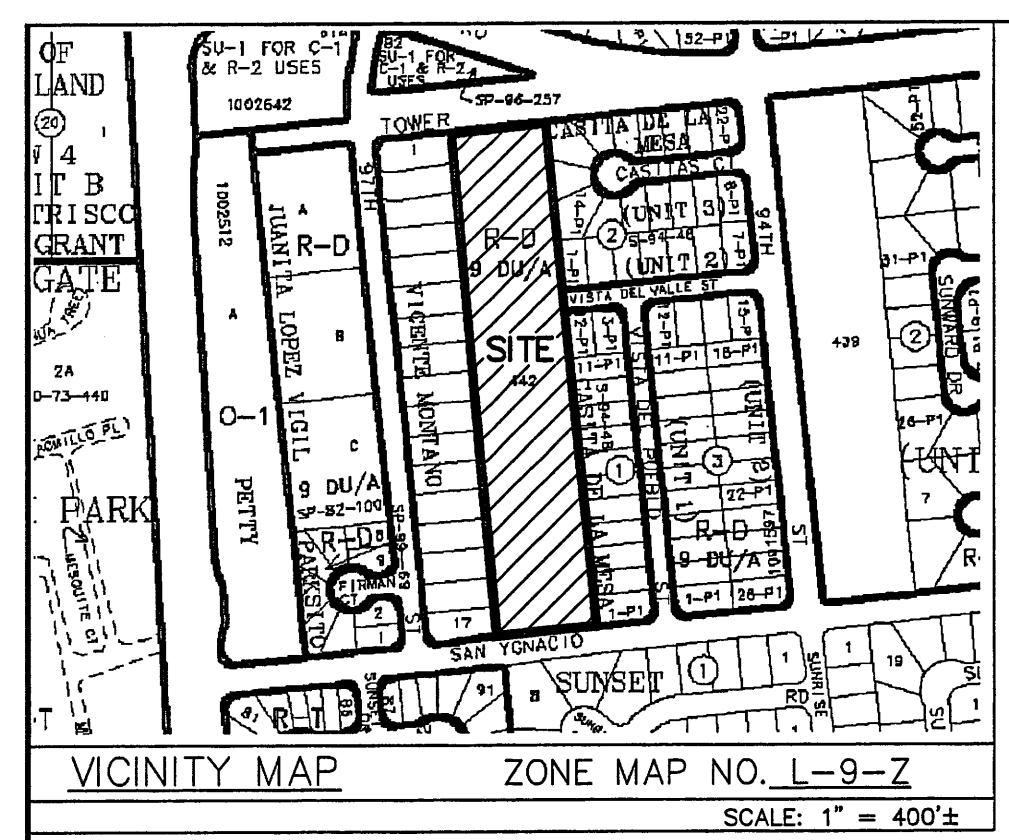


# PLAT OF TORRETTA OESTE SUBDIVISION

WITHIN THE TOWN OF ATRISCO GRANT, UNIT 3  
PROJECTED SECTION 28, T. 10 N., R. 2 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2004



**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. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES 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 PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST 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 COMMUNICATION, INC. FOR THE INSTALLATION, 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 (ABOVE GROUND 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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 442 TOWN OF ATRISCO GRANT, UNIT 3, INTO 45 RESIDENTIAL LOTS. GRANT NEW EASEMENTS AS SHOWN AND DEDICATE NEW RIGHT-OF-WAY AS SHOWN.

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT WITHIN PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT 442, TOWN OF ATRISCO GRANT, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN VOLUME D, FOLIO 118,

TOGETHER WITH THE SOUTH FIFTY (50) FEET VACATED PORTION OF TOWER ROAD, S.W. PER DRB PROJECT # \_\_\_\_\_ AND VACATION ACTION # \_\_\_\_\_, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWER ROAD, S.W. FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY MONUMENT "7-L9" BEARS S 79°21'19" W, 655.64 FEET,

THENCE N 84°00'14" E, 204.00 FEET TO AN ANGLE POINT AND NORTHEAST CORNER OF SAID TRACT;

THENCE S 05°53'21" E, 1116.85 FEET TO THE SOUTHEAST CORNER AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAN YGNACIO ROAD, S.W.;

THENCE S 84°00'14" W, 204.00 FEET TO AN ANGLE POINT AND SOUTHWEST CORNER;

THENCE N 05°53'21" W, 1116.85 FEET TO THE NORTHWEST CORNER AND TO THE POINT OF BEGINNING AND CONTAINING 5.2304 AC. (227,836.84 SF.) ACRES MORE OR LESS.

**GENERAL DATA:**

- 1: TOTAL AREA OF PROPERTY.....5.2304 ACRES
- 2: NUMBER OF EXISTING TRACTS/LOTS.....1 TRACTS
- 3: NUMBER OF TRACTS/LOTS CREATED.....45 LOTS
- 4: MILES OF FULL STREETS CREATED.....0.21
- 5: AREA DEDICATED TO CITY OF ALBUQUERQUE.....1.198 ACRES

**GENERAL NOTES:**

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- 4: TALOS LOG NO. 2004133416
- 5: BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS 7-L9 AND 10-L9.
- 6: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 7: MISC. DATA: ZONING IS RD/9 DU ACRE.
- 8: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREET AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE,

HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER SIGNATURE: Tim S. McNaney DATE: 3/25/04

OWNER PRINT NAME: TIM S. MCNANEY, MANAGING MEMBER FOR STV INVESTMENTS LLC.

**ACKNOWLEDGMENT**

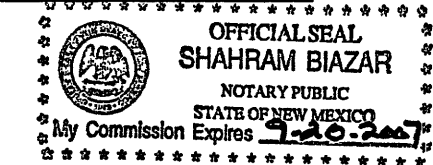
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March

20 04 BY Tim S. McNaney, Managing Member For STV Investments, LLC

[Signature]  
NOTARY

MY COMMISSION EXPIRES: 9-2-2007



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVALS:**

[Signature] 3-29-04  
CITY SURVEYOR DATE

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

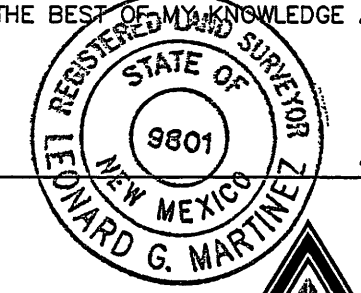
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

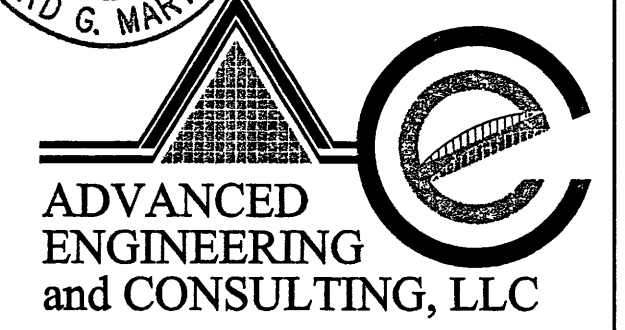
**SURVEYORS CERTIFICATE:**

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]  
LEONARD MARTINEZ P.S. # 9801



3-25-04  
DATE



ADVANCED  
ENGINEERING  
and CONSULTING, LLC

4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570

# PLAT OF TORRETTA OESTE SUBDIVISION

WITHIN THE TOWN OF ATRISCO GRANT, UNIT 3  
PROJECTED SECTION 28, T. 10 N., R. 2 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2004

**ABBREVIATIONS**

P.U.E.	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
AC.	ACRE
SW	SOUTH WEST
RD.	ROAD
ST.	STREET

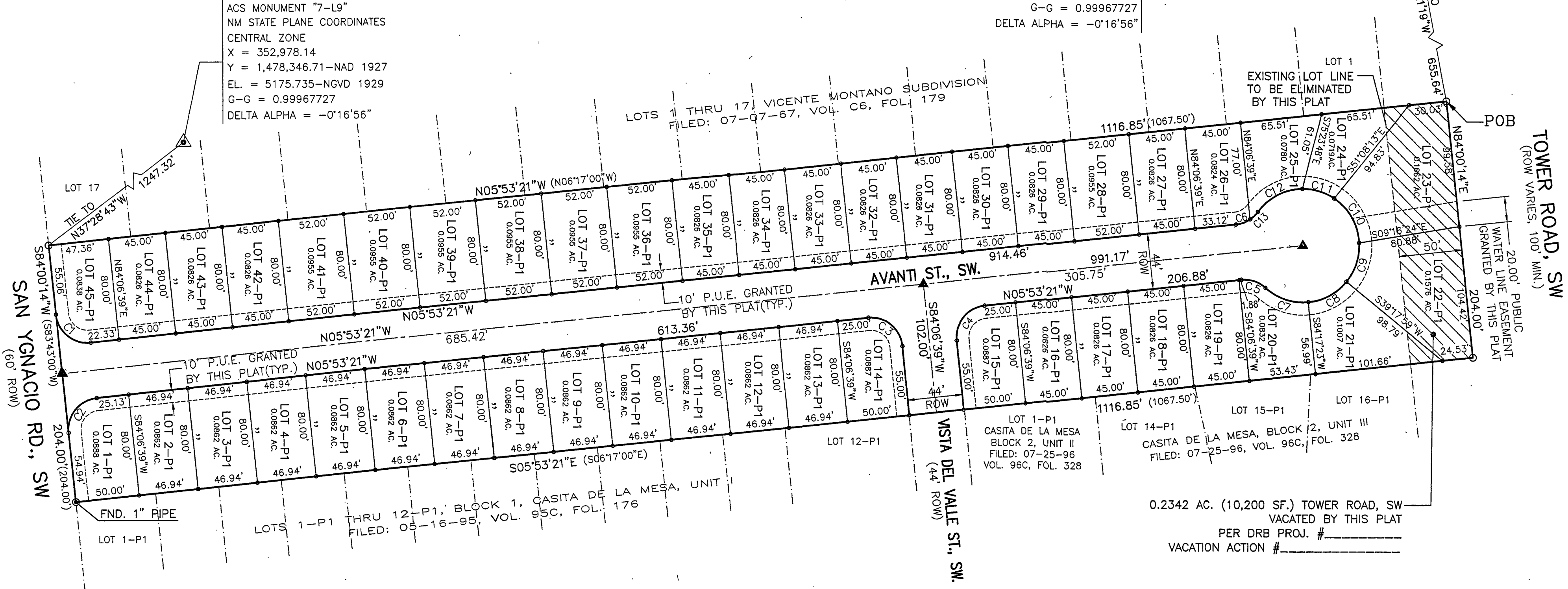
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.21	25.00	89°51'49"	24.94	35.31	N39°02'33"E
C2	39.33	25.00	90°08'11"	25.06	35.40	S50°57'27"E
C3	39.27	25.00	90°00'00"	25.00	35.36	S39°06'39"W
C4	39.27	25.00	90°00'00"	25.00	35.36	S50°53'21"E
C5	20.87	25.00	47°49'21"	11.08	20.27	S18°01'19"W
C6	12.37	25.00	28°21'38"	6.32	12.25	N20°04'10"W
C7	37.42	45.00	47°38'37"	19.87	36.35	N18°06'42"E
C8	35.34	45.00	44°59'24"	18.63	34.43	N28°12'19"W
C9	33.14	45.00	42°11'38"	17.36	32.40	N71°47'50"W
C10	41.91	45.00	53°22'03"	22.62	40.42	S60°25'20"W
C11	26.98	45.00	34°21'28"	13.91	26.58	S16°33'34"W
C12	41.70	45.00	53°05'33"	22.48	40.22	S27°09'56"E
C13	8.49	25.00	19°27'43"	4.29	8.45	N43°58'51"W

ACS MONUMENT "10-L9"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 352,794.84  
Y = 1,482,084.51-NAD 1927  
EL. = 5204.437-NGVD 1929  
G-G = 0.99967727  
DELTA ALPHA = -0°16'58"

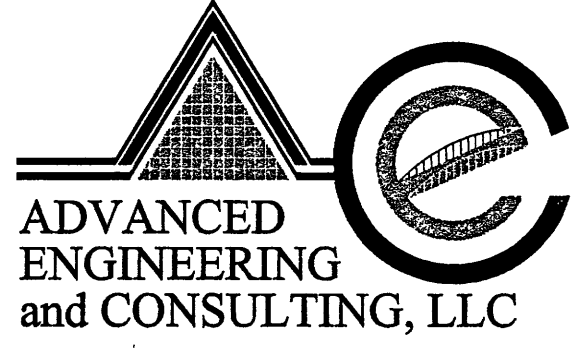
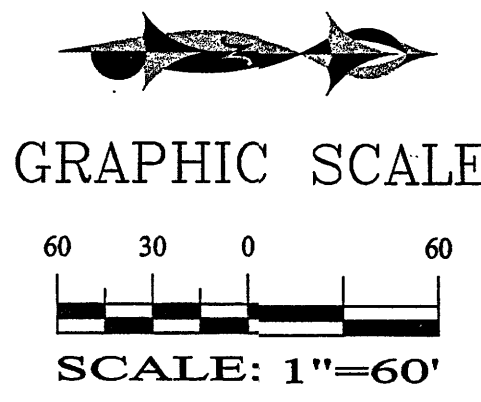
ACS MONUMENT "7-L9"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 352,978.14  
Y = 1,478,346.71-NAD 1927  
EL. = 5175.735-NGVD 1929  
G-G = 0.99967727  
DELTA ALPHA = -0°16'56"

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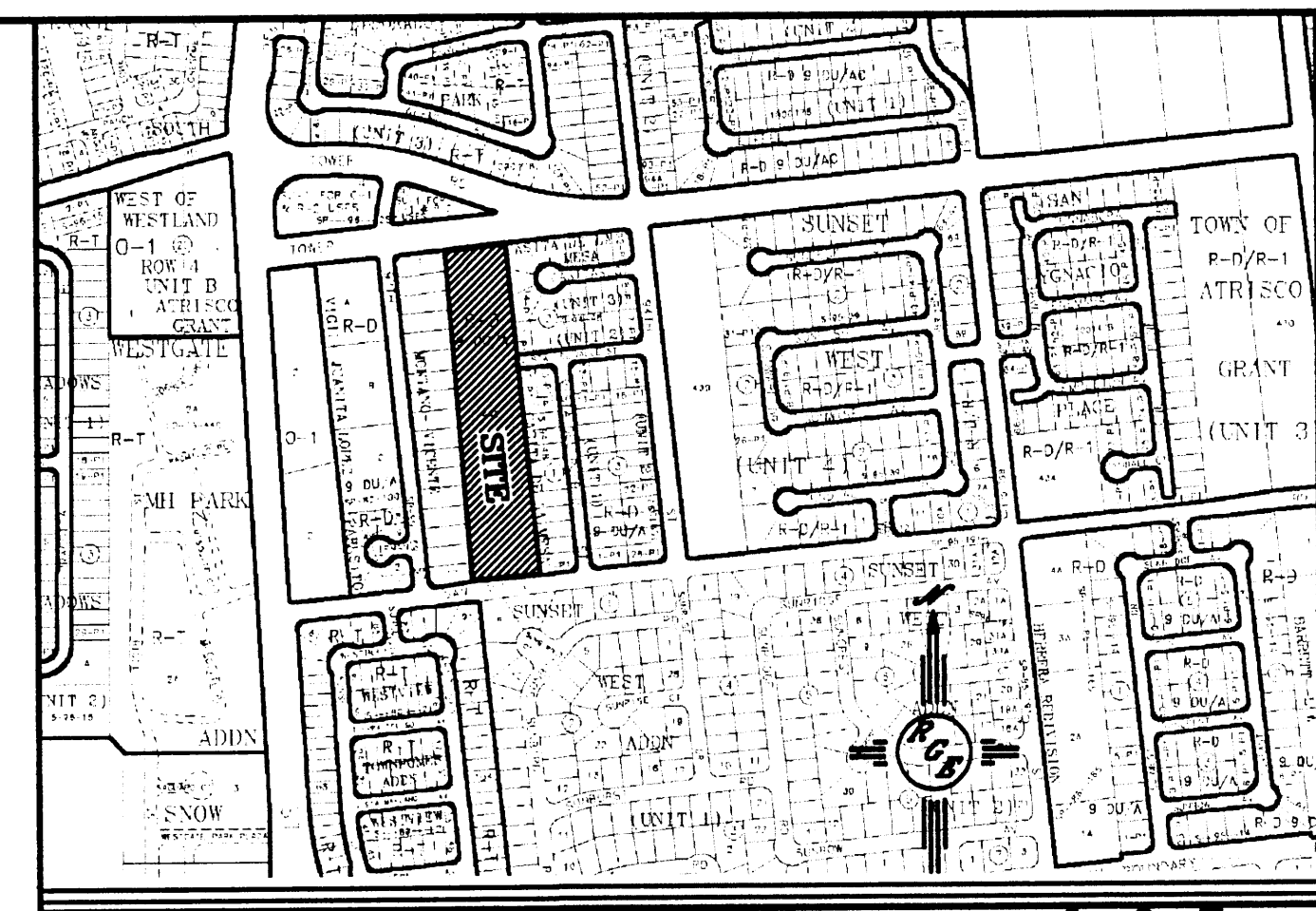


\* ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY.

**NOTE:** ▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTION AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 9801".



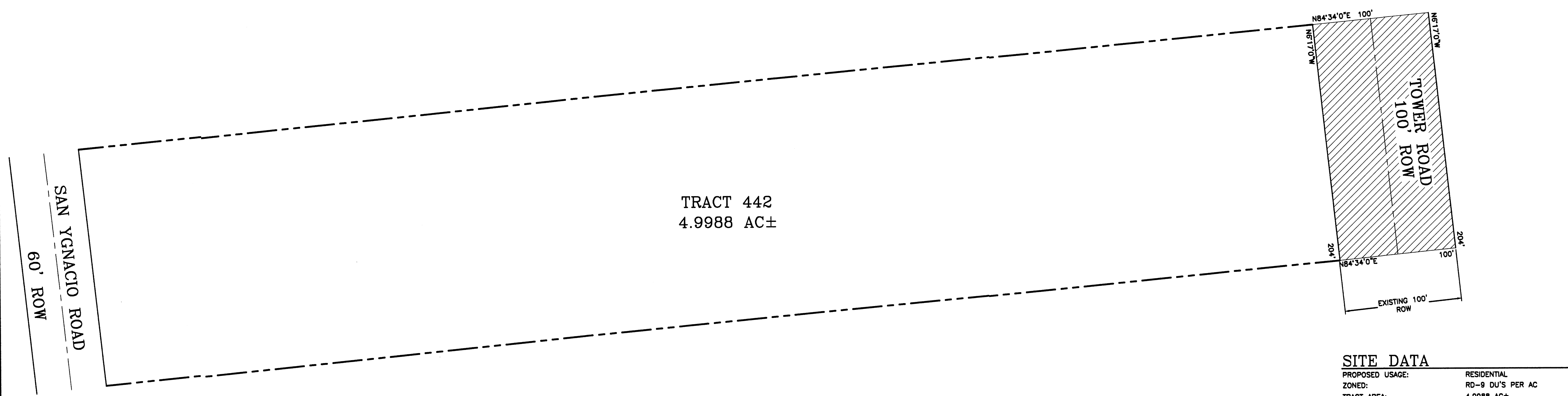
4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570



VICINITY MAP: 1-9-7

**LEGAL DESCRIPTION:**  
TRACT 442, CASITA DE LA MESA

**NOTES:**  
1. ---



TRACT 442  
4.9988 AC±

SAN YGNACIO ROAD  
60' ROW

TOWER ROAD  
100' ROW

EXISTING 100'  
ROW

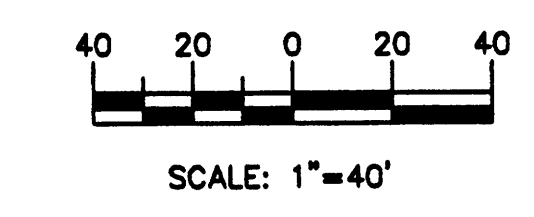
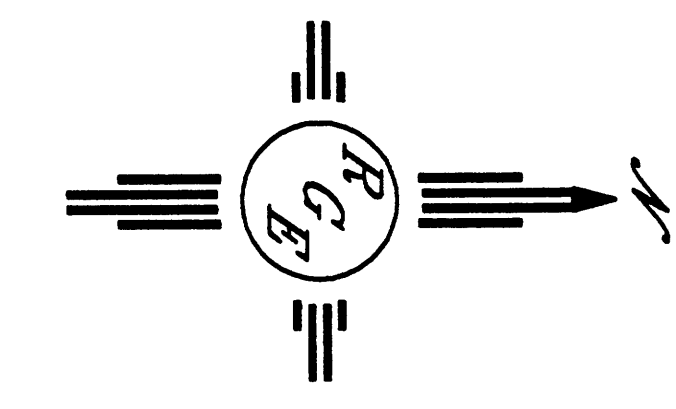
**SITE DATA**

PROPOSED USAGE:	RESIDENTIAL
ZONED:	RD-9 DU'S PER AC
TRACT AREA:	4.9988 AC±
VACATION AREA:	0.4683 AC±

**LEGEND**

	BOUNDARY LINE
	CENTERLINE
	RIGHT-OF-WAY
	AREA OF TOWER ROAD TO BE VACATED-0.4683 AC±

3/21/04



ENGINEER'S SEAL	<b>98TH AND TOWER VACATION EXHIBIT</b>	DRAWN BY DS
		DATE 1-21-03
	<b>Rio Grande Engineering</b> <small>3500 COMANCHE ROAD NE          BUILDING E, SUITE 3          ALBUQUERQUE, NM 87117          (505) 321-9099</small>	2302_VACATION_TOWER_ROW
		SHEET #
DAVID SOULE P.E. #14522		JOB # 2305

# PLAT OF TORRETTA OESTE SUBDIVISION

WITHIN THE TOWN OF ATRISCO GRANT, UNIT 3  
PROJECTED SECTION 28, T. 10 N., R. 2 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2004

PROJECT NO. 1003186  
APPLICATION NO. 05DRB-00050

**UTILITY APPROVALS:**

Leonard D. Martz 5-12-04  
PNM ELECTRIC SERVICES DATE

Leonard D. Martz 5-12-04  
PNM GAS SERVICES DATE

David R. Muller 5-24-04  
QWEST TELECOMMUNICATIONS DATE

Rita Erickson 5/10/04  
COMCAST DATE

**APPROVALS:**

W.B. Hart 3-29-04  
CITY SURVEYOR DATE

Scott McDaniel 2-1-05  
REAL PROPERTY DIVISION DATE

John A. ... 1-19-05  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Nancy S. ... 1/19/05  
UTILITIES DEVELOPMENT DATE

Christina Sandoval 1/25/05  
PARKS AND RECREATION DEPARTMENT DATE

Bradley J. Bingham 1-19-05  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

Bradley J. Bingham 1-19-05  
CITY ENGINEER DATE

Sheran Nation 2/25/05  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**SURVEYORS CERTIFICATE:**

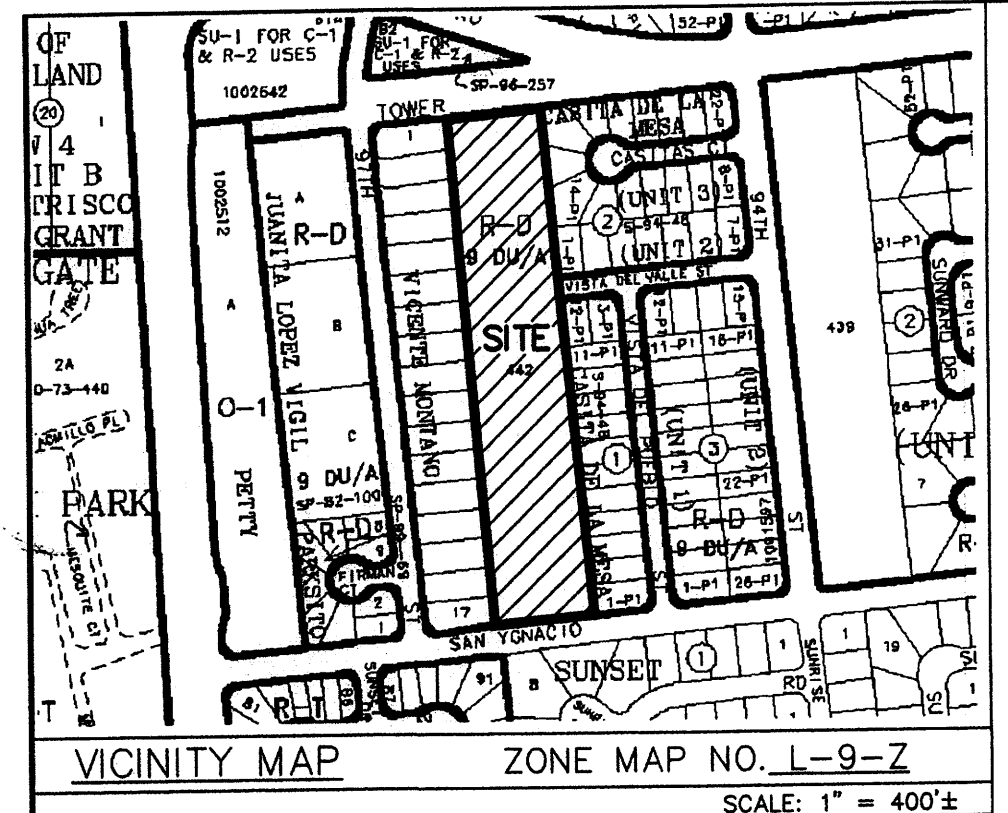
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Leonard D. Martz 3-25-04  
LEONARD MARTINEZ P.S. # 9801 DATE



**ADVANCED ENGINEERING and CONSULTING, LLC**

4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
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OWNER SIGNATURE: Tim S. McNaney DATE: 3/25/04

OWNER PRINT NAME: TIM S. MCNANEY, MANAGING MEMBER FOR STV INVESTMENTS LLC.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March

2004, BY TIM S. MCNANEY, MANAGING MEMBER FOR STV INVESTMENTS LLC

Shahram Biazar  
NOTARY

MY COMMISSION EXPIRES: 9-2-2007



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # 1009 056 176 110 304 03

PROPERTY OWNER OF RECORD: Scott Grady Assoc  
BERNALILLO CO. TREASURER'S OFFICE: Danny Vigil Sr 007605



**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 442 TOWN OF ATRISCO GRANT, UNIT 3, INTO 45 RESIDENTIAL LOTS. GRANT NEW EASEMENTS AS SHOWN AND DEDICATE NEW RIGHT-OF-WAY AS SHOWN.

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT WITHIN PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT 442, TOWN OF ATRISCO GRANT, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN VOLUME D, FOLIO 118,

TOGETHER WITH THE SOUTH FIFTY (50) FEET VACATED PORTION OF TOWER ROAD, S.W. PER DRB PROJECT # 1003186 AND VACATION ACTION # 06DRB-00060, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWER ROAD, S.W. FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY MONUMENT "7-L9" BEARS S 79°21'19" W, 655.64 FEET,

THENCE N 84°00'14" E, 204.00 FEET TO AN ANGLE POINT AND NORTHEAST CORNER OF SAID TRACT;

THENCE S 05°53'21" E, 1116.85 FEET TO THE SOUTHEAST CORNER AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAN YGNACIO ROAD, S.W.;

THENCE S 84°00'14" W, 204.00 FEET TO AN ANGLE POINT AND SOUTHWEST CORNER;

THENCE N 05°53'21" W, 1116.85 FEET TO THE NORTHWEST CORNER AND TO THE POINT OF BEGINNING AND CONTAINING 5.2304 AC. (227,836.84 SF.) ACRES MORE OR LESS.

**GENERAL DATA:**

- 1: TOTAL AREA OF PROPERTY.....5.2304 ACRES
- 2: NUMBER OF EXISTING TRACTS/LOTS.....1 TRACTS
- 3: NUMBER OF TRACTS/LOTS CREATED.....45 LOTS
- 4: MILES OF FULL STREETS CREATED.....0.21
- 5: AREA DEDICATED TO CITY OF ALBUQUERQUE.....1.198 ACRES
- 6: CURRENT ZONING: RD-9 D.U. PER ACRE

**GENERAL NOTES:**

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- 4: TALOS LOG NO. 2004133416
- 5: BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS 7-L9 AND 10-L9.
- 6: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 7: MISC. DATA: ZONING IS RD/9 DU ACRE.
- 8: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.

# PLAT OF TORRETTA OESTE SUBDIVISION

WITHIN THE TOWN OF ATRISCO GRANT, UNIT 3  
PROJECTED SECTION 28, T. 10 N., R. 2 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2004

### ABBREVIATIONS

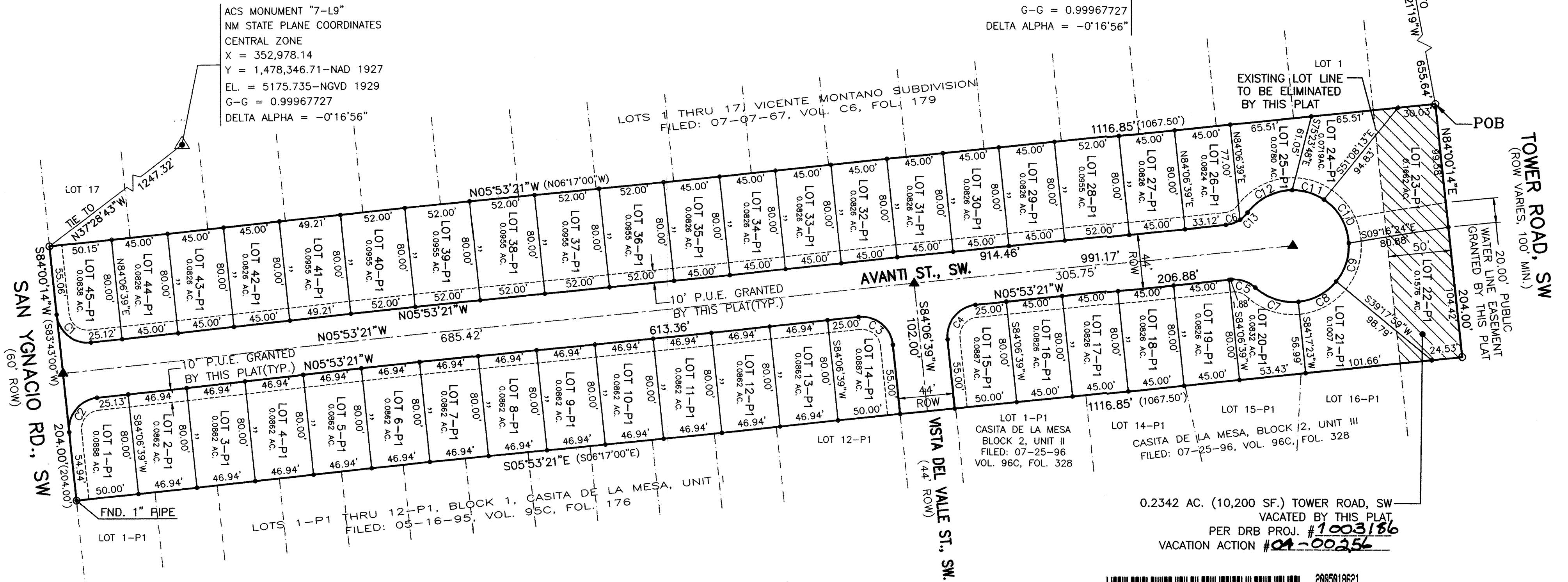
P.U.E. PUBLIC UTILITY EASEMENT  
ROW RIGHT-OF-WAY  
AC. ACRE  
SW. SOUTH WEST  
RD. ROAD  
ST. STREET

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.21	25.00	89°51'49"	24.94	35.31	N39°02'33"E
C2	39.33	25.00	90°08'11"	25.06	35.40	S50°57'27"E
C3	39.27	25.00	90°00'00"	25.00	35.36	S39°06'39"W
C4	39.27	25.00	90°00'00"	25.00	35.36	S50°53'21"E
C5	20.87	25.00	47°49'21"	11.08	20.27	S18°01'19"W
C6	12.37	25.00	28°21'38"	6.32	12.25	N20°04'10"W
C7	37.42	45.00	47°38'37"	19.87	36.35	N18°06'42"E
C8	35.34	45.00	44°59'24"	18.63	34.43	N28°12'19"W
C9	33.14	45.00	42°11'38"	17.36	32.40	N71°47'50"W
C10	41.91	45.00	53°22'03"	22.62	40.42	S60°25'20"W
C11	26.98	45.00	34°21'28"	13.91	26.58	S16°33'34"W
C12	41.70	45.00	53°05'33"	22.48	40.22	S27°09'56"E
C13	8.49	25.00	19°27'43"	4.29	8.45	N43°58'51"W

ACS MONUMENT "10-L9"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 352,794.84  
Y = 1,482,084.51-NAD 1927  
EL. = 5204.437-NGVD 1929  
G-G = 0.99967602  
DELTA ALPHA = -0°16'58"

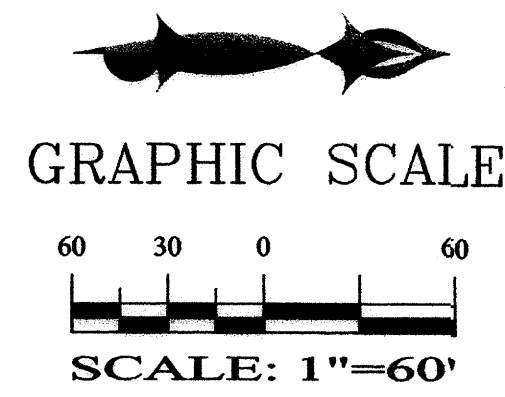
ACS MONUMENT "7-L9"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 352,978.14  
Y = 1,478,346.71-NAD 1927  
EL. = 5175.735-NGVD 1929  
G-G = 0.99967727  
DELTA ALPHA = -0°16'56"

ACS MONUMENT "7-L9"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 352,978.14  
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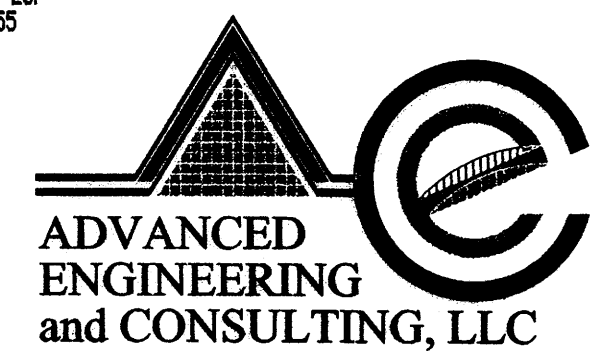


\* ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT- OF-WAY.

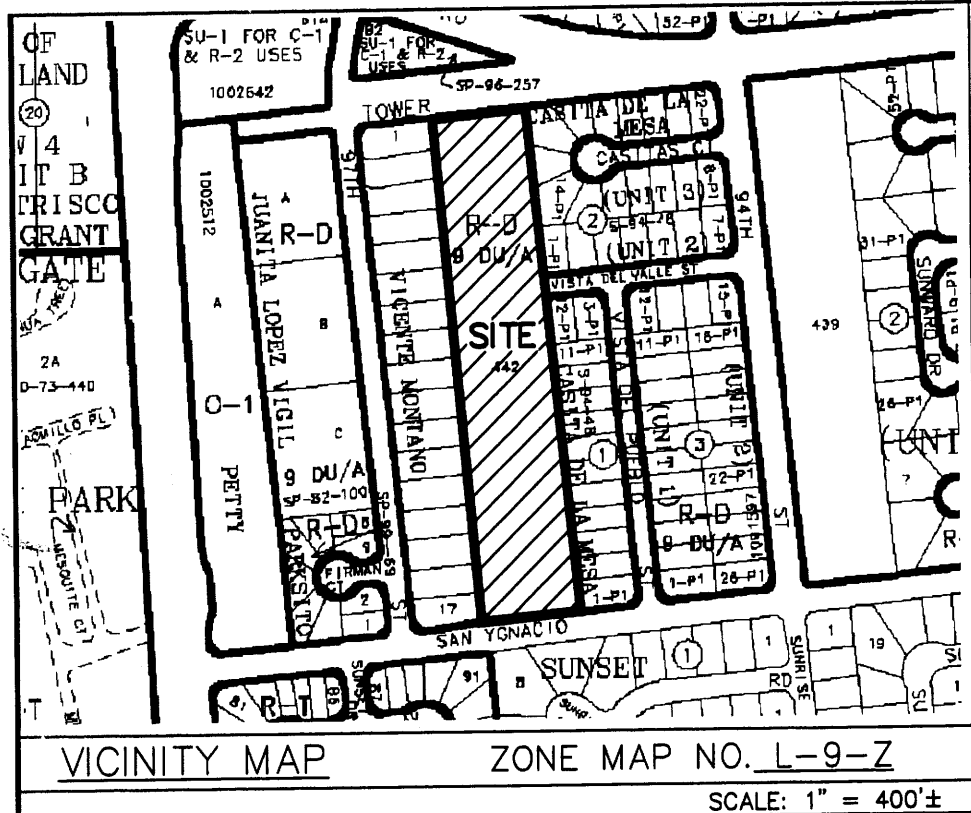
NOTE: ▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTION AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 9801".



2885818821  
6814883  
Page: 2 of 2  
82/88/2885 82:28P  
Bk-2885C Pg-55  
Mary Herrera Bern. Co. PLAT R 12.88



4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570



# PLAT OF TORRETTA OESTE SUBDIVISION

WITHIN THE TOWN OF ATRISCO GRANT, UNIT 3  
 PROJECTED SECTION 28, T. 10 N., R. 2 E., N.M.P.M.,  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2004

### 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. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES 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 PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST 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 COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

PROJECT NO. \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

### UTILITY APPROVALS:

*Leonard D. Martinez* 5-12-04  
 PNM ELECTRIC SERVICES DATE

*Leonard D. Martinez* 5-12-04  
 PNM GAS SERVICES DATE

*Dave R. Muller* 5-24-04  
 QWEST TELECOMMUNICATIONS DATE

*Rita Erickson* 5/10/04  
 COMCAST DATE

### APPROVALS:

*M.B. Hunt* 3-29-04  
 CITY SURVEYOR DATE

REAL PROPERTY DIVISION DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

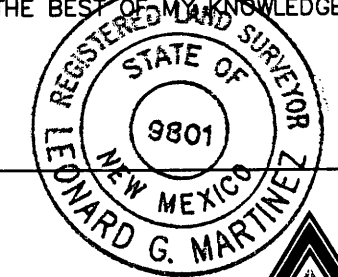
CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

### SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Leonard D. Martinez* 3-25-04  
 LEONARD MARTINEZ P.S. # 9801 DATE



4416 ANAHEIM AVE., NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 (505)899-5570

### DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 442 TOWN OF ATRISCO GRANT, UNIT 3, INTO 45 RESIDENTIAL LOTS. GRANT NEW EASEMENTS AS SHOWN AND DEDICATE NEW RIGHT-OF-WAY AS SHOWN.

### LEGAL DESCRIPTION:

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT WITHIN PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT 442, TOWN OF ATRISCO GRANT, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN VOLUME D, FOLIO 118,

TOGETHER WITH THE SOUTH FIFTY (50) FEET VACATED PORTION OF TOWER ROAD, S.W. PER DRB PROJECT # \_\_\_\_\_ AND VACATION ACTION # \_\_\_\_\_, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWER ROAD, S.W. FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY MONUMENT "7-L9" BEARS S 79°21'19" W, 655.64 FEET,

THENCE N 84°00'14" E, 204.00 FEET TO AN ANGLE POINT AND NORTHEAST CORNER OF SAID TRACT;

THENCE S 05°53'21" E, 1116.85 FEET TO THE SOUTHEAST CORNER AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAN YGNACIO ROAD, S.W.;

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### FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREET AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE,

HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER SIGNATURE: *Tim S. McNaney* DATE: 3/25/04

OWNER PRINT NAME: TIM S. MCNANEY, MANAGING MEMBER FOR STV INVESTMENTS LLC.

### ACKNOWLEDGMENT

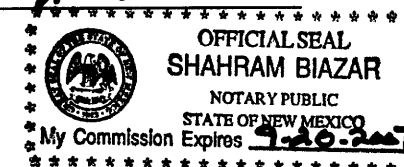
STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March

20 04, BY *Tim S. McNaney*, MANAGING MEMBER FOR STV Investment, LLC

*Shahram Biazar*  
 NOTARY

MY COMMISSION EXPIRES: 9-2-2007



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

# PLAT OF TORRETTA OESTE SUBDIVISION

WITHIN THE TOWN OF ATRISCO GRANT, UNIT 3  
PROJECTED SECTION 28, T. 10 N., R. 2 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2004

ABBREVIATIONS

P.U.E.	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
AC.	ACRE
SW	SOUTH WEST
RD.	ROAD
ST.	STREET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.21	25.00	89°51'49"	24.94	35.31	N39°02'33"E
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NM STATE PLANE COORDINATES  
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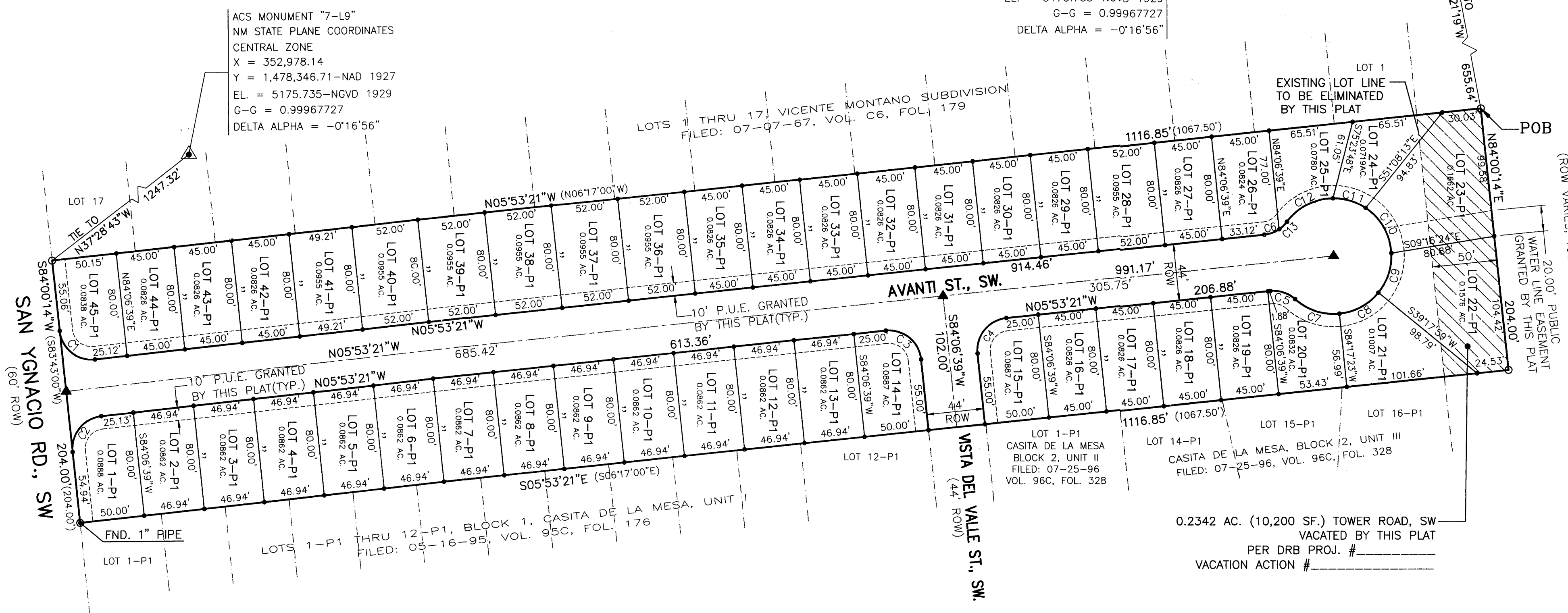
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G-G = 0.99967727  
DELTA ALPHA = -0°16'56"

LOTS 1 THRU 17, VICENTE MONTANO SUBDIVISION  
FILED: 07-07-67, VOL. 66, FOL. 179

EXISTING LOT LINE  
TO BE ELIMINATED  
BY THIS PLAT

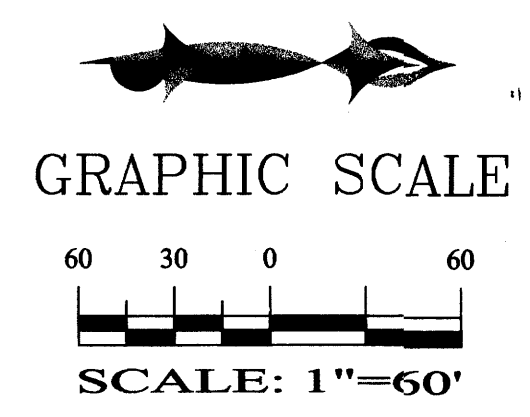
TOWER ROAD, SW  
(ROW VARIES, 100' MIN.)  
20.00' PUBLIC  
WATER LINE EASEMENT  
GRANTED BY THIS PLAT



0.2342 AC. (10,200 SF.) TOWER ROAD, SW  
VACATED BY THIS PLAT  
PER DRB PROJ. # \_\_\_\_\_  
VACATION ACTION # \_\_\_\_\_

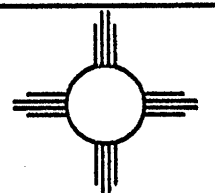
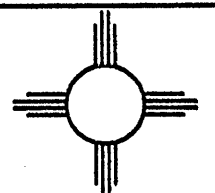
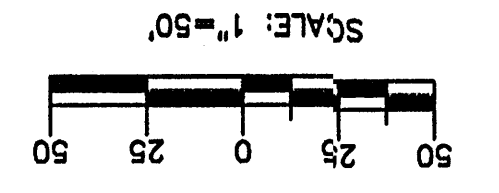
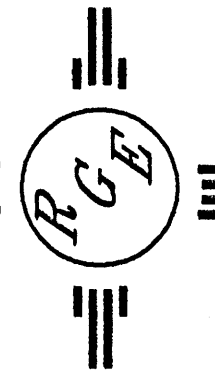
\* ALL STREETS SHOWN HEREON ARE HEREBY  
DEDICATED AS PUBLIC RIGHT-OF-WAY.

NOTE: ▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE  
INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS  
AND STREET INTERSECTION AS SHOWN HEREON, AND WILL  
CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP  
STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT",  
"DO NOT DISTURB", "PLS # 9801".



4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
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CITY PROJECT NO.		ZONE MAP NO.		SHEET	
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DAY/YR.	
TITLE: <b>TORRETTA OESTE</b> SIDEWALK DEFERRAL EXHIBIT					
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					

	
	
	
	
5/12/04 D	

DESIGNED BY: WCMJ		DATE: 4-05-04	
DRAWN BY: WCMJ		DATE: 4-05-04	
DRAWING NAME: 2305_DRC-12-19-03X.DWG		JOB NO.: 2305	
CHECKED BY: DS		DATE: 4-09-04	

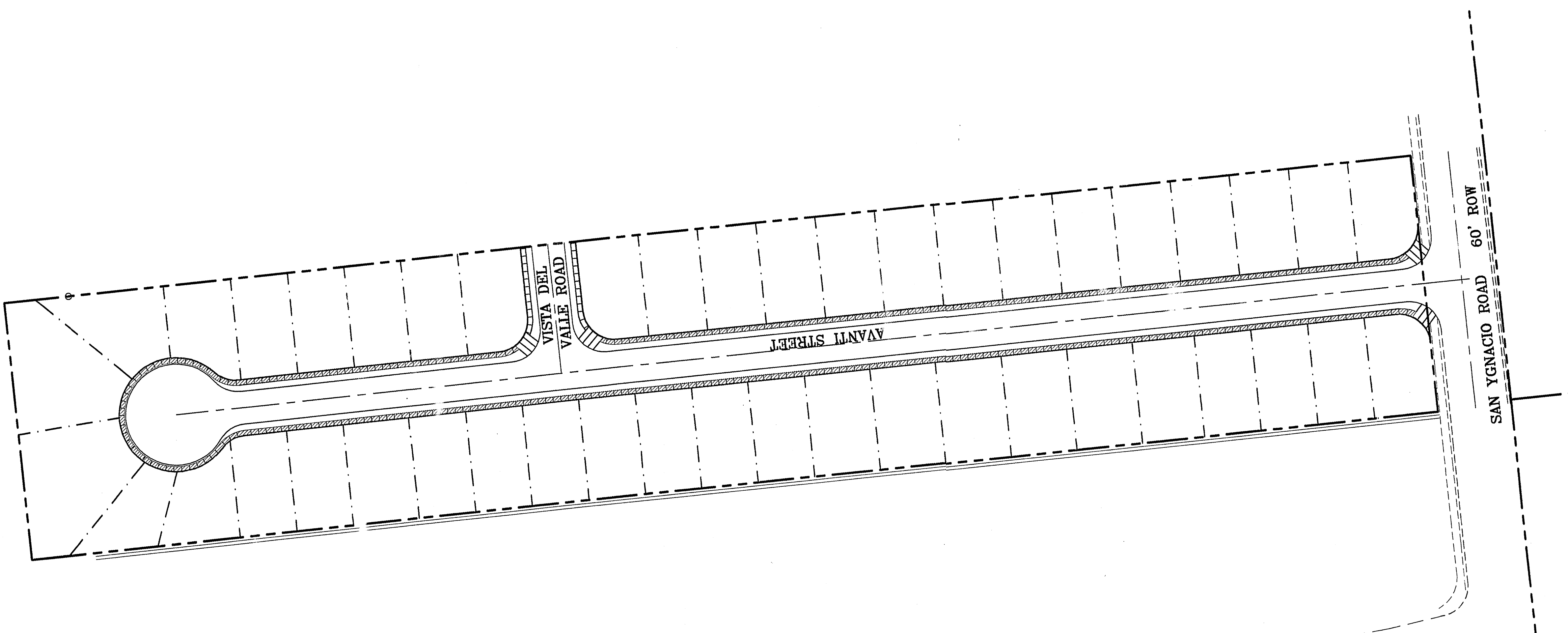
REVISIONS	
NO.	DATE

ENGINEER'S SEAL	

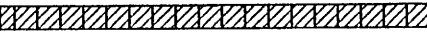

SURVEY INFORMATION	
NO.	DATE

BENCH MARKS	
ACS MONUMENT 7-19"	CENTRAL STATION DATA
NM STATE PLANE COORDINATES	Central Zone
X = 352,978.14	Y = 1,478,346.71 -NAD 1927
G-G = 0.99967727	DELTA ALPHA = -0'18.56"
EL. = 5175.735 -NGVD 1929	

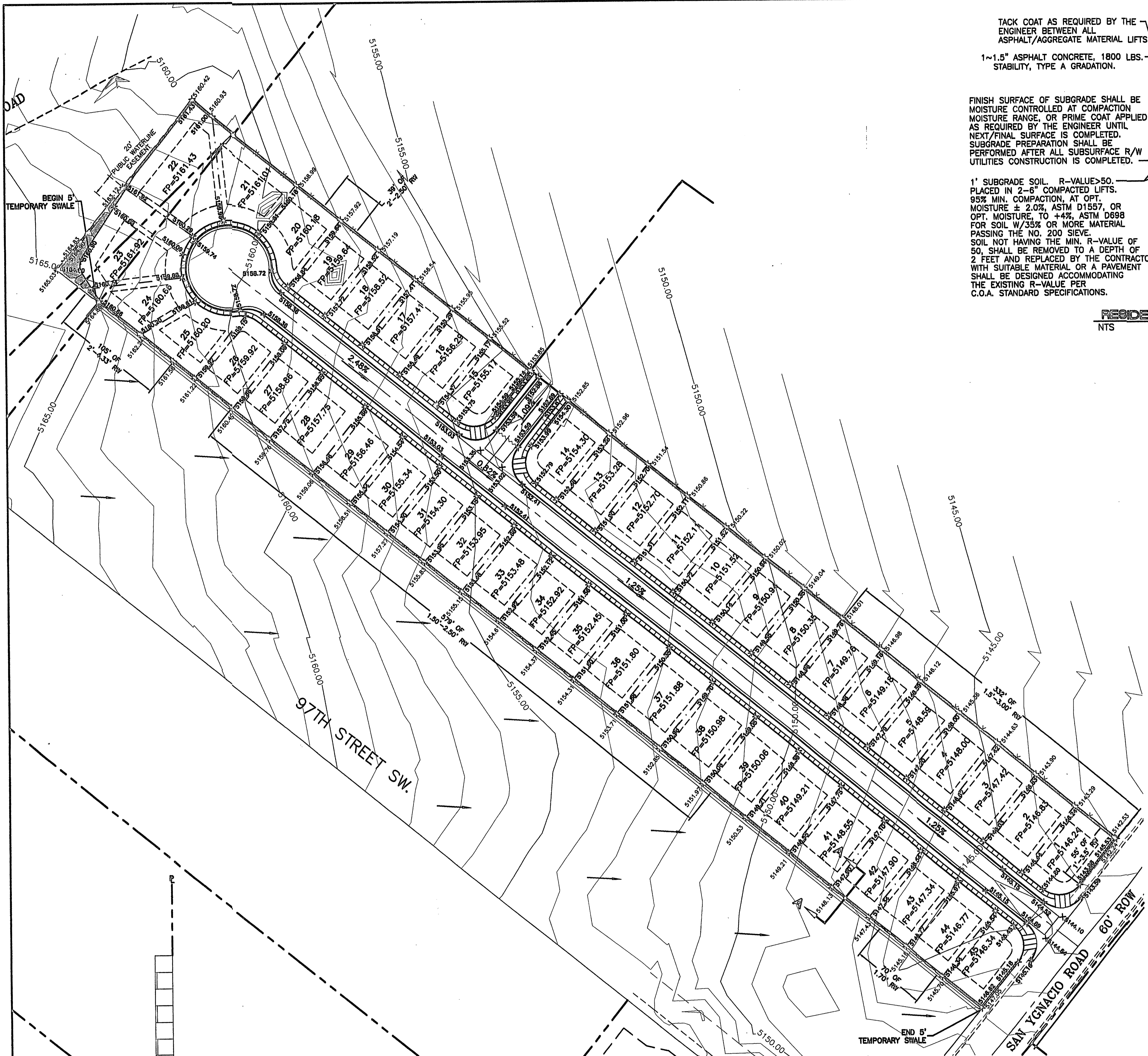
AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
FIELD DRAWINGS	DATE
APPROVED BY	DATE
RECORDED BY	DATE



**LEGEND**

 PROPOSED SIDEWALK TO BE DEFERRED AND BUILT W/HOUSE  
 PROPOSED SIDEWALK TO BE BUILT W/THIS PROJECT

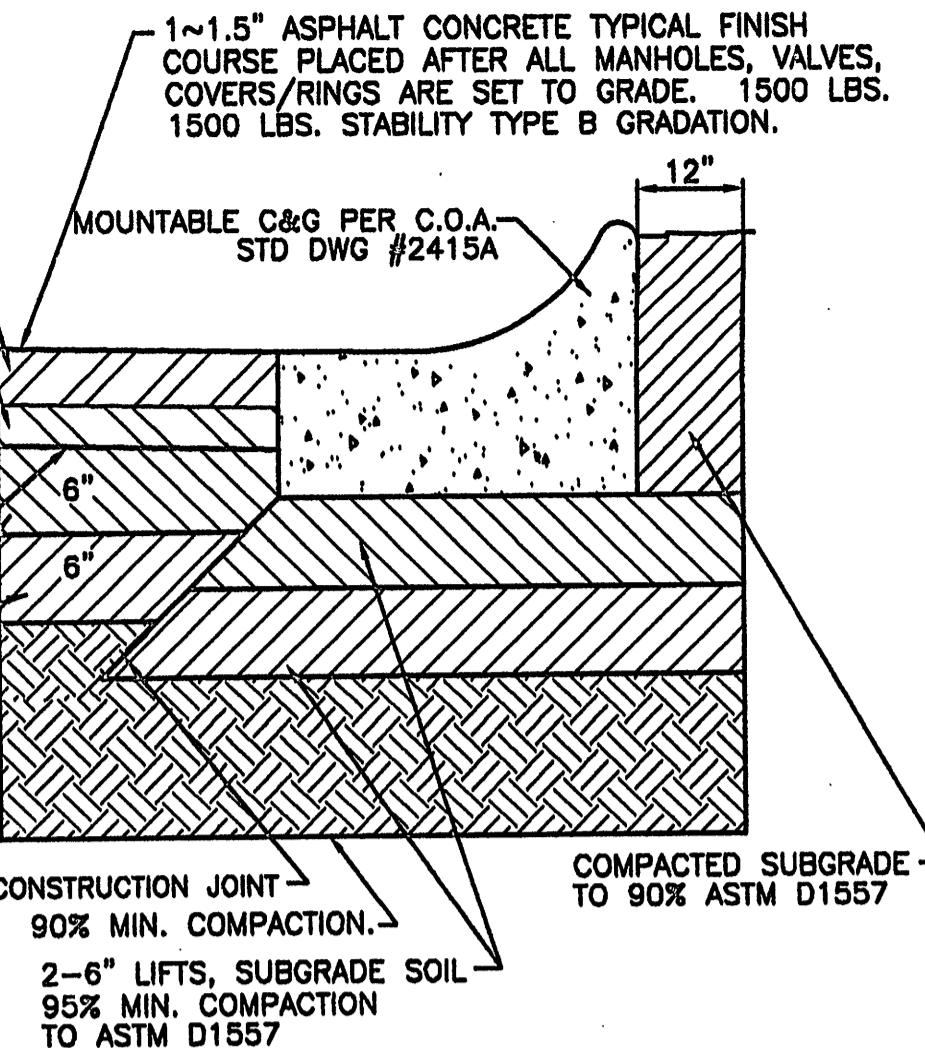




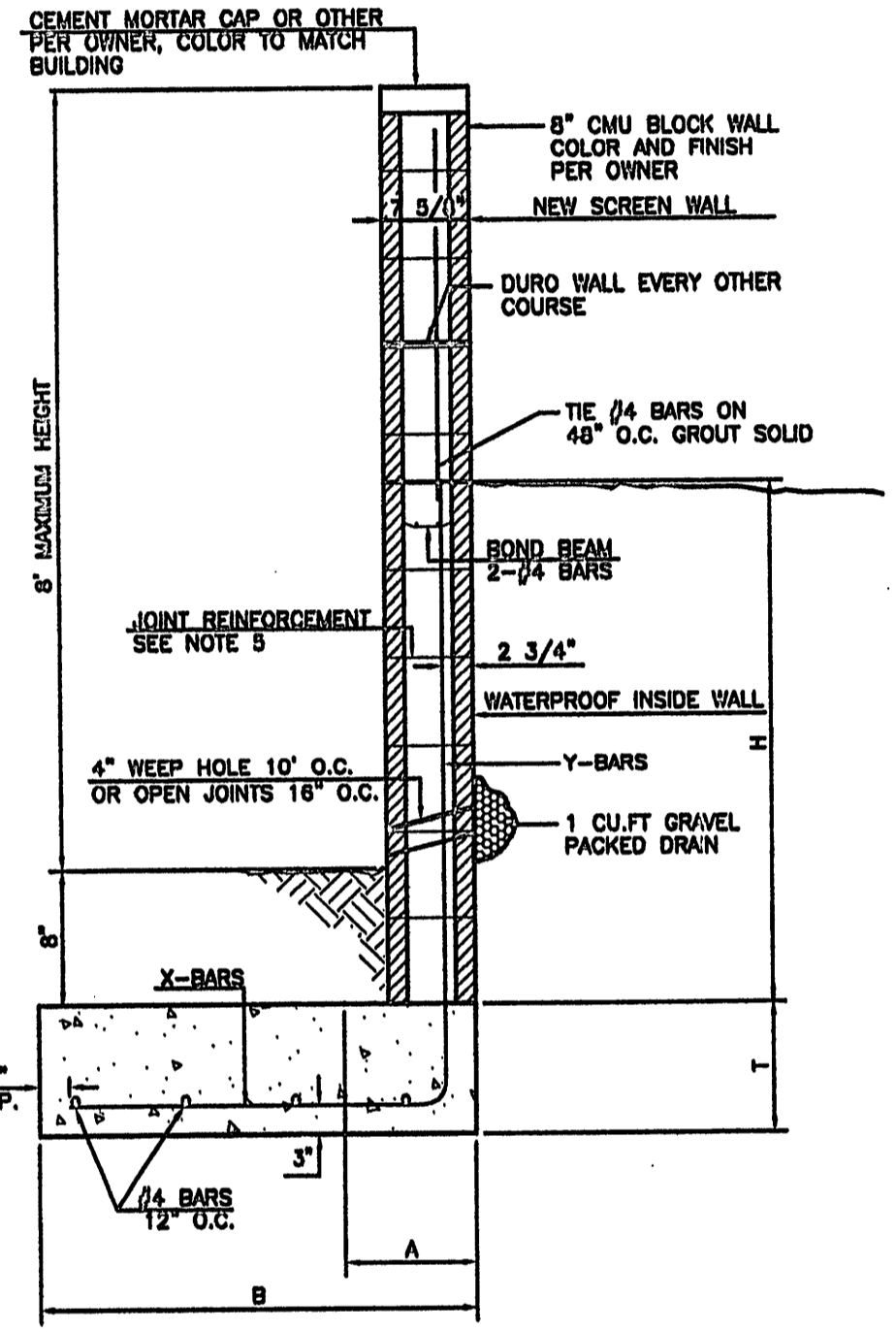
TACK COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS.  
 1~1.5" ASPHALT CONCRETE, 1800 LBS. STABILITY, TYPE A GRADATION.

FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE, OR PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/FINAL SURFACE IS COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION IS COMPLETED.

1' SUBGRADE SOIL, R-VALUE>50. PLACED IN 2-6" COMPACTED LIFTS. 95% MIN. COMPACTION, AT OPT. MOISTURE ± 2.0%, ASTM D1557, OR OPT. MOISTURE, TO +4%, ASTM D698 FOR SOIL W/35% OR MORE MATERIAL PASSING THE NO. 200 SIEVE. SOIL NOT HAVING THE MIN. R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SHALL BE DESIGNED ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.



**RESIDENTIAL PAVING SECTION**  
 NTS



**GENERAL NOTES:**

- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- DUR-O-WAL TYPE DUR-O-WALL EVERY OTHER COURSE.
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
- 30 BAR DIAMETER LAPS TYPICAL.
- DUR-O-WAL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
- OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
- OWNER TO SELECT MASONRY COLOR AND/OR FINISH
- SOLID MASONRY CAP COURSE TYPICAL.
- WATER PROOF WALL.

**8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)**

H	B	T	Y-BARS	X-BARS
1'-4"	1'-9"	10"	#4 @ 24" O.C.	
2'-0"	2'-0"	10"	#4 @ 24" O.C.	
2'-6"	2'-6"	10"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.

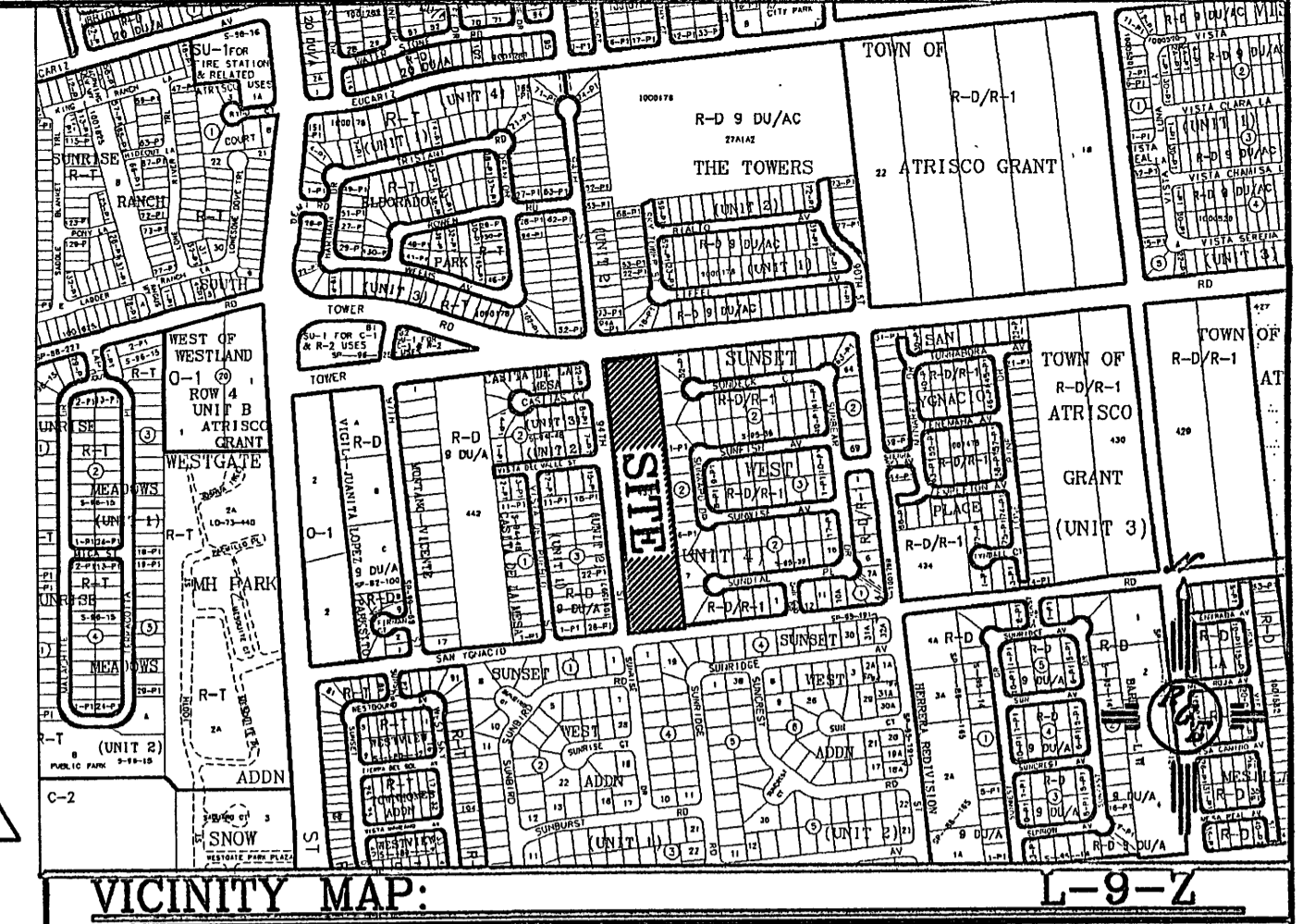
**L-FOOTING RETAINING WALL DETAIL**  
 NTS

**EROSION CONTROL NOTES**

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

**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.



**LEGAL DESCRIPTION:**

TRACT 442, CASITA DE LA MESA

**NOTES:**

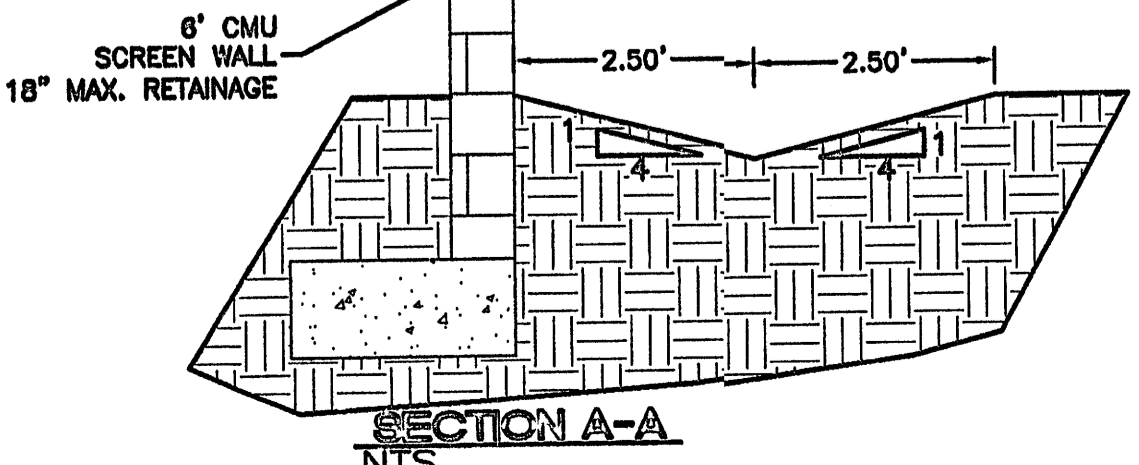
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- PERMISSION TO GRADE ADJACENT LOTS WILL BE OBTAINED.
- AS SHOWN ON FIRM PANEL #35001C0336E, THIS SITE IS LOCATED WITHIN ZONE X.

**LEGEND**

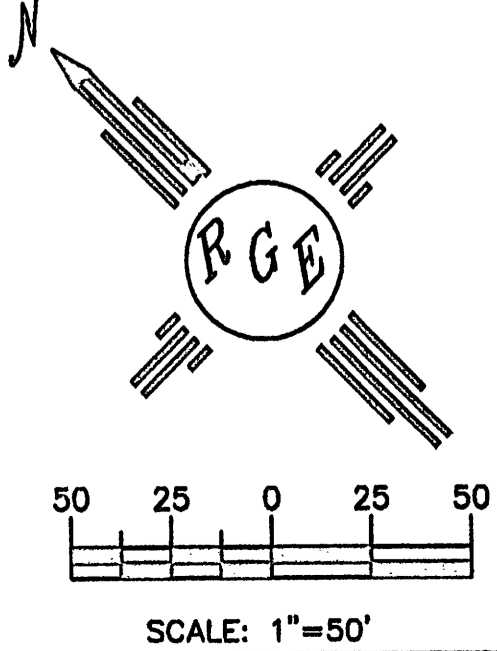
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE (3:1 MAX.)
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES

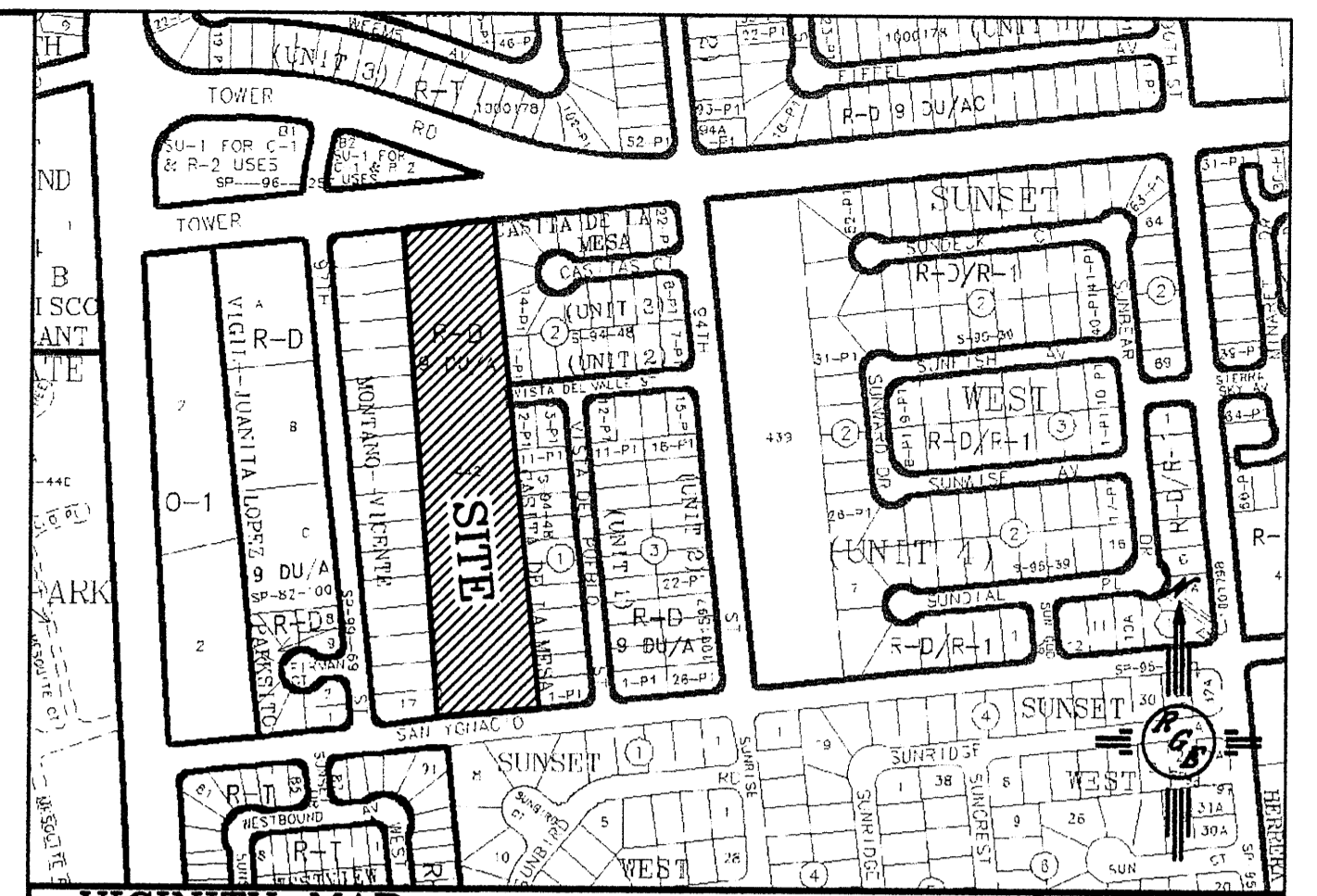
ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

	<b>98TH AND TOWER GRADING AND DRAINAGE PLAN</b>	DRAWN BY WCUJ DATE 3-08-04 2302_GRD-12-18-03X
		SHEET # JOB # 2305



**SECTION A-A**  
 NTS



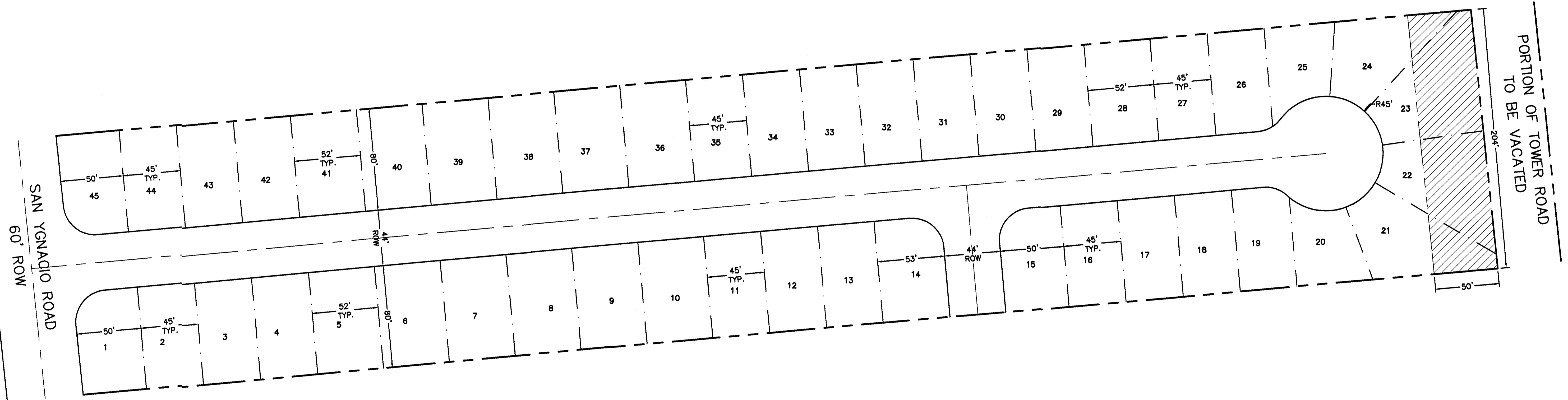


**LEGAL DESCRIPTION:**

TRACT 442, CASITA DE LA MESA

**NOTES:**

1. ---

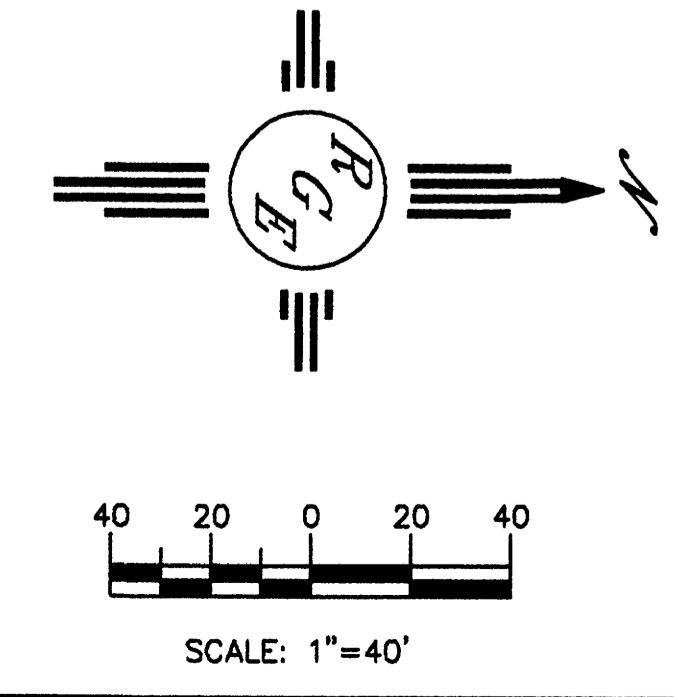


**LEGEND**

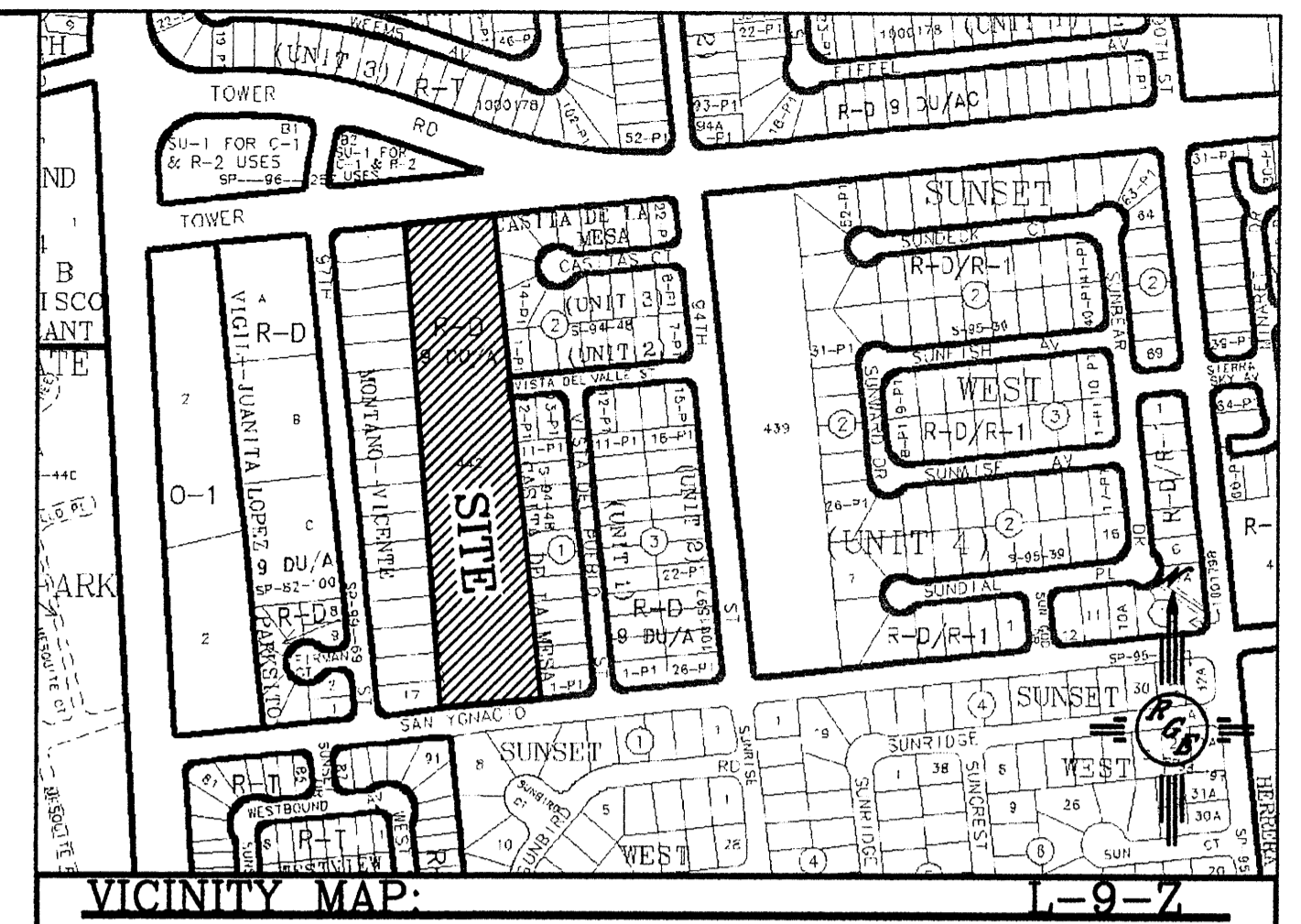
- BOUNDARY LINE
- - - EXISTING BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- - - LOT LINES
- AREA OF TOWER ROAD TO BE VACATED—0.2342 AC±

**SITE DATA**

PROPOSED USAGE:	RESIDENTIAL
ZONED:	RD
TRACT AREA:	5.233 AC±
NUMBER OF LOTS:	45 LOTS
DENSITY UNITS:	8.6 DU'S



ENGINEER'S SEAL	98TH AND TOWER	DRAWN BY DS
	SKETCH PLAT	DATE 1-12-03
DAVID SOULE P.E. #14522	 <b>Rio Grande Engineering</b> 3500 COMANCHE ROAD NE BUILDING E, SUITE 5 ALBUQUERQUE, NM 871107 (505) 321-9088	2303_LAYOUT-12-19-03.DWG
		SHEET #
		JOB # 2305

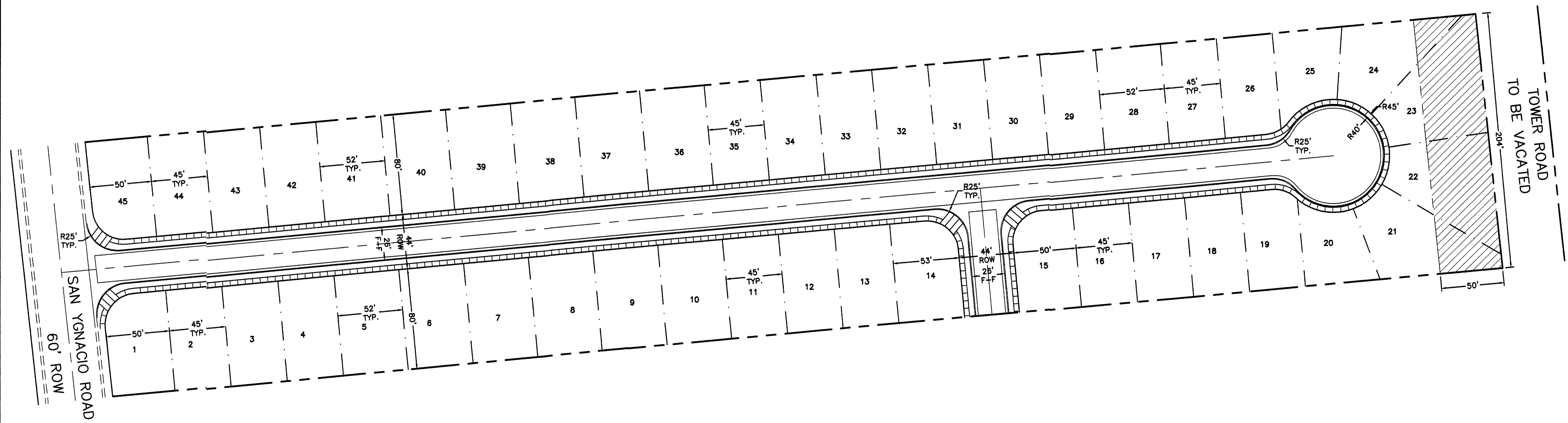


**LEGAL DESCRIPTION:**

TRACT 442, CASITA DE LA MESA

**NOTES:**

1. ---

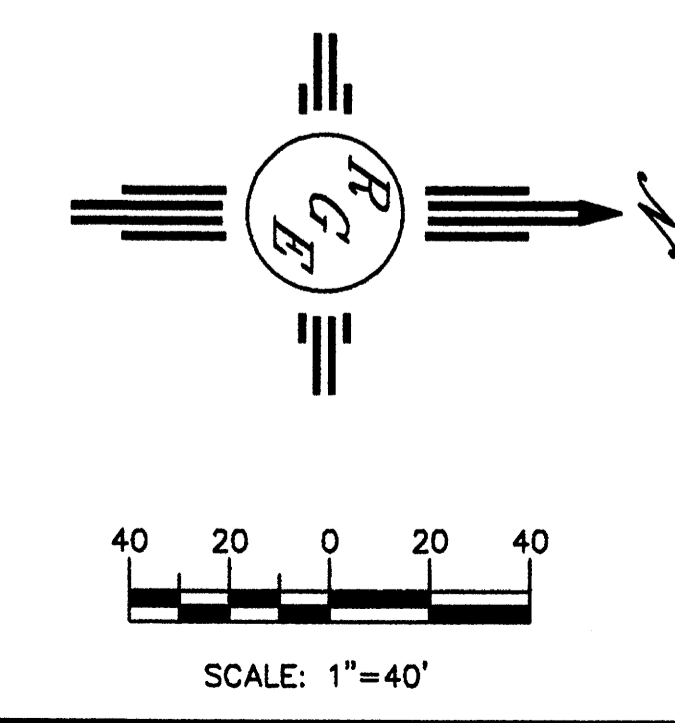


**LEGEND**

- EXISTING CURB & GUTTER
- ==== PROPOSED CURB & GUTTER
- BOUNDARY LINE
- - - EXISTING BOUNDARY LINE
- ▤ PROPOSED SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- - - LOT LINES
- ▨ AREA OF TOWER ROAD TO BE VACATED—0.2342 AC±

**SITE DATA**

PROPOSED USAGE:	RESIDENTIAL
ZONED:	RD
TRACT AREA:	5.233 AC±
NUMBER OF LOTS:	45 LOTS
DENSITY UNITS:	8.6 DU'S



ENGINEER'S SEAL	98TH AND TOWER	DRAWN BY DS
	SKETCH PLAT	DATE 12-31-03
	 <b>Rio Grande Engineering</b> <small>3500 COMANCHE ROAD NE          BUILDING E, SUITE 5          ALBUQUERQUE, NM 87117          (505) 321-9089</small>	3300_LAYOUT-12-18-03.DWG
DAVID SOULE P.E. #14522		SHEET #
		JOB # 2305