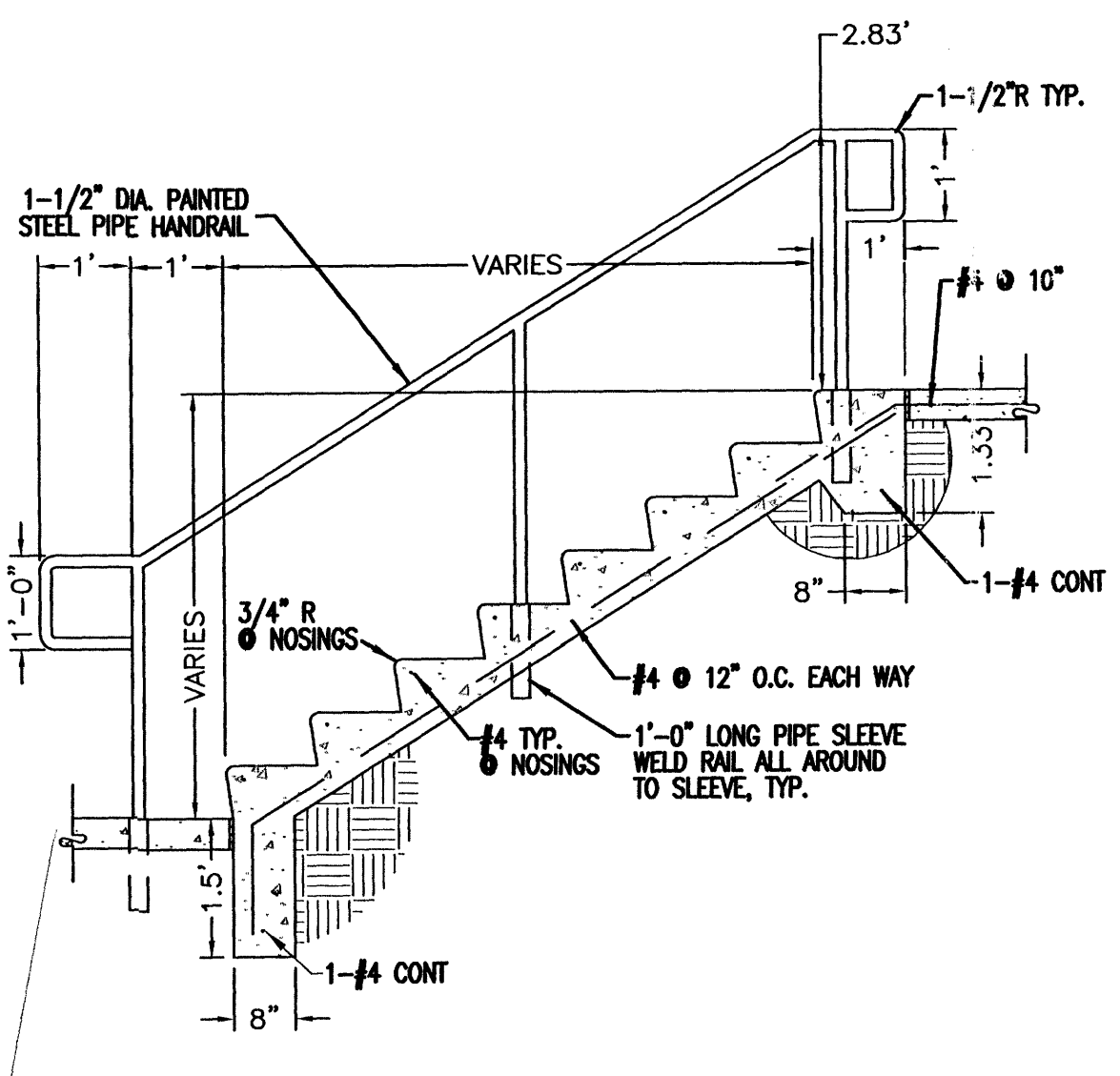
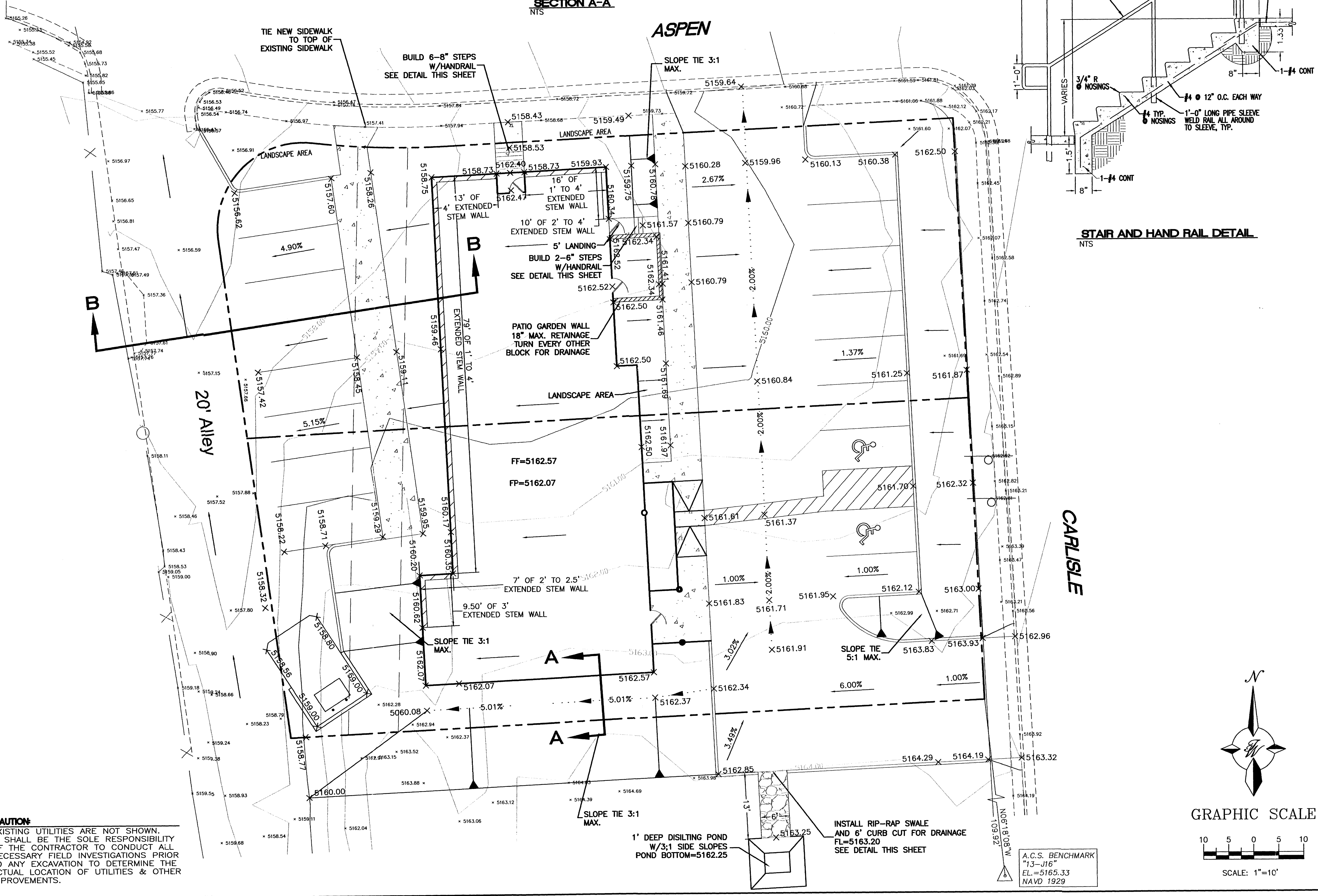
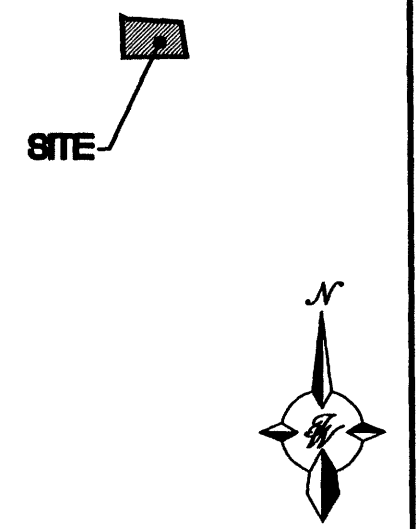


EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



LEGEND

- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EX. 24" RCP
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- FLOW ARROW
- FLOW LINE
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

*-FOR INFORMATION ONLY

LEGAL DESCRIPTION:
TRACT 13 AND 14, WOLTERS SUBDIVISION

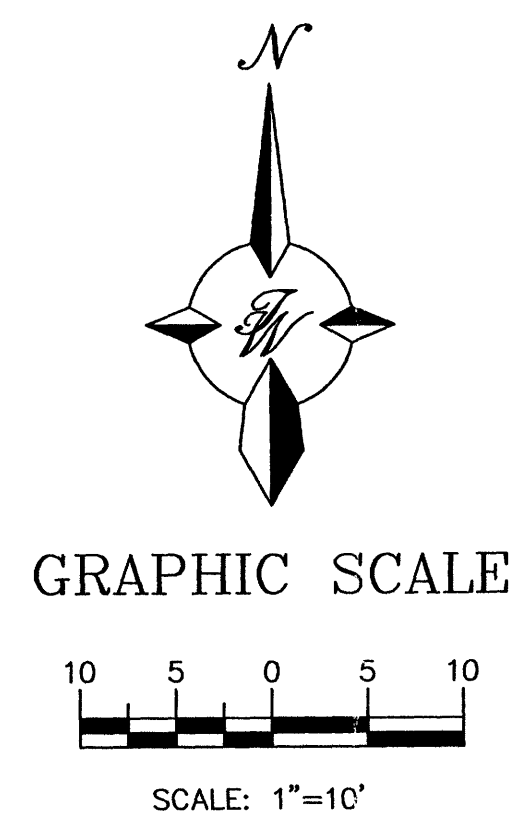
NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

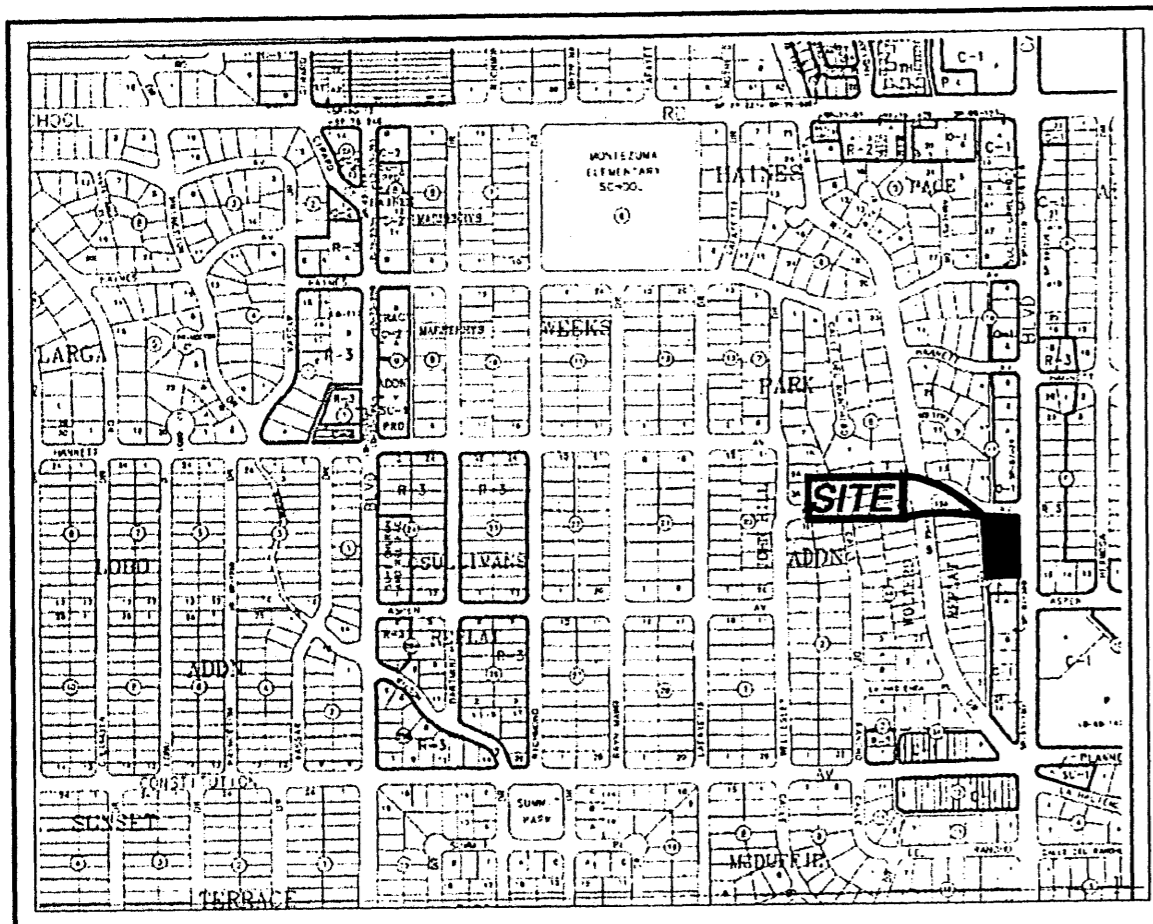
ROUGH GRADING APPROVAL _____ DATE _____

NO.	DATE	REMARKS	BY
REVISIONS			

ENGINEER'S SEAL	DENTIST OFFICE AT CARLISLE AND ASPEN GRADING AND DRAINAGE PLAN	DRAWN BY WCVJ DATE 6-25-03 2336_DRC_GR.DWG
		SHEET # 3 OF 8
A.C.S. BENCHMARK "13-J16" EL.=5165.33 NAVD 1929		JOB # 230036
RONALD R. BOHANNAN P.E. #7868		TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.





Location Map
Zone Atlas Map No. J-16-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.7495 ACRES±
 ZONE ATLAS INDEX NO: J-16-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 2
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: MAY, 2003

Notes:

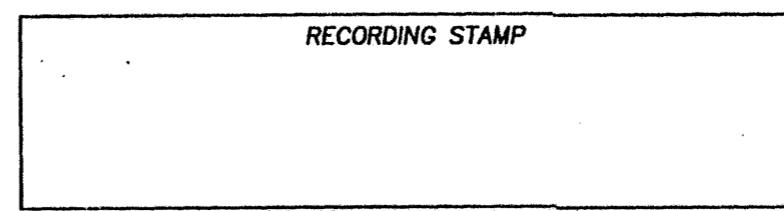
- MISC. DATA: ZONING 0-1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927)
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 15, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING FOUR LOTS INTO TWO NEW LOTS, AND GRANT EASEMENTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2003280994.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM 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 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 ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



Replat of
 Lots 11-A and 12-A, Block 5-A
Haines Park Addition
 Albuquerque, Bernalillo County, New Mexico
 July 2003

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION FIFTEEN, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING OF LOTS 11, 12, 13 AND 14, BLOCK 5-A, HAINES PARK ADDITION, 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 JULY 14, 1954, IN VOLUME C2, FOLIO 185, BEING MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 1927) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ASPEN AVENUE, N.E., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "12-116" BEARS N 01°33'20" E, A DISTANCE OF 1228.12 FEET; SAID MONUMENT HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927) OF X=394,194.74, Y=1,492,127.67, AND A GROUND TO GRID SCALE FACTOR OF 0.99966616;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90°00'00" AND A CHORD OF S 44°26'24" E, A DISTANCE OF 21.21 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF CARLSLE BOULEVARD, N.E. MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S 00°33'36" W, A DISTANCE OF 220.71 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N 89°26'24" W, A DISTANCE OF 127.94 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT-OF-WAY LINE OF A TWENTY FOOT WIDE ALLEY MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N 04°39'18" W, A DISTANCE OF 222.72 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 27.27 FEET, A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 104°08'44" AND A CHORD OF N 47°25'05" E, A DISTANCE OF 23.66 FEET TO A POINT OF REVERSE CURVATURE LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ASPEN AVENUE, N.E., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 29.18 FEET, A RADIUS OF 187.18 FEET, A DELTA ANGLE OF 08°55'51" AND A CHORD OF S 84°58'29" E, A DISTANCE OF 29.15 FEET TO A POINT OF TANGENCY MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S 89°26'24" E, A DISTANCE OF 86.86 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7495 ACRES (32,652 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 11-A AND 12-A, BLOCK 5-A, HAINES PARK ADDITION.

Free Consent

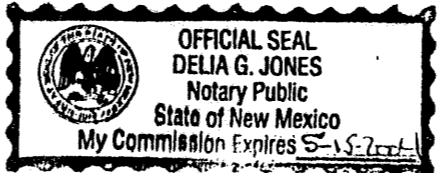
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES, FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Timothy L. Gutierrez
 TIMOTHY L. GUTIERREZ DATE 7/29/03

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF July, 2003 BY
 ?
 BY Delia G. Jones MY COMMISSION EXPIRES: 5-15-2004
 NOTARY PUBLIC



Approvals Application No.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER <i>Mark</i>	DATE <u>8-21-03</u>
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DIVISION	DATE
PARKS AND RECREATION DEPARTMENT <i>Sean G. Mark</i>	DATE <u>9-17-03</u>
PNM ELECTRIC SERVICES <i>Sean G. Mark</i>	DATE <u>9-17-03</u>
PNM GAS SERVICES <i>David Muller</i>	DATE <u>9-8-03</u>
QWEST CORPORATION	DATE
COMCAST CABLE	DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 07/29/03
 LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993

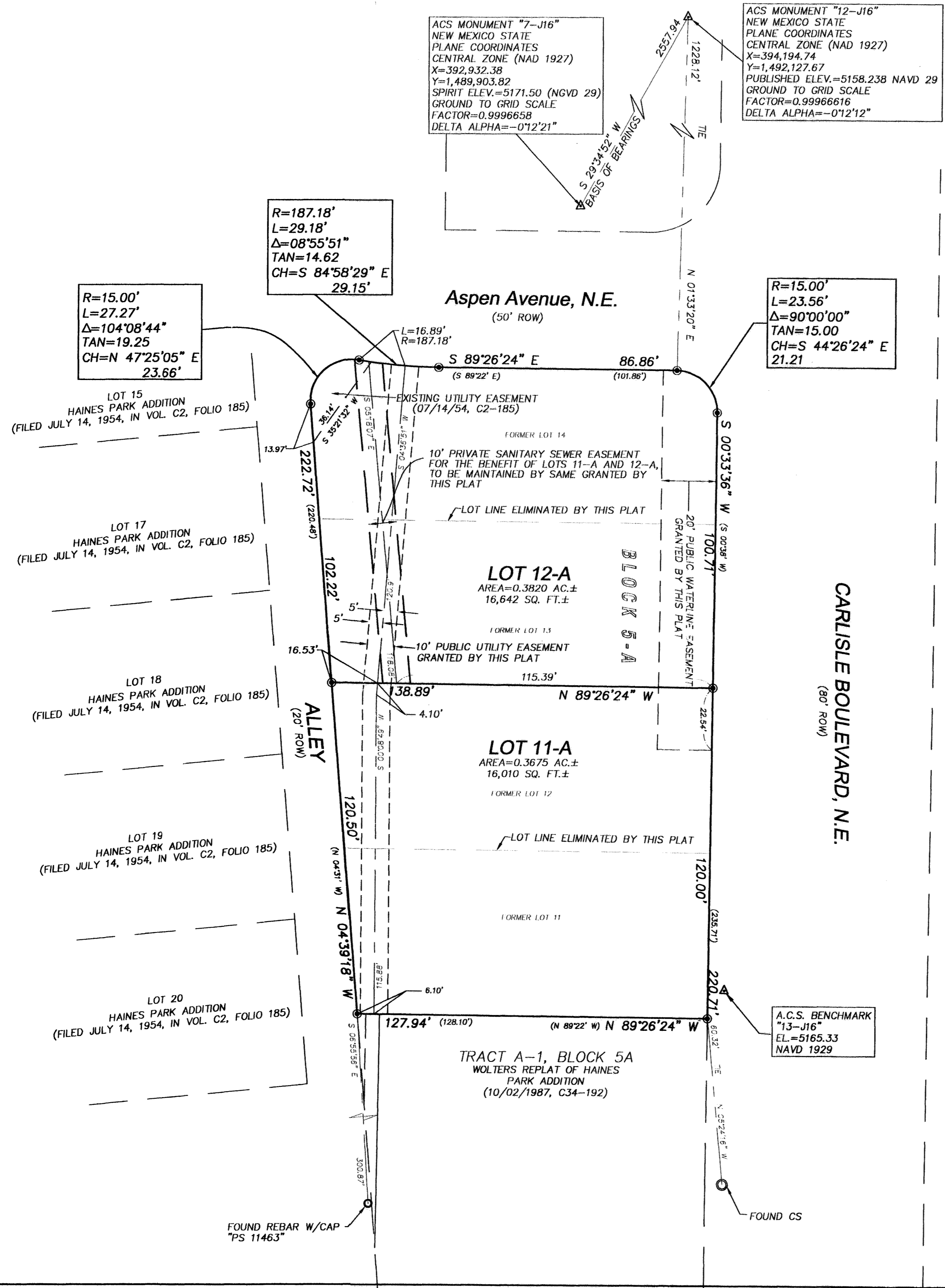


8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. _____
 Sheet 1 of 3

Plat of
 Lots 11-A and 12-A, Block 5-A
Haines Park Addition

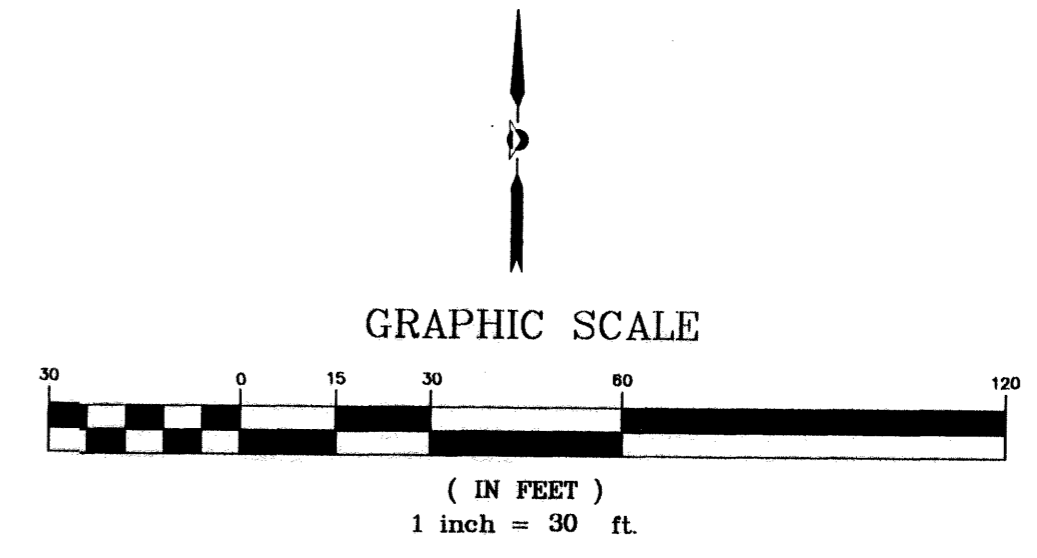
Albuquerque, Bernalillo County, New Mexico
 August 2003



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES REBAR W/YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

NOTE: SEE SHEET 3 OF 3 FOR EXISTING IMPROVEMENTS



PRECISION SURVEYS, INC.

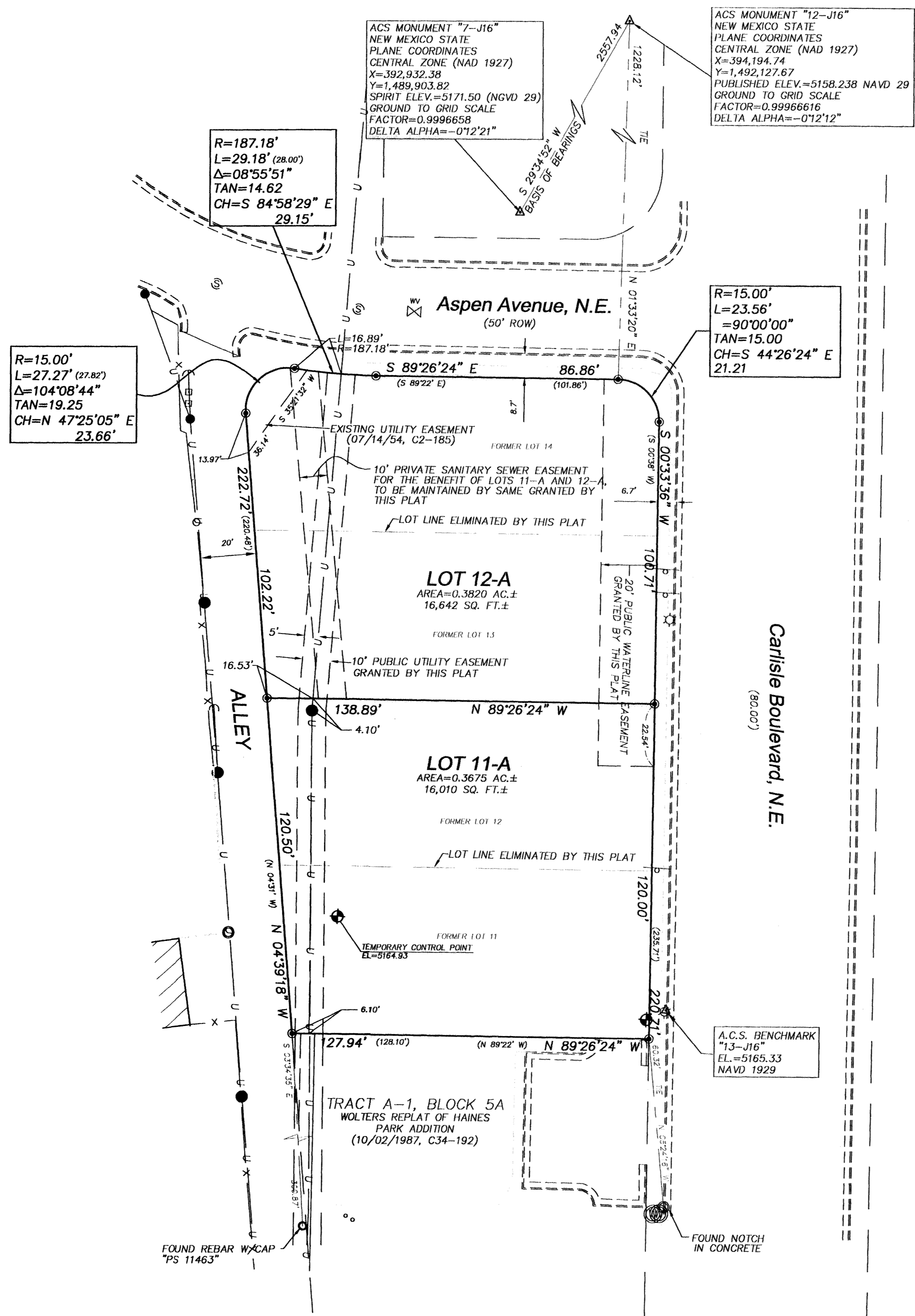
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. _____

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035372p

Replat of
 Lots 11-A and 12-A, Block 5-A
Haines Park Addition
 Albuquerque, Bernalillo County, New Mexico
 August 2003



ACS MONUMENT "7-J16"
 NEW MEXICO STATE
 PLANE COORDINATES
 CENTRAL ZONE (NAD 1927)
 X=392,932.38
 Y=1,489,903.82
 SPIRIT ELEV.=5171.50 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.9996658
 DELTA ALPHA=-0°12'21"

ACS MONUMENT "12-J16"
 NEW MEXICO STATE
 PLANE COORDINATES
 CENTRAL ZONE (NAD 1927)
 X=394,194.74
 Y=1,492,127.67
 PUBLISHED ELEV.=5158.238 NAVD 29
 GROUND TO GRID SCALE
 FACTOR=0.99966616
 DELTA ALPHA=-0°12'12"

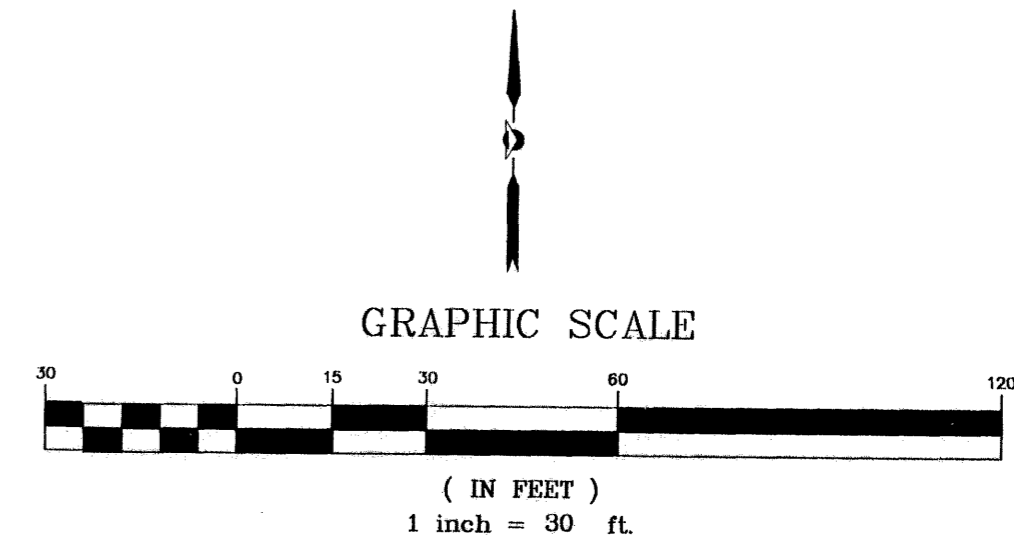
R=15.00'
 L=27.27' (27.82°)
 Δ=104°08'44"
 TAN=19.25
 CH=N 47°25'05" E
 23.66'

R=187.18'
 L=29.18' (28.00°)
 Δ=08°55'51"
 TAN=14.62
 CH=S 84°58'29" E
 29.15'

R=15.00'
 L=23.56'
 =90°00'00"
 TAN=15.00
 CH=S 44°26'24" E
 21.21

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES AS DESIGNATED
○	FOUND AND USED MONUMENT AS DESIGNATED
○	DENOTES REBAR W/CAP "PS 11993" SET BY THIS SURVEY
⊙	SEWER MANHOLE
⊙	GAS METER
⊙	UTILITY PEDESTAL
⊙	TRANSFORMER
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	ANCHOR
—U—	OVERHEAD UTILITY LINES
—C—	CURB
—O—	CHAINLINK FENCE
⊙	GUARD POST
⊙	TREE



PRECISION SURVEYS, INC.

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 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. _____

Sheet 3 of 3

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