

VICINITY MAP

SCALE: 1" = 750'

C-21

DEDICATION AND FREE CONSENT

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

Donald G. Hoeh
Donald G. Hoeh, Managing Member,
Desert Ridge Development, LLC
(Existing Lots 10-23, Block 18 & Lots 10-15, Portion of 16, Block 20)
(Proposed Lots 1-30, 36-59, and 66-78, Ocotillo Subdivision)

11-06-03
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



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

This instrument was acknowledged before me on this 6th day of NOVEMBER, 2003, by Donald G. Hoeh, Managing Member, Desert Ridge Development, LLC.

Charles G. Cala, Jr.
Notary Public

Pete Daskalos
Pete Daskalos, Managing Member,
GREVENA, L.L.C.
(Existing Lot 24, Block 18 & Lots 7-9, Block 20)
(Proposed Parcels B and C, Lots 31-35 and 60-65, Ocotillo Subdivision)

11/19/03
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



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

This instrument was acknowledged before me on this 19th day of NOVEMBER, 2003, by Pete Daskalos, Managing Member, GREVENA, L.L.C.

Charles G. Cala, Jr.
Notary Public

APPROVED:

[Signature]
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO

11-19-03
DATE

PRELIMINARY PLAT AND VACATION REQUEST
OCOTILLO SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 10 through 24, inclusive, Block 18, and Lots 7 through 15, inclusive, Block 20, North Albuquerque Acres, Tract 3, Unit 1, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 23, 1931, Book D, Page 132; together with that portion of Lot 16, Block 20, of said North Albuquerque Acres, Tract 3, Unit 1, as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on _____, 2003, Book _____, Page _____, Document No. 2003_____, also known as right-of-way Parcel 9-4; together with that portion of Carmel Avenue N.E. vacated by 03DRB-01355; together with that portion of Holly Avenue vacated by 03DRB-01355 and 03DRB-_____, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the projected northeast corner of said Lot 10, Block 18, also being a point on the centerline of Carmel Avenue N.E.; thence S 00°11'25" W a distance of 263.37 feet to the southeast property corner of said Lot 10, being the northeast property corner of said Lot 23, Block 18, also being the northwest property corner of said Lot 24, Block 18, and also being a western property corner of Tract A, A.M.A.F.C.A. North Baca Dam, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 15, 1985, Book C27, Page 52; thence S 89°31'54" E a distance of 164.85 feet to the northeast property corner of said Lot 24, Block 18, being a western property corner of said Tract A; thence S 00°12'51" W a distance of 293.88 feet to a point on the south right-of-way line of Holly Avenue N.E., being a point on the north property line of said Lot 9, Block 20; thence S 89°32'10" E a distance of 3.32 feet along said south right-of-way line to the northeast property corner of said Lot 9, Block 20, being the northwest property corner of said Lot 8, Block 20; thence S 89°30'40" E a distance of 329.55 feet along said south right-of-way line to the northeast property corner of said Lot 7, Block 20, being the northwest property corner of Lot 6, Block 20, of said North Albuquerque Acres, Tract 3, Unit 1; thence S 00°31'32" W a distance of 234.73 feet to the southeast corner of the parcel herein described, being the southeast property corner of said Lot 7, Block 20, also being the southwest property corner of said Lot 6, Block 20, also being the northeast corner of Lot 26, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-5, and also being the northwest corner of Lot 27, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-6; thence N 89°28'28" W a distance of 660.49 feet to the southeast property corner of said Lot 11 Block 20, also being the southwest property corner of said Lot 10 Block 20, also being the northeast corner of Lot 22, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-2, and also being the northwest corner of Lot 23, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-3; thence N 89°32'54" W a distance of 823.18 feet to the southeast property corner of said Lot 16 Block 20, also known as right-of-way Parcel 9-4, also being the southwest property corner of said Lot 15 Block 20, also being the northeast corner of Lot 17, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 9-4, and also being the northwest corner of Lot 18, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 9-4-B; thence N 89°55'27" W a distance of 38.65 feet to the southwest corner of the property herein described, being a property corner as described by said Quitclaim Deed filed _____, 2003, also being a point common to the property lines of said Lots 16 and 17, Block 20; thence along an arc of a curve to the right with Delta = 90°41'57", R = 17.50 feet and L = 27.70 feet, (Chord Bearing = N 44°33'55" W, Chord Length = 24.90 feet) to a property corner as described by said Quitclaim Deed filed _____, 2003; thence N 00°01'30" E a distance of 217.01 feet to a point on the north property line of said Lot 16, Block 20, being a point on the south right-of-way line of Holly Avenue N.E.; thence N 89°32'10" W a distance of 108.39 feet to the projected point of intersection of said south right-of-way line with the centerline of Holbrook Street N.E.; thence N 00°06'30" E a distance of 557.27 feet along said centerline to the northwest corner of the parcel herein described, being the projected point of intersection of said centerline with the centerline of Carmel Avenue N.E.; thence S 89°32'10" E a distance of 1153.44 feet along said centerline of Carmel Avenue N.E. to the point of beginning and containing 24.1508 acres more or less.

UTILITY
COMMENTS
ON
SHEETS 2, 5, 6

DESERT RIDGE DEVELOPMENT, LLC
GREVENA, L.L.C.
OWNERS
PROJECTED
SEC. 16, T 11 N, R 4 E, N.M.P.M.
LOCATION
OCOTILLO
SUBDIVISION

PRELIMINARY PLAT
APPROVED BY DRB
ON 12/17/03

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1002885

APPLICATION NUMBER 03DRB-01354, 03DRB-01355, 03DRB-01356

APPROVALS:

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

UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO

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

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

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO

P.N.M. ELECTRIC SERVICES

QWEST TELECOMMUNICATIONS

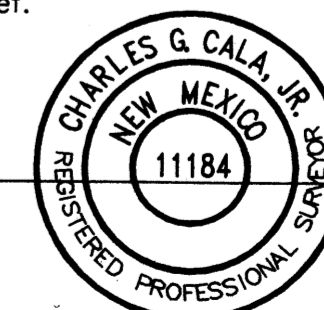
P.N.M. GAS SERVICES

COMCAST CABLE VISION OF NEW MEXICO, INC.

SURVEYORS CERTIFICATION

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

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



11-19-2003
Date



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2002.050.6 PRE

PRELIMINARY PLAT AND VACATION REQUEST
OCOTILLO SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2003

COUNTY CLERK FILING DATA

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	N 89°55'27" W	38.65'
(L1)	N 89°32'57" W	38.65'
L2	N 89°32'10" W	108.39'
L3	S 89°32'10" E	3.32'
L4	S 00°12'51" W	6.00'
L5	N 89°28'28" W	4.75'
L6	S 00°27'50" W	20.64'

Notes:

- A boundary survey was performed in March, 2003. Property corners were found or set as indicated.
- All distances are ground distances.
- Site located within projected Section 16, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
- Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "Heaven".
- Record bearings and distances are shown in parenthesis.
- Private street mileage created by this plat = 0.74 miles (full-width).
- Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "⊙" symbol.
- Manholes will be offset at points of curvature, points of tangency, street intersections, and other angle points where practical to allow use of centerline monumentation.
- The purpose of this plat is to:
 - Create 78 (seventy-eight) residential lots and Parcels A, B and C from Lots 10-24, inclusive, Block 18, Lots 7-15, inclusive, Block 20 and a portion of Lot 16, Block 20, North Albuquerque Acres, Tract 3, Unit 1; together with the vacated portions of Carmel Avenue N.E. and Holly Avenue N.E.
 - Eliminate the interior property lines between former Lots 10-24, inclusive, Block 18 and Lots 7-16, inclusive, Block 20.
 - Dedicate in fee simple the half-widths for Carmel Avenue and Holbrook Street as shown.
 - Grant the necessary private access, private storm drainage, private pedestrian access, private landscaping, public utility and City of Albuquerque public water line, public sanitary sewer, public storm drain, temporary public vehicular and temporary public drainage easements as shown.
 - Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following documents: Book 132, Page 249, Book 132, Page 270, Book 124, Page 343, Book 124, Page 451 and Book 124, Page 134; public vehicular access easement by document in Book A45, Page 600, records of Bernalillo County, New Mexico (03DRB-01356).
 - Incorporate the vacations of a portion of the public rights-of-way of Carmel Avenue N.E. (03DRB-01355) and Holly Avenue N.E. (03DRB-01355), as shown.
 - Vacate additional portions of the public right-of-way of Holly Avenue N.E. by this request, as shown. (03DRB-_____)
 - Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following document: Book 124, Page 468, by this request as shown. (03DRB-_____)

Take off Per Roger Green

- 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.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-78, Ocotillo must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
- The following documents and instruments were used for the performance and preparation of this survey:
 - Plat of North Albuquerque Acres, Tract 3, Unit 1, filed 03-23-1931, Book D, Page 132, Records of Bernalillo County, New Mexico.
 - Plat of A.M.A.F.C.A. North Baca Dam, filed 05-15-1985, Book C27, Page 52, Records of Bernalillo County, New Mexico.
 - Boundary/Right-of-Way Survey of Carmel Avenue N.E. between Ventura Street N.E. and Tract A, A.M.A.F.C.A. North Baca Dam prepared by this office dated 01-30-2002 (unrecorded).
 - Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
 - New Mexico State Highway Commission, Right-of-Way Map, New Mexico Project No. TPU-4054(2) dated 05-07-1993 (Paseo Del Norte).
 - Quitclaim Deed executed 10-14-2003, remnant of PDN Parcel 9-4 (unrecorded)
- Gross subdivision acreage = 24.1508 acres.

CENTERLINE TABLES

LINE	DIRECTION	DISTANCE
CL1	S 00°27'50" W	2.54'
CL2	NOT USED	
CL3	NOT USED	
CL4	N 89°32'10" W	12.00'
CL5	S 00°27'50" W	42.89'
CL6	S 84°03'19" E	45.43'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
CLC1	75.00'	117.81'	S 44°32'10" E	106.07'	90°00'00"
CLC2	50.00'	73.76'	S 41°47'44" E	67.25'	84°31'09"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	17.50'	27.70'	N 44°33'55" W	24.90'	90°41'57"
(C1)	17.50'	27.70'			90°41'55"
C2	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C3	25.00'	39.11'	N 44°42'50" W	35.25'	89°38'39"
C4	40.00'	39.10'	S 27°54'12" E	37.56'	56°00'11"
C5	25.00'	24.60'	S 27°43'13" E	23.62'	56°22'07"
C6	40.00'	37.34'	S 26°50'41" W	36.00'	53°29'33"
C7	25.00'	39.43'	N 45°17'10" E	35.46'	90°21'21"
C8	40.00'	25.74'	S 72°01'39" W	25.30'	36°52'23"
C9	40.00'	36.07'	N 63°42'12" W	34.86'	51°39'54"
C10	40.00'	44.32'	N 06°07'41" W	42.09'	63°29'08"
C11	40.00'	13.82'	N 35°30'56" E	13.76'	19°48'07"
C12	25.00'	19.61'	N 22°56'25" E	19.12'	44°57'09"
C13	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C14	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C15	25.00'	22.21'	S 24°58'57" E	21.48'	50°53'35"
C16	40.00'	17.97'	S 37°33'28" E	17.82'	25°44'33"
C17	40.00'	44.48'	S 07°10'04" W	42.22'	63°42'33"
C18	40.00'	35.91'	S 64°44'35" W	34.72'	51°26'30"
C19	40.00'	36.05'	N 63°42'52" W	34.85'	51°38'35"
C20	40.00'	44.34'	N 06°08'21" W	42.10'	63°30'27"
C21	40.00'	17.97'	N 38°29'09" E	17.82'	25°44'33"
C22	25.00'	22.21'	N 25°54'38" E	21.48'	50°53'35"
C23	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C24	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C25	25.00'	22.21'	S 24°58'57" E	21.48'	50°53'35"
C26	40.00'	17.97'	S 37°33'28" E	17.82'	25°44'33"
C27	40.00'	44.48'	S 07°10'04" W	42.22'	63°42'33"
C28	40.00'	35.91'	S 64°44'35" W	34.72'	51°26'30"
C29	40.00'	36.05'	N 63°42'52" W	34.85'	51°38'35"
C30	40.00'	44.34'	N 06°08'21" W	42.10'	63°30'27"
C31	40.00'	17.97'	N 38°29'09" E	17.82'	25°44'33"
C32	25.00'	22.21'	N 25°54'38" E	21.48'	50°53'35"
C33	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C34	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C35	25.00'	22.21'	S 24°58'57" E	21.48'	50°53'35"
C36	40.00'	17.97'	S 37°33'28" E	17.82'	25°44'33"
C37	40.00'	44.48'	S 07°10'04" W	42.22'	63°42'33"
C38	40.00'	35.91'	S 64°44'35" W	34.72'	51°26'30"
C39	40.00'	36.05'	N 63°42'52" W	34.85'	51°38'35"
C40	40.00'	62.31'	N 06°43'56" E	56.20'	89°15'00"
C41	25.00'	20.77'	N 27°33'34" E	20.18'	47°35'43"
C42	25.00'	1.44'	N 02°06'46" E	1.44'	03°17'52"
C43	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C44	25.00'	19.06'	S 68°37'07" W	18.61'	43°41'27"
C45	40.00'	9.51'	S 53°34'56" W	9.48'	13°37'05"
C46	40.00'	106.62'	N 43°14'44" W	77.74'	152°43'36"
C47	40.00'	7.71'	N 38°38'11" E	7.69'	11°02'14"
C48	25.00'	19.06'	N 22°18'34" E	18.61'	43°41'27"
C49	28.00'	41.30'	N 41°47'44" W	37.66'	84°31'09"
C50	25.00'	30.00'	S 56°05'07" W	28.23'	68°45'26"
C51	44.00'	48.39'	S 53°12'57" W	45.99'	63°01'05"
C52	53.00'	83.25'	S 44°32'10" E	74.95'	90°00'00"
C53	25.00'	39.27'	N 45°27'50" E	35.36'	90°00'00"
C54	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C55	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C56	6.00'	8.82'	S 42°35'40" W	8.05'	84°15'39"

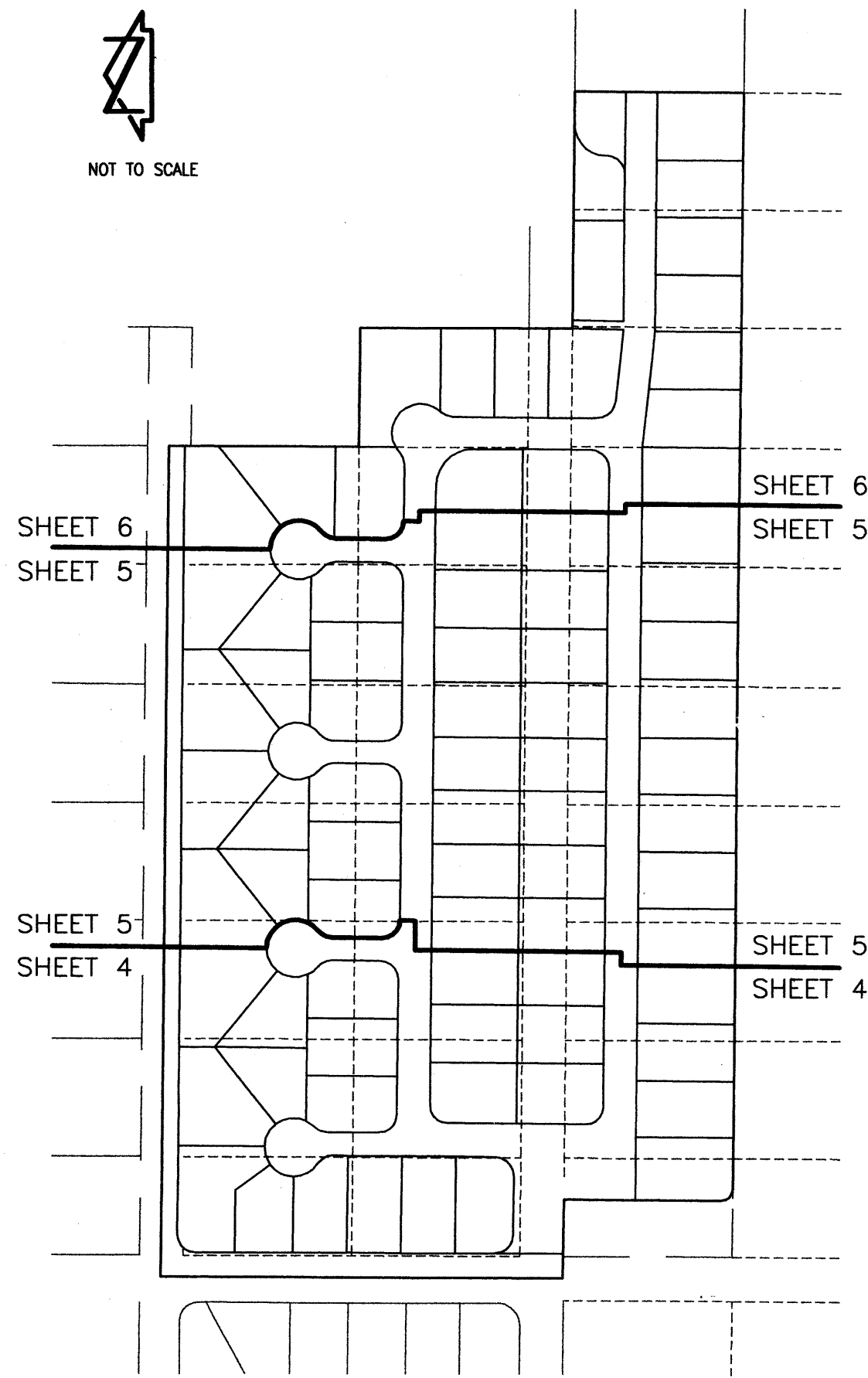


JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (SOS) 345-4250
 JOB #2002.050.6 PRE

KEY MAP



NOT TO SCALE



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

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

PRELIMINARY PLAT AND VACATION REQUEST
OCOTILLO SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2003

COUNTY CLERK FILING DATA

KEYED NOTES

VACATED PUBLIC RIGHTS-OF-WAY AND EASEMENT

- ① HOLLY AVENUE N.E. VACATED BY 03DRB-01355
- ② SOUTH 4' OF HOLLY AVENUE N.E. VACATED BY 03DRB-01355
- ③ SOUTH 8' OF HOLLY AVENUE N.E. VACATED BY 03DRB-01355
- ④ SOUTH 8' OF CARMEL AVENUE N.E. VACATED BY 03DRB-01355
- ⑤ PUBLIC VEHICULAR ACCESS EASEMENT GRANTED BY DOCUMENT FILED 11-18-2002, BOOK A45, PAGE 600, DOC. #2002151009 VACATED BY 03DRB-01356
- ⑥ THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE DOCUMENT RECORDED IN BOOK 132, PAGE 249, BOOK 132, PAGE 270, BOOK 124, PAGE 343, BOOK 124, PAGE 451 AND BOOK 124, PAGE 134 VACATED BY 03DRB-01356, ALSO BOOK 124, PAGE 468 TO BE VACATED BY THIS REQUEST (03DRB-_____)
- ⑦ REMAINING PORTION HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST (03DRB-_____)

NEW EASEMENTS

- ⑧ PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION.
- ⑨ PRIVATE ACCESS, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION.
- ⑩ CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ⑪ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ⑫ CITY OF ALBUQUERQUE PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT
- ⑬ 25' CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ⑭ TEMPORARY PUBLIC VEHICULAR EASEMENT GRANTED BY THIS PLAT UNTIL SUCH TIME THAT HOLLY AVENUE N.E. IS VACATED AND/OR RELOCATED TO THE EAST OF PROPOSED OCOTILLO SUBDIVISION VIA THE STANDARD VACATION AND PLATTING PROCESS OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF ALBUQUERQUE.
- ⑮ TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO CONVEY PUBLIC RUNOFF TO THE PUBLIC STORM DRAINAGE SYSTEM WITHIN PARCEL A UNTIL SUCH TIME THAT HOLLY AVENUE N.E. IS VACATED AND/OR RELOCATED TO THE EAST OF PROPOSED OCOTILLO SUBDIVISION VIA THE STANDARD VACATION AND PLATTING PROCESS OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF ALBUQUERQUE.
- ⑯ PARCEL C IS GRANTED AS A PRIVATE ACCESS EASEMENT SERVING OCOTILLO SUBDIVISION, AND A CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT. FUTURE VACATION OF HOLLY AVENUE N.E., ADJACENT TO PROPOSED PARCELS B AND C SHALL ALSO REQUIRE VACATION AND/OR REALIGNMENT OF THESE EASEMENTS TO A LOCATION EAST OF OCOTILLO SUBDIVISION. MAINTENANCE OF THE PRIVATE ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION.
- ⑰ PRIVATE LANDSCAPING EASEMENT GRANTED BY THIS PLAT TO SERVE THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION. MAINTENANCE OF THE PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION.

RIGHT-OF-WAY DEDICATION

- ⑱ ADDITIONAL 4' FOR HOLBROOK STREET N.E. DEDICATED BY THIS PLAT, AREA = 0.0437 ACRES±

MONUMENTS

- Ⓐ FOUND 1" IRON PIPE
- Ⓑ FOUND #5 REBAR W/CAP STAMPED "WAYJOHN PS 14269"
- Ⓒ FOUND #3 REBAR, NO I.D. (BENT)
- Ⓓ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓔ FOUND A.M.A.F.C.A. BRASS CAP SET IN CONCRETE
- Ⓕ FOUND #4 REBAR W/CAP STAMPED "PS 10464"
- Ⓖ FOUND #3 REBAR W/CAP STAMPED "NMPS 12803"
- Ⓗ FOUND HUB AND TACK
- Ⓙ FOUND #5 REBAR W/CAP STAMPED "PLS 3516"
- Ⓚ FOUND #4 REBAR W/CAP STAMPED "7264"
- Ⓛ FOUND #5 REBAR, NO I.D., IN CONCRETE
- Ⓛ FOUND #5 REBAR, NO I.D., IN CONCRETE
- Ⓜ FOUND #4 REBAR, NO I.D.
- Ⓝ CALCULATED POSITION, POINT NOT SET
- Ⓟ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"



JEFF MORTENSEN & ASSOCIATES, INC.
 □ 6010-B MIDWAY PARK BLVD. N.E.
 □ ALBUQUERQUE □ NEW MEXICO 87109
 □ ENGINEERS □ SURVEYORS (505) 345-4250
 JOB #2002.050.6 PRE



SCALE: 1" = 50'



PRELIMINARY PLAT AND VACATION REQUEST
OCOTILLO SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2003

EASEMENT TABLES

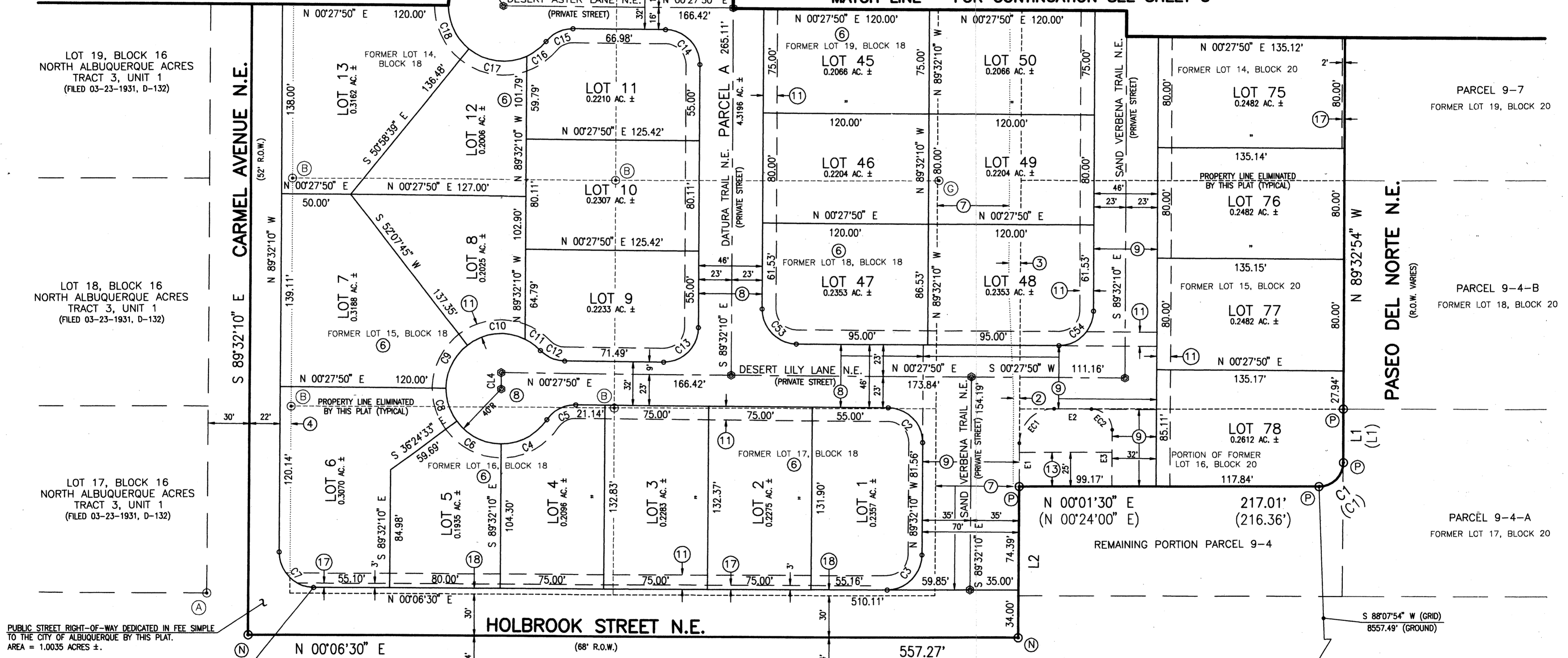
LINE	DIRECTION	DISTANCE
E1	S 89°32'10" E	31.58'
E2	S 00°27'50" W	27.16'
E3	N 89°32'10" W	41.07'

COUNTY CLERK FILING DATA

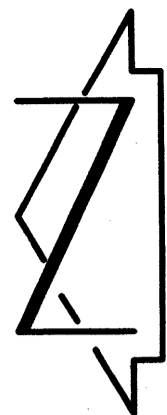
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	25.00'	39.27'	S 44°32'10" E	35.36'	90°00'00"
EC2	15.00'	23.56'	S 45°27'50" W	21.21'	90°00'00"

MATCH LINE - FOR CONTINUATION SEE SHEET 5

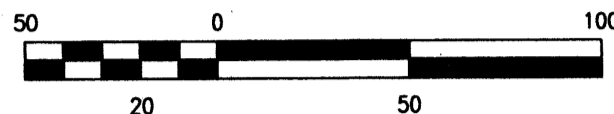
MATCH LINE - FOR CONTINUATION SEE SHEET 5



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 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #2002.050.6 PRE



SCALE: 1" = 50'

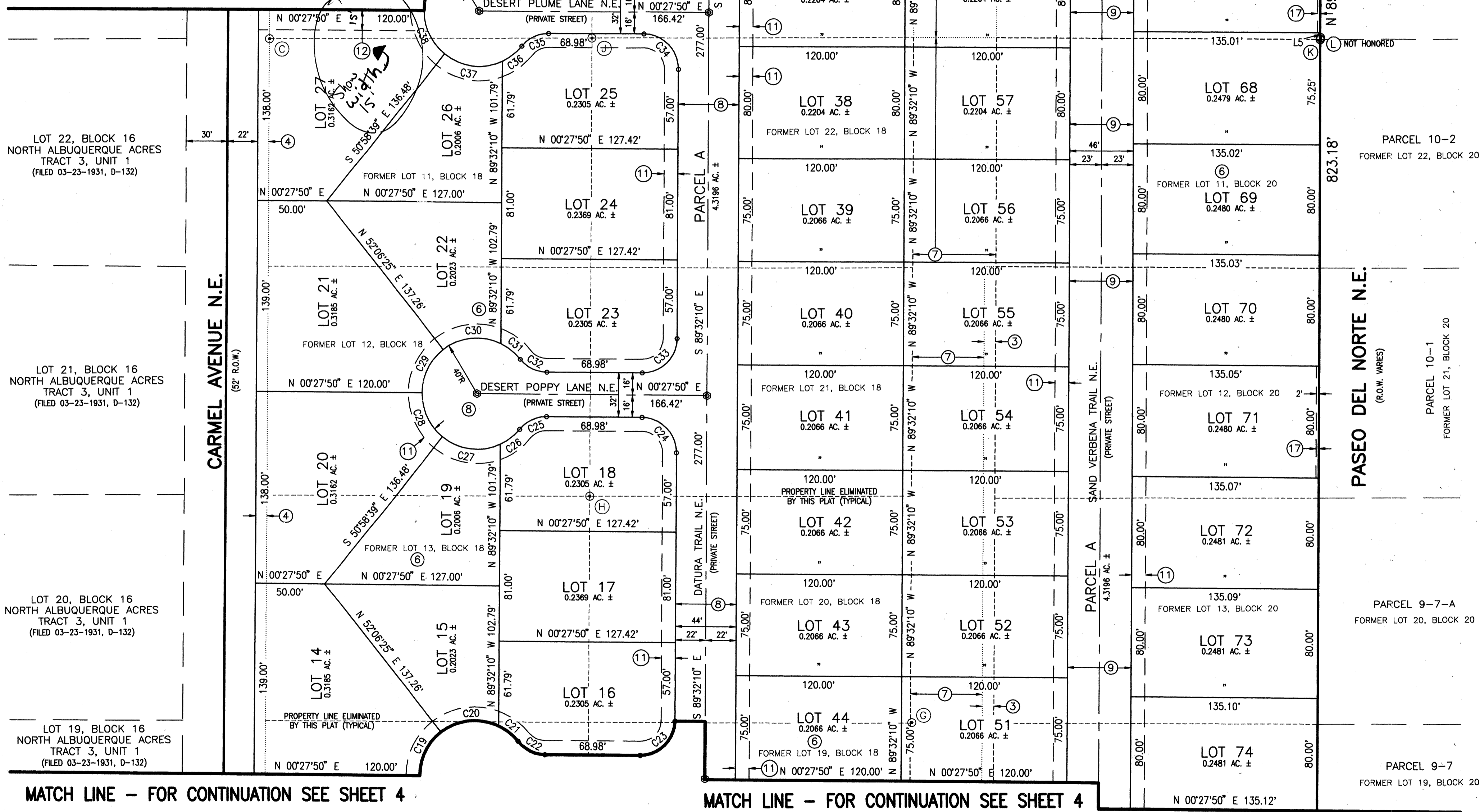


PRELIMINARY PLAT AND VACATION REQUEST
OCOTILLO SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 6

MATCH LINE - FOR CONTINUATION SEE SHEET 6



MATCH LINE - FOR CONTINUATION SEE SHEET 4

MATCH LINE - FOR CONTINUATION SEE SHEET 4



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2002.050.6 PREZ

PRELIMINARY PLAT AND VACATION REQUEST
OCOTILLO SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2003

COUNTY CLERK FILING DATA



SCALE: 1" = 50'



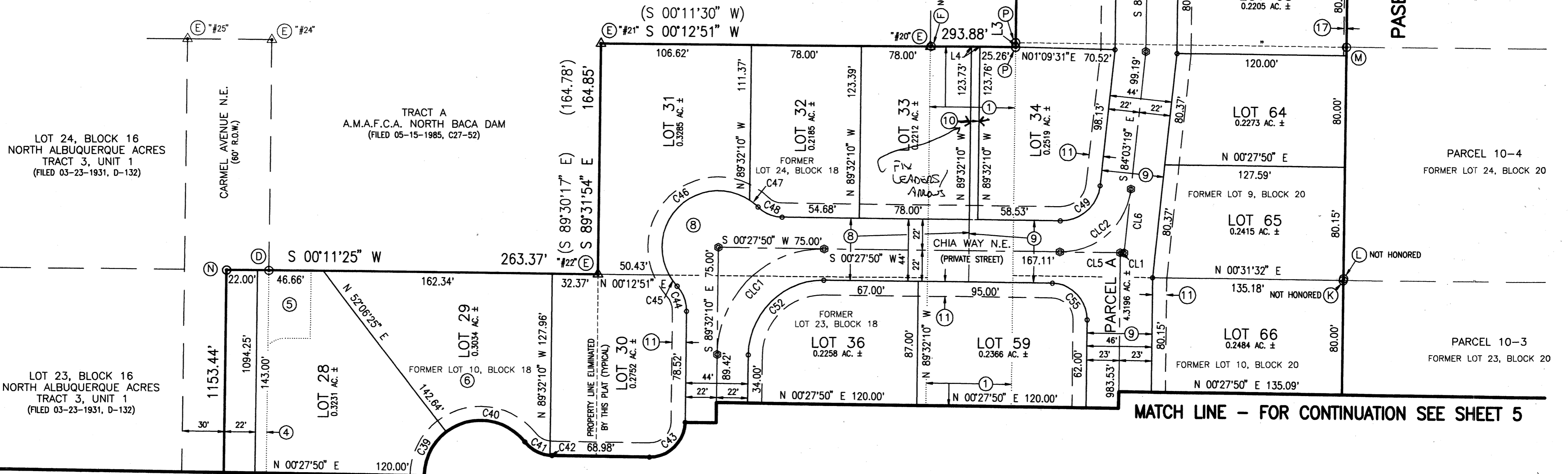
EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E4	S 89°30'40" E	93.87'
E5	N 89°30'40" W	23.00'
E6	N 89°30'40" W	27.00'
E7	N 00°27'50" E	35.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC3	45.00'	60.58'	S 51°53'46" W	56.11'	77°08'08"

TRACT A
 A.M.A.F.C.A. NORTH BACA DAM
 (FILED 05-15-1985, C27-52)

LOT 6, BLOCK 20
 NORTH ALBUQUERQUE ACRES
 TRACT 3, UNIT 1
 (FILED 03-23-1931, D-132)



MATCH LINE - FOR CONTINUATION SEE SHEET 5

MATCH LINE - FOR CONTINUATION SEE SHEET 5



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #2002.050.6 PRE3

I. EXECUTIVE SUMMARY

A. THE OCOTILLO SUBDIVISION IS A PROPOSED GATED (PRIVATE) SINGLE FAMILY RESIDENTIAL COMMUNITY TO BE CONSTRUCTED BY HOECH REAL ESTATE CORPORATION (HREC) WITHIN THE LA CUEVA SECTOR PLAN AREA OF NORTH ALBUQUERQUE ACRES...

II. INTRODUCTION

PROPOSED LOTS 1 THROUGH 78 WILL BE SINGLE FAMILY DETACHED RESIDENTIAL HOMES CONSTRUCTED ON INDIVIDUALLY PLATTED LOTS WITHIN A GATED COMMUNITY WITH PRIVATE STREETS AND PRIVATE PUBLIC UTILITIES. THE DEVELOPER IS HOECH REAL ESTATE CORPORATION (HREC).

A SMALL PUBLIC DRAINAGE CHANNEL WILL BE CONSTRUCTED TO PERMANENTLY ACCEPT OFFSITE FLOWS FROM THE AMAFCA PROPERTY TO THE EAST OF THE SITE AND NORTH OF HOLLY CURRENTLY BEING USED BY BERNALILLO COUNTY AS LITTLE LEAGUE BASEBALL FIELDS...

THE RESPONSIBILITY AND FUNDING FOR THE CARMEL AVENUE STORM DRAIN EXTENSION AND POST-CONSTRUCTION LOMR ARE INCLUDED IN THE EXECUTED COST-SHARING AGREEMENT FOR THE AMAFCA PROJECT WHICH WAS RECENTLY CONSTRUCTED BY AMAFCA.

- 1) DRB PRELIMINARY AND FINAL PLAT APPROVALS
2) THE VACATION OF THE REMAINING PORTIONS OF HOLLY AVENUE NE WITHIN THE PROJECT LIMITS
3) RELEASE OF THE TEMPORARY PUBLIC DRAINAGE EASEMENT FOR THE EXISTING DETENTION POND
4) DRC APPROVAL FOR THE FORTHCOMING INFRASTRUCTURE PLANS
5) ROUGH GRADING APPROVAL

III. PROJECT DESCRIPTION:

AS SHOWN ON SHEET 1 BY VICINITY MAP C-21, THE SITE IS LOCATED IN THE NORTH ALBUQUERQUE ACRES AREA OF ALBUQUERQUE. THE SITE IS LOCATED EAST OF HOLBROOK ST. N.E. BETWEEN CARMEL AVE. N.E. AND PASEO DEL NORTE, AND LIES WITHIN THE LIMITS OF THE LA CUEVA SECTOR PLAN AREA...

IV. BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

- A. THE "NORTH AND SOUTH DOMINGO BACA ARROYO AND PASEO DEL NORTE CORRIDOR DRAINAGE MANAGEMENT PLAN" PREPARED FOR AMAFCA BY RESOURCE TECHNOLOGY, INC (RTI) DATED DECEMBER, 1991.
B. MASTER DRAINAGE PLAN NORTH ARROYO DE DOMINGO BACA, PREPARED BY JMA DATED 02/28/1996.
C. FINAL NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN PREPARED BY RTI FOR THE CITY OF ALBUQUERQUE DATED OCTOBER, 1998 AND HYDROLOGY REPORT FOR NORTH ALBUQUERQUE ACRES AND SANDIA HEIGHTS DRAINAGE STUDY PHASES I AND II PREPARED BY RTI FOR BERNALILLO COUNTY DATED NOVEMBER, 1998.
D. REQUEST FOR CONDITIONAL LETTER OF MAP REVISION (CLOMR) FOR THE NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION PREPARED BY JMA DATED 06/14/2002 AND APPROVED BY FEMA 11/08/2002.
E. CONSTRUCTION PLANS FOR THE NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION PREPARED BY JMA DATED 10/07/2002.
F. DRAINAGE REPORT FOR "VINEYARD COURT ESTATES" BY JEFF MORTENSEN & ASSOCIATES, INC. DATED 08/21/2003.

THE PROPOSED CONSTRUCTION OF RESIDENTIAL SINGLE FAMILY HOMES DRAINING DIRECTLY AND FREELY TO PERMANENT NORTH DOMINGO BACA ARROYO DRAINAGE IMPROVEMENTS VIA STORM DRAINS IN THE HOLLY CORRIDOR AND IN HOLBROOK STREET NE AS PROPOSED AND DESCRIBED HEREIN IS CONSISTENT WITH AND IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE ABOVE LISTED DOCUMENTS...

V. EXISTING CONDITIONS:

EXCEPT FOR AN EXISTING TEMPORARY PUBLIC DETENTION POND LOCATED AT THE NORTHWESTERN END OF THE SITE, THE SITE IS UNDEVELOPED. CARMEL AVENUE NE TO THE NORTH CONTAINS A RECENTLY CONSTRUCTED 54" RCP STORM DRAIN, LIES ABOVE THE SITE AND IS AN UNPAVED PUBLIC STREET...

VI. DEVELOPED CONDITIONS

THE PROPOSED IMPROVEMENTS CONSIST OF A 78 HOME SINGLE FAMILY GATED RESIDENTIAL SUBDIVISION WITH PRIVATE STREETS, DEVELOPED RUNOFF FROM ALL DEVELOPED LOTS WILL DRAIN TO THE INTERNAL PUBLIC STREETS IN ACCORDANCE WITH THE GRADING PLAN ON SHEET 2 VIA STREET FLOW.

PERMANENT CARMEL PAVING IMPROVEMENTS (HALF-WIDTH, SOUTH SIDE) WILL BE CONSTRUCTED IN THE PROJECT FRONTAGE. NEW STORM INLETS WILL ALSO BE CONSTRUCTED ON THE SOUTH SIDE. PERMANENT HOLBROOK PAVING AND STORM DRAINAGE IMPROVEMENTS WILL BE CONSTRUCTED BY HREC FOR THE VINEYARD COURT ESTATES PROJECT, CPN 718781.

A SMALL PUBLIC DRAINAGE CHANNEL WILL BE CONSTRUCTED BETWEEN LOTS 33 AND 34 TO PERMANENTLY ACCEPT OFFSITE FLOWS IN THE AMOUNT OF 17.3 CFS FROM THE AMAFCA PROPERTY TO THE EAST AND NORTH OF HOLLY CURRENTLY BEING USED BY BERNALILLO COUNTY AS LITTLE LEAGUE BASEBALL FIELDS (BASIN 0-1).

OFFSITE FLOWS FROM HOLLY AVENUE NE AND THE PRIVATELY OWNED UNDEVELOPED PROPERTIES SOUTH OF IT (BASIN 0-2) WILL DRAIN TO HOLLY AND A TEMPORARY STORM DRAIN CONNECTION AND TEMPORARY PUBLIC TURNAROUND THAT WILL TEMPORARILY INTERCEPT THESE FLOWS UNTIL THE LANDS EAST OF OCOTILLO ARE DEVELOPED.

A FEMA APPROVED CLOMR WAS PREPARED BY THIS OFFICE TO SUPPORT THIS PROJECT, THE RECENTLY CONSTRUCTED AMAFCA PROJECT, AND TO SUPPORT ELIMINATION OF THE EXISTING FLOOD HAZARD ZONE IMPACTING THE SITE.

THE OWNER OF EXISTING LOTS 5 AND 6, BLOCK 20 TO THE EAST HAS BEEN WORKING ON AN AGREEMENT WITH AMAFCA TO VACATE REMAINING PORTIONS OF HOLLY FRONTING THE AMAFCA PROPERTY AND EXISTING LOTS 3-6, BLOCK 20.

THE OWNER OF EXISTING LOTS 5 AND 6, BLOCK 20 TO THE EAST HAS BEEN WORKING ON AN AGREEMENT WITH AMAFCA TO VACATE REMAINING PORTIONS OF HOLLY FRONTING THE AMAFCA PROPERTY AND EXISTING LOTS 3-6, BLOCK 20.

ALSO, THE AFOREMENTIONED HOLLY VACATION HAS BEEN CONTEMPLATED, THERE ARE NO ASSURANCES THAT IT WILL OCCUR, LEAVING THE POTENTIAL FOR "NORMAL" UPSTREAM HOLLY DEVELOPMENT REQUIRING EXTENSION OF WATER, SANITARY SEWER, AND PAVING IMPROVEMENTS UP HOLLY.

THE GRADING PLAN ON SHEET 2 OF THIS SUBMITTAL SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'0" INTERVALS AS TAKEN FROM THE MARCH 2003 TOPOGRAPHIC SURVEY PREPARED BY JEFF MORTENSEN & ASSOCIATES, INC.

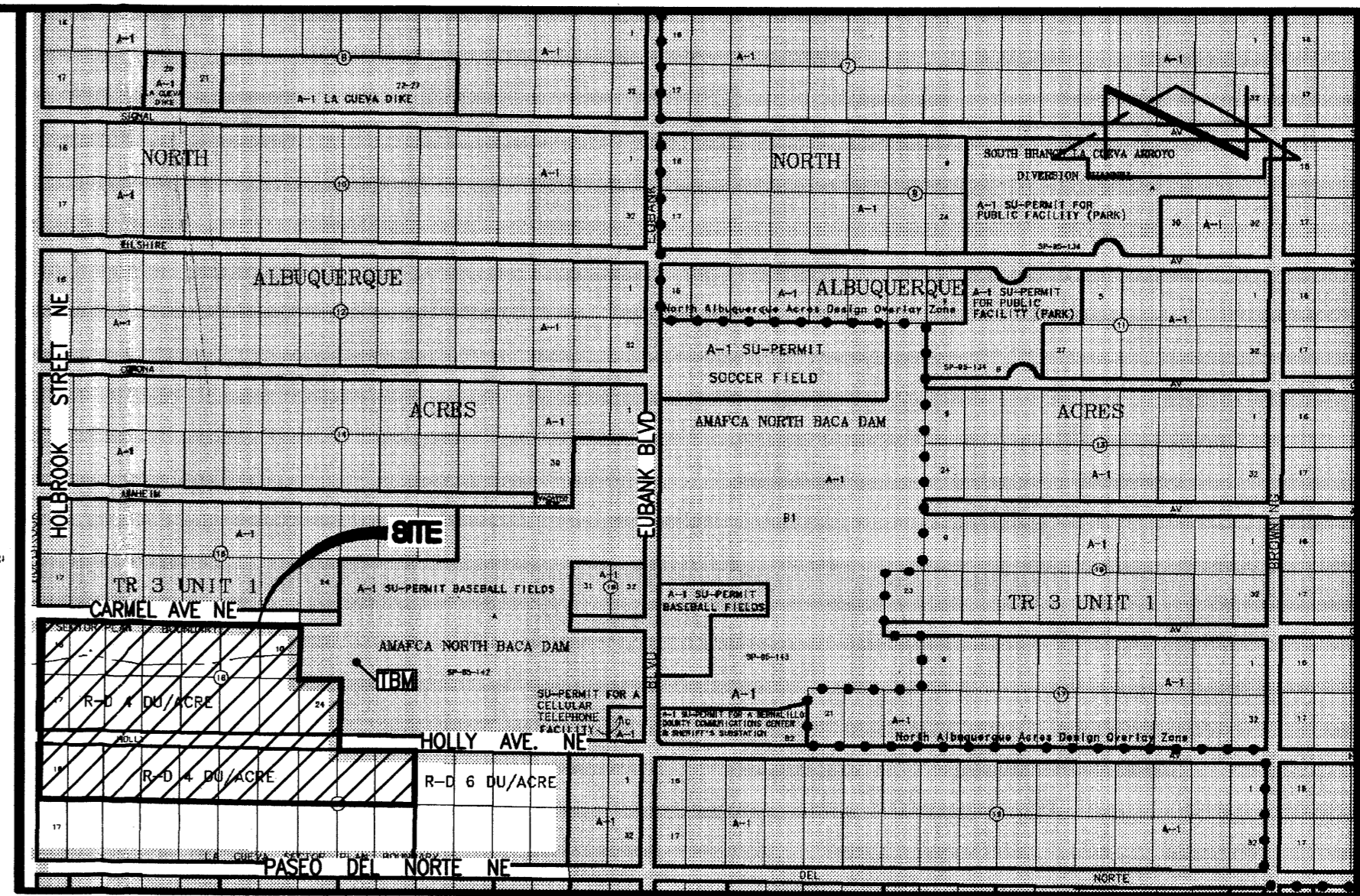
THE CALCULATIONS, WHICH ARE SUMMARIZED ON SHEET 5, ANALYZE AND EVALUATE THE DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL RATE OF DISCHARGE AND "PEAK" RATE OF DISCHARGE AND "PEAK" RATE OF DISCHARGE GENERATED FOR THIS SITE AND OFFSITE BASINS WAS TAKEN FROM THE CLOMR DRAINAGE REPORT (REF. D) WHICH WAS DETERMINED USING HYDRO 997 IN ACCORDANCE WITH THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS...

OPEN CHANNEL STORM DRAIN AND STREET HYDRAULIC CALCULATIONS WERE PERFORMED USING MANNING'S EQUATION SOLVED BY THE FLOWMASTER 6.0 PROGRAM BY HASTAD METHODS. THE ASSUMED MANNING'S "n" VALUE WAS 0.13 FOR REINFORCED CONCRETE PIPE (RCP) AND 0.017 FOR STREETS.

CONCLUSIONS
A. THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR THIS SITE AND NDBA DEVELOPMENT.

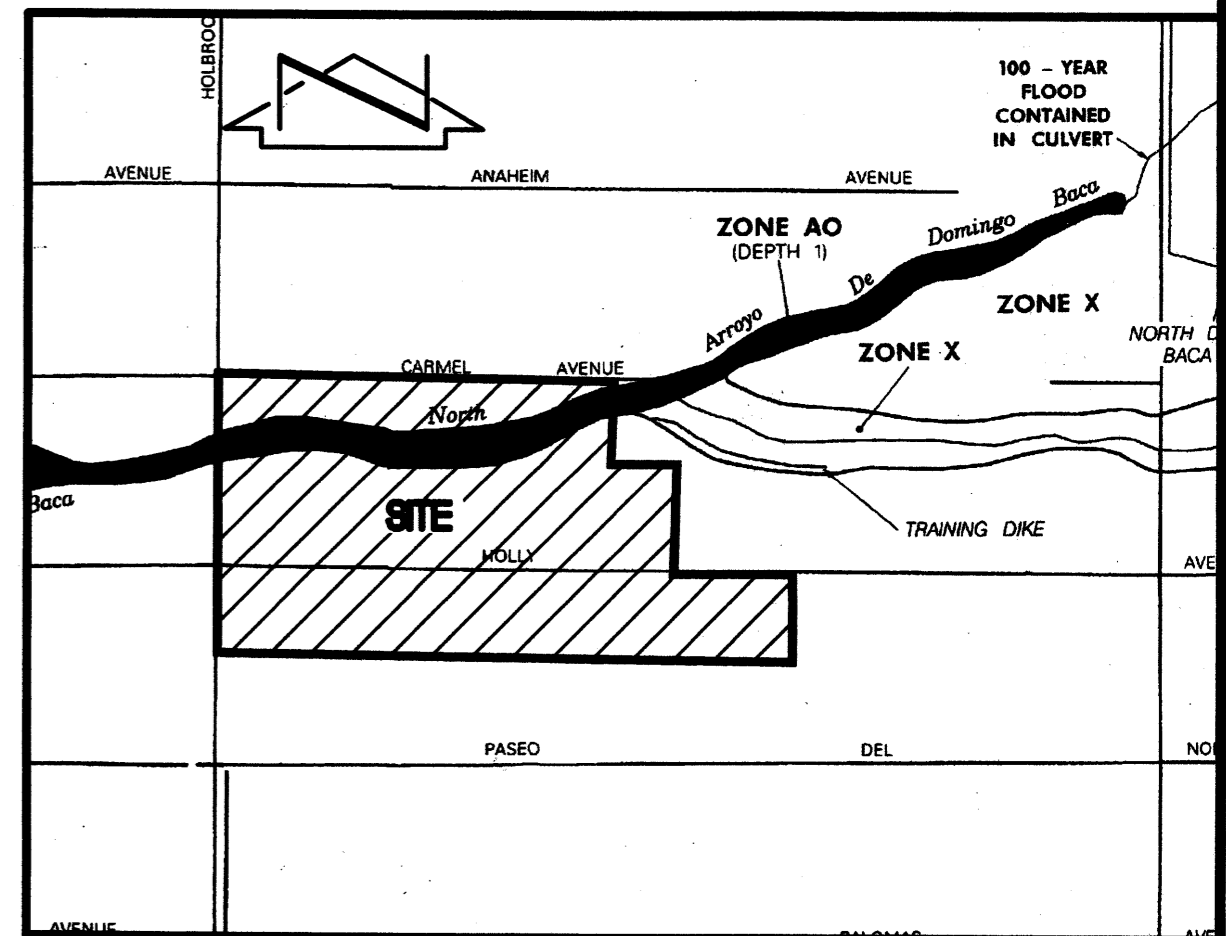
F. DEPENDING ON FUTURE DEVELOPMENT SCENARIOS AND FUTURE HOLLY VACATION ACTIONS, THE OFFSITE HOLLY FLOWS MAY BE RELOCATED TO SAND VERBENA TRAIL (IF HOLLY IS VACATED), OR WILL CONTINUE TO DRAIN TO THE EXISTING HOLLY ROW (IF HOLLY IS NOT VACATED).

J. THE PUBLIC DRAINAGE CHANNEL BETWEEN LOTS 33 AND 34, THE CARMEL AND HOLBROOK PAVING IMPROVEMENTS, AND THE STORM DRAINS IN HOLBROOK, CARMEL AND SAND VERBENA TRAIL WILL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.



VICINITY MAP

SCALE: 1" = 750'



KEYED NOTES

- 1) HOLLY AVENUE N.E. VACATED BY 03DRB-01355
2) SOUTH 4' OF HOLLY AVENUE N.E. VACATED BY 03DRB-01355
3) SOUTH 8' OF HOLLY AVENUE N.E. VACATED BY 03DRB-01355
4) SOUTH 8' OF CARMEL AVENUE N.E. VACATED BY 03DRB-01355
5) PUBLIC VEHICULAR ACCESS EASEMENT GRANTED BY DOCUMENT FILED 11/18/02 BK 445, PAGE 600, DOC. #2002151009 VACATED BY 03DRB-01356
6) THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE DOCUMENT RECORDED IN BOOK 132, PAGE 249, BOOK 132, PAGE 270, BOOK 124, PAGE 343, BOOK 124, PAGE 451 AND BOOK 124, PAGE 134 VACATED BY 03DRB-01356. ALSO BOOK 124, PAGE 468 TO BE VACATED BY 03DRB-01356.
7) REMAINING PORTION HOLLY AVENUE N.E. TO BE VACATED BY 03DRB-01356
8) PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION.
9) PRIVATE ACCESS, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS. MAINTENANCE OF THE PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION.
10) CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT.
11) 10' PUBLIC UTILITY EASEMENT.
12) CITY OF ALBUQUERQUE PUBLIC WATER LINE EASEMENT.
13) 25' CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT.
14) TEMPORARY PUBLIC VEHICULAR EASEMENT GRANTED UNTIL SUCH TIME THAT HOLLY AVENUE N.E. IS VACATED AND/OR RELOCATED TO THE EAST OF PROPOSED OCOTILLO SUBDIVISION VIA THE STANDARD VACATION AND PLATTING PROCESS OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF ALBUQUERQUE.
15) TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED TO CONVEY PUBLIC RUNOFF TO THE PUBLIC STORM DRAINAGE SYSTEM WITHIN PARCEL A UNTIL SUCH TIME THAT HOLLY AVENUE NE IS VACATED AND/OR RELOCATED TO THE EAST OF PROPOSED OCOTILLO SUBDIVISION VIA THE STANDARD VACATION AND PLATTING PROCESS OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF ALBUQUERQUE.
16) PARCEL C IS GRANTED AS A PRIVATE ACCESS EASEMENT SERVING OCOTILLO SUBDIVISION, AND A CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT. FUTURE VACATION OF HOLLY AVENUE N.E., ADJACENT TO PROPOSED PARCELS B AND C SHALL ALSO REQUIRE VACATION AND/OR ADJUSTMENT OF THESE EASEMENTS TO A LOCATION EAST OF OCOTILLO SUBDIVISION. MAINTENANCE OF THE PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS ASSOCIATION.
17) PRIVATE LANDSCAPING EASEMENT GRANTED TO SERVE THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION. MAINTENANCE OF THE PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION.
18) ADDITIONAL 4' FOR HOLBROOK STREET N.E.

F.I.R.M.

SCALE: 1" = 500'

PANELS 141 AND 142 OF 825

LEGAL DESCRIPTION

LOTS 10-24 BLOCK 18 AND LOTS 7-15 AND A PORTION OF LOT 16 BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 1 PROJECT BENCHMARK (NGVD 1929)
ACS STATION "HEAVEN" (TIED PRIOR TO PASEO DEL NORTE ROADWAY CONSTRUCTION IN 1999)
PREVIOUS ELEVATION = 5378.79 FEET (NGVD 1929)
THIS BENCHMARK HAS BEEN USED TO PROVIDE CONSISTENCY BETWEEN THIS SURVEY AND SURVEYS PREVIOUSLY CONDUCTED FOR RELATED NORTH DOMINGO BACA ARROYO PROJECTS AND THEREFORE REPRESENTS THE "PROJECT DATUM" FOR THIS PROJECT.

INDEX OF DRAWINGS

- 1. COVER SHEET, VICINITY MAP, FIRM, INDEX OF DRAWINGS AND DRAINAGE REPORT
2. GRADING PLAN
3. PAVING SECTIONS
4. GRADING SECTIONS, DETAILS AND GENERAL NOTES
5. BASIN AND KEY MAP; HYDROLOGY AND STREET HYDRAULICS CALCULATIONS, TYPICAL LOT DRAINAGE DETAILS

DRB PROJECT #1002885

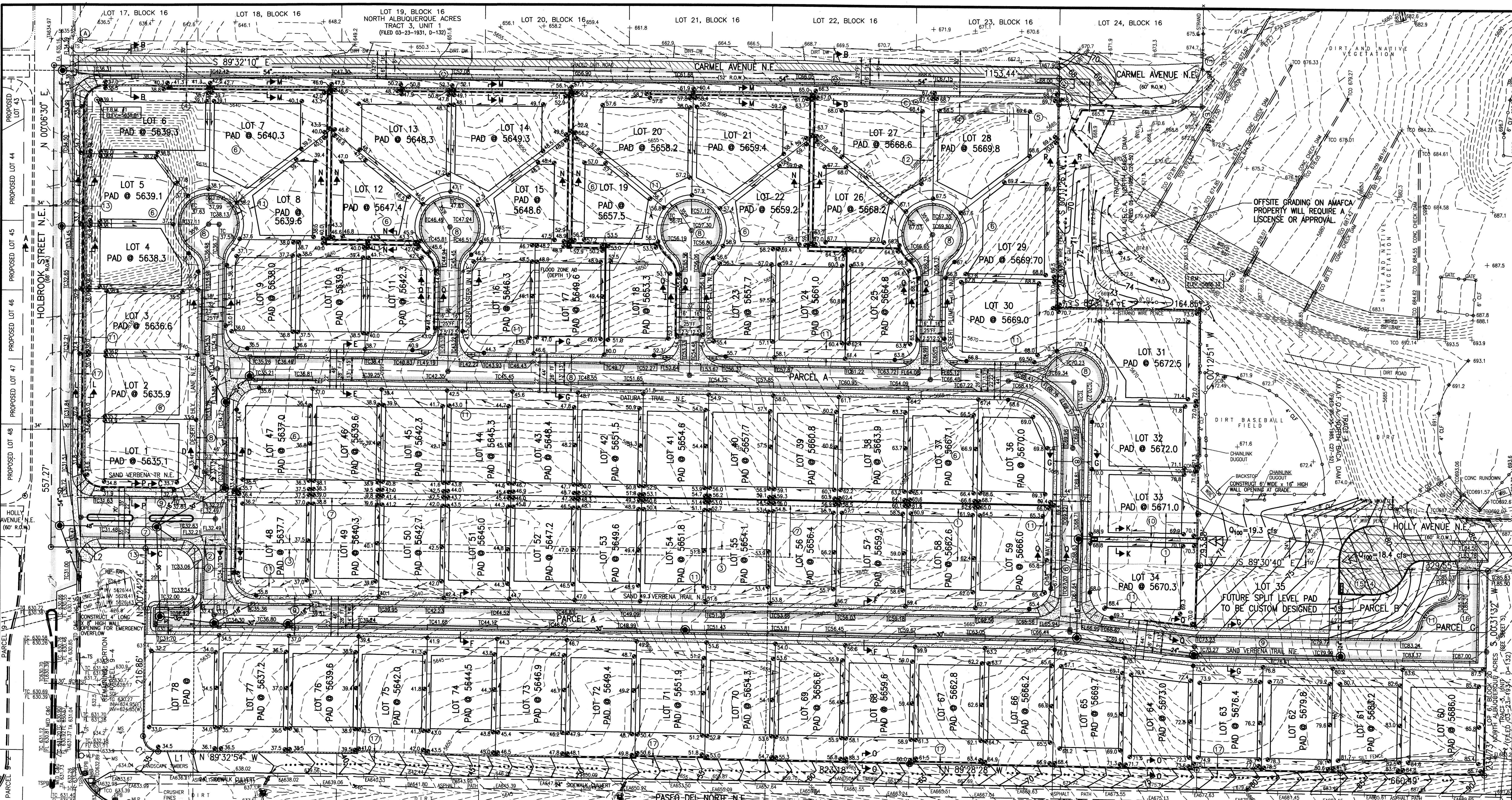
Table with columns: DESIGNED BY, DRAWN BY, APPROVED BY, NO., DATE, BY, REVISIONS, JOB NO., DATE, SHEET.

COVER SHEET, VICINITY MAP, FIRM, INDEX OF DRAWINGS, CALCULATIONS AND DRAINAGE REPORT
OCOTILLO SUBDIVISION

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NJ NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 245-4250
FAX: 505 345-4254 Email: jmort@jma-inc.com

File Path: E:\JMA\WORK\0203\2003\08\33\03.DWG
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Plot Time: 08:53 am



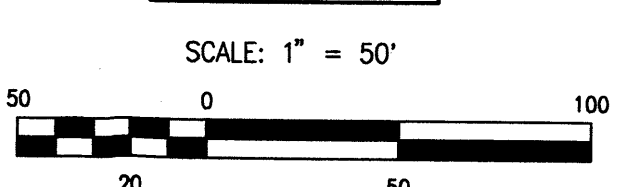


LEGEND

- NEW PAVEMENT
- TEMP PAVEMENT
- NEW CONCRETE
- SDMH
- FLOWLINE
- SPOT ELEVATION
- DIRECTION OF FLOW
- MOUNTABLE CURB AND GUTTER
- RETAINING WALL
- YARD/GARDEN WALL (18" MAX. RETENTION)

NOTES:

- SEE SHEETS 3 AND 4 FOR SECTIONS AND DETAILS
- SEE SHEET 5 FOR BASIN MAP, INLET AND STORM DRAIN INFORMATION
- THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. TOPOGRAPHIC DATA IS FROM A MARCH, 2003 SURVEY CONDUCTED BY THIS OFFICE.
- SEE SHEET 1 FOR KEYED EASEMENT AND VACATION NOTES.



Jma
JEFF MORTENSEN & ASSOCIATES, INC.
6009 9th WENWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (505) 345-4250
FAX (505) 345-4254 Email: jma@jma-inc.com

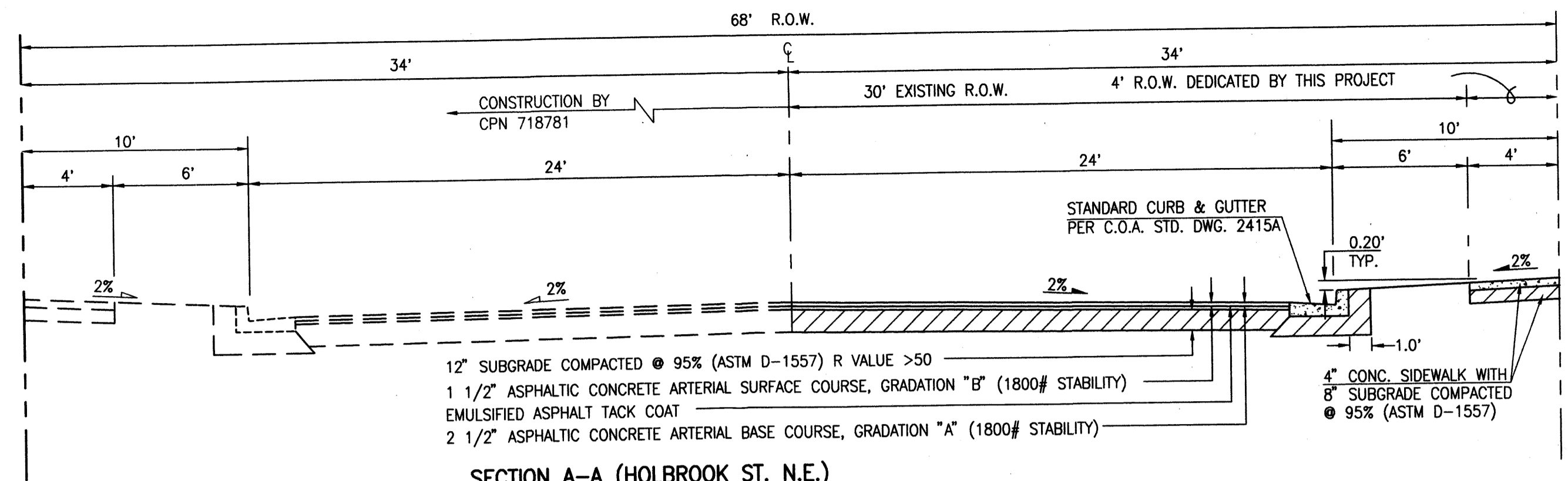
APPROVED FOR ROUGH GRADING
CITY HYDROLOGY

**GRADING PLAN
OCOTILLO SUBDIVISION**

DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.	2002.050.3
DRAWN BY	S.G.H./J.L.P.					DATE	11-2003
APPROVED BY	G.M.					SHEET	2 OF 5

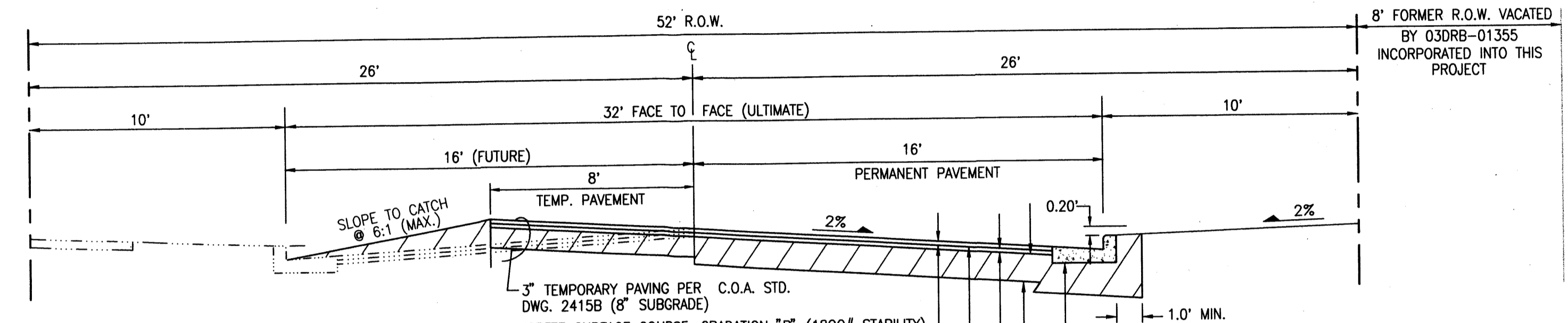
DRB PROJECT # 1002885

11/20/2003



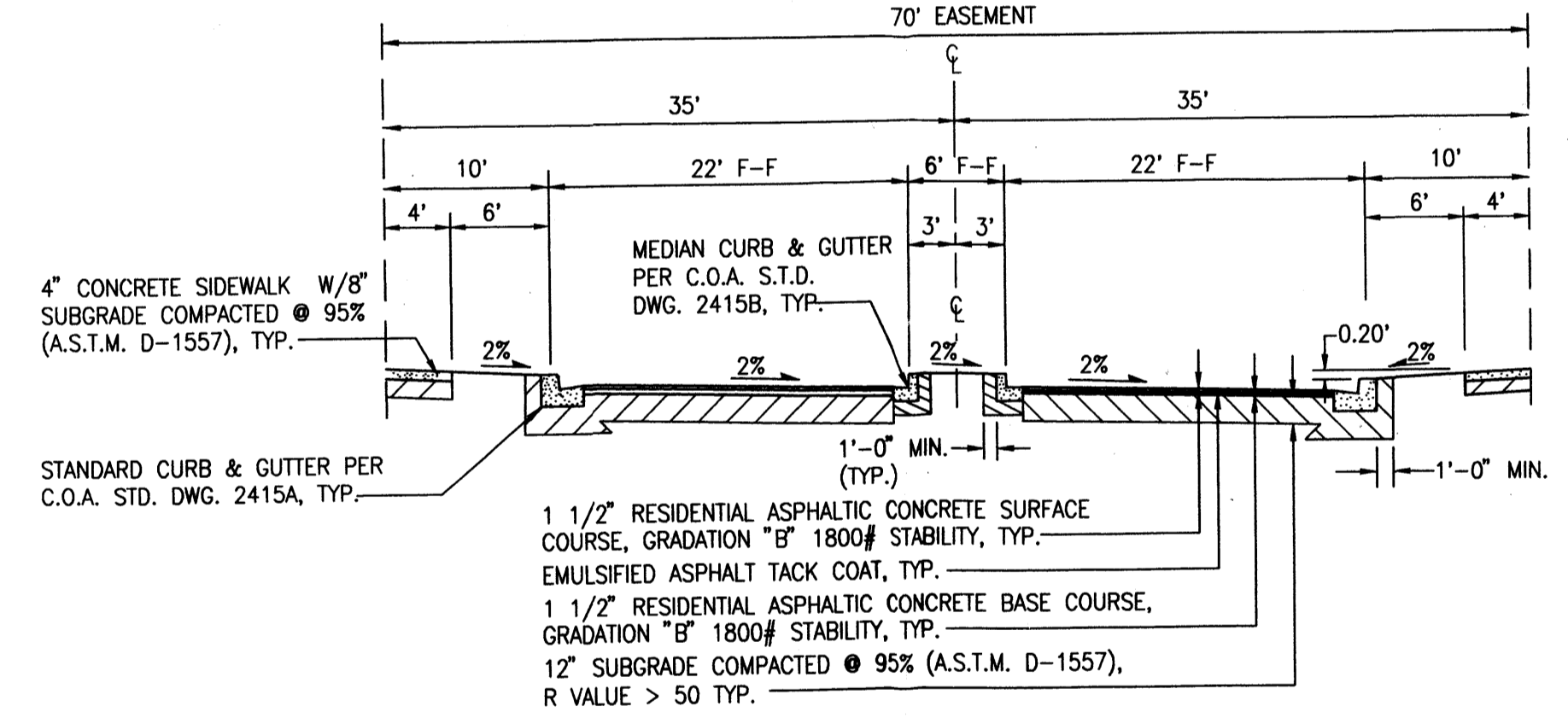
SECTION A-A (HOLBROOK ST. N.E.)

SCALE: 1" = 5'
NOTE: 4" PAVEMENT DESIGN PROVIDED FOR 500<AWDT<3000 (EST. AWDI=840)



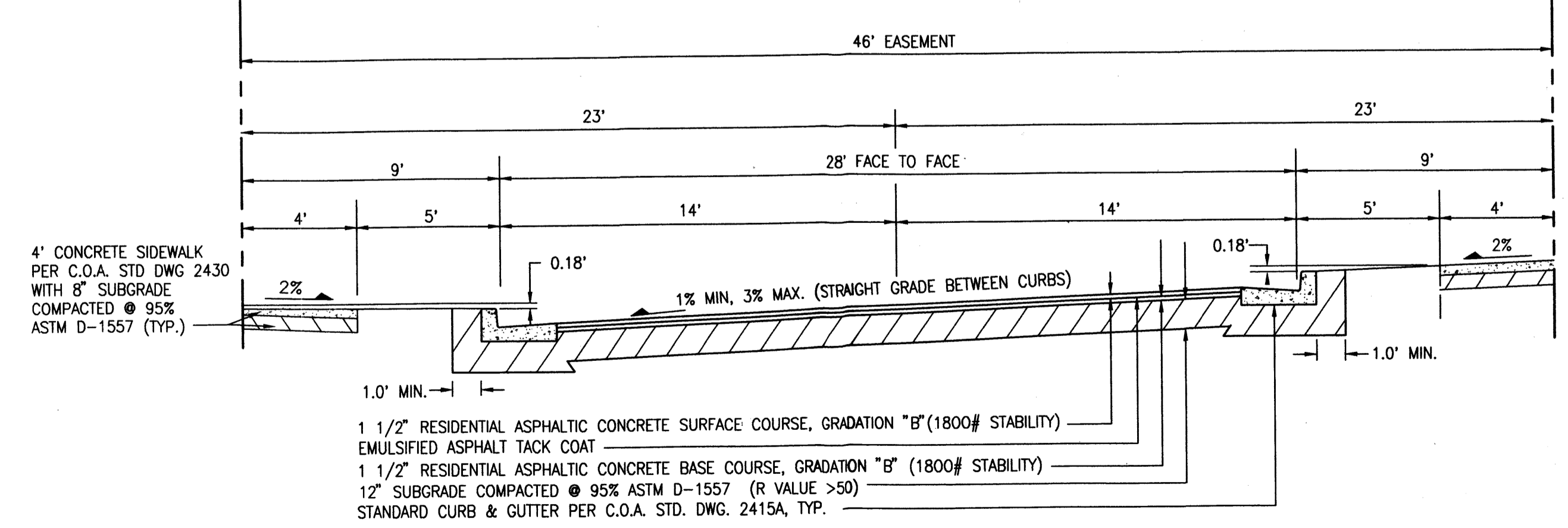
SECTION B-B (CARMEL AVENUE N.E.)

SCALE: 1" = 4'



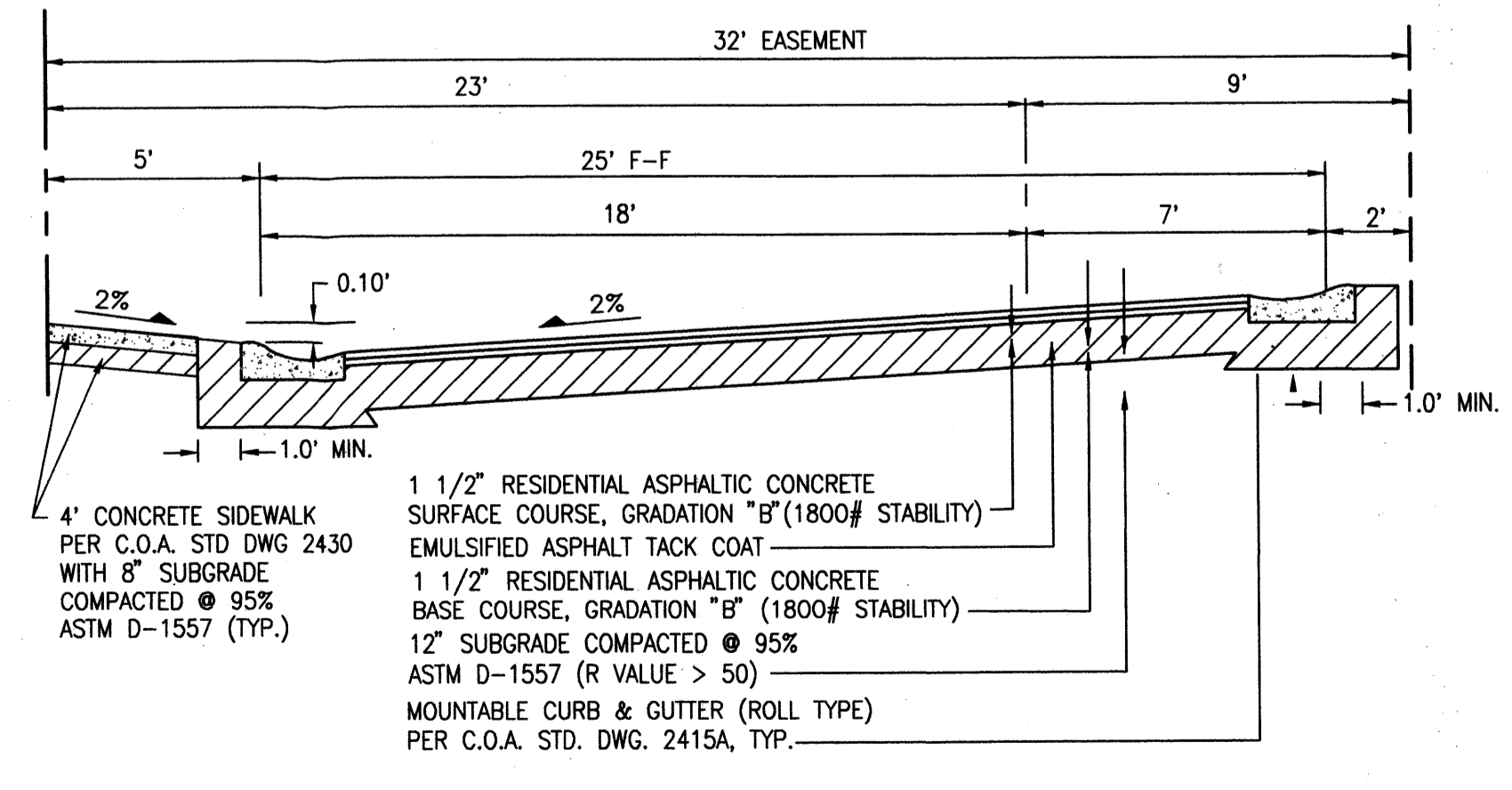
SECTION C-C (SAND VERBENA ENTRY)

SCALE: 1" = 10' HORIZONTAL
1" = 6' VERTICAL



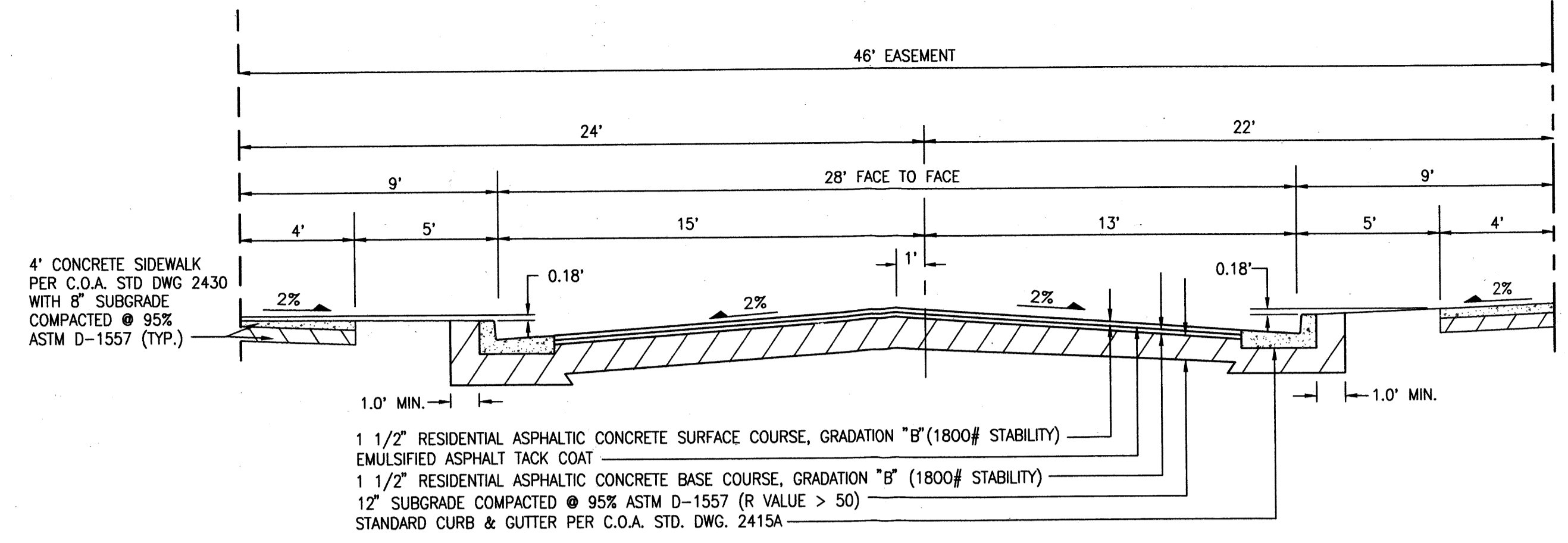
SECTION D-D

SCALE: 1" = 4'



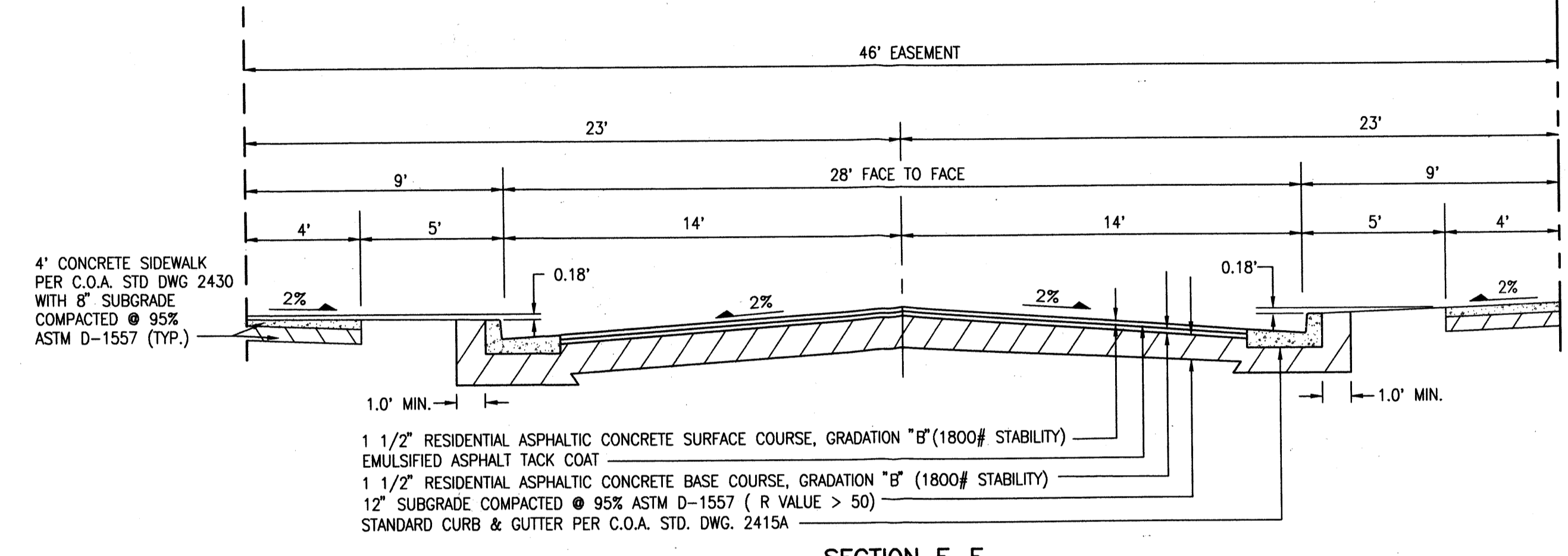
SECTION H-H

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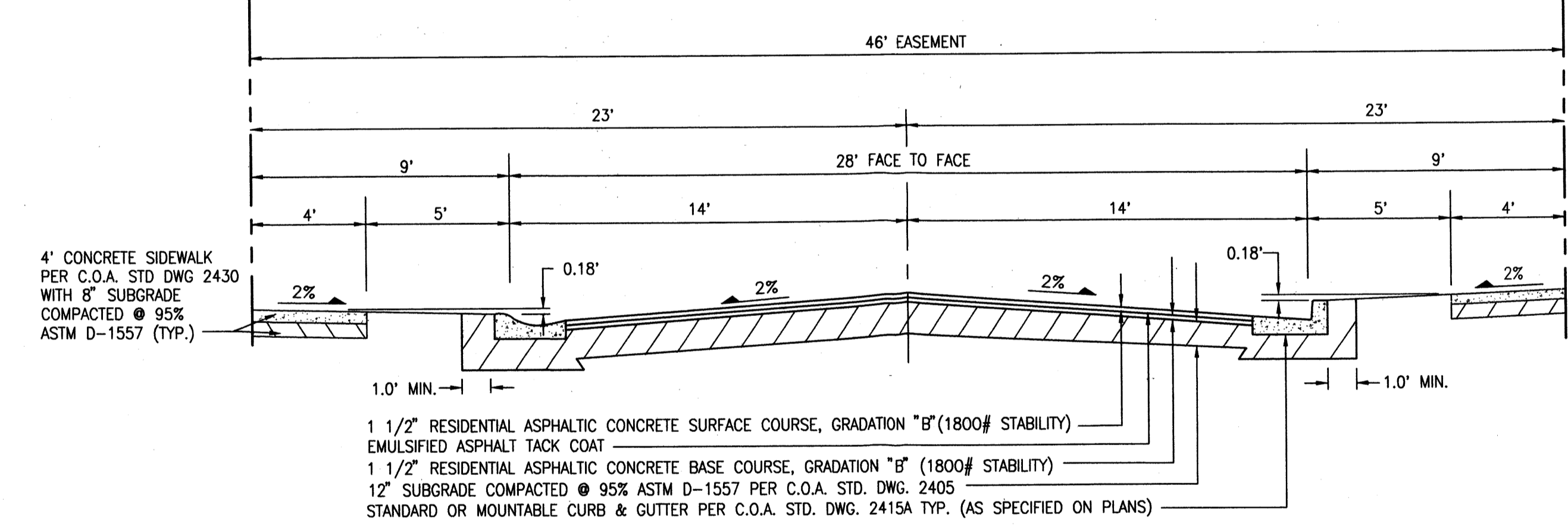
SECTION E-E

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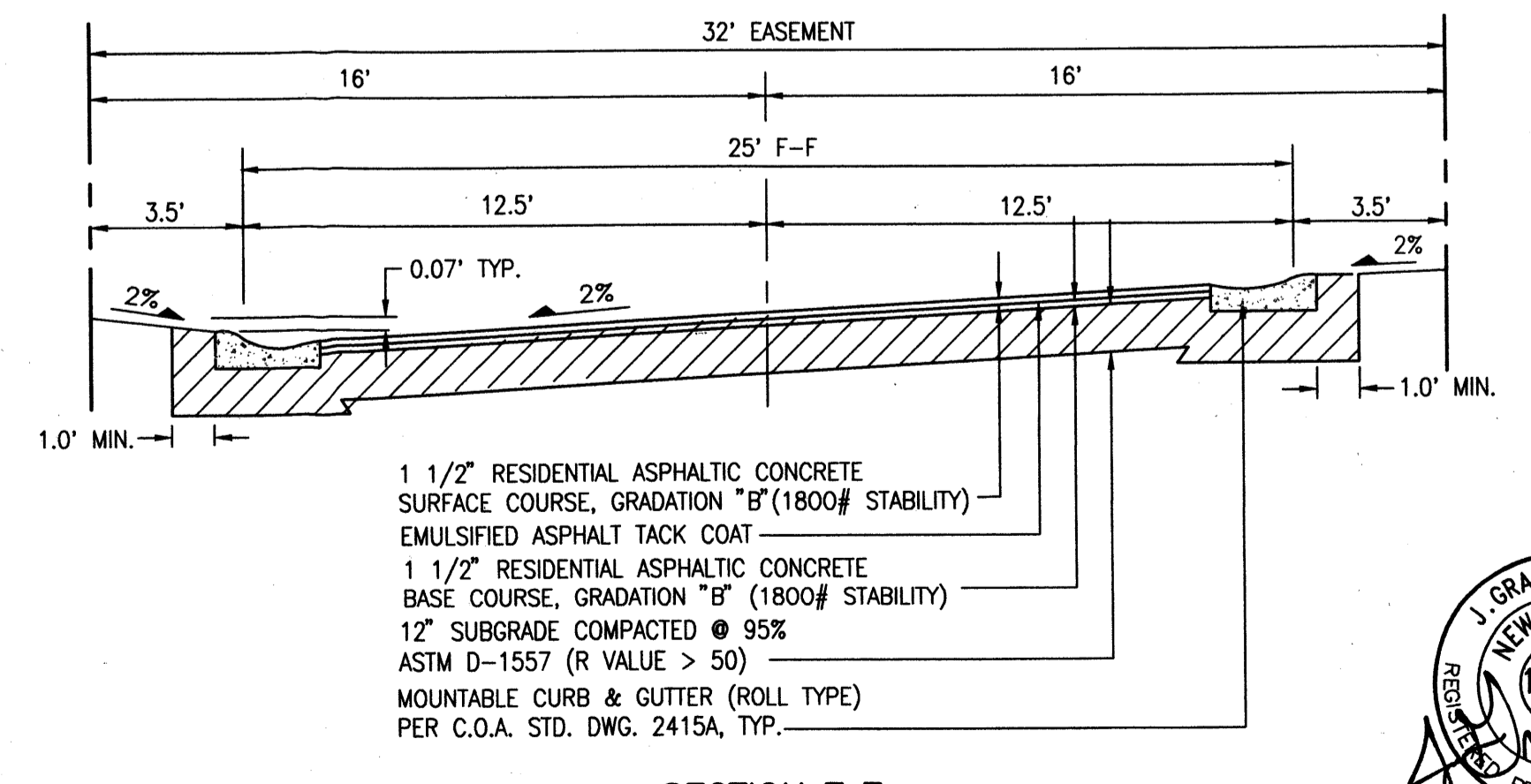
SECTION F-F

SCALE: 1" = 4'



SECTION G-G

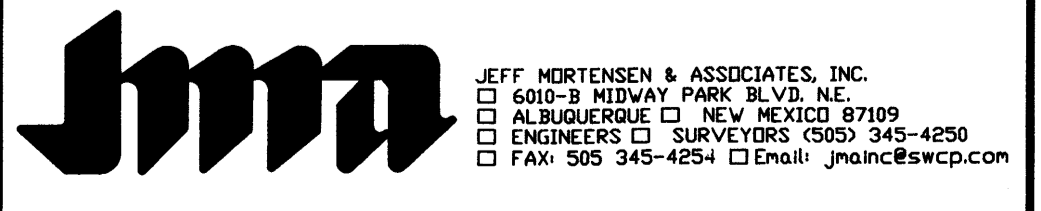
SCALE: 1" = 4'



SECTION I-I

SCALE: 1" = 4'

**PAVING SECTIONS
OCOTILLO SUBDIVISION**



DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.	2002.050.3
DRAWN BY	JLP					DATE	11-2003
APPROVED BY	G.M.					SHEET	3 OF 5

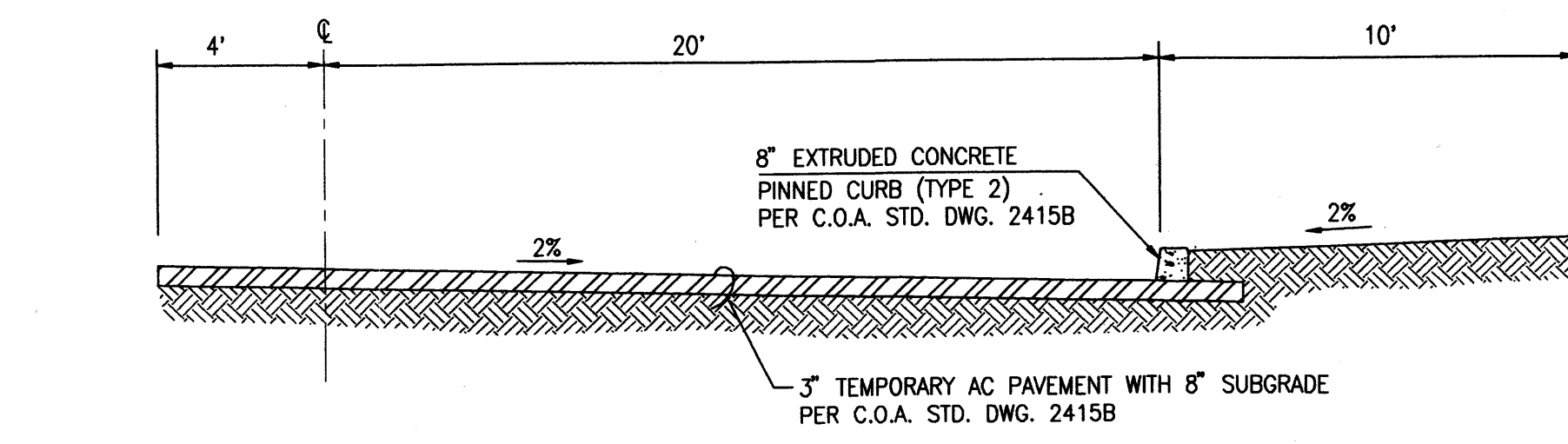


DRB PROJECT #1002885 11/20/2003

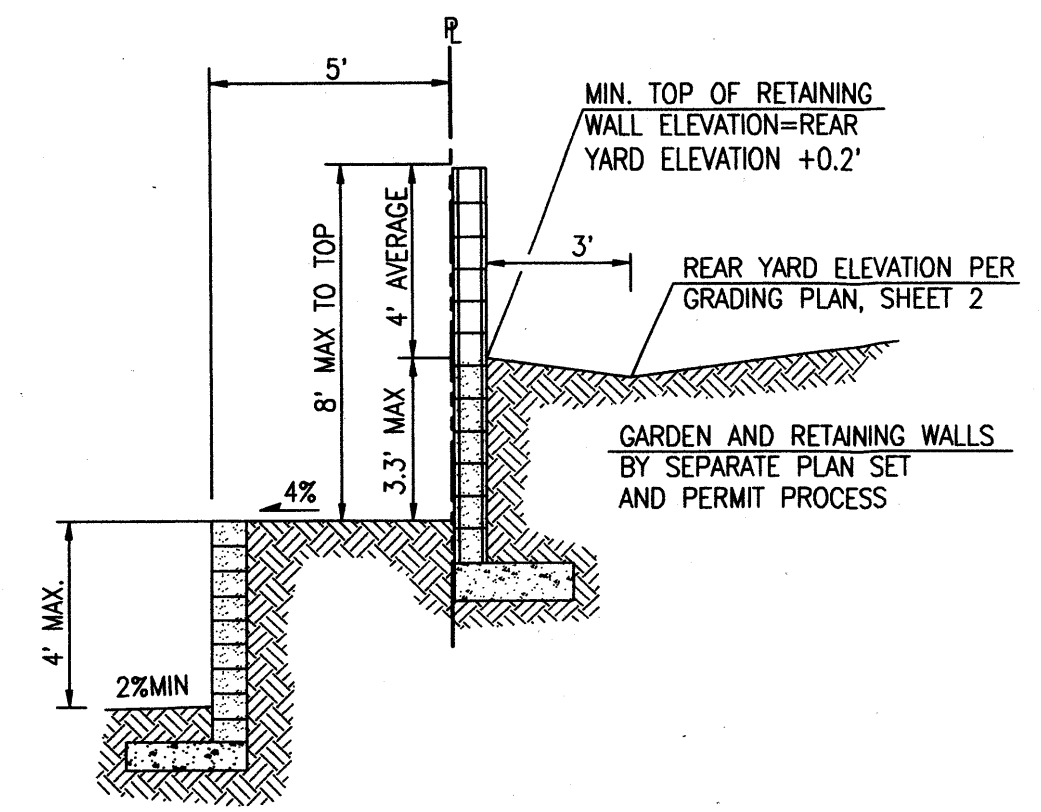
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 File Name: 2003050.DWG

GENERAL NOTES:

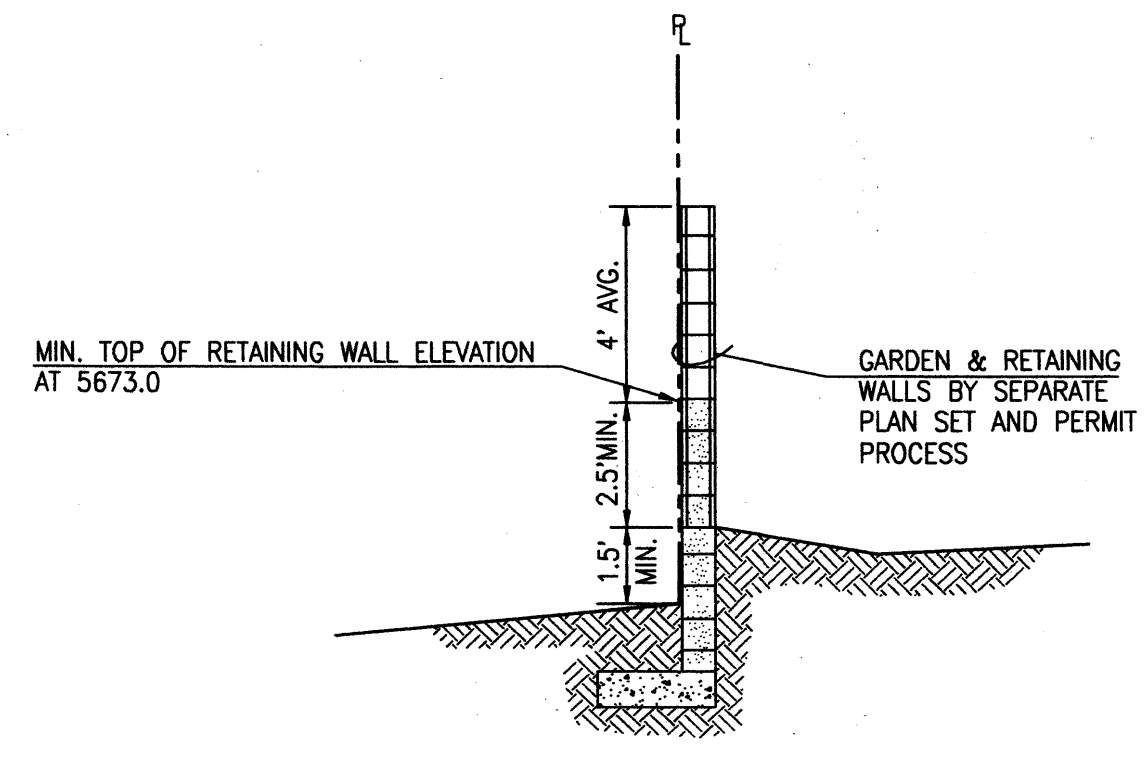
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986, UPDATE 7.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL (CONTAMINATED OR OTHERWISE), ASPHALTIC PAVING, CONCRETE PAVING, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- A BORROW SITE FOR IMPORT MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A BORROW SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.
- THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.
- ALL DIMENSIONS AND RADII OF CURB, CURB RETURNS, AND WALLS ARE SHOWN TO THE FACE OF CURB AND/OR WALL.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL FILL SHALL BE FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557 UNLESS A GREATER COMPACTION REQUIREMENT IS OTHERWISE SPECIFIED. ALL EARTHWORK FOR BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS WHERE AVAILABLE.
- ALL EXISTING UTILITIES ENCOUNTERED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO GRADE AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.
- FINISHED FLOOR ELEVATIONS MAY VARY FROM THE PAD ELEVATIONS AND WILL BE DETERMINED AS A FUNCTION OF INDIVIDUAL HOUSE DESIGN.
- FINISHED FLOOR ELEVATIONS SHOULD BE ESTABLISHED AT A MINIMUM OF FOUR INCHES ABOVE PAD ELEVATIONS; DEVIATIONS FROM THESE GUIDELINES MUST BE BASED ON THE RECOMMENDATIONS AND/OR DESIGN OF A COMPETENT DESIGN PROFESSIONAL.
- CROSS-LOT DRAINAGE WILL NOT BE PERMITTED.
- RETAINING WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO DRAINAGE CERTIFICATION FOR FINANCIAL GUARANTY RELEASE. A SEPARATE PLAN REVIEW AND PERMIT PROCESS IS REQUIRED FOR ALL RETAINING AND GARDEN WALLS.
- THE FINISHED GRADING OF EACH LOT SHALL BE ACCOMPLISHED BY THE LOT OWNER OR ITS BUILDER. ALL DEVELOPED RUNOFF SHALL BE DIRECTED TO THE STREETS.
- MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
- ROUGH GRADING TOLERANCES SHALL BE ± 0.1 FT FOR BUILDING PADS AND STREETS AND ± 0.67' FOR ALL OTHER GRADING.
- UNDER FEDERAL LAW, THE OPERATOR(S) OF CONSTRUCTION SITES WHERE 1 OR MORE ACRES ARE DISTURBED MUST SUBMIT A NOTICE OF INTENT (N.O.I.) TO OBTAIN COVERAGE UNDER AN NPDES STORM WATER CONSTRUCTION GENERAL PERMIT.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.



SECTION J-J
SCALE: 1"=1'-0"

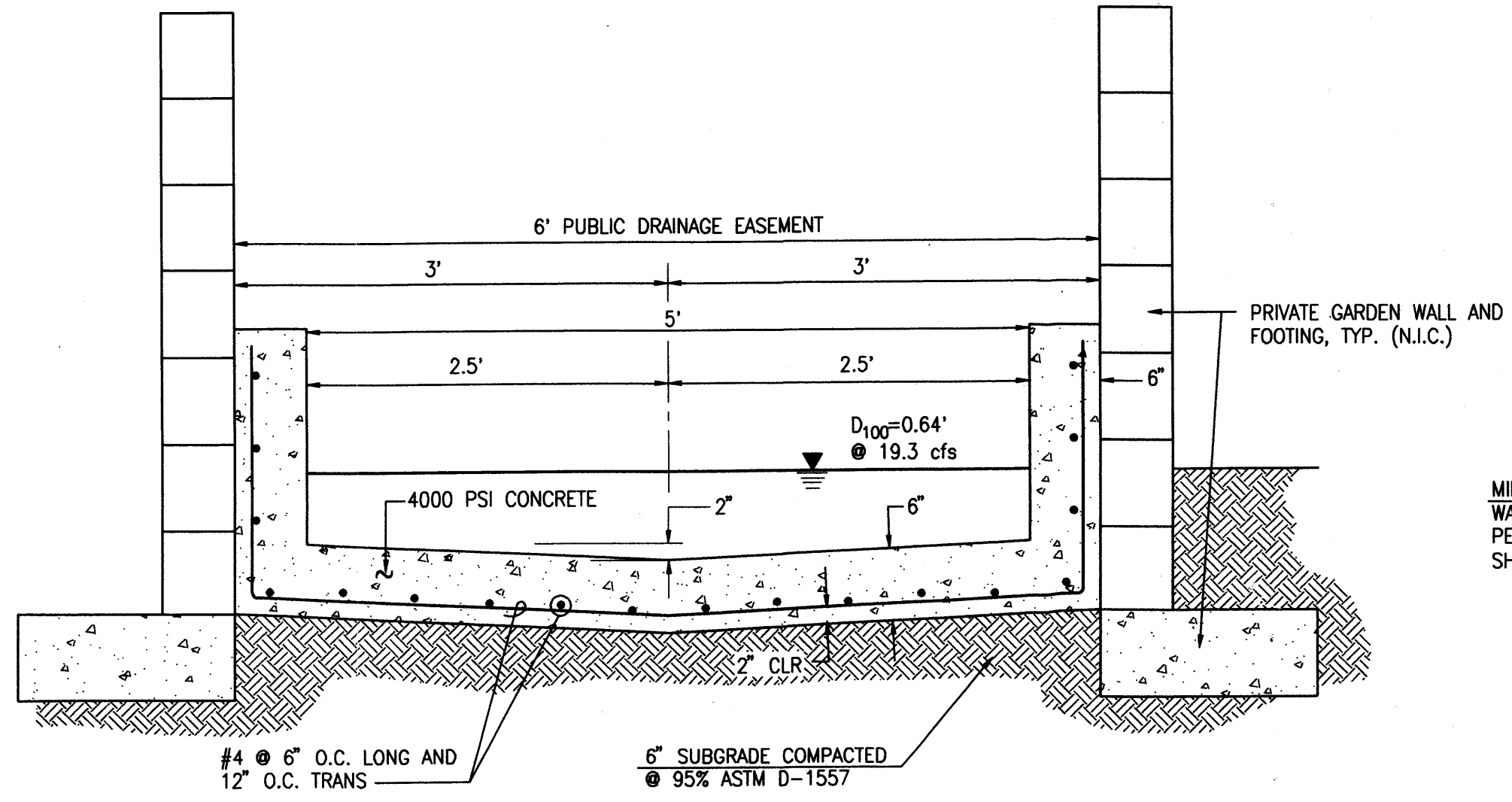


SECTION N-N
SCALE: 1"=4'



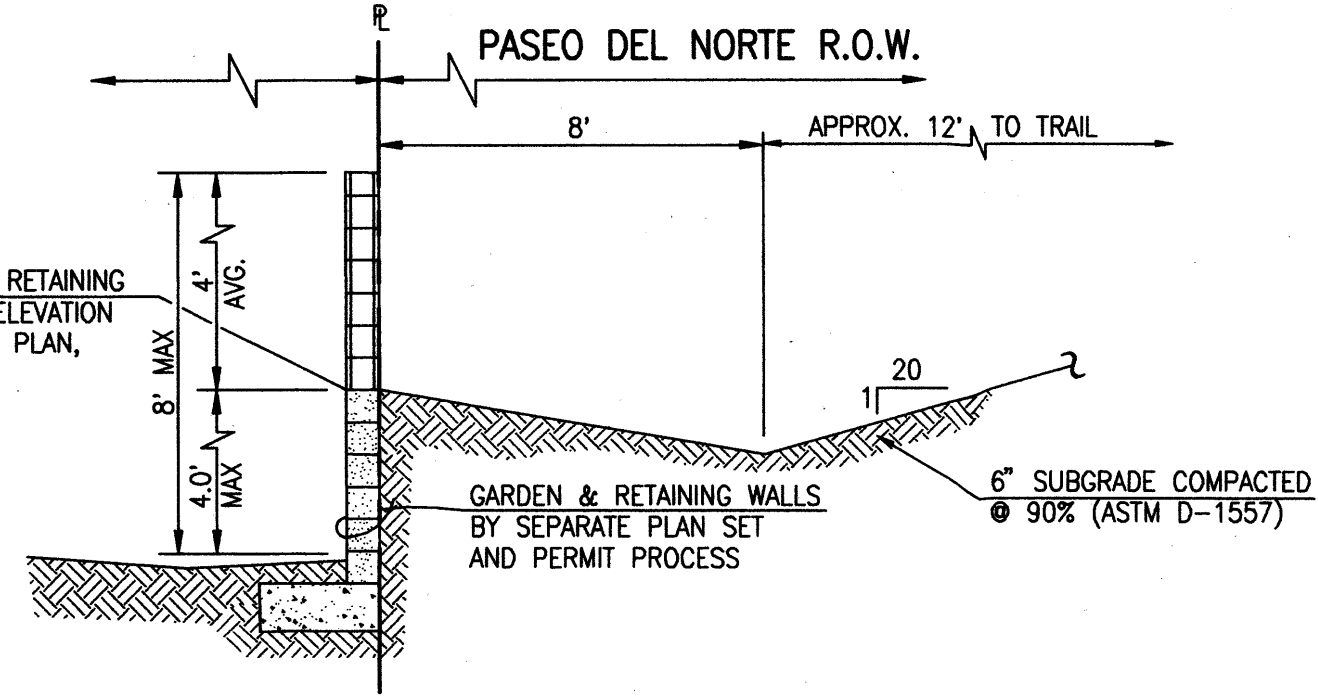
SECTION R-R
SCALE: 1"=4'

NOTE: PORTION OF WALL DESIGNED AS RETAINING, BUT ABOVE GRADE, IS INTENDED TO PROTECT HOME FROM AN EMERGENCY OVERFLOW CONDITION THAT MAY OCCUR ON AMAFCA PROPERTY THAT EXCEEDS THE 100-YEAR STORM AND MAY SUBSEQUENTLY EXCEED THE CAPACITY OF THE EXISTING INLET.

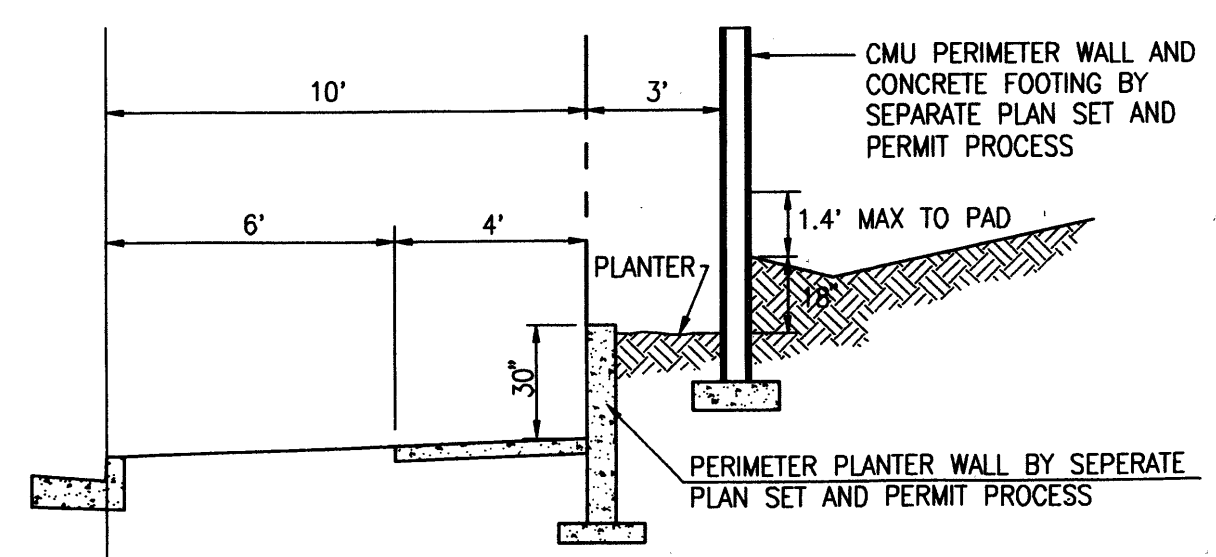


SECTION K-K
SCALE: 1"=1'-0"

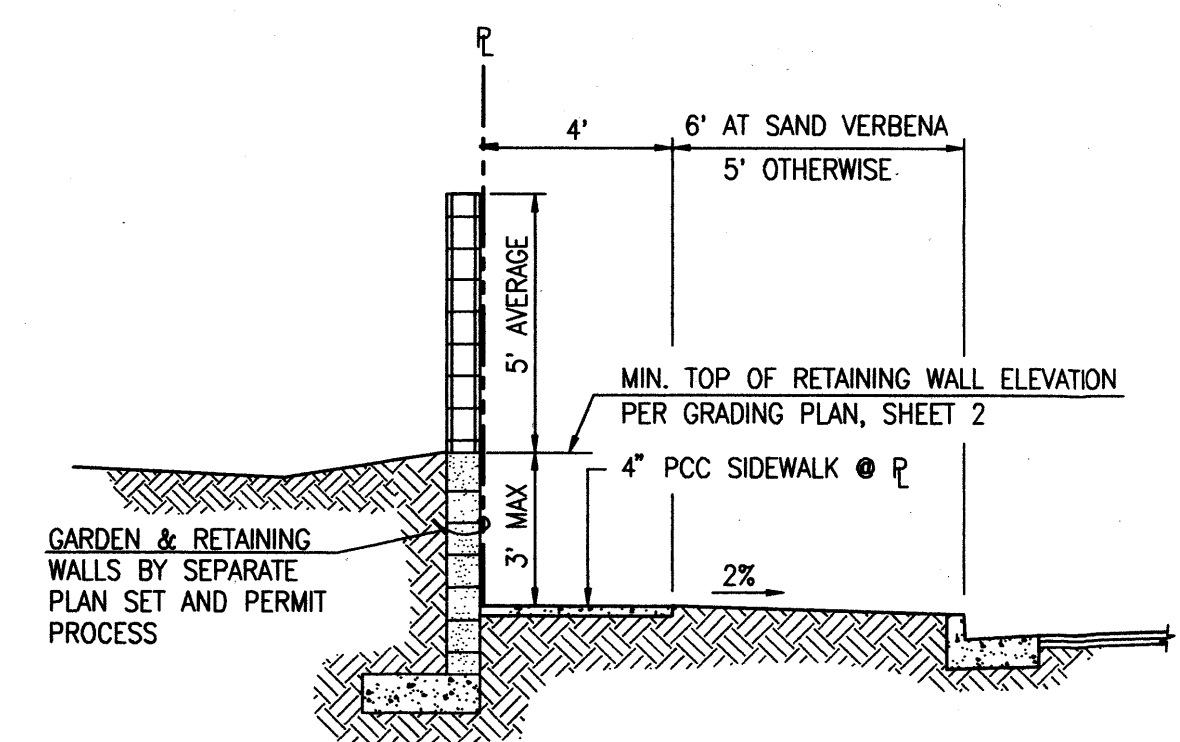
NOTE: REFER TO C.O.A. STD. DWG. 2260 FOR GENERAL NOTES AND CONSTRUCTION NOTES (TYPE "B" LINING)



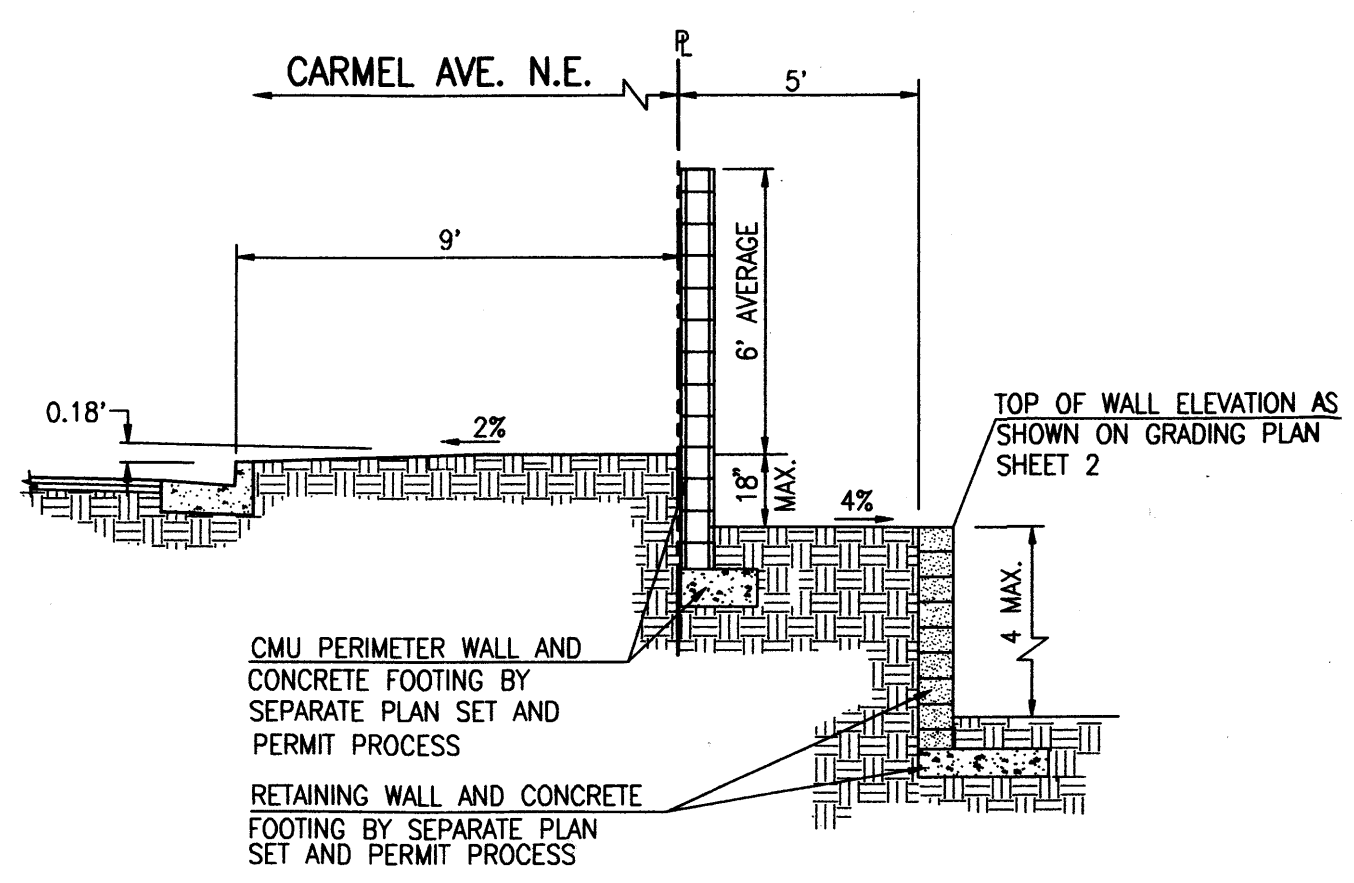
SECTION O-O
SCALE: 1"=4'



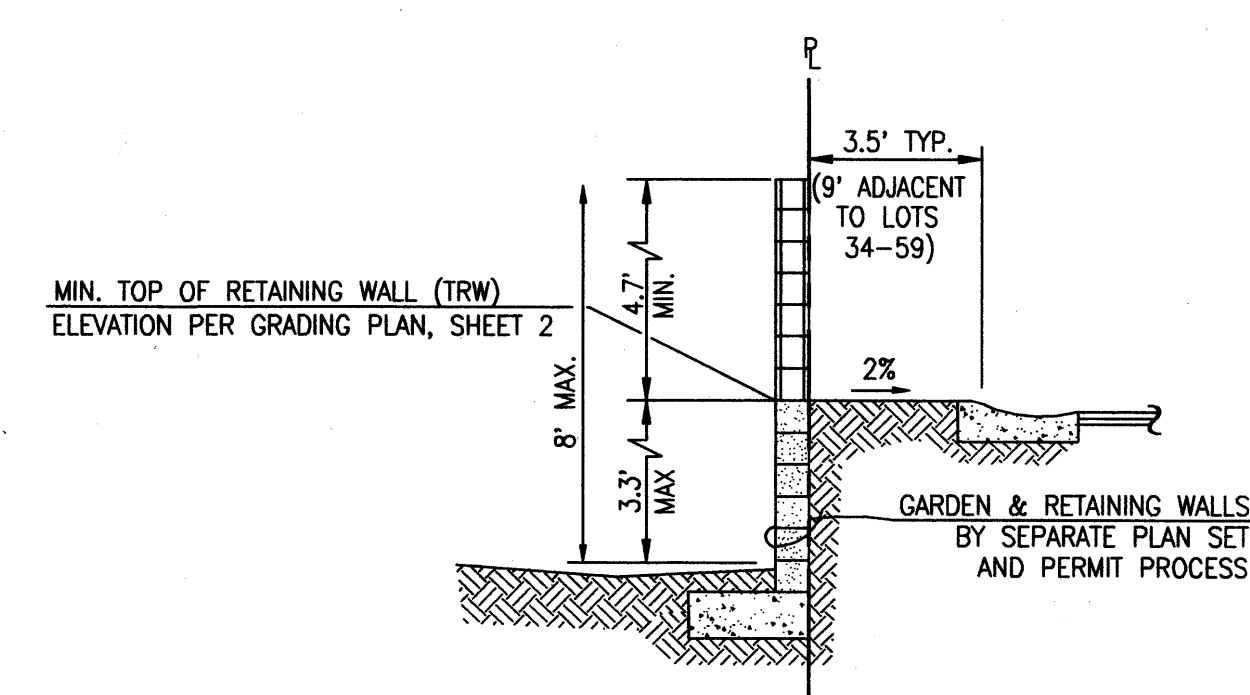
SECTION L-L
SCALE: 1"=4'



SECTION P-P
SCALE: 1"=4'

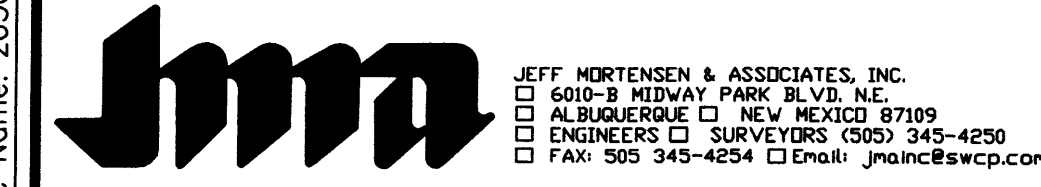


SECTION M-M
SCALE: 1"=4'



SECTION Q-Q
SCALE: 1"=4'

Plot Date: 11-20-2003
Plot Time: 11:32 am
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File Name: 20503GD.DWG

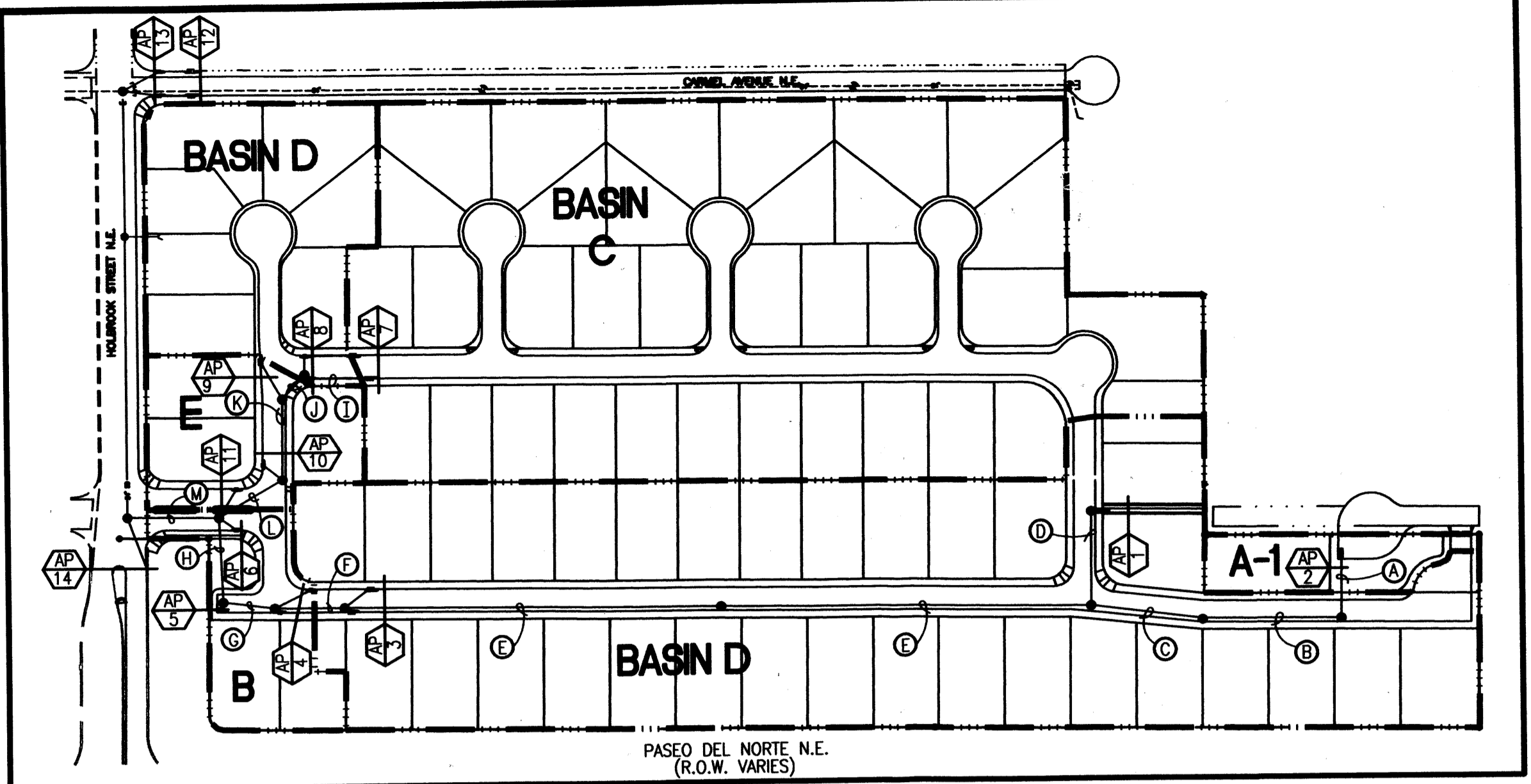


GRADING SECTIONS AND DETAILS
OCOTILLO SUBDIVISION

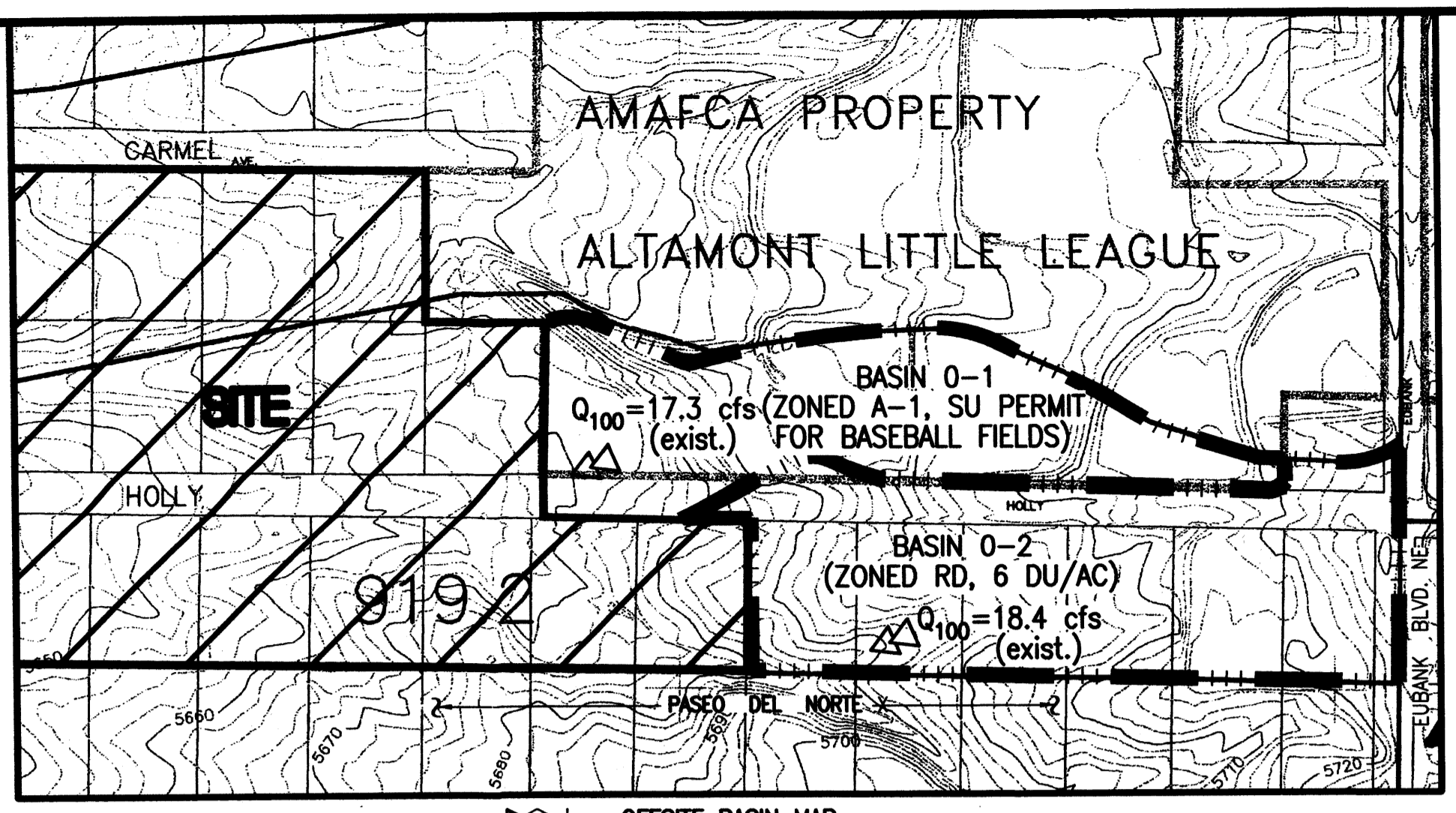
DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
G.M.					2002.050.3
DRAWN BY					DATE
J.P.					11-2003
APPROVED BY					SHEET
G.M.					4 OF 5



DRB PROJECT #1002885



BASIN AND KEY MAP
SCALE: 1" = 150'



OFFSITE BASIN MAP
SCALE: 1" = 200'

OFFSITE BASIN CALCULATIONS (ZONE 3)

BASIN	CONDITION	AREA	%A	%B	%C	%D	Q ₁₀₀	Q ₁₀	COMMENT
0-1	EXISTING	5.0 ac	0	0	100	0	17.3 cfs	10.0 cfs	TO EASEMENT IN OCOTILLO
0-2	EXISTING	7.0 ac	57	0	38	5	18.4 cfs	8.8 cfs	TO HOLLY TEMP. FACILITIES
0-1	DEVELOPED	5.0 ac	0	0	100	0	17.3 cfs	10.0 cfs	NO CHANGE
0-2	DEVELOPED	7.0 ac	0	25	25	50	28.2 cfs	17.4 cfs	TO HOLLY OR SAND VERBENA

ONSITE BASIN CALCULATIONS (ZONE 3)

BASIN	AREA	%A	%B	%C	%D	Q ₁₀₀	COMMENT
ENTIRE SITE	23.2 ac	0	25	25	50	93.3 cfs	OVERALL
A	9.5 ac	0	25	25	50	38.6 cfs	TO SAND VERBENA
(A-1)	0.5 ac	0	25	25	50	2.0 cfs	TO EASEMENT TEMP.; ULT. TO SAND VERBENA
B	9.7 ac	0	25	25	50	39.0 cfs	TO DATURA
C	0.9 ac	0	25	25	50	3.6 cfs	TO SAND VERBENA
D	2.0 ac	0	25	25	50	8.0 cfs	TO DESERT LILY
E	1.0 ac	0	25	25	50	4.0 cfs	TO DESERT LILY

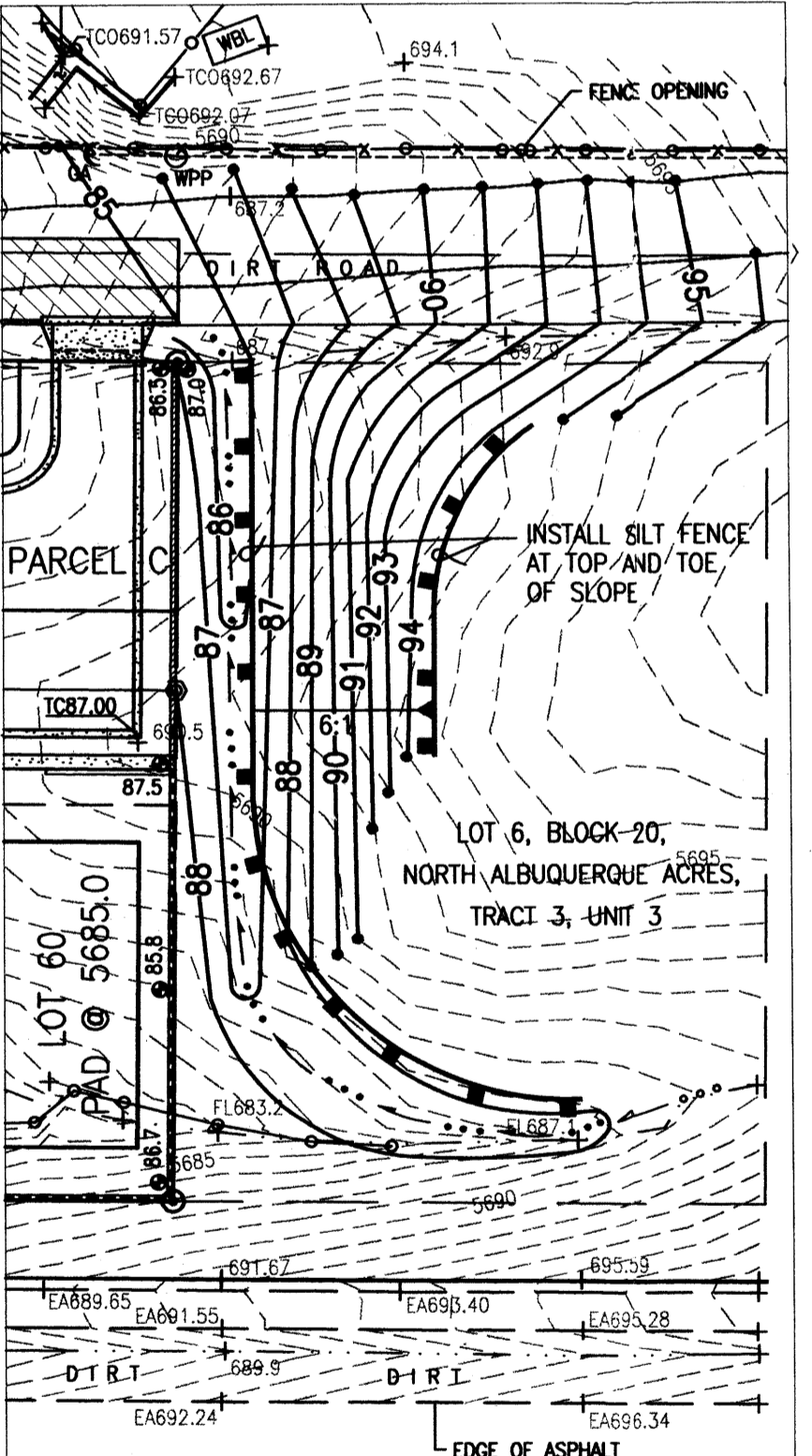
STREET AND STORM INLET HYDRAULICS

ANALYSIS POINT	Q ₁₀₀ (cfs)	S(ft/ft)	d(ft)	V ₁₀₀ (fps)	F ₁₀₀	E(ft)	D _{req} (ft) ^B	Q _{inlet} (cfs)	RESIDUAL (cfs)	INLET TYPE	COMMENT
AP-1	19.3 ^A	0.0100	0.82	N/A	N/A	N/A	N/A	19.3	0	DOUBLE 'D' (SUMP)	OVERFLOW TO CHIA
AP-2	18.4	0.0500	0.64	N/A	N/A	N/A	N/A	18.4	0	TRIPLE 'D' (SUMP)	OVERFLOW TO HOLLY
AP-3	38.6	0.0305	0.46	5.76	2.08	0.97	0.73	18.0	20.6	2-SINGLE 'A'	BYPASS TO AP-4
AP-4	20.6	0.0305	0.38	4.49	1.96	0.69	0.52	11.2	9.4	2-SINGLE 'C'	1/2 RESIDUAL TO AP-6
AP-5	8.3	0.0230	0.52	N/A	N/A	N/A	N/A	8.3	0	SINGLE 'D' (SUMP)	EMERGENCY OVERFLOW TO WEST
AP-6	4.7	0.0100	0.33	2.18	1.08	0.40	0.36	2.6	2.1	1-SINGLE 'C'	BYPASS TO HOLBROOK
AP-7	39.0	0.0200	0.49	5.09	1.72	0.89	0.67	18.0	21.0	2-SINGLE 'A'	BYPASS TO AP-8
AP-8	18.0	0.0200	0.39	3.75	1.60	0.61	0.46	11.8	6.2	2-SINGLE 'C'	BYPASS TO AP-9
AP-9	14.2	0.0100	0.46	2.92	1.16	0.59	0.44	6.5	7.7	1-SINGLE 'A'	BYPASS TO AP-10
AP-10	11.7	0.0100	0.43	2.79	1.15	0.55	0.050	7.3	4.4	1-DOUBLE 'C'	BYPASS TO AP-11
AP-11	4.4	0.0100	0.32	2.14	1.08	0.39	0.36	2.5	1.9	1-SINGLE 'C'	BYPASS TO HOLBROOK
AP-12	21.5	0.0500	0.36	5.32	2.46	0.80	0.60	13.0	7.5	2-SINGLE 'A'	BYPASS TO AP-13
AP-13	7.5	0.0500	0.27	4.14	2.31	0.53	0.40	4.8	2.7	2-SINGLE 'A'	BYPASS TO HOLBROOK
AP-14	8.5	0.0070	0.37	2.04	0.93	0.44	0.37	8.5	8.5	1-SINGLE 'A'	FREE DRIVING LANE PROVIDED

A - INCLUDES OFFSITE BASIN 0-1 AND SUB-BASIN A-1
B - SEQUENT DEPTH ASSUMED TO BE 0.75 (E) BASED ON EQUIVALENT RECTANGULAR CHANNEL

STORM DRAIN TABLE (RCP, n=0.013)

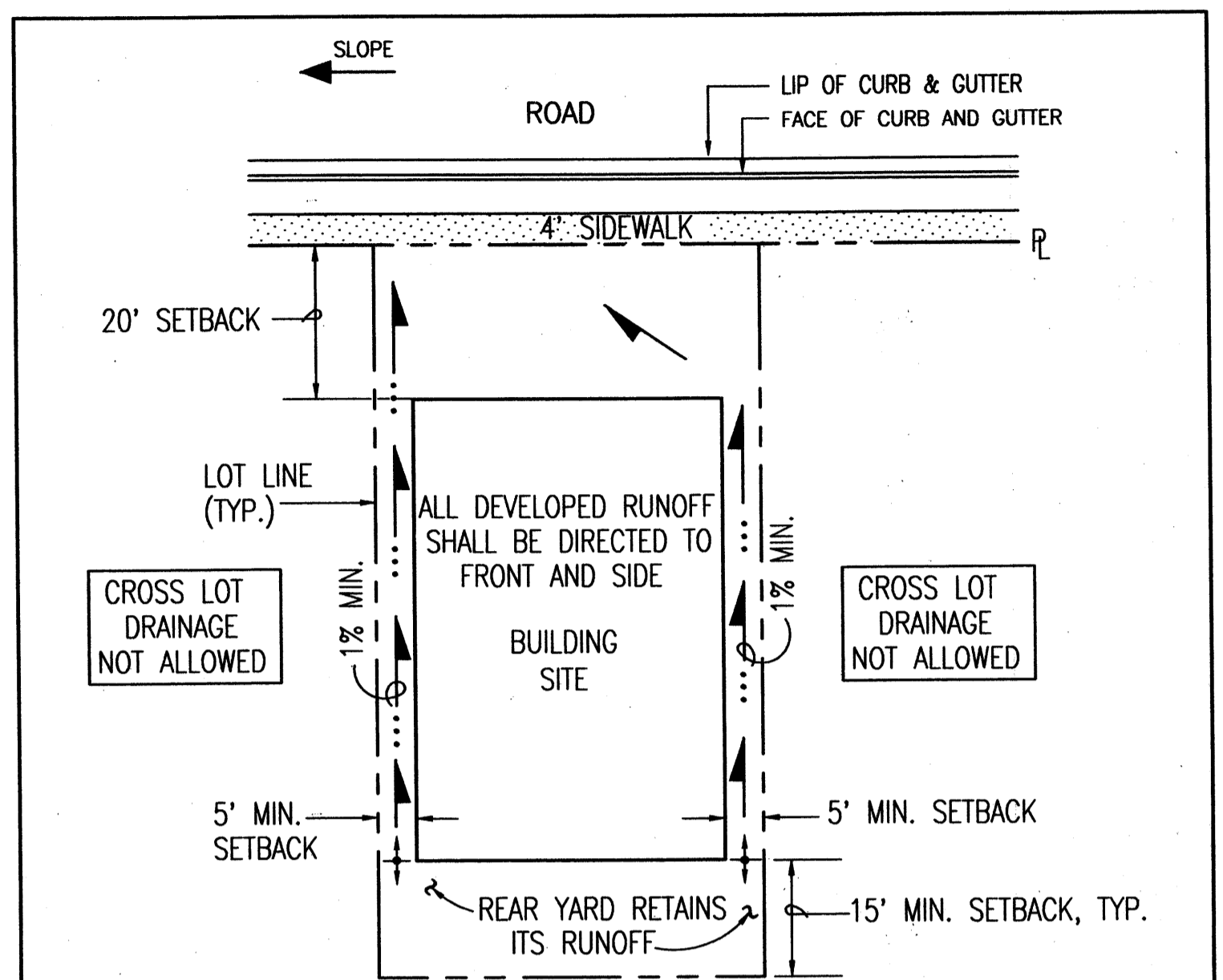
SD LEG	Q ₁₀₀ (cfs)	SIZE (in)	SLOPE (ft/ft)	CAPACITY (cfs)	D _{req} (ft)
A	28.2	24	0.020	34.4	1.46
B	28.2	24	0.020	34.4	1.46
C	28.2	24	0.020	34.4	1.46
D	19.3	18	0.032	20.2	1.27
E	47.5	30	0.030	76.4	1.50
F	65.5	30	0.030	76.4	1.89
G	76.7	30	0.032	78.9	2.17
H	85.0	36	0.015	87.9	2.59
I	18.0	24	0.015	29.8	1.17
J	29.8	24	0.015	29.8	1.88
K	36.3	30	0.010	44.1	1.83
L	43.6	30	0.010	44.1	2.24
M	133.7	48	0.010	154.5	3.05



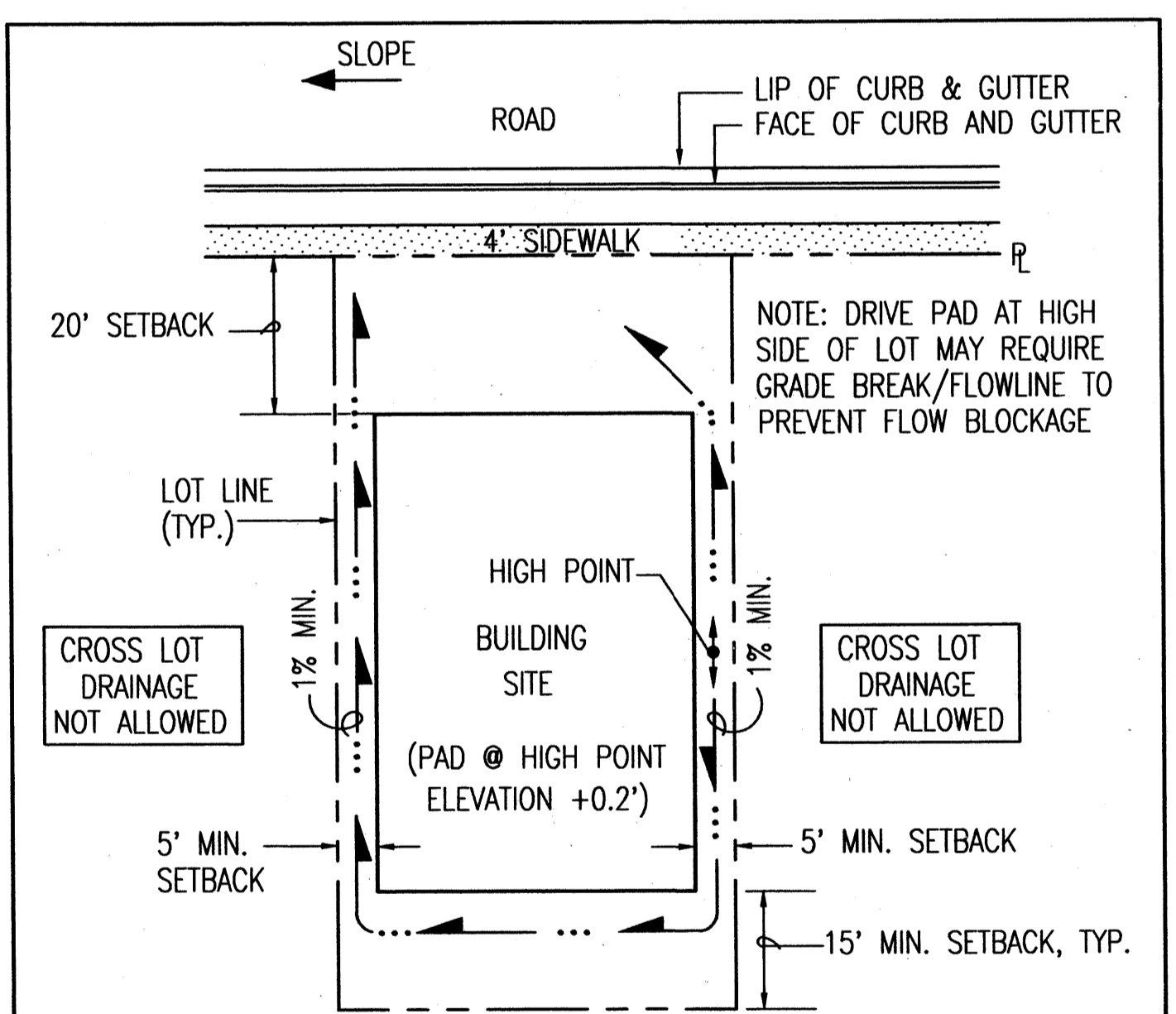
OFFSITE GRADING DETAIL
SCALE: 1" = 50'

NOTE: GRADING REQUIRED TO DIRECT EXISTING OFFSITE FLOWS TO THEIR DESIGN OUTFALL IN HOLLY. DEVELOPED FLOWS SHALL EITHER DRAIN TO AN IMPROVED HOLLY OR AN EXTENSION OF SAND VERBENA TRAIL

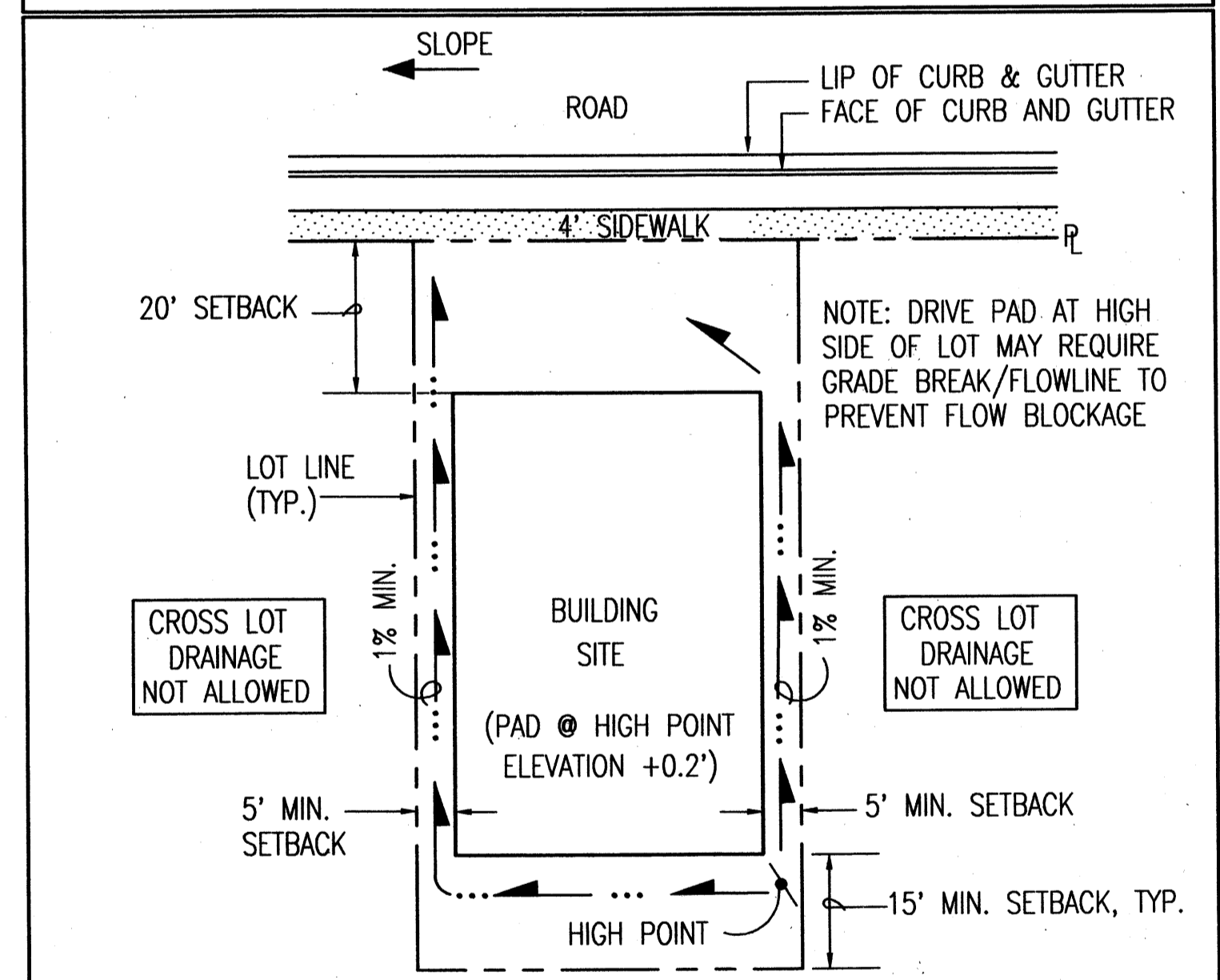
PERMISSION FOR OFFSITE GRADING
OWNER: LOT 6, BLOCK 20 DATE



TYPICAL LOT DRAINAGE
(LOTS 1-6, 12, 13, 19, 20, 26, 27)
SCALE: 1" = 20'

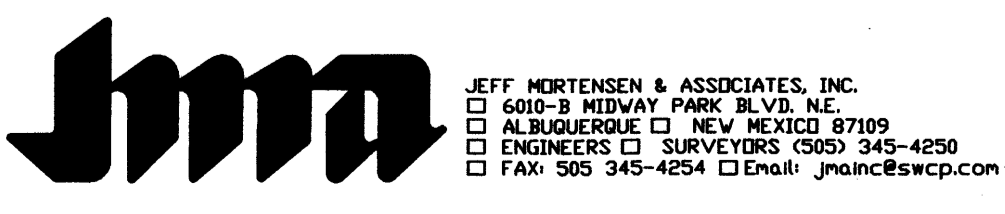


TYPICAL LOT DRAINAGE
(LOTS 16, 17, 23, 24, 36-78)
SCALE: 1" = 20'



TYPICAL LOT DRAINAGE
(LOTS 7-11, 14, 15, 18, 21, 22, 25, 28-34)
SCALE: 1" = 20'

File Path: E:\WORK\2005\20050510.DWG
File Name: 20050510.DWG
Plot Date: 11-19-2003
Plot Time: 15:01 pm

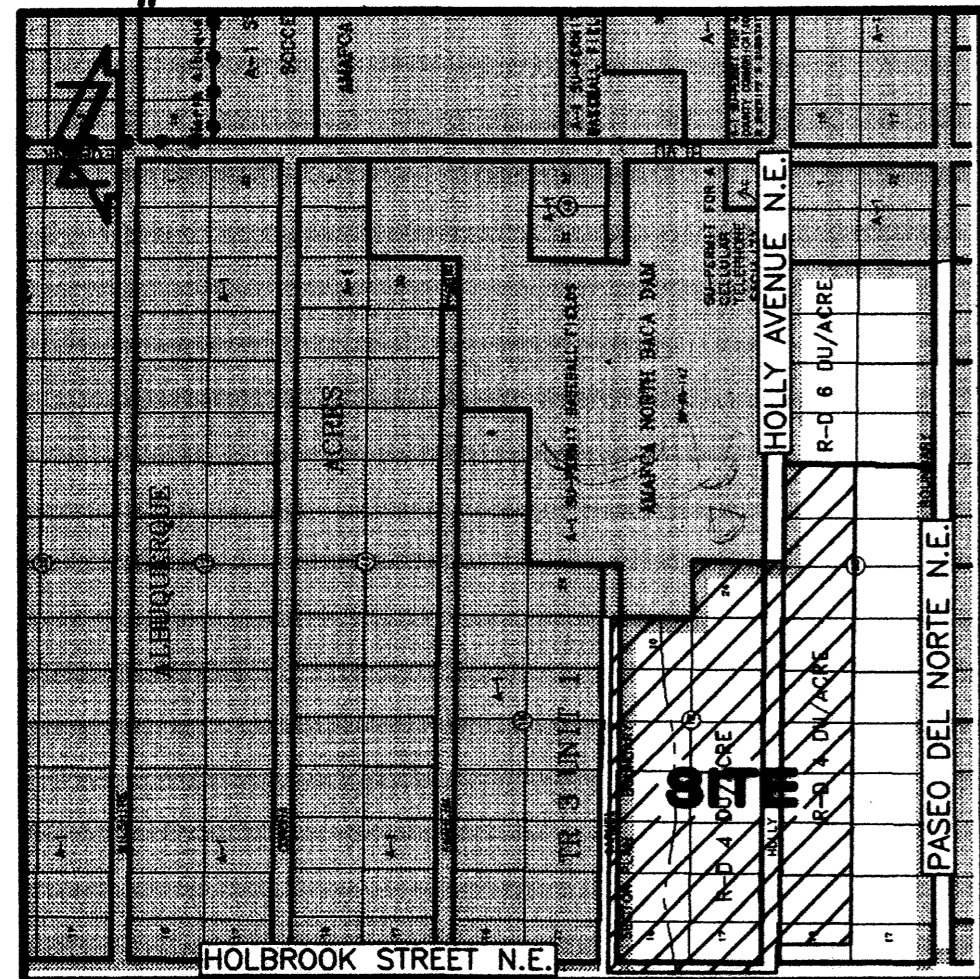


BASIN AND KEY MAP: HYDROLOGY AND STREET HYDRAULIC CALCULATIONS, TYPICAL LOT DRAINAGE DETAILS
OCOTILLO SUBDIVISION

DRB PROJECT # 1002885

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
G.M.				2002.050.3
S.G.H.				DATE 11-2003
G.M.				SHEET 5 OF 5





SUBMISSION PLAT OF
OCOTILLO SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

DESERT RIDGE DEVELOPMENT, LLC
JASON & CINDY LYNN DASKALOS
OWNERS
PROJECTED SEC. 16, T 11 N, R 4 E, N.M.P.M.
LOCATION
OCOTILLO SUBDIVISION

Barcode area with text: 2004032255, 6845741, Page: 1 of 6, 03/11/2004 10:31A, Mary Herrera, Bern. Co. PLAT, R 32.00, Bk-2664C Pg-76

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1002885
APPLICATION NUMBER 03DRB-01354, 03DRB-01355, 03DRB-01356

- APPROVALS:
Sheran Nelson, 3/10/04, DRP CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO
Roger J. Green, 3-10-04, UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO
Brendt L. Biter, 3/10/04, CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO
Lynn M. ... 3-5-04, A.M.A.F.C.A.
Christina Sandora, 03/10/04, TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO
J.B. Hart, 2-23-04, CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO
Scott M. ... 3-5-04, REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO
Leonard D. Munk, 2-24-04, P.N.M. ELECTRIC SERVICES
David R. ... 2-25-04, QWEST TELECOMMUNICATIONS
Lynn D. Munk, 2-24-04, P.N.M. GAS SERVICES
Rita E. ... 2-26-04, COMCAST CABLE VISION OF NEW MEXICO, INC.

VICINITY MAP C-21
SCALE: 1" = 750'

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

Donald G. Hoech, Managing Member, Desert Ridge Development, LLC
(Existing Lots 10-23, Block 18 & Lots 10-15, Portion of 16, Block 20)
(Proposed Lots 1-30, 36-59, and 66-78, Ocotillo Subdivision)
2-23-04 Date

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
This instrument was acknowledged before me on this 23 day of February, 2004, by Donald G. Hoech, Managing Member, Desert Ridge Development, LLC.
Debie LeBlanc Trujillo, Notary Public

Jason Daskalos, (Existing Lot 24, Block 18 & Lots 7-9, Block 20)
(Proposed Parcels B and C, Lots 31-35 and 60-65, Ocotillo Subdivision)
2-23-04 Date

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
This instrument was acknowledged before me on this 23 day of February, 2004, by Jason Daskalos.
Debie LeBlanc Trujillo, Notary Public

Cindy Lynn Daskalos, (Existing Lot 24, Block 18 & Lots 7-9, Block 20)
(Proposed Parcels B and C, Lots 31-35 and 60-65, Ocotillo Subdivision)
2-23-04 Date

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
This instrument was acknowledged before me on this 23 day of February, 2004, by Cindy Lynn Daskalos.
Debie LeBlanc Trujillo, Notary Public

DESCRIPTION
A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 10 through 24, inclusive, Block 18, and Lots 7 through 15, inclusive, Block 20, North Albuquerque Acres, Tract 3, Unit 1, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 23, 1931, Book D, Page 132; together with that portion of Lot 16, Block 20, of said North Albuquerque Acres, Tract 3, Unit 1, as described by Quitclaim Deed executed on October 14, 2003, also known as right-of-way Parcel 9-4; together with that portion of Carmel Avenue N.E. vacated by 03DRB-01355; together with that portion of Holly Avenue vacated by 03DRB-01355 and 03DRB-01980, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the projected northeast corner of said Lot 10, Block 18, also being a point on the centerline of Carmel Avenue N.E.; thence S 00°11'25" W a distance of 263.37 feet to the southeast property corner of said Lot 10, being the northeast property corner of said Lot 23, Block 18, also being the northwest property corner of said Lot 24, Block 18, and also being a western property corner of Tract A, A.M.A.F.C.A. North Baca Dam, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 15, 1985, Book C27, Page 52; thence S 89°31'54" E a distance of 164.85 feet to the northeast property corner of said Lot 24, Block 18, being a western property corner of said Tract A; thence S 00°12'51" W a distance of 293.88 feet to a point on the south right-of-way line of Holly Avenue N.E., being a point on the north property line of said Lot 9, Block 20; thence S 89°32'10" E a distance of 3.32 feet along said south right-of-way line to the northeast property corner of said Lot 9, Block 20, being the northwest property corner of said Lot 8, Block 20; thence S 89°30'40" E a distance of 329.55 feet along said south right-of-way line to the northeast property corner of said Lot 7, Block 20, being the northwest property corner of Lot 6, Block 20, of said North Albuquerque Acres, Tract 3, Unit 1; thence S 00°31'32" W a distance of 234.73 feet to the southeast corner of the parcel herein described, being the southeast property corner of said Lot 7, Block 20, also being the southwest property corner of said Lot 6, Block 20, also being the northeast corner of Lot 26, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-5, and also being the northwest corner of Lot 27, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-6; thence N 89°28'28" W a distance of 660.49 feet to the southeast property corner of said Lot 11 Block 20, also being the southwest property corner of said Lot 10 Block 20, also being the northeast corner of Lot 22, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-2, and also being the northwest corner of Lot 23, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-3; thence N 89°32'54" W a distance of 823.18 feet to the southeast property corner of said Lot 16 Block 20, also known as right-of-way Parcel 9-4, also being the southwest property corner of said Lot 15 Block 20, also being the northeast corner of Lot 17, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 9-4, and also being the northwest corner of Lot 18, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 9-4-B; thence N 89°55'27" W a distance of 38.65 feet to the southwest corner of the property herein described, being a property corner as described by said Quitclaim Deed executed on October 14, 2003, also being a point common to the property lines of said Lots 16 and 17, Block 20; thence along an arc of a curve to the right with Delta = 90°41'57", R = 17.50 feet and L = 27.70 feet, (Chord Bearing = N 44°33'55" W, Chord Length = 24.90 feet) to a property corner as described by said Quitclaim Deed executed on October 14, 2003; thence N 00°01'30" E a distance of 217.01 feet to a point on the north property line of said Lot 16, Block 20, being a point on the south right-of-way line of Holly Avenue N.E.; thence N 89°32'10" W a distance of 108.39 feet to the projected point of intersection of said south right-of-way line with the centerline of Holbrook Street N.E.; thence N 00°06'30" E a distance of 557.27 feet along said centerline to the northwest corner of the parcel herein described, being the projected point of intersection of said centerline with the centerline of Carmel Avenue N.E.; thence S 89°32'10" E a distance of 1153.44 feet along said centerline of Carmel Avenue N.E. to the point of beginning and containing 24.1508 acres more or less.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC...
Desert Ridge Development, LLC, Donald Hoech, Jason G. ...
Bernalillo County Treasurer's Office

Charles G. Cala, Jr., NMPS 1184



2-23-2004 Date



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 345-4250
JOB #2002.050.6 FINAL1

SUBMISSION PLAT OF
OCOTILLO SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

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Harry Herrera Bern. Co. PLRT R 32.00

COUNTY CLERK FILING DATA

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	N 89°55'27" W	38.65'
(L1)	N 89°32'57" W	38.65'
L2	N 89°32'10" W	108.39'
L3	S 89°32'10" E	3.32'
L4	S 00°12'51" W	6.00'
L5	N 89°28'28" W	4.75'
L6	S 00°27'50" W	20.64'
L7	N 89°32'10" W	44.68'
L8	S 89°30'40" E	109.99'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	17.50'	27.70'	N 44°33'55" W	24.90'	90°41'57"
(C1)	17.50'	27.70'			90°41'55"
C2	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C3	25.00'	39.11'	N 44°42'50" W	35.25'	89°38'39"
C4	40.00'	39.10'	S 27°54'12" E	37.56'	56°00'11"
C5	25.00'	24.60'	S 27°43'13" E	23.62'	56°22'07"
C6	40.00'	37.34'	S 26°50'41" W	36.00'	53°29'33"
C7	25.00'	39.43'	N 45°17'10" E	35.46'	90°21'21"
C8	40.00'	25.74'	S 72°01'39" W	25.30'	36°52'23"
C9	40.00'	36.07'	N 63°42'12" W	34.86'	51°39'54"
C10	40.00'	44.32'	N 06°07'41" W	42.09'	63°29'08"
C11	40.00'	13.82'	N 35°30'56" E	13.78'	19°48'07"
C12	25.00'	19.61'	N 22°56'25" E	19.12'	44°57'09"
C13	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C14	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C15	25.00'	22.21'	S 24°58'57" E	21.48'	50°53'35"
C16	40.00'	17.97'	S 37°33'28" E	17.82'	25°44'33"
C17	40.00'	44.48'	S 07°10'04" W	42.22'	63°42'33"
C18	40.00'	35.91'	S 64°44'35" W	34.72'	51°26'30"
C19	40.00'	36.05'	N 63°42'52" W	34.85'	51°38'35"
C20	40.00'	44.34'	N 06°08'21" W	42.10'	63°30'27"
C21	40.00'	17.97'	N 38°29'09" E	17.82'	25°44'33"
C22	25.00'	22.21'	N 25°54'38" E	21.48'	50°53'35"
C23	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C24	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C25	25.00'	22.21'	S 24°58'57" E	21.48'	50°53'35"
C26	40.00'	17.97'	S 37°33'28" E	17.82'	25°44'33"
C27	40.00'	44.48'	S 07°10'04" W	42.22'	63°42'33"
C28	40.00'	35.91'	S 64°44'35" W	34.72'	51°26'30"
C29	40.00'	36.05'	N 63°42'52" W	34.85'	51°38'35"
C30	40.00'	44.34'	N 06°08'21" W	42.10'	63°30'27"
C31	40.00'	17.97'	N 38°29'09" E	17.82'	25°44'33"
C32	25.00'	22.21'	N 25°54'38" E	21.48'	50°53'35"
C33	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C34	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C35	25.00'	22.21'	S 24°58'57" E	21.48'	50°53'35"
C36	40.00'	17.97'	S 37°33'28" E	17.82'	25°44'33"
C37	40.00'	44.48'	S 07°10'04" W	42.22'	63°42'33"
C38	40.00'	35.91'	S 64°44'35" W	34.72'	51°26'30"
C39	40.00'	36.05'	N 63°42'52" W	34.85'	51°38'35"
C40	40.00'	62.31'	N 06°43'56" E	56.20'	89°15'00"
C41	25.00'	20.77'	N 27°33'34" E	20.18'	47°35'43"
C42	25.00'	1.44'	N 02°06'46" E	1.44'	03°17'52"
C43	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C44	25.00'	19.06'	S 68°37'07" W	18.61'	43°41'27"
C45	40.00'	9.51'	S 53°34'56" W	9.48'	13°37'05"
C46	40.00'	106.62'	N 43°14'44" W	77.74'	152°43'36"
C47	40.00'	7.71'	N 38°38'11" E	7.69'	11°02'14"
C48	25.00'	19.06'	N 22°18'34" E	18.61'	43°41'27"
C49	28.00'	41.30'	N 41°47'44" W	37.66'	84°31'09"
C50	25.00'	30.00'	S 56°05'07" W	28.23'	68°45'26"
C51	44.00'	48.39'	S 53°12'57" W	45.99'	63°01'05"
C52	53.00'	83.25'	S 44°32'10" E	74.95'	90°00'00"
C53	25.00'	39.27'	N 45°27'50" E	35.36'	90°00'00"
C54	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C55	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C56	6.00'	8.82'	S 42°35'40" W	8.05'	84°15'39"

Notes:

- A boundary survey was performed in March, 2003. Property corners were found or set as indicated.
- All distances are ground distances.
- Site located within projected Section 16, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
- Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "Heaven".
- Record bearings and distances are shown in parenthesis.
- Private street mileage created by this plat = 0.74 miles (full-width).
- Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "⊙" symbol.
- Manholes will be offset at points of curvature, points of tangency, street intersections, and other angle points where practical to allow use of centerline monumentation.
- The purpose of this plat is to:
 - Create 78 (seventy-eight) residential lots and Parcels A, B and C from Lots 10-24, inclusive, Block 18, Lots 7-15, inclusive, Block 20 and a portion of Lot 16, Block 20, North Albuquerque Acres, Tract 3, Unit 1; together with the vacated portions of Carmel Avenue N.E. and Holly Avenue N.E.
 - Eliminate the interior property lines between former Lots 10-24, inclusive, Block 18 and Lots 7-16, inclusive, Block 20.
 - Dedicate in fee simple the half-widths for Carmel Avenue and Holbrook Street as shown.
 - Grant the necessary private access, private storm drainage, private landscaping, public utility and City of Albuquerque public water line, public sanitary sewer, public storm drain, temporary public vehicular and temporary public drainage easements as shown.
 - Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following documents: Book 132, Page 249, Book 132, Page 270, Book 124, Page 343, Book 124, Page 451 and Book 124, Page 134; public vehicular access easement by document in Book A45, Page 600, records of Bernalillo County, New Mexico (03DRB-01356).
 - Incorporate the vacations of a portion of the public rights-of-way of Carmel Avenue N.E. (03DRB-01355) and Holly Avenue N.E. (03DRB-01355), as shown.
 - Incorporate the additional vacation of portions of the public right-of-way of Holly Avenue N.E. (03DRB-01980), as shown.
 - Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following document: Book 124, Page 468, records of Bernalillo County, New Mexico (03DRB-01981).

- 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.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-7B, Ocotillo must be verified and coordinated with the Public Works Department, City of Albuquerque.
- The following documents and instruments were used for the performance and preparation of this survey:
 - Plat of North Albuquerque Acres, Tract 3, Unit 1, filed 03-23-1931, Book D, Page 132, Records of Bernalillo County, New Mexico.
 - Plat of A.M.A.F.C.A. North Baca Dam, filed 05-15-1985, Book C27, Page 52, Records of Bernalillo County, New Mexico.
 - Boundary/Right-of-Way Survey of Carmel Avenue N.E. between Ventura Street N.E. and Tract A, A.M.A.F.C.A. North Baca Dam prepared by this office dated 01-30-2002 (unrecorded).
 - Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
 - New Mexico State Highway Commission, Right-of-Way Map, New Mexico Project No. TPU-4054(2) dated 05-07-1993 (Paseo Del Norte).
 - Quitclaim Deed executed 10-14-2003, remnant of PDN Parcel 9-4 (unrecorded)
- Gross subdivision acreage = 24.1508 acres.
- Open space requirements are met on each lot in accordance with the provisions of Section 14-16-3-8(A)(1), City of Albuquerque Comprehensive City Zoning Code.

CENTERLINE TABLES

LINE	DIRECTION	DISTANCE
CL1	S 00°27'50" W	2.54'
CL2	NOT USED	
CL3	NOT USED	
CL4	N 89°32'10" W	12.00'
CL5	S 00°27'50" W	42.89'
CL6	S 84°03'19" E	45.43'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
CLC1	75.00'	117.81'	S 44°32'10" E	106.07'	90°00'00"
CLC2	50.00'	73.76'	S 41°47'44" E	67.25'	84°31'09"

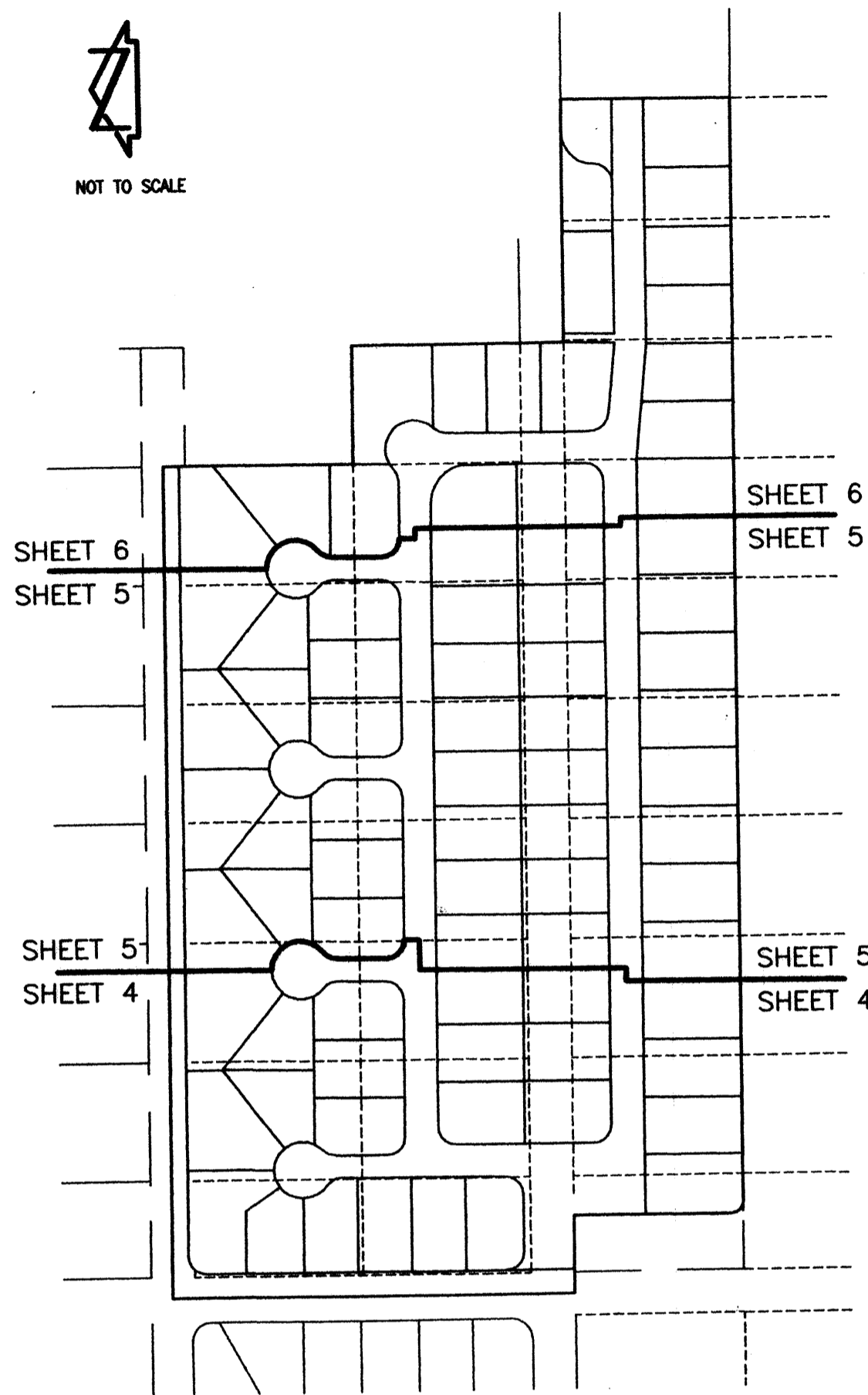


JEFF MORTENSEN & ASSOCIATES, INC.
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 JOB #2002.050.6 FINAL

KEY MAP



NOT TO SCALE



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

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

SUBMISSION PLAT OF
OCOTILLO SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

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Mary Herrera Bern. Co. PLRI R 32.00

COUNTY CLERK FILING DATA

KEYED NOTES

VACATED PUBLIC RIGHTS-OF-WAY AND EASEMENT

- ① HOLLY AVENUE N.E. VACATED BY 03DRB-01355
- ② SOUTH 4' OF HOLLY AVENUE N.E. VACATED BY 03DRB-01355
- ③ SOUTH 8' OF HOLLY AVENUE N.E. VACATED BY 03DRB-01355
- ④ SOUTH 8' OF CARMEL AVENUE N.E. VACATED BY 03DRB-01355
- ⑤ PUBLIC VEHICULAR ACCESS EASEMENT GRANTED BY DOCUMENT FILED 11-18-2002, BOOK A45, PAGE 600, DOC. #2002151009 VACATED BY 03DRB-01356
- ⑥ THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE DOCUMENT RECORDED IN BOOK 132, PAGE 249, BOOK 132, PAGE 270, BOOK 124, PAGE 343, BOOK 124, PAGE 451 AND BOOK 124, PAGE 134 VACATED BY 03DRB-01356, ALSO BOOK 124, PAGE 468 VACATED BY 03DRB-01981
- ⑦ REMAINING PORTION HOLLY AVENUE N.E. VACATED BY 03DRB-01980

NEW EASEMENTS

- ⑧ PRIVATE ACCESS, PRIVATE STORM DRAINAGE EASEMENTS SERVING LOTS 1-78 AND PARCELS B AND C, AND A CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR OCOTILLO SUBDIVISION FILED ON 03-11-2004, BOOK ~~A74~~, PAGES 216B.
- ⑨ PRIVATE ACCESS EASEMENT SERVING LOTS 1-78 AND PARCELS B AND C, AND A CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR OCOTILLO SUBDIVISION FILED ON 03-11-2004, BOOK ~~A74~~, PAGES 216B.
- ⑩ CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT WITHIN PARCEL A GRANTED BY THIS PLAT.
- ⑪ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ⑫ 15' CITY OF ALBUQUERQUE PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT
- ⑬ 25' CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ⑭ TEMPORARY PUBLIC VEHICULAR EASEMENT GRANTED BY THIS PLAT UNTIL SUCH TIME THAT HOLLY AVENUE N.E. IS VACATED AND/OR RELOCATED TO THE EAST OF PROPOSED OCOTILLO SUBDIVISION VIA THE STANDARD VACATION AND PLATTING PROCESS OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF ALBUQUERQUE.
- ⑮ TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO CONVEY PUBLIC RUNOFF TO THE PUBLIC STORM DRAINAGE SYSTEM WITHIN PARCEL A UNTIL SUCH TIME THAT HOLLY AVENUE N.E. IS VACATED AND/OR RELOCATED TO THE EAST OF PROPOSED OCOTILLO SUBDIVISION VIA THE STANDARD VACATION AND PLATTING PROCESS OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF ALBUQUERQUE.
- ⑯ PARCEL C IS GRANTED AS A PRIVATE ACCESS EASEMENT SERVING LOTS 1-78 AND PARCELS B AND C, AND A CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS. FUTURE VACATION OF HOLLY AVENUE N.E., ADJACENT TO PROPOSED PARCELS B AND C SHALL ALSO REQUIRE VACATION AND/OR REALIGNMENT OF THESE EASEMENTS TO A LOCATION EAST OF OCOTILLO SUBDIVISION. MAINTENANCE OF THE PRIVATE ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR OCOTILLO SUBDIVISION FILED ON 03-11-2004, BOOK ~~A74~~, PAGES 216B.
- ⑰ PRIVATE LANDSCAPING EASEMENT GRANTED BY THIS PLAT TO SERVE THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION. MAINTENANCE OF THE PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR OCOTILLO SUBDIVISION FILED ON 03-11-2004, BOOK ~~A74~~, PAGES 216B.
- ⑱ 20' TEMPORARY PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT TO ACCEPT AND CONVEY EXISTING OFFSITE FLOWS FROM LOT 6, BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 1 TO PARCEL A UNTIL SUCH TIME THAT DEVELOPMENT ON SAID LOT 6 INTERCEPTS SAID HISTORIC FLOWS. MAINTENANCE OF THE TEMPORARY EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR OCOTILLO SUBDIVISION FILED ON 03-11-2004, BOOK ~~A74~~, PAGES 216B.

RIGHT-OF-WAY DEDICATION

- ⑲ ADDITIONAL 4' FOR HOLBROOK STREET N.E. DEDICATED BY THIS PLAT, AREA = 0.0437 ACRES±

MONUMENTS

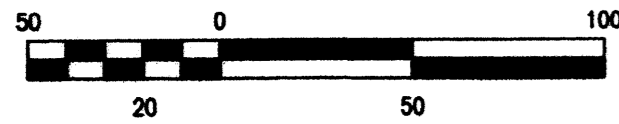
- Ⓐ FOUND 1" IRON PIPE
- Ⓑ FOUND #5 REBAR W/CAP STAMPED "WAYJOHN PS 14269"
- Ⓒ FOUND #3 REBAR, NO I.D. (BENT)
- Ⓓ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓔ FOUND A.M.A.F.C.A. BRASS CAP SET IN CONCRETE
- Ⓕ FOUND #4 REBAR W/CAP STAMPED "PS 10464"
- Ⓖ FOUND #3 REBAR W/CAP STAMPED "NMPS 12803"
- Ⓗ FOUND HUB AND TACK
- Ⓙ FOUND #5 REBAR W/CAP STAMPED "PLS 3516"
- Ⓚ FOUND #4 REBAR W/CAP STAMPED "7264"
- Ⓛ FOUND #5 REBAR, NO I.D., IN CONCRETE
- Ⓛ FOUND #5 REBAR, NO I.D., IN CONCRETE
- Ⓜ FOUND #4 REBAR, NO I.D.
- Ⓝ CALCULATED POSITION, POINT NOT SET
- Ⓟ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"



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SCALE: 1" = 50'



NOTE: FOR CENTERLINE AND BOUNDARY TABLES SEE SHEET 2 OF 6.
FOR KEYED NOTES SEE SHEET 3 OF 6.

SUBMISSION PLAT OF
OCOTILLO SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004



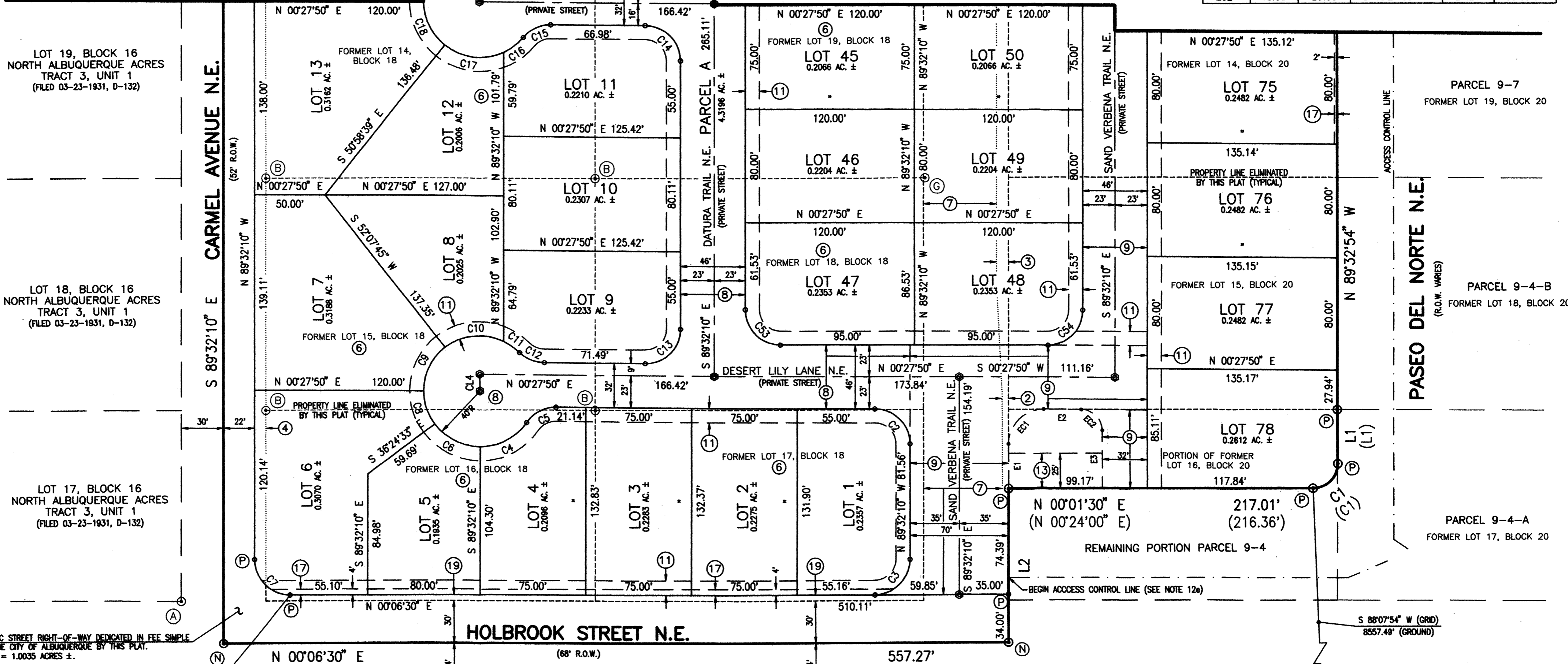
COUNTY CLERK FILING DATA

EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E1	S 89°32'10" E	31.58'
E2	S 00°27'50" W	27.16'
E3	N 89°32'10" W	41.07'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	25.00'	39.27'	S 44°32'10" E	35.36'	90°00'00"
EC2	15.00'	23.56'	S 45°27'50" W	21.21'	90°00'00"

MATCH LINE - FOR CONTINUATION SEE SHEET 5



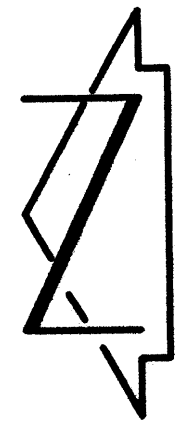
PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 1.0035 ACRES ±.

NEW MEXICO CENTRAL ZONE-NAD 1927
N.G.S. STA. "HEAVEN"
X=407,051.31
Y=1,518,737.03
COMBINED FACTOR=0.99965263
DELTA ALPHA=-00°10'45"
ELEVATION=5375.62' (NGVD 29)

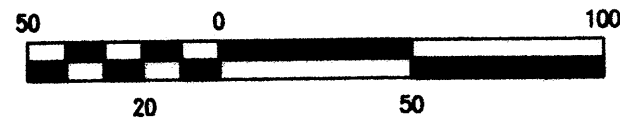
NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "1-B20"
X=410,237.56
Y=1,524,092.46
COMBINED FACTOR=0.99964740
DELTA ALPHA=-00°10'23"
ELEVATION=5474.510' (NGVD 29)



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD, N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2002.050.6 FINAL



SCALE: 1" = 50'



NOTE: FOR CENTERLINE AND BOUNDARY TABLES SEE SHEET 2 OF 6.
FOR KEYED NOTES SEE SHEET 3 OF 6.

SUBMISSION PLAT OF OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

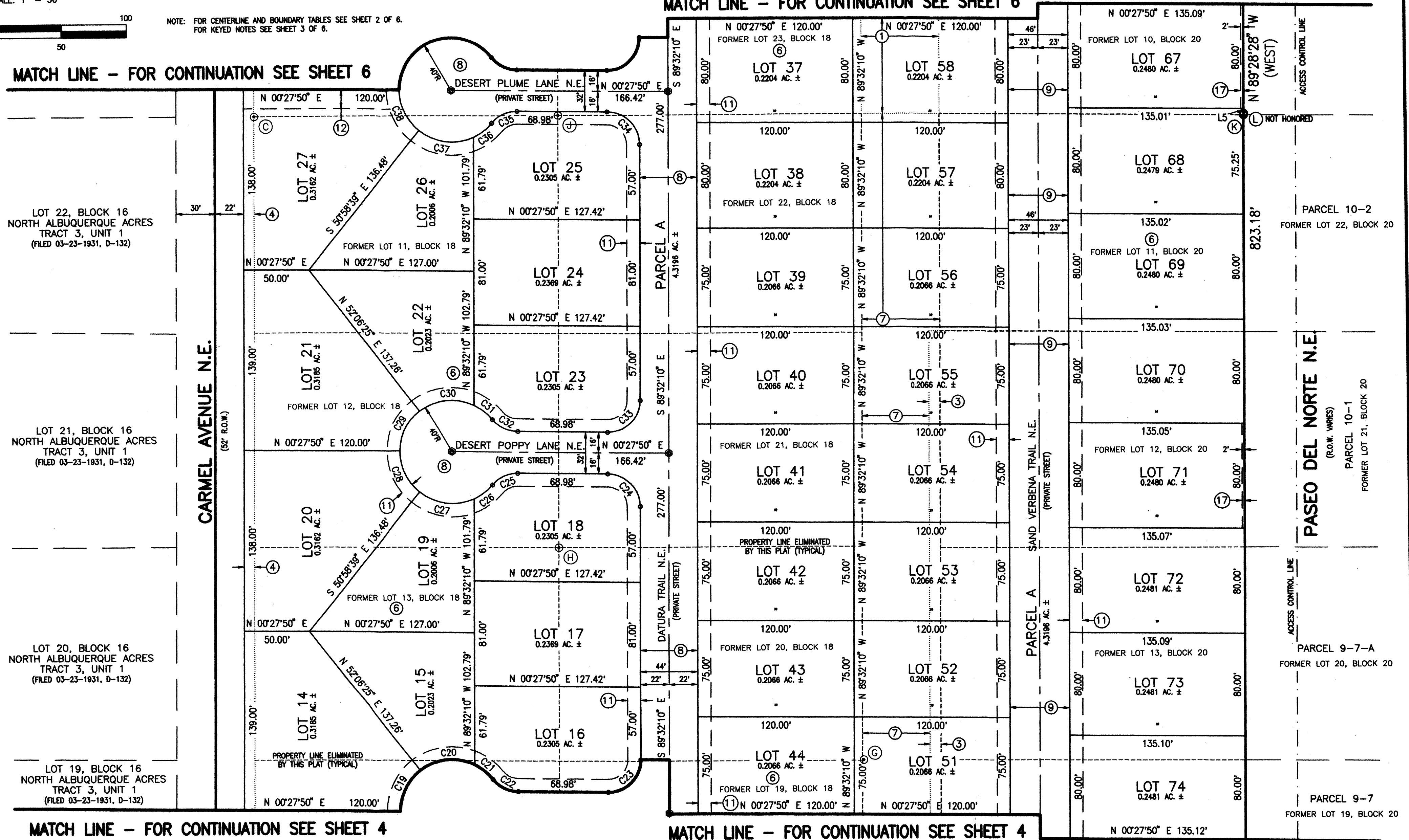


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Page: 5 of 6
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Mary Herrera Bern. Co. PLAT R 32.00 Bk-2884C Pg-76

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 6

MATCH LINE - FOR CONTINUATION SEE SHEET 6



MATCH LINE - FOR CONTINUATION SEE SHEET 4

MATCH LINE - FOR CONTINUATION SEE SHEET 4

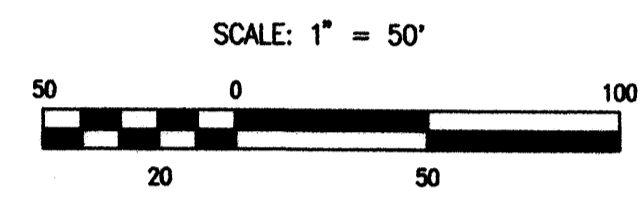
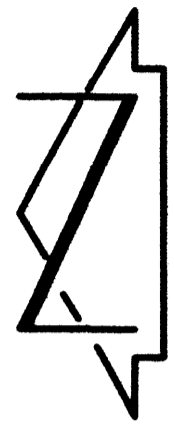


JEFF MORTENSEN & ASSOCIATES, INC.
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ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2002.050.6 FINAL2

**SUBMISSION PLAT OF
OCOTILLO SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004**



COUNTY CLERK FILING DATA



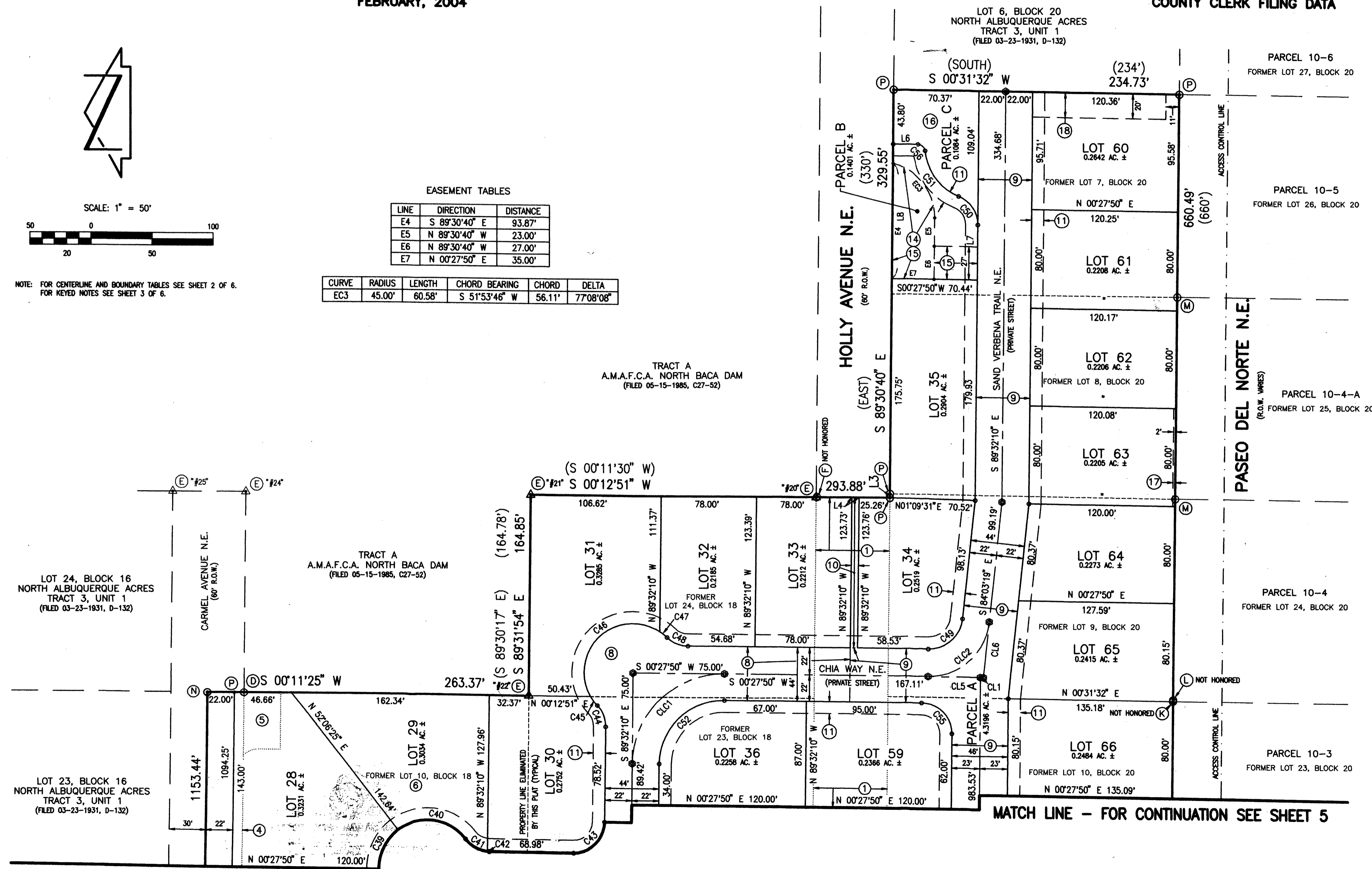
NOTE: FOR CENTERLINE AND BOUNDARY TABLES SEE SHEET 2 OF 6.
FOR KEYED NOTES SEE SHEET 3 OF 6.

EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E4	S 89°30'40" E	93.87'
E5	N 89°30'40" W	23.00'
E6	N 89°30'40" W	27.00'
E7	N 00°27'50" E	35.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC3	45.00'	60.58'	S 51°53'46" W	56.11'	77°08'08"

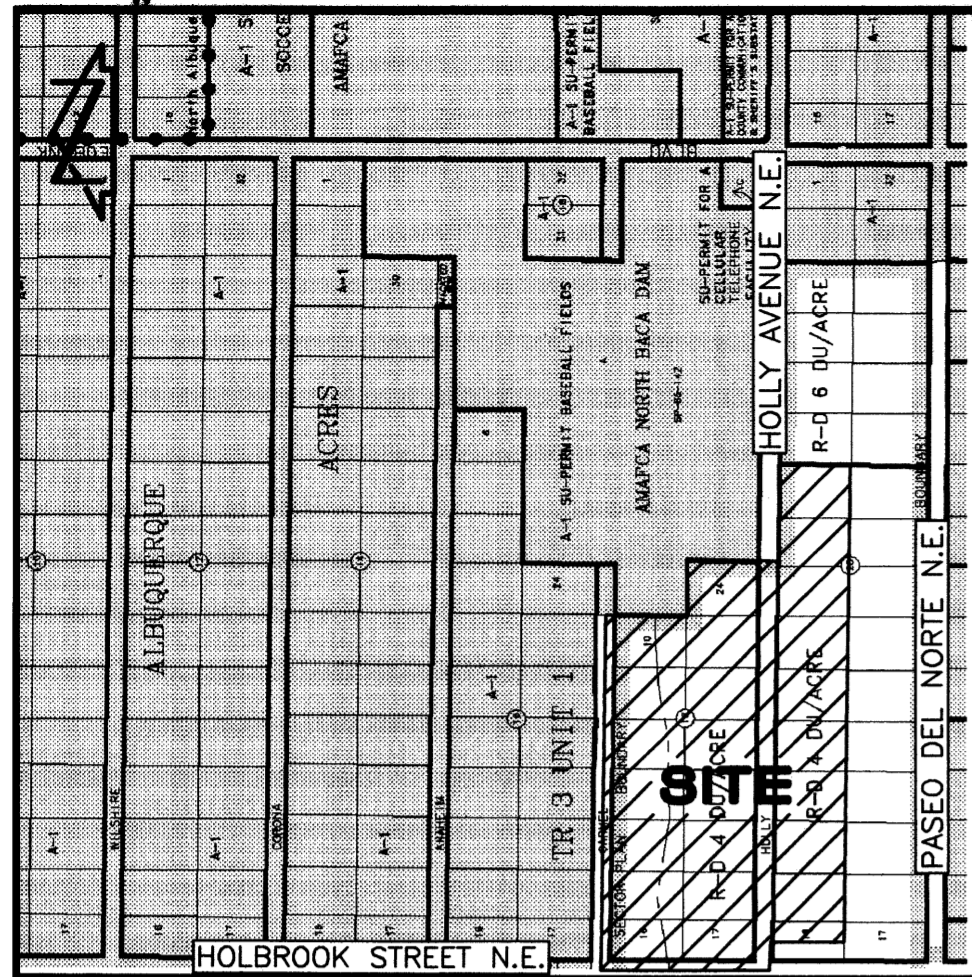
TRACT A
A.M.A.F.C.A. NORTH BACA DAM
(FILED 05-15-1985, C27-52)



MATCH LINE - FOR CONTINUATION SEE SHEET 5



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 345-4250
JOB #2002.050.6 FINAL3



VICINITY MAP

C-21

SCALE: 1" = 750'

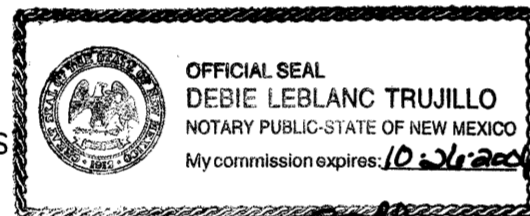
DEDICATION AND FREE CONSENT

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

Signature of Donald G. Hoech, Managing Member, Desert Ridge Development, LLC. Date: 2-23-04. (Existing Lots 10-23, Block 18 & Lots 10-15, Portion of 16, Block 20) (Proposed Lots 1-30, 36-59, and 66-78, Ocotillo Subdivision)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)



This instrument was acknowledged before me on this 23 day of February, 2004, by Donald G. Hoech, Managing Member, Desert Ridge Development, LLC. Signature of Debie Leblanc Trujillo, Notary Public.

Signature of Jason Daskalos. Date: 2-23-04. (Existing Lot 24, Block 18 & Lots 7-9, Block 20) (Proposed Parcels B and C, Lots 31-35 and 60-65, Ocotillo Subdivision)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

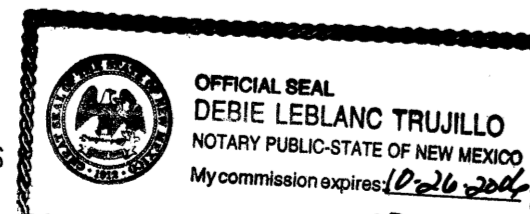


This instrument was acknowledged before me on this 23 day of February, 2004, by Jason Daskalos. Signature of Debie Leblanc Trujillo, Notary Public.

Signature of Cindy Lynn Daskalos. Date: 2-23-04. (Existing Lot 24, Block 18 & Lots 7-9, Block 20) (Proposed Parcels B and C, Lots 31-35 and 60-65, Ocotillo Subdivision)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)



This instrument was acknowledged before me on this 23 day of February, 2004, by Cindy Lynn Daskalos. Signature of Debie Leblanc Trujillo, Notary Public.

SUBDIVISION PLAT OF
OCOTILLO SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 10 through 24, inclusive, Block 18, and Lots 7 through 15, inclusive, Block 20, North Albuquerque Acres, Tract 3, Unit 1, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 23, 1931, Book D, Page 132; together with that portion of Lot 16, Block 20, of said North Albuquerque Acres, Tract 3, Unit 1, as described by Quitclaim Deed executed on October 14, 2003, also known as right-of-way Parcel 9-4; together with that portion of Carmel Avenue N.E. vacated by O3DRB-01355; together with that portion of Holly Avenue vacated by O3DRB-01355 and O3DRB-01980, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the projected northeast corner of said Lot 10, Block 18, also being a point on the centerline of Carmel Avenue N.E.; thence S 00°11'25" W a distance of 263.37 feet to the southeast property corner of said Lot 10, being the northeast property corner of said Lot 23, Block 18, also being the northwest property corner of said Lot 24, Block 18, and also being a western property corner of Tract A, A.M.A.F.C.A. North Baca Dam, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 15, 1985, Book C27, Page 52; thence S 89°31'54" E a distance of 164.85 feet to the northeast property corner of said Lot 24, Block 18, being a western property corner of said Tract A; thence S 00°12'51" W a distance of 293.88 feet to a point on the south right-of-way line of Holly Avenue N.E., being a point on the north property line of said Lot 9, Block 20; thence S 89°32'10" E a distance of 3.32 feet along said south right-of-way line to the northeast property corner of said Lot 9, Block 20, being the northwest property corner of said Lot 8, Block 20; thence S 89°30'40" E a distance of 329.55 feet along said south right-of-way line to the northeast property corner of said Lot 7, Block 20, being the northwest property corner of Lot 6, Block 20, of said North Albuquerque Acres, Tract 3, Unit 1; thence S 00°31'32" W a distance of 234.73 feet to the southeast corner of the parcel herein described, being the southeast property corner of said Lot 7, Block 20, also being the southwest property corner of said Lot 6, Block 20, also being the northeast corner of Lot 26, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-5, and also being the northwest corner of Lot 27, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-6; thence N 89°28'28" W a distance of 660.49 feet to the southeast property corner of said Lot 11 Block 20, also being the southwest property corner of said Lot 10 Block 20, also being the northeast corner of Lot 22, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-2, and also being the northwest corner of Lot 23, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 10-3; thence N 89°32'54" W a distance of 823.18 feet to the southeast property corner of said Lot 16 Block 20, also known as right-of-way Parcel 9-4, also being the southwest property corner of said Lot 15 Block 20, also being the northeast corner of Lot 17, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 9-4, and also being the northwest corner of Lot 18, Block 20 of said North Albuquerque Acres, Tract 3, Unit 1, also known as right-of-way Parcel 9-4-B; thence N 89°55'27" W a distance of 38.65 feet to the southwest corner of the property herein described, being a property corner as described by said Quitclaim Deed executed on October 14, 2003, also being a point common to the property lines of said Lots 16 and 17, Block 20; thence along an arc of a curve to the right with Delta = 90°41'57", R = 17.50 feet and L = 27.70 feet, (Chord Bearing = N 44°33'55" W, Chord Length = 24.90 feet) to a property corner as described by said Quitclaim Deed executed on October 14, 2003; thence N 00°01'30" E a distance of 217.01 feet to a point on the north property line of said Lot 16, Block 20, being a point on the south right-of-way line of Holly Avenue N.E.; thence N 89°32'10" W a distance of 108.39 feet to the projected point of intersection of said south right-of-way line with the centerline of Holbrook Street N.E.; thence N 00°06'30" E a distance of 557.27 feet along said centerline to the northwest corner of the parcel herein described, being the projected point of intersection of said centerline with the centerline of Carmel Avenue N.E.; thence S 89°32'10" E a distance of 1153.44 feet along said centerline of Carmel Avenue N.E. to the point of beginning and containing 24.1508 acres more or less.

DESERT RIDGE DEVELOPMENT, LLC
JASON & CINDY LYNN DASKALOS
OWNERS
PROJECTED
SEC. 16, T 11 N, R 4 E, N.M.P.M.
LOCATION
OCOTILLO
SUBDIVISION

FINAL PLAT
DRB APPROVED
2/10/04

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1002885

APPLICATION NUMBER O3DRB-01354, O3DRB-01355, O3DRB-01356

APPROVALS:

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

UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

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

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

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

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE 2-23-04

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

P.N.M. ELECTRIC SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

P.N.M. GAS SERVICES DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

SURVEYORS CERTIFICATION

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

Signature of Charles G. Cala, Jr., NMPS 11184



2-23-2004 Date



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2002.050.6 FINAL1

SUBDIVISION PLAT OF
OCOTILLO SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2004

COUNTY CLERK FILING DATA

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	N 89°55'27" W	38.65'
(L1)	N 89°32'57" W	38.65'
L2	N 89°32'10" W	108.39'
L3	S 89°32'10" E	3.32'
L4	S 00°12'51" W	6.00'
L5	N 89°28'28" W	4.75'
L6	S 00°27'50" W	20.64'
L7	N 89°32'10" W	44.68'
L8	S 89°30'40" E	109.99'

Notes:

1. A boundary survey was performed in March, 2003. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 16, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "Heaven".
5. Record bearings and distances are shown in parenthesis.
6. Private street mileage created by this plat = 0.74 miles (full-width).
7. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "⊙" symbol.
8. Manholes will be offset at points of curvature, points of tangency, street intersections, and other angle points where practical to allow use of centerline monumentation.
9. The purpose of this plat is to:
 - a. Create 78 (seventy-eight) residential lots and Parcels A, B and C from Lots 10-24, inclusive, Block 18, Lots 7-15, inclusive, Block 20 and a portion of Lot 16, Block 20, North Albuquerque Acres, Tract 3, Unit 1; together with the vacated portions of Carmel Avenue N.E. and Holly Avenue N.E.
 - b. Eliminate the interior property lines between former Lots 10-24, inclusive, Block 18 and Lots 7-16, inclusive, Block 20.
 - c. Dedicate in fee simple the half-widths for Carmel Avenue and Holbrook Street as shown.
 - d. Grant the necessary private access, private storm drainage, private landscaping, public utility and City of Albuquerque public water line, public sanitary sewer, public storm drain, temporary public vehicular and temporary public drainage easements as shown.
 - e. Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following documents: Book 132, Page 249, Book 132, Page 270, Book 124, Page 343, Book 124, Page 451 and Book 124, Page 134; public vehicular access easement by document in Book A45, Page 600, records of Bernalillo County, New Mexico (03DRB-01356).
 - f. Incorporate the vacations of a portion of the public rights-of-way of Carmel Avenue N.E. (03DRB-01355) and Holly Avenue N.E. (03DRB-01355), as shown.
 - g. Incorporate the additional vacation of portions of the public right-of-way of Holly Avenue N.E. (03DRB-01980), as shown.
 - e. Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following document: Book 124, Page 468, records of Bernalillo County, New Mexico (03DRB-01981).

10. A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.
11. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-78, Ocotillo must be verified and coordinated with the Public Works Department, City of Albuquerque.
12. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Plat of North Albuquerque Acres, Tract 3, Unit 1, filed 03-23-1931, Book D, Page 132, Records of Bernalillo County, New Mexico.
 - b. Plat of A.M.A.F.C.A. North Baca Dam, filed 05-15-1985, Book C27, Page 52, Records of Bernalillo County, New Mexico.
 - c. Boundary/Right-of-Way Survey of Carmel Avenue N.E. between Ventura Street N.E. and Tract A, A.M.A.F.C.A. North Baca Dam prepared by this office dated 01-30-2002 (unrecorded).
 - d. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
 - e. New Mexico State Highway Commission, Right-of-Way Map, New Mexico Project No. TPU-4054(2) dated 05-07-1993 (Paseo Del Norte).
 - f. Quitclaim Deed executed 10-14-2003, remnant of PDN Parcel 9-4 (unrecorded)
13. Gross subdivision acreage = 24.1508 acres.
14. Open space requirements are met on each lot in accordance with the provisions of Section 14-16-3-8(A)(1), City of Albuquerque Comprehensive City Zoning Code.

CENTERLINE TABLES

LINE	DIRECTION	DISTANCE
CL1	S 00°27'50" W	2.54'
CL2	NOT USED	
CL3	NOT USED	
CL4	N 89°32'10" W	12.00'
CL5	S 00°27'50" W	42.89'
CL6	S 84°03'19" E	45.43'

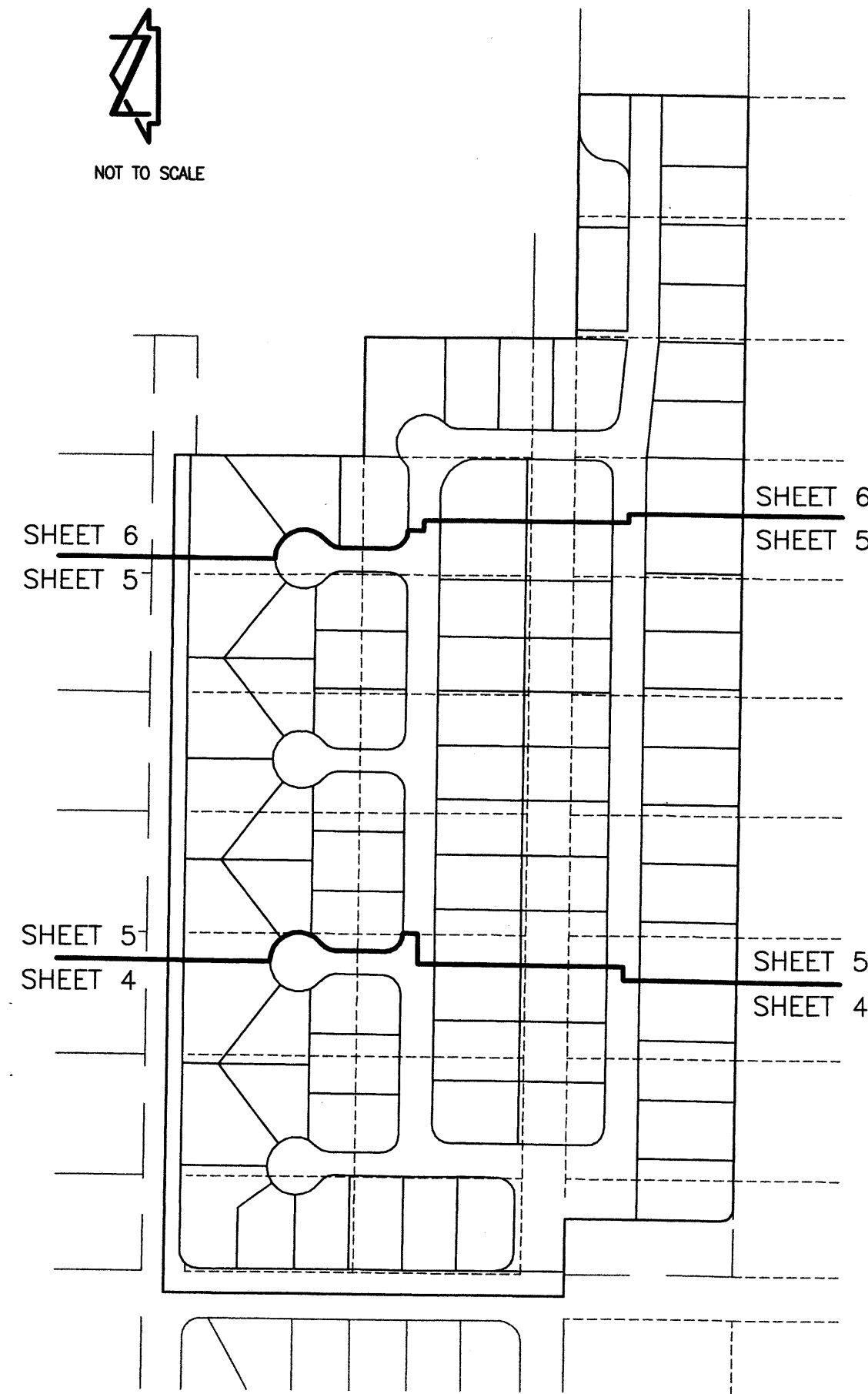
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
CLC1	75.00'	117.81'	S 44°32'10" E	106.07'	90°00'00"
CLC2	50.00'	73.76'	S 41°47'44" E	67.25'	84°31'09"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	17.50'	27.70'	N 44°33'55" W	24.90'	90°41'57"
(C1)	17.50'	27.70'			90°41'55"
C2	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C3	25.00'	39.11'	N 44°42'50" W	35.25'	89°38'39"
C4	40.00'	39.10'	S 27°54'12" E	37.56'	56°00'11"
C5	25.00'	24.60'	S 27°43'13" E	23.62'	56°22'07"
C6	40.00'	37.34'	S 26°50'41" W	36.00'	53°29'33"
C7	25.00'	39.43'	N 45°17'10" E	35.46'	90°21'21"
C8	40.00'	25.74'	S 72°01'39" W	25.30'	36°52'23"
C9	40.00'	36.07'	N 63°42'12" W	34.86'	51°39'54"
C10	40.00'	44.32'	N 06°07'41" W	42.09'	63°29'08"
C11	40.00'	13.82'	N 35°30'56" E	13.76'	19°48'07"
C12	25.00'	19.61'	N 22°56'25" E	19.12'	44°57'09"
C13	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C14	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C15	25.00'	22.21'	S 24°58'57" E	21.48'	50°53'35"
C16	40.00'	17.97'	S 37°33'28" E	17.82'	25°44'33"
C17	40.00'	44.48'	S 07°10'04" W	42.22'	63°42'33"
C18	40.00'	35.91'	S 64°44'35" W	34.72'	51°26'30"
C19	40.00'	36.05'	N 63°42'52" W	34.85'	51°38'35"
C20	40.00'	44.34'	N 06°08'21" W	42.10'	63°30'27"
C21	40.00'	17.97'	N 38°29'09" E	17.82'	25°44'33"
C22	25.00'	22.21'	N 25°54'38" E	21.48'	50°53'35"
C23	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C24	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C25	25.00'	22.21'	S 24°58'57" E	21.48'	50°53'35"
C26	40.00'	17.97'	S 37°33'28" E	17.82'	25°44'33"
C27	40.00'	44.48'	S 07°10'04" W	42.22'	63°42'33"
C28	40.00'	35.91'	S 64°44'35" W	34.72'	51°26'30"
C29	40.00'	36.05'	N 63°42'52" W	34.85'	51°38'35"
C30	40.00'	44.34'	N 06°08'21" W	42.10'	63°30'27"
C31	40.00'	17.97'	N 38°29'09" E	17.82'	25°44'33"
C32	25.00'	22.21'	N 25°54'38" E	21.48'	50°53'35"
C33	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C34	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C35	25.00'	22.21'	S 24°58'57" E	21.48'	50°53'35"
C36	40.00'	17.97'	S 37°33'28" E	17.82'	25°44'33"
C37	40.00'	44.48'	S 07°10'04" W	42.22'	63°42'33"
C38	40.00'	35.91'	S 64°44'35" W	34.72'	51°26'30"
C39	40.00'	36.05'	N 63°42'52" W	34.85'	51°38'35"
C40	40.00'	62.31'	N 06°43'56" E	56.20'	89°15'00"
C41	25.00'	20.77'	N 27°33'34" E	20.18'	47°35'43"
C42	25.00'	1.44'	N 02°06'46" E	1.44'	03°17'52"
C43	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C44	25.00'	19.06'	S 68°37'07" W	18.61'	43°41'27"
C45	40.00'	9.51'	S 53°34'56" W	9.48'	13°37'05"
C46	40.00'	106.62'	N 43°14'44" W	77.74'	152°43'36"
C47	40.00'	7.71'	N 38°38'11" E	7.69'	11°02'14"
C48	25.00'	19.06'	N 22°18'34" E	18.61'	43°41'27"
C49	28.00'	41.30'	N 41°47'44" W	37.66'	84°31'09"
C50	25.00'	30.00'	S 56°05'07" W	28.23'	68°45'26"
C51	44.00'	48.39'	S 53°12'57" W	45.99'	63°01'05"
C52	53.00'	83.25'	S 44°32'10" E	74.95'	90°00'00"
C53	25.00'	39.27'	N 45°27'50" E	35.36'	90°00'00"
C54	25.00'	39.27'	N 44°32'10" W	35.36'	90°00'00"
C55	25.00'	39.27'	S 45°27'50" W	35.36'	90°00'00"
C56	6.00'	8.82'	S 42°35'40" W	8.05'	84°15'39"



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #2002.050.6 FINAL1

KEY MAP



NOT TO SCALE

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

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

SUBMISSION PLAT OF
OCOTILLO SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2004

COUNTY CLERK FILING DATA

KEYED NOTES

VACATED PUBLIC RIGHTS-OF-WAY AND EASEMENT

- ① HOLLY AVENUE N.E. VACATED BY 03DRB-01355
- ② SOUTH 4' OF HOLLY AVENUE N.E. VACATED BY 03DRB-01355
- ③ SOUTH 8' OF HOLLY AVENUE N.E. VACATED BY 03DRB-01355
- ④ SOUTH 8' OF CARMEL AVENUE N.E. VACATED BY 03DRB-01355
- ⑤ PUBLIC VEHICULAR ACCESS EASEMENT GRANTED BY DOCUMENT FILED 11-18-2002, BOOK A45, PAGE 600, DOC. #2002151009 VACATED BY 03DRB-01356
- ⑥ THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE DOCUMENT RECORDED IN BOOK 132, PAGE 249, BOOK 132, PAGE 270, BOOK 124, PAGE 343, BOOK 124, PAGE 451 AND BOOK 124, PAGE 134 VACATED BY 03DRB-01356, ALSO BOOK 124, PAGE 468 VACATED BY 03DRB-01981
- ⑦ REMAINING PORTION HOLLY AVENUE N.E. VACATED BY 03DRB-01980

NEW EASEMENTS

- ⑧ PRIVATE ACCESS, PRIVATE STORM DRAINAGE EASEMENTS SERVING LOTS 1-78 AND PARCELS B AND C, AND A CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR OCOTILLO SUBDIVISION FILED ON ____-____-2004, BOOK _____, PAGES _____.
- ⑨ PRIVATE ACCESS EASEMENT SERVING LOTS 1-78 AND PARCELS B AND C, AND A CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR OCOTILLO SUBDIVISION FILED ON ____-____-2004, BOOK _____, PAGES _____.
- ⑩ CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ⑪ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ⑫ 15' CITY OF ALBUQUERQUE PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT
- ⑬ 25' CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ⑭ TEMPORARY PUBLIC VEHICULAR EASEMENT GRANTED BY THIS PLAT UNTIL SUCH TIME THAT HOLLY AVENUE N.E. IS VACATED AND/OR RELOCATED TO THE EAST OF PROPOSED OCOTILLO SUBDIVISION VIA THE STANDARD VACATION AND PLATTING PROCESS OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF ALBUQUERQUE.
- ⑮ TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO CONVEY PUBLIC RUNOFF TO THE PUBLIC STORM DRAINAGE SYSTEM WITHIN PARCEL A UNTIL SUCH TIME THAT HOLLY AVENUE N.E. IS VACATED AND/OR RELOCATED TO THE EAST OF PROPOSED OCOTILLO SUBDIVISION VIA THE STANDARD VACATION AND PLATTING PROCESS OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF ALBUQUERQUE.
- ⑯ PARCEL C IS GRANTED AS A PRIVATE ACCESS EASEMENT SERVING LOTS 1-78 AND PARCELS B AND C, AND A CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS. FUTURE VACATION OF HOLLY AVENUE N.E., ADJACENT TO PROPOSED PARCELS B AND C SHALL ALSO REQUIRE VACATION AND/OR REALIGNMENT OF THESE EASEMENTS TO A LOCATION EAST OF OCOTILLO SUBDIVISION. MAINTENANCE OF THE PRIVATE ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR OCOTILLO SUBDIVISION FILED ON ____-____-2004, BOOK _____, PAGES _____.
- ⑰ PRIVATE LANDSCAPING EASEMENT GRANTED BY THIS PLAT TO SERVE THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION. MAINTENANCE OF THE PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR OCOTILLO SUBDIVISION FILED ON ____-____-2004, BOOK _____, PAGES _____.
- ⑱ 20' TEMPORARY PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT TO ACCEPT AND CONVEY EXISTING OFFSITE FLOWS FROM LOT 6, BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 1 TO PARCEL A UNTIL SUCH TIME THAT DEVELOPMENT ON SAID LOT 6 INTERCEPTS SAID HISTORIC FLOWS. MAINTENANCE OF THE TEMPORARY EASEMENT SHALL BE THE RESPONSIBILITY OF THE OCOTILLO SUBDIVISION HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR OCOTILLO SUBDIVISION FILED ON ____-____-2004, BOOK _____, PAGES _____.

RIGHT-OF-WAY DEDICATION

- ⑲ ADDITIONAL 4' FOR HOLBROOK STREET N.E. DEDICATED BY THIS PLAT, AREA = 0.0437 ACRES±

MONUMENTS

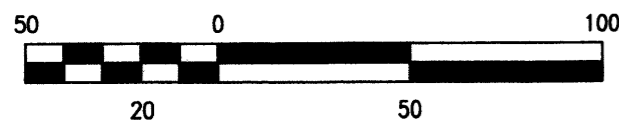
- Ⓐ FOUND 1" IRON PIPE
- Ⓑ FOUND #5 REBAR W/CAP STAMPED "WAYJOHN PS 14269"
- Ⓒ FOUND #3 REBAR, NO I.D. (BENT)
- Ⓓ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓔ FOUND A.M.A.F.C.A. BRASS CAP SET IN CONCRETE
- Ⓕ FOUND #4 REBAR W/CAP STAMPED "PS 10464"
- Ⓖ FOUND #3 REBAR W/CAP STAMPED "NMPS 12803"
- Ⓗ FOUND HUB AND TACK
- Ⓙ FOUND #5 REBAR W/CAP STAMPED "PLS 3516"
- Ⓚ FOUND #4 REBAR W/CAP STAMPED "7264"
- Ⓛ FOUND #5 REBAR, NO I.D., IN CONCRETE
- Ⓛ FOUND #5 REBAR, NO I.D., IN CONCRETE
- Ⓜ FOUND #4 REBAR, NO I.D.
- Ⓝ CALCULATED POSITION, POINT NOT SET
- Ⓟ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"



JEFF MORTENSEN & ASSOCIATES, INC.
 □ 6010-B MIDWAY PARK BLVD. N.E.
 □ ALBUQUERQUE □ NEW MEXICO 87109
 □ ENGINEERS □ SURVEYORS (505) 345-4250
 JOB #2002.050.6 FINAL1



SCALE: 1" = 50'



NOTE: FOR CENTERLINE AND BOUNDARY TABLES SEE SHEET 2 OF 6.
FOR KEYED NOTES SEE SHEET 3 OF 6.

SUBDIVISION PLAT OF
OCOTILLO SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

COUNTY CLERK FILING DATA

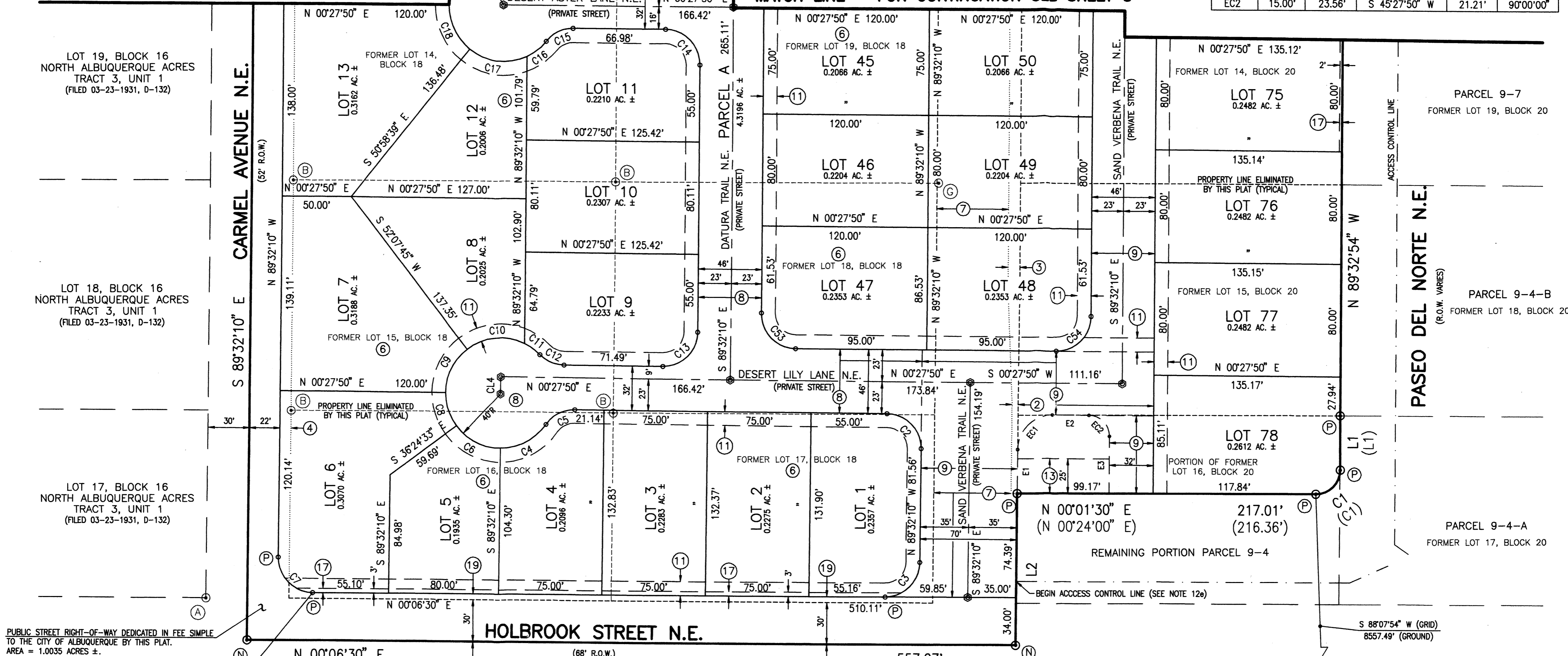
EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E1	S 89°32'10" E	31.58'
E2	S 00°27'50" W	27.16'
E3	N 89°32'10" W	41.07'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	25.00'	39.27'	S 44°32'10" E	35.36'	90°00'00"
EC2	15.00'	23.56'	S 45°27'50" W	21.21'	90°00'00"

MATCH LINE - FOR CONTINUATION SEE SHEET 5

MATCH LINE - FOR CONTINUATION SEE SHEET 5



PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 1.0035 ACRES ±.

NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "1-B20"
X=410,237.56
Y=1,524,092.46
COMBINED FACTOR=0.99964740
DELTA ALPHA=-00°10'23"
ELEVATION=5474.510' (NGVD 29)

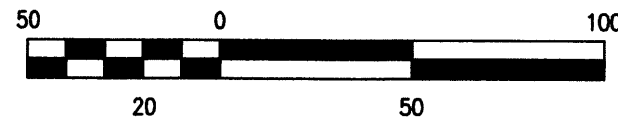
NEW MEXICO CENTRAL ZONE-NAD 1927
N.G.S. STA. "HEAVEN"
X=407,051.31
Y=1,518,737.03
COMBINED FACTOR=0.99965263
DELTA ALPHA=-00°10'45"
ELEVATION=5375.62' (NGVD 29)



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 345-4250
JOB #2002.050.6 FINAL1



SCALE: 1" = 50'



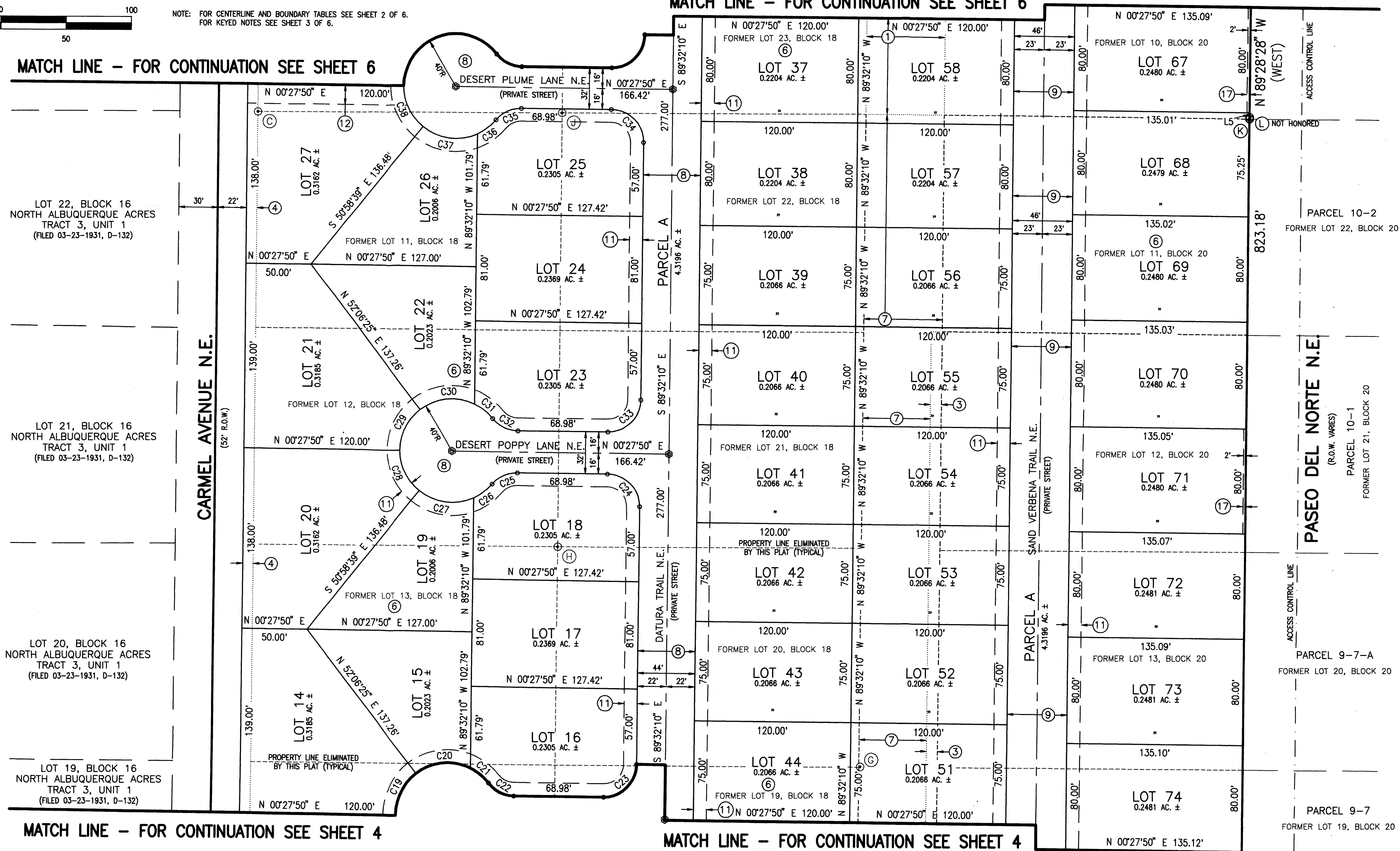
NOTE: FOR CENTERLINE AND BOUNDARY TABLES SEE SHEET 2 OF 6.
FOR KEYED NOTES SEE SHEET 3 OF 6.

SUBDIVISION PLAT OF OCOTILLO SUBDIVISION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2004

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 6

MATCH LINE - FOR CONTINUATION SEE SHEET 6



MATCH LINE - FOR CONTINUATION SEE SHEET 4

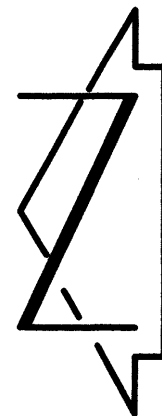
MATCH LINE - FOR CONTINUATION SEE SHEET 4



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 345-4250
JOB #2002.050.6 FINAL2

SUBDIVISION PLAT OF
OCOTILLO SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2004

COUNTY CLERK FILING DATA



SCALE: 1" = 50'



NOTE: FOR CENTERLINE AND BOUNDARY TABLES SEE SHEET 2 OF 6.
 FOR KEYED NOTES SEE SHEET 3 OF 6.

EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E4	S 89°30'40" E	93.87'
E5	N 89°30'40" W	23.00'
E6	N 89°30'40" W	27.00'
E7	N 00°27'50" E	35.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC3	45.00'	60.58'	S 51°53'46" W	56.11'	77°08'08"

TRACT A
 A.M.A.F.C.A. NORTH BACA DAM
 (FILED 05-15-1985, C27-52)

LOT 6, BLOCK 20
 NORTH ALBUQUERQUE ACRES
 TRACT 3, UNIT 1
 (FILED 03-23-1931, D-132)

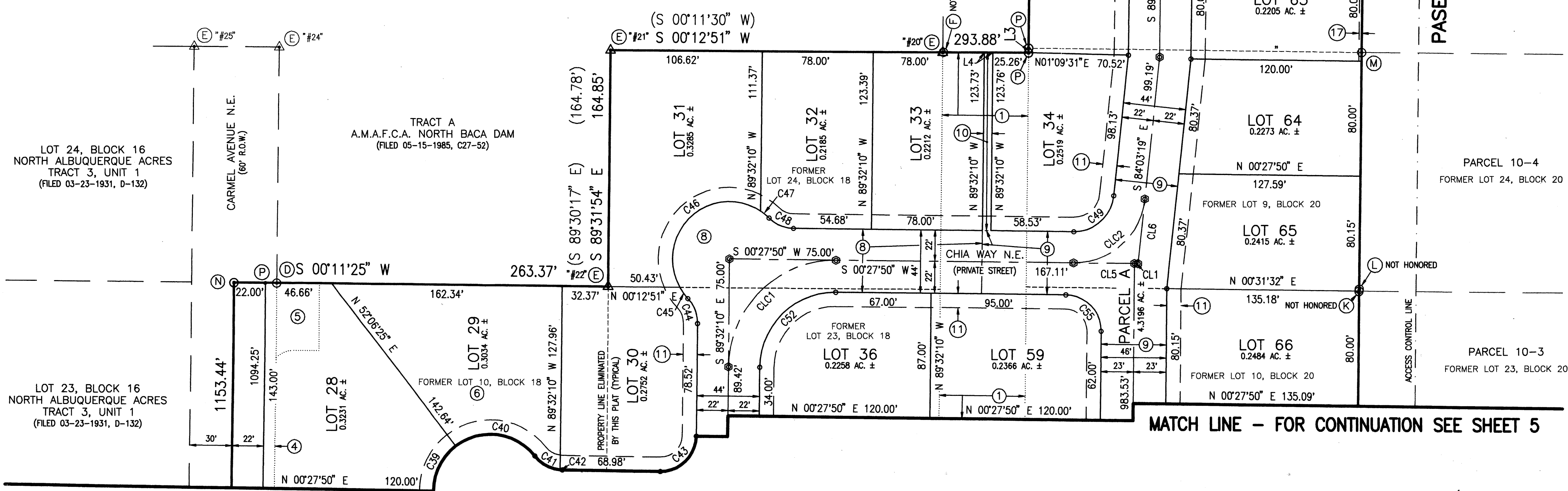
PARCEL 10-6
 FORMER LOT 27, BLOCK 20

PARCEL 10-5
 FORMER LOT 26, BLOCK 20

PARCEL 10-4-A
 FORMER LOT 25, BLOCK 20

PARCEL 10-4
 FORMER LOT 24, BLOCK 20

PARCEL 10-3
 FORMER LOT 23, BLOCK 20

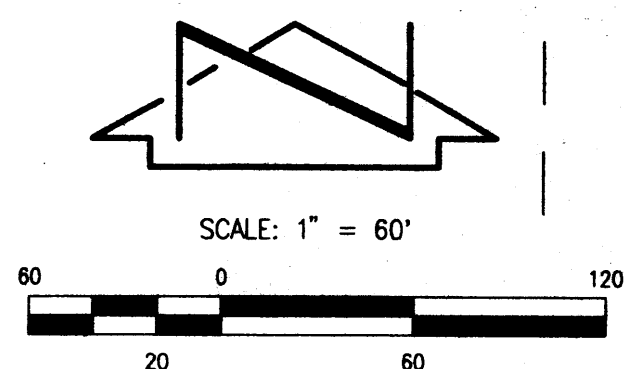


MATCH LINE - FOR CONTINUATION SEE SHEET 5

MATCH LINE - FOR CONTINUATION SEE SHEET 5



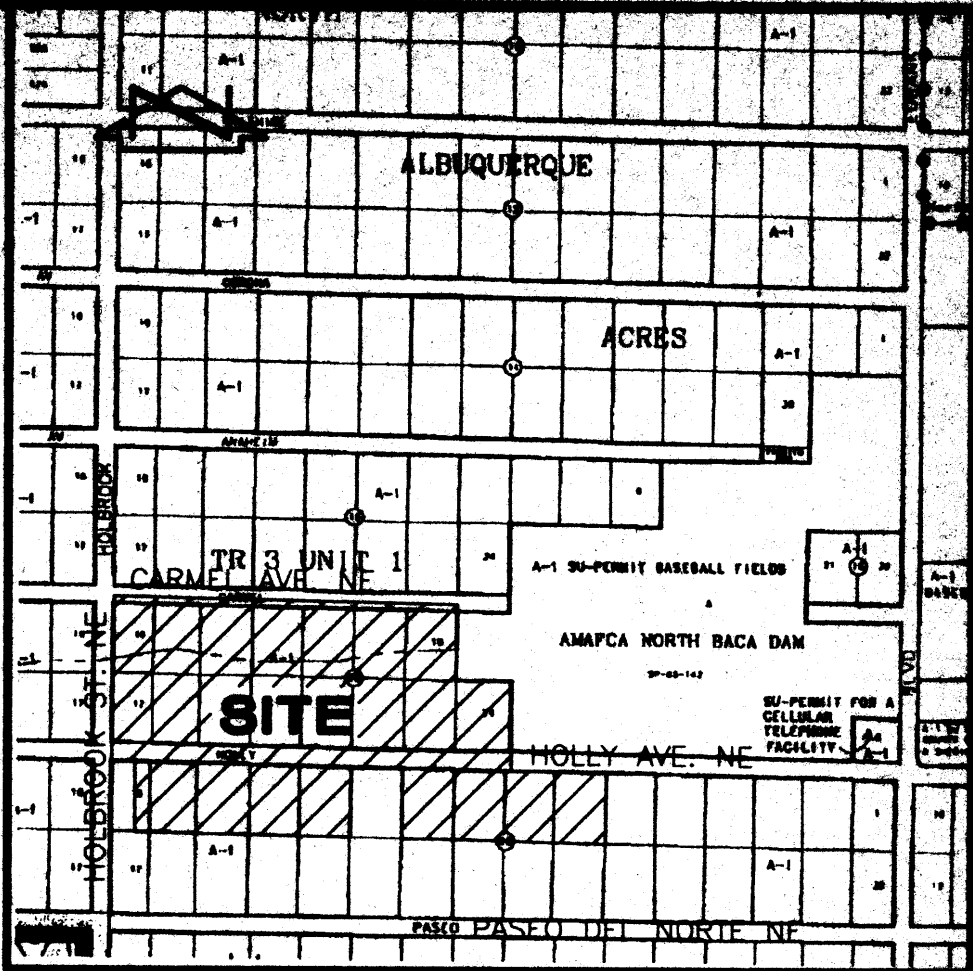
JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #2002.050.6 FINAL3



BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	N 89°32'10" W	38.65'
L2	N 89°32'10" W	108.38'

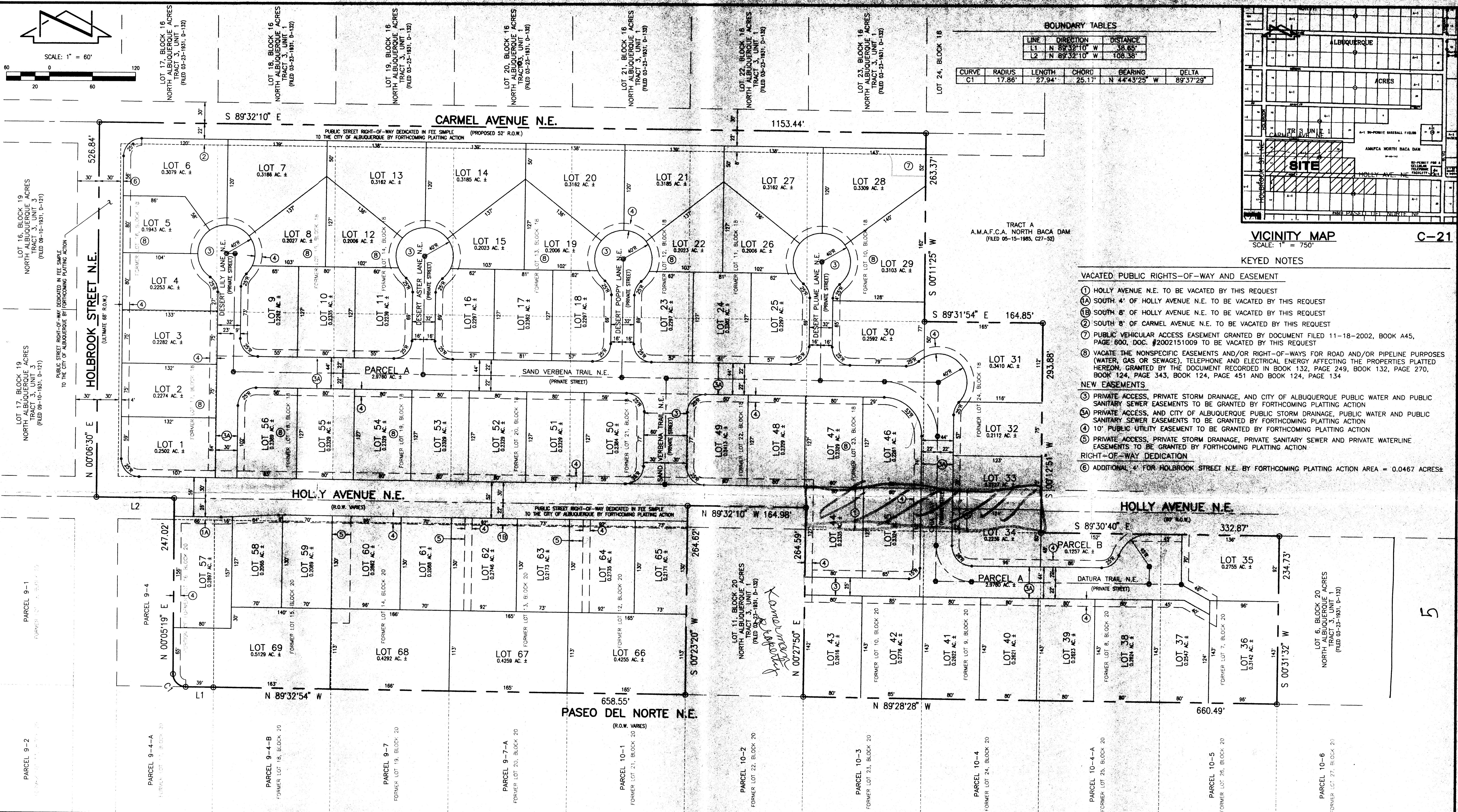
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	17.86'	27.94'	25.17'	N 44°43'25" W	89°37'29"



VICINITY MAP
SCALE: 1" = 750'

KEYED NOTES

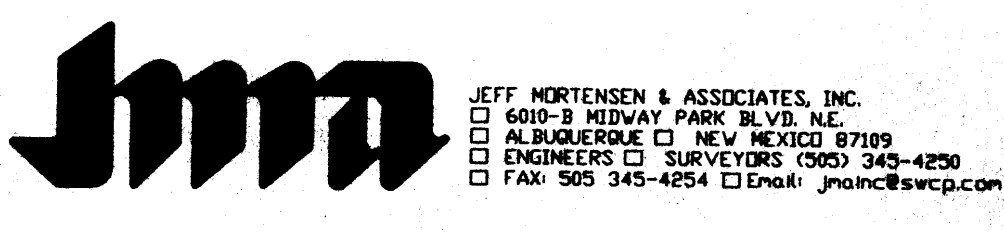
- VACATED PUBLIC RIGHTS-OF-WAY AND EASEMENT**
- ① HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST
 - ② SOUTH 4' OF HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST
 - ③ SOUTH 8' OF HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST
 - ④ SOUTH 8' OF CARMEL AVENUE N.E. TO BE VACATED BY THIS REQUEST
 - ⑤ PUBLIC VEHICULAR ACCESS EASEMENT GRANTED BY DOCUMENT FILED 11-18-2002, BOOK A45, PAGE 600, DOC. #2002151009 TO BE VACATED BY THIS REQUEST
 - ⑥ VACATE THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE DOCUMENT RECORDED IN BOOK 132, PAGE 249, BOOK 132, PAGE 270, BOOK 124, PAGE 343, BOOK 124, PAGE 451 AND BOOK 124, PAGE 134
- NEW EASEMENTS**
- ⑦ PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS TO BE GRANTED BY FORTHCOMING PLATTING ACTION
 - ⑧ PRIVATE ACCESS, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS TO BE GRANTED BY FORTHCOMING PLATTING ACTION
 - ⑨ 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
 - ⑩ PRIVATE ACCESS, PRIVATE STORM DRAINAGE, PRIVATE SANITARY SEWER AND PRIVATE WATERLINE EASEMENTS TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- RIGHT-OF-WAY DEDICATION**
- ⑪ ADDITIONAL 4' FOR HOLBROOK STREET N.E. BY FORTHCOMING PLATTING ACTION AREA = 0.0467 ACRES



THE PURPOSE OF THIS REQUEST IS TO DEMONSTRATE THE FORTHCOMING; VACATION OF A PORTION OF CARMEL AVENUE N.E.; VACATION OF A PORTION OF HOLLY AVENUE N.E.; VACATION OF A PUBLIC VEHICULAR ACCESS EASEMENT; VACATION OF NON-SPECIFIC EASEMENTS; DEDICATION OF ADDITIONAL RIGHT-OF-WAY FOR HOLBROOK STREET N.E.; CREATION OF LOTS 1-69 AND PARCELS A AND B, OCOTILLO; GRANTING OF EASEMENTS AS SHOWN ON THIS DRAWING

100 2885
036RB - 01354

File Path: E:\WORK\2003\20030814\20030814.DWG
File Name: 20030814.DWG
Plot Date: 08-14-2003
Plot Time: 11:00 am



SKETCH PLAT AND VACATION REQUEST
LOTS 1 - 69 AND PARCELS A AND B, OCOTILLO

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
GM				2002.050.1
DRAWN BY				DATE
T.M.T.				08-2003
APPROVED BY				SHEET
CEC				1 OF 1