

LEGAL DESCRIPTION
 TRACTS 4-A-1, 5-B-1 AND 5-B-2, LANDS OF WEFGO PARTNERS AND TRACT 4-B, V.E. BARRETT SUBDIVISION SECTION 22, T. 10N., R. 3E., N.M.P.N.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SITE ANALYSIS

ROAD FRONTAGE
 WEST CENTRAL AVENUE
 UNSER BOULEVARD S.W.

ACREAGE
 4.51 ACRES

EXISTING ZONING
 C-2

PROPOSED ZONING
 C-2 COMMUNITY COMMERCIAL
 C-2 RESIDENTIAL THROUGH CONDITIONAL USE PERMIT

EXISTING LAND USE
 VACANT, UNDEVELOPED LAND

PROPOSED LAND USE
 MIXED USE: COMMERCIAL
 MIXED USE: RESIDENTIAL - MAXIMUM 25 UNITS/AC

ADJACENT USES
 NORTH: W. CENTRAL AVENUE/COMMERCIAL
 SOUTH: VACANT, UNDEVELOPED
 EAST: UNSER BOULEVARD S.W./RESIDENTIAL
 WEST: VACANT, UNDEVELOPED

ADJACENT ZONING
 NORTH: SU-2, IP (ACROSS CENTRAL AVE.)
 SOUTH: SU-1, O-1
 EAST: C-2, RESIDENTIAL (ACROSS UNSER BLVD.)
 WEST: C-2

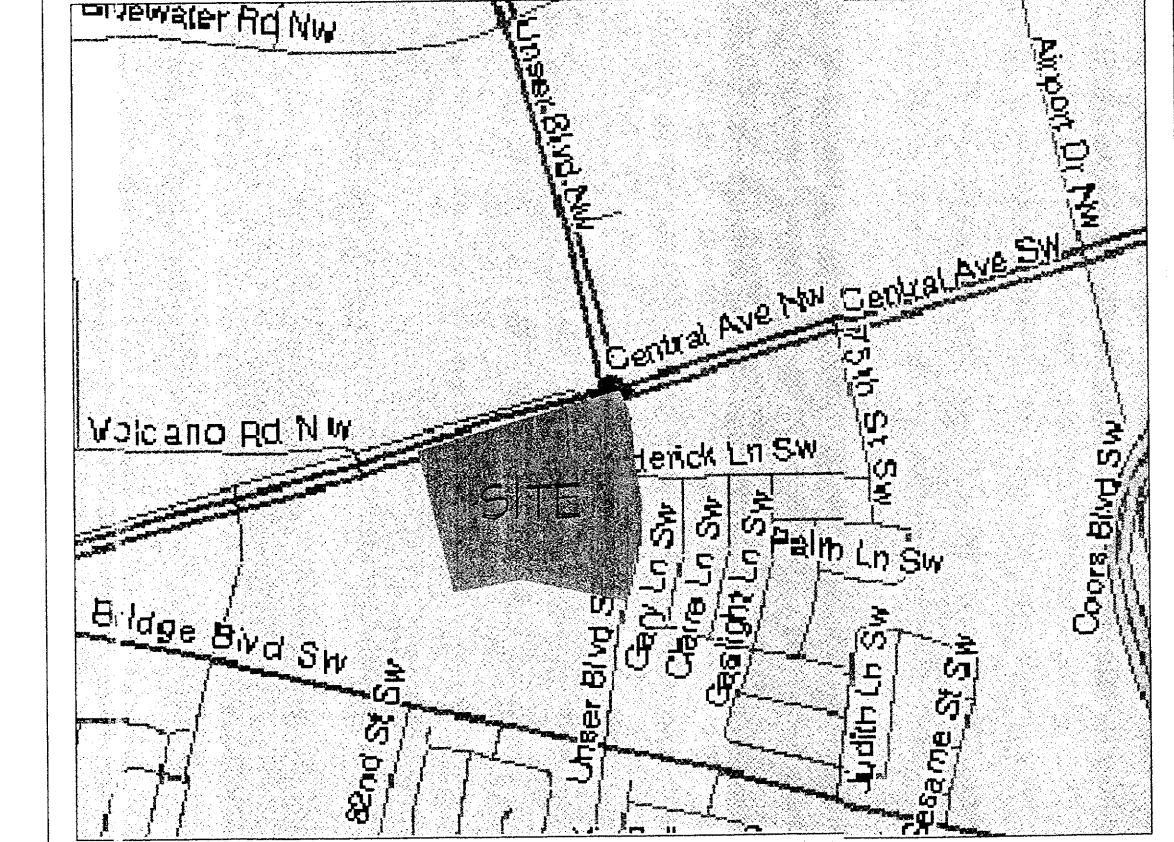
FLOOD ZONE
 ZONE X PER SURVEY PERFORMED BY SW SURVEYING, APRIL 2003.

RIGHT OF WAY WIDTHS
 WEST CENTRAL AVENUE: 204' EXISTING
 UNSER BOULEVARD S.W.: 156' EXISTING

GENERAL NOTES

1. FUTURE BUILDINGS SHALL COMPLY WITH THE WEST ROUTE 66 DESIGN OVERLAY ZONE'S ARCHITECTURAL GUIDELINES.
2. SITE PLAN SHALL COMPLY WITH THE WEST ROUTE 66 DESIGN OVERLAY ZONE.
3. SITE SIGNAGE SHALL COMPLY WITH WEST ROUTE 66 SECTOR DEVELOPMENT PLAN.
4. SITE LIGHTING SHALL COMPLY WITH THE WEST ROUTE 66 SECTOR DEVELOPMENT PLAN.
5. ALL STREET/PARKING AREA AND CANOPY LIGHTS SHALL BE SHIELDED FROM VIEW OF RESIDENTIAL AREAS TO THE EAST.

VICINITY MAP



PROJECT NUMBER
 03036

APPLICATION NUMBER
 SL

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

RE-SUBMITTED FOR DRB 10/27/03

STAMP

COMMERCIAL DEVELOPMENT
 PROPOSED FOR SW CENTRAL AVE. & UNSER BLVD.
 ALBUQUERQUE, NM

CSHOA
 Specializing in architecture, engineering and planning

C.W. MOORE PLAZA
 250 S. 5TH ST. - BOISE, ID 83702
 (208) 343-4635 - FAX (208) 343-1858
 http://www.cshoa.com

Highway Retail, Inc.
 10 Inwood Street
 Saratoga, CA 95065
 Project: (415) 331-5507
 Fax: (415) 331-2652
 sl@highwayretail.com

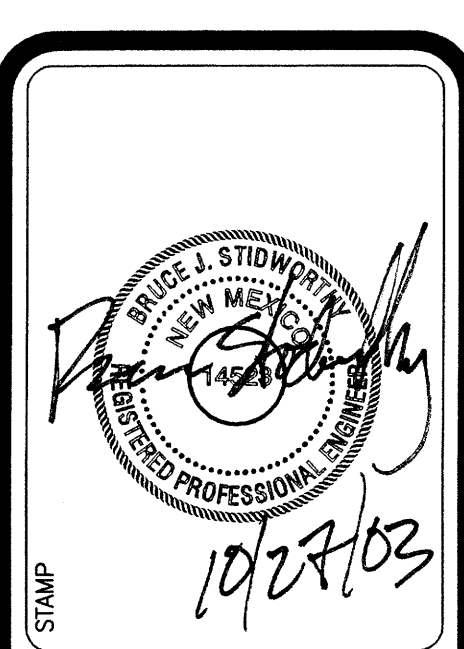
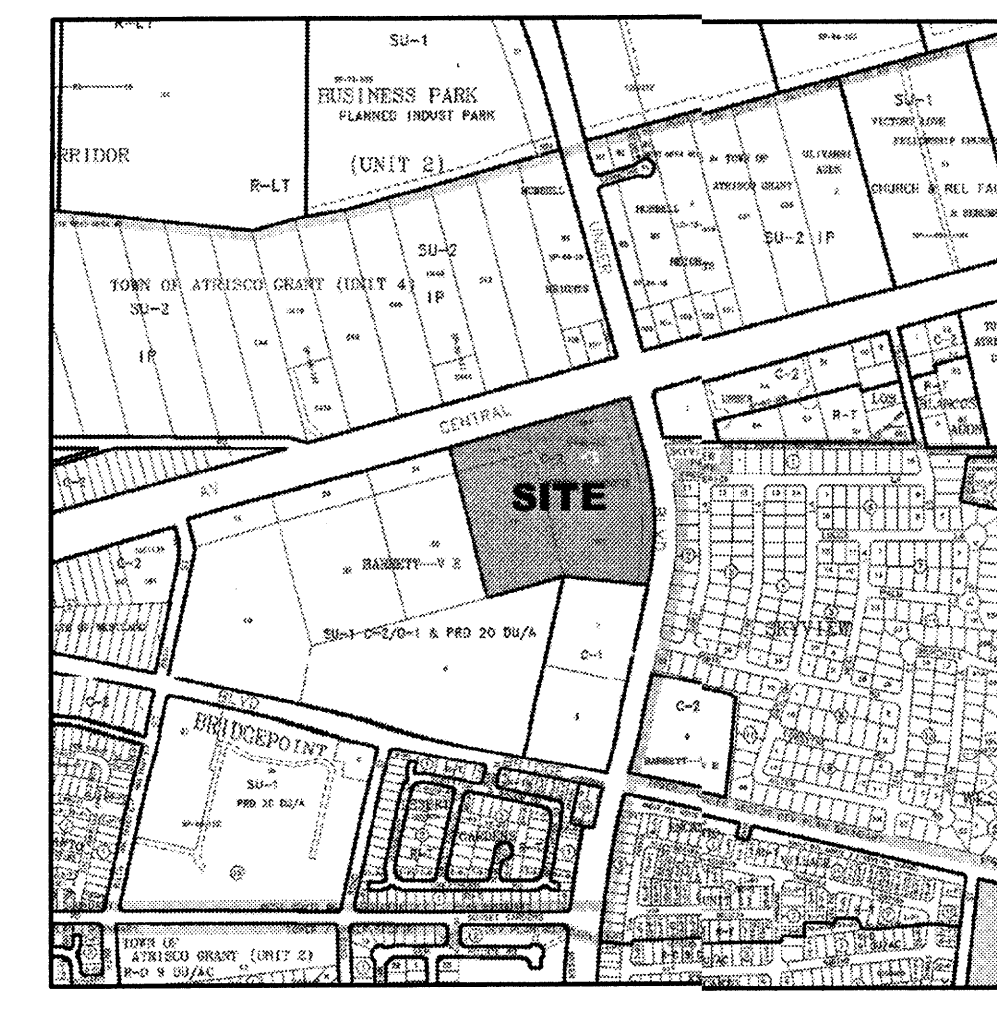
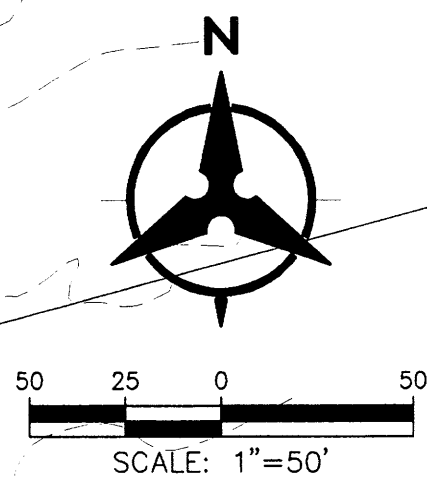
PROJECT: 03036 DATE: 10/27/03
 DRAWN: SL CHECKED: JM
 REVISED: 11/03 DRB COMMENTS

SHEET TITLE
SITE PLAN FOR SUBDIVISION

SHEET
1.0

SITE PLAN FOR SUBDIVISION
 SCALE: 1" = 50'±0"

TRACT #	PROPOSED USE	LOT SQ. FT.	ACREAGE	BUILDING ENVELOPE	F.A.R.	PARKING SP. REQ.	MAX BLDG. HEIGHT	MIN BLDG. SETBACKS
5-B-1-A	C-2	7,609.0 ±	1.64 ±	1500	10.5%	PER CODE	PER CODE	PER CODE
B	C-2	50,475.0 ±	1.16 ±	9,000	9.9%	PER CODE	PER CODE	PER CODE
5-B-2-A	C-2	105,973.3 ±	2.42 ±	10,000	9.5%	PER CODE	PER CODE	PER CODE
A	C-2	66,823.0 ±	1.53 ±	9,000	7.5%	PER CODE	PER CODE	PER CODE
4-A-1-A	C-2 USE OR CONDITIONAL USE RESIDENTIAL IF APPROVED BY ZHE	337,891.1 ±	7.76 ±	MAX. 25 DU/AC	25.0%	PER CODE	PER CODE	PER CODE
	LOT ROW TAKE	2,146.2 ±	.05 ±	N/A	N/A	N/A	N/A	N/A
	TOTAL	634,422.2 ±	14.56 ±	N/A	N/A	N/A	N/A	N/A
TRACT #	OPEN SPACE	REQUIRED	PROVIDED					
4-A-1-A	C-2 USE OR CONDITIONAL USE RESIDENTIAL IF APPROVED BY ZHE	31202 SQ. FT. ±	1710405 SQ. FT. ±					



THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF CSH&A. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CSH&A OR ITS APPLICABLE. Copyright © 2003.

COMMERCIAL DEVELOPMENT
 ALBUQUERQUE, NM
 PROPOSED FOR SWC CENTRAL AVE. & UNSER BLVD.

CSH&A
 Specializing in architecture, engineering and planning

Highway Retail, Inc.
 1000 University Blvd
 San Jose, CA 95128
 Project Office: (415) 931-5292
 Fax: (415) 931-2652
 e: greg@hwrretail.com

PROJECT	03036	DATE	10/27/03
DRAWN	RWB	CHECKED	BJJ
REVISED			

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE 10/27/03

SHEET TITLE
CONCEPTUAL GRADING PLAN

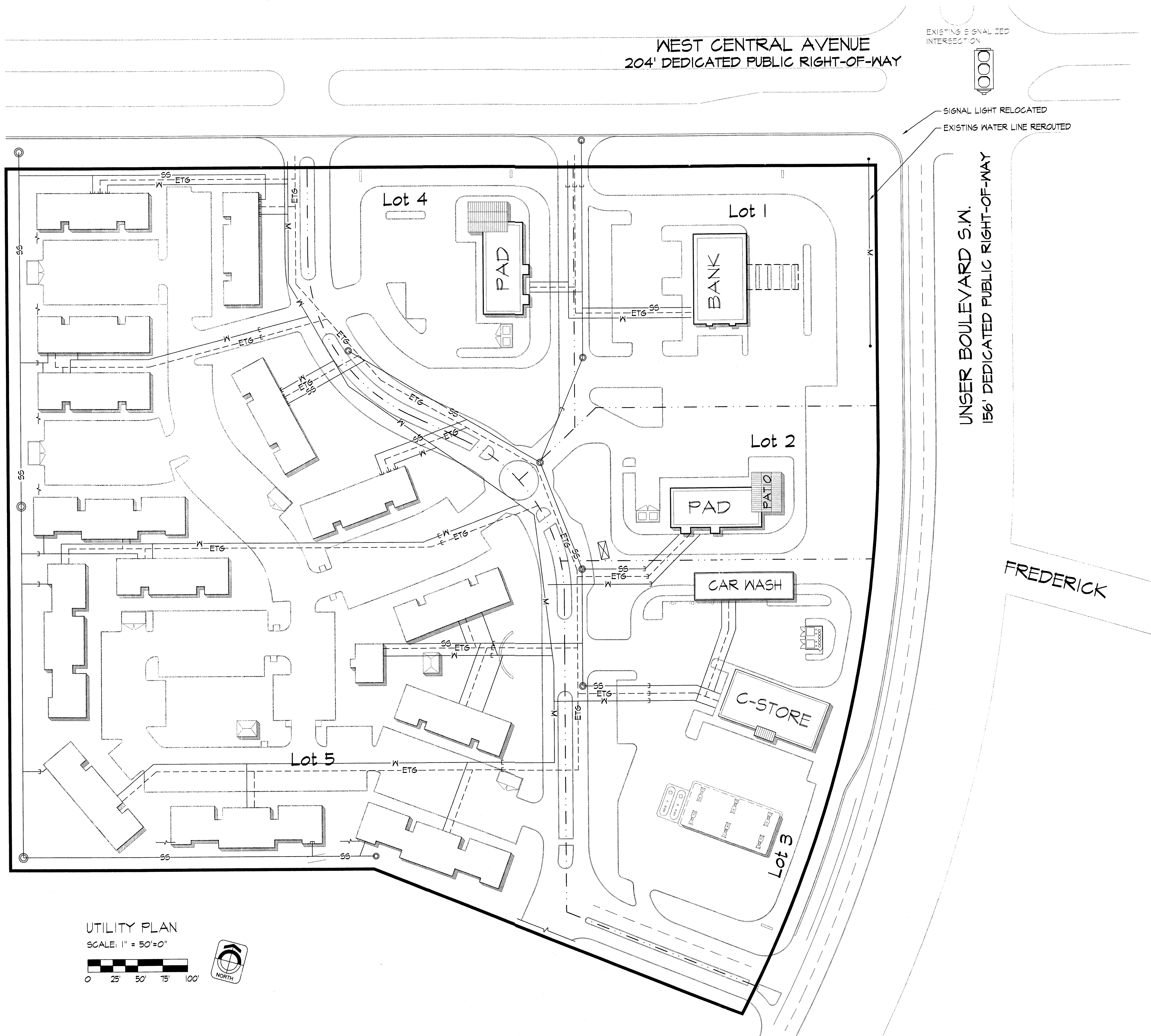
SHEET

1.4

IN ASSOCIATION WITH:

Bohannon & Huston
 Courtyard 1 7600 Jefferson St. NE Albuquerque, NM 87106-4386
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

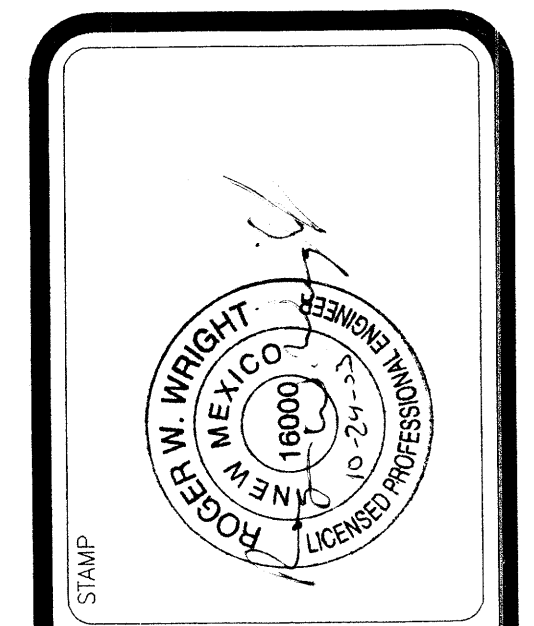
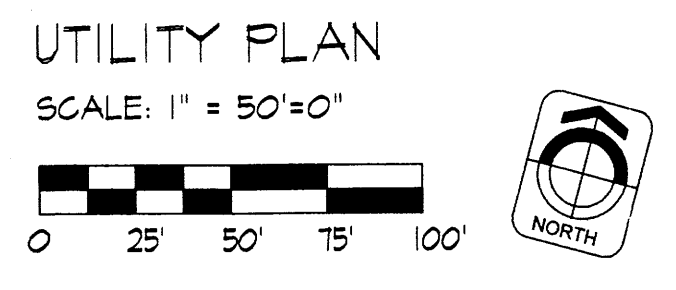
P:\040240\cdp\general\040240\gd01.dwg
 October 27, 2003 - 5:05pm
 Layout



LEGEND

	TRAFFIC SIGNAL
	POWER POLE
	OVER-HEAD UTILITY LINE
	UNDERGROUND GAS LINE
	UNDERGROUND SEWER LINE
	UNDERGROUND WATER LINE
	UNDERGROUND STORM DRAIN LINE
	SEWER MANHOLE
	TELEPHONE MANHOLE
	DRAINAGE MANHOLE
	UNDERGROUND TELEPHONE LINE MARKER
	UNDERGROUND CABLE TV LINE MARKER
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	ELECTRICAL-TELEPHONE-GAS-CABLE LINES
	WATER LINE

- GENERAL NOTES**
1. ALL UTILITY DESIGNS SHALL CONFORM TO STANDARDS OF BOTH SPECIFIC UTILITY CAN CITY OF ALBUQUERQUE.
 2. ALL UTILITIES TO BE DISTRIBUTED THROUGHOUT PROJECT UNDERGROUND.
 3. EXISTING WATER LINE WITHIN FORMER VOLCANO R.O.W. TO BE RELOCATED PRIOR TO COMMENCEMENT OF DEVELOPMENT.
 4. ELECTRICAL AND TELEPHONE TRANSFORMERS AND PEDESTALS SHALL BE GROUPED AND SCREENED.
 5. UTILITIES REPRESENTED WITHIN THIS PLAN ARE CONCEPTUAL IN NATURE AND WILL REQUIRE CONFIRMATION OF INDIVIDUAL LOT AND BUILDING LOADS AND USES. UTILITIES SHOWN WITHIN THE INTERIOR ROADWAY WILL BE CONSTRUCTED WITHIN A DEDICATED SERVICE EASEMENT ACCEPTABLE TO THE UTILITY COMPANIES AND CITY OF ALBUQUERQUE.



STAMP

THESE CHANGES AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSHOA. ANY REUSE OR REPRODUCTION OF THESE INSTRUMENTS WITHOUT THE WRITTEN CONSENT OF CSHOA OR ITS AFFILIATES. Copyright 2003.

COMMERCIAL DEVELOPMENT
ALBUQUERQUE, NM

PROPOSED FOR SWC CENTRAL AVE. & UNSER BLVD.

C.W. MOORE PLAZA
250 S. 5TH ST. • BOISE ID 83702
(208) 343-4635 • FAX (208) 343-1656
http://www.csha.com

CSHOA
Specializing in architecture, engineering and planning

Highway Retail, Inc.
10 Joplin Street
Sausalito, CA 94965
Client: (415) 331-5200
Tel: (415) 331-5202
http://www.hri.com

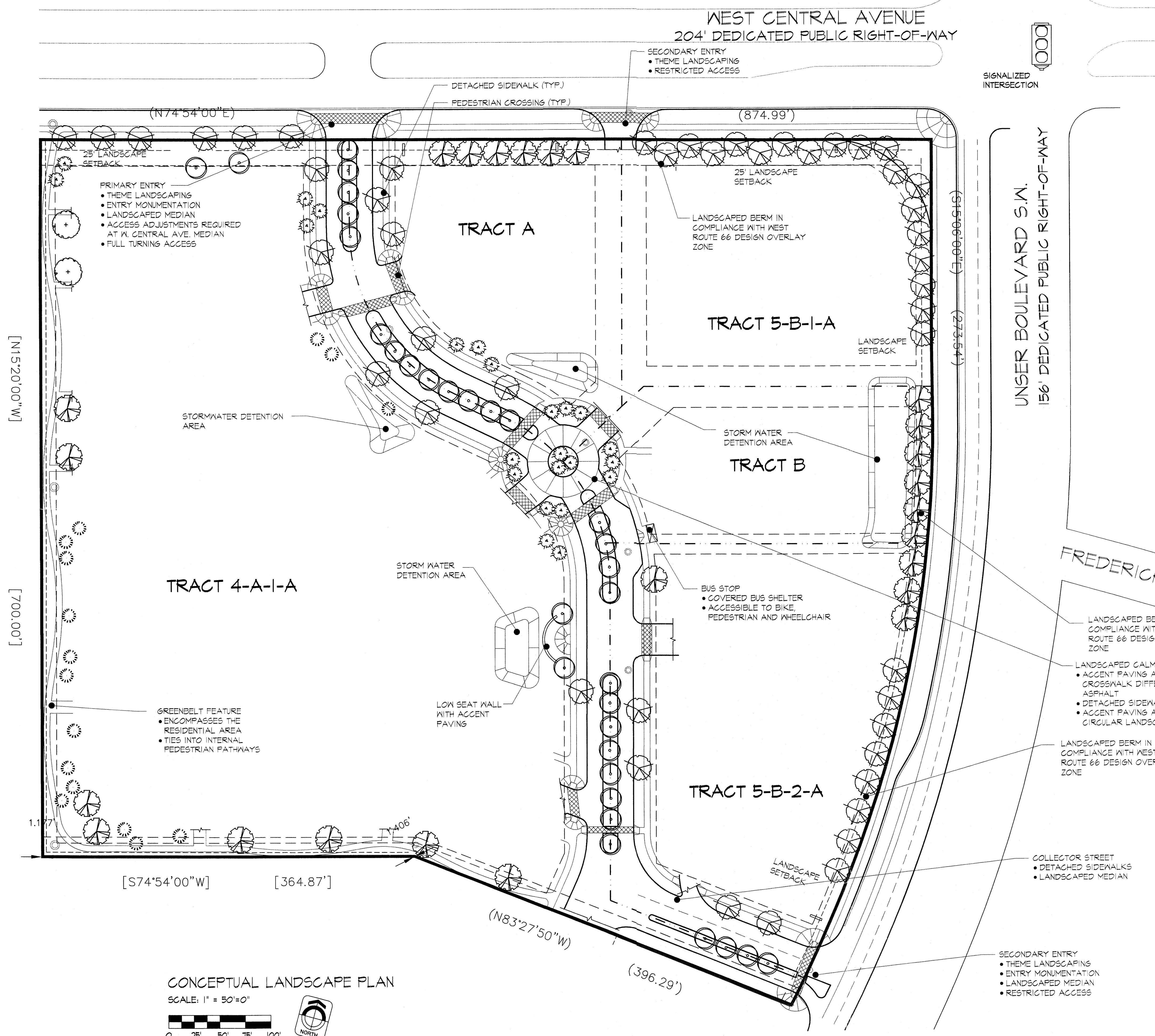
PROJECT	03036	DATE	10/27/03
DRAWN	SL	CHECKED	JM

REVISED

SHEET TITLE
UTILITY PLAN

SHEET
15

RE-SUBMITTED FOR DRB 10/27/03



LANDSCAPE & IRRIGATION NOTES

1. THIS DESIGN AS SHOWN IS INTENDED TO BE PERMANENTLY IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM COMPOSED OF OVERHEAD SPRAY SPRINKLER HEADS. ONE POINT OF CONNECTION SHALL BE MADE AND FITTED WITH AN APPROVED BACK FLOW PREVENTION DEVICE FOR EACH LOT.
2. ALL PLANTING BEDS SHALL RECEIVE A 3" DEPTH OF AN ARCHITECT APPROVED INORGANIC MULCH.
3. THE SITE WILL BE MAINTAINED THROUGHOUT THE YEAR BY PROFESSIONAL LANDSCAPE MAINTENANCE CREWS AS PART OF THE COMMON AREA MAINTENANCE AGREEMENT. SUCH MAINTENANCE SHALL INCLUDE BUT WILL NOT BE LIMITED TO WEEKLY MOWING AND TRIMMING OF THE TURF, REGULAR FERTILIZATION, ANNUAL TREE AND SHRUB PRUNING, WEEDING AND TRASH OR DEBRIS REMOVAL.
4. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 4:1.
5. LANDSCAPE AREA SHALL BE MINIMUM OF 15% NET LOT AREA.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. LAWN AREAS SHALL NOT EXCEED 20% OF THE TOTAL LANDSCAPED AREA.
8. THE LANDSCAPE PLAN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE, PLANTING RESTRICTION APPROACH. IN ADDITION, THE PLAN SHALL COMPLY WITH THE WEST ROUTE 66 DESIGN OVERLAY ZONE (25' LANDSCAPE SETBACK ALONG CENTRAL; MINIMUM 8'-10' LANDSCAPE SETBACK ALONG UNSER; TREES IN PARKING LOTS AT A RATIO OF ONE TREE/10 SPACES).
9. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.
10. THE CONCEPTUAL LANDSCAPE PLAN DOES NOT INDICATE SPECIFICALLY AREAS OF LAWN AND SHRUB PLANTINGS. IN GENERAL, LAWN AREAS SHALL BE CONCENTRATED IN ACTIVE AREAS, AROUND RESIDENTIAL BUILDINGS, AND ALONG STREET FRONTAGES.
11. LAWN AREAS SHALL BE IRRIGATED WITH BOTH POP-UP SPRAY SPRINKLERS AND GEAR DRIVEN ROTORS. TREES SHALL BE IRRIGATED WITH (5) 1.0 GPM DRIP EMITTERS, SHRUBS SHALL BE IRRIGATED WITH (1) 1.0 GPM DRIP EMITTER.
12. THE IRRIGATION POINT OF CONNECTION AND AUTOMATIC CONTROLLER FOR EACH LOT SHALL BE LOCATED AND DETAILED DURING THE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
13. PLANT SELECTION MEETS COMPLIANCE WITH CITY'S POLLEN ORDINANCE. ANY SUBSTITUTIONS MUST GAIN APPROVAL OF LANDSCAPE ARCHITECT.
14. TEMPORARY IRRIGATION SHALL BE PROVIDED TO ESTABLISH GROWTH AND SUPPORT OF 'NATIVE SEED MIX' IN DETENTION AREAS.

LANDSCAPE CONCEPT AND GUIDELINES

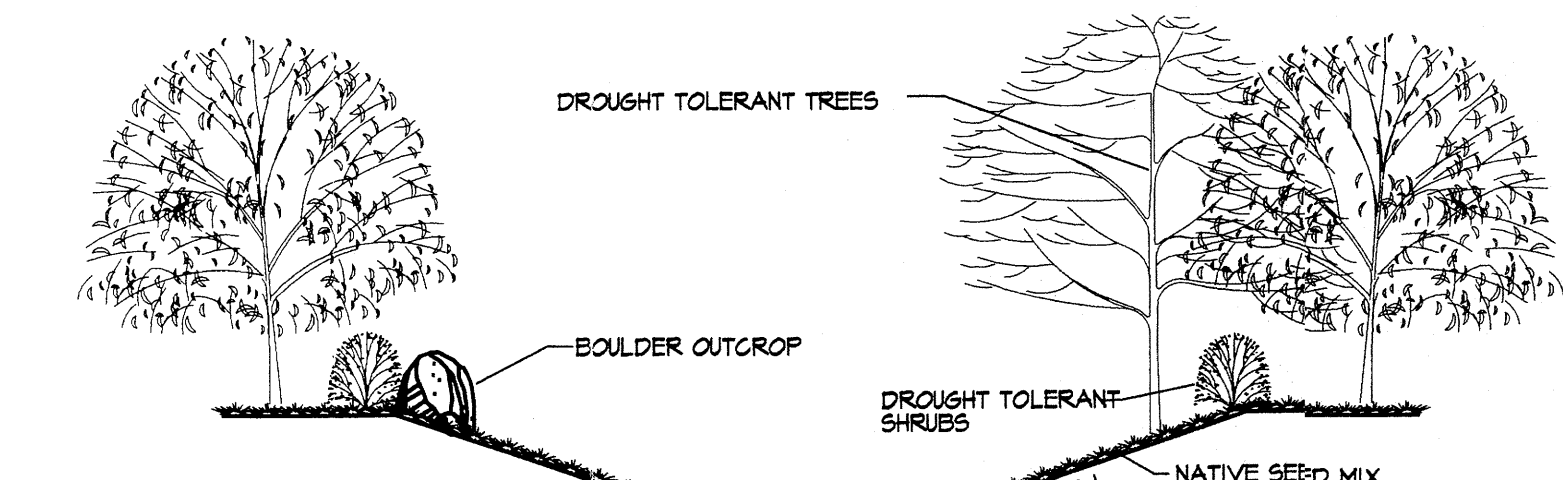
THE HIGH DESERT ENVIRONMENT OF ALBUQUERQUE REQUIRES SPECIAL ATTENTION IN THE ASPECT OF LANDSCAPE DESIGN. DESIGNED IN THE DEVELOPMENT IS AN OVERALL LANDSCAPE DESIGN THAT INTEGRATES LOCAL, DROUGHT TOLERANT PLANT MATERIALS, BUT ALSO PROVIDE AREAS OF INTEREST BOTH IN COLOR AND TEXTURE OF THE PLANTED MATERIALS. WATER CONSERVATIVE PLANT MATERIALS WILL BE EXPECTED THROUGHOUT THE SITE AND A FULLY AUTOMATED UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED. ACCENT BOULDER FEATURES AND BOTH ORGANIC AND INORGANIC GROUND COVERS WILL BE USED AT ENTRANCE AND FOCAL POINTS OF THE SITE.

LIKE THE BUILDING ELEMENTS, THE INTENT IS TO DEVELOP A COMPLETE LANDSCAPE DESIGN FOR THE CENTER PORTIONS (MAINLY INTERIOR SECTIONS) WILL BE COMPLETED AS THE BUILDINGS ARE CONSTRUCTED. THE DESIGN GUIDELINES PROPOSED WILL BE USED TO SET A HARMONIOUS DESIGN THEME THROUGHOUT. SEVERAL PEDESTRIAN WALKWAY AREAS THAT CIRCULATE THROUGH THE ENTIRE SITE ARE SHELTERED WITH SHADE GLASS TREES TO OFFER RELIEF FROM THE AFTERNOON SUN AND HEAT.

THE PERIMETER OF THE SITE WILL ALSO BE LANDSCAPED WITH SHADE GLASS AND ORNAMENTAL GLASS TREE SPECIES IN CONJUNCTION WITH EARTHEN BERMS TO OFFER BUFFERS AND VISUAL SCREENS FROM THE NEARBY RESIDENTIAL PROPERTIES. AREAS OF LOW WATER TOLERANT SHRUBS AND PLANTS WILL BE DESIGNED THROUGHOUT THE SITE. A MIXTURE OF TEXTURE AND COLOR WILL BE PROVIDED WITH THE LANDSCAPE SPECIES MIXTURE.

SYMBOL LEGEND

SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	QTY
TREES				
	HONEY MESQUITE (LOW WATER USE)	PROPOSIS GLANDULOSA	2" caliper	24
	VELVET MESQUITE (LOW WATER USE)	PROPOSIS VELUTINA	2" caliper	47
	CHINABERRY (LOW WATER USE)	MELIA AZEDARACH	2" caliper	2
	DESERT WILLOW (LOW WATER USE)	CHILOPSIS LINEARIS	15 gallon	38
	WASHINGTON HAWTHORN (MEDIUM+ WATER USE)	CRATAEGUS PHAENOPYRUM	15 gallon	23
	AUSTRIAN PINE (MEDIUM WATER USE)	PINUS NIGRA	7' height	16
SHRUBS				
BEDS SHALL ACHIEVE 75% COVER AT MATURITY. SHRUB TYPES SHALL BE AS FOLLOWS:				
DWARF COYOTE BUSH, BAGGARIS PILLULARIS 2 GAL				
SUGARBUSH, RHUS OVATA 5 GAL				
WOOLLY BUTTERFLY BUSH, BUDDLEIA MARRUBIFOLIA 2 GAL				
CONEFLOWER, RATIBIDA COLUMNIFERA 1 GAL				
DESERT SAGE, SALVIA DORRRII 2 GAL				
MEX. EVENING PRIMROSE, OENOTHERA BERLANDIERE 1 GAL				
TEXAS RANGER, LEUCOPHYLLUM FRUTESCENS 2 GAL				
DUSTY MILLER, CENTAUREA CINERARIA 1 GAL				
BEAR GRASS, NOLINA MICROCARPA 1 GAL				
CREEPING ROSEMARY, ROSMARINUS OFFICINALIS PROSTRATA 1 GAL				



RETENTION SWALE SECTION
SCALE: NTS

COMMERCIAL DEVELOPMENT
ALBUQUERQUE, NM

PROPOSED FOR SWC CENTRAL AVE. & UNSER BLVD.

CSHOA
Specializing in architecture, engineering and planning

C.W. MOORE PLAZA
250 S. 5TH ST. • BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1858
http://www.cshoa.com

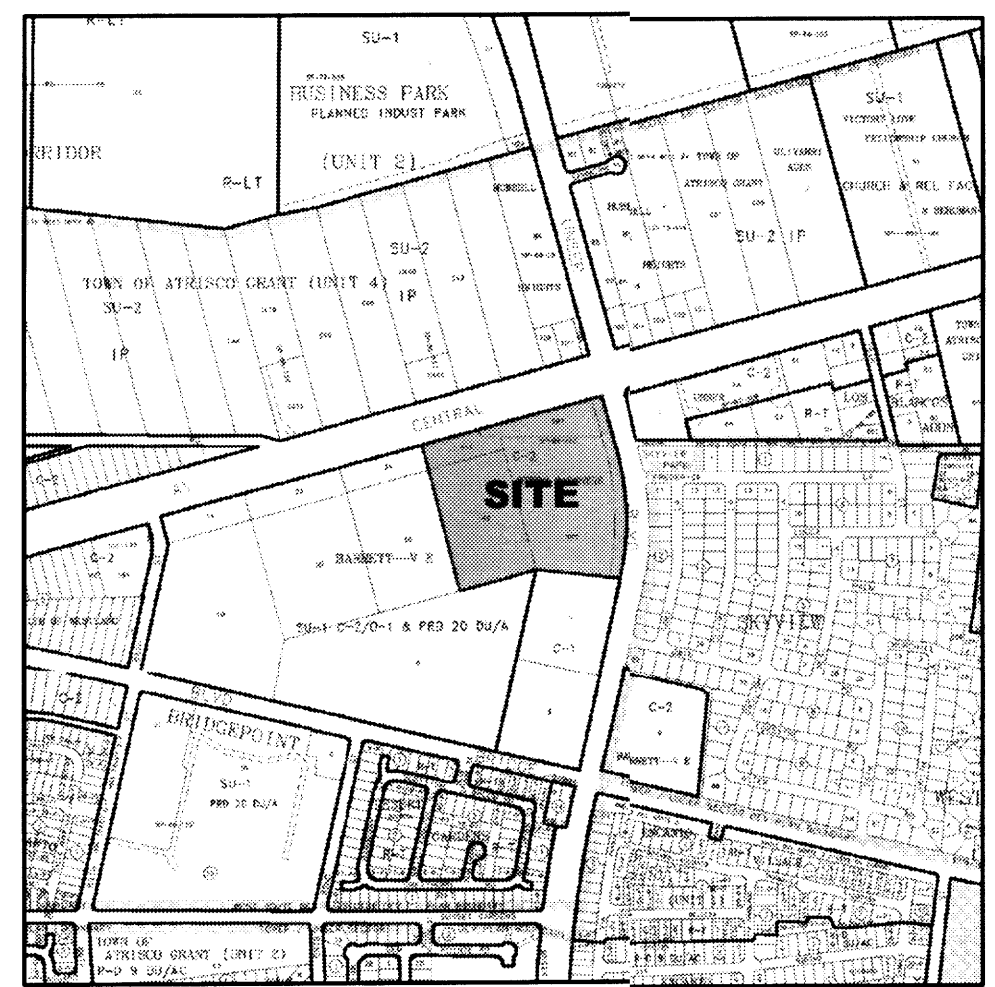
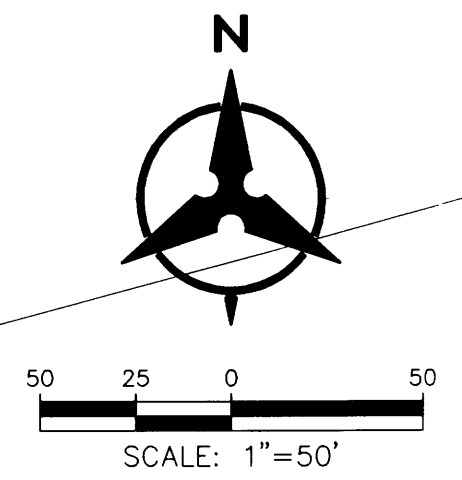
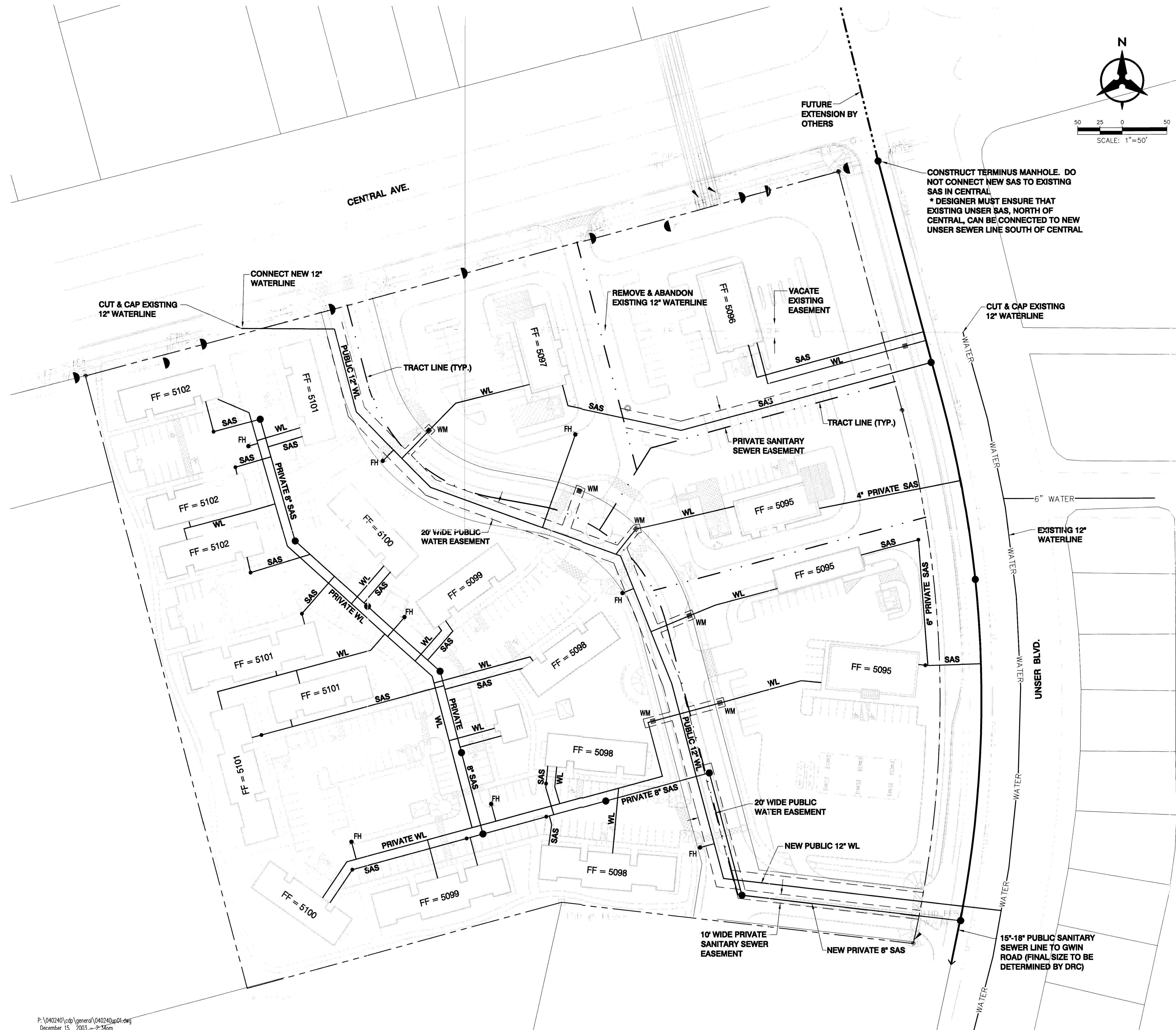
Highway Retail, Inc.
10 Alabaster Street
Sausalito, CA 94965
Phone: (415) 331-5207
Fax: (415) 331-2882
info@highwayretail.com

PROJECT	03036	DATE	10/27/03
DRAWN	KQH	CHECKED	JM
REVISED	11.10.03 DRB COMMENTS		

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SHEET
1.6

RE-SUBMITTED FOR DRB 10/27/03



CONSTRUCT TERMINUS MANHOLE. DO NOT CONNECT NEW SAS TO EXISTING SAS IN CENTRAL
 * DESIGNER MUST ENSURE THAT EXISTING UNSER SAS, NORTH OF CENTRAL, CAN BE CONNECTED TO NEW UNSER SEWER LINE SOUTH OF CENTRAL

LEGAL DESCRIPTION

Tract 4-B of the V. E. Barrett Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 13, 1967 in Plot Book C6, page 161 and Tract 4-A-1, Tract 5-B-1 and Tract 5-B-2 of a Plat of Tract 4-A-1 and Tracts 5-B-1 and 5-B-2 of LANDS OF WEFCO, PARTNERS, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 1987 in Plot Book C33, page 81.

UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (+0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

IN ASSOCIATION WITH:

Bohannon & Huston
 Engineering & Spatial Data & Advanced Technologies
 7800 Jefferson St. NE Albuquerque, NM 87109-4336

COMMERCIAL DEVELOPMENT
 PROPOSED FOR SWC CENTRAL AVE. & UNSER BLVD. ALBUQUERQUE, NM



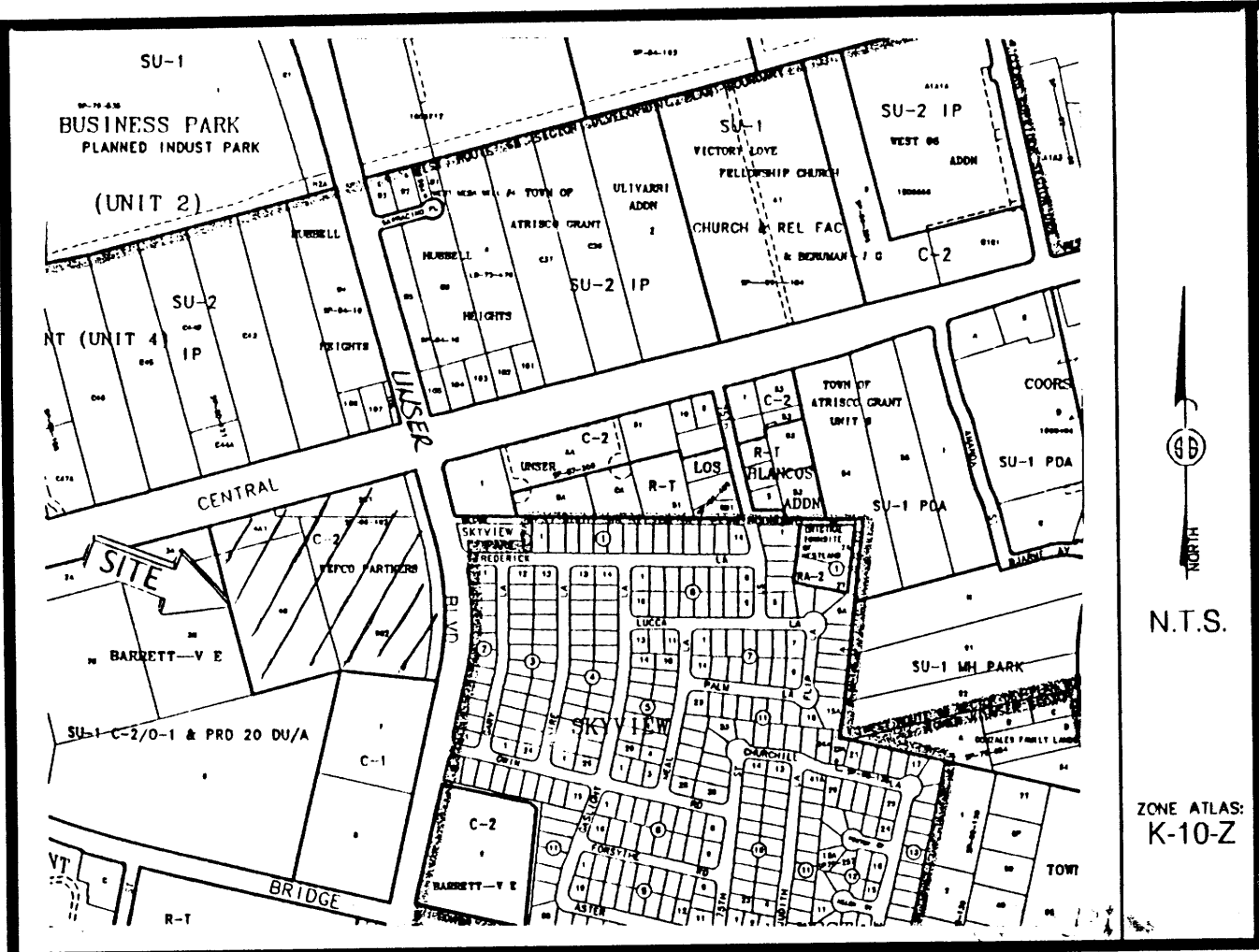
Highway Retail, Inc.
 10000 Central Ave. SW
 Albuquerque, NM 87124
 Phone: (505) 263-4444
 Fax: (505) 263-4444
 Email: info@highwayretail.com

PROJECT	03036	DATE	11/25/03
DRAWN	RWB	CHECKED	BJS
REVISED	12/15/03		

SHEET TITLE
**CONCEPTUAL
 UTILITY
 PLAN**

SHEET

P:\040240\cdp\general\040240.dwg
 December 15, 2003 - 2:34pm
 Layout



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 6-K10 AND 7-K10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF LANDS OF WEFCO, PARTNERS, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 6, 1987 IN VOLUME C33, FOLIO 81.
6. BEARINGS AND DISTANCES IN BRACKETS [] PER THE PLAT OF V.E. BARRETT SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 13, 1967 IN VOLUME C6, FOLIO 161.
7. GROSS AREA: 14.5395 ACRES
8. NUMBER OF EXISTING TRACTS: 4
9. NUMBER OF LOTS CREATED: 5
10. PROPERTY IS ZONED C-2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION
 Tract 4-B of the V. E. Barrett Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 13, 1967 in Plat Book C6, page 161
 And
 Tract 4-A-1, Tract 5-B-1 and Tract 5-B-2 of a Plat of Tract 4-A-1 and Tracts 5-B-1 and 5-B-2 of LANDS OF WEFCO, PARTNERS, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 1987 in Plat Book C33, page 81.

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

OWNER(S) SIGNATURE: Marion S. Laver, Gen'l Partner, Weeco Partners DATE: 9-10-03
 OWNER(S) PRINT NAME: Weeco Partners by Marion S. Laver, Gen'l Partner
 ADDRESS: 2922 Estrella Brillante, NW A1B, NM 87120 TRACT: 1384
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF September, 2003.
 BY: MARION S. LAVER General Partner of Weeco Partners
 MY COMMISSION EXPIRES: 10-17-2006
 _____ NOTARY PUBLIC

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

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL
 PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES
 By: _____
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 The foregoing instrument was acknowledged before me this _____ day of _____, 2003.
 _____ My commission expires: _____
 Notary Public

**PLAT OF
 TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A
 LANDS OF WEFCO PARTNERS
 SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2003
 SHEET 1 OF 2**

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO RECONFIGURE FOUR (4) TRACTS INTO FIVE (5) TRACTS, TO VACATE EASEMENTS AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY.

APPLICATION NO. & PROJECT NO.: _____
 CITY APPROVALS:
 CITY SURVEYOR: [Signature] DATE: 9-11-03
 TRAFFIC ENGINEERING: _____ DATE: _____
 PARKS RECREATION: _____ DATE: _____
 UTILITY DEVELOPMENT DIVISION: _____ DATE: _____
 REAL PROPERTY DIVISION: _____ DATE: _____
 A.M.A.F.C.A.: _____ DATE: _____
 CITY ENGINEER: _____ DATE: _____
 CITY PLANNER, ALBUQUERQUE PLANNING DIVISION: _____ DATE: _____

UTILITY APPROVALS
 P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES: _____ DATE: _____
 QWEST TELECOMMUNICATIONS: _____ DATE: _____
 COMCAST CABLE: _____ DATE: _____

SURVEYOR'S CERTIFICATION
 I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.
Gary E. Gritsko Sept 10, 2003
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102
T10N R3E SEC. 22

**PLAT OF
TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A
LANDS OF WEFCO PARTNERS
SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2003
SHEET 2 OF 2**

STATION 6-K10
X = 360,527.77
Y = 1,484,139.03
GROUND TO GRID = 0.99967865
DELTA ALPHA = -00°16'04"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

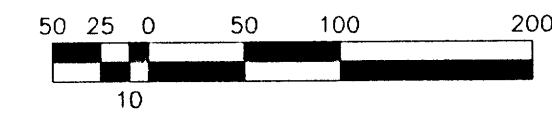
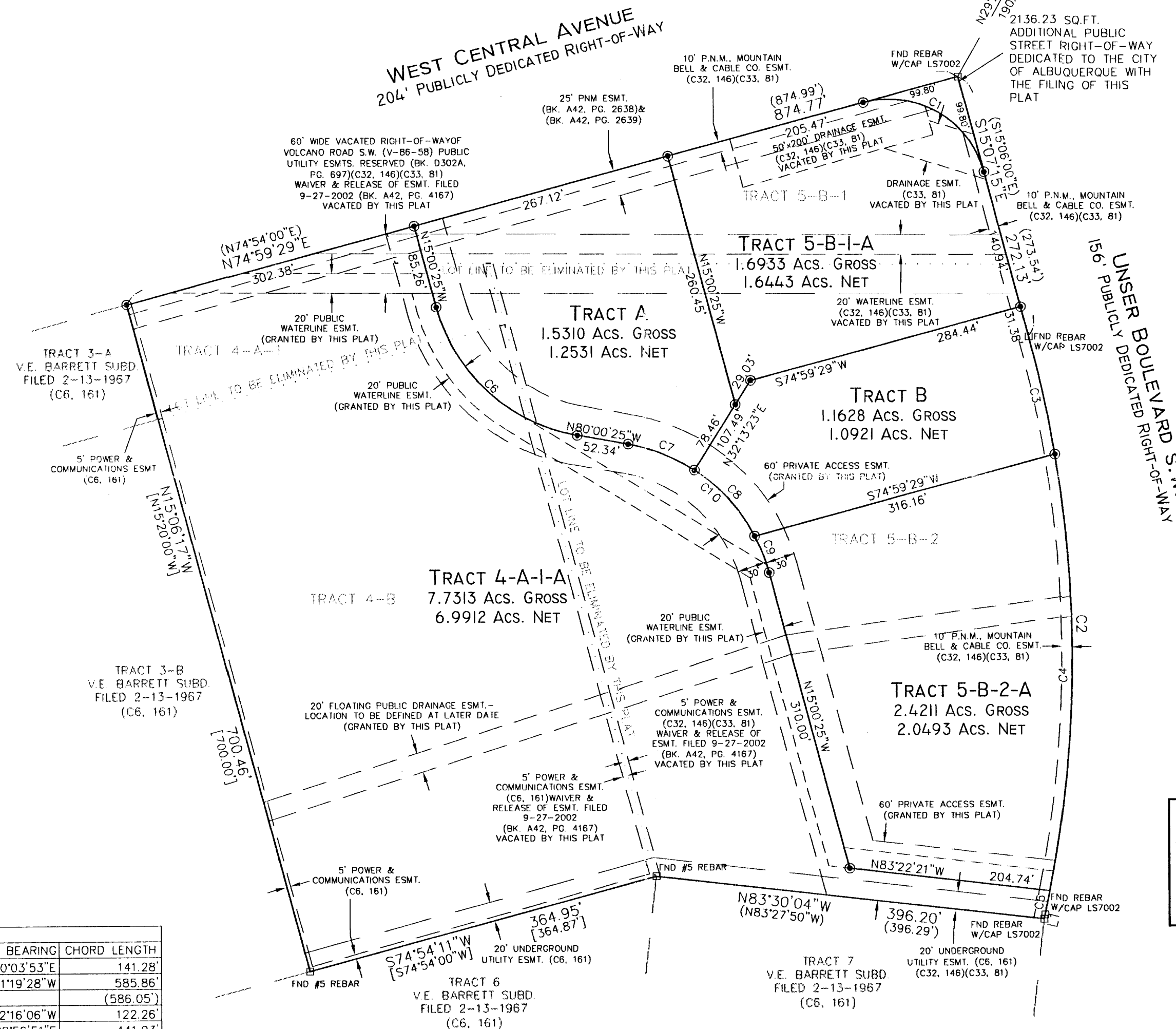
STATION 7-K10
X = 358,716.71
Y = 1,483,676.54
GROUND TO GRID = 0.99967921
DELTA ALPHA = -00°16'17"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

PR
AD

12/17/08

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°28'20"W	4.28'
	(S12°28'43"W)	(4.45')

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.00'	156.88'	89°53'16"	S60°03'53"E	141.28'
C2	1228.33'	591.56'	27°35'36"	N01°19'28"W	585.86'
	(1229.38')	(591.75')	(27°34'43")		(586.05')
C3	1228.33'	122.31'	5°42'18"	N12°16'06"W	122.26'
C4	1228.33'	444.35'	20°43'37"	N00°56'51"E	441.93'
C5	1228.33'	24.90'	1°09'41"	N11°53'30"E	24.90'
C6	180.00'	204.20'	65°00'00"	S47°30'25"E	193.43'
C7	180.00'	72.95'	23°13'15"	S68°23'48"E	72.45'
C8	180.00'	91.51'	29°07'45"	S42°13'18"E	90.53'
C9	180.00'	39.74'	12°39'00"	S21°19'55"E	39.66'
C10	180.00'	204.20'	65°00'00"	N47°30'25"W	193.43'



SCALE: 1" = 100'
PROJECT NO. 0303PB22
DRAWN BY PCB
ZONE ATLAS: K-10-Z
0303PB22.CR5

MONUMENT LEGEND

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊠ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO L58686" UNLESS OTHERWISE NOTED

EASEMENT NOTES:

1. Reciprocal Cross Lot Drainage Easements are provided across all tracts of this plat for the benefit of same, improvement to be maintained by the tracts on which the improvements are located.
2. Private Sanitary Sewer Easements, as required, shall be added to the final plat document.

SURVEYS SOUTHWEST LTD.

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

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

T10N R3E SEC. 22