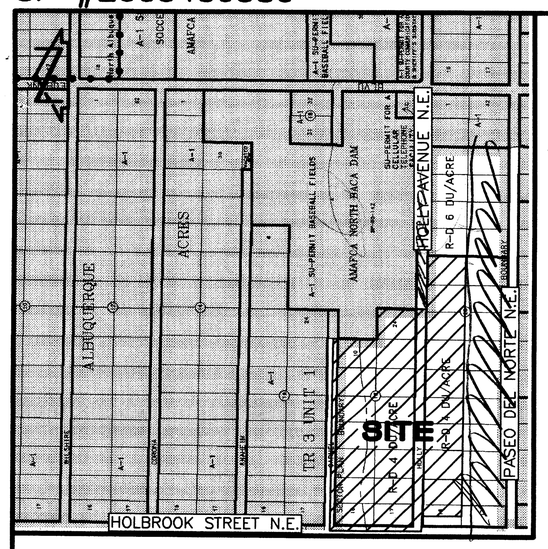
SP #2003430380



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 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. Hoech, Managing Member, Desert Ridge Development, LLC — Date 11-06-03
(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)
SS
COUNTY OF BERNALILLO)

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. Hoech, Managing Member, Desert Ridge Development, LLC.

Notary Public

Pete Daskalos, Managing Member, GREVENA, L.L.C. — Date 11/19/03
(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)
SS
COUNTY OF BERNALILLO)

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.

Notary Public

APPROVED:

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO — DATE 11-19-03

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	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
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

FOR PLAT SIGN-OFF ONLY

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., NMPS 11184 — Date 11·19·2003

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

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

SP #2003430380

PRELIMINARY PLAT AND VACATION REQUEST

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

COUNTY CLERK FILING DATA

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 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 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.
   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. Vacate additional portions of the public right-of-way of Holly Avenue N.E. by this request, as shown. (03DRB-_____)
   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, by this request as shown. (03DRB-_____)
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. ~~via a request for a water and sanitary sewer availability statement~~.

    Take off Per Roger Green
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.

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"

BOUNDARY TABLES

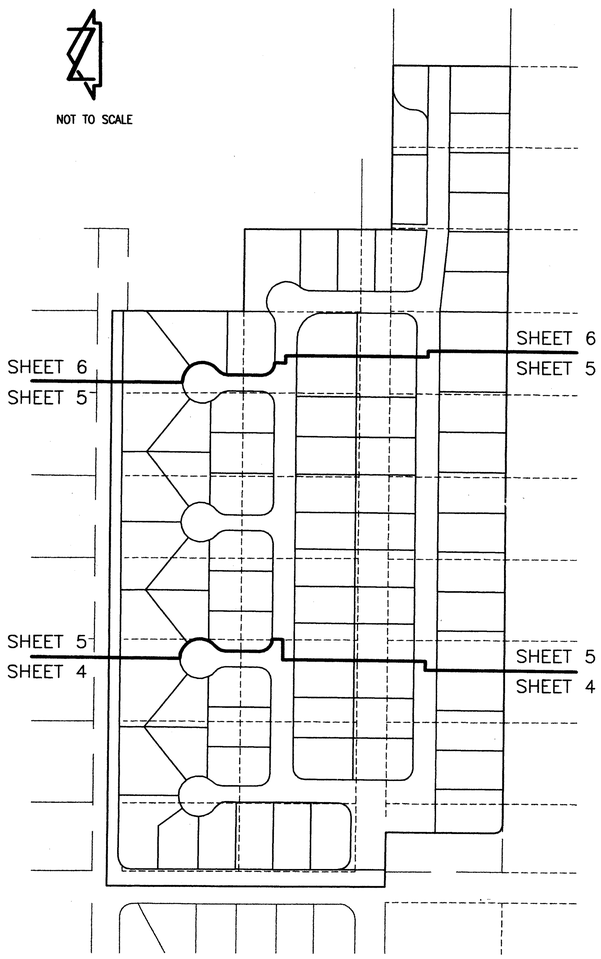
LINE	DIRECTION	DISTANCE
L1	N 89°55'27" W	38.65'
(L1)	N 89°32'57" W	38.65'
L2	N 89°32'10" W	108.39'
L3	S 89°32'10" E	3.32'
L4	S 00°12'51" W	6.00'
L5	N 89°28'28" W	4.75'
L6	S 00°27'50" W	20.64'

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 PRE

KEY MAP



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

(A) FOUND 1" IRON PIPE

(B) FOUND #5 REBAR W/CAP STAMPED "WAYJOHN PS 14269"

(C) FOUND #3 REBAR, NO I.D. (BENT)

(D) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(E) FOUND A.M.A.F.C.A. BRASS CAP SET IN CONCRETE

(F) FOUND #4 REBAR W/CAP STAMPED "PS 10464"

(G) FOUND #3 REBAR W/CAP STAMPED "NMPS 12803"

(H) FOUND HUB AND TACK

(J) FOUND #5 REBAR W/CAP STAMPED "PLS 3516"

(K) FOUND #4 REBAR W/CAP STAMPED "7264"

(L) FOUND #5 REBAR, NO I.D., IN CONCRETE

(L) FOUND #5 REBAR, NO I.D., IN CONCRETE

(M) FOUND #4 REBAR, NO I.D.

(N) CALCULATED POSITION, POINT NOT SET

(P) 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

SP #2003430380

PRELIMINARY PLAT AND VACATION REQUEST

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

COUNTY CLERK FILING DATA

SCALE: 1" = 50'

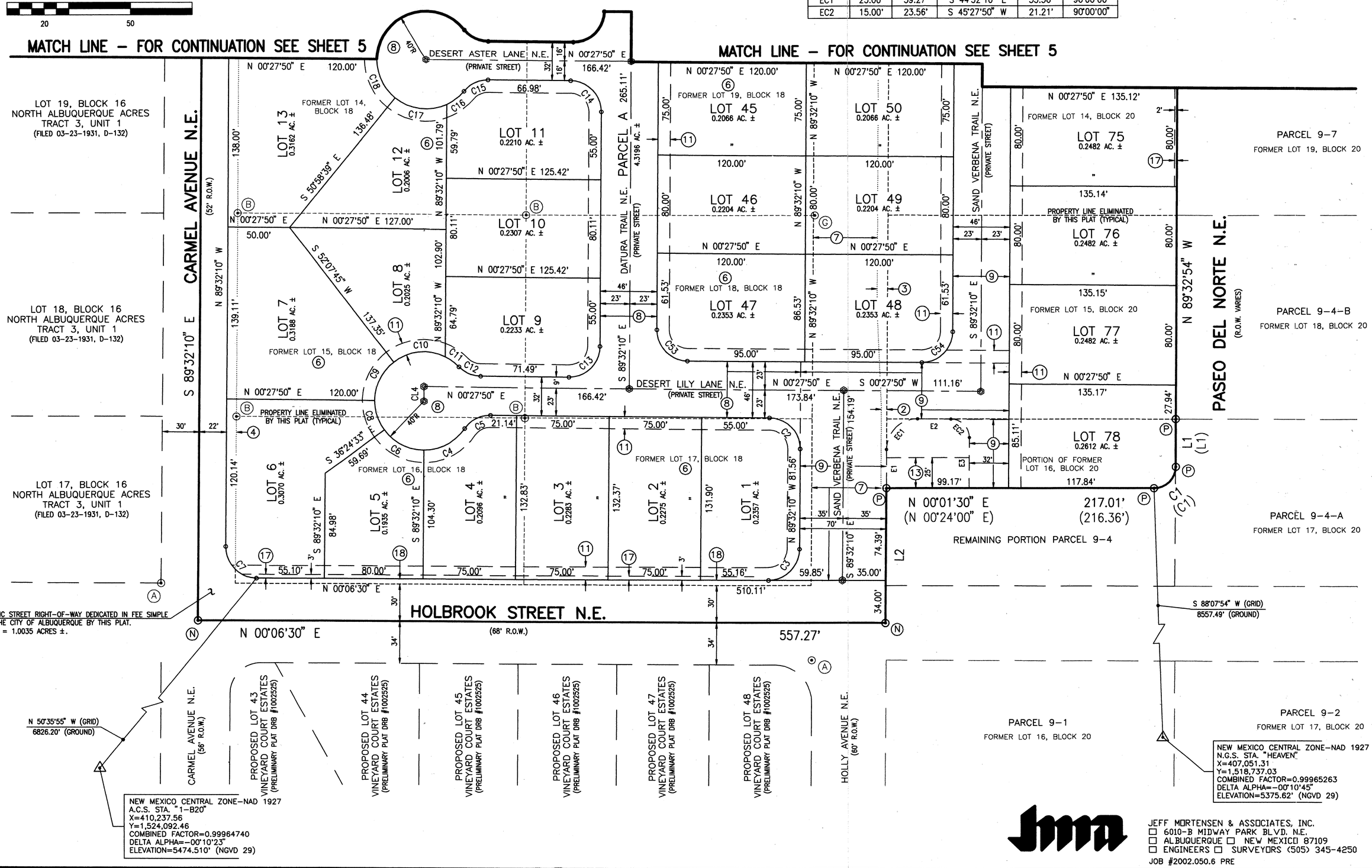
50 0 100

20 50

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"



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 PRE

SP #2003430380

PRELIMINARY PLAT AND VACATION REQUEST

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

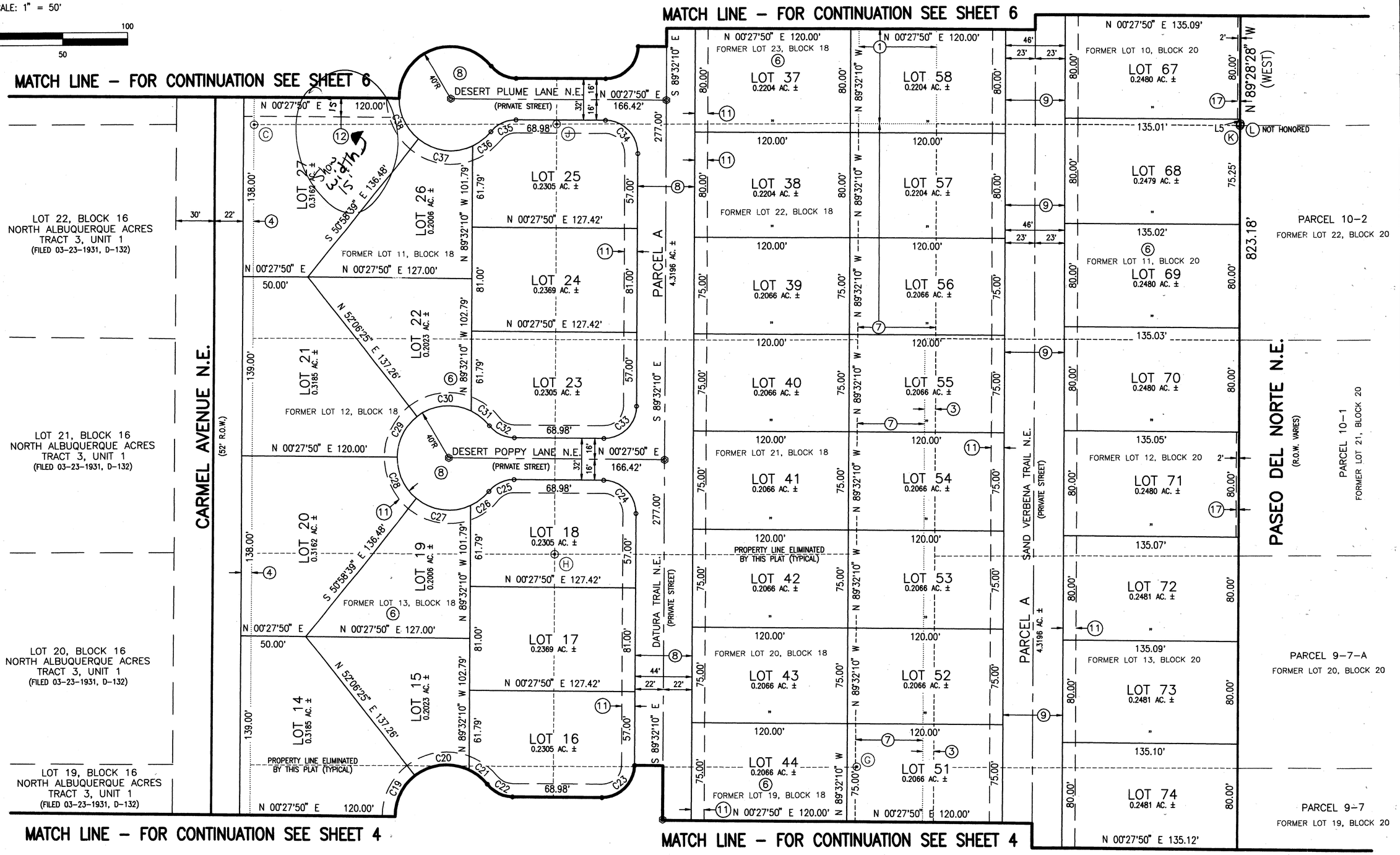
NOVEMBER, 2003

COUNTY CLERK FILING DATA

SCALE: 1" = 50'

50 0 100

20 50



JMA

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

JOB #2002.050.6 PRE2

SP #2003430380

PRELIMINARY PLAT AND VACATION REQUEST

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

COUNTY CLERK FILING DATA

SCALE: 1" = 50'

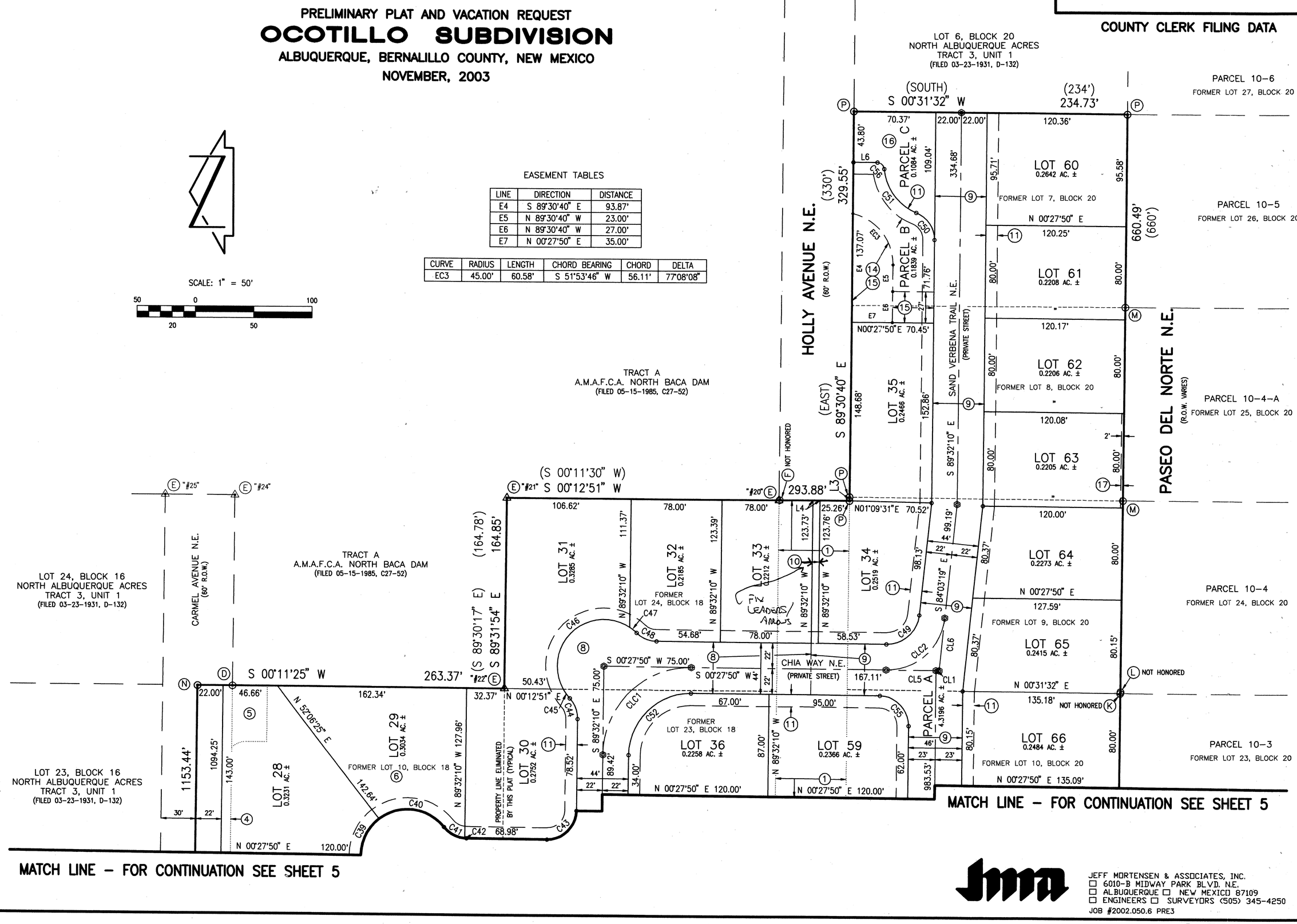
50 0 100

20 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"



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

DRAINAGE REPORT

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.
B. A PORTION OF THE SITE LIES WITHIN A FLOOD HAZARD ZONE ASSOCIATED WITH THE NORTH DOMINGO BACA ARROYO (NDBA).
C. AMAFCA HAS RECENTLY COMPLETED CONSTRUCTION OF PERMANENT NDBA/CARMEL AVENUE PUBLIC STORM DRAIN IMPROVEMENTS AS PART OF A COST SHARING AGREEMENT WITH HREC. THIS PROJECT CUT OFF THE NDBA ARROYO FLOWS PREVIOUSLY IMPACTING THE SITE, AND PROVIDES THE DEVELOPED STORM DRAINAGE OUTFALL FOR THE FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE. AT THIS TIME, THE AS-CONSTRUCTED INFORMATION WAS BEING COLLECTED TO SUPPORT AS-CONSTRUCTED DRAWING PREPARATION AND PROJECT CLOSEOUT AND APPROVAL.
D. THE VINEYARD COURT ESTATES SUBDIVISION, A SEPARATE PROJECT BY HREC CURRENTLY UNDER CONSTRUCTION TO THE WEST OF OCOTILLO, WILL CONSTRUCT DOWNSTREAM PERMANENT STORM DRAINAGE FACILITIES IN HOLBROOK STREET NE THAT WILL SERVE AS THE OUTFALL FOR THIS PROJECT, DELIVERING FLOWS TO THE NDBA CARMEL IMPROVEMENTS CONSTRUCTED BY AMAFCA. THE HOLBROOK STORM DRAIN IS SIZED FOR FULLY DEVELOPED UPSTREAM CONDITIONS IN ACCORDANCE WITH THE COA AND BERNALILLO COUNTY NORTH ALBUQUERQUE ACRE MASTER PLANS, AS INCREASED BY THE JMA CLOMR REPORT TO REFLECT A ZONE CHANGE NOT ACCOUNTED FOR IN THE MASTER PLANS.
E. DEVELOPED SITE RUNOFF WILL BE DIRECTED TO PROPOSED INTERNAL STREETS WITH STORM DRAINS OUTFALLING TO THE PROPOSED PUBLIC HOLBROOK STREET STORM DRAIN BEING CONSTRUCTED BY HREC AS PART OF THE VINEYARD COURT ESTATES PROJECT.
F. THE PUBLIC NDBA/CARMEL STORM DRAIN EXTENSION BY AMAFCA WITH ITS APPURTENANCES AND UPSTREAM INLET EFFECTIVELY REMOVES THE DESIGNATED FLOODING HAZARD AND ALLOWS DEVELOPMENT AS PROPOSED HEREIN. AN APPROVED CLOMR WAS PREPARED BY THIS OFFICE SUPPORTING ELIMINATION OF THE UNDERLYING FLOOD HAZARD ZONE AS PART OF THE AFOREMENTIONED AMAFCA COST SHARING AGREEMENT THAT ALSO INCLUDES FINANCIAL RESPONSIBILITY FOR THE POST-CONSTRUCTION LOMR REQUEST THAT WILL BE PREPARED AND SUBMITTED BY THIS OFFICE FOLLOWING CONSTRUCTION OF THE AS-CONSTRUCTED INFORMATION.
G. OFFSITE FLOWS FROM TWO SOURCES IMPACT THE SITE FROM THE EAST AT HOLLY AVENUE NE. THEY WILL BE ACCEPTED BY THIS PROJECT.
H. A TEMPORARY PUBLIC DETENTION POND IS LOCATED ON THIS SITE. APPROVAL AND CONSTRUCTION OF THIS PROJECT AND THE AMAFCA NDBA/CARMEL PROJECT WILL ELIMINATE THE TEMPORARY PONDING REQUIREMENT AND ALLOW RELEASE OF THE TEMPORARY NON-RECORDED PUBLIC EASEMENT.

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. THE DEVELOPER IS HOECH REAL ESTATE CORPORATION (HREC). EXCEPT FOR AN EXISTING TEMPORARY PUBLIC DETENTION POND LOCATED AT THE NORTHWESTERN END OF THE SITE, THE SITE IS UNDEVELOPED. CARMEL AVE NE, HOLLY AVE NE AND HOLBROOK STREET NE ARE THE ADJACENT PUBLIC STREETS FOR WHICH THIS PROJECT WILL BE RESPONSIBLE FOR HALF WIDTH PERMANENT PUBLIC IMPROVEMENTS. THE CARMEL STORM DRAIN HAS ALREADY BEEN CONSTRUCTED BY AMAFCA, AND THE HOLBROOK STORM DRAIN WILL BE CONSTRUCTED THIS WINTER BY HREC TO SUPPORT THE VINEYARD COURT ESTATES SUBDIVISION, CPN 718781. THERE ARE TWO PROPOSED INTERNAL STORM DRAIN SYSTEMS, A PUBLIC ONE IN SAND VERBENA TRAIL NE WHICH RECEIVES A COMBINATION OF SITE (PRIVATE) RUNOFF AND OFFSITE PUBLIC FLOWS, AND A PRIVATE SYSTEM IN DATURA TRAIL NE AND DESERT LILY LANE NE THAT ONLY RECEIVES SITE RUNOFF. BOTH OF THESE ONSITE SYSTEMS WILL COMBINE AT THE SITE ENTRY, AND CONNECT TO THE HOLBROOK STORM DRAIN TO BE CONSTRUCTED BY HREC FOR VINEYARD COURT ESTATES

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. FLOWS FROM HOLLY AVENUE NE AND THE PROPERTIES SOUTH OF IT WILL DRAIN TO A TEMPORARY STORM DRAIN CONNECTION THAT WILL TEMPORARILY INTERCEPT THESE FLOWS UNTIL THE LANDS EAST OF OCOTILLO ARE DEVELOPED. BECAUSE THERE ARE SEVERAL DEVELOPMENT SCENARIOS FOR THE PROPERTIES TO THE EAST, THIS PROJECT WILL CONSTRUCT TEMPORARY HOLLY PAVING AND STORM DRAINAGE IMPROVEMENTS, AND FINANCIALLY GUARANTY (PROCEDURE B MODIFIED NON WORK ORDER) THE PERMANENT IMPROVEMENTS THAT MAY BE SUBJECT TO CHANGE WITH FUTURE DEVELOPMENT.

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. THE APPROVED CLOMR DRAINAGE REPORT FOR THAT PROJECT SUPPORTED THE CARMEL STORM DRAIN EXTENSION, THE HOLBROOK STREET STORM DRAIN, THE ELIMINATION OF THE UNDERLYING FLOODPLAIN, AND DEMONSTRATED DOWNSTREAM CAPACITY FOR THIS PROJECT. A DRAFT INFRASTRUCTURE LIST IS SUBMITTED WITH THIS REPORT. THIS SUBMITTAL IS MADE IN SUPPORT OF THE FOLLOWING APPROVALS:

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. THE EXISTING LEGAL DESCRIPTION IS LOTS 10-24, BLOCK 18, AND LOTS 7-15 AND A PORTION OF LOT 16, BLOCK 20, TRACT 3, UNIT 1, NORTH ALBUQUERQUE ACRES. THE SITE IS ZONED RD-4 DU/AC BY THE LA CUEVA SECTOR DEVELOPMENT PLAN. AS INDICATED BY A LETTER DATED 07/02/2002 TO HREC FROM VICTOR CHAVEZ, DIRECTOR, CITY OF ALBUQUERQUE PLANNING DEPARTMENT, THIS PROJECT, WHICH INCLUDES LOW DENSITY RESIDENTIAL HOUSING ON LOTS GREATER THAN 5000 SF, IS CONSISTENT WITH THE EXISTING ZONING AND SECTOR PLAN AND DOES NOT REQUIRE EPC REVIEW OR A SITE PLAN SUBMITTAL. AS SHOWN BY PANELS 141 AND 142 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, REVISED 04/02/2002, THE SITE IS IMPACTED BY A DESIGNATED FLOOD HAZARD ZONE (AO, DEPTH 1) ASSOCIATED WITH THE MAIN BRANCH OF THE NORTH DOMINGO BACA ARROYO. THE CLOMR SUPPORTING THIS PROJECT AND THE CARMEL/NDBA AMAFCA PROJECT ADDRESSED THE ELIMINATION OF THIS FLOODPLAIN AND WAS APPROVED BY FEMA. A POST-CONSTRUCTION LOMR WILL BE PREPARED AND SUBMITTED BY THIS OFFICE UNDER CONTRACT TO AMAFCA TO OFFICIALLY ELIMINATE THIS FLOOD HAZARD ZONE UPON COMPLETION OF THE AS CONSTRUCTED DRAWINGS FOR THE AMAFCA PROJECT.

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. THIS PLAN HAS BEEN ADOPTED BY AMAFCA AS A GUIDELINE FOR DRAINAGE MANAGEMENT WITHIN THIS AREA WHICH INCLUDES THE NORTH DOMINGO BACA ARROYO (NDBA). AMAFCA RESOLUTION 1992-3 DATED JANUARY 03, 1992 FORMALLY ADOPTED THIS PLAN WHICH IDENTIFIED THE EXTENSION OF PERMANENT DRAINAGE IMPROVEMENTS WITHIN THE NDBA CORRIDOR, AND ESTABLISHED DEVELOPED DRAINAGE BASIN BOUNDARIES WITHIN THE PLAN AREAS. AS SHOWN BY FIGURE 5-6 OF THIS PLAN, THE SUBJECT AREA IS IDENTIFIED TO DEVELOP RESIDENTIALLY AND TO DRAIN TO FUTURE PERMANENT NDBA IMPROVEMENTS CONSTRUCTED WITHIN THE CARMEL CORRIDOR. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THIS CONCEPT.

B. MASTER DRAINAGE PLAN NORTH ARROYO DE DOMINGO BACA, PREPARED BY JMA DATED 02/28/1996. THIS PLAN WAS SPECIFICALLY PREPARED FOR ALBUQUERQUE PUBLIC SCHOOLS (APS) TO SERVE AS A GUIDE IN IDENTIFYING PROPOSED IMPROVEMENTS TO THE NDB ARROYO BETWEEN THE UPPER AND LOWER NORTH DOMINGO BACA DAMS. THE PLAN ALSO PRESENTED ALIGNMENT, IMPROVEMENTS, OWNERSHIP, HYDROLOGY, PHASING, AND PARTICIPATION WITH MORE CURRENT INFORMATION AND IN GREATER DETAIL THAN THE RTI PLAN (REFERENCE A). THE PROPOSED IMPROVEMENTS ARE CONSISTENT WITH THOSE IDENTIFIED IN THAT PLAN.

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. THESE DRAINAGE MANAGEMENT PLANS SHARE A COMMON HYDROLOGIC AHYMO MODEL FOR THE NDB ARROYO BASIN WHICH WAS DEVELOPED BY MODIFYING THAT ORIGINALLY DEVELOPED BY RTI FOR AMAFCA IN THEIR 1991 REPORT (REFERENCE A). THESE REPORTS REPRESENT MORE CURRENT UPDATES TO THE ORIGINAL RTI PLAN AND THE PROPOSED IMPROVEMENTS AND DRAINAGE CONCEPTS PRESENTED FOR THE OCOTILLO SUBDIVISION ARE CONSISTENT WITH THOSE IDENTIFIED THEREIN.

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 (FEMA CASE NUMBER 02-06-2145R). THIS CLOMR AND ASSOCIATED DRAINAGE REPORT WAS PREPARED TO SUPPORT THE PROPOSED NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION COST SHARE PROJECT BY AMAFCA AND TO REMOVE THE ASSOCIATED FLOODPLAIN DESIGNATION FROM THE NDBA WEST OF A POINT MIDBLOCK BETWEEN HOLBROOK STREET AND EUBANK. IT SERVES AS A MASTER DRAINAGE PLAN FOR DEVELOPMENT IN THE NORTH DOMINGO BACA WATERSHED. THE PROPOSED IMPROVEMENTS ARE CONSISTENT WITH THOSE IDENTIFIED IN THAT PLAN.

E. CONSTRUCTION PLANS FOR THE NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION PREPARED BY JMA DATED 10/07/2002 (CITY PROJECT NUMBER 693481). CONSTRUCTION OF THIS PROJECT BY AMAFCA WAS COMPLETE AT THE TIME THIS REPORT WAS PREPARED, AND THE COLLECTION OF AS-CONSTRUCTED DATA WAS IN PROGRESS. THIS CARMEL STORM DRAIN IS THE DEVELOPED DRAINAGE OUTFALL FOR THE PROPOSED PROJECT VIA THE HOLBROOK STREET STORM DRAIN TO BE CONSTRUCTED BY HREC FOR VINEYARD COURT ESTATES (CPN 718781).

F. DRAINAGE REPORT FOR "VINEYARD COURT ESTATES" BY JEFF MORTENSEN & ASSOCIATES, INC, DATED 08/21/2003, HYDROLOGY FILE C20/D45. THIS APPROVED PLAN FOR WHICH GRADING IS CURRENTLY IN PROGRESS, SUPPORTS THE CONSTRUCTION BY HREC OF A 48 LOT RESIDENTIAL SUBDIVISION LOCATED TO THE WEST OF OCOTILLO. THE VINEYARD COURT ESTATES PROJECT WILL CONSTRUCT THE HOLBROOK PAVING AND STORM DRAINAGE IMPROVEMENTS ALONG THE FRONTAGE OF OCOTILLO. TO ADDRESS INTERIM OFFSITE NDBA ARROYO FLOWS IMPACTING HOLBROOK, THE VINEYARD COURT ESTATES PROJECT CONSTRUCTED A TEMPORARY DETENTION POND ON THE NORTHWESTERN END OF OCOTILLO, THE REQUIREMENT FOR WHICH CAN BE ELIMINATED UPON APPROVAL AND COMMENCEMENT OF GRADING FOR THIS PROPOSED PROJECT.

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, AND IS CONSISTENT WITH THE CONCEPTS PREVIOUSLY ESTABLISHED BY THE CITY, COUNTY AND AMAFCA FOR NORTH DOMINGO BACA ARROYO DEVELOPMENT.

DRAINAGE REPORT (CONT)

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. HOLLY AVENUE NE LOCATED WITHIN THE SITE IS AN UNDEVELOPED PUBLIC STREET. HOLBROOK STREET NE TO THE WEST IS A PUBLIC STREET THAT IS PAVED, BUT LACKS ANY STORM DRAIN OR CURB AND GUTTER. PASEO DEL NORTE TO THE SOUTH IS A FULLY DEVELOPED PUBLIC STREET WITH ITS OWN STORM DRAINAGE FACILITIES. OFFSITE FLOWS IN THE AMOUNT OF 17.3 CFS (BASIN O-1, 100-YEAR STORM) GENERATED BY UPSTREAM AMAFCA PROPERTY IMPACT THE SITE AT THE EAST END AT HOLLY AVENUE NE. OFFSITE FLOWS IN THE AMOUNT OF 18.4 CFS (BASIN O-2, 100-YEAR STORM) GENERATED BY UNDEVELOPED UPSTREAM PROPERTIES IMPACT THE SOUTHEAST CORNER OF THE SITE. THE SITE GENERALLY DRAINS FROM EAST TO WEST, WITH ONSITE FLOWS NORTH OF THE EXISTING HOLLY ROW CONCENTRATING IN THE MAIN CHANNEL OF THE NDBA WITHIN THE SITE, AND ONSITE FLOWS SOUTH OF HOLLY, INCLUDING BOTH OFFSITE BASINS, DRAINING TO THREE EXISTING 36" CULVERTS CROSSING UNDER HOLBROOK. THE PROPERTY ACROSS THE STREET TO THE WEST IS UNDER CONSTRUCTION AS A SINGLE FAMILY RESIDENTIAL SUBDIVISION (VINEYARD COURT ESTATES, REF. F).

VI. DEVELOPED CONDITIONS

THE PROPOSED IMPROVEMENTS CONSIST OF A 78 HOME SINGLE FAMILY GATED RESIDENTIAL SUBDMISION 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. THE REAR YARDS OF THE DOWNHILL LOTS WILL RETAIN THEIR RUNOFF AND NO DEVELOPED RUNOFF WILL BE DIRECTED TO THE REAR YARDS. WHERE REAR YARDS BACK UP TO EACH OTHER BETWEEN CUL-DE-SACS, TERRACED REFAINING WALLS WILL BE CONSTRUCTED.

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. AS DEMONSTRATED BY THE CLOMR (REF D) SUPPORTING THE COST-SHARING PROJECT AND THIS DEVELOPMENT, THE CARMEL STORM DRAIN EXTENSION PROVIDES DOWNSTREAM CAPACITY FOR THE FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE IN THE DEVELOPED CONDITION AS PRESENTED HEREIN.

THERE ARE TWO PROPOSED INTERNAL STORM DRAIN SYSTEMS, A PUBLIC ONE IN SAND VERBENA TRAIL NE WHICH RECEIVES A COMBINATION OF SITE RUNOFF AND OFFSITE PUBLIC FLOWS, AND A PRIVATE SYSTEM IN DATURA TRAIL NE AND DESERT LILY LANE NE THAT ONLY RECEIVES SITE (PRIVATE) RUNOFF. THESE ONSITE SYSTEMS WILL COMBINE AT THE SITE ENTRY, AND CONNECT TO THE HOLBROOK STORM DRAIN TO BE CONSTRUCTED BY HREC FOR VINEYARD COURT ESTATES BY 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 O-1). IN ADDITION TO THESE FLOWS, THIS CHANNEL WILL TEMPORARILY RECEIVE 2.0 CFS FROM PROPOSED LOT 35 (SUB-BASIN A-1) UNTIL SUCH TIME AS LOT 35 IS DEVELOPED AND SUBSEQUENTLY GRADED TO DRAIN TO SAND VERBENA TRAIL NE. THE CHANNEL IS THEREFORE SIZED FOR 19.3 CFS. RUNOFF IN THIS CHANNEL WILL BE ACCEPTED BY A DOUBLE D STORM INLET WITH ANY EMERGENCY OVERFLOW OVERTOPPING THE SIDEWALK TO CHIA WAY NE.

OFFSITE FLOWS FROM HOLLY AVENUE NE AND THE PRIVATELY OWNED UNDEVELOPED PROPERTIES SOUTH OF IT (BASIN O-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. PLEASE REFER TO THE FUTURE CONDITIONS SECTION THAT FOLLOWS FOR JUSTIFICATION OF THE TEMPORARY CONDITION. ALTHOUGH THE INLETS AT THE TURNAROUND ARE SIZED FOR THE EXISTING FLOWS, THE STORM DRAIN WITHIN THE SUBDIVISION IS SIZED TO ACCEPT FULLY DEVELOPED RUNOFF FROM HOLLY AND ITS FRONTING LOTS. OFFSITE GRADING ON EXISTING LOT 5 WITH THE PROPERTY OWNER'S PERMISSION WILL BE REQUIRED TO DIRECT THESE FLOWS TO THE HOLLY ROW. BECAUSE THERE ARE ALTERNATE DEVELOPMENT SCENARIOS FOR THE HOLLY ROW AND THE PROPERTIES TO THE EAST, THIS PROJECT WILL CONSTRUCT TEMPORARY HOLLY PAVING AND STORM DRAINAGE IMPROVEMENTS, AND FINANCIALLY GUARANTY (PROCEDURE B MODIFIED NON WORK ORDER) THE PERMANENT IMPROVEMENTS THAT MAY BE SUBJECT TO CHANGE WITH FUTURE DEVELOPMENT. BY PROVIDING THE GUARANTY FOR THE PERMANENT SOLUTION, THE DRB WILL HAVE THE OPPORTUNITY TO REVIEW THE PROJECT CONDITIONS AND THE NEED FOR PERMANENT IMPROVEMENTS.
DUE TO THE POSSIBLE FUTURE DEVELOPMENT SCENARIOS INVOLVING ITS RECONFIGURATION, PROPOSED LOT 35 WILL NOT BE PROVIDED WITH A TYPICAL HOUSE PAD. A CUSTOM SPLIT LEVEL HOME MAY BE POSSIBLE ON THE LOT AS PROPOSED HEREIN, PROVIDED THAT A COMPETENT DESIGN PROFESSIONAL ESTABLISH PAD GRADES. THE CURRENT PLANS FOR THIS LOT INCLUDE WAITING FOR A FUTURE HOLLY VACATION AND RECONFIGURING IT AT THAT TIME.

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. A POST-CONSTRUCTION LOMR WILL BE PREPARED AND SUBMITTED BY THIS OFFICE UPON COMPLETION OF THE AS-CONSTRUCTED DRAWINGS FOR THE AMAFCA PROJECT. FLOOD INSURANCE MAY BE REQUIRED FOR ANY BUILDINGS CONSTRUCTED WITHIN THE FLOODPLAIN PRIOR TO FEMA APPROVAL OF THE LOMR.

VII. FUTURE CONDITIONS

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. UNDER ONE OF THE CONTEMPLATED SUBSEQUENT DEVELOPMENT SCENARIOS, THEY WOULD DEVELOP RESIDENTIAL LOTS SIMILAR TO OCOTILLO, AND EXTEND SAND VERBENA TRAIL AND THE PUBLIC WATER AND SANITARY SEWER IMPROVEMENTS CONTAINED THEREIN TO THE EAST. IN ANTICIPATION OF THIS FUTURE CONSTRUCTION, THE SAND VERBENA STORM DRAIN IS SIZED FOR THIS DEVELOPED RUNOFF (DEVELOPED BASIN O-2, 28.2 CFS). THE POTENTIAL VACATION OF HOLLY AND EXTENSION OF SAND VERBENA UNDER THIS SCENARIO WOULD REQUIRE CONSTRUCTION OF NEW STORM INLETS IN SAND VERBENA TO INTRODUCE FLOWS INTO THE SYSTEM, AND WOULD ALSO REQUIRE VACATION OF AND POSSIBLE UPSTREAM RELOCATION OF THE TEMPORARY TURNAROUND WHICH WOULD NO LONGER BE REQUIRED. A HOLLY VACATION COULD ALSO ALLOW DEVELOPMENT OF RESIDENTIAL LOTS FACING SAND VERBENA ON WHAT IS SHOWN AS PROPOSED LOT 35 AND PARCELS B AND C. VACATION OF HOLLY ROW FRONTING LOT 35 WOULD REQUIRE EXTENSION OF THE PROPOSED 6' PUBLIC DRAINAGE CHANNEL BETWEEN LOTS 33 AND 34 TO THE NORTH TO THE AMAFCA PROPERTY TO CONTINUE TO ACCEPT ITS RUNOFF.

ALTHOUGH 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 OCOTILLO DEVELOPMENT MUST THEREFORE PLAN FOR AND PROVIDE A SOLUTION FOR "NORMAL" UPSTREAM DEVELOPMENT AND WILL THEREFORE FINANCIALLY GUARANTY BUT NOT CONSTRUCT (PROCEDURE B MODIFIED NON WORK ORDER) THE PERMANENT IMPROVEMENTS THAT WOULD NORMALLY BE REQUIRED (HALF WIDTH PAVING, STORM DRAIN SIZED FOR DEVELOPED CONDITIONS, WATER AND SANITARY SEWER). THIS PROJECT WILL CONSTRUCT TEMPORARY HOLLY PAVING AND STORM DRAINAGE IMPROVEMENTS THAT WILL ACCEPT EXISTING CONDITIONS DRAINAGE, AND PROVIDE A PUBLIC TURNAROUND WHILE STILL ALLOWING THE "VACATION" SCENARIO TO OCCUR WITH MINIMAL DISRUPTION AND RECONSTRUCTION. BY PROVIDING THE GUARANTY FOR THE PERMANENT SOLUTION, THE DRB WILL HAVE THE OPPORTUNITY TO REVIEW THE PROJECT CONDITIONS AND THE NEED FOR PERMANENT IMPROVEMENTS THAT MAY BE SUBJECT TO CHANGE DEPENDING ON THE MANNER OF FUTURE DEVELOPMENT.

VIII. GRADING PLAN

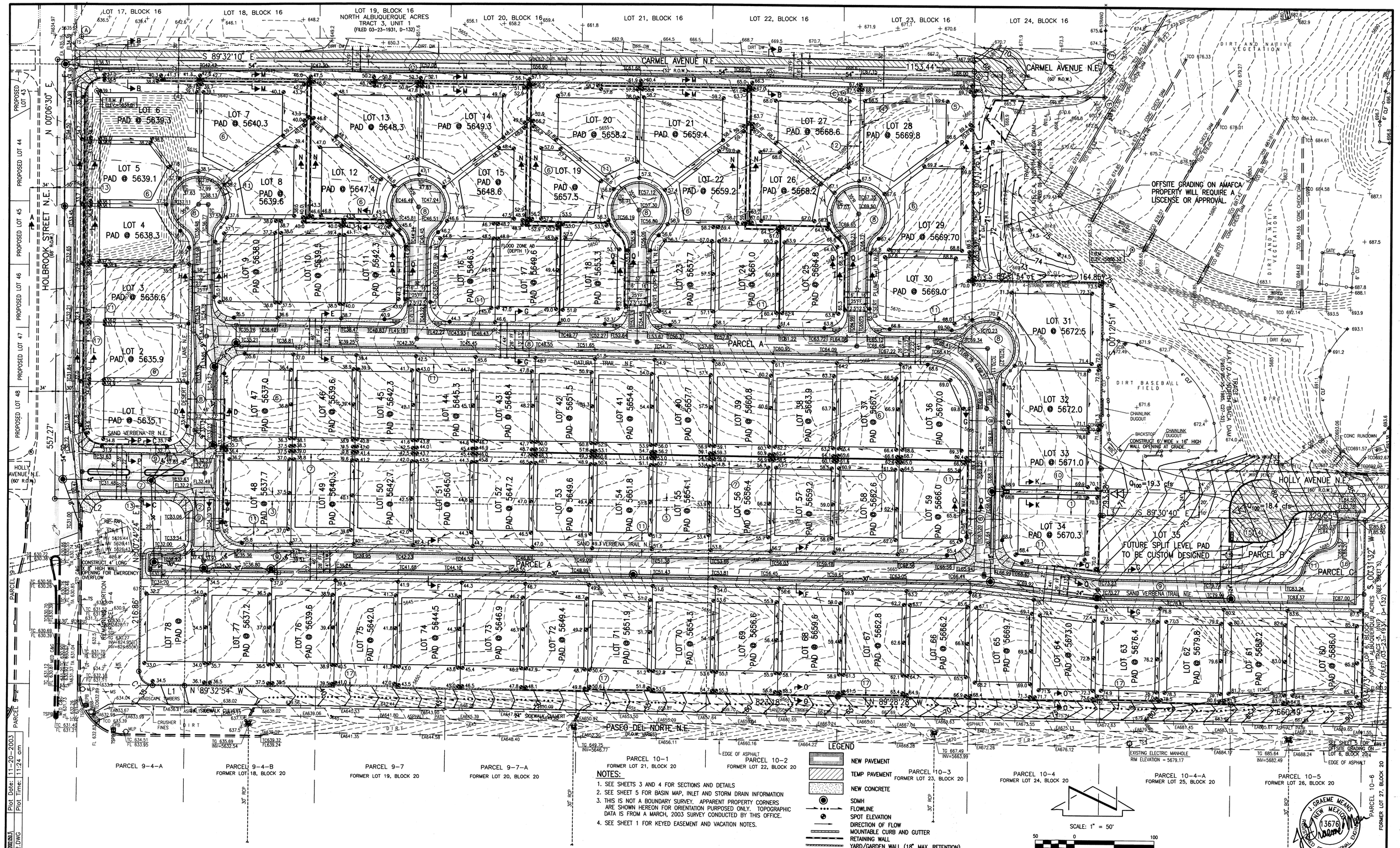
THE GRADING PLAN ON SHEET 2 OF THIS SUBMITTAL SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'0" INTERVALS AS TAKEN FROM THE MARCH 2003 TOPOGRAPHIC SURVEY PREPARED BY JEFF MORTENSEN & ASSOCIATES, INC., 2) PROPOSED GRADES AND DRAINAGE TRENDS INDICATED BY SPOT ELEVATIONS, HOUSE PAD ELEVATIONS, AND FLOWLINES, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, 5) THE EXISTING FLOODPLAIN LIMITS, AND 6) THE LIMIT AND CHARACTER OF EXISTING AND PROPOSED OFFSITE PUBLIC STORM DRAINAGE IMPROVEMENTS.

IX. CALCULATIONS

THE CALCULATIONS, WHICH ARE SUMMARIZED ON SHEET 5, ANALYZE AND EVALUATE THE DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED FOR THIS SITE AND OFFSITE BASINS WAS TAKE FROM THE CLOMR DRAINAGE REPORT (REF. D) WHICH WAS DETERMINED USING AHYMO97 IN ACCORDANCE WITH THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993. AS WAS PREVIOUSLY DEMONSTRATED BY THE APPROVED CLOMR, THE PROPOSED CARMEL AVENUE AND HOLBROOK STREET PUBLIC STORM DRAINS ARE SIZED FOR FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE.
OPEN CHANNEL STORM DRAIN AND STREET HYDRAULIC CALCULATIONS WERE PERFORMED USING MANNING'S EQUATION SOLVED BY THE FLOWMASTER 6.0 PROGRAM BY HAESTAD METHODS. THE ASSUMED MANNING'S "n" VALUE WAS 0.13 FOR REINFORCED CONCRETE PIPE (RCP) AND 0.017 FOR STREETS. AS DEMONSTRATED BY THE CALCULATIONS ON SHEET 5, THE STORM DRAINS AND STREETS ARE ALL SIZED TO SAFELY CONVEY THE 100-YEAR DESIGN STORM. THE STREET CAPACITIES WERE FURTHER ANALYZED TO ENSURE THAT A HYDRAULIC JUMP WOULD BE CONTAINED WITH THE DEDICATED STREET RIGHT-OF-WAY OR EASEMENT. BECAUSE IT IS EXTREMELY DIFFICULT TO PERFORM HYDRAULIC JUMP CALCULATIONS FOR IRREGULAR SECTIONS SUCH AS STREETS, THE APPROXIMATE HYDRAULIC JUMP DEPTH WAS CONSERVATIVELY ASSUMED TO BE 75% OF THE ENERGY GRADE LINE CALCULATED BY THE FLOWMASTER PROGRAM. THIS RATIO WAS DETERMINED BY ANALYZING THE RELATIONSHIP BETWEEN SEQUENT DEPTH AND THE ENERGY GRADE LINE FOR AN EQUIVALENT RECTANGULAR CHANNEL AT FLOW RATES AND SLOPES SIMILAR TO THOSE OBSERVED HEREIN.

X. 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.
B. DEVELOPED RUNOFF FROM THIS SITE WILL DRAIN FREELY TO PERMANENT PUBLIC NDBA IMPROVEMENTS SIZED FOR THIS DISCHARGE AND WHICH WAS CONSTRUCTED BY AMAFCA AS PART OF A PROPOSED COST-SHARING AGREEMENT.
C. A SEPARATE DRAINAGE SUBMITTAL FOR CLOMR APPROVAL SUPPORTING THE AMAFCA PROJECT AND THIS PROJECT WAS APPROVED BY FEMA
D. A POST-CONSTRUCTION LOMR SUBMITTAL SUPPORTING THE AMAFCA PROJECT WILL BE PREPARED BY THIS OFFICE UPON COMPLETION OF THE AS-CONSTRUCTED DRAWINGS FOR THE AMAFCAPROJECT. THIS LOMR WILL ELIMINATE THE UNDERLYING FLOODPLAIN.
E. THIS PROJECT WILL CONSTRUCT A TEMPORARY STORM DRAIN INLET AND PAVED TURNAROUND TO ACCEPT OFFSITE FLOWS FROM HOLLY TO THE EAST.
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). TEMPORARY IMPROVEMENTS WILL BE CONSTRUCTED AT THIS TIME, WITH THE PERMANENT HOLLY IMPROVEMENTS GUARANTEED BY THIS DEVELOPMENT. IF THE DRB DETERMINES THAT THE PERMANENT IMPROVEMENTS BECOME NECESSARY IN THE FUTURE, THEY SHALL BE CONSTRUCTED AND THE GUARANTEE RELEASED. IF FUTURE DEVELOPMENT ELIMINATES THEIR NEED, THE GUARANTY CAN BE RELEASED.
G. APPROVAL OF THIS PROJECT WILL ELIMINATE THE REQUIREMENT FOR THE EXISTING TEMPORARY RETENTION POND LOCATED ON THE SITE.
H. ALL NEW RIGHT OF WAY AND ONSITE/FRONTING PUBLIC INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THIS PROPOSAL WILL BE IDENTIFIED ON THE INFRASTRUCTURE LIST ASSOCIATED WITH THE DRB ACTIONS SUBMITTED TO SUPPORT THIS PROJEC



NOTES:

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

DRB PROJECT # 1002885

11/20/2003

File Path: G:\MAUKA\1002.06A
File Name: 2050.SG2.DWG
Plot Date: 11-20-2003
Plot Time: 11:24 am

JEFF HORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

APPROVED FOR ROUGH GRADING

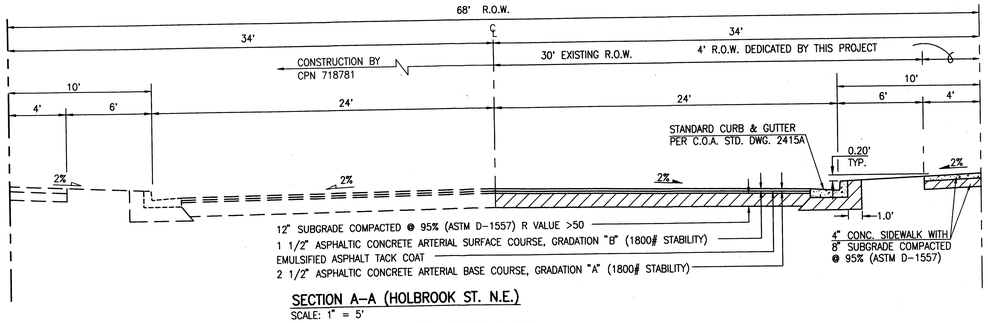
CITY HYDROLOGY

GRADING PLAN
OCOTILLO SUBDIVISION

DESIGNED BY G.M.
DRAWN BY S.G.H./J.L.P.
APPROVED BY G.M.

NO.	DATE	BY	REVISIONS

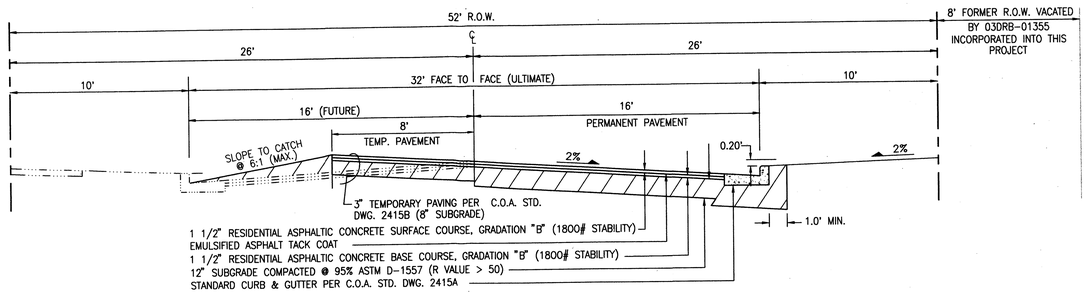
JOB NO. 2002.050.3
DATE 11-2003
SHEET 2 OF 5



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

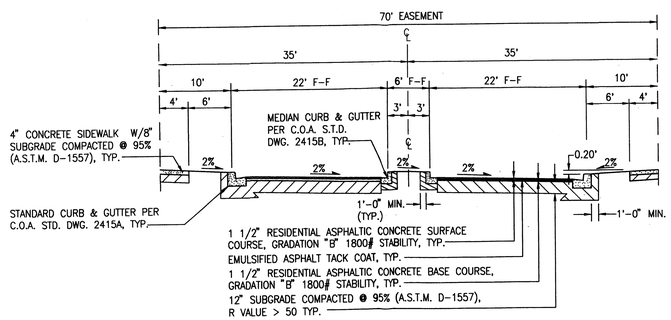
SCALE: 1" = 5'

NOTE: 4" PAVEMENT DESIGN PROVIDED FOR 500<AWDT<3000
(EST. AWDT=840)



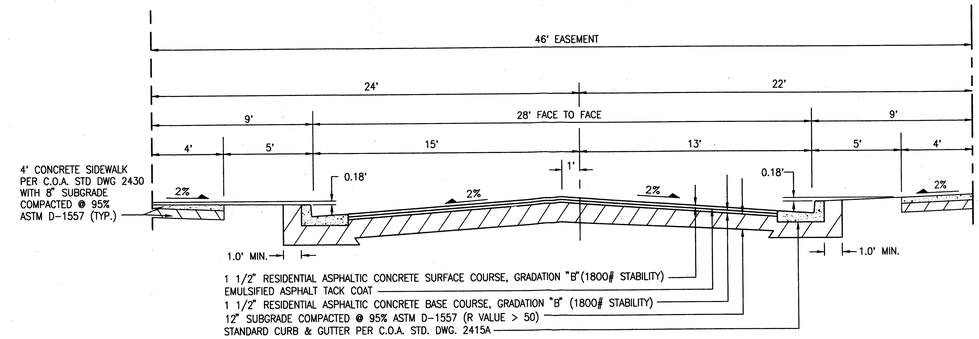
SECTION B-B (CARMEL AVENUE N.E.)

SCALE: 1" = 4'



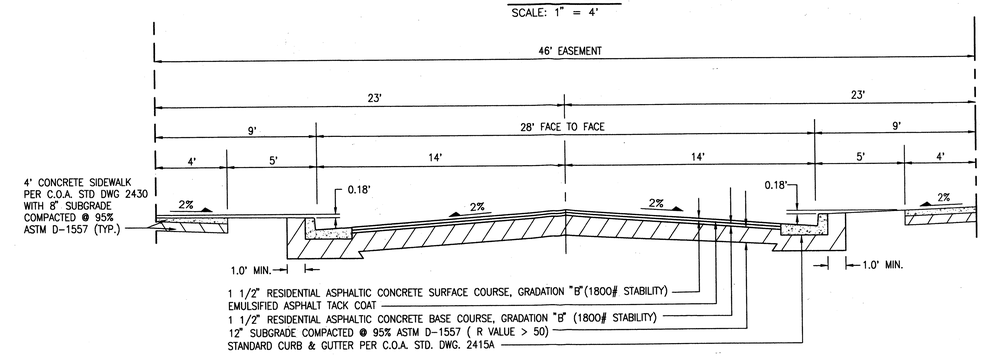
SECTION C-C (SAND VERBENA ENTRY)

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



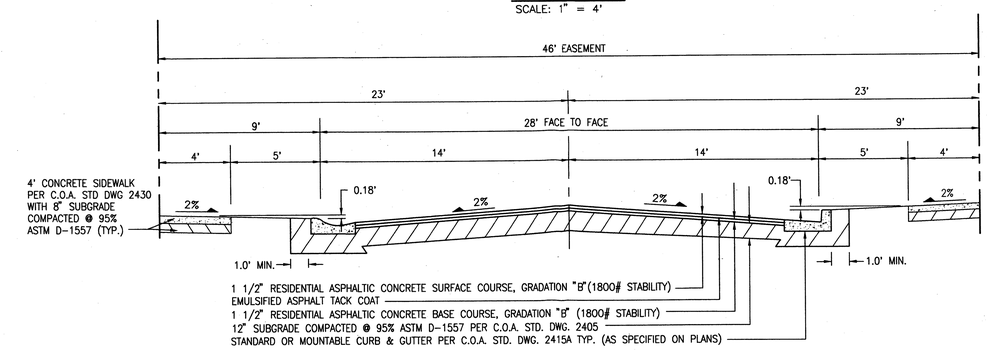
SECTION E-E

SCALE: 1" = 4'



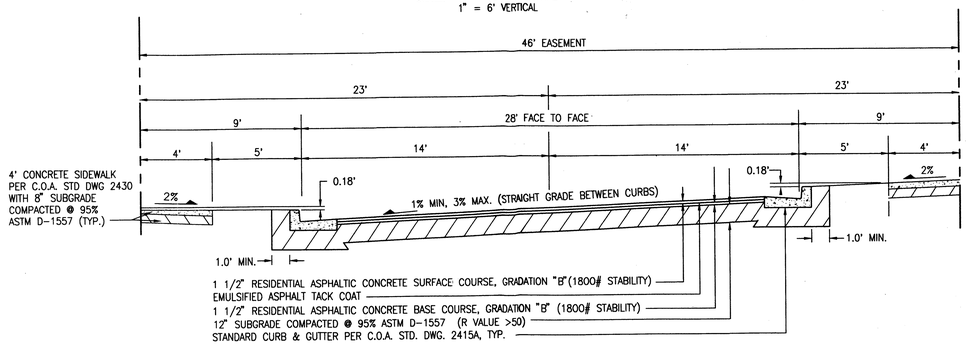
SECTION F-F

SCALE: 1" = 4'



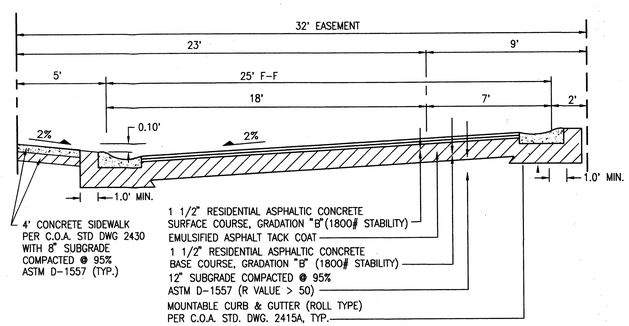
SECTION G-G

SCALE: 1" = 4'



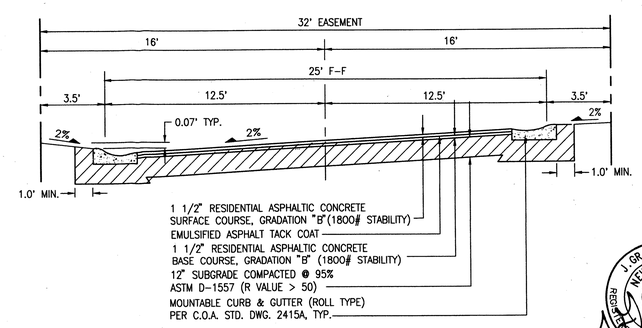
SECTION D-D

SCALE: 1" = 4'



SECTION H-H

SCALE: 1" = 4'



SECTION I-I

SCALE: 1" = 4'

J. GRAEME MEANS
NEW MEXICO
13675
REGISTERED PROFESSIONAL ENGINEER

DRB PROJECT #1002885 11/20/2003

File Path: E:\WORK\WORK\1002853\
File Name: 2050350.DWG
Plot Date: 11-19-2003
Plot Time: 4:46 pm

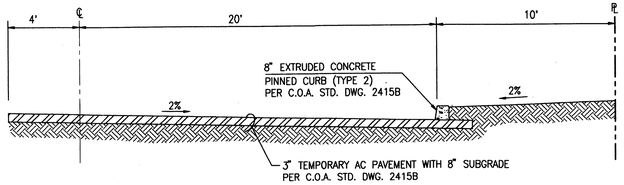
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

PAVING SECTIONS
OCOTILLO SUBDIVISION

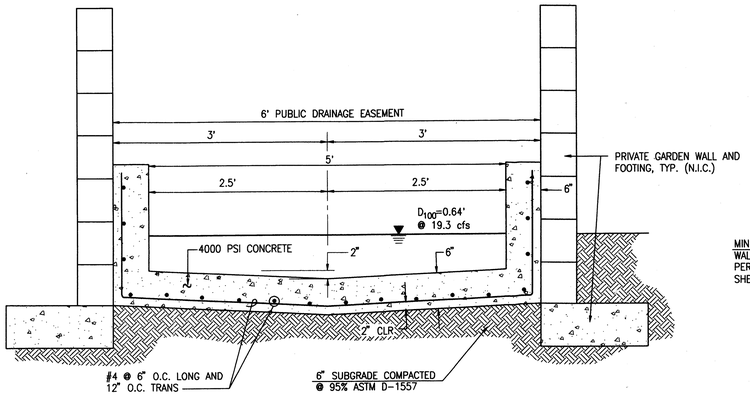
DESIGNED BY G.M.
DRAWN BY JLP
APPROVED BY G.M.

NO.	DATE	BY	REVISIONS

JOB NO. 2002.050.3
DATE 11-2003
SHEET 3 OF 5

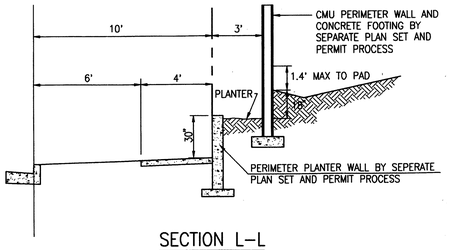


SECTION J–J
SCALE: 1"=1'-0"

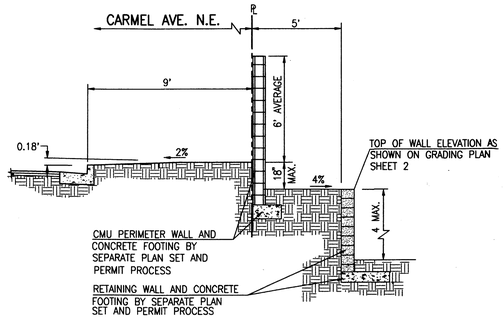


SECTION K–K
SCALE: 1"=1'-0"

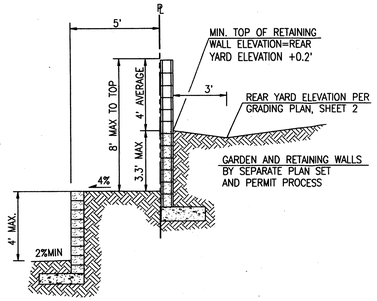
NOTE: REFER TO C.O.A. STD. DWG. 2260 FOR GENERAL NOTES AND CONSTRUCTION NOTES (TYPE "B" LINING)



SECTION L–L
SCALE: 1" = 4'

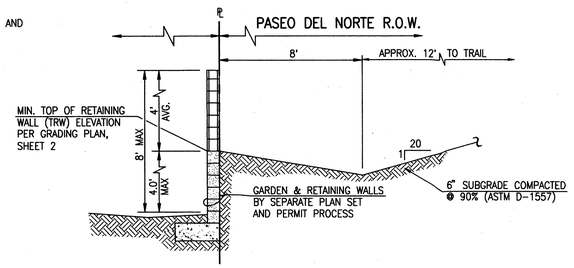


SECTION M–M
SCALE: 1" = 4'

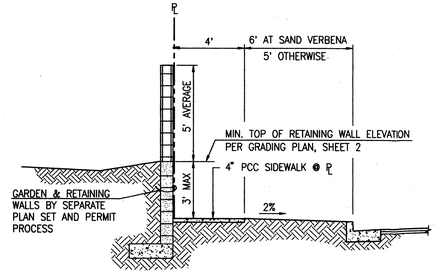


SECTION N–N
SCALE: 1"=4'

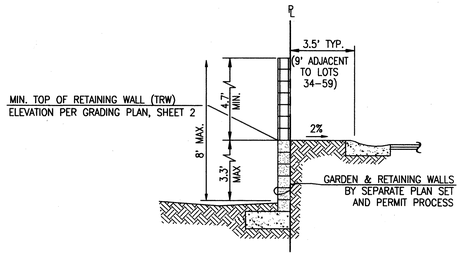
NOTE: WALL HEIGHTS SHOWN HEREON ARE WORST CASE, MAX. HEIGHTS ALLOWED. SEE GRADING PLAN, SHEET 2 FOR ELEVATIONS AT THE TOP AND BOTTOM OF ACTUAL WALLS AT SPECIFIC LOCATIONS.



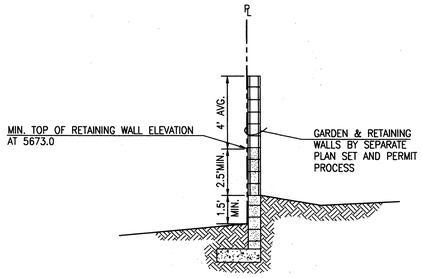
SECTION O–O
SCALE: 1"=4'



SECTION P–P
SCALE: 1" = 4'



SECTION Q–Q
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.

GENERAL NOTES:

1. 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.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260–1990 FOR LOCATION OF EXISTING UTILITIES.
3. 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 THEREFORE. 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.
4. 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.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. ALL DIMENSIONS AND RADII OF CURB, CURB RETURNS, AND WALLS ARE SHOWN TO THE FACE OF CURB AND/OR WALL.
15. 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.
16. ALL FILL SHALL BE FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
17. 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.
18. ALL EXISTING UTILITIES ENCOUNTERED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO GRADE AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
19. THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.
20. FINISHED FLOOR ELEVATIONS MAY VARY FROM THE PAD ELEVATIONS AND WILL BE DETERMINED AS A FUNCTION OF INDIVIDUAL HOUSE DESIGN.
21. 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.
22. CROSS-LOT DRAINAGE WILL NOT BE PERMITTED.
23. 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.
24. 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.
25. MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
26. ROUGH GRADING TOLERANCES SHALL BE ± 0.1 FT FOR BUILDING PADS AND STREETS AND ± 0.67' FOR ALL OTHER GRADING.
27. 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.
28. **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.**

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER
11/20/2003

DRB PROJECT #1002885

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

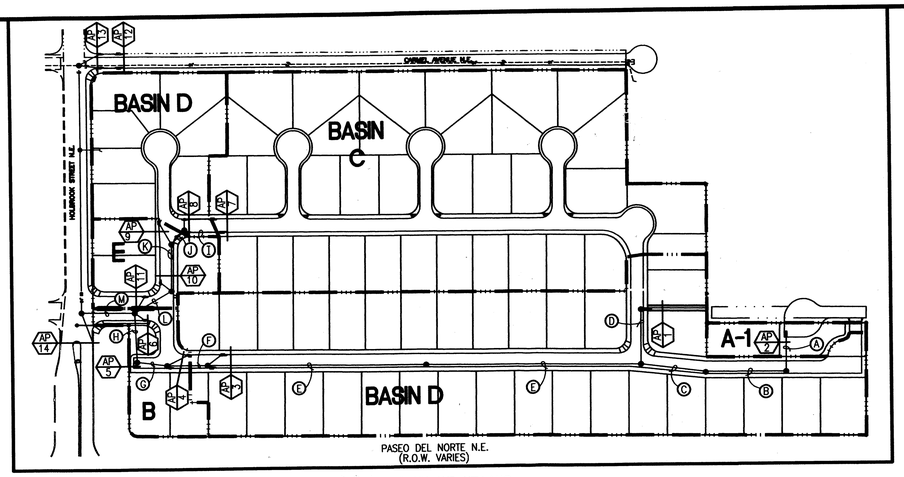
GRADING SECTIONS AND DETAILS
OCOTILLO SUBDIVISION

DESIGNED BY G.M.
DRAWN BY JLP
APPROVED BY G.M.

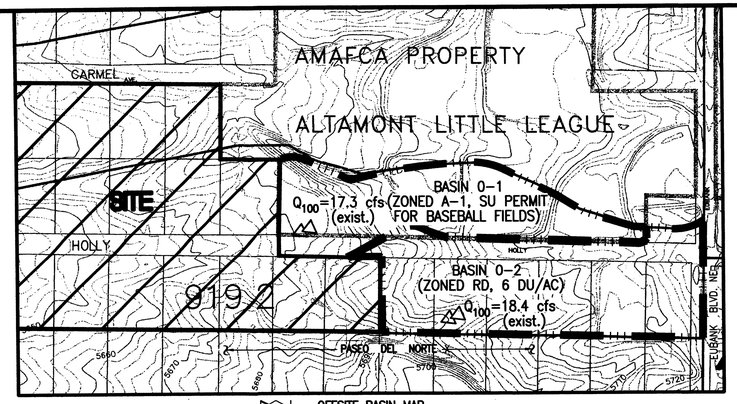
NO.	DATE	BY	REVISIONS

JOB NO. 2002.050.3
DATE 11-2003
SHEET 4 OF 5

File Path: E:\MA\KORA\2002.050.3\
File Name: 2050.3GSD.DWG
Plot Date: 11-20-2003
Plot Time: 11:32 am



BASIN AND KEY MAP
SCALE: 1" = 150'±



OFFSITE BASIN MAP
SCALE: 1" = 200'±

OFFISTE 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	9.6 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

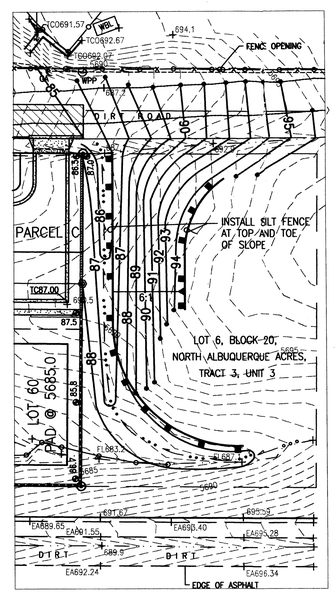
STREET AND STORM INLET HYDRAULICS

ANALYSIS POINT	Q_{100}(cfs)	S(ft/ft)	d(ft)	V_{100}(fps)	Fr_{100}	E(ft)	Dseq(ft)[B]	Qinlet (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_{100}(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

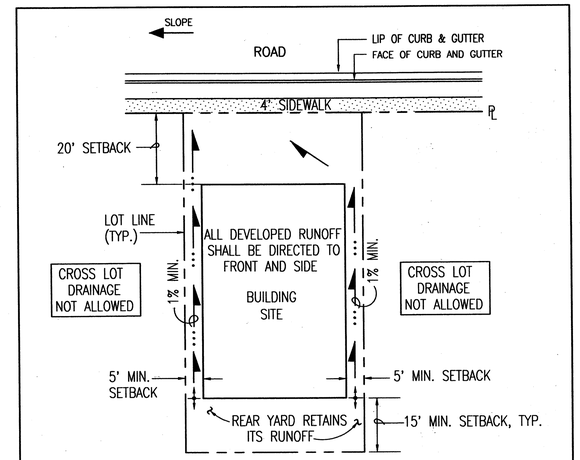


OFFSITE GRADING DETAIL
SCALE: 1" = 50'

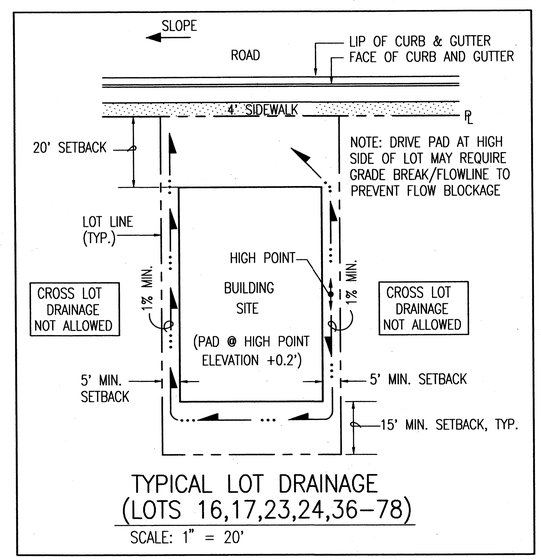
NOTE: GRADING REQUIRED TO DIRECT EXISTING OFFSITE FLOWS TO THEIR DESIGN OUTFALL IN HOLLY. DEVELOPED FLOWS SHALL EITHER DRAIN TO AN IMPROVED HOLLY OR AN EXTENSION OF SAND VERBENA TRAIL

PERMISSION FOR OFFSITE GRADING

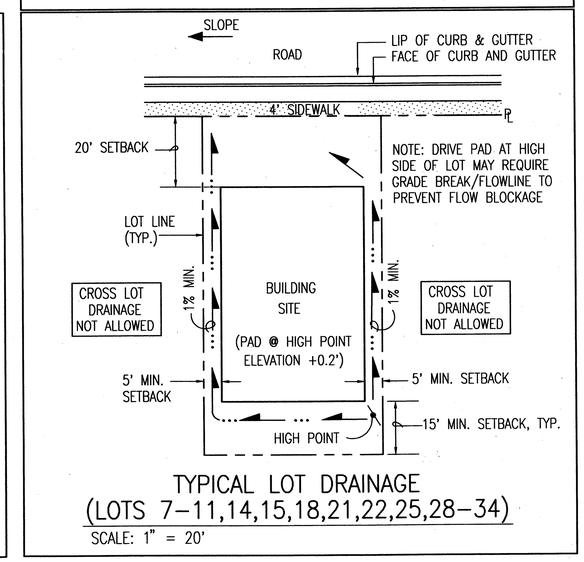
OWNER: LOT 6, BLOCK 20 DATE



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'

J. GRAEME MEANS NEW MEXICO 13676 PROFESSIONAL ENGINEER
11/20/2003

DRB PROJECT # 1002885

File Path: G:\MWA\MWA\002003\
File Name: 2050.3.D.DWG
Plot Date: 11-19-2003
Plot Time: 5:01 pm

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

BASIN AND KEY MAP; HYDROLOGY AND STREET HYDRAULIC CALCULATIONS, TYPICAL LOT DRAINAGE DETAILS

OCOTILLO SUBDIVISION

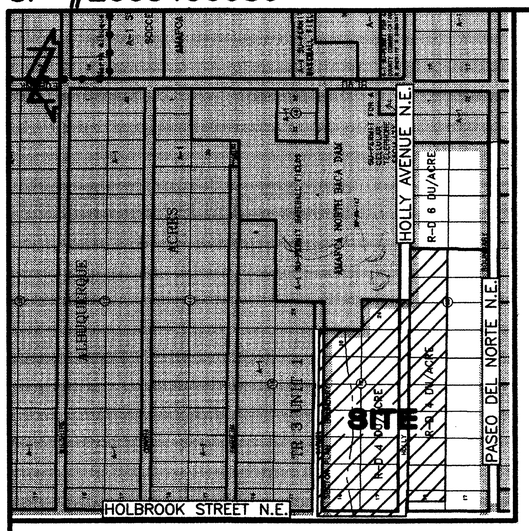
DESIGNED BY G.M.
DRAWN BY S.G.H.
APPROVED BY G.M.

NO.	DATE	BY	REVISIONS

JOB NO. 2002.050.3
DATE 11-2003
SHEET 5 OF 5

SP #2003430380

AGIS✓



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 2-23-04

Donald G. Hoech, Managing Member, Date
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)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2006

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

2-23-04

Jason Daskalos, Date
(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)
SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2006

This instrument was acknowledged before me on this 23rd day of February, 2004, by Jason Daskalos.

Debie LeBlanc Trujillo
Notary Public

2-23-04

Cindy Lynn Daskalos, Date
(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)
SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2006

This instrument was acknowledged before me on this 23rd day of February, 2004, by Cindy Lynn Daskalos.

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 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 #: [illegible] Tax Certificate
PROPERTY OWNER OF RECORD: [illegible]
Desert Ridge [illegible] Real Estate, Donald Hoech, Jaspas Gen. Ptn., Pat Trujillo
BERNALILLO COUNTY TREASURER'S OFFICE: PASA LLC, Johnson Kenneth, Beauchamp Martha
William Kavanaugh 3/10/04 Clark, James, La Subera Construction, etc.

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

2004032255
6945741
Page: 1 of 6
03/11/2004 10:31A
Mary Herrera Bern. Co. PLAT R 32.00 Bk-2004C Pg-76

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	3/10/04 DATE
UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	3-10-04 DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	3/10/04 DATE
A.M.A.F.C.A.	3-5-04 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	03/10/04 DATE
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	3/10/04 DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	2-23-04 DATE
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	3-5-04 DATE
P.N.M. ELECTRIC SERVICES	2-24-04 DATE
QWEST TELECOMMUNICATIONS	2-25-4 DATE
P.N.M. GAS SERVICES	2-24-04 DATE
COMCAST CABLE VISION OF NEW MEXICO, INC.	2-26-04 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.

Charles G. Cala, Jr., NMPS #11184 2-23-2004 Date

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

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

SP #2003430380

2004032255
6045741
Page: 2 of 6
03/11/2004 10:31A
Mary Herrera Bern. Co. PLAT R 32.00 Bk-2004C Pg-76

COUNTY CLERK FILING DATA

SUBDIVISION PLAT OF

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

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 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"

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	13.76'	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

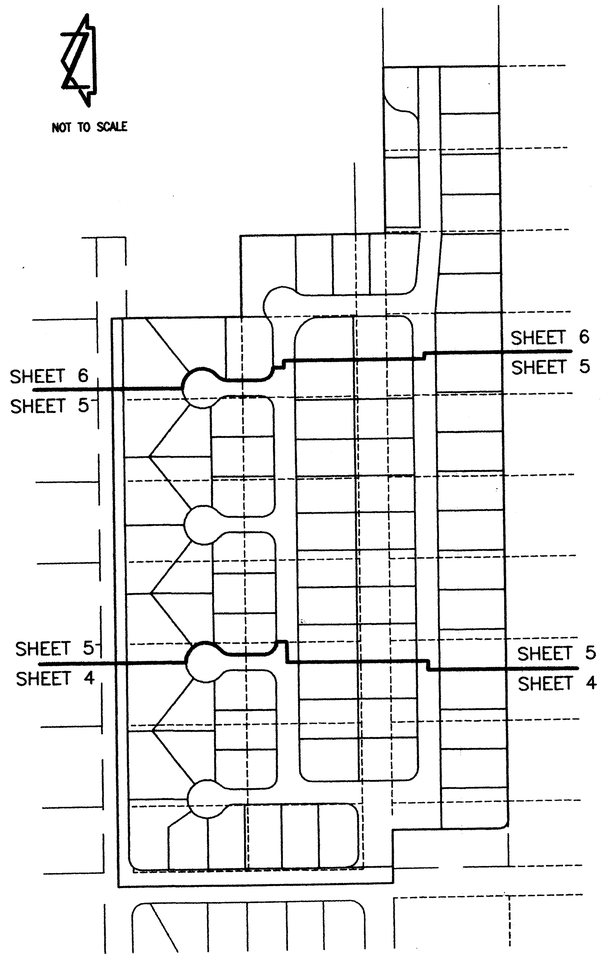
SP #2003430380

2004032255
6045741
Page: 3 of 6
03/11/2004 10:31A
Bk-2004C Pg-76
Mary Herrera Bern. Co. PLAT R 32.00

COUNTY CLERK FILING DATA

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

KEY MAP



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.

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 2168.

(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 2168.

(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 2168.

(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 2168.

(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 2168.

RIGHT-OF-WAY DEDICATION

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

MONUMENTS

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

SP #2003430380

2004032255
6945741
Page: 4 of 6
03/11/2004 10:31A
Bk-2004C Pg-76
Mary Herrera Bern. Co. PLAT R 32.00

SUBDIVISION PLAT OF

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

SCALE: 1" = 50'

50 0 100
20 50

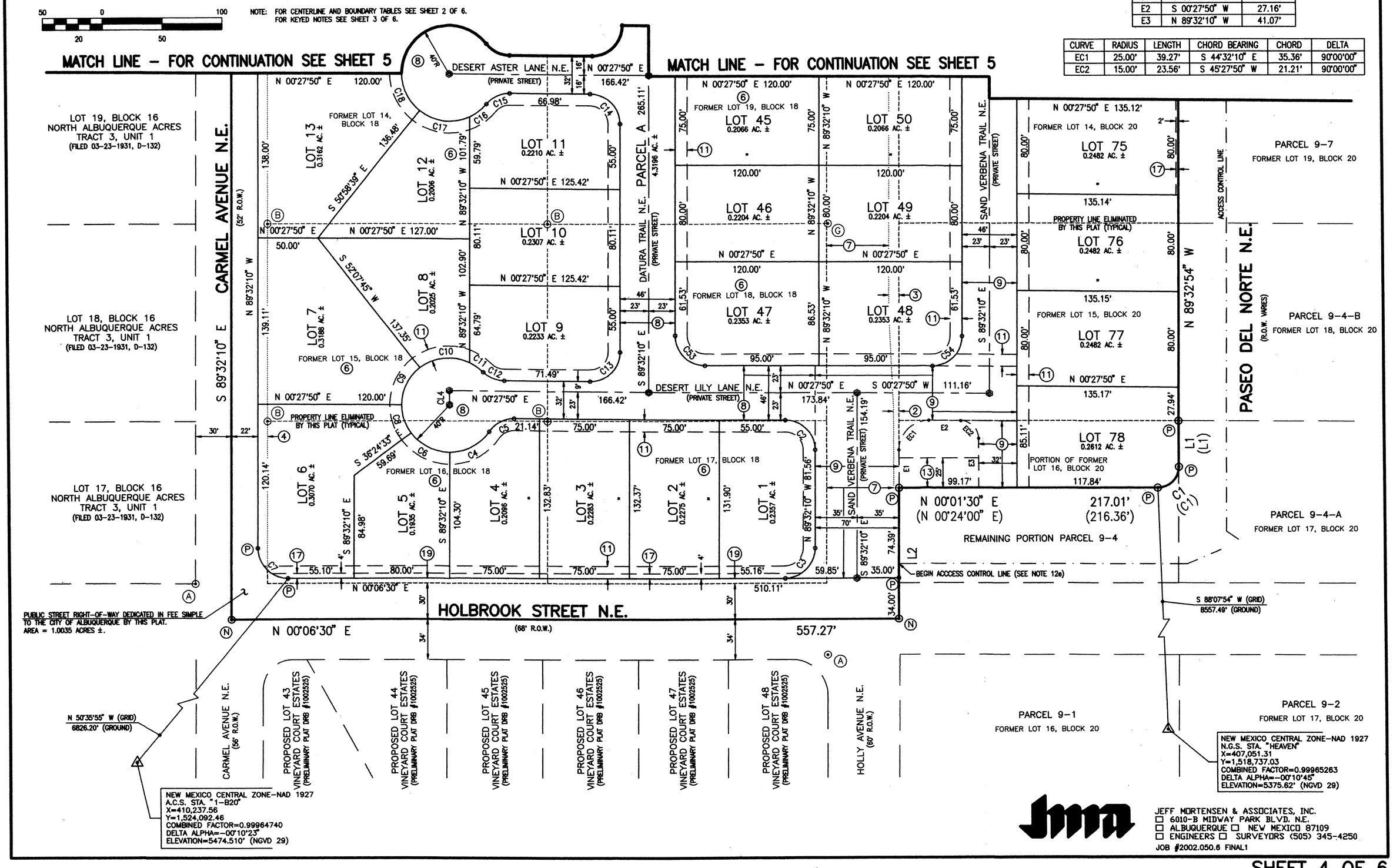
NOTE: FOR CENTERLINE AND BOUNDARY TABLES SEE SHEET 2 OF 6.
FOR KEYED NOTES SEE SHEET 3 OF 6.

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"



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

SP #2003430380

SUBDIVISION PLAT OF

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

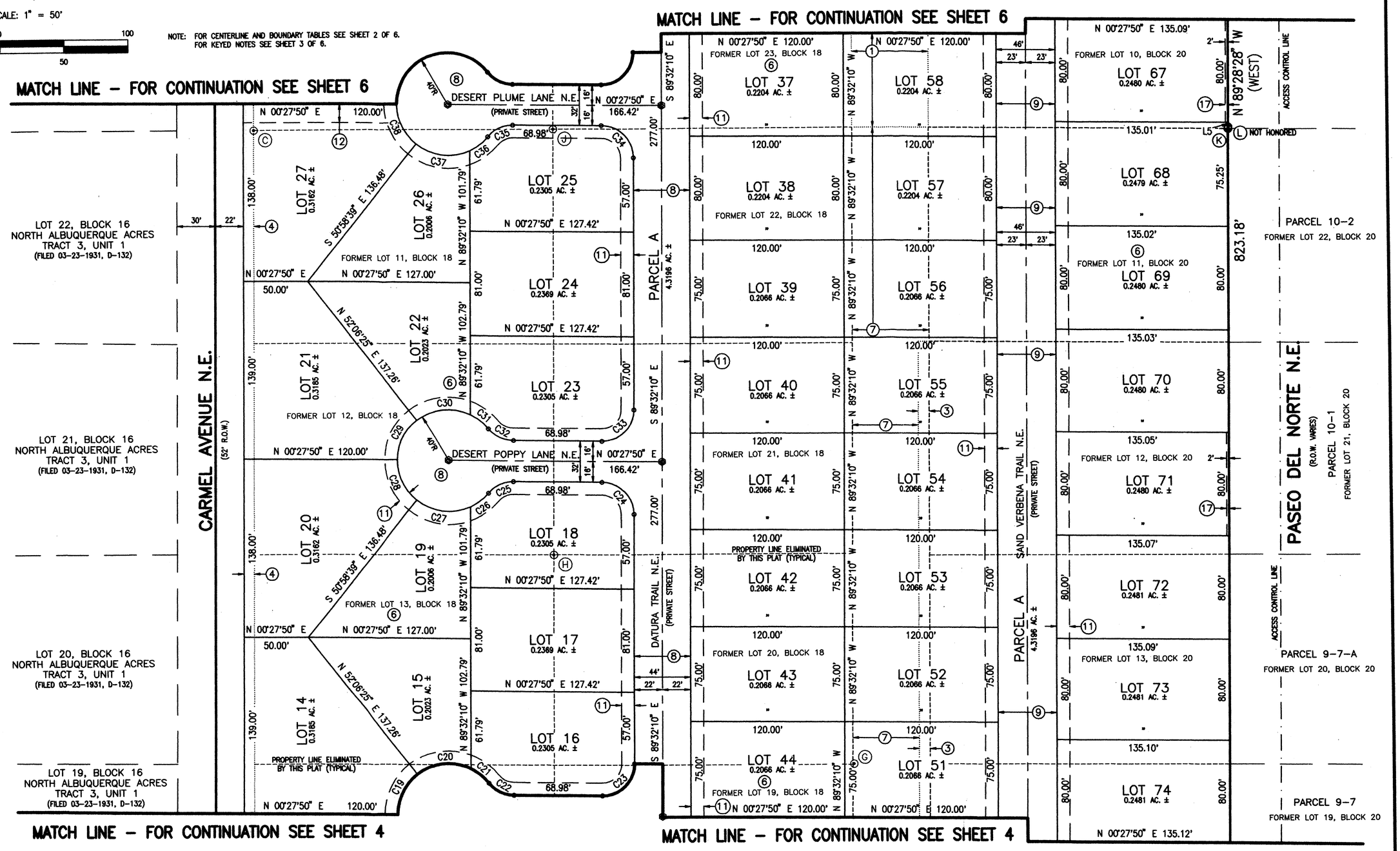
2004032255
6045741
Page: 5 of 6
03/11/2004 10:31A
Bk-2004C Pg-76
Mary Herrera Bern. Co. PLAT R 32.00

COUNTY CLERK FILING DATA

SCALE: 1" = 50'

50 0 100
20 50

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



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

SP #2003430380

2004032255
6045741
Page: 6 of 6
03/11/2004 10:31A
Bk-2004C Pg-76
Mary Herrera Bern. Co. PLAT R 32.00

COUNTY CLERK FILING DATA

SUBDIVISION PLAT OF

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

SCALE: 1" = 50'

50 0 100

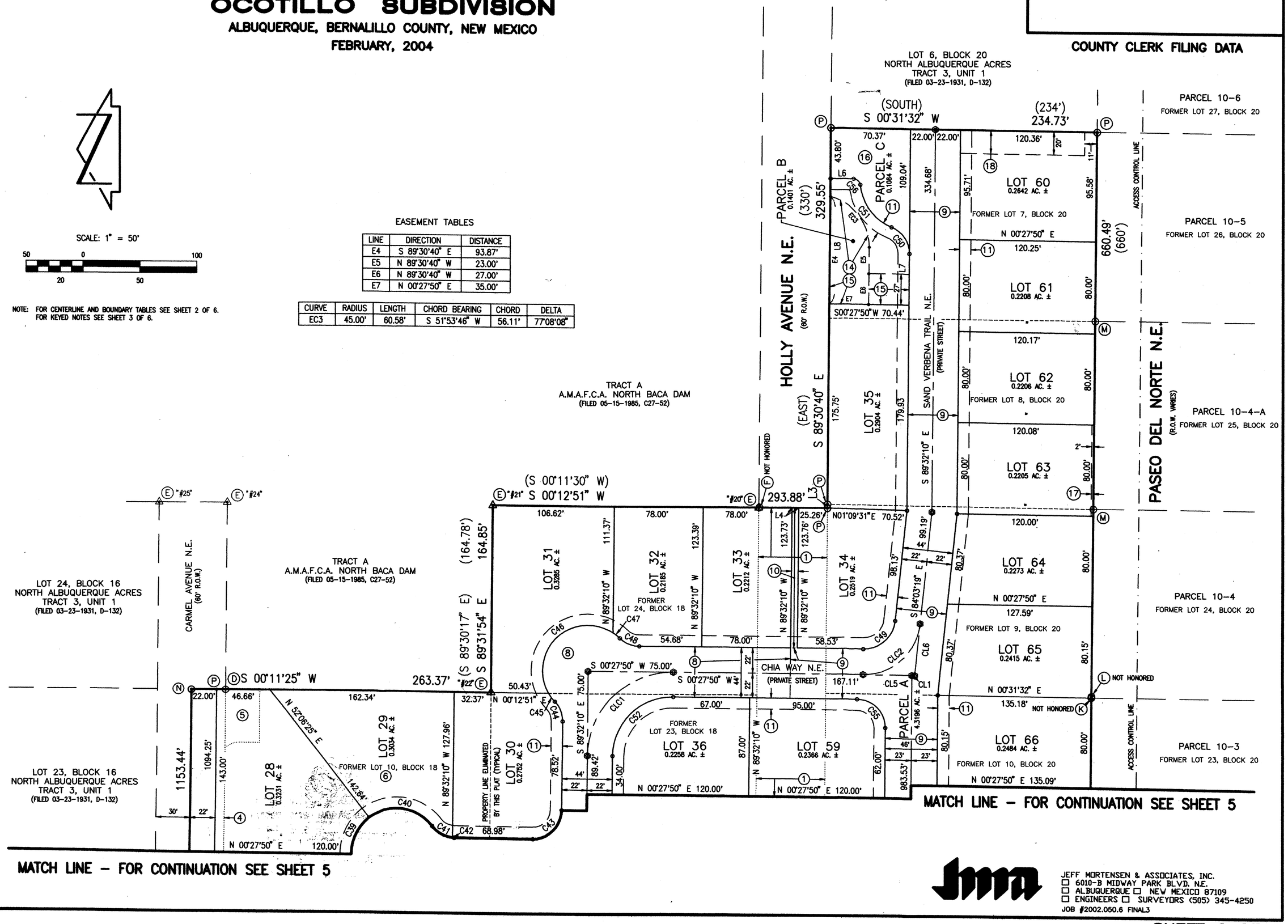
20 50

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"



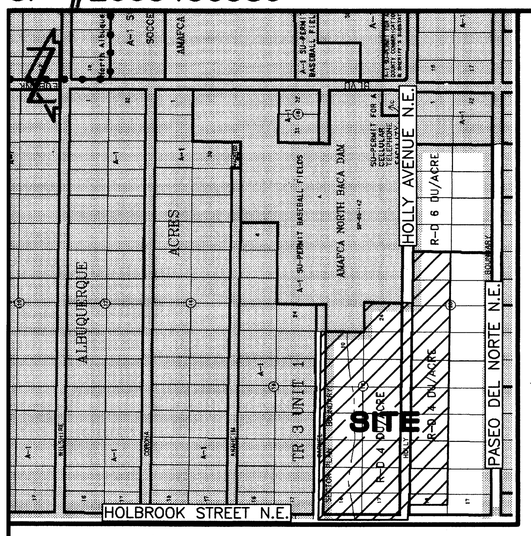
JEFF MORTENSEN & ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250
JOB #2002.050.6 FINAL3

SP #2003430380

FINAL PLAT
DRB APPROVED
3/10/04

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	

COUNTY CLERK FILING DATA



VICINITY MAP C-21

SCALE: 1" = 750'

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

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 2-23-04
Donald G. Hoech, Managing Member, Date
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)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2007

This instrument was acknowledged before me on this 23rd day of February, 2004, by Donald G. Hoech, Managing Member, Desert Ridge Development, LLC.

Debie LeBlanc Trujillo
Notary Public

2-23-04
Jason Daskalos, Date
(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)
SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2007

This instrument was acknowledged before me on this 23rd day of February, 2004, by Jason Daskalos.

Debie LeBlanc Trujillo
Notary Public

2-23-04
Cindy Lynn Daskalos, Date
(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)
SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2007

This instrument was acknowledged before me on this 23rd 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.

DRB PROJECT NUMBER 1002885

APPLICATION NUMBER 03DRB-01354, 03DRB-01355, 03DRB-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 (2-23-04)	DATE
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.

Charles G. Cala, Jr., NMPS #11184

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

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

SP #2003430380

SUBDIVISION PLAT OF

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

COUNTY CLERK FILING DATA

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 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"

BOUNDARY TABLES

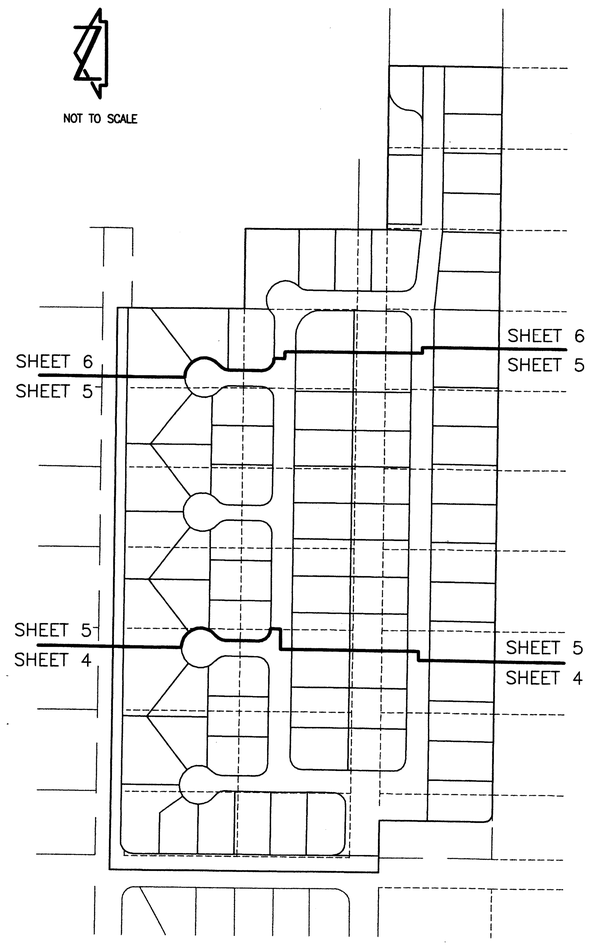
LINE	DIRECTION	DISTANCE
L1	N 89°55'27" W	38.65'
(L1)	N 89°32'57" W	38.65'
L2	N 89°32'10" W	108.39'
L3	S 89°32'10" E	3.32'
L4	S 00°12'51" W	6.00'
L5	N 89°28'28" W	4.75'
L6	S 00°27'50" W	20.64'
L7	N 89°32'10" W	44.68'
L8	S 89°30'40" E	109.99'

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	13.76'	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



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.

SUBDIVISION 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

(A) FOUND 1" IRON PIPE

(B) FOUND #5 REBAR W/CAP STAMPED "WAYJOHN PS 14269"

(C) FOUND #3 REBAR, NO I.D. (BENT)

(D) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(E) FOUND A.M.A.F.C.A. BRASS CAP SET IN CONCRETE

(F) FOUND #4 REBAR W/CAP STAMPED "PS 10464"

(G) FOUND #3 REBAR W/CAP STAMPED "NMPS 12803"

(H) FOUND HUB AND TACK

(J) FOUND #5 REBAR W/CAP STAMPED "PLS 3516"

(K) FOUND #4 REBAR W/CAP STAMPED "7264"

(L) FOUND #5 REBAR, NO I.D., IN CONCRETE

(L) FOUND #5 REBAR, NO I.D., IN CONCRETE

(M) FOUND #4 REBAR, NO I.D.

(N) CALCULATED POSITION, POINT NOT SET

(P) 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

SP #2003430380

SUBDIVISION PLAT OF

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

SCALE: 1" = 50'

50 0 100

20 50

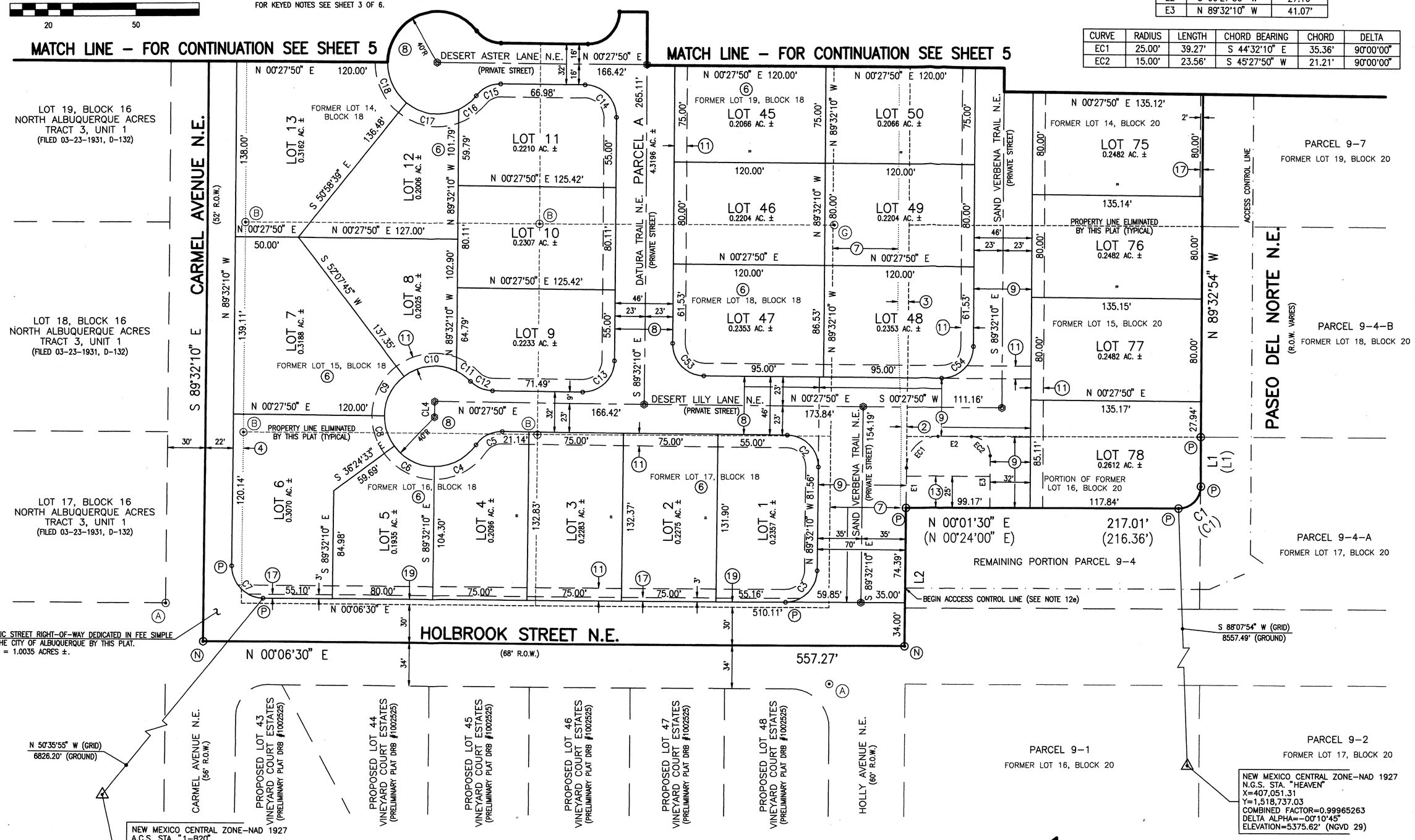
NOTE: FOR CENTERLINE AND BOUNDARY TABLES SEE SHEET 2 OF 6.
FOR KEYED NOTES SEE SHEET 3 OF 6.

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"



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

SP #2003430380

SUBDIVISION PLAT OF

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

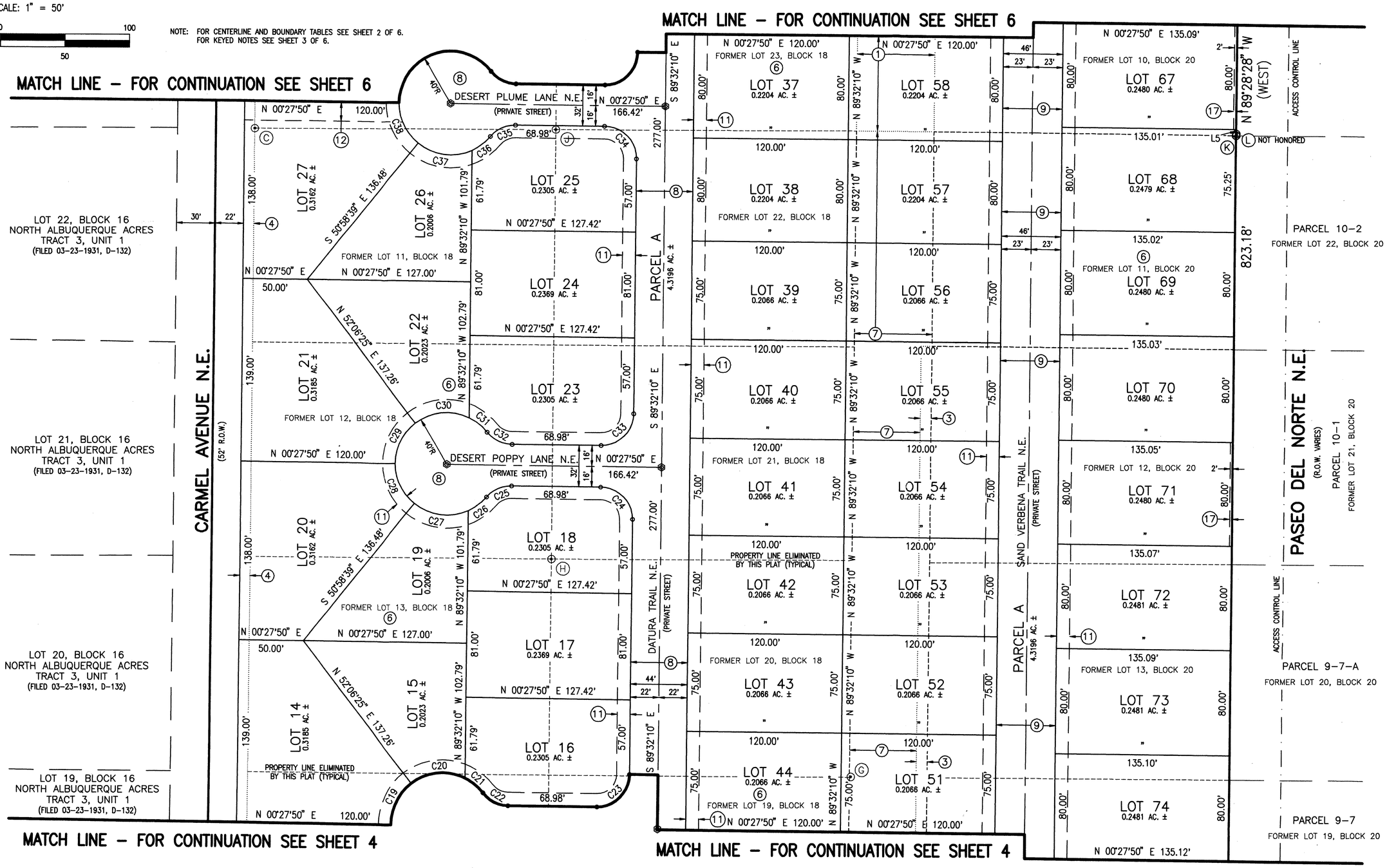
FEBRUARY, 2004

COUNTY CLERK FILING DATA

SCALE: 1" = 50'

50 0 100
20 50

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



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

SP #2003430380

SUBDIVISION PLAT OF

OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

COUNTY CLERK FILING DATA

SCALE: 1" = 50'

50 0 100

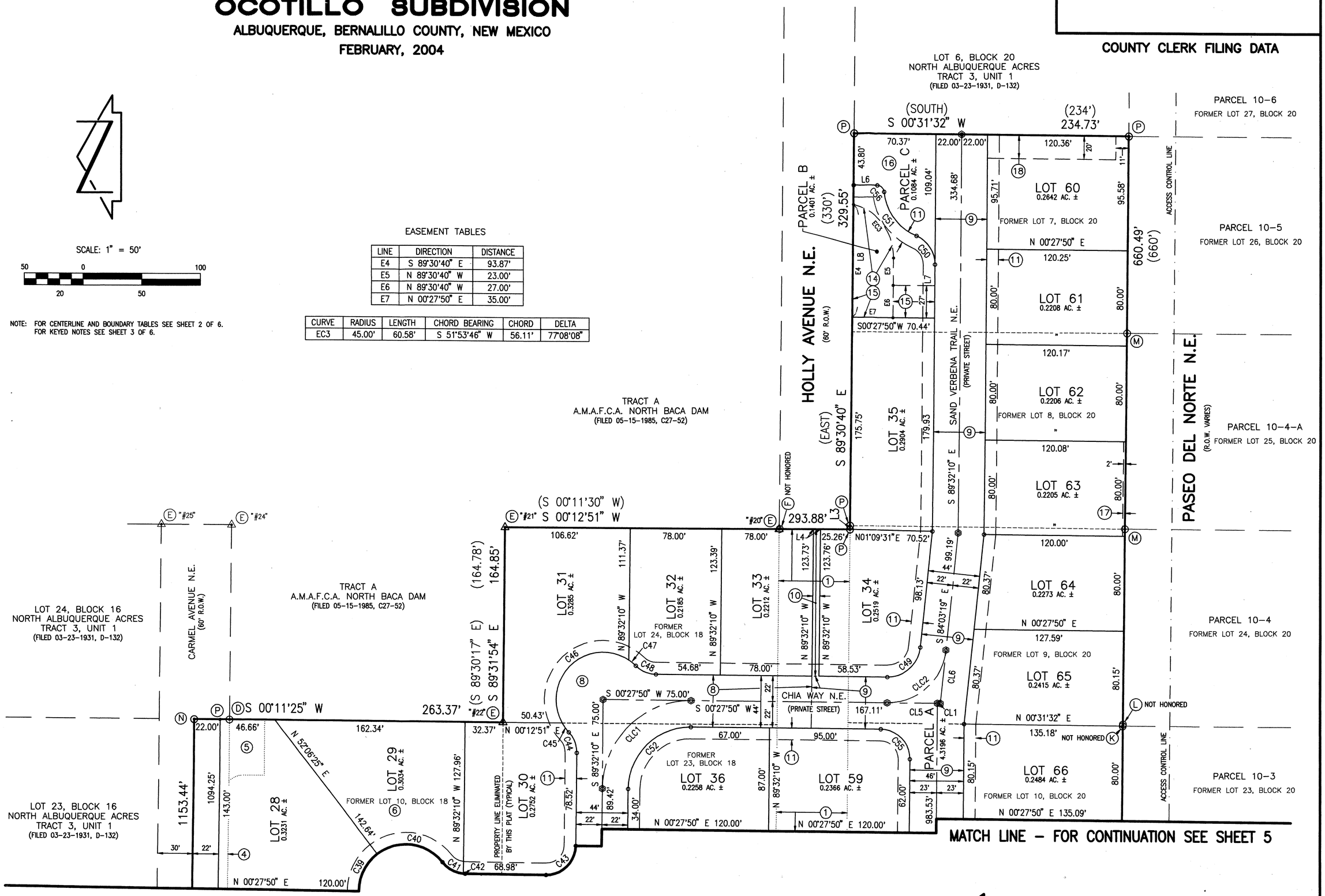
20 50

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

EASEMENT TABLES

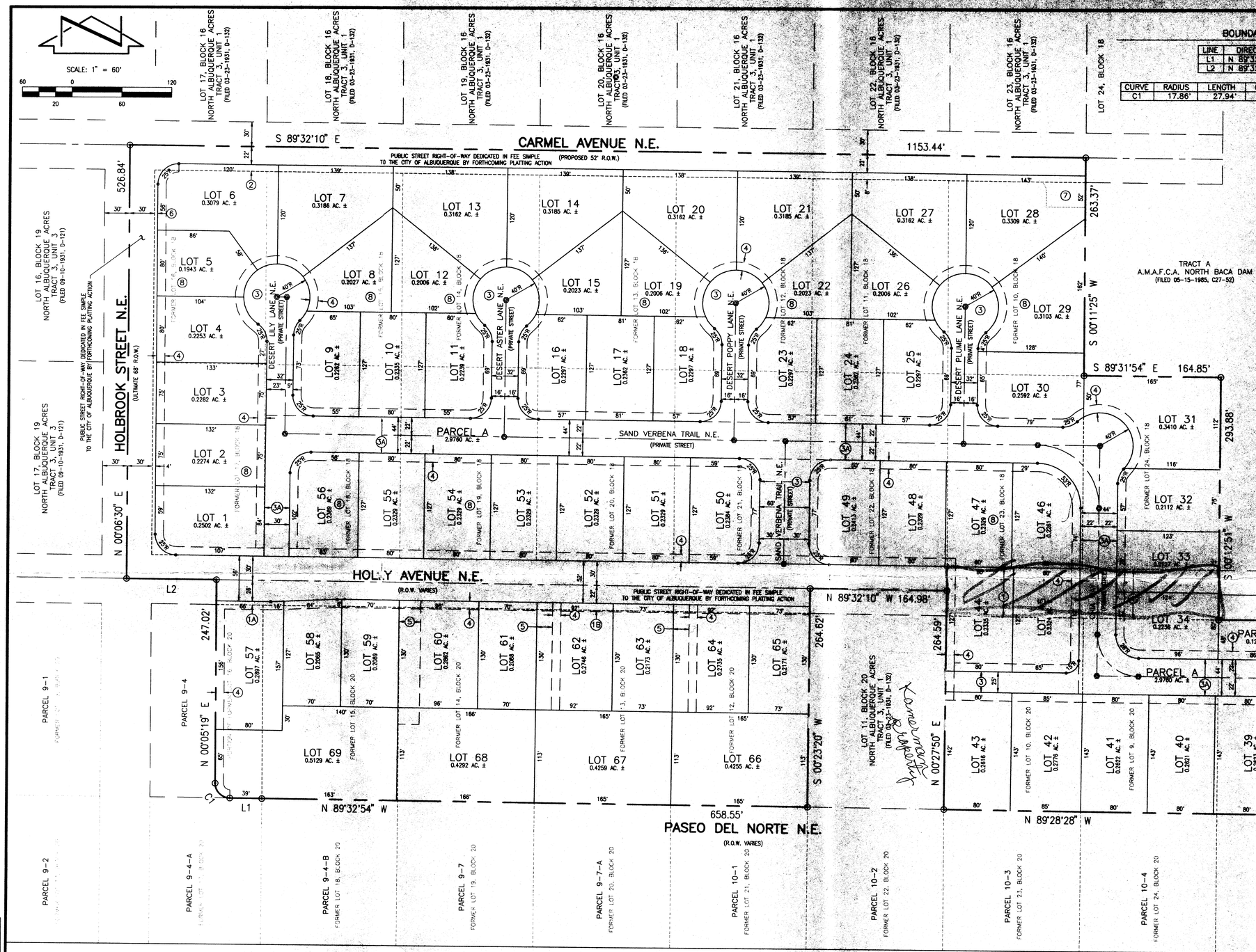
LINE	DIRECTION	DISTANCE
E4	S 89°30'40" E	93.87'
E5	N 89°30'40" W	23.00'
E6	N 89°30'40" W	27.00'
E7	N 00°27'50" E	35.00'

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



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

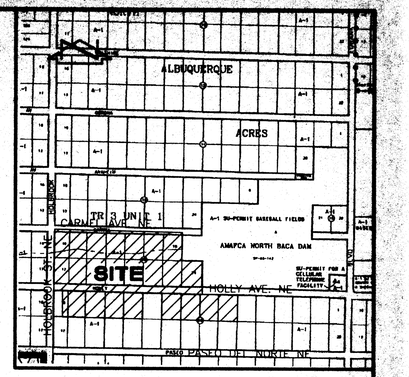
JOB #2002.050.6 FINAL3



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'

C-21

KEYED NOTES

VACATED PUBLIC RIGHTS-OF-WAY AND EASEMENT

(1) HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST

(1A) SOUTH 4' OF HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST

(1B) SOUTH 8' OF HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST

(2) SOUTH 8' OF CARMEL AVENUE N.E. TO BE VACATED BY THIS REQUEST

(7) PUBLIC VEHICULAR ACCESS EASEMENT GRANTED BY DOCUMENT FILED 11-18-2002, BOOK A45, PAGE 600, DOC. #2002151009 TO BE VACATED BY THIS REQUEST

(8) 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

(3) PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS TO BE GRANTED BY FORTHCOMING PLATTING ACTION

(3A) PRIVATE ACCESS, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS TO BE GRANTED BY FORTHCOMING PLATTING ACTION

(4) 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION

(5) PRIVATE ACCESS, PRIVATE STORM DRAINAGE, PRIVATE SANITARY SEWER AND PRIVATE WATERLINE EASEMENTS TO BE GRANTED BY FORTHCOMING PLATTING ACTION

RIGHT-OF-WAY DEDICATION

(6) 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

1002885

03DRB-01354

File Path: N:\WORK\2002\01 | Plot Date: 08-14-2003
File Name: 205015KETCH5.DWG | Plot Time: 11:00 am

JEFF MORTENSEN & ASSOCIATES, INC.
5010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

SKETCH PLAT AND VACATION REQUEST

LOTS 1 - 69 AND PARCELS A AND B, OCOTILLO

DESIGNED BY G.M.
DRAWN BY T.N.T.
APPROVED BY C.G.C.

NO.	DATE	BY	REVISIONS

JOB NO. 2002.050.1
DATE 08-2003
SHEET 1 OF 1