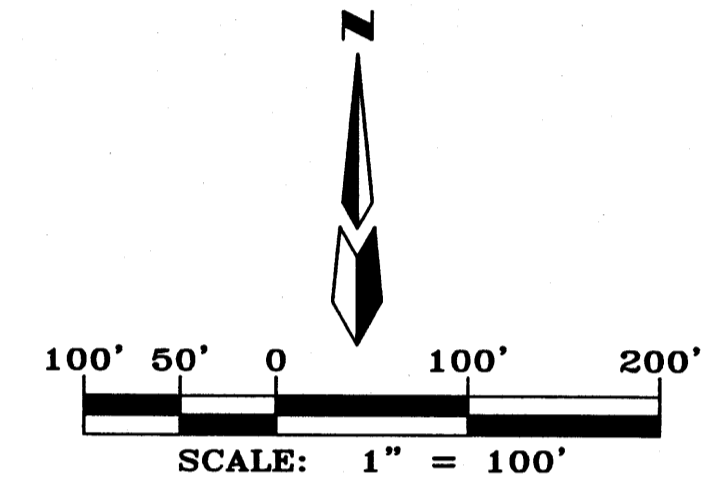
THENCE leaving said centerline of Barstow Street N.E. along said centerline of Modesto Avenue N.E. N 89°36'55" W, 1154.33 feet to the southwest corner;

THENCE leaving said centerline of Modesto Avenue N.E. N 00°08'15" E, 527.47 feet along a line common with the east line of LOTS 24 AND 9, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES 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 D, Folio 121 to the north-west corner, said point being on the centerline of Glendale Avenue N.E.;

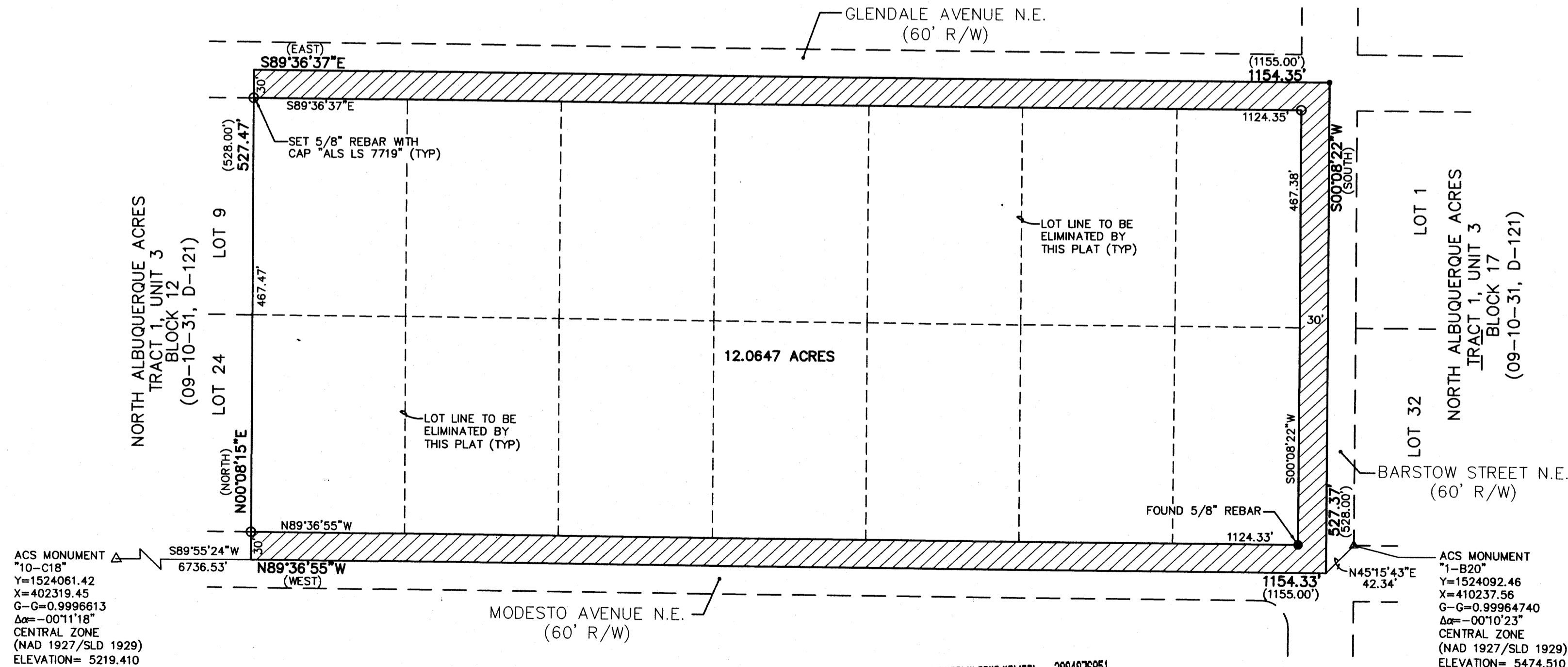
THENCE along said centerline S 89°36'37" E, 1154.35 feet to the northeast corner of the herein described tract, said point being the inter-section of the centerline of Glendale Avenue N.E. and Barstow Street N.E.;

THENCE along said centerline S 00°08'22" W, 527.37 feet to the point of beginning and containing 13.9766 acres more or less.

PLAT FOR  
**QUIVERA ESTATES SUBDIVISION**  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 7  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2004



(HATCHED AREA)  
ADDITIONAL STREET RIGHT-OF-WAY  
DEDICATED TO THE CITY OF ALBUQUERQUE  
BY THIS PLAT WITHOUT WARRANTY COVENANTS.  
(1.9119 ACRES)



*Timothy J. Aldrich*  
03-04-04

**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBU., N.M. 87190  
505-884-1990

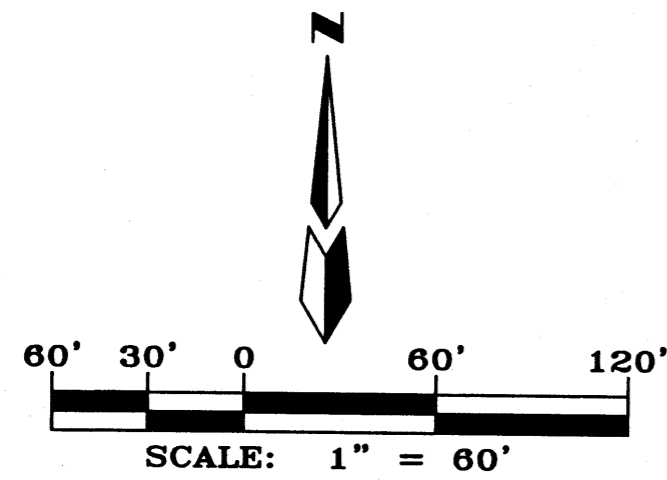
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Page: 2 of 3  
06/03/2004 09:57R  
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Scale: 1"=100'	Date: 03/04/04	Job: A03062	

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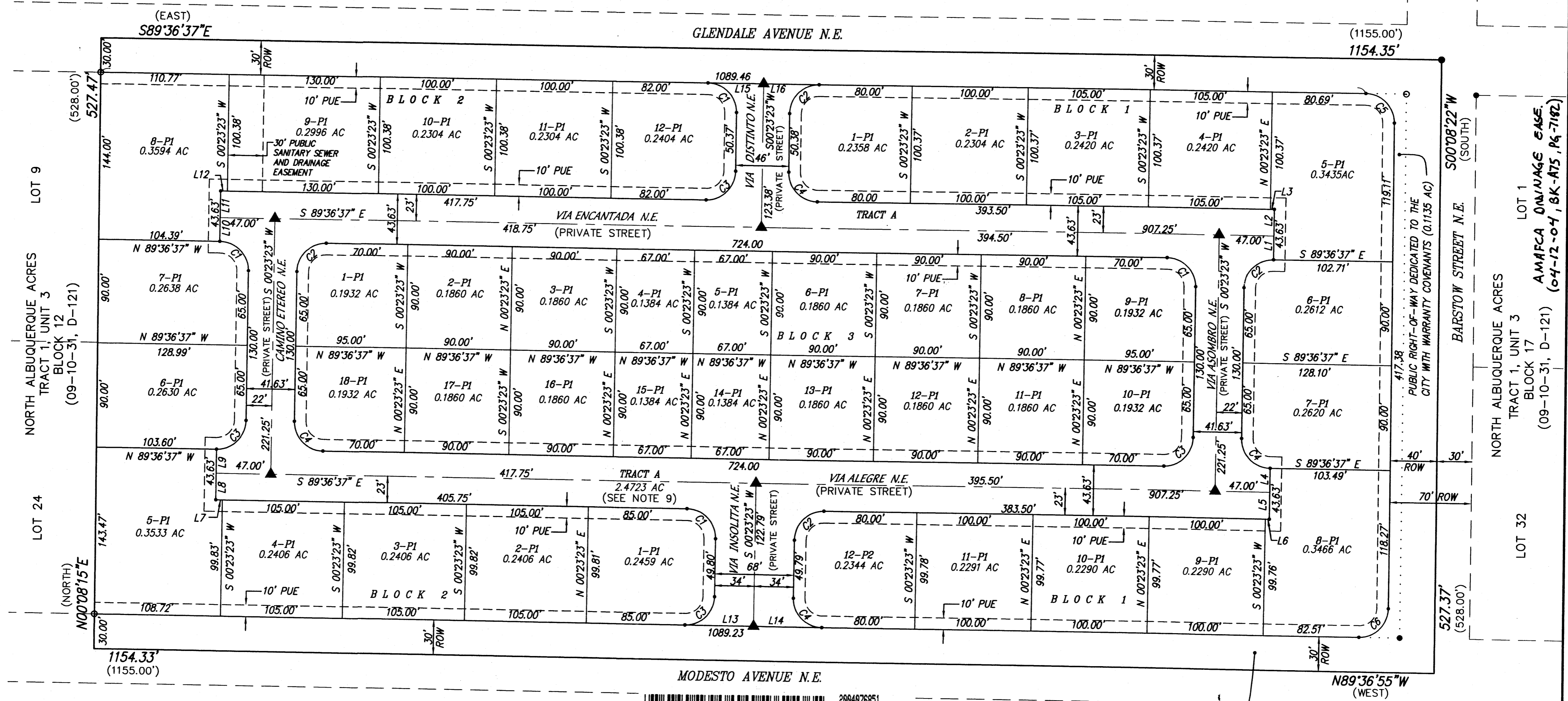


PLAT FOR  
**QUIVERA ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 7  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING-CH-DIST=	
C1	39.27	25.00	90°00'00"	25.00	N44°36'37"W	35.36
C2	39.27	25.00	90°00'00"	25.00	S45°23'23"E	35.36
C3	39.27	25.00	90°00'00"	25.00	N45°23'23"E	35.36
C4	39.27	25.00	90°00'00"	25.00	S44°36'37"E	35.36
C5	39.16	25.00	89°44'59"	24.89	N44°44'08"W	35.28
C6	39.38	25.00	90°14'43"	25.11	N45°15'43"E	35.43

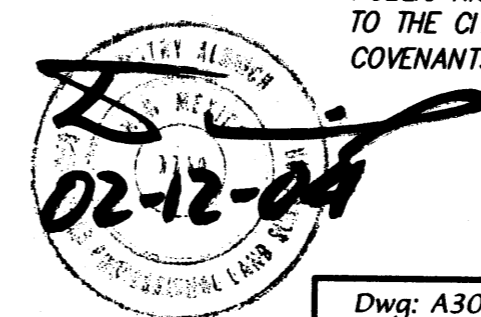
LINE TABLE		
LINE ID	LENGTH	BEARING
L1	20.63	N00°23'23"E
L2	23.00	N00°23'23"E
L3	3.50	S90°00'00"W
L4	20.63	S00°00'00"W
L5	23.00	S00°44'21"W
L6	3.50	S89°36'37"E
L7	5.75	N89°36'37"W
L8	23.00	N00°23'23"E
L9	20.63	N00°23'23"E
L10	20.63	N00°23'23"E
L11	23.00	N00°00'00"E
L12	5.91	S89°37'14"E
L13	59.00	S89°36'55"E
L14	59.00	S89°36'55"E
L15	48.00	S89°36'37"E
L16	48.00	S89°36'37"E



NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

UNLESS OTHERWISE NOTED (SEE NOTE 9) ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY



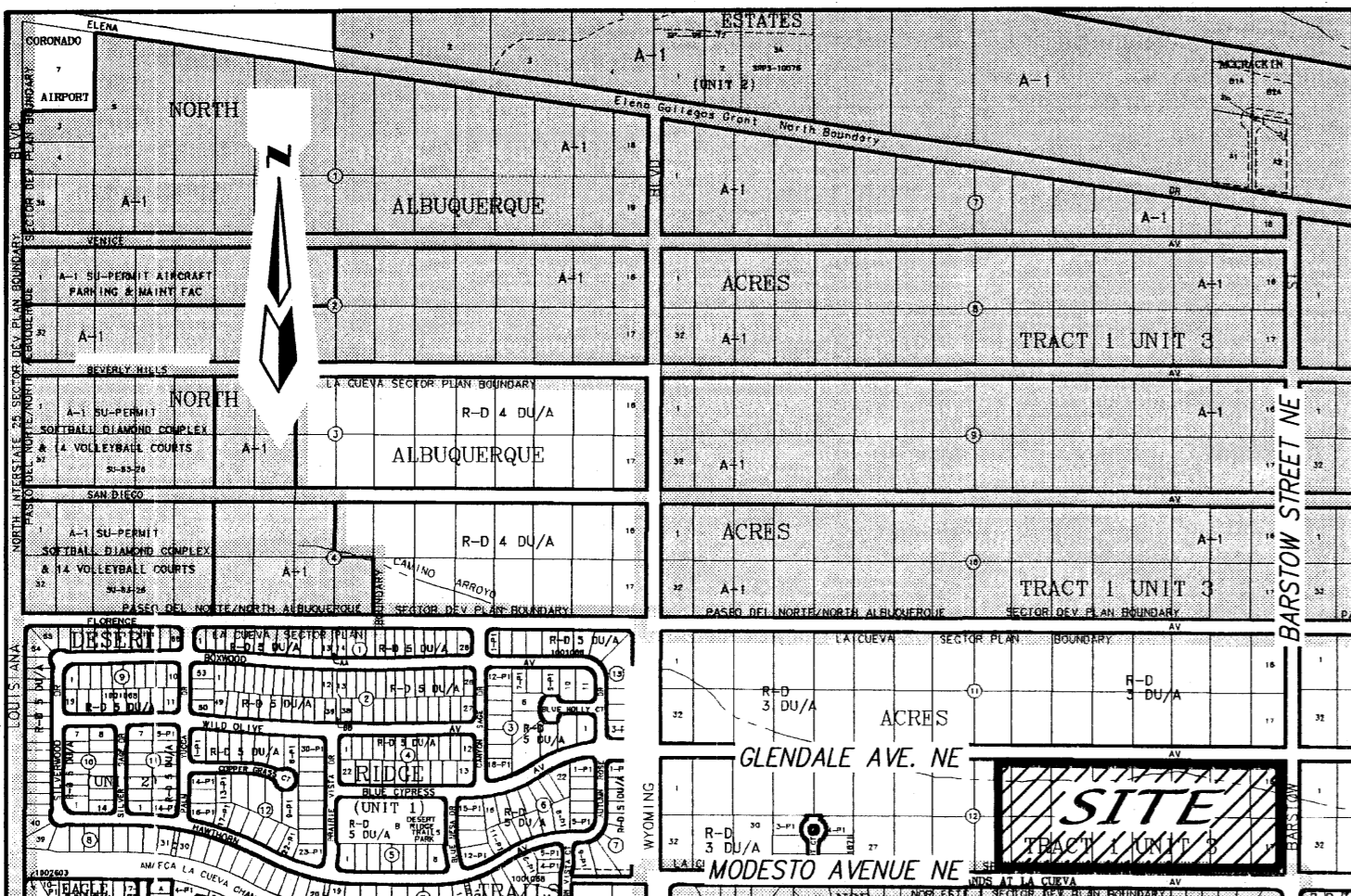
PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY WITHOUT WARRANTY COVENANTS (1.0119 AC)

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

Dwg: A3062FPBASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1"=60'	Date: 02/11/04	Job: A03062	

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**LOCATION MAP**

**ZONE ATLAS B-19-Z**

SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage	13.9766 Ac.
Zone Atlas No.	B-19-Z
No. of Existing Tracts/Lots	14 Lots
No. of Tracts/Lots created	1 Tract/42 Lots
No. of Tracts/Lots eliminated	14 Lots
Miles of half width streets created	0.53
Miles of full width streets created	0.00
Street Area dedicated to the City of Albuquerque	2.0254 Ac.
Date of Survey	JULY, 2003
Utility Control Location System Log Number	2003433318
Zoning	RD 3 Du/Ac

**FREE CONSENT AND DEDICATION:**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate a portion of Barstow Street, as shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby dedicate portions of Glendale Avenue, Barstow Street, and Modesto Avenue to the City of Albuquerque in fee simple without 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 buried distribution lines, conduits, and pipes for underground 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. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: ALPHA EQUITIES, LLC

BY: [Signature] 1/29/04  
Rhett Waterman, Managing Member Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
OFFICIAL SEAL  
BETH GONZALES  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 10-08-07  
This instrument was acknowledged before me on January 29, 2004  
By Rhett Waterman, Managing Member of ALPHA EQUITIES, LLC. on behalf of said Limited Liability Company.

[Signature]  
NOTARY PUBLIC MY COMMISSION EXPIRES 10-08-07

**LEGAL DESCRIPTION (SEE SHEET 2)**

**NOTES (SEE SHEET 2)**

**PURPOSE OF PLAT**

1. Subdivide 14 Existing Lots into 42 Residential Lots and 1 Tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

**PUBLIC UTILITY EASEMENT**

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

1. The PNM Electric Services Division 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 PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable 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 installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**PLAT FOR  
QUIVERA ESTATES SUBDIVISION  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 7  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2004**

**APPROVED AND ACCEPTED BY:**

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

Project Number: 1002800

Application Number:

**PLAT APPROVAL**

**Utility Approvals:**

<u>[Signature]</u> PNM Electric Services	2-12-04 Date
<u>[Signature]</u> PNM Gas Services	2-12-04 Date
<u>[Signature]</u> Qwest	2-14-04 Date
<u>[Signature]</u> Comcast	2-12-04 Date

**City Approvals:**

<u>[Signature]</u> City Surveyor	2-12-04 Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCFA	Date
City Engineer	Date
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, and is true and correct to the best of my knowledge and belief."

[Signature] 02-12-04  
Timothy Aldrich P.L.S. No. 7719 Date



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

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Scale: N/A	Date: 01/29/04	Job: A03062	



**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is from the plat of record entitled:  
 PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3",  
 (09-10-31, D-121)  
 all being records of Bernalillo County, New Mexico.
- Field Survey: performed July, 2003.
- Unless otherwise noted all corners are set #5 rebar with cap stamped ALS LS 7719.
- Title Report(s): provided by LandAmerica Albuquerque Title, File No.: 226805CR (Effective Date: 05-19-03) provided by First American Title, File No.: NM03-199976-AL02, LSA (Effective Date: 05-29-03)
- 100 Year Flood Zone Designation: ZONE AO, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated April 2, 2002.
- Tract A is a Private Street owned and maintained by and for the Homeowners Association of Quivera Estates. Tract A is also encumbered by a Public Water, Sanitary Sewer and Drainage Easement granted to the City of Albuquerque by this plat.
- All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A)(1).
- A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.

**DESCRIPTION**

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 10 THRU 23, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, together with portions of Barstow Street N.E., Glendale Avenue N.E. and Modesto Avenue N.E., 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 D, Folio 121 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described tract, said point being the inter-section of the centerline of Modesto Avenue N.E. and Barstow Street N.E. from whence the Albuquerque Control Survey Monument "1-B20" bears N 45°15'43" E, 42.34 feet;

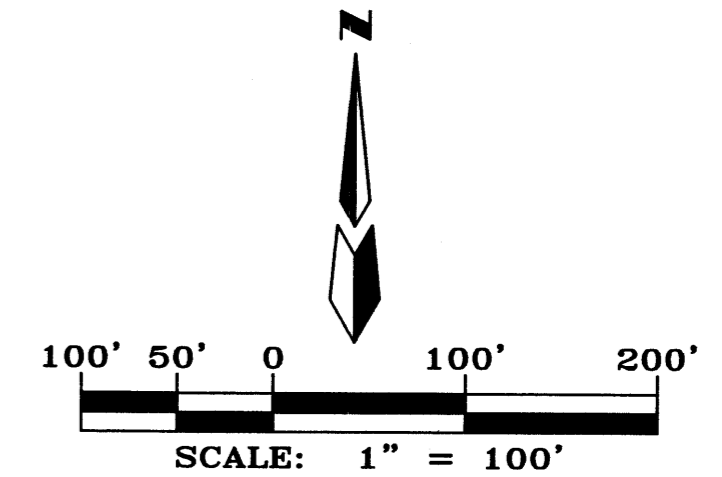
THENCE leaving said centerline of Barstow Street N.E. along said centerline of Modesto Avenue N.E. N 89°36'55" W, 1154.33 feet to the southwest corner;

THENCE leaving said centerline of Modesto Avenue N.E. N 00°08'15" E, 527.47 feet along a line common with the east line of LOTS 24 AND 9, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES 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 D, Folio 121 to the north-west corner, said point being on the centerline of Glendale Avenue N.E.;

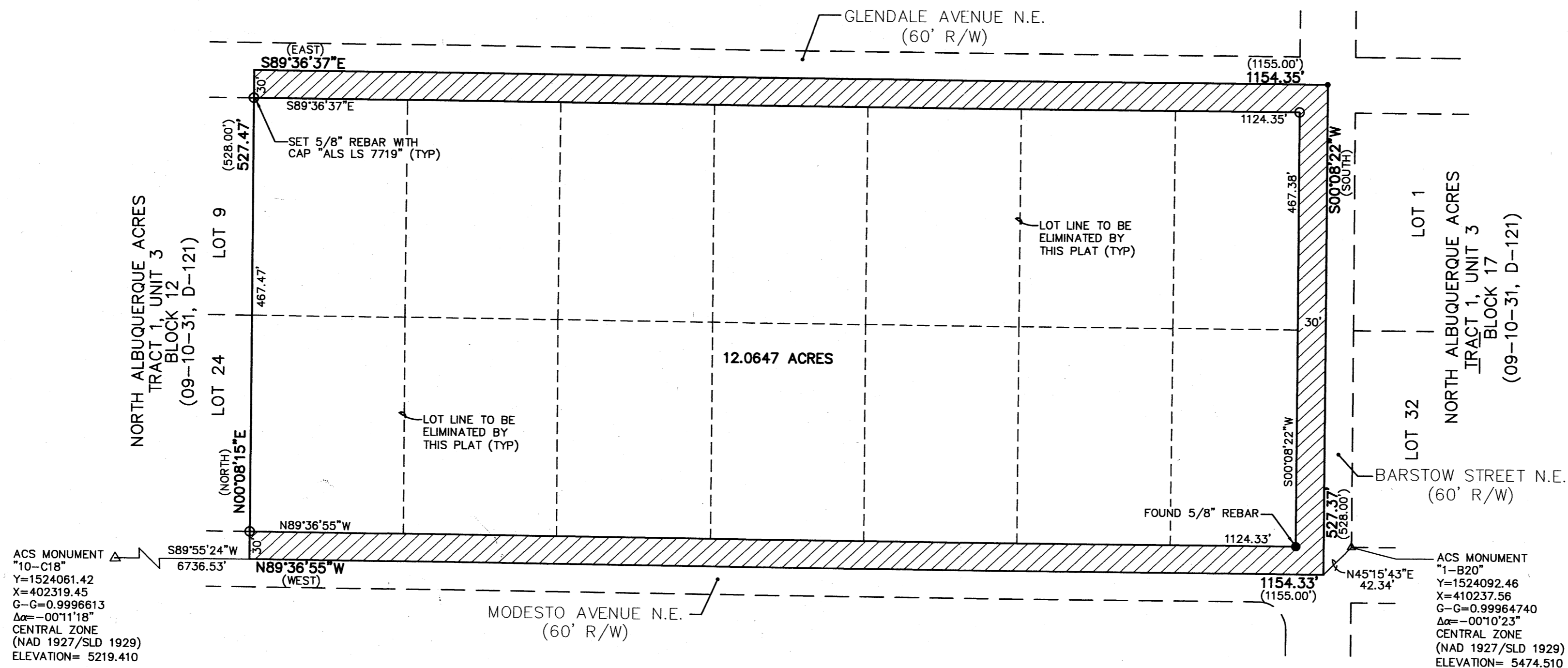
THENCE along said centerline S 89°36'37" E, 1154.35 feet to the northeast corner of the herein described tract, said point being the inter-section of the centerline of Glendale Avenue N.E. and Barstow Street N.E.;

THENCE along said centerline S 00°08'22" W, 527.37 feet to the point of beginning and containing 13.9766 acres more or less.

PLAT FOR  
**QUIVERA ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 7  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004



(HATCHED AREA)  
 ADDITIONAL STREET RIGHT-OF-WAY  
 DEDICATED TO THE CITY OF ALBUQUERQUE  
 BY THIS PLAT WITHOUT WARRANTY COVENANTS.  
 (1.9119 ACRES)



ACS MONUMENT  
 "10-C18"  
 Y=1524061.42  
 X=402319.45  
 G=0.9996613  
 Δα=-00°11'18"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION= 5219.410

ACS MONUMENT  
 "1-B20"  
 Y=1524092.46  
 X=410237.56  
 G=0.99964740  
 Δα=-00°10'23"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION= 5474.510

*Richard*  
 03-04-04

**ALDRICH LAND SURVEYING**

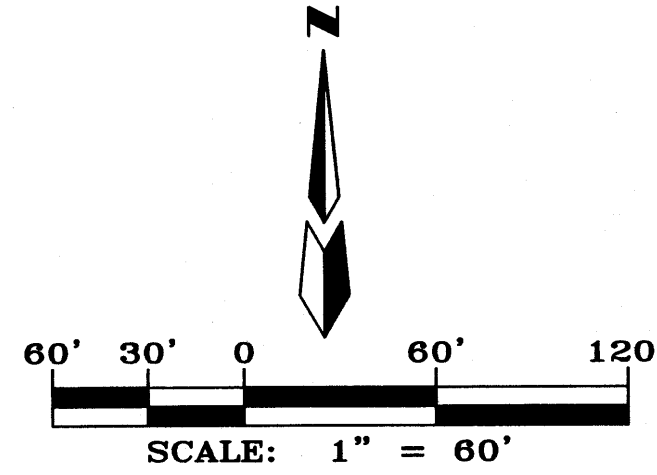
P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

Dwg: A3062FPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
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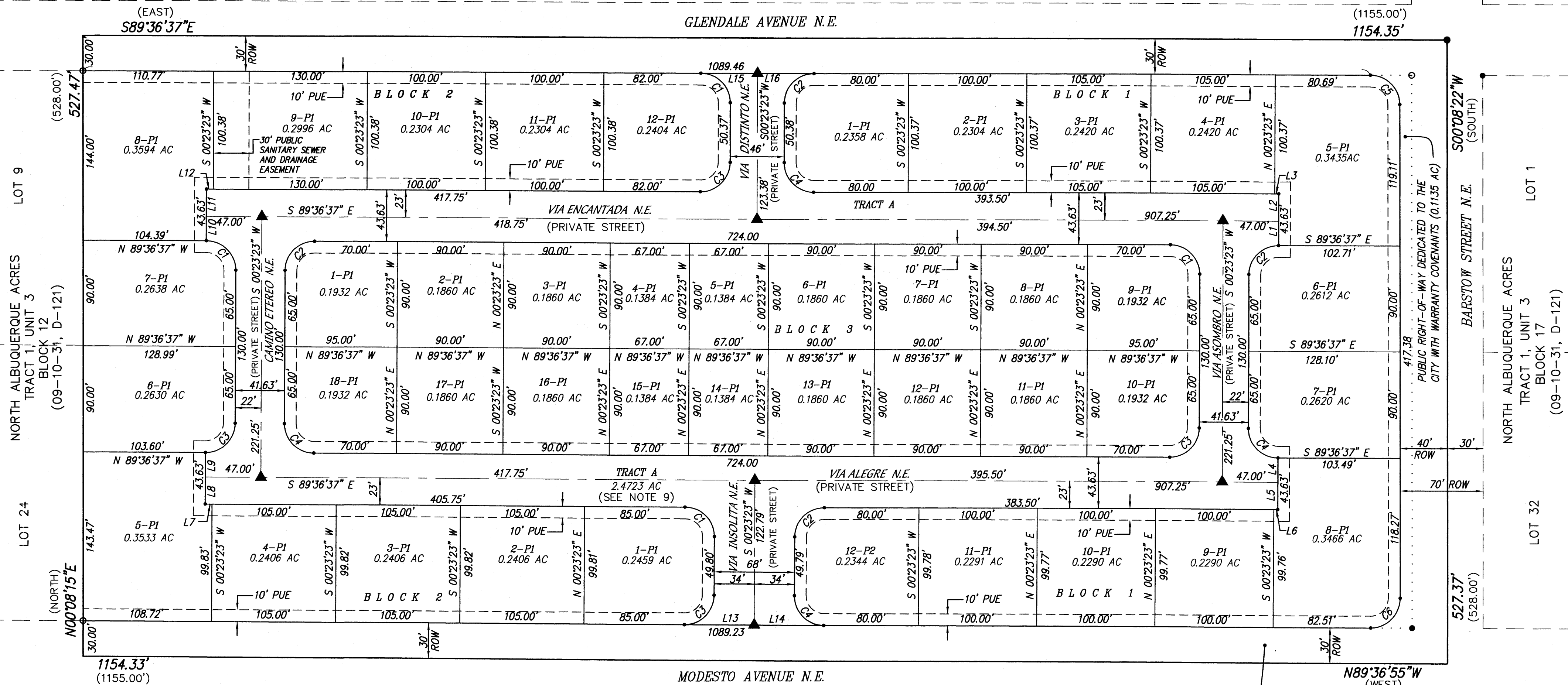


PLAT FOR  
**QUIVERA ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 7  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	39.27	25.00	90°00'00"	25.00	N44°36'37"W	35.36
C2	39.27	25.00	90°00'00"	25.00	S45°23'23"E	35.36
C3	39.27	25.00	90°00'00"	25.00	N45°23'23"E	35.36
C4	39.27	25.00	90°00'00"	25.00	S44°36'37"E	35.36
C5	39.16	25.00	89°44'59"	24.89	N44°44'08"W	35.28
C6	39.38	25.00	90°14'43"	25.11	N45°15'43"E	35.43

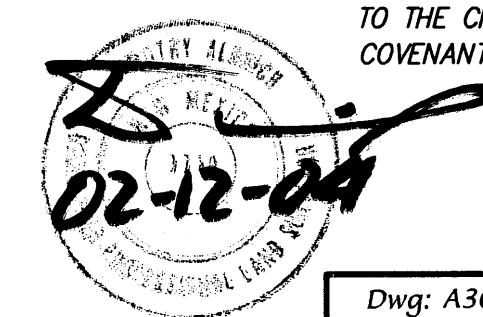
LINE TABLE		
LINE ID	LENGTH	BEARING
L1	20.63	N00°23'23"E
L2	23.00	N00°23'23"E
L3	3.50	S90°00'00"W
L4	20.63	S00°00'00"W
L5	23.00	S00°44'21"W
L6	3.50	S89°36'37"E
L7	5.75	N89°36'37"W
L8	23.00	N00°23'23"E
L9	20.63	N00°23'23"E
L10	20.63	N00°23'23"E
L11	23.00	N00°00'00"E
L12	5.91	S89°37'14"E
L13	59.00	S89°36'55"E
L14	59.00	S89°36'55"E
L15	48.00	S89°36'37"E
L16	48.00	S89°36'37"E



NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

UNLESS OTHERWISE NOTED (SEE NOTE 9) ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY



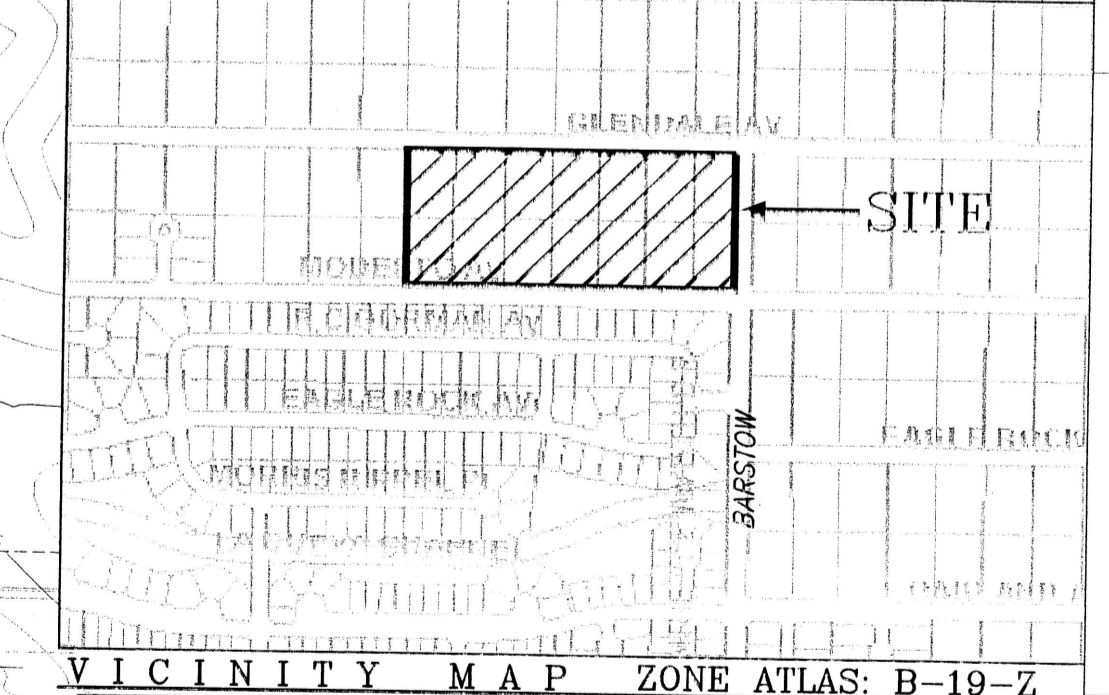
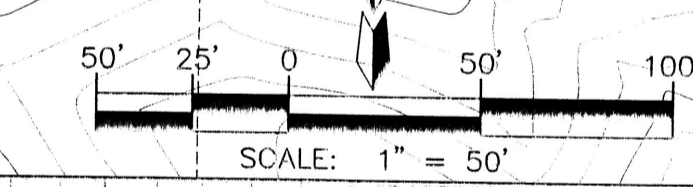
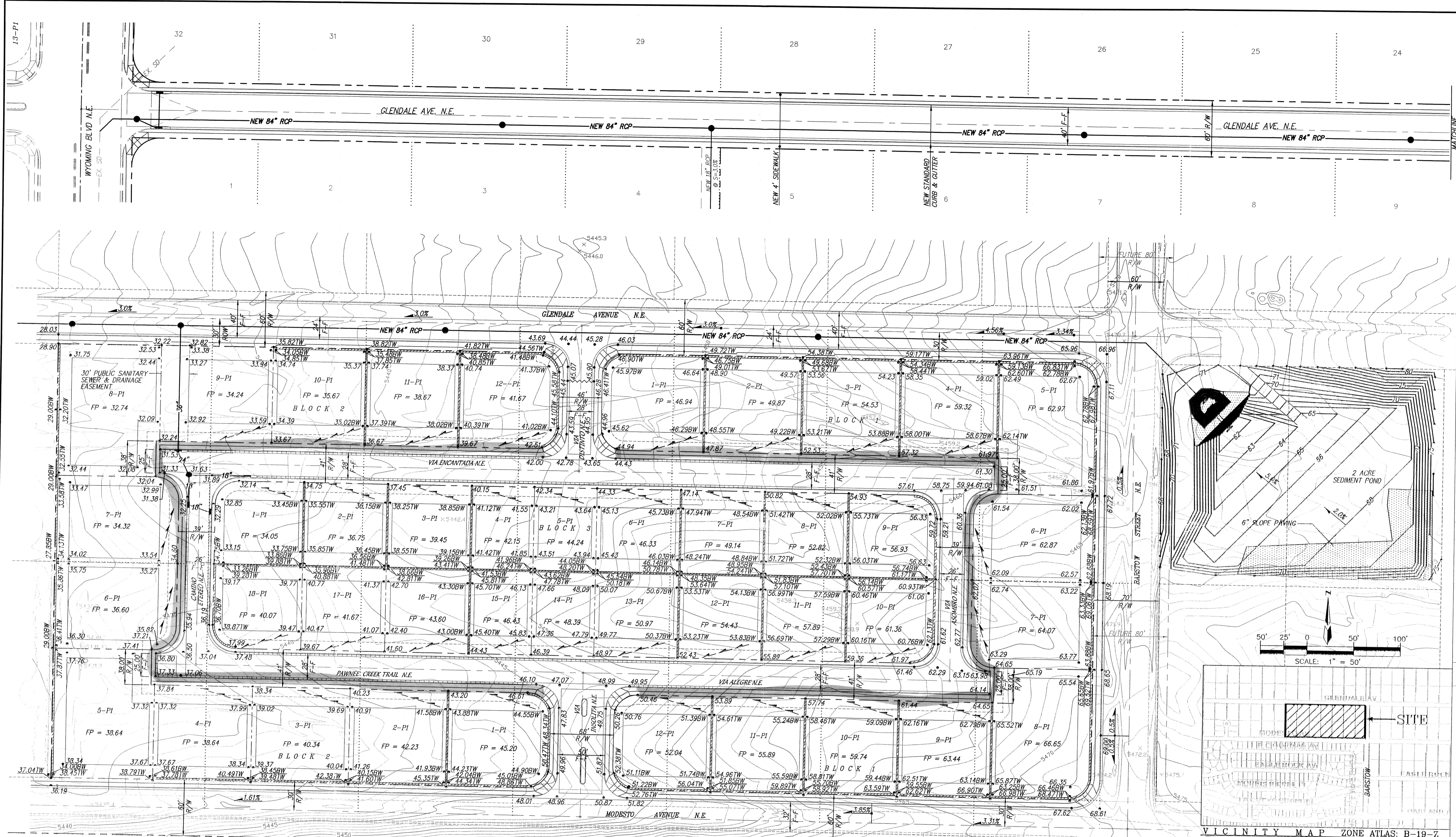
PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY WITHOUT WARRANTY COVENANTS (1.0119 AC)

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

Dwg: A3062FPBASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1"=60'	Date: 02/11/04	Job: A03062	

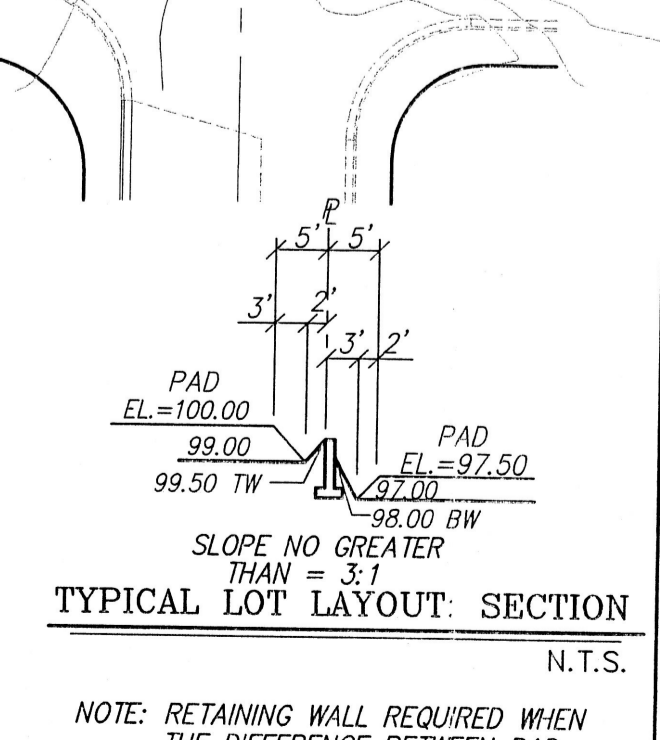
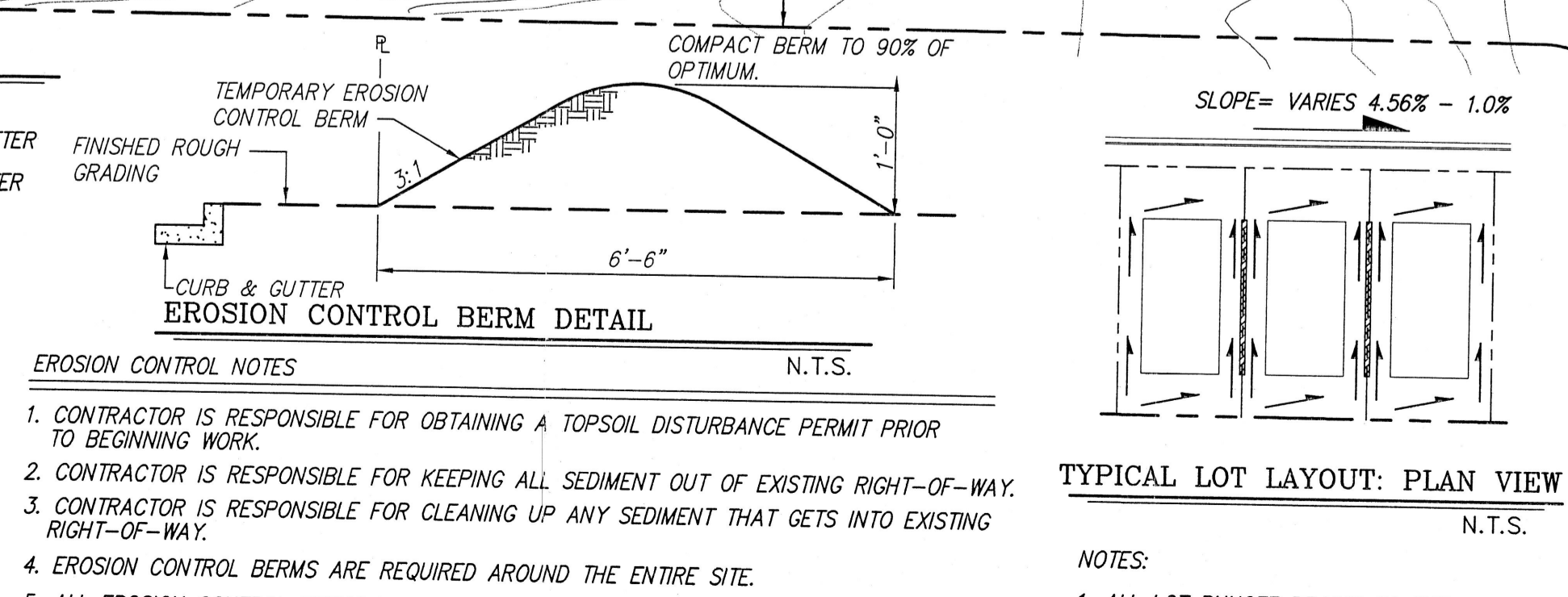
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- NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
  - A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

- LEGEND**
- |  |                                 |  |                             |
|--|---------------------------------|--|-----------------------------|
|  | EXISTING CONTOUR (MAJOR)        |  | NEW MOUNTABLE CURB & GUTTER |
|  | EXISTING CONTOUR (MINOR)        |  | NEW STANDARD CURB & GUTTER  |
|  | EXISTING SPOT ELEVATION         |  | NEW SIDEWALK                |
|  | EXISTING CHAIN LINK/WIRE FENCE  |  | NEW RIGHT-OF-WAY            |
|  | EXISTING OVERHEAD ELECTRIC LINE |  | NEW CENTERLINE              |
|  | EXISTING POWER POLE             |  | NEW LOT LINES               |
|  | EXISTING GUY WIRE               |  | NEW EASEMENTS               |
|  | EXISTING TELEPHONE MANHOLE      |  | NEW RETAINING WALL          |
|  | EXISTING TELEPHONE PEDESTAL     |  | NEW SPOT ELEVATIONS         |
|  |                                 |  | NEW STORM DRAIN             |
|  |                                 |  | NEW STORM DRAIN MANHOLE     |



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

**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT

**QUIVERA ESTATES**  
GRADING & DRAINAGE PLAN

DESIGNED BY: GJK  
DRAWN BY: ACH  
CHECKED BY: DMG

DATE: 08/03  
DATE: 08/03  
DATE: 08/03

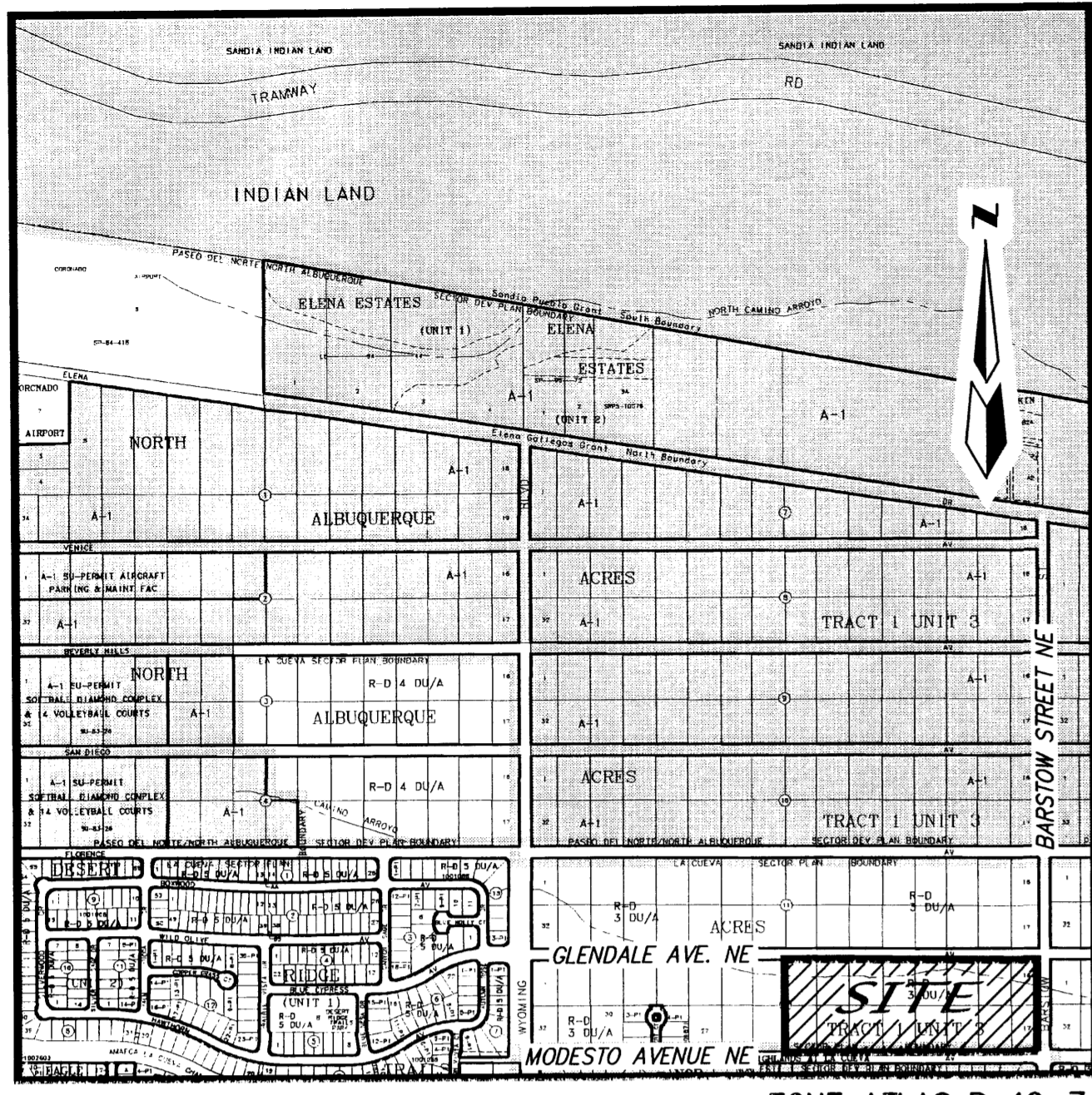
CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **B-19** SHEET **I** OF **I**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE
ACS Brass Cap stamped "1-820"							
Located in the northeast quadrant of the intersection of Modesto Ave. N.E. and Barstow St. N.E.; approximately 30' north from the centerline of Modesto Ave. N.E. and approximately 30' east from the centerline of Barstow St. N.E.							
Geographic Position (NAD 1927), in feet							
N.M. State Plane Coordinates (Central Zone)							
Recorded by							
NO.							
Elevation=5474.533, NGVD29, in feet							



PRELIMINARY PLAT  
FOR  
QUIVERA ESTATES

WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTIONS 7  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2003



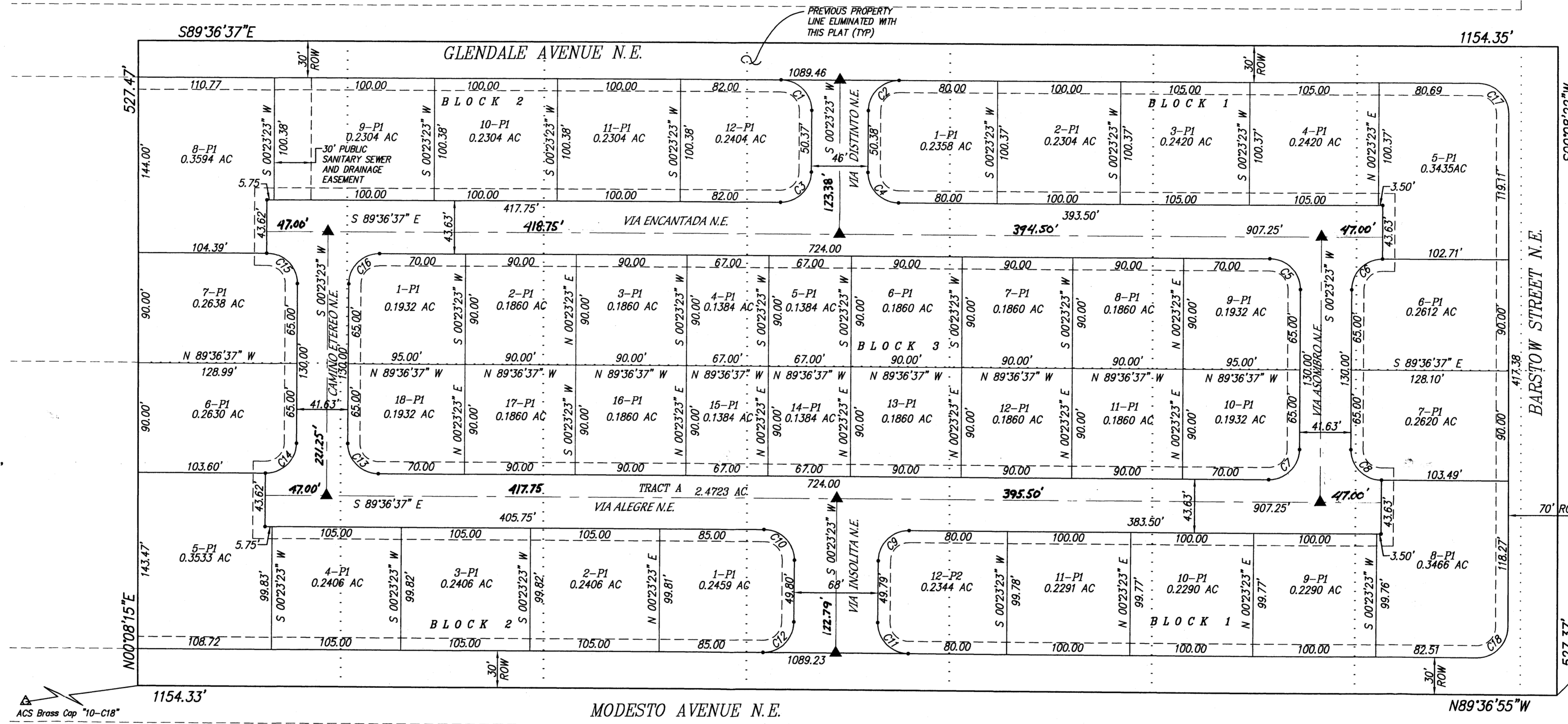
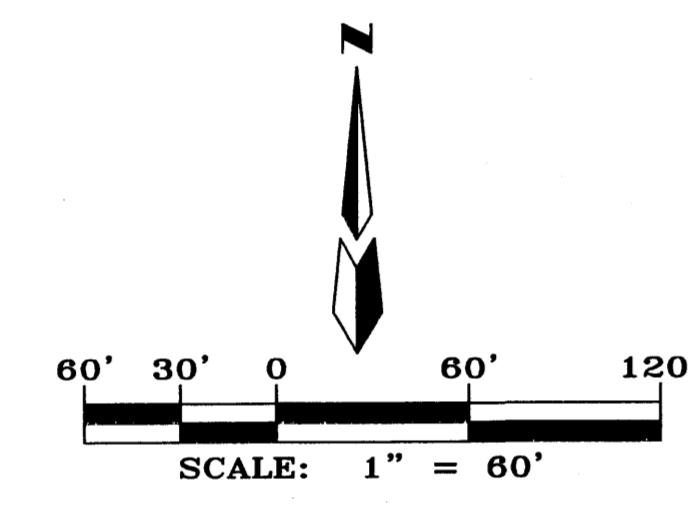
ZONE ATLAS B-19-Z

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Sections 7 and 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 10 THRU 23, BLOCK 12, NORTH ALBUQUERQUE ACRES, TRACT 1, 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 D, Folio 121A, together with portions of Barstow Street N.E., Glendale Avenue N.E., and Modesto Avenue N.E., and containing 13.9766 acres more or less

PURPOSE OF PLAT

1. SUBDIVIDE 14 EXISTING LOTS INTO 33 RESIDENTIAL LOTS.
2. GRANT EASEMENTS AS SHOWN HEREON
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON
4. TRACT "A" IS A PRIVATE ROAD OWNED AND MAINTAINED BY AND FOR THE HOME OWNERS ASSOCIATION OF QUIVERA ESTATES TRACT "A" IS ALSO ENCUMBERED BY PUBLIC WATER, SEWER AND DRAINAGE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE.



PRELIMINARY PLAT  
APPROVED BY D  
ON 12/31/03

SUBDIVISION DATA

GROSS ACREAGE	13.9766 AC
ZONE ATLAS NO.	B-19-Z
NO. OF LOTS CREATED	42 LOTS
NO. OF TRACTS CREATED	1 TRACT
AREA DEDICATED TO CITY	2.0253 AC
DATE OF SURVEY	JULY 2003

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL 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.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT CH-BEARING	CH-DIST	CH-DIST
C1	39.27	25.00	90°00'00"	25.00 N44°36'37"W	35.36	35.36
C2	39.27	25.00	90°00'00"	25.00 S45°23'23"W	35.36	35.36
C3	39.27	25.00	90°00'00"	25.00 N45°23'23"E	35.36	35.36
C4	39.27	25.00	90°00'00"	25.00 S44°36'37"E	35.36	35.36
C5	39.27	25.00	90°00'00"	25.00 N44°36'37"W	35.36	35.36
C6	39.27	25.00	90°00'00"	25.00 S45°23'23"W	35.36	35.36
C7	39.27	25.00	90°00'00"	25.00 N45°23'23"E	35.36	35.36
C8	39.27	25.00	90°00'00"	25.00 S44°36'37"E	35.36	35.36
C9	39.27	25.00	90°00'00"	25.00 S45°23'23"W	35.36	35.36
C10	39.27	25.00	90°00'00"	25.00 N44°36'37"W	35.36	35.36
C11	39.27	25.00	90°00'18"	25.00 S44°36'46"E	35.36	35.36
C12	39.27	25.00	89°59'42"	25.00 N45°23'14"E	35.35	35.35
C13	39.27	25.00	90°00'00"	25.00 S44°36'37"E	35.36	35.36
C14	39.27	25.00	90°00'00"	25.00 N45°23'23"E	35.36	35.36
C15	39.27	25.00	90°00'00"	25.00 N44°36'37"W	35.36	35.36
C16	39.27	25.00	90°00'00"	25.00 S45°23'23"W	35.36	35.36
C17	39.16	25.00	89°44'59"	24.89 N44°44'08"W	35.28	35.28
C18	39.38	25.00	90°14'43"	25.11 N45°15'43"E	35.43	35.43

APPROVED FOR MONUMENTATION AND STREET NAMES

*[Signature]* 12/30/03  
City Surveyor, City of Albuquerque, N.M. Date

OWNER: ALPHA EQUITIES, LLC  
*[Signature]* 12/29/03  
Rhett Waterman Date  
Managing Member, ALPHA EQUITIES, LLC

OWNERS  
ALPHA EQUITIES, LLC  
P.O. BOX 10005  
ALBUQUERQUE, N.M. 87184  
(505) 922-9411

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

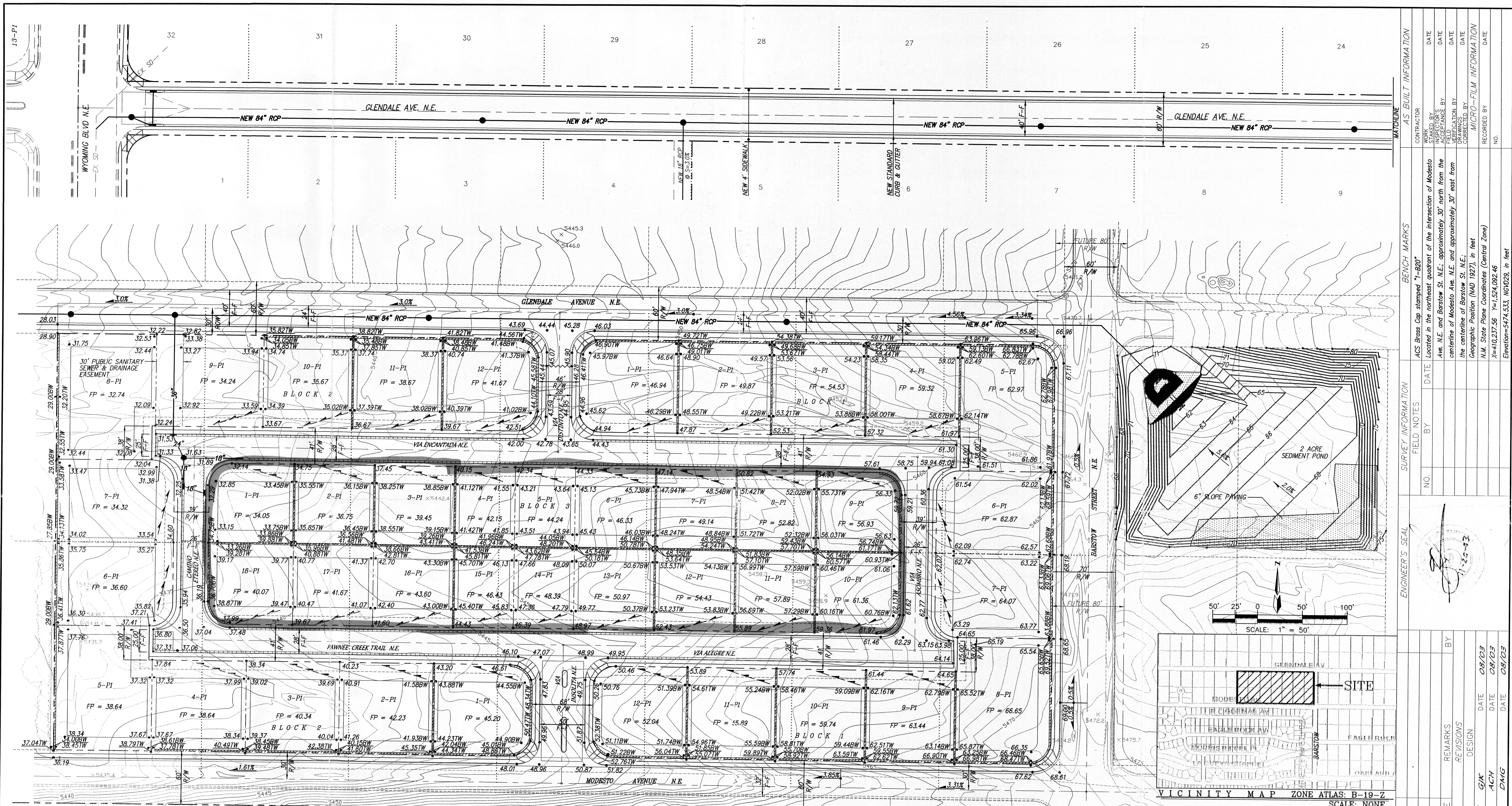
SURVEYOR  
ALDRICH LAND SURVEYING  
P.O. BOX 30701,  
ALBUQUERQUE, N.M. 87190  
(505) 884-1990

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





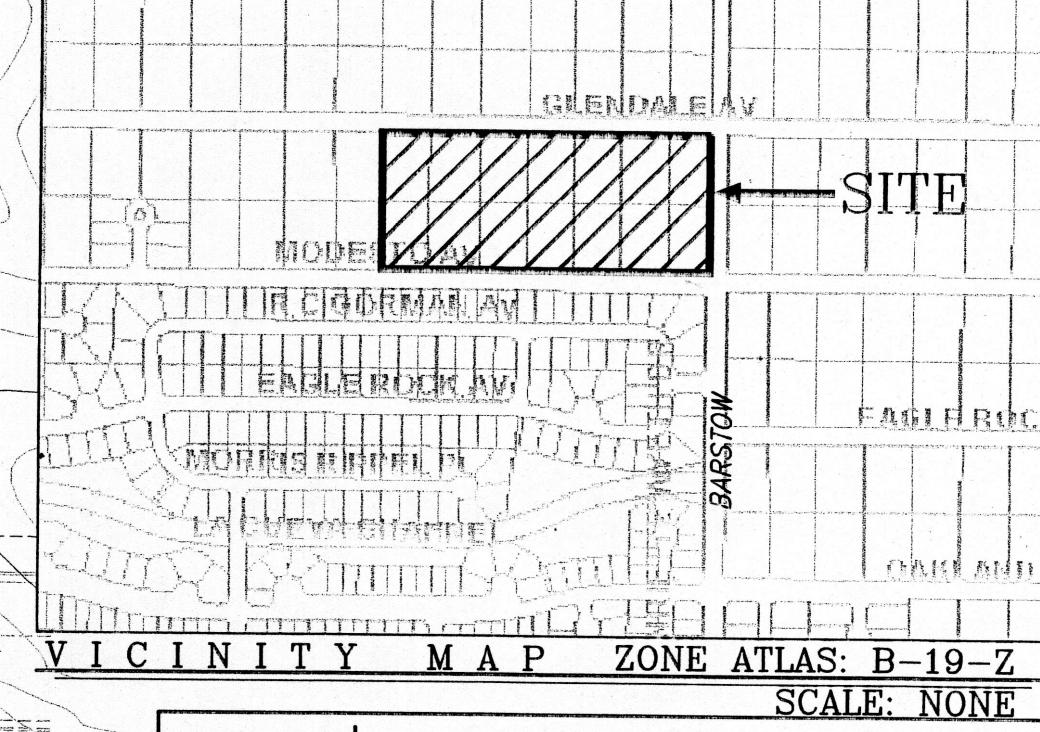
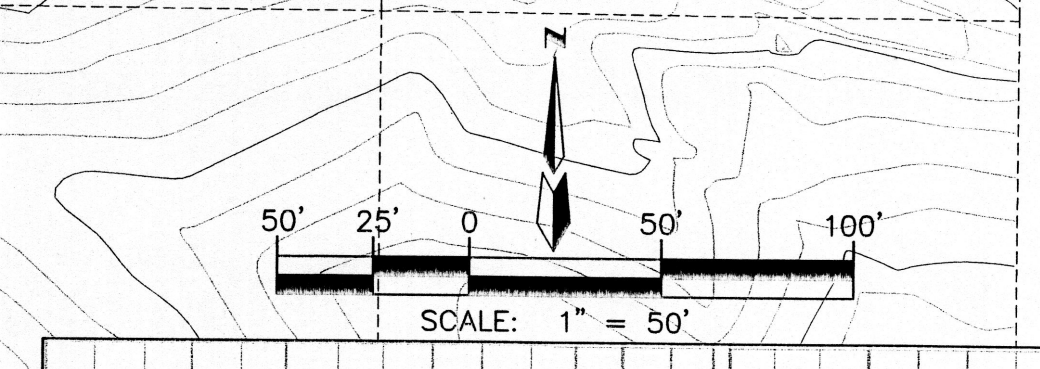
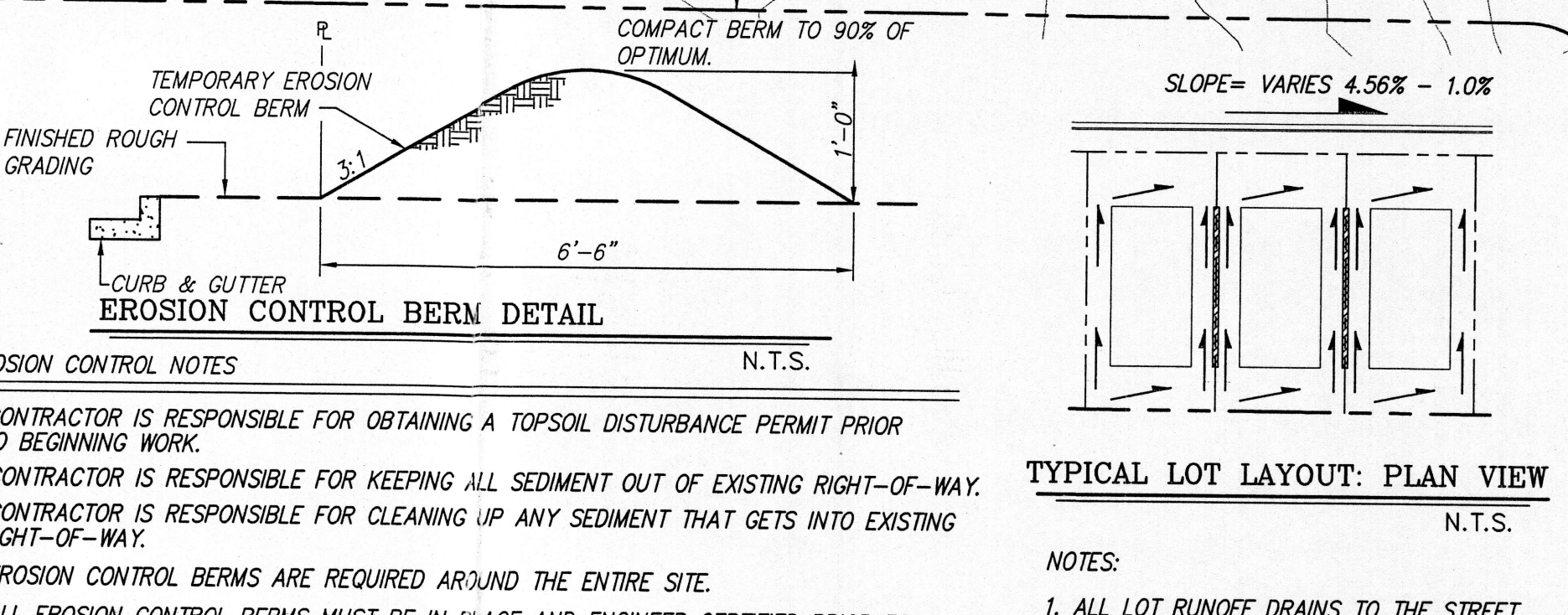




- NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
  - A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

**LEGEND**

5615	EXISTING CONTOUR (MAJOR)	NEW MOUNTABLE CURB & GUTTER
5616	EXISTING CONTOUR (MINOR)	NEW STANDARD CURB & GUTTER
TC = ± 00.0	EXISTING SPOT ELEVATION	NEW SIDEWALK
---	EXISTING CHAIN LINK/WIRE FENCE	NEW RIGHT-OF-WAY
---	EXISTING OVERHEAD ELECTRIC LINE	NEW CENTERLINE
○	EXISTING POWER POLE	NEW LOT LINES
—	EXISTING GUY WIRE	NEW EASEMENTS
—	EXISTING TELEPHONE MANHOLE	NEW RETAINING WALL
—	EXISTING TELEPHONE PEDESTAL	NEW SPOT ELEVATIONS
20.00		NEW FLOW
18"		NEW STORM DRAIN
●		NEW STORM DRAIN MANHOLE



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

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

TITLE: **QUIVERA ESTATES GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

DESIGNED BY: **GJK** DATE: **08/03**  
 DRAWN BY: **ACH** DATE: **08/03**  
 CHECKED BY: **DMG** DATE: **08/03**

CITY PROJECT NO. **12/17/03 B-19** SHEET **1** OF **1**

**AS BUILT INFORMATION**

CONTRACTOR	WORK	DATE
INSPECTOR'S NAME	STAKED BY	DATE
FIELD ENGINEER	FIELD ENGINEER	DATE
VERIFIED BY	VERIFIED BY	DATE
CHECKED BY	CHECKED BY	DATE

**BENCH MARKS**

ACS Brass Cap stamped "1-820"

Located in the northeast quadrant of the intersection of Modesto Ave. N.E. and Barstow St. N.E.; approximately 30' north from the centerline of Modesto Ave. N.E. and approximately 30' east from the centerline of Barstow St. N.E.

**SURVEY INFORMATION**

NO.	DATE	BY

**ENGINEER'S SEAL**

11-20-03

**AS BUILT INFORMATION**

CONTRACTOR	WORK	DATE
INSPECTOR'S NAME	STAKED BY	DATE
FIELD ENGINEER	FIELD ENGINEER	DATE
VERIFIED BY	VERIFIED BY	DATE
CHECKED BY	CHECKED BY	DATE

**BENCH MARKS**

ACS Brass Cap stamped "1-820"

Located in the northeast quadrant of the intersection of Modesto Ave. N.E. and Barstow St. N.E.; approximately 30' north from the centerline of Modesto Ave. N.E. and approximately 30' east from the centerline of Barstow St. N.E.

**SURVEY INFORMATION**

NO.	DATE	BY

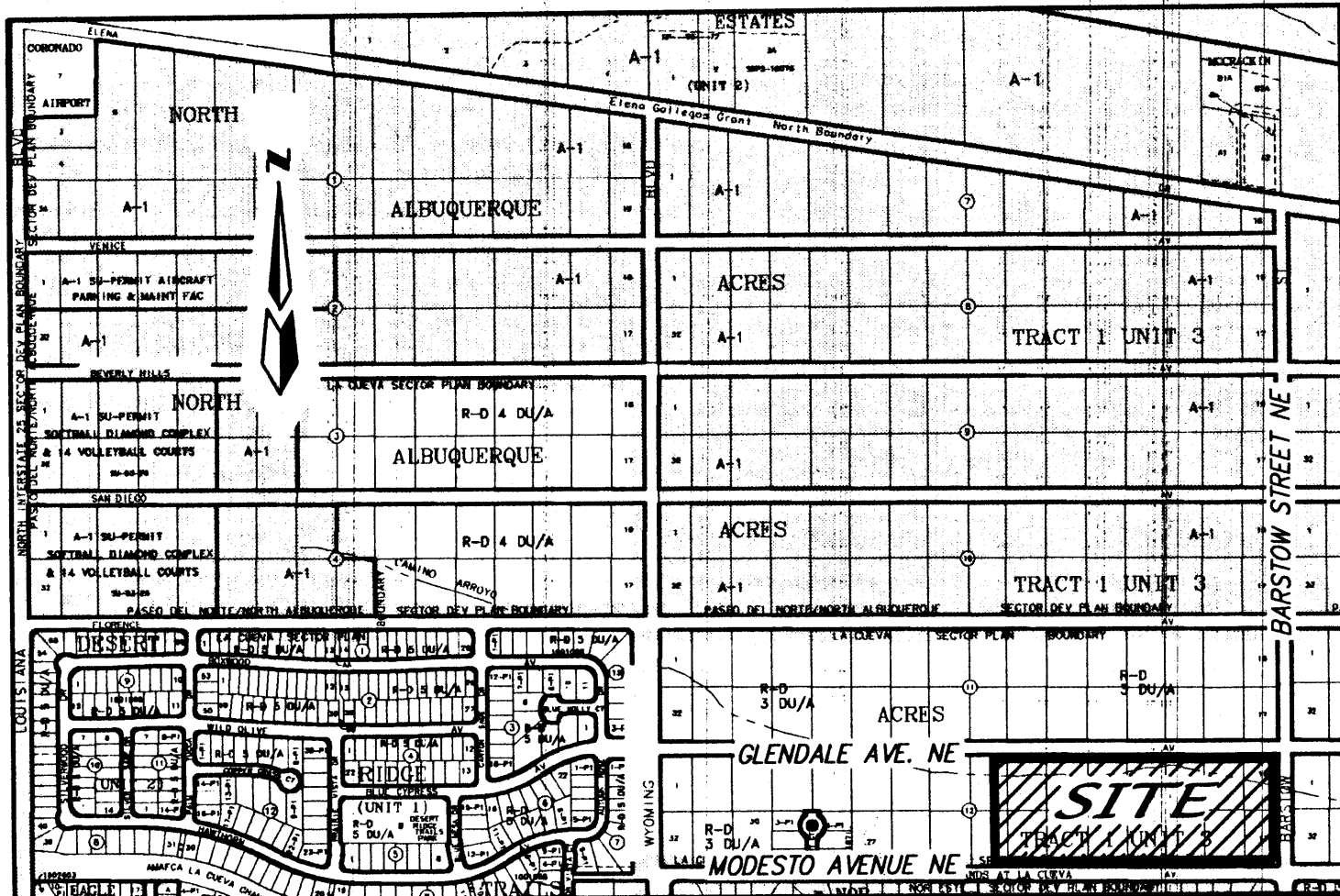
**ENGINEER'S SEAL**

11-20-03

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 F:\CAD\2003\121703\B-19\121703-03.dwg Thu Nov 20 19:45:19 2003 D. MARK GOODWIN & ASSOCIATES, PLTIED BY: GJK



AGIS ✓



LOCATION MAP ZONE ATLAS B-19-Z SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage	13.9766 Ac.
Zone Atlas No.	B-19-Z
No. of Existing Tracts/Lots	14 Lots
No. of Tracts/Lots created	1 Tract/42 Lots
No. of Tracts/Lots eliminated	14 Lots
Miles of half width streets created	0.53
Miles of full width streets created	0.00
Street Area dedicated to the City of Albuquerque	2.0254 Ac.
Date of Survey	JULY, 2003
Utility Control Location System Log Number	2003433318
Zoning	RD 3 Du/Ac

**FREE CONSENT AND DEDICATION:**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate a portion of Barstow Street, as shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby dedicate portions of Glendale Avenue, Barstow Street, and Modesto Avenue to the City of Albuquerque in fee simple without 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 buried distribution lines, conduits, and pipes for underground 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. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: ALPHA EQUITIES, LLC  
BY: *[Signature]* 1/29/04 Date  
Rhett Waterman, Managing Member

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
OFFICIAL SEAL  
BETH GONZALES  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 10-08-07  
This instrument was acknowledged before me on January 29, 2004  
By Rhett Waterman, Managing Member of ALPHA EQUITIES, LLC, on behalf of said Limited Liability Company.  
*[Signature]* 10-08-07  
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide 14 Existing Lots into 42 Residential Lots and 1 Tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

**PUBLIC UTILITY EASEMENT**

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

1. The PNM Electric Services Division 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 PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable 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 installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR  
**QUIVERA ESTATES SUBDIVISION**  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 7  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2004

APPROVED AND ACCEPTED BY:

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

Project Number: 1002800  
Application Number: O4DRB-00783

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i> PNM Electric Services	2-12-04 Date
<i>[Signature]</i> PNM Gas Services	2-12-04 Date
<i>[Signature]</i> Qwest	2-14-04 Date
<i>[Signature]</i> Comcast	2-12-04 Date
City Approvals:	
<i>[Signature]</i> City Surveyor	2-12-04 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	6-2-04 Date
<i>[Signature]</i> Utilities Development	6/2/2004 Date
<i>[Signature]</i> Parks and Recreation Department	6/2/04 Date
<i>[Signature]</i> AMAFCA	5-24-04 Date
<i>[Signature]</i> City Engineer	6/2/04 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	6/2/04 Date

**SURVEYOR'S CERTIFICATION**

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

*[Signature]* 02-12-04 Date  
Timothy Aldrich P. 7719  
ALDRICH LAND SURVEYING  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101906542403940123  
PROPERTY OWNER OF RECORD:  
SPRAWEN, Ronald G. & Helwick, Timothy M.  
BERNALILLO COUNTY TREASURER'S OFFICE:  
*[Signature]*

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Page: 1 of 3  
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**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is from the plat of record entitled:  
 PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3",  
 (09-10-31, D-121)  
 all being records of Bernalillo County, New Mexico.
- Field Survey: performed July, 2003.
- Unless otherwise noted all corners are set #5 rebar with cap stamped ALS LS 7719.
- Title Report(s): provided by LandAmerica Albuquerque Title, File No.: 226805CR (Effective Date: 05-19-03) provided by First American Title, File No.: NM03-199976-AL02, LSA (Effective Date: 05-29-03)
- 100 Year Flood Zone Designation: ZONE AO, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated April 2, 2002.
- Tract A is a Private Street owned and maintained by and for the Homeowners Association of Quivera Estates. Tract A is also encumbered by a Public Water, Sanitary Sewer and Drainage Easement granted to the City of Albuquerque by this plat.
- All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A)(1).
- A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.

**DESCRIPTION**

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 10 THRU 23, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, together with portions of Barstow Street N.E., Glendale Avenue N.E. and Modesto Avenue N.E., 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 D, Folio 121 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described tract, said point being the inter-section of the centerline of Modesto Avenue N.E. and Barstow Street N.E. from whence the Albuquerque Control Survey Monument "1-B20" bears N 45°15'43" E, 42.34 feet;

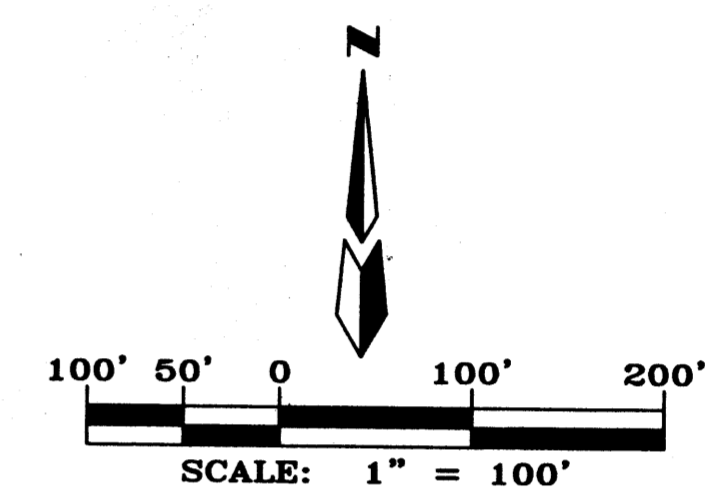
THENCE leaving said centerline of Barstow Street N.E. along said centerline of Modesto Avenue N.E. N 89°36'55" W, 1154.33 feet to the southwest corner;

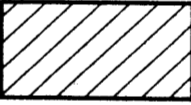
THENCE leaving said centerline of Modesto Avenue N.E. N 00°08'15" E, 527.47 feet along a line common with the east line of LOTS 24 AND 9, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121 to the north-west corner, said point being on the centerline of Glendale Avenue N.E.;

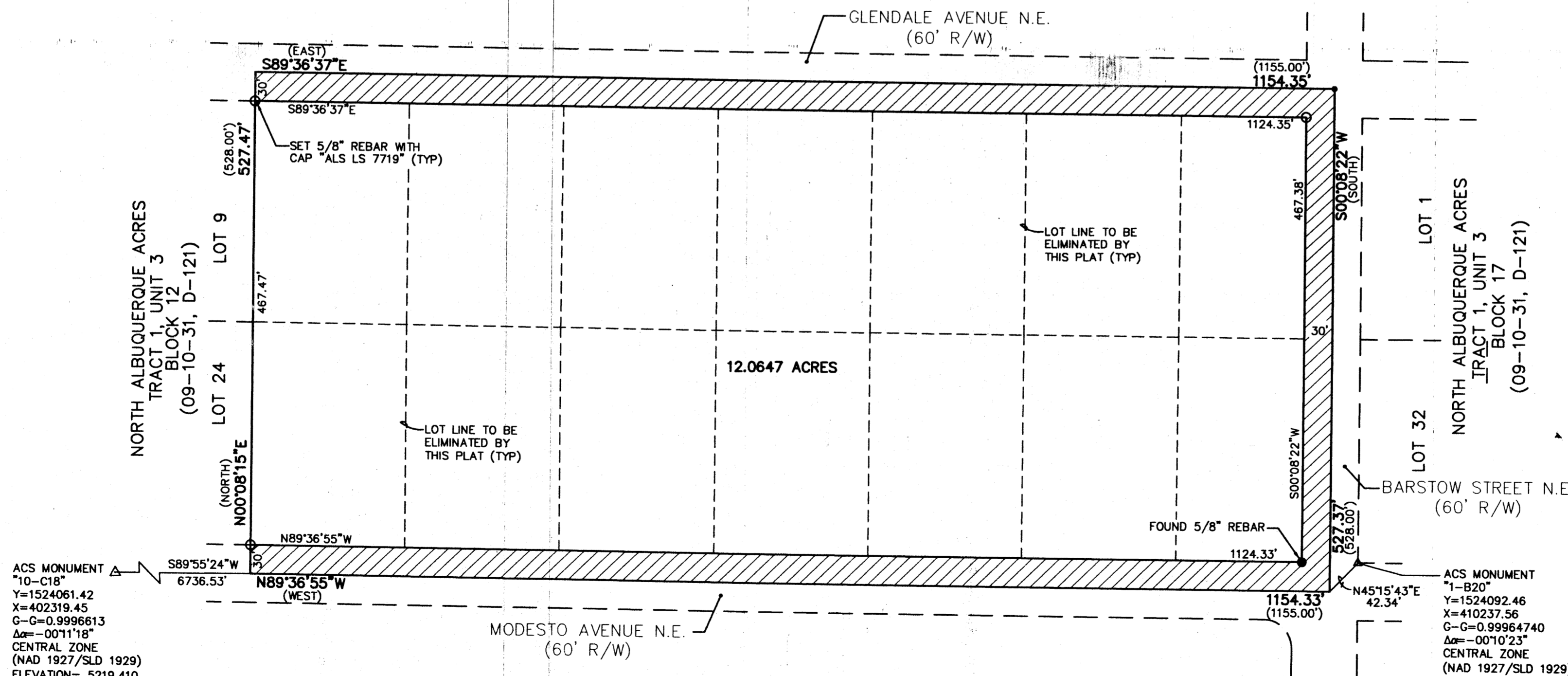
THENCE along said centerline S 89°36'37" E, 1154.35 feet to the northeast corner of the herein described tract, said point being the inter-section of the centerline of Glendale Avenue N.E. and Barstow Street N.E.;

THENCE along said centerline S 00°08'22" W, 527.37 feet to the point of beginning and containing 13.9766 acres more or less.

PLAT FOR  
**QUIVERA ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 7  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004



 (HATCHED AREA)  
 ADDITIONAL STREET RIGHT-OF-WAY  
 DEDICATED TO THE CITY OF ALBUQUERQUE  
 BY THIS PLAT WITHOUT WARRANTY COVENANTS.  
 (1.9119 ACRES)



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= 5219.410

ACS MONUMENT  
 "1-B20"  
 Y=1524092.46  
 X=410237.56  
 G-G=0.99964740  
 Δα=-00°10'23"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION= 5474.510

*Richard Aldrich*  
 03-04-04

**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

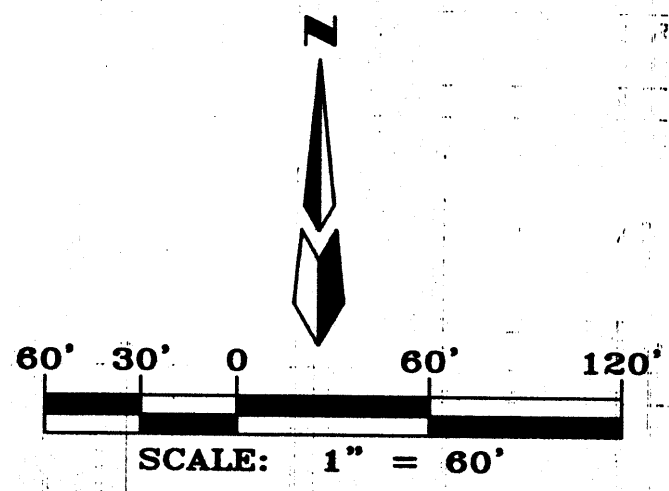
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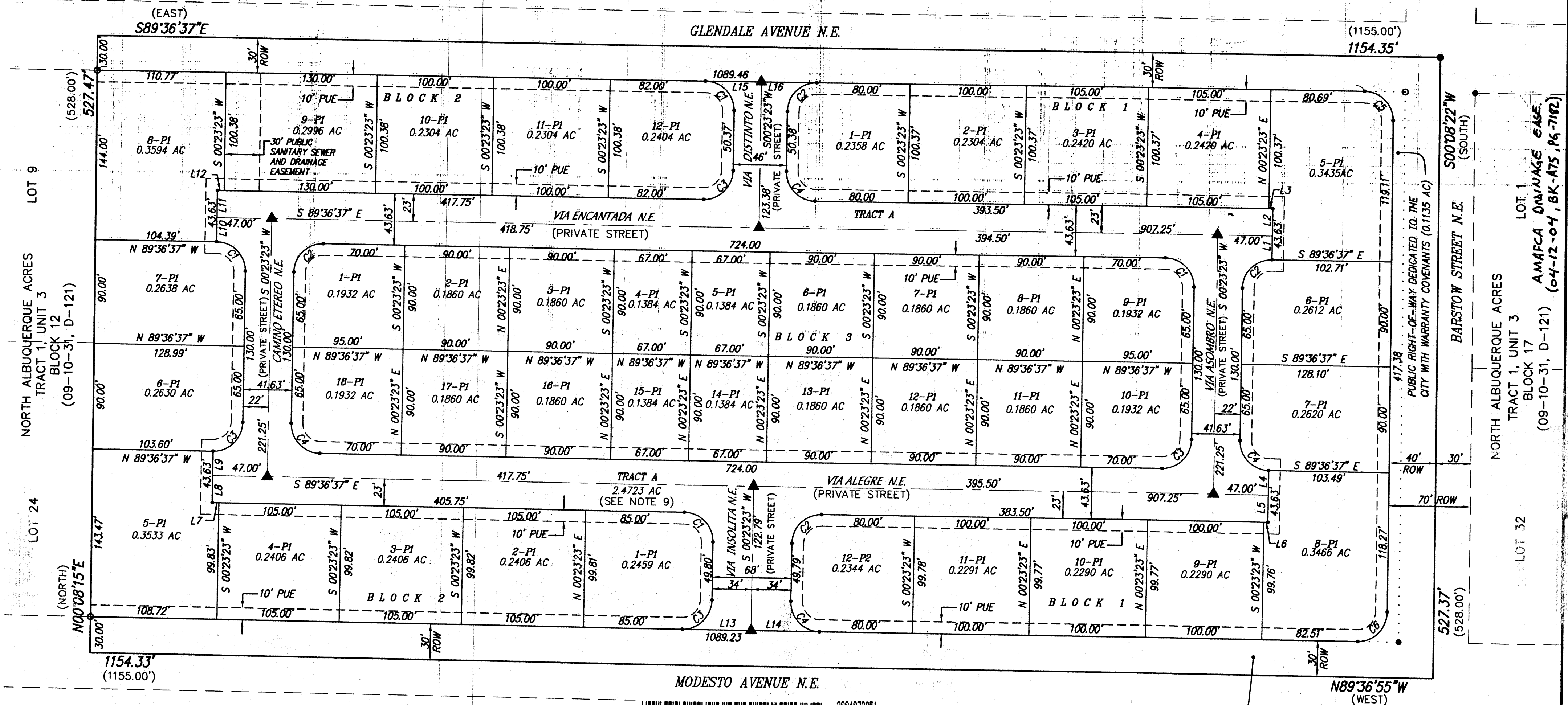


PLAT FOR  
**QUIVERA ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 7  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	39.27	25.00	90°00'00"	25.00	N44°36'37"W	35.36
C2	39.27	25.00	90°00'00"	25.00	S45°23'23"E	35.36
C3	39.27	25.00	90°00'00"	25.00	N45°23'23"E	35.36
C4	39.27	25.00	90°00'00"	25.00	S44°36'37"E	35.36
C5	39.16	25.00	89°44'59"	24.89	N44°44'08"W	35.28
C6	39.38	25.00	90°14'43"	25.11	N45°15'43"E	35.43

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	20.63	N00°23'23"E
L2	23.00	N00°23'23"E
L3	3.50	S90°00'00"W
L4	20.63	S00°00'00"W
L5	23.00	S00°44'21"W
L6	3.50	S89°36'37"E
L7	5.75	N89°36'37"W
L8	23.00	N00°23'23"E
L9	20.63	N00°23'23"E
L10	20.63	N00°23'23"E
L11	23.00	N00°00'00"E
L12	5.91	S89°37'14"E
L13	59.00	S89°36'55"E
L14	59.00	S89°36'55"E
L15	48.00	S89°36'37"E
L16	48.00	S89°36'37"E

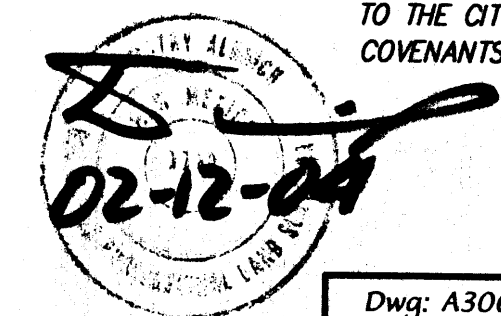


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**NOTE:** ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

UNLESS OTHERWISE NOTED (SEE NOTE 9) ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY



PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY WITHOUT WARRANTY COVENANTS (1.0119 AC)

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

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