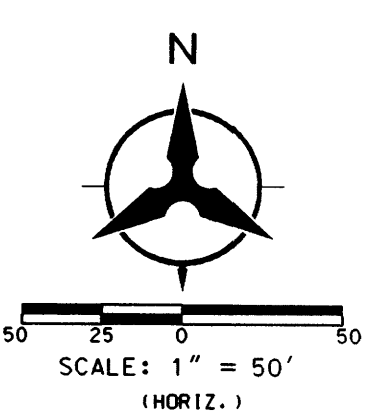


- GENERAL NOTES:
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION. PRIOR TO CONSTRUCTION, THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY REPORT PREPARED BY VINYARD & ASSOCIATES INC., DATED SEPTEMBER, 2003. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
 - TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
 - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
 - IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
 - CONTRACTOR SHALL RESEED ALL DISTURBED AREAS PER COA STANDARD SPECIFICATION 1012.
 - THE CONTRACTOR IS TO ENSURE THAT NO SOIL CRODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL THIS SHEET 2 OF 2 AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
 - A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
 - PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.
 - ALL INTERIOR CURBS ARE STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.

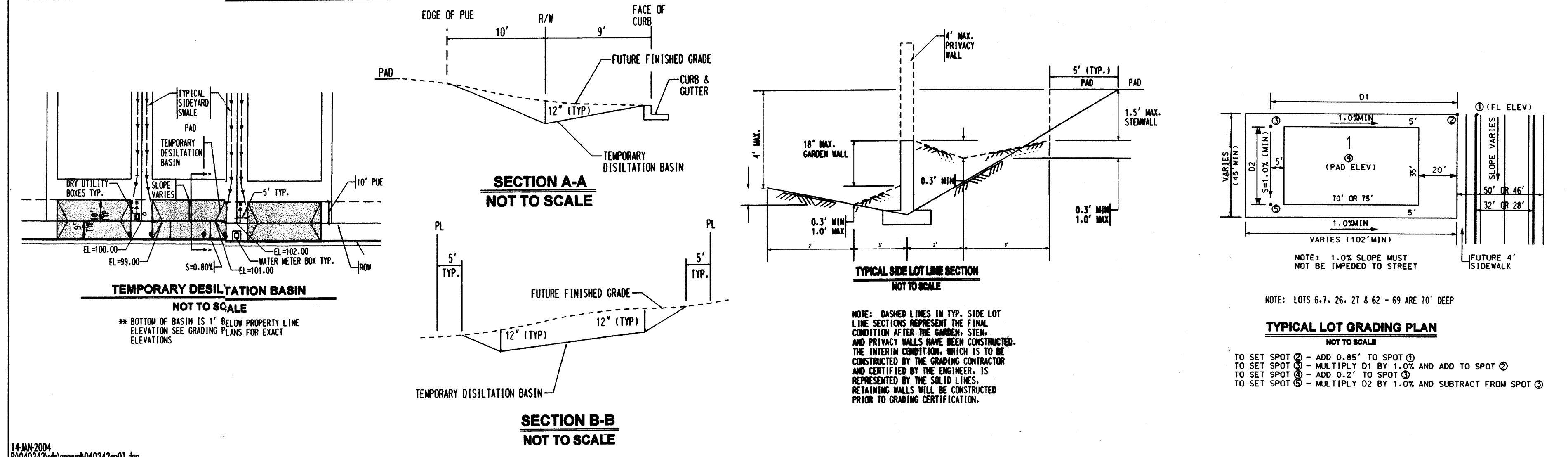
LEGEND

- PROPOSED SPOT ELEVATION ● 5235.25
- FL OF ROLL CURB ELEVATION ● 5235.25
- EXISTING SPOT ELEVATION ● 5235.25
- EXISTING CONTOUR
- DIRECTION OF FLOW →
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER BLOCK
- RETAINING WALL
- GARDEN WALL
- TEMP. DESILTATION BASIN
- PAD
- TB
- TURNED BLOCK



RETAINING WALL TABLE

Wall Point	Top Elev	Bottom Elev	Top of Footer	Wall Ht	Approx Wall Length	Average Wall Height	Average Wall Type
1	25.01	23.16	22.55	2.67	45.33	3.33	C
2	25.36	23.22	22.30	3.33	45.33	3.33	C
3	25.70	23.30	22.38	3.33	16.00	3.33	C
4	25.62	24.12	23.51	2.67			
5	25.62	24.16	23.55	2.67	75.33	2.67	B
6	26.40	24.62	24.01	2.67	18.67	3.33	C
7	27.13	24.72	23.80	3.33	18.67	3.33	C
8	26.92	24.81	23.89	3.33	37.33	3.33	C
9	26.51	25.01	24.40	2.67			
10	21.77	21.76	21.15	2.00	42.67	3.33	C
11	24.04	20.98	20.06	4.00	26.67	4.67	C
12	24.31	20.69	19.77	4.67	16.67	4.67	C
13	23.64	20.57	19.65	4.00	18.00	3.33	C
14	21.64	20.47	19.86	2.00			



14-JAN-2004
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Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
 OVERALL GRADING PLAN

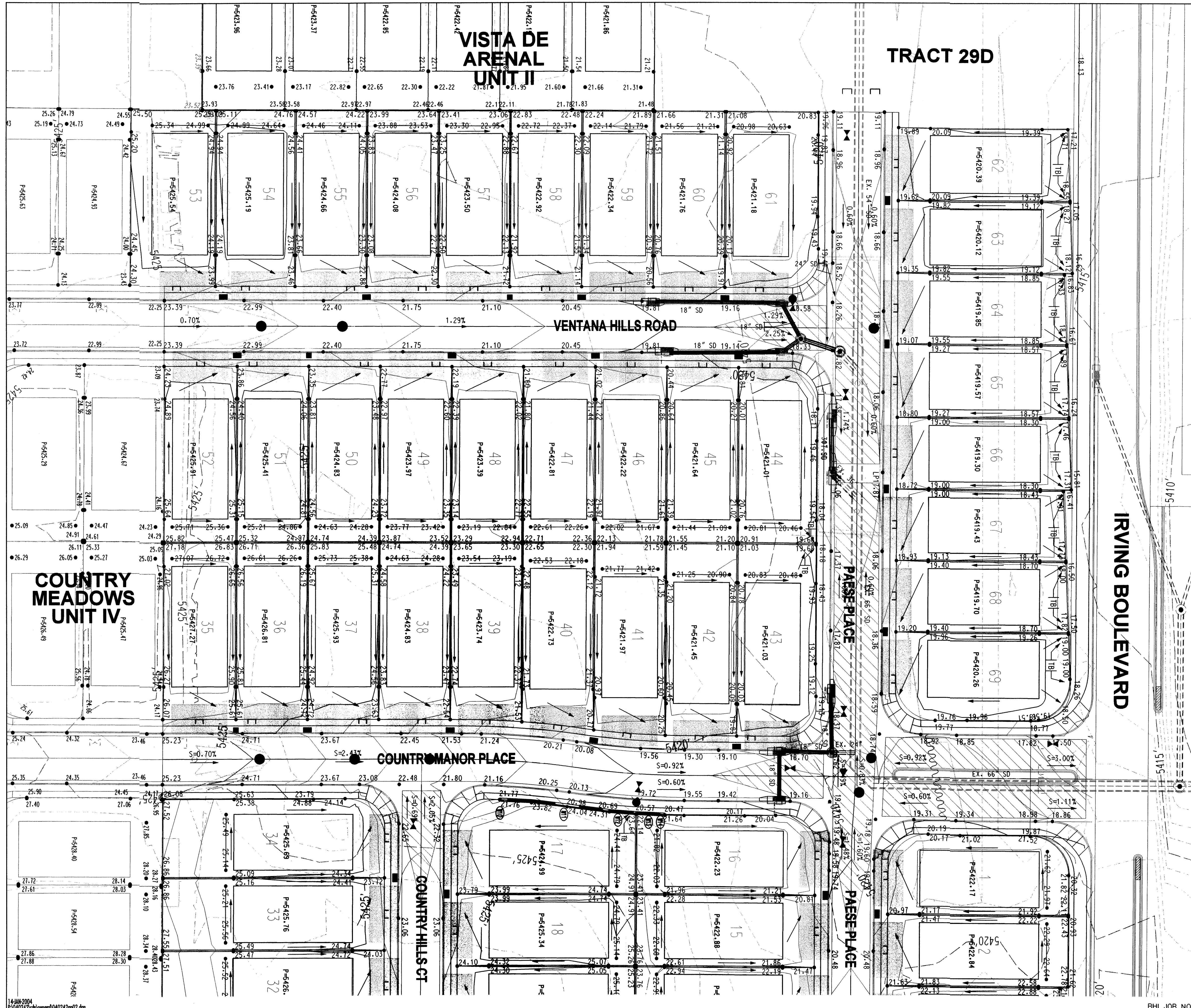
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

DESIGNED BY: YOP
 DRAWN BY: YOP
 CHECKED BY: YOP

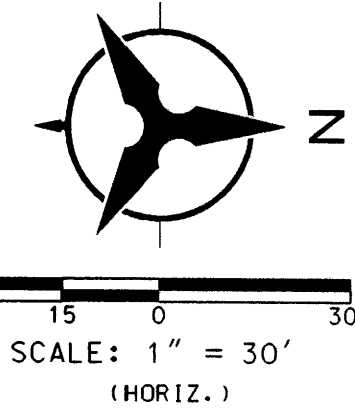
CITY PROJECT NO. _____ ZONE MAP NO. B-9-Z SHEET 1 OF 3

BHI JOB NO. 040242

AS-BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	REVISIONS	DATE
				DESIGN	11/03
					11/03



IRVING BOULEVARD



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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

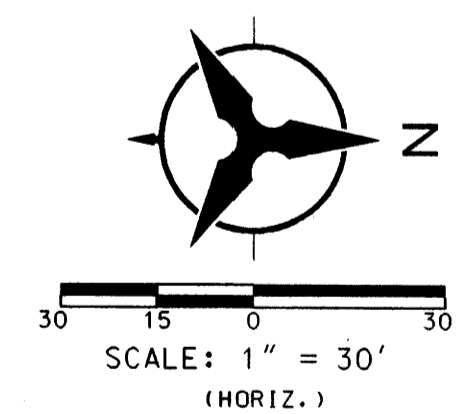
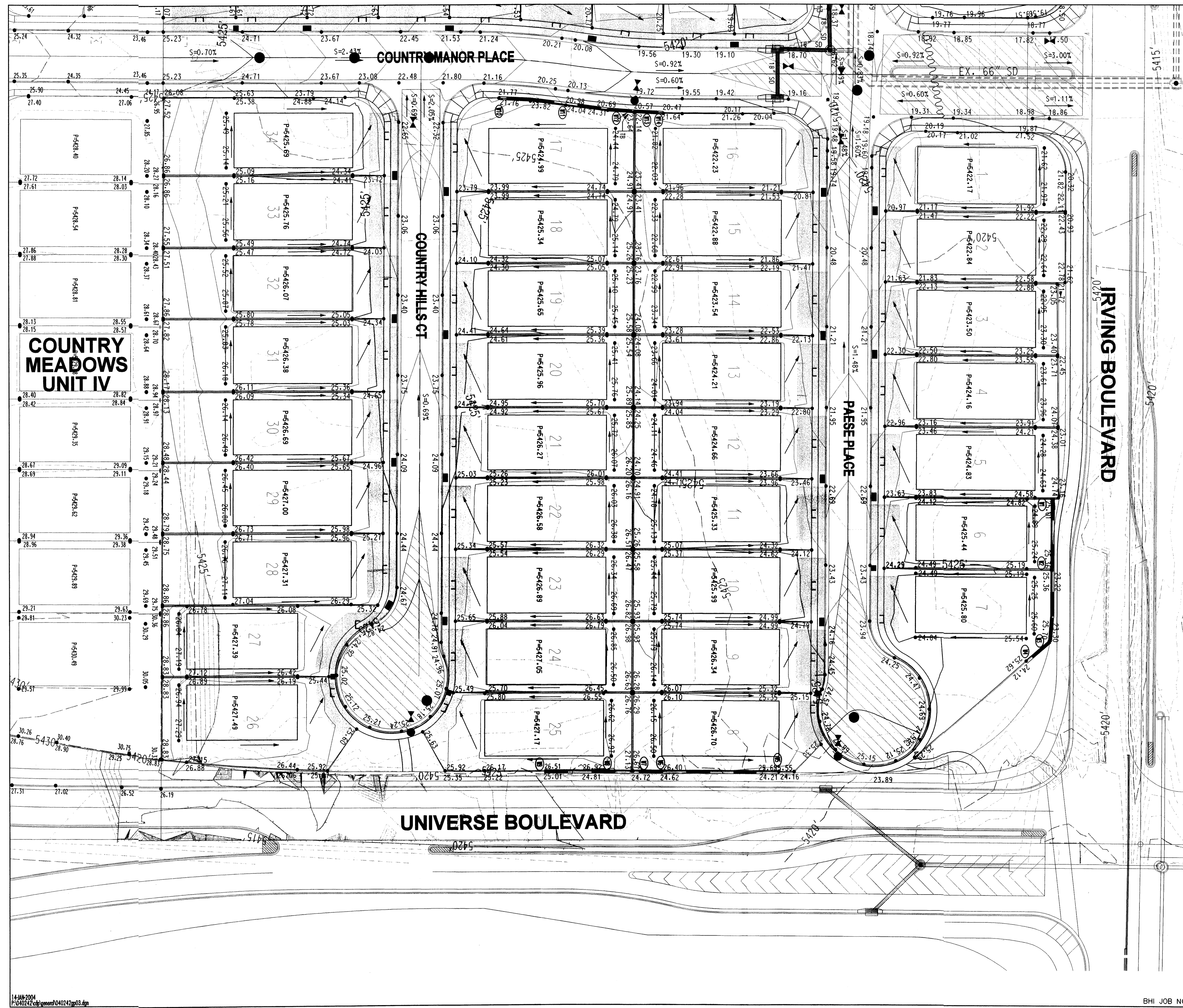
COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. **B-9-Z** SHEET **2** OF **3**

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		NO.	FIELD NOTES	CONTRACTOR	DATE	CONTRACTOR	DATE
		BY	BY	ACCS BRASS TABLET STAMPED "1-B10"	INSPECTED BY	INSPECTED BY	INSPECTED BY
NO.	REMARKS	NO.	DATE	N.M. STATE PLANE COORD. (CENTRAL ZONE)	ACCEPTANCE BY	N.M. STATE PLANE COORD. (CENTRAL ZONE)	DATE
BY	REVISIONS	NO.	DATE	X = 571,526.69 Y = 1,525,168.35	VERIFICATION BY	X = 571,526.69 Y = 1,525,168.35	DATE
DESIGNED BY TOP	DESIGN	NO.	DATE 11/03	GROUND TO GRID FACTOR = 0.9996640	DRAWING BY	GROUND TO GRID FACTOR = 0.9996640	DATE
DRAWN BY TOP		NO.	DATE 11/03	DELTA ALPHA = -0.00EG 16 MIN 30 SEC	VERIFICATION BY	DELTA ALPHA = -0.00EG 16 MIN 30 SEC	DATE
CHECKED BY TOP		NO.	DATE 11/03	NGVD 1929 ELEVATION = 5419.522	RECORDED BY	NGVD 1929 ELEVATION = 5419.522	DATE
		NO.	DATE				

14-JUN-2004
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 ENGINEERING DEVELOPMENT GROUP

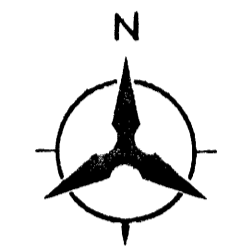
COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. **B-9-Z** SHEET **3** OF **3**

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		NO.	DATE	CONTRACTOR	DATE	WORK BY	DATE
		BY	DATE	INSPECTOR	DATE	ACCEPTANCE BY	DATE
REVISIONS	REMARKS			ACS BRASS TABLE STAMPED "1-B10" GEOGRAPHIC POSITION (NAD 1927) N.M. STATE PLANE COORD. (CENTRAL ZONE) X=357,526.69 Y=1,525,168.35 GROUND TO GRID FACTOR = 0.9996640 DELTA ALPHA = -0.00016 MIN 50 SEC NAD 1929 ELEVATION = 5419.522		MICRO-FILM INFORMATION DATE RECORDED BY NO.	
DESIGNED BY YOP	DATE 11/03						
DRAWN BY YOP	DATE 11/03						
CHECKED BY YOP	DATE 11/03						

**PLAT OF
 COUNTRY MEADOWS
 SUBDIVISION UNIT 4
 AT VENTANA RANCH**
 (A REPLAT OF TRACT 29E
 VENTANA RANCH)
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2004



SCALE: 1" = 60'

ACS BRASS TABLE STAMPED "3-B10 1980"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=360,239.42 Y=1,529,014.85
 GROUND TO GRID FACTOR = 0.9996639
 DELTA ALPHA = -00°16'11"
 NGVD 1929 ELEVATION = 5404.40

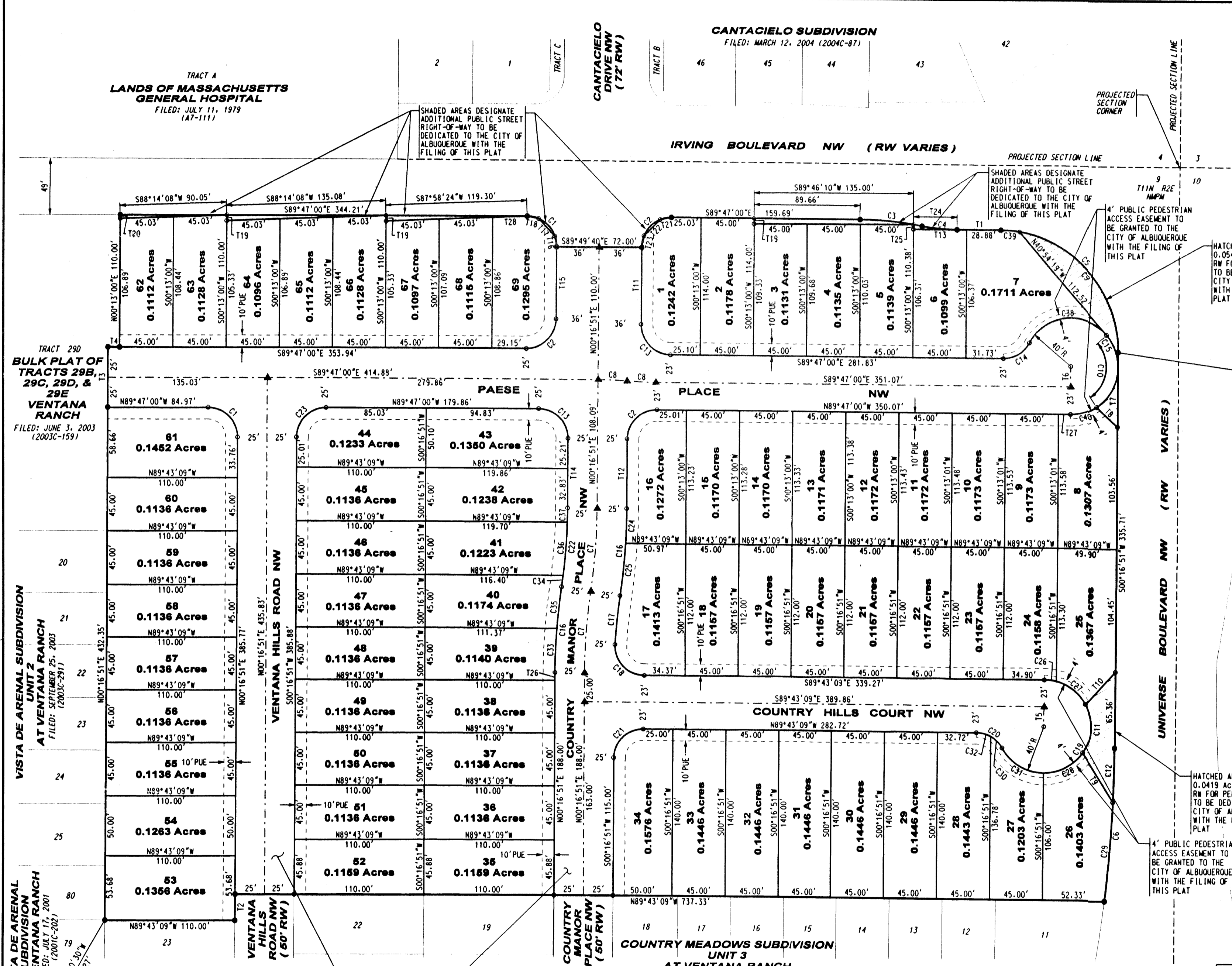
NOTE: SEE SHEET 3 FOR CURVE & TANGENT DATA

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	SECTION LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	5/8" REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"



HATCHED AREA DESIGNATES 0.0419 AC. NON-VEHICULAR RW FOR PEDESTRIAN ACCESS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

4' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT



NGS BRASS TABLE STAMPED "UNION 1969"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=353,409.02 Y=1,523,440.96
 GROUND TO GRID FACTOR = 0.99966044
 DELTA ALPHA = -00°16'58"
 NGVD 1929 ELEVATION = 5522.0 (TRIG)

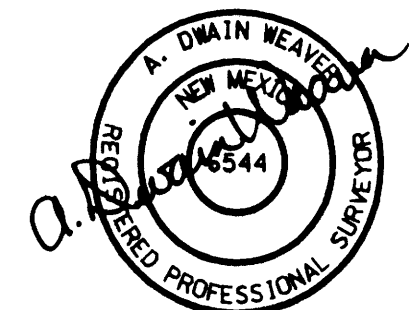
PUBLIC STREET RW TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

Bohannon - Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

PLAT OF
**COUNTRY MEADOWS
 SUBDIVISION UNIT 4
 AT VENTANA RANCH**
 (A REPLAT OF TRACT 29E
 VENTANA RANCH)
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2004

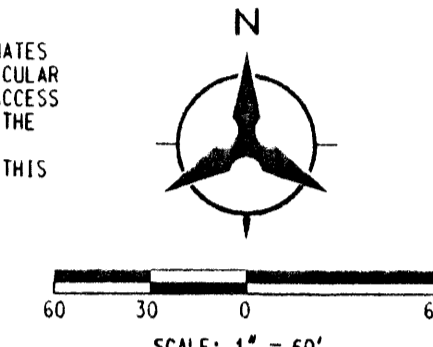
CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°03'51"	25.03'	39.30'	25.00'	35.38'	S44°45'04"E
C2	89°56'09"	24.97'	39.24'	25.00'	35.34'	N45°14'55"E
C3	10°35'53"	26.53'	52.90'	286.00'	52.83'	S84°29'03"E
C4	10°35'54"	14.93'	29.78'	161.00'	29.74'	S84°29'03"E
C5	90°03'51"	100.11'	157.19'	100.00'	141.50'	S44°45'05"E
C6	06°43'22"	64.32'	128.48'	1095.00'	128.41'	S03°38'32"W
C7	08°03'04"	35.19'	70.26'	500.00'	70.20'	N04°18'23"E
C8	04°40'46"	12.26'	24.50'	300.00'	24.49'	S87°26'37"E
C9	80°47'15"	85.09'	141.00'	100.00'	129.61'	S40°06'47"E
C10	97°30'18"	45.62'	68.07'	40.00'	60.15'	N07°50'50"E
C11	63°08'14"	24.58'	44.08'	40.00'	41.88'	N02°44'48"E
C12	02°23'30"	22.86'	45.71'	1095.00'	45.70'	S01°28'36"W
C13	90°03'51"	25.03'	39.30'	25.00'	35.38'	S44°45'05"E
C14	61°30'55"	14.88'	26.84'	25.00'	25.57'	N59°27'33"E
C15	241°30'55"	-----	168.61'	40.00'	68.75'	S30°32'27"E
C16	08°03'04"	36.95'	73.77'	525.00'	73.71'	S04°18'23"W
C17	05°07'16"	21.24'	42.46'	475.00'	42.44'	S05°46'16"W
C18	92°55'47"	26.31'	40.55'	25.00'	36.25'	S43°15'15"E
C19	241°30'55"	-----	168.61'	40.00'	68.75'	S31°02'19"W
C20	61°30'55"	14.88'	26.84'	25.00'	25.57'	N58°57'41"W
C21	08°03'04"	33.43'	66.75'	475.00'	66.69'	N04°18'23"E
C22	08°03'04"	33.43'	66.75'	475.00'	66.69'	N04°18'23"E
C23	89°56'09"	24.97'	39.24'	25.00'	35.34'	S45°14'56"W
C24	03°16'54"	15.04'	30.07'	525.00'	30.07'	N01°55'18"E
C25	04°46'09"	21.86'	43.70'	525.00'	43.69'	N05°56'50"E
C26	14°37'54"	5.14'	10.21'	40.00'	10.19'	N82°24'12"W
C27	46°15'56"	17.09'	32.30'	40.00'	31.43'	N51°57'17"W
C28	55°45'35"	21.16'	38.93'	40.00'	37.41'	N62°11'42"E
C29	04°19'53"	41.41'	82.78'	1095.00'	82.76'	S04°50'17"W
C30	32°06'31"	7.19'	14.01'	25.00'	13.83'	S44°15'29"E
C31	61°43'17"	23.90'	43.09'	40.00'	41.04'	S59°03'52"E
C32	29°24'25"	6.56'	12.83'	25.00'	12.69'	S75°00'57"E
C33	04°08'15"	18.96'	37.91'	525.00'	37.90'	S02°20'59"W
C34	01°08'16"	4.72'	9.43'	475.00'	9.43'	S07°45'47"W
C35	03°54'48"	17.94'	35.86'	525.00'	35.85'	S06°22'30"W
C36	05°26'41"	22.59'	45.14'	475.00'	45.12'	S04°28'19"W
C37	01°28'07"	6.09'	12.18'	475.00'	12.18'	S01°00'54"W
C38	110°23'36"	57.55'	77.07'	40.00'	65.69'	S83°53'53"W
C39	09°16'36"	8.11'	16.19'	100.00'	16.17'	S85°08'42"E
C40	33°37'01"	12.08'	23.47'	40.00'	23.13'	N73°24'30"E

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S89°47'00"E	37.00'
T2	S00°16'51"W	21.67'
T3	N00°13'00"E	50.00'
T4	S89°47'00"E	9.79'
T5	S00°16'51"W	17.00'
T6	N00°13'00"E	17.00'
T7	S00°16'51"W	62.34'
T8	N46°29'50"W	24.45'
T9	N31°55'31"W	48.59'
T10	N42°00'08"E	37.64'
T11	S00°16'51"W	64.00'
T12	S00°16'51"W	58.14'
T13	S89°47'00"E	45.00'
T14	N00°16'51"E	58.03'
T15	N00°16'51"E	60.00'
T16	N09°43'00"W	8.68'
T17	N43°29'27"W	20.16'
T18	N78°31'31"W	9.76'
T19	N00°13'00"E	4.67'
T20	N00°13'00"E	3.11'
T21	S78°58'29"W	9.75'
T22	S45°14'55"W	19.12'
T23	S11°31'22"W	9.75'
T24	N89°47'00"W	36.88'
T25	N00°13'00"E	4.01'
T26	S00°16'51"W	7.12'
T27	N89°47'00"W	10.07'
T28	S87°58'24"W	29.24'



Bohannon - Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

**PLAT OF
COUNTRY MEADOWS
SUBDIVISION UNIT 4
AT VENTANA RANCH**
(A REPLAT OF TRACT 29E
VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
MARCH, 2004



ACS BRASS TABLE STAMPED "3-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=360,239.42 Y=1,529,014.85
GROUND TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
NGVD 1929 ELEVATION = 5404.40

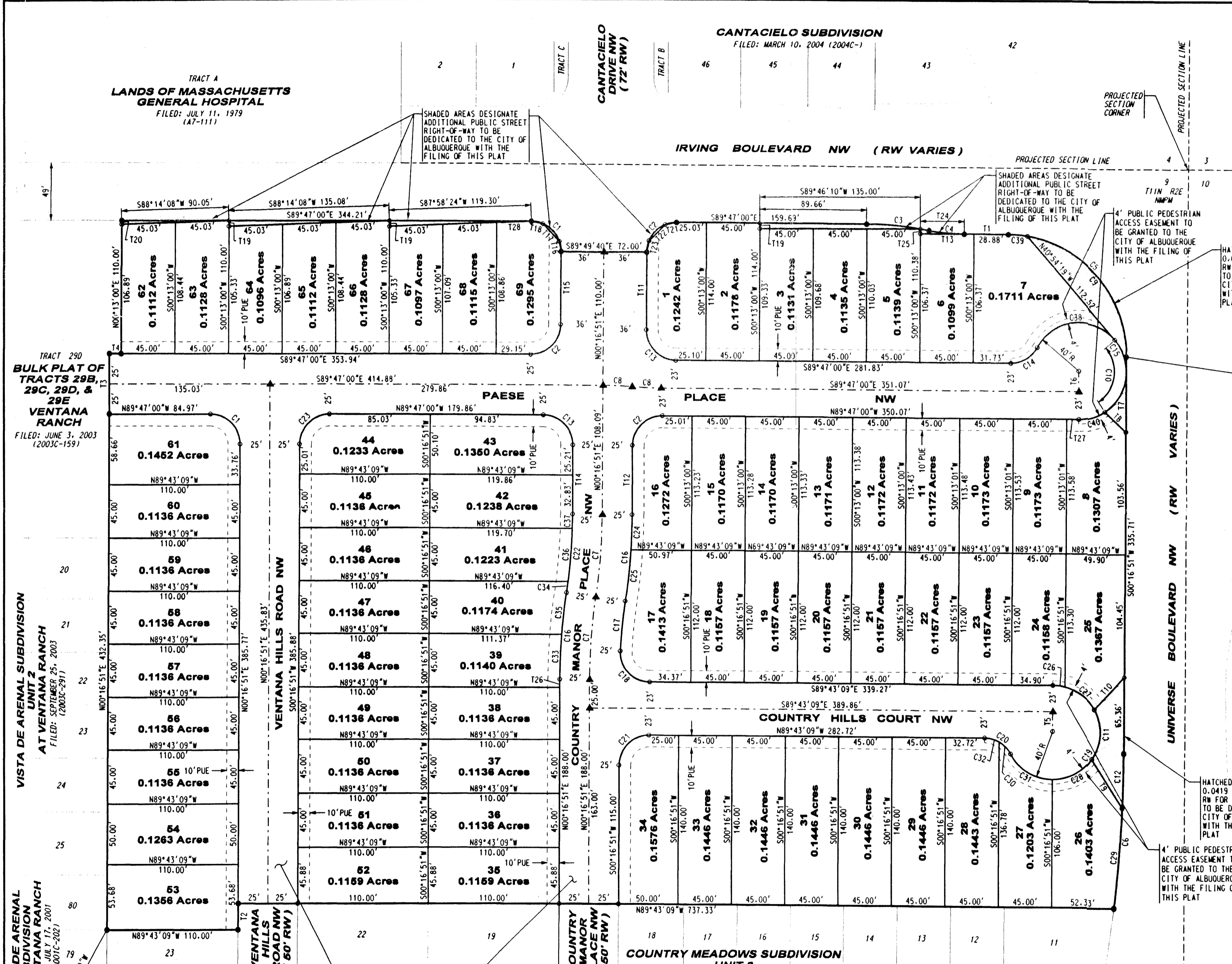
NOTE: SEE SHEET 3 FOR CURVE & TANGENT DATA

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	SECTION LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"



HATCHED AREA DESIGNATES 0.0419 AC. NON-VEHICULAR RW FOR PEDESTRIAN ACCESS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

4' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT



NCS BRASS TABLE STAMPED "UNION 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=353,409.02 Y=1,523,440.96
GROUND TO GRID FACTOR = 0.99966044
DELTA ALPHA = -00°16'58"
NGVD 1929 ELEVATION = 5522.0 (TRIG)

PUBLIC STREET RW TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

TRACT 29D
BULK PLAT OF TRACTS 29B, 29C, 29D, & 29E VENTANA RANCH
FILED: JUNE 3, 2003 (2003C-159)

VISTA DE ARENAL SUBDIVISION UNIT 2 AT VENTANA RANCH
FILED: SEPTEMBER 25, 2003 (2003C-291)

VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH
FILED: JULY 17, 2001 (2001C-202)
(TIE) S30°00'30"W 6342.27'

COUNTRY MEADOWS SUBDIVISION UNIT 3 AT VENTANA RANCH
FILED: JULY 12, 2002 (2002C-239)

CANTACIELO SUBDIVISION
FILED: MARCH 10, 2004 (2004C-1)

TRACT A
LANDS OF MASSACHUSETTS GENERAL HOSPITAL
FILED: JULY 11, 1979 (A7-111)

Bohannon - Huston
Court yard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

PLAT OF
**COUNTRY MEADOWS
 SUBDIVISION UNIT 4
 AT VENTANA RANCH**
 (A REPLAT OF TRACT 29E
 VENTANA RANCH)
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2004

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°03'51"	25.03'	39.30'	25.00'	35.38'	S44°45'04"E
C2	89°56'09"	24.97'	39.24'	25.00'	35.34'	N45°14'55"E
C3	10°35'54"	14.93'	29.78'	161.00'	29.74'	S84°29'03"E
C4	10°35'54"	14.93'	29.78'	100.00'	141.50'	S44°45'05"E
C5	90°03'51"	100.11'	157.19'	100.00'	141.50'	S44°45'05"E
C6	06°43'22"	64.32'	128.48'	1095.00'	128.41'	S03°38'32"W
C7	08°03'04"	35.19'	70.26'	500.00'	70.20'	N04°18'23"E
C8	04°40'46"	12.26'	24.50'	300.00'	24.49'	S87°26'37"E
C9	80°47'15"	85.09'	141.00'	100.00'	129.61'	S40°06'47"E
C10	97°30'18"	45.62'	68.07'	40.00'	60.15'	N07°50'50"E
C11	63°08'14"	24.58'	44.08'	40.00'	41.88'	N02°44'48"E
C12	02°23'30"	22.86'	45.71'	1095.00'	45.70'	S01°28'36"W
C13	90°03'51"	25.03'	39.30'	25.00'	35.38'	S44°45'05"E
C14	61°30'55"	14.88'	26.84'	25.00'	25.57'	N59°27'33"E
C15	241°30'55"	-----	168.61'	40.00'	68.75'	S30°32'27"E
C16	08°03'04"	36.95'	73.77'	525.00'	73.71'	S04°18'23"W
C17	05°07'16"	21.24'	42.46'	475.00'	42.44'	S05°46'16"W
C18	92°55'47"	26.31'	40.55'	25.00'	36.25'	S43°15'15"E
C19	241°30'55"	-----	168.61'	40.00'	68.75'	S31°02'19"W
C20	61°30'55"	14.88'	26.84'	25.00'	25.57'	N58°57'41"W
C21	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°16'51"W
C22	08°03'04"	33.43'	66.75'	475.00'	66.69'	N04°18'23"E
C23	89°56'09"	24.97'	39.24'	25.00'	35.34'	S45°14'56"W
C24	03°16'54"	15.04'	30.07'	525.00'	30.07'	N01°55'18"E
C25	04°46'09"	21.86'	43.70'	525.00'	43.69'	N05°56'50"E
C26	14°37'54"	5.14'	10.21'	40.00'	10.19'	N82°24'12"W
C27	46°15'56"	17.09'	32.30'	40.00'	31.43'	N51°57'17"W
C28	55°45'35"	21.16'	38.93'	40.00'	37.41'	N62°11'42"E
C29	04°19'53"	41.41'	82.78'	1095.00'	82.76'	S04°50'17"W
C30	32°06'31"	7.19'	14.01'	25.00'	13.83'	S44°15'29"E
C31	61°43'17"	23.90'	43.09'	40.00'	41.04'	S59°03'52"E
C32	29°24'25"	6.56'	12.83'	25.00'	12.69'	S75°00'57"E
C33	04°08'15"	18.96'	37.91'	525.00'	37.90'	S02°20'59"W
C34	01°08'16"	4.72'	9.43'	475.00'	9.43'	S07°45'47"W
C35	03°54'48"	17.94'	35.86'	525.00'	35.85'	S06°22'30"W
C36	05°26'41"	22.59'	45.14'	475.00'	45.12'	S04°28'19"W
C37	01°28'07"	6.09'	12.18'	475.00'	12.18'	S01°00'54"W
C38	110°23'36"	57.55'	77.07'	40.00'	65.69'	S83°53'53"W
C39	09°16'36"	8.11'	16.19'	100.00'	16.17'	S85°08'42"E
C40	33°37'01"	12.08'	23.47'	40.00'	23.13'	N73°24'30"E

TANGENT DATA

ID	BEARING	DISTANCE
T1	S89°47'00"E	37.00'
T2	S00°16'51"W	21.67'
T3	N00°13'00"E	50.00'
T4	S89°47'00"E	9.79'
T5	S00°16'51"W	17.00'
T6	N00°13'00"E	17.00'
T7	S00°16'51"W	62.34'
T8	N46°29'50"W	24.45'
T9	N31°55'31"W	48.59'
T10	N42°00'08"E	37.64'
T11	S00°16'51"W	64.00'
T12	S00°16'51"W	58.14'
T13	S89°47'00"E	45.00'
T14	N00°16'51"E	58.03'
T15	N00°16'51"E	60.00'
T16	N09°43'00"W	8.68'
T17	N43°29'27"W	20.16'
T18	N78°31'31"W	9.76'
T19	N00°13'00"E	4.67'
T20	N00°13'00"E	3.11'
T21	S78°58'29"W	9.75'
T22	S45°14'55"W	19.12'
T23	S11°31'22"W	9.75'
T24	N89°47'00"W	36.88'
T25	N00°13'00"E	4.01'
T26	S00°16'51"W	7.12'
T27	N89°47'00"W	10.07'
T28	S87°58'24"W	29.24'



Bohannon - Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

GENERAL NOTES

- EXISTING ZONING: RLT
PROPOSED ZONING: RLT
PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL
- TOTAL ACREAGE: 11.1044 ACRES
TOTAL NUMBER OF LOTS: 69 LOTS
PROPOSED DENSITY: 6.21 D.U. PER ACRE
- MINIMUM LOT DIMENSIONS 45' x 102'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMUI) FRANCHISE AREA, WATER AND SANITARY SEWER CAPABILITIES AREA BASED ON NMUI'S FACILITIES, AND NOT ON THE CITY OF ALBUQUERQUE'S.
- ALL SANITARY AND WATER UTILITIES ARE TO BE DEDICATED FOR MAINTENANCE TO NMUI.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO IRVING BOULEVARD OR UNIVERSE BOULEVARD.
- LOT SETBACKS SHALL CONFORM TO RLT ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:
FRONT YARD: 20' (TYP.)
(15' w/20' TO GARAGE MIN.)
SIDE YARD: 5' (MIN.)
BACK YARD: 15' (MIN.)
CORNER SIDEYARD: 10' TO R/W
- PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT 26-B-1 (COUNTRY MEADOWS PARK COMPLETE) IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995, DOCUMENT NO. 95114157, OR AS OTHERWISE AGREED TO.
- THAT PORTION OF THE EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT OVER LOTS 1-69 TO BE VACATED BY VACATION ACTION.

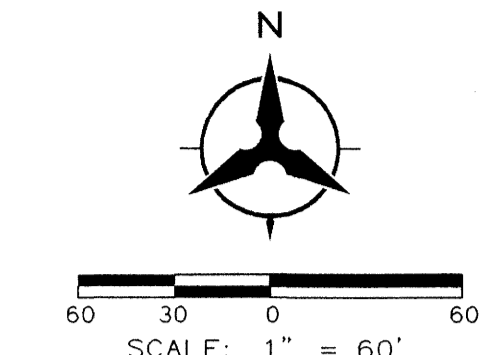
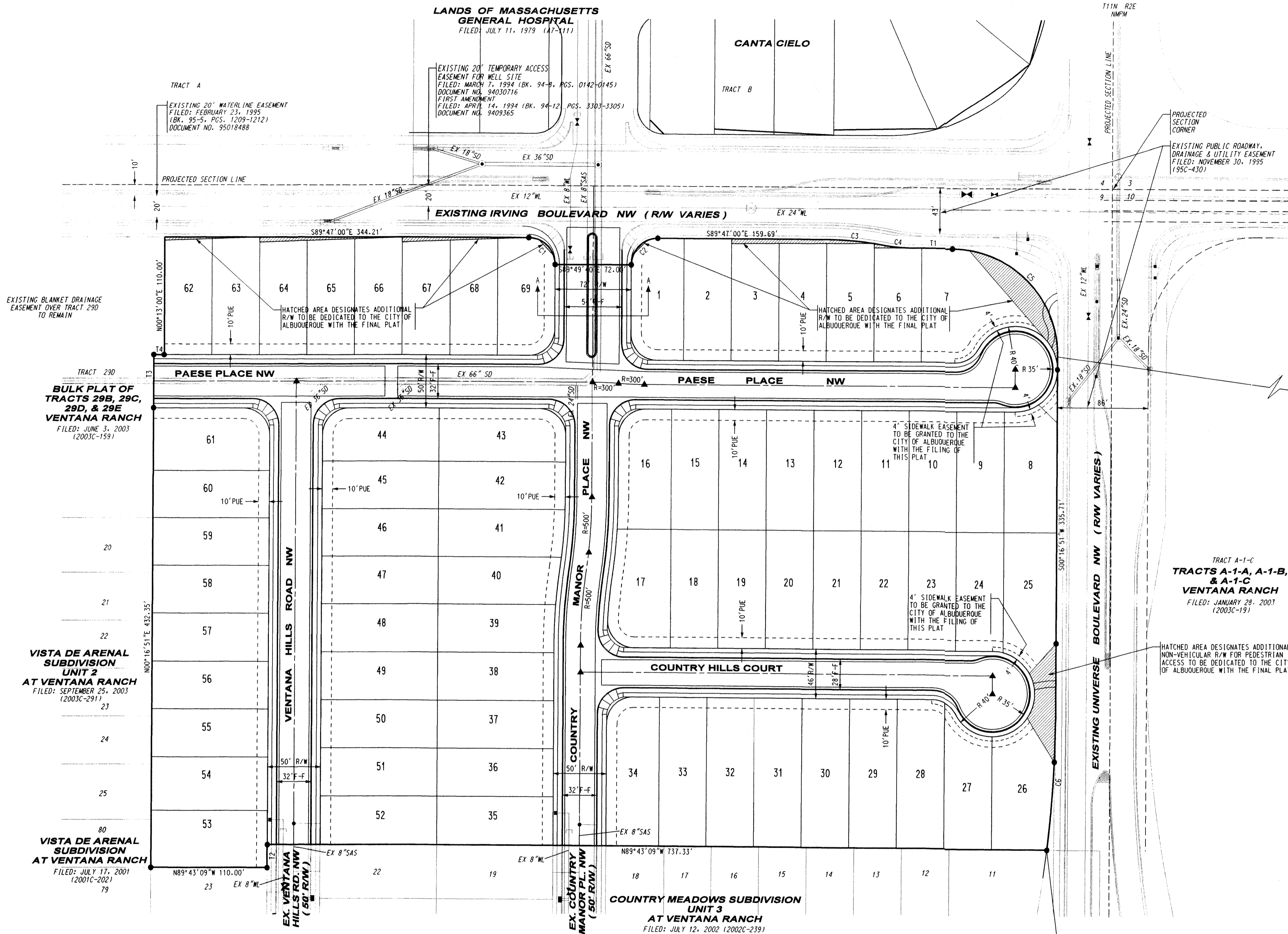
LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP
[Signature] 1/15/04
ROBERT W. MURPHY, PRESIDENT
SANDIA PROPERTIES LTD. CO.
MANAGING PARTNER

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature] 1/21/04
CITY SURVEYOR DATE



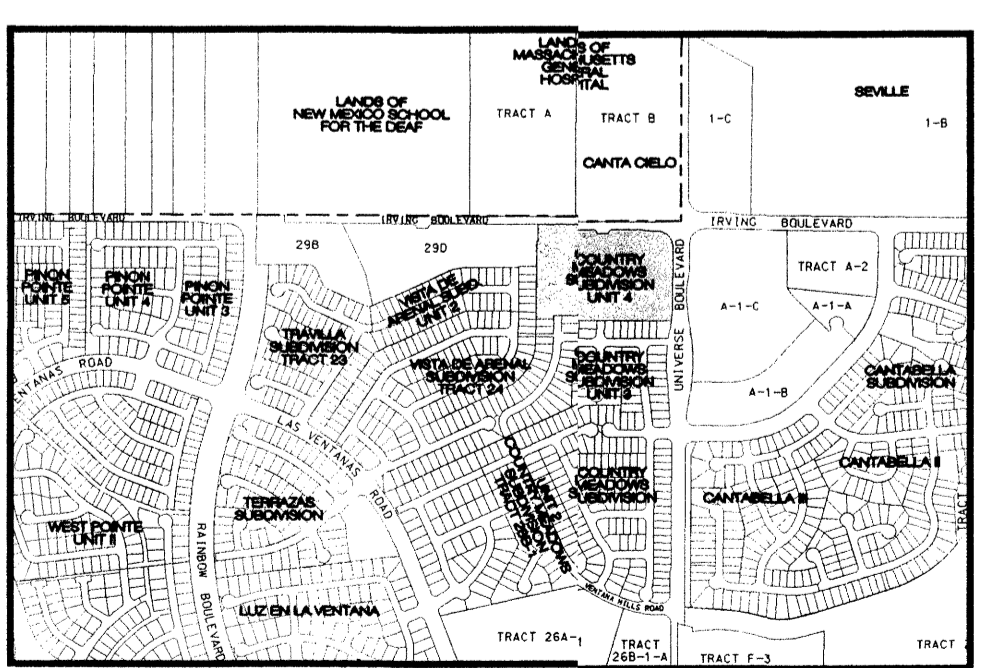
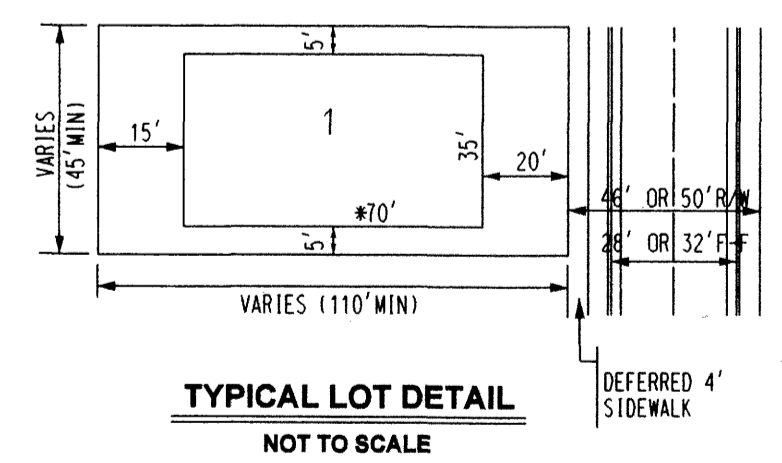
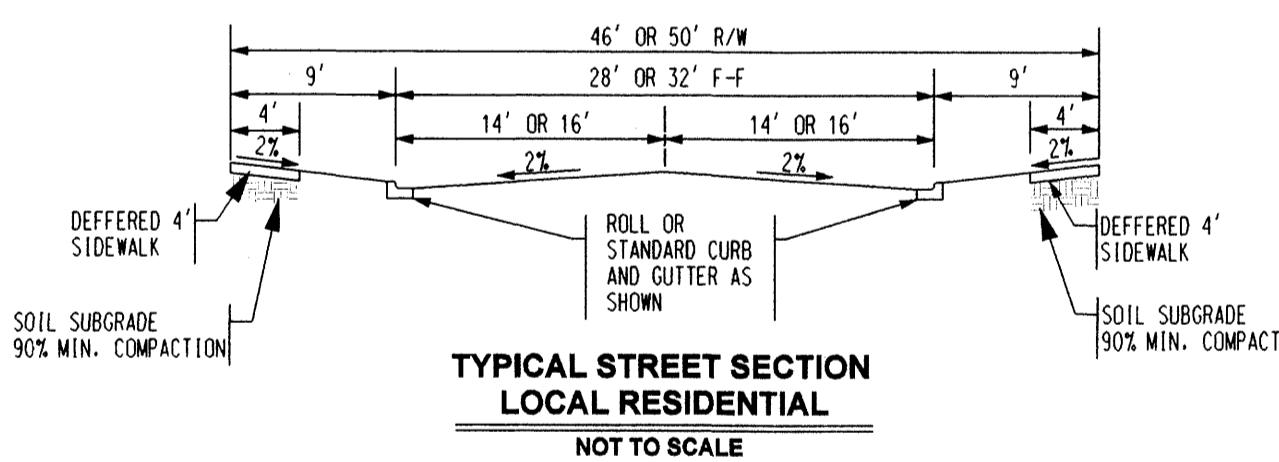
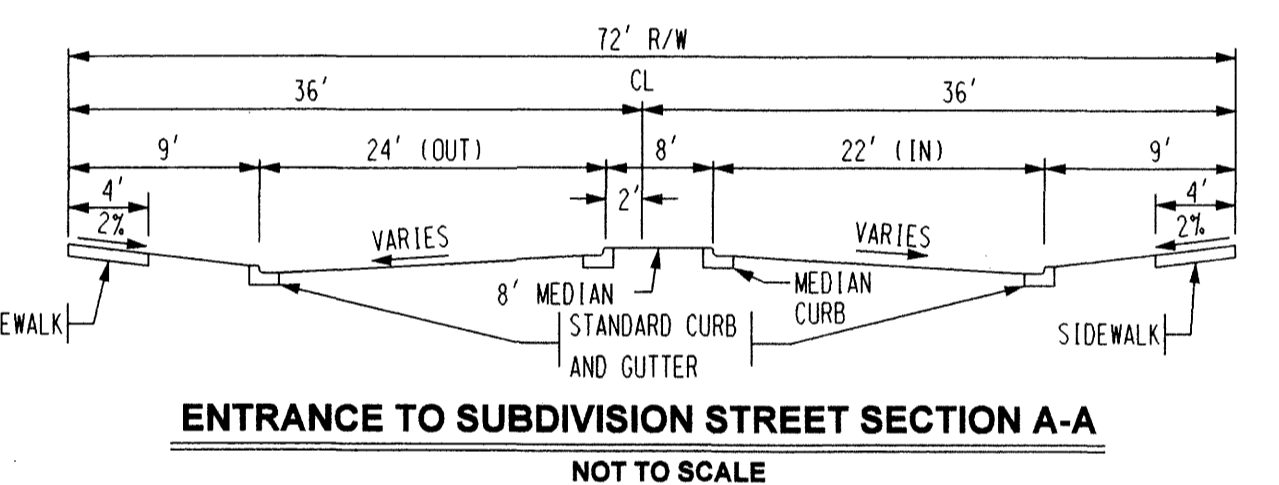
CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRC
C1	90°03'51"	25.03'	39.30'	25.00'	35.38'	S44°45'04"E
C2	89°56'09"	24.97'	39.24'	25.00'	35.34'	N45°14'55"E
C3	10°35'53"	26.53'	52.90'	286.00'	52.83'	S84°29'03"E
C4	10°35'54"	14.93'	29.78'	161.00'	29.74'	S84°29'03"E
C5	90°03'51"	100.11'	157.18'	100.00'	141.50'	S44°45'05"E
C6	06°43'22"	64.32'	128.48'	1095.00'	128.41'	S03°38'32"W

TANGENT DATA

ID	BEARING	DISTANCE
T1	S89°47'00"E	37.00'
T2	S00°16'51"W	21.61'
T3	N00°13'00"E	90.00'
T4	S89°47'00"E	9.79'

ACS BRASS TABLET STAMPED "3-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=360,239.42 Y=1,529,014.85
GROUND TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
NOVD 1929 ELEVATION = 5404.40



PRELIMINARY PLAT
COUNTRY MEADOWS SUBDIVISION
UNIT 4 AT VENTANA RANCH
(REPLAT OF TRACT 29-E VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2003

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES