

I. EXECUTIVE SUMMARY

- A. VINEYARD ESTATES UNIT IV-B IS A PROPOSED RESIDENTIAL SUBDIVISION LOCATED WITHIN THE VINEYARD SECTOR PLAN AREA OF NORTH ALBUQUERQUE ACRES TO BE CONSTRUCTED BY HOECH REAL ESTATE CORPORATION (HREC).
- B. A PORTION OF THE SITE LIES WITHIN A FLOOD HAZARD ZONE ASSOCIATED WITH THE MAIN BRANCH OF THE NORTH DOMINGO BACA ARROYO (NDBA).
- C. IN ACCORDANCE WITH PREVIOUSLY APPROVED PLANS, THE DESIGNATED OUTFALL FOR THE SITE IS TO CARMEL AVENUE NE AND THE PERMANENT NDBA/CARMEL AVENUE STORM DRAINAGE IMPROVEMENTS CONTAINED THEREIN.
- D. AMAFCA HAS SUCCESSFULLY BID, AWARDED, AND IS APPROXIMATELY 98% COMPLETE WITH A CONTRACT TO CONSTRUCT THE PERMANENT NDBA/CARMEL AVENUE STORM DRAIN IMPROVEMENTS AS PART OF A COST SHARING AGREEMENT WITH HREC. THE STORM DRAIN PORTION OF THE PROJECT IS IN PLACE AND PROVIDES THE OUTFALL FOR THE FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE.
- E. AN APPROVED CLOMR WAS PREPARED SUPPORTING ELIMINATION OF THE UNDERLYING FLOOD HAZARD ZONE AS PART OF THE FOREMENTIONED AMAFCA COST-SHARING AGREEMENT THAT ALSO INCLUDES A POST-CONSTRUCTION LOMR.
- F. DEVELOPED SITE RUNOFF WILL BE DIRECTED TO THE PROPOSED INTERNAL PRIVATE STREET AND WILL DRAIN TO CARMEL AVENUE NE WHICH IS SIZED FOR FREE DISCHARGE FROM THIS SITE.

II. INTRODUCTION

PROPOSED LOTS 1 THROUGH 4 WILL BE SINGLE FAMILY DETACHED RESIDENTIAL HOMES CONSTRUCTED ON INDIVIDUALLY PLATTED LOTS. THE DEVELOPER IS HOECH REAL ESTATE CORPORATION (HREC), VISALIA WAY NE WILL BE A PRIVATE STUB DEAD END STREET.

THE SITE IS UNDEVELOPED. THIS PROJECT WILL CONSTRUCT ITS PERMANENT CARMEL AVENUE STREET FRONTAGE. THE UPSTREAM CARMEL AVENUE TO THE EAST WAS RECENTLY CONSTRUCTED BY HREC IN SUPPORT OF ITS LOS VIGILS AND VINEYARD ESTATES, UNIT IV-A PROJECTS. DEVELOPED RUNOFF FROM THIS SITE WILL BE COLLECTED WITHIN THE PROPOSED PRIVATE STREET THAT WILL DRAIN TO THE RECENTLY CONSTRUCTED PUBLIC 78" STORM DRAIN IN CARMEL.

THE RESPONSIBILITY AND FUNDING FOR THE CARMEL AVENUE STORM DRAIN EXTENSION AND POST-CONSTRUCTION LOMR ARE INCLUDED IN THE APPROVED COST-SHARING AGREEMENT FOR THE AMAFCA PROJECT WHICH WAS APPROXIMATELY 98% COMPLETE AT THE TIME THIS PLAN WAS PREPARED. THE PREVIOUSLY APPROVED CLOMR DRAINAGE REPORT FOR THE AMAFCA PROJECT SUPPORTED THE CARMEL STORM DRAIN EXTENSION, 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 FOR VINEYARD ESTATES, UNIT IV-B
- 2) DRC APPROVAL FOR THE INFRASTRUCTURE PLANS TO BE SUBMITTED UPON PRELIMINARY PLAT APPROVAL
- 3) ROUGH GRADING APPROVAL

III. PROJECT DESCRIPTION:

AS SHOWN HEREON BY VICINITY MAP C-20, THE SITE IS LOCATED IN THE NORTH ALBUQUERQUE ACRES AREA OF ALBUQUERQUE. THE SITE IS LOCATED EAST OF VENTURA ST. N.E., ON THE NORTH SIDE OF CARMEL AVE. N.E., AND LIES WITHIN THE VINEYARD SECTOR PLAN AREA. THE EXISTING LEGAL DESCRIPTION IS: LOT 28, BLOCK 18, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES. THE SITE IS ZONED R-D (5 DU/AC). AS SHOWN THE PROPOSED DEVELOPMENT IS 4 UNITS ON 1 GROSS ACRES (4 DU/AC) AND IS CONSISTENT WITH THE EXISTING ZONING AND FLOWLINES PLAN. AS SHOWN BY PANEL 141 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, REVISED 04/02/2002, THE SW CORNER OF THE SITE IS IMPACTED BY A DESIGNATED FLOOD HAZARD ZONE (AO, DEPTH 1) ASSOCIATED WITH 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 TO OFFICIALLY ELIMINATE THIS FLOOD HAZARD ZONE UPON COMPLETION OF THE PROPOSED CARMEL AVENUE STORM DRAIN PROJECT BY AMAFCA.

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 IDENTIFIES 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 RESIDENTIAL AND TO DRAIN TO FUTURE PERMANENT NDBA IMPROVEMENTS CONSTRUCTED WITHIN THE CARMEL CORRIDOR. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THIS CONCEPT.
- B. VINEYARD ESTATES UNIT IV GRADING AND DRAINAGE PLAN PREPARED BY JEFF MORTENSEN AND ASSOCIATES, INC. (JMA) DATED 09/23/1994 (CITY HYDROLOGY FILE C20/D3C). THIS PLAN SUPPORTED THE CONSTRUCTION OF THE VINEYARD ESTATES, UNIT IV SUBDIVISION TO THE NORTH (CITY PROJECT # 339194) AND ESTABLISHED THE CONCEPT WHEREBY THE LOTS FRONTING ON CARMEL WOULD HAVE FREE DISCHARGE TO FUTURE NORTH DOMINGO BACA CARMEL AVENUE STORM DRAIN IMPROVEMENTS. THE PROPOSED IMPROVEMENTS AND DRAINAGE CONCEPTS ARE CONSISTENT WITH THOSE IDENTIFIED THEREIN.
- C. 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.
- D. 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 ARE CURRENT UPDATES TO THE ORIGINAL RTI PLAN AND THE PROPOSED IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THOSE IDENTIFIED THEREIN.
- E. 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 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 AND INCLUDED A PRELIMINARY DESIGN OF THE CARMEL STORM DRAIN AS.
- F. GRADING AND DRAINAGE PLAN FOR VENTURA VILLAGE DATED 11/25/2002 (DRB # 1001463) AND INFRASTRUCTURE PLANS (CPN 699981) BY CLARK CONSULTING ENGINEERS. THIS PROJECT, LOCATED AT THE SOUTHEAST CORNER OF VENTURA STREET AND CARMEL AVE, AND IMMEDIATELY DOWNSTREAM OF VINEYARD ESTATES, UNIT IV-B, IS FINANCIALLY RESPONSIBLE FOR CONSTRUCTING ITS CARMEL AVENUE PAVING FRONTAGE ON THE SOUTH SIDE OF CARMEL.
- G. 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 98% COMPLETE AT THE TIME THIS REPORT WAS PREPARED. THIS CARMEL STORM DRAIN IS THE DEVELOPED DRAINAGE OUTFALL FOR THE PROPOSED IMPROVEMENTS AND THE VINEYARD ESTATES UNIT IV-B PROJECT RELIES UPON ITS CONSTRUCTION.
- H. GRADING AND DRAINAGE REPORT FOR VINEYARD ESTATES, UNIT IV-A PREPARED BY JMA DATED 12/16/2002 (DRB 1002207, CITY HYDROLOGY FILE C20/D3A). THIS APPROVED REPORT SUPPORTS THE CONSTRUCTION OF A 14 LOT RESIDENTIAL SUBDIVISION, ALSO BY HREC, TO THE EAST OF THIS PROJECT. THESE PROJECTS WILL SHARE THE COMMON LOT LINE RETAINING WALL, AND THE DRAINAGE CONCEPT OF FREE DISCHARGE TO THE NORTH SIDE OF CARMEL AVENUE NE TO THE NDBA STORM DRAIN IS COMMON TO BOTH. THE VINEYARD ESTATES, UNIT IV-A PLAN INCLUDED A DOWNSTREAM STREET AND STORM DRAIN ANALYSIS OF CARMEL AVENUE IN THE FULLY DEVELOPED CONDITION THAT ALSO SUPPORTED THE DEVELOPMENT OF THE VINEYARD ESTATES UNIT IV-B AREA.

THE PROPOSED CONSTRUCTION OF RESIDENTIAL SINGLE FAMILY HOMES DRAINING DIRECTLY AND FREELY TO PERMANENT NORTH DOMINGO BACA ARROYO DRAINAGE IMPROVEMENTS 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 AND AMAFCA FOR NORTH DOMINGO BACA ARROYO DEVELOPMENT.

V. EXISTING CONDITIONS:

THE SITE IS UNDEVELOPED. CARMEL AVENUE NE TO THE SOUTH LIES TOPOGRAPHICALLY LOWER AND IS AN EXISTING UNDEVELOPED PUBLIC STREET. THE SOUTH HALF OF CARMEL IS CURRENTLY UNDER CONSTRUCTION AND WILL BE PAVED WITH PERMANENT CURB AND GUTTER AND HALF-WIDTH (SOUTH) PAVEMENT BY THE VENTURA VILLAGE PROJECT (REF. F) TO THE NORTH LIES VINEYARD ESTATES, UNIT IV, AN EXISTING DEVELOPED RESIDENTIAL SINGLE FAMILY SUBDIVISION. OFFSITE FLOWS DO NOT IMPACT THE SITE. THE PROPERTY TO THE WEST IS UNDEVELOPED.

VI. DEVELOPED CONDITIONS

THE PROPOSED IMPROVEMENTS CONSIST OF 4 SINGLE FAMILY RESIDENTIAL HOMES. VISALIA WAY NE WILL BE A PRIVATE STREET. ALL LOTS WILL DRAIN TO CARMEL AVENUE NE VIA VISALIA WAY IN ACCORDANCE WITH THE GRADING PLAN ON SHEET 2. PERMANENT CARMEL AVENUE PAVING AND STORM DRAINAGE IMPROVEMENTS WILL BE CONSTRUCTED IN THE PROJECT FRONTAGE, ALTHOUGH NOT YET ACCEPTED, THE CARMEL AVENUE STORM DRAIN RECENTLY CONSTRUCTED BY AMAFCA BY CITY PROJECT # 693481 (REF. G) HAS BEEN SHOWN AS EXISTING. DOWNSTREAM STORM INLETS AND CARMEL AVENUE NE PAVING IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION BY VENTURA VILLAGE, CPN 699981 (REF. F). AS DEMONSTRATED BY THE CLOMR (REF. E) 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. A BASIN MAP AND STREET AND STORM DRAIN CALCULATIONS FOR CARMEL AVENUE NE WERE PROVIDED AS PART OF THE VINEYARD ESTATES, UNIT IV-A PROJECT (REF. H) TO ILLUSTRATE THE CARMEL AVENUE STREET HYDRAULICS AS REQUIRED TO CONFIRM THE ADEQUACY OF THE DOWNSTREAM SYSTEM.

A FEMA APPROVED CLOMR WAS PREPARED BY THIS OFFICE TO SUPPORT THE PROPOSED AMAFCA PROJECT, THIS 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 AMAFCA PROJECT. FLOOD INSURANCE MAY BE REQUIRED FOR ANY BUILDINGS CONSTRUCTED WITHIN THE FLOODPLAIN PRIOR TO FEMA APPROVAL OF THE LOMR.

VII. GRADING PLAN

THE GRADING PLANS ON SHEET 2 OF THIS SUBMITTAL SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'0" INTERVALS AS TAKEN FROM THE TOPOGRAPHIC SURVEY PREPARED BY JEFF MORTENSEN & ASSOCIATES, INC DATED 09/18/2002, 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, 6) THE LIMIT AND CHARACTER OF EXISTING OFFSITE PUBLIC STORM DRAINAGE IMPROVEMENTS RECENTLY CONSTRUCTED BY AMAFCA, 7) THE LIMIT AND CHARACTER OF EXISTING UPSTREAM PAVING AND STORM DRAINAGE IMPROVEMENTS RECENTLY CONSTRUCTED BY THE VINEYARD ESTATES, UNIT IV-A PROJECT (REF. H), CPN 705282, AND 8) THE LIMIT AND CHARACTER OF PROPOSED CARMEL AVENUE PAVING IMPROVEMENTS TO BE CONSTRUCTED BY VENTURA VILLAGE, CPN 699981 (REF. F) AND CURRENTLY UNDER CONSTRUCTION.

VIII. CALCULATIONS

THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE AND EVALUATE THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED WAS DETERMINED 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 (REF. E) AND BY THE VINEYARD ESTATES, UNIT IV-A DRAINAGE REPORT (REF. H), THE PROPOSED CARMEL AVENUE STORM DRAIN IS SIZED FOR FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE.

IX. 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, TO BE CONSTRUCTED BY AMAFCA, CITY PROJECT # 69348, FOR WHICH CONSTRUCTION WAS 98% COMPLETE AT THE TIME THIS PLAN WAS PREPARED..
- C. A SEPARATE DRAINAGE SUBMITTAL FOR CLOMR APPROVAL SUPPORTING THE AMAFCA PROJECT WAS ENDORSED BY THE CITY AND COUNTY FLOODPLAIN ADMINISTRATORS AND WAS APPROVED BY FEMA ON 11/08/2002.
- D. A POST-CONSTRUCTION LOMR SUBMITTAL SUPPORTING THE AMAFCA PROJECT WILL BE PREPARED BY THIS OFFICE UPON PROJECT COMPLETION FOR THE PURPOSES OF ELIMINATING THE UNDERLYING FLOODPLAIN.
- E. ALL PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THIS PROPOSAL WILL BE PROVIDED FOR BY THE DRB ACTIONS SUBMITTED TO SUPPORT THIS PROJECT AND BY THE PROPOSED AMAFCA COST-SHARE PROJECT. THE INFRASTRUCTURE LIST WILL CLEARLY IDENTIFY WHICH IMPROVEMENTS ARE TO BE GUARANTEED BY THE DEVELOPER AND WHICH ARE GUARANTEED BY THE COST-SHARING AGREEMENT.
- F. THERE ARE NO DPM DESIGN VARIANCES REQUESTED AT THIS TIME, NOR ARE ANY PUBLIC EASEMENTS OR COVENANTS REQUIRED.

CALCULATIONS

- I. PRECIPITATION ZONE = 3
- II.  $P_{6,100} = P_{360} = 2.60$  IN
- III. TOTAL AREA ( $A_T$ ) = 1.00 AC (INCLUDES STREET FRONTAGE)

IV. LAND TREATMENTS

A. EXISTING CONDITIONS

TREATMENT	AREA (AC)	%
A	0.70	70
C	0.30	30

B. DEVELOPED CONDITIONS

TREATMENT	AREA (AC)	%
C	0.25	25
D	0.15	15
D	0.60	60

V. EXISTING CONDITIONS

A. VOLUME

$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$V_{100} = (E_w / 12) A_T$$

$$E_w = [(0.66)(0.70) + (1.29)(0.30)] / 1.00 = 0.849 \text{ IN.}$$

$$V_{100} = (0.849 / 12) \cdot 1.00 = 0.07 \text{ AC-FT} = 3,080 \text{ SF}$$

B. PEAK DISCHARGE

$$Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D$$

$$Q_p = Q_{100} = (1.87)(0.70) + (3.45)(0.30) = 2.3 \text{ CFS}$$

VI. DEVELOPED CONDITION

A. VOLUME

$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = [(0.92)(0.25) + (1.29)(0.15) + (2.36)(0.60)] / 1.00 = 1.84 \text{ IN.}$$

$$V_{100} = (E_w / 12) A_T$$

$$V_{100} = (1.84 / 12) \cdot 1.00 = 0.153 \text{ AC-FT} = 6,680 \text{ CF}$$

B. PEAK DISCHARGE

$$Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D$$

$$Q_p = Q_{100} = (2.60)(0.25) + (3.45)(0.15) + (5.02)(0.60) = 4.2 \text{ CFS}$$

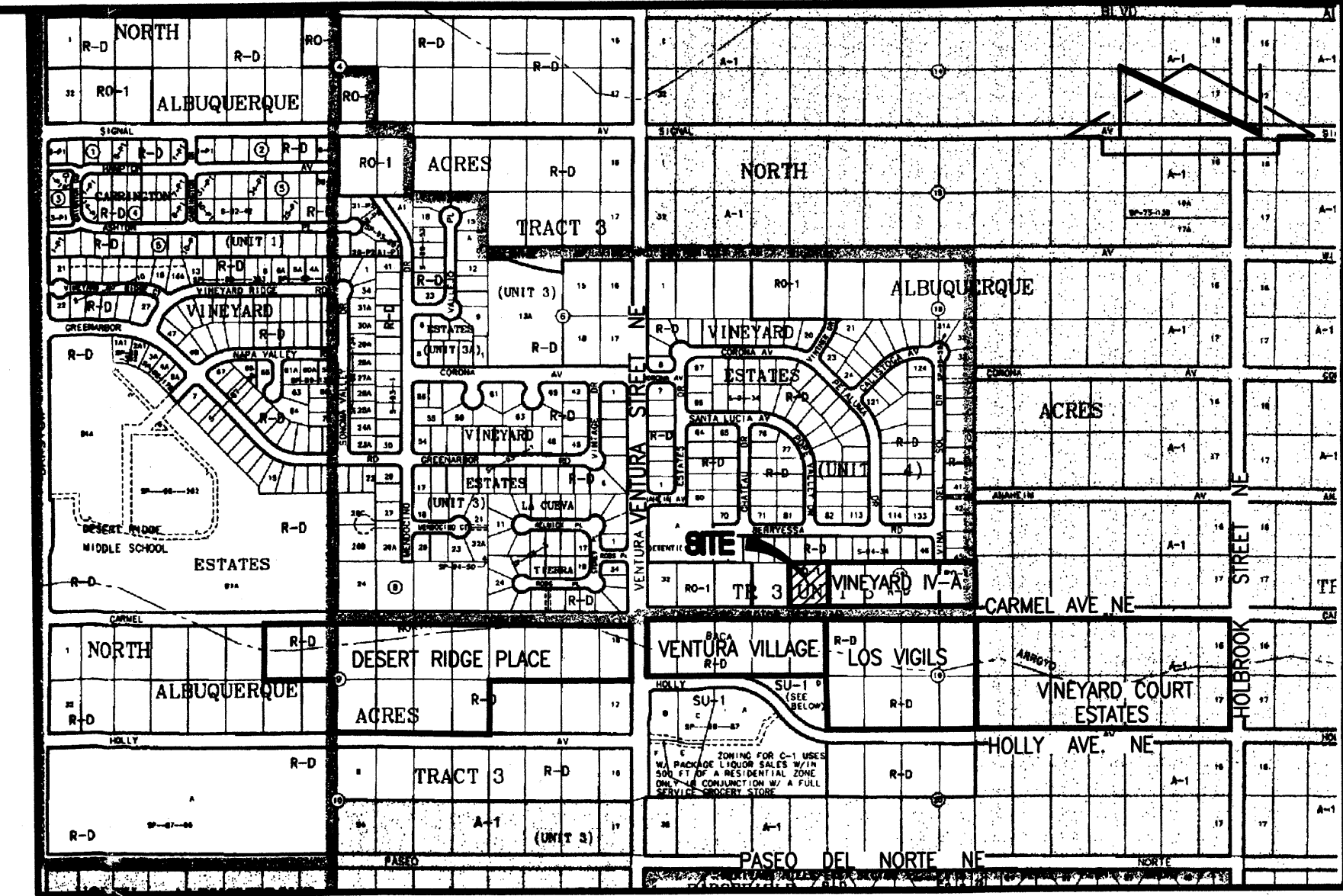
VI. COMPARISON

$$\Delta V_{100} = 6,680 - 3,080 = 3,600 \text{ CF (INCREASE)}$$

$$\Delta Q_{100} = 4.2 - 2.3 = 1.9 \text{ CFS (INCREASE)}$$

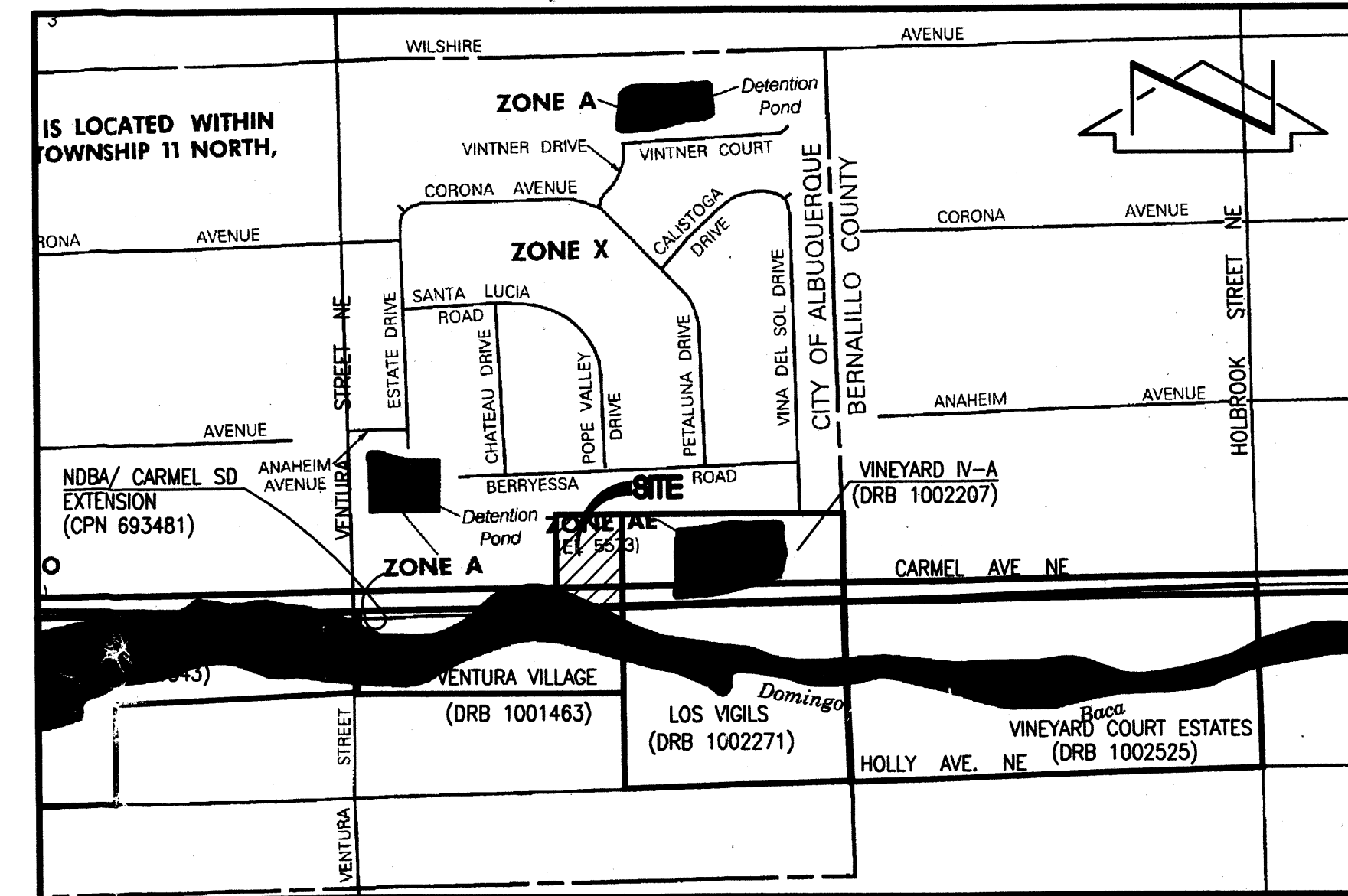
INDEX OF DRAWINGS

- 1. COVER SHEET, VICINITY MAP, FIRM, INDEX OF DRAWINGS, CALCULATIONS AND DRAINAGE REPORT
- 2. GRADING PLAN
- 3. SECTIONS, DETAILS, AND GENERAL NOTES



VICINITY MAP

SCALE: 1" = 750'



F.I.R.M.

SCALE: 1" = 500'

LEGAL DESCRIPTION

LOTS 28, BLOCK 18, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3

PROJECT BENCHMARK (NGVD 1929)

ACS STATION "HEAVEN" (TIED PRIOR TO PASEO DEL NORTE ROADWAY CONSTRUCTION IN 1999)  
PREVIOUS ELEVATION = 5378.79 FEET (NGVD 1929)

THIS BENCHMARK HAS BEEN USED TO PROVIDE CONSISTENCY BETWEEN THIS SURVEY AND SURVEYS PREVIOUSLY CONDUCTED FOR RELATED NORTH DOMINGO BACA ARROYO PROJECTS AND THEREFORE REPRESENTS THE "PROJECT DATUM" FOR THIS PROJECT.

NOTE: THE ELEVATION FOR ACS STATION "5-C20", AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 5-C20", EPOXIED TO THE TOP OF A STORM INLET, AT THE N.E. CURB RETURN IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF VENTURA STREET AND ANAHEIM AVENUE N.E., BASED UPON THE "PROJECT DATUM" IS 5552.84 FEET (NGVD 29). THE C.O.A. PUBLISHED ELEVATION FOR "5-C20" IS 5552.71 FEET (NGVD 29) AND THEREFORE VARIES BY 0.13 FEET VERTICALLY FROM THE "PROJECT DATUM".

T.B.M.

A #5 REBAR WITH CAP STAMPED "CONTROL PT N1184" SET NEAR THE NORTH SIDE OF THE CARMEL AVENUE N.E. RIGHT-OF-WAY NEAR THE SOUTHWEST CORNER OF THE EXISTING POND. ELEVATION = 5580.92 FEET (NGVD 1929)



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COVER SHEET, VICINITY MAP, FIRM, INDEX OF DRAWINGS, CALCULATIONS AND DRAINAGE REPORT  
VINEYARD ESTATES, UNIT IV-B

DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
G.M.					2003.044.3
DRAWN BY					DATE
G.M.					08-2003
APPROVED BY					SHEET
G.M.					1 OF 3

KEYED NOTES

NEW EASEMENTS (TO BE GRANTED BY PLAT)

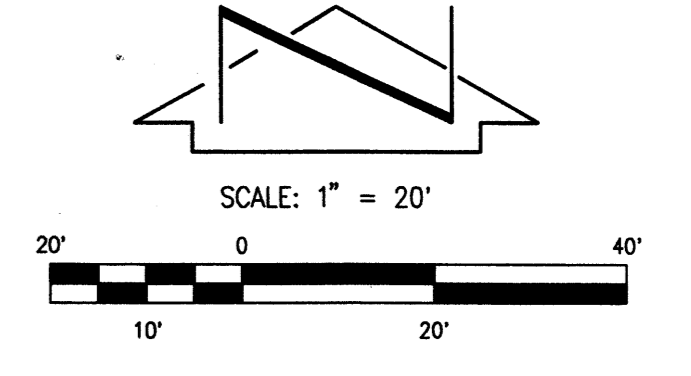
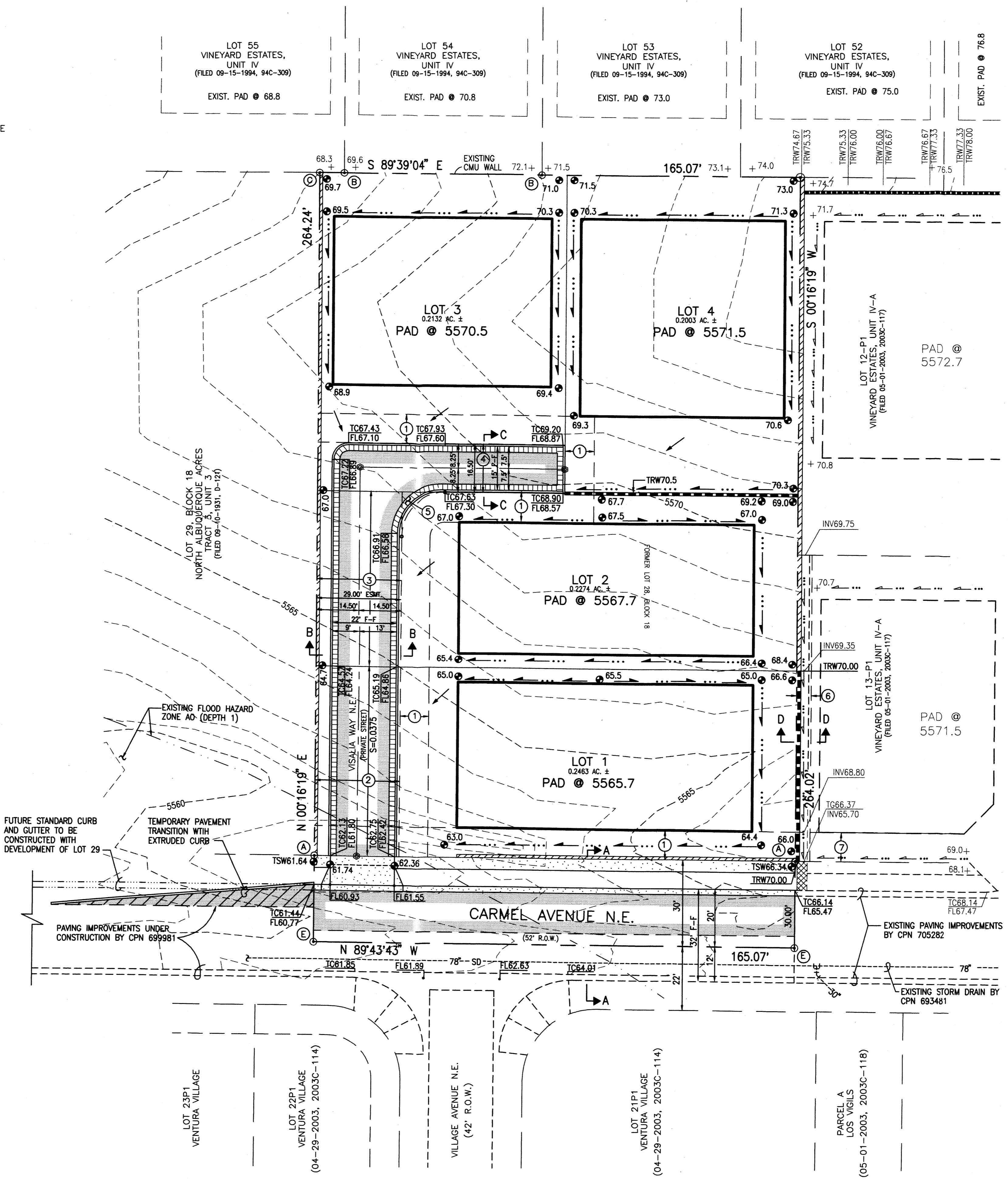
- ① 10' PUBLIC UTILITY EASEMENT.
- ② 29' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER LINE AND PUBLIC SANITARY SEWER EASEMENTS SERVING LOTS 1, 2, 3 AND 4. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1, 2, 3 AND 4.
- ③ 29' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER LINE AND PUBLIC SANITARY SEWER EASEMENTS SERVING LOTS 2, 3 AND 4. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2, 3 AND 4.
- ④ 16.50' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, PRIVATE WATER LINE AND PRIVATE SANITARY SEWER EASEMENTS SERVING LOT 4. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 3 AND 4.
- ⑤ PRIVATE ACCESS AND PRIVATE STORM DRAINAGE EASEMENT SERVING LOTS 3 AND 4. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2, 3 AND 4.

EXISTING EASEMENTS - OFFSITE

- ⑥ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 2003C-117
- ⑦ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-117

MONUMENTS

- A #5 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- B #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- C #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- D P.K. NAIL W/WASHER STAMPED "NMPS 11184"
- E CALCULATED POSITION, NO POINT SET.



PROJECT BENCHMARK

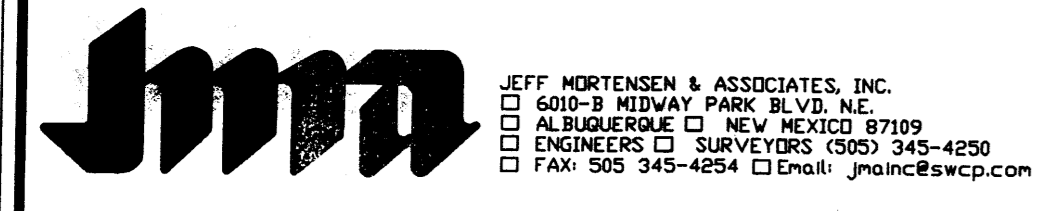
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LEGEND

- - - - - EXISTING CONTOUR
- + 74.0 EXISTING SPOT ELEVATION
- 75.55 PROPOSED SPOT ELEVATION
- - - - - EXISTING FLOWLINE
- - - - - PROPOSED FLOWLINE
- DIRECTION OF FLOW
- - - - - EXISTING RETAINING WALL
- - - - - PROPOSED RETAINING WALL
- - - - - GARDEN WALL
- - - - - MOUNTABLE CURB
- TC TOP OF CURB
- FL FLOWLINE
- INV INVERT
- TRW TOP OF RETAINING WALL
- TG TOP OF GRATE
- ▨ PROPOSED ASPHALT PAVEMENT
- ▨ PROPOSED TEMPORARY PAVEMENT

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR INFORMATION ONLY. BOUNDARY DATA IS TAKEN FROM THE PRELIMINARY PLAT FOR THIS PROJECT PREPARED BY THIS OFFICE. EXISTING TOPOGRAPHY SHOWN HEREON IS FROM A TOPOGRAPHIC SURVEY CONDUCTED BY THIS OFFICE 09/02/03. IMPROVEMENTS AND GRADES FOR VINEYARD ESTATES UNIT IV-A AND FOR VENTURA VILLAGE ARE TAKEN FROM THE APPROVED PLANS FOR THESE PROJECTS, CPN'S 705282 AND 699981, RESPECTIVELY, AND SHOWN AS EXISTING (CONSTRUCTION CURRENTLY IN PROGRESS).

File Path: E:\WORK\2003\08\08\28-2003  
 File Name: 30443GP.DWG  
 Plot Date: 08-28-2003  
 Plot Time: 09:10 am



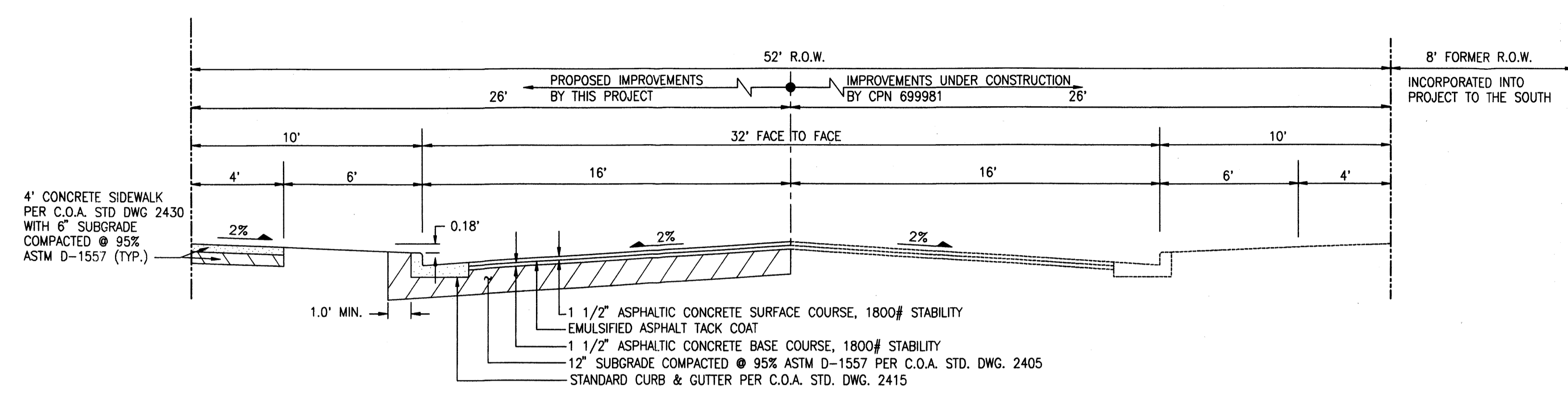
GRADING PLAN  
 VINEYARD ESTATES, UNIT IV-B

DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.	2003.044.3
DRAWN BY	S.G.H.					DATE	08-2003
APPROVED BY	G.M.					SHEET	2 OF 3

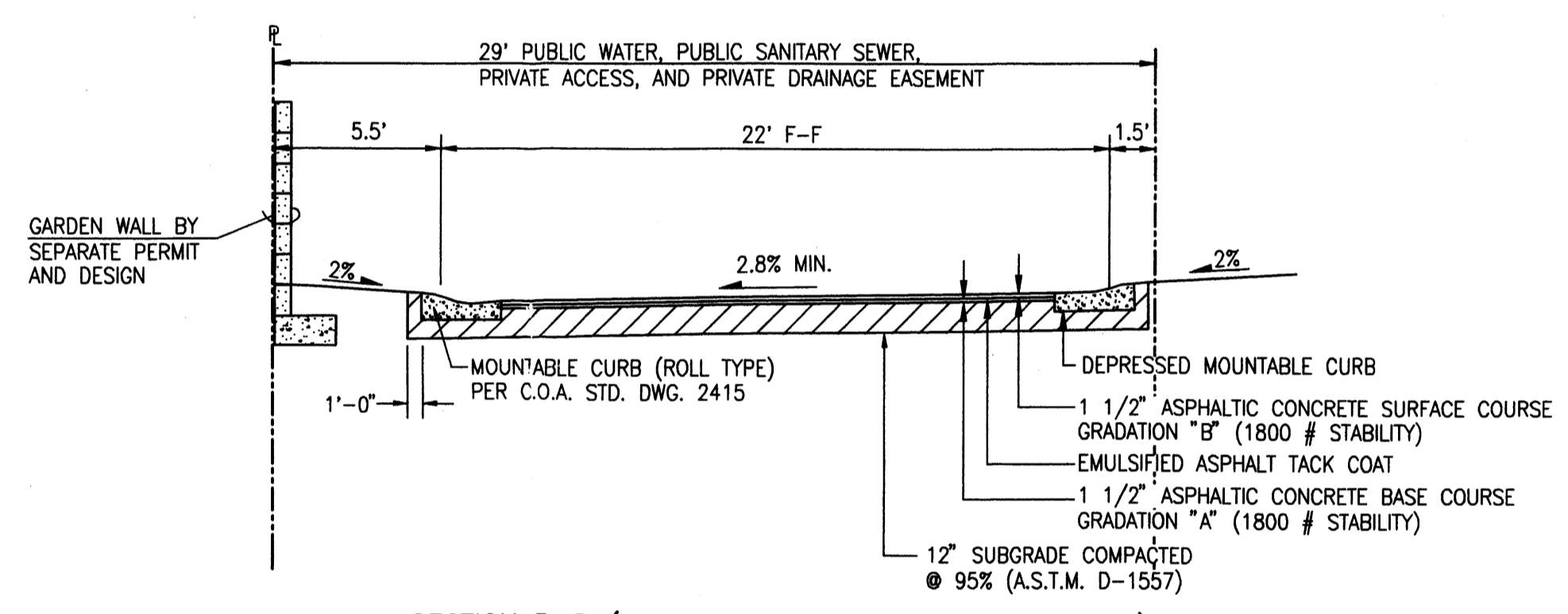


GENERAL NOTES:

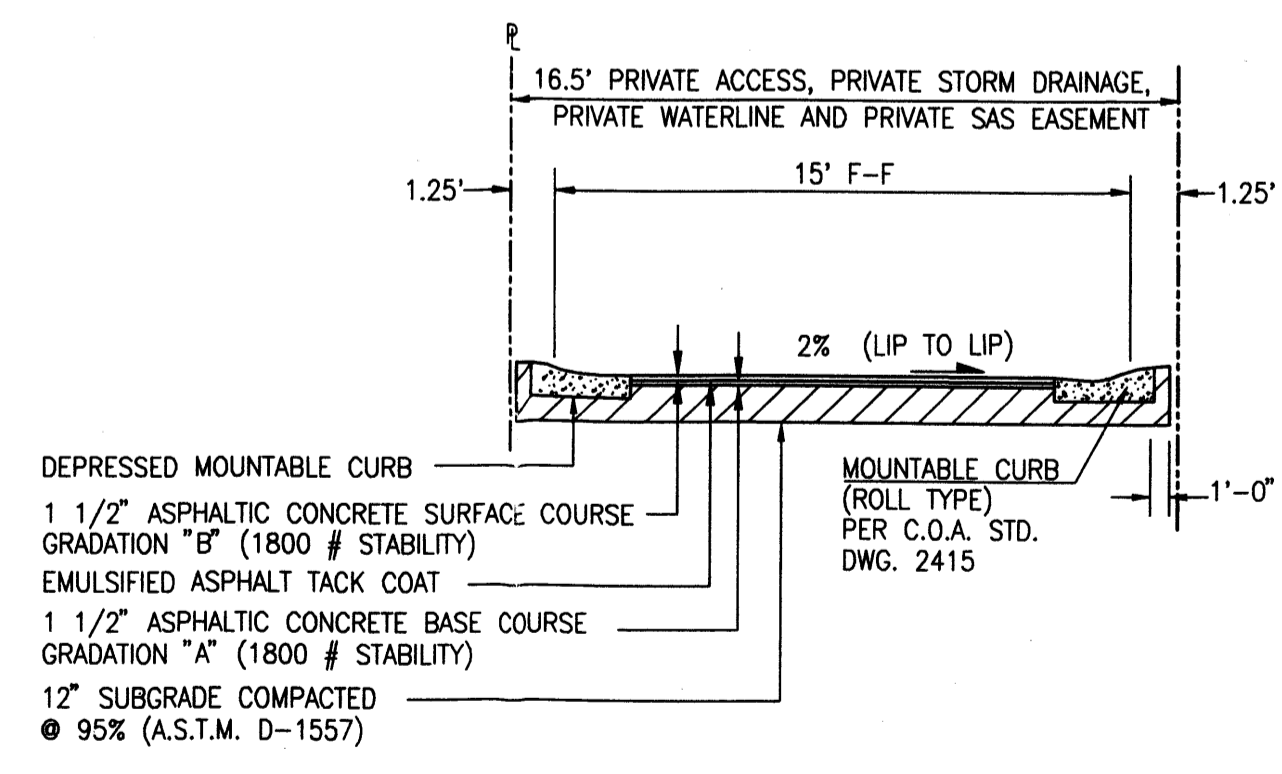
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986, UPDATE 6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL (CONTAMINATED OR OTHERWISE), ASPHALTIC PAVING, CONCRETE PAVING, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- A BORROW SITE FOR IMPORT MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A BORROW SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.
- THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.
- ALL DIMENSIONS AND RADII OF CURB, CURB RETURNS, AND WALLS ARE SHOWN TO THE FACE OF CURB AND/OR WALL.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL FILL SHALL BE FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557 UNLESS A GREATER COMPACTION REQUIREMENT IS OTHERWISE SPECIFIED. ALL EARTHWORK FOR BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS WHERE AVAILABLE.
- ALL EXISTING UTILITIES ENCOUNTERED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO GRADE AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.
- FINISHED FLOOR ELEVATIONS MAY VARY FROM THE PAD ELEVATIONS AND WILL BE DETERMINED AS A FUNCTION OF INDIVIDUAL HOUSE DESIGN.
- FINISHED FLOOR ELEVATIONS SHOULD BE ESTABLISHED AT A MINIMUM OF FOUR INCHES ABOVE PAD ELEVATIONS; DEVIATIONS FROM THESE GUIDELINES MUST BE BASED ON THE RECOMMENDATIONS AND/OR DESIGN OF A COMPETENT DESIGN PROFESSIONAL.
- CROSS-LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT A DESIGNATED EASEMENT.
- RETAINING WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO DRAINAGE CERTIFICATION FOR FINANCIAL GUARANTY RELEASE. A SEPARATE PLAN REVIEW AND PERMIT PROCESS IS REQUIRED FOR ALL RETAINING AND GARDEN WALLS.
- THE FINISHED GRADING OF EACH LOT SHALL BE ACCOMPLISHED BY THE LOT OWNER OR ITS BUILDER. ALL DEVELOPED RUNOFF SHALL BE DIRECTED TO THE STREETS.
- MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
- ROUGH GRADING TOLERANCES SHALL BE ± 0.1 FT FOR BUILDING PADS AND STREETS AND ± 0.67' FOR ALL OTHER GRADING.
- UNDER FEDERAL LAW, THE OPERATOR(S) OF CONSTRUCTION SITES WHERE 1 OR MORE ACRES ARE DISTURBED MUST SUBMIT A NOTICE OF INTENT (N.O.I.) TO OBTAIN COVERAGE UNDER AN NPDES STORM WATER CONSTRUCTION GENERAL PERMIT. THIS FORM MUST BE FILED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.



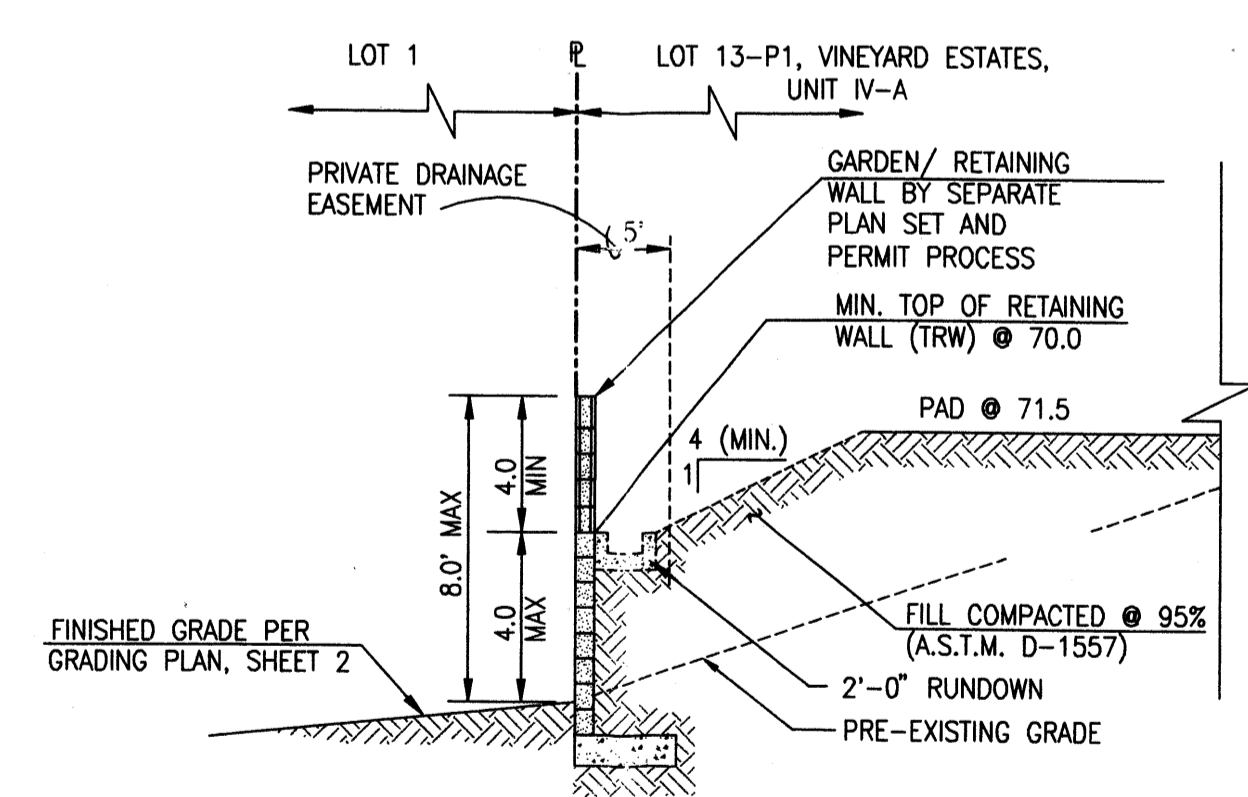
**SECTION A-A (CARMEL AVENUE N.E.)**  
SCALE: 1" = 4'  
NOTE: SOUTH HALF PAVING IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION BY CPN 699981 (VENTURA VILLAGE)



**SECTION B-B (VISALIA WAY-SUPERELEVATED SECTION)**  
SCALE: 1" = 5'



**SECTION C-C**  
SCALE: 1" = 5'



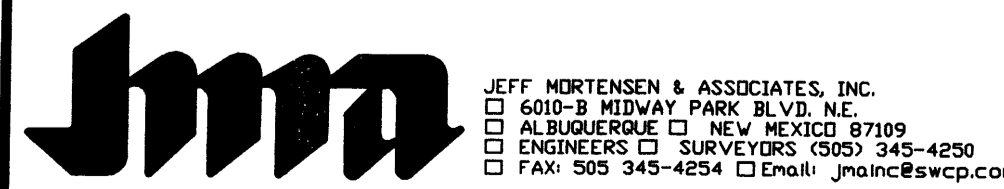
**SECTION D-D**  
SCALE: 1"=10' (HORIZ.)  
1"=5' (VERT.)

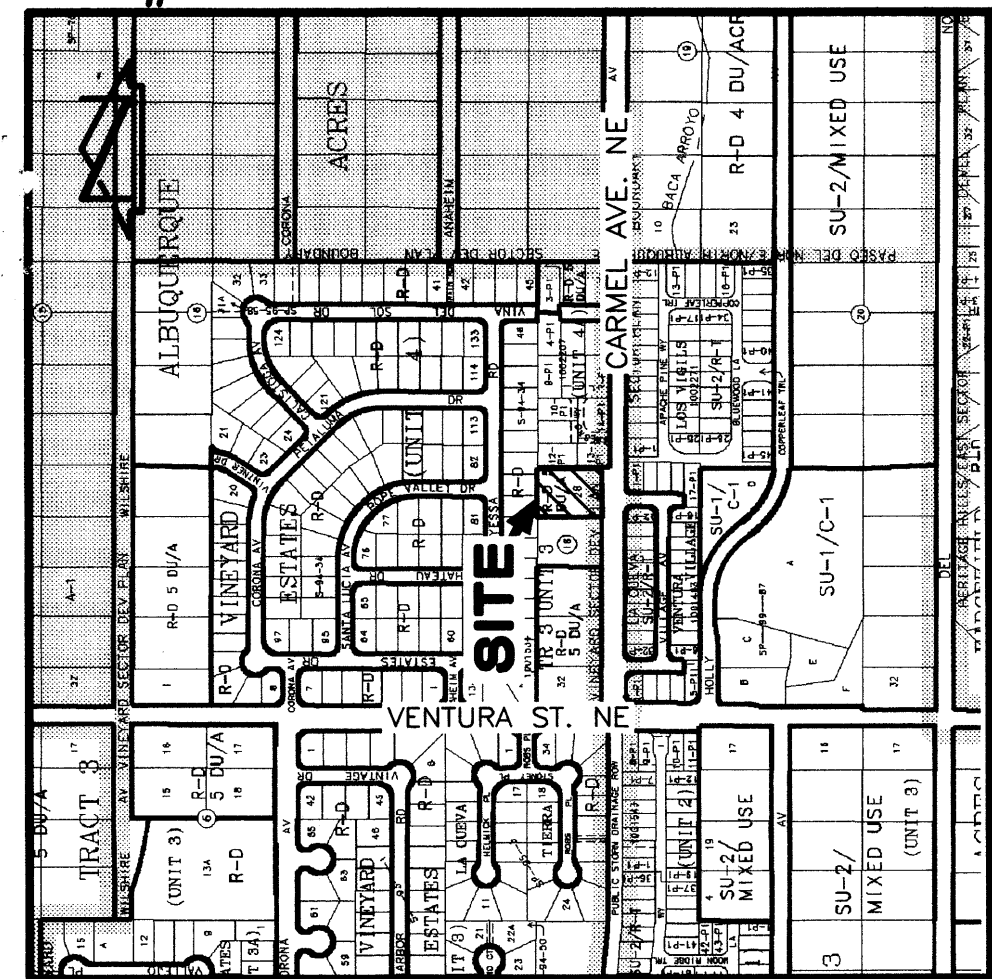
**SECTIONS, DETAILS, AND GENERAL NOTES**  
**VINEYARD ESTATES, UNIT IV-B**

DESIGNED BY	GM	NO.	DATE	BY	REVISIONS	JOB NO.
DRAWN BY	SGH					2003.044.3
APPROVED BY	GM					DATE 08-2003
						SHEET 3 OF 3



File Path: E:\JMA\WORK\DWG\ Plot Date: 08-28-2003  
File Name: 30443SD.DWG Plot Time: 09:03 am





**VICINITY MAP**  
SCALE: 1" = 750'  
**C-20**

VACATION AND PRELIMINARY PLAT OF  
**VINEYARD ESTATES, UNIT IV-B**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2003

HOECH REAL ESTATE CORPORATION  
OWNER  
PROJECTED  
SEC. 17, T 11 N, R 4 E, N.M.P.M.  
LOCATION  
VINEYARD ESTATES, UNIT IV-B  
SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER \_\_\_\_\_  
APPLICATION NUMBER \_\_\_\_\_

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
<i>[Signature]</i> CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	8-28-03 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

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lot 28, Block 18, North Albuquerque Acres, Tract 3, Unit 3, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the northeast property corner of said Lot 28, also being the northwest property corner of Lot 12-P1, Vineyard Estates, Unit IV-A, 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 01, 2003, Book 2003C, Page 117, and also being a point on the south property line of Lot 52, Vineyard Estates, Unit IV, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 15, 1994, Book 94C, Page 309; thence S 00°16'19" W a distance of 264.02 feet to the projected southeast corner of said Lot 28, also being a point on the centerline of Carmel Avenue N.E.; thence N 89°43'43" W a distance of 165.07 feet along said centerline to the projected southwest corner of said Lot 28; thence N 00°16'19" E a distance of 264.24 feet to the northwest corner of the parcel herein described, being the northwest property corner of said Lot 28, also being the northeast property corner of Lot 29, of said Block 18, North Albuquerque Acres, Tract 3, Unit 3, and also being a point on the south property line of Lot 55, of said Vineyard Estates, Unit IV; thence S 89°39'04" E a distance of 165.07 feet to the point of beginning and containing 1.0009 acres more or less.

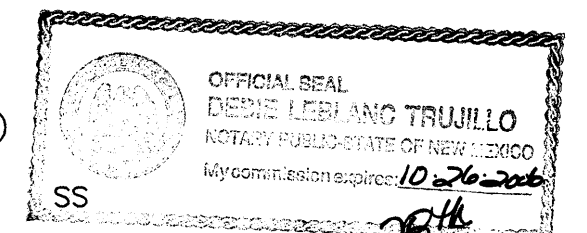
DEDICATION AND FREE CONSENT

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 with respect to the north-half of Carmel Avenue N.E. and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

*[Signature]*  
Donald G. Hoech, President  
Hoech Real Estate Corporation  
8-28-03  
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )



This instrument was acknowledged before me on this 28th day of August, 2003, by Donald G. Hoech, President, Hoech Real Estate Corporation.

*[Signature]*  
Denise LeBlanc Trujillo  
Notary Public

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.

SURVEYORS CERTIFICATION

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

*[Signature]*  
Charles G. Cala, Jr., NMPS 11184



8-28-2003  
Date



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2003.044.1 PRELIM

VACATION AND PRELIMINARY PLAT OF  
**VINEYARD ESTATES, UNIT IV-B**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2003

COUNTY CLERK FILING DATA

## Notes:

1. A boundary survey was performed in July, 2003. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. Private street mileage created by this plat = 0.03 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. The purpose of this plat is to:
  - a. Grant the necessary public waterline, public sanitary sewer, public utility, private access, private storm drain, private waterline and private sanitary sewer easements as shown.
  - b. Create 4 (four) residential lots from Lot 28, Block 18, North Albuquerque Acres, Tract 3, Unit 3.
  - f. Vacate the nonspecific easement and/or right-of-way for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the property platted hereon, granted by the following document Book 152, Page 96
  - c. Dedicate in fee simple the necessary public street rights-of-way for the north half of Carmel Avenue N.E.
9. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-4, Vineyard Estates, Unit IV-B must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
10. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
  - b. Plat of Vineyard Estates, Unit IV, filed 09-15-1994, Book 94C, Page 309, Records of Bernalillo County, New Mexico.
  - c. Boundary Survey, JMA Job #2001.059.2, prepared by Jeff Mortensen and Associates, Inc. dated 01-30-2002 (unrecorded).
  - d. Boundary Survey, JMA Job #2001.056.2, prepared by Jeff Mortensen and Associates, Inc. dated 09-18-2002 (unrecorded).
  - e. Warranty Deed filed 07-14-2003, Book A60, Page 426, Doc. #2003120683, Records of Bernalillo County, New Mexico (Lot 28).
  - f. Policy Number 1798619, File No. 05230299-BEV(np) prepared by First American Title Insurance Company dated 06-30-2003.
  - g. Plat of Vineyard Estates, Unit IV-A, filed 05-01-2003, Book 2003C, Page 117, Records of Bernalillo County, New Mexico.
  - h. Plat of Los Vigils, filed 05-01-2003, Book 2003C, Page 118, Records of Bernalillo County, New Mexico.
  - i. Plat of Los Vigils, filed 04-29-2003, Book 2003C, Page 114, Records of Bernalillo County, New Mexico.
11. Gross subdivision acreage = 1.0009 acres.

KEYED NOTES

NEW EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ② 29' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENTS SERVING LOTS 1, 2, 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1, 2, 3 AND 4.
- ③ 29' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENTS SERVING LOTS 2, 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2, 3 AND 4.
- ④ 16.50' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PRIVATE SANITARY SEWER EASEMENTS SERVING LOTS 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 3 AND 4.
- ⑤ PRIVATE ACCESS AND PRIVATE STORM DRAINAGE EASEMENT SERVING LOTS 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2, 3 AND 4.

EXISTING EASEMENTS - OFFSITE

- ⑥ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 2003C-117
- ⑦ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-117

VACATED EASEMENT

- ⑧ 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 152, PAGE 96, VACATED BY THIS PLAT.

MONUMENTS

- Ⓐ FOUND #5 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓑ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓒ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓓ FOUND P.K. NAIL W/WASHER STAMPED "NMPS 11184"
- Ⓔ CALCULATED POSITION, POINT NOT SET



JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD. N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2003.044.1 PRELIM

VACATION AND PRELIMINARY PLAT OF  
**VINEYARD ESTATES, UNIT IV-B**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2003

COUNTY CLERK FILING DATA

SCALE: 1" = 20'



LOT 52  
 VINEYARD ESTATES,  
 UNIT IV  
 (FILED 09-15-1994, 94C-309)

LOT 12-P1  
 VINEYARD ESTATES, UNIT IV-A  
 (FILED 05-01-2003, 2003C-117)

LOT 13-P1  
 VINEYARD ESTATES, UNIT IV-A  
 (FILED 05-01-2003, 2003C-117)

PARCEL A  
 LOS VIGILS  
 (05-01-2003, 2003C-118)

LOT 53  
 VINEYARD ESTATES,  
 UNIT IV  
 (FILED 09-15-1994, 94C-309)

LOT 54  
 VINEYARD ESTATES,  
 UNIT IV  
 (FILED 09-15-1994, 94C-309)

LOT 55  
 VINEYARD ESTATES,  
 UNIT IV  
 (FILED 09-15-1994, 94C-309)

DESCRIPTION POINT OF BEGINNING  
 S 00°16'19" W  
 109.02'

LOT 4  
 0.2003 AC. ±

LOT 2  
 0.2274 AC. ±

LOT 1  
 0.2463 AC. ±

LOT 3  
 0.2132 AC. ±

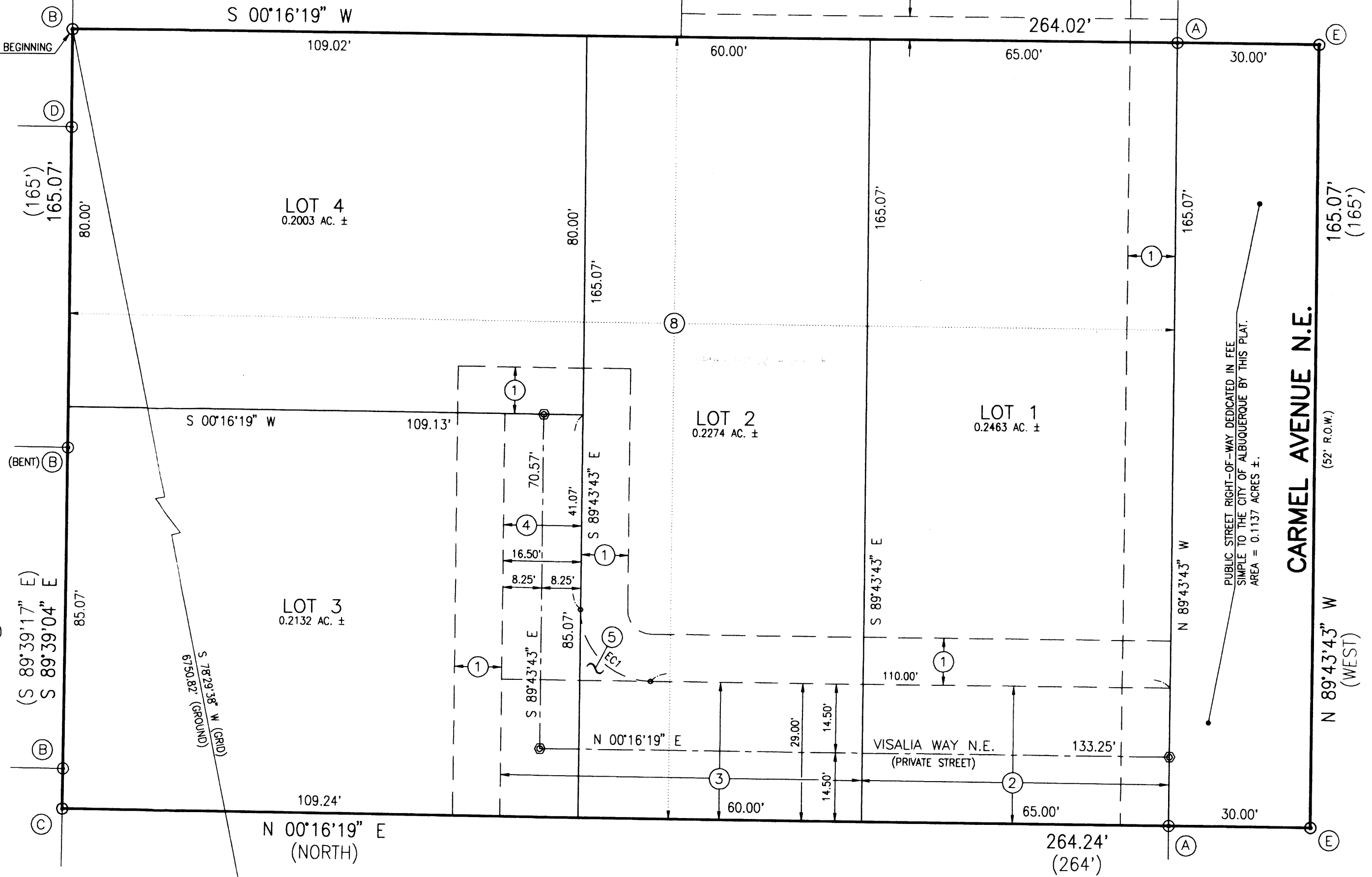
LOT 29, BLOCK 18  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

LOT 21P1  
 VENTURA VILLAGE  
 (04-29-2003, 2003C-114)

VILLAGE AVENUE N.E.  
 (42' R.O.W.)

LOT 22P1  
 VENTURA VILLAGE  
 (04-29-2003, 2003C-114)

LOT 23P1  
 VENTURA VILLAGE  
 (04-29-2003, 2003C-114)



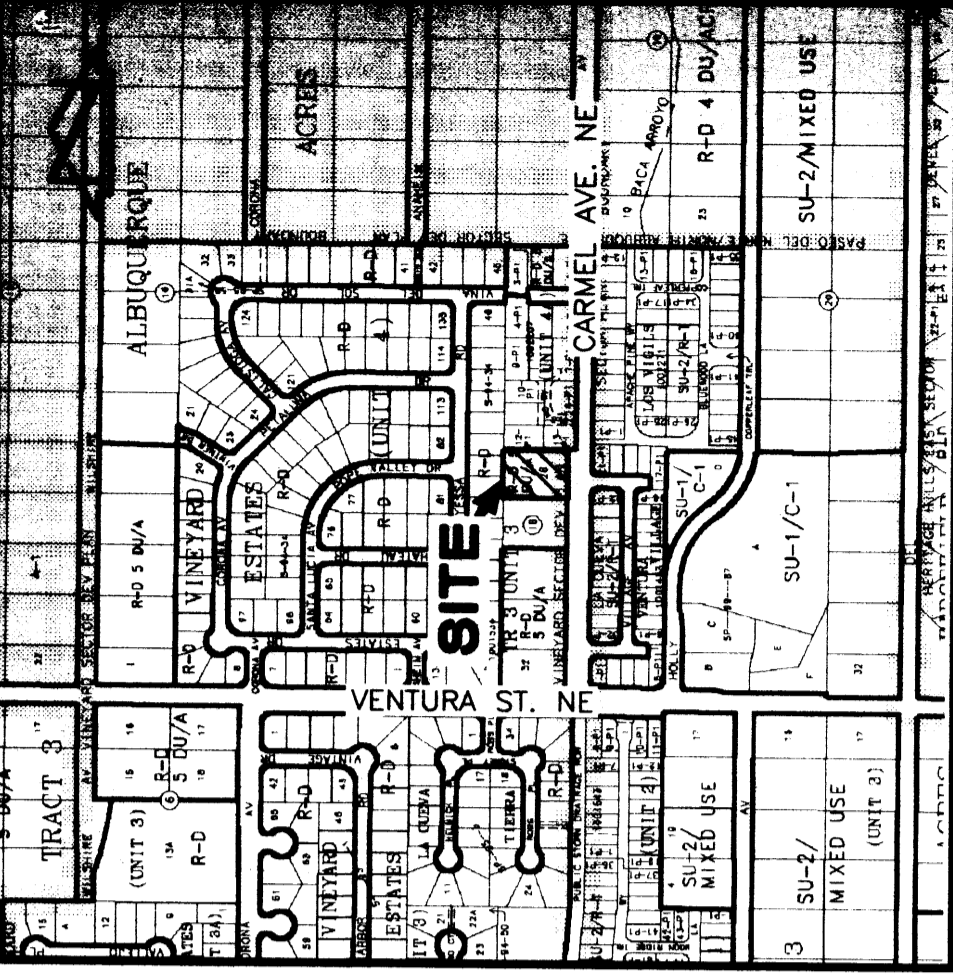
NEW MEXICO CENTRAL ZONE-NAD 1927  
 N.G.S. STA. "HEAVEN"  
 X=407,051.31  
 Y=1,518,737.03  
 COMBINED FACTOR=0.99965263  
 DELTA ALPHA=-00°10'45"  
 ELEVATION=5375.62' (NGVD29)

EASEMENT TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	15.00'	23.56'	N 45°16'18" E	21.21'	89°59'58"



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 JOB #2003.044.1 PRELIM



VICINITY MAP

SCALE: 1" = 750'

C-20

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 with respect to the north-half of Carmel Avenue N.E. and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Justin D. Hoech, Secretary  
Hoech Real Estate Corporation  
11-14-03  
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



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

This instrument was acknowledged before me on this 14th day of NOVEMBER, 2003, by Justin D. Hoech, Secretary, Hoech Real Estate Corporation.

Charles G. Cala, Jr.  
Notary Public

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.

PLAT OF  
**VINEYARD ESTATES, UNIT IV-B**  
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 Lot 28, Block 18, North Albuquerque Acres, Tract 3, Unit 3, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the northeast property corner of said Lot 28, also being the northwest property corner of Lot 12-P1, Vineyard Estates, Unit IV-A, 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 01, 2003, Book 2003C, Page 117, and also being a point on the south property line of Lot 52, Vineyard Estates, Unit IV, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 15, 1994, Book 94C, Page 309; thence S 00°16'19" W a distance of 264.02 feet to the projected southeast corner of said Lot 28, also being a point on the centerline of Carmel Avenue N.E.; thence N 89°43'43" W a distance of 165.07 feet along said centerline to the projected southwest corner of said Lot 28; thence N 00°16'19" E a distance of 264.24 feet to the northwest corner of the parcel herein described, being the northwest property corner of said Lot 28, also being the northeast property corner of Lot 29, of said Block 18, North Albuquerque Acres, Tract 3, Unit 3, and also being a point on the south property line of Lot 55, of said Vineyard Estates, Unit IV; thence S 89°39'04" E a distance of 165.07 feet to the point of beginning and containing 1.0009 acres more or less.

HOECH REAL ESTATE CORPORATION  
OWNER  
PROJECTED  
SEC. 17, T 11 N, R 4 E, N.M.P.M.  
LOCATION  
VINEYARD ESTATES, UNIT IV-B  
SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1002933

APPLICATION NUMBER 03DRB-01443, 03DRB-01444, 03DRB-01446

FINAL  
PRELIMINARY PLAT  
APPROVED BY DIS  
ON 11/26/03

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

11-17-03  
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

SURVEYORS CERTIFICATION

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

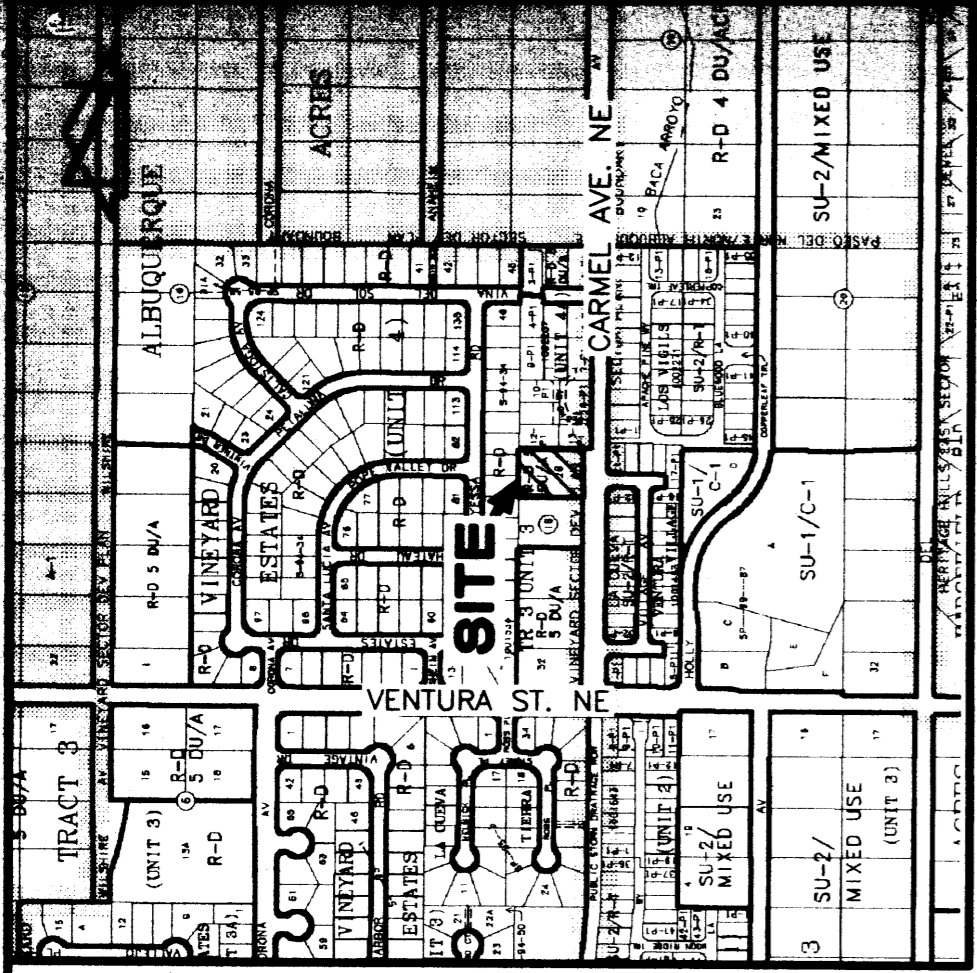
Charles G. Cala, Jr.  
Charles G. Cala, Jr., NMPS 11184



11-14-2003  
Date



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2003.044.1 FINAL



VICINITY MAP C-20  
SCALE: 1" = 750'

# PLAT OF VINEYARD ESTATES, UNIT IV-B

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2003

HOECH REAL ESTATE CORPORATION  
OWNER  
PROJECTED  
SEC. 17, T 11 N, R 4 E, N.M.P.M.  
LOCATION  
VINEYARD ESTATES, UNIT IV-B  
SUBDIVISION

COUNTY CLERK FILING DATA

**FINAL**  
**PRELIMINARY PLAT**  
**APPROVED BY DIS**  
**ON 11/26/03**

DRB PROJECT NUMBER 1002933

APPLICATION NUMBER 03DRB-01443, 03DRB-01444, 03DRB-01446

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

*[Signature]*  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO **11-17-03** 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

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 with respect to the north-half of Carmel Avenue N.E. and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

*[Signature]*  
Justin D. Hoech, Secretary  
Hoech Real Estate Corporation  
11-14-03  
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



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

This instrument was acknowledged before me on this 14<sup>th</sup> day of NOVEMBER, 2003, by Justin D. Hoech, Secretary, Hoech Real Estate Corporation.

*[Signature]*  
Charles G. Cala, Jr.  
Notary Public

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.
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SURVEYORS CERTIFICATION

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

*[Signature]*  
Charles G. Cala, Jr., NMPS 11184



11-14-2003  
Date



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2003.044.1 FINAL

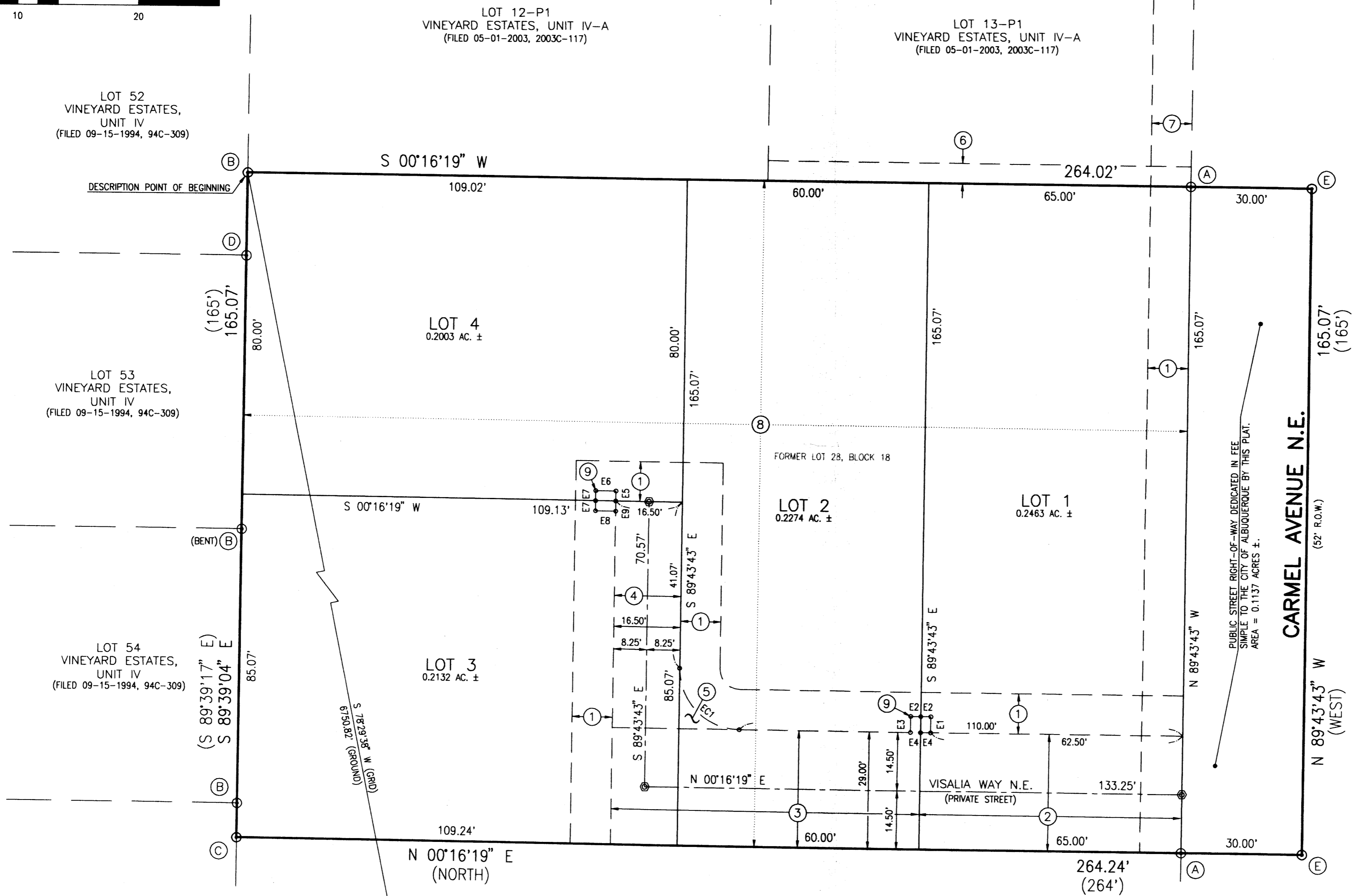


PLAT OF  
**VINEYARD ESTATES, UNIT IV-B**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

COUNTY CLERK FILING DATA



SCALE: 1" = 20'



EASEMENT TABLES

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	15.00'	23.56'	N 45°16'18" E	21.21'	89°59'58"

LINE	DIRECTION	DISTANCE
E1	S 89°43'43" E	4.00'
E2	N 00°16'19" E	2.50'
E3	N 89°43'43" W	4.00'
E4	S 00°16'19" W	2.50'
E5	S 89°43'43" E	2.50'
E6	N 00°16'19" E	5.00'
E7	N 89°43'43" W	2.50'
E8	S 00°16'19" W	5.00'
E9	S 89°43'43" E	2.50'

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' (NGVD29)



JEFF MORTENSEN & ASSOCIATES, INC.  
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PLAT OF  
**VINEYARD ESTATES, UNIT IV-B**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

COUNTY CLERK FILING DATA

## Notes:

1. A boundary survey was performed in July, 2003. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. Private street mileage created by this plat = 0.03 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. The purpose of this plat is to:
  - a. Grant the necessary public waterline, public water meter, public sanitary sewer, public utility, private access, private storm drain, private waterline and private sanitary sewer easements as shown.
  - b. Create 4 (four) residential lots from Lot 28, Block 18, North Albuquerque Acres, Tract 3, Unit 3.
  - f. Vacate the nonspecific easement and/or right-of-way for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the property platted hereon, granted by the following document Book 152, Page 96 (03DRB-01443).
  - c. Dedicate in fee simple the necessary public street rights-of-way for the north half of Carmel Avenue N.E.
9. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-4, Vineyard Estates, Unit IV-B must be verified and coordinated with the Public Works Department, City of Albuquerque, ~~a request for a water and sanitary sewer availability statement.~~
10. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
  - b. Plat of Vineyard Estates, Unit IV, filed 09-15-1994, Book 94C, Page 309, Records of Bernalillo County, New Mexico.
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  - d. Boundary Survey, JMA Job #2001.056.2, prepared by Jeff Mortensen and Associates, Inc. dated 09-18-2002 (unrecorded).
  - e. Warranty Deed filed 07-14-2003, Book A60, Page 426, Doc. #2003120683, Records of Bernalillo County, New Mexico (Lot 28).
  - f. Policy Number 1798619, File No. 05230299-BEV(np) prepared by First American Title Insurance Company dated 06-30-2003.
  - g. Plat of Vineyard Estates, Unit IV-A, filed 05-01-2003, Book 2003C, Page 117, Records of Bernalillo County, New Mexico.
  - h. Plat of Los Vigils, filed 05-01-2003, Book 2003C, Page 118, Records of Bernalillo County, New Mexico.
  - i. Plat of Los Vigils, filed 04-29-2003, Book 2003C, Page 114, Records of Bernalillo County, New Mexico.
11. Gross subdivision acreage = 1.0009 acres.

## KEYED NOTES

## NEW EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ② 29' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENTS SERVING LOTS 1, 2, 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1, 2, 3 AND 4.
- ③ 29' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENTS SERVING LOTS 2, 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2, 3 AND 4.
- ④ 16.50' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PRIVATE SANITARY SEWER EASEMENTS SERVING LOTS 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 3 AND 4.
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- ⑨ PUBLIC WATER METER EASEMENT GRANTED BY THIS PLAT

## EXISTING EASEMENTS - OFFSITE

- ⑥ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 2003C-117
- ⑦ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-117

## VACATED EASEMENT

- ⑧ 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 152, PAGE 96, VACATED BY THIS PLAT (03DRB-01443).

## MONUMENTS

- (A) FOUND #5 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (B) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (C) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND P.K. NAIL W/WASHER STAMPED "NMPS 11184"
- (E) CALCULATED POSITION, POINT NOT SET



JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD. N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2003.044.1 FINAL

PLAT OF  
**VINEYARD ESTATES, UNIT IV-B**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

COUNTY CLERK FILING DATA

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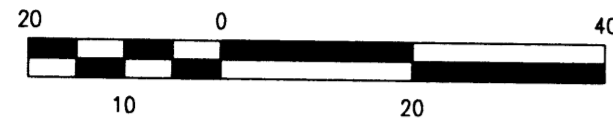
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PLAT OF  
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

COUNTY CLERK FILING DATA



SCALE: 1" = 20'



LOT 52  
 VINEYARD ESTATES,  
 UNIT IV  
 (FILED 09-15-1994, 94C-309)

LOT 12-P1  
 VINEYARD ESTATES, UNIT IV-A  
 (FILED 05-01-2003, 2003C-117)

LOT 13-P1  
 VINEYARD ESTATES, UNIT IV-A  
 (FILED 05-01-2003, 2003C-117)

PARCEL A  
 LOS VIGILS  
 (05-01-2003, 2003C-118)

LOT 53  
 VINEYARD ESTATES,  
 UNIT IV  
 (FILED 09-15-1994, 94C-309)

LOT 4  
 0.2003 AC. ±

LOT 1  
 0.2463 AC. ±

LOT 21P1  
 VENTURA VILLAGE  
 (04-29-2003, 2003C-114)

LOT 54  
 VINEYARD ESTATES,  
 UNIT IV  
 (FILED 09-15-1994, 94C-309)

LOT 3  
 0.2132 AC. ±

LOT 2  
 0.2274 AC. ±

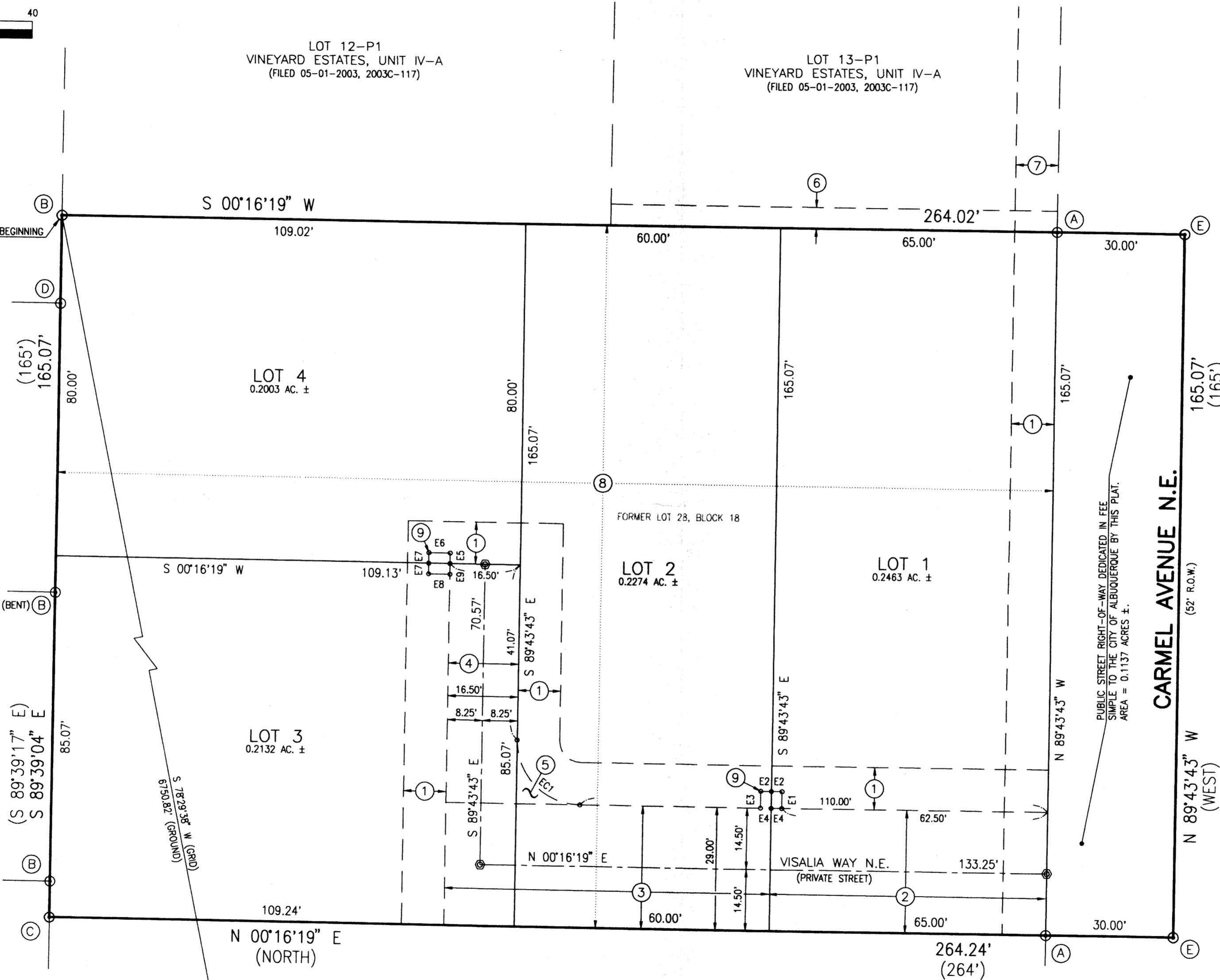
VILLAGE AVENUE N.E.  
 (42' R.O.W.)

LOT 55  
 VINEYARD ESTATES,  
 UNIT IV  
 (FILED 09-15-1994, 94C-309)

LOT 29, BLOCK 18  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 3  
 (FILED 09-10-1931, D-121)

LOT 22P1  
 VENTURA VILLAGE  
 (04-29-2003, 2003C-114)

LOT 23P1  
 VENTURA VILLAGE  
 (04-29-2003, 2003C-114)



PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE  
 SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT.  
 AREA = 0.1137 ACRES ±.

EASEMENT TABLES

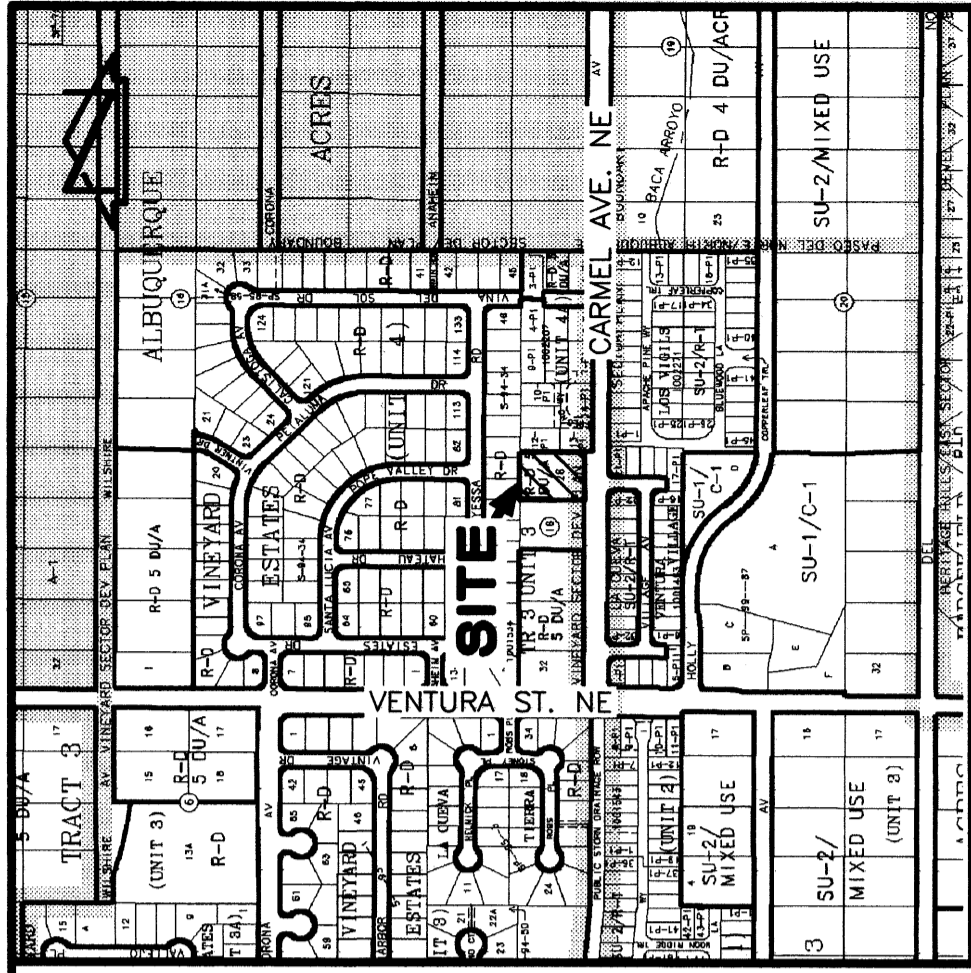
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	15.00'	23.56'	N 45°16'18" E	21.21'	89°59'58"

LINE	DIRECTION	DISTANCE
E1	S 89°43'43" E	4.00'
E2	N 00°16'19" E	2.50'
E3	N 89°43'43" W	4.00'
E4	S 00°16'19" W	2.50'
E5	S 89°43'43" E	2.50'
E6	N 00°16'19" E	5.00'
E7	N 89°43'43" W	2.50'
E8	S 00°16'19" W	5.00'
E9	S 89°43'43" E	2.50'

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' (NGVD29)



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 JOB #2003.044.1 FINAL



PLAT OF VINEYARD ESTATES, UNIT IV-B ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 2003

HOECH REAL ESTATE CORPORATION OWNER PROJECTED SEC. 17, T 11 N, R 4 E, N.M.P.M. LOCATION VINEYARD ESTATES, UNIT IV-B SUBDIVISION

2003217365 2003217365 696399 Page: 1 of 3 12/04/2003 03:06P Bk-2003C - PG 364 COUNTY CLERK FILING DATA

VICINITY MAP C-20 SCALE: 1" = 750'

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lot 28, Block 18, North Albuquerque Acres, Tract 3, Unit 3, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the northeast property corner of said Lot 28, also being the northwest property corner of Lot 12-P1, Vineyard Estates, Unit IV-A, 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 01, 2003, Book 2003C, Page 117, and also being a point on the south property line of Lot 52, Vineyard Estates, Unit IV, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 15, 1994, Book 94C, Page 309; thence S 00°16'19" W a distance of 264.02 feet to the projected southeast corner of said Lot 28, also being a point on the centerline of Carmel Avenue N.E.; thence N 89°43'43" W a distance of 165.07 feet along said centerline to the projected southwest corner of said Lot 28; thence N 00°16'19" E a distance of 264.24 feet to the northwest corner of the parcel herein described, being the northwest property corner of said Lot 28, also being the northeast property corner of Lot 29, of said Block 18, North Albuquerque Acres, Tract 3, Unit 3, and also being a point on the south property line of Lot 55, of said Vineyard Estates, Unit IV; thence S 89°39'04" E a distance of 165.07 feet to the point of beginning and containing 1.0009 acres more or less.

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 with respect to the north-half of Carmel Avenue N.E. and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Justin D. Hoech, Secretary Hoech Real Estate Corporation 11-14-03 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO ) COUNTY OF BERNALILLO ) SS



OFFICIAL SEAL CHARLES G. CALA, JR. NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires 5-8-2005

This instrument was acknowledged before me on this 14th day of NOVEMBER, 2003, by Justin D. Hoech, Secretary, Hoech Real Estate Corporation.

Charles G. Cala, Jr. Notary Public

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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-20-041 358/00 40305 PROPERTY OWNER OF RECORD HOECH REAL ESTATE CORPORATION BERNALILLO COUNTY TREASURER'S OFFICE P. H. ... 12/14/03

DRB PROJECT NUMBER 1002933 APPLICATION NUMBER 03DRB-01443, 03DRB-01444, 03DRB-01446

APPROVALS:

- Sharon Watson DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO 11/26/03
Roger A. Shea UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO 11-26-03
Brad D. Bigham CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO 11/26/03
Martin W. Eckert A.M.A.F.C.A. 12-2-03
Christina Sandoval PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO 11/28/03
N/A CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO 11-17-03
Sean B. M... P.N.M. ELECTRIC SERVICES 11-24-03
David R. Muller QWEST TELECOMMUNICATIONS 11-25-03
Sean B. M... P.N.M. GAS SERVICES 11-24-03
Rita Ericks COMCAST CABLE VISION OF NEW MEXICO, INC. 11-26-03

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



11-14-2003 Date



JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. N.E. ALBUQUERQUE NEW MEXICO 87109 ENGINEERS SURVEYORS (505) 345-4250 JOB #2003.044.1 FINAL

PLAT OF  
**VINEYARD ESTATES, UNIT IV-B**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

2003217365



BK-2003C PG-364

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in July, 2003. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. Private street mileage created by this plat = 0.03 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. The purpose of this plat is to:
  - a. Grant the necessary public waterline, public water meter, public sanitary sewer, public utility, private access, private storm drain, private waterline and private sanitary sewer easements as shown.
  - b. Create 4 (four) residential lots from Lot 28, Block 18, North Albuquerque Acres, Tract 3, Unit 3.
  - f. Vacate the nonspecific easement and/or right-of-way for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the property platted hereon, granted by the following document Book 152, Page 96 (03DRB-01443).
  - c. Dedicate in fee simple the necessary public street rights-of-way for the north half of Carmel Avenue N.E.
9. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-4, Vineyard Estates, Unit IV-B must be verified and coordinated with the Public Works Department, City of Albuquerque.
10. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
  - b. Plat of Vineyard Estates, Unit IV, filed 09-15-1994, Book 94C, Page 309, Records of Bernalillo County, New Mexico.
  - c. Boundary Survey, JMA Job #2001.059.2, prepared by Jeff Mortensen and Associates, Inc. dated 01-30-2002 (unrecorded).
  - d. Boundary Survey, JMA Job #2001.056.2, prepared by Jeff Mortensen and Associates, Inc. dated 09-18-2002 (unrecorded).
  - e. Warranty Deed filed 07-14-2003, Book A60, Page 426, Doc. #2003120683, Records of Bernalillo County, New Mexico (Lot 28).
  - f. Policy Number 1798619, File No. 05230299-BEV(np) prepared by First American Title Insurance Company dated 06-30-2003.
  - g. Plat of Vineyard Estates, Unit IV-A, filed 05-01-2003, Book 2003C, Page 117, Records of Bernalillo County, New Mexico.
  - h. Plat of Los Vigils, filed 05-01-2003, Book 2003C, Page 118, Records of Bernalillo County, New Mexico.
  - i. Plat of Los Vigils, filed 04-29-2003, Book 2003C, Page 114, Records of Bernalillo County, New Mexico.
11. Gross subdivision acreage = 1.0009 acres.
12. The residential lots created by this platting action shall satisfy the 2400 square feet per lot open space requirement.

KEYED NOTES

NEW EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ② 29' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENTS SERVING LOTS 1, 2, 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1, 2, 3 AND 4.
- ③ 29' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENTS SERVING LOTS 2, 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2, 3 AND 4.
- ④ 16.50' PRIVATE ACCESS, PRIVATE STORM DRAINAGE, CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PRIVATE SANITARY SEWER EASEMENTS SERVING LOTS 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 3 AND 4.
- ⑤ PRIVATE ACCESS AND PRIVATE STORM DRAINAGE EASEMENT SERVING LOTS 3 AND 4 GRANTED BY THIS PLAT. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2, 3 AND 4.
- ⑨ PUBLIC WATER METER EASEMENT GRANTED BY THIS PLAT

EXISTING EASEMENTS - OFFSITE

- ⑥ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 2003C-117
- ⑦ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-117

VACATED EASEMENT

- ⑧ 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 152, PAGE 96, VACATED BY THIS PLAT (03DRB-01443).

MONUMENTS

- (A) FOUND #5 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (B) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (C) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND P.K. NAIL W/WASHER STAMPED "NMPS 11184"
- (E) CALCULATED POSITION, POINT NOT SET



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