

LOCATION MAP ZONE ATLAS L-9-Z
SCALE: NONE

SKETCH PLAT

TRACT 431 TOWN OF ATRISCO GRANT UNIT 3

WITHIN THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
11 MAY 2004

LEGAL DESCRIPTION

TRACT 431, TOWN OF ATRISCO GRANT, UNIT 3, PROJECTED SECTION 28,
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO.

SUBDIVISION DATA

GROSS ACREAGE	5.0029 AC
ZONE ATLAS NO.	L-9-Z
NO. OF EXISTING TRACTS	1
NO. OF TRACTS/LOTS CREATED	46
NO. OF TRACTS ELIMINATED	1
DATE OF SURVEY	JANUARY 2004
ZONING	R-D/R-1

OWNERS

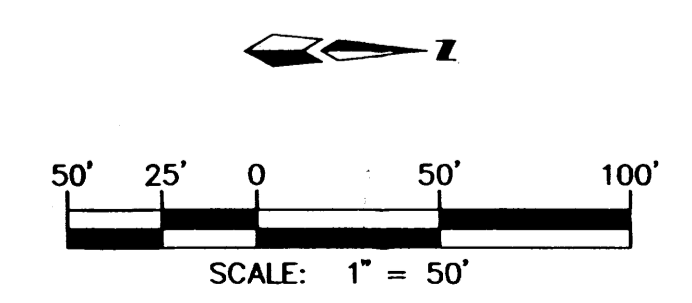
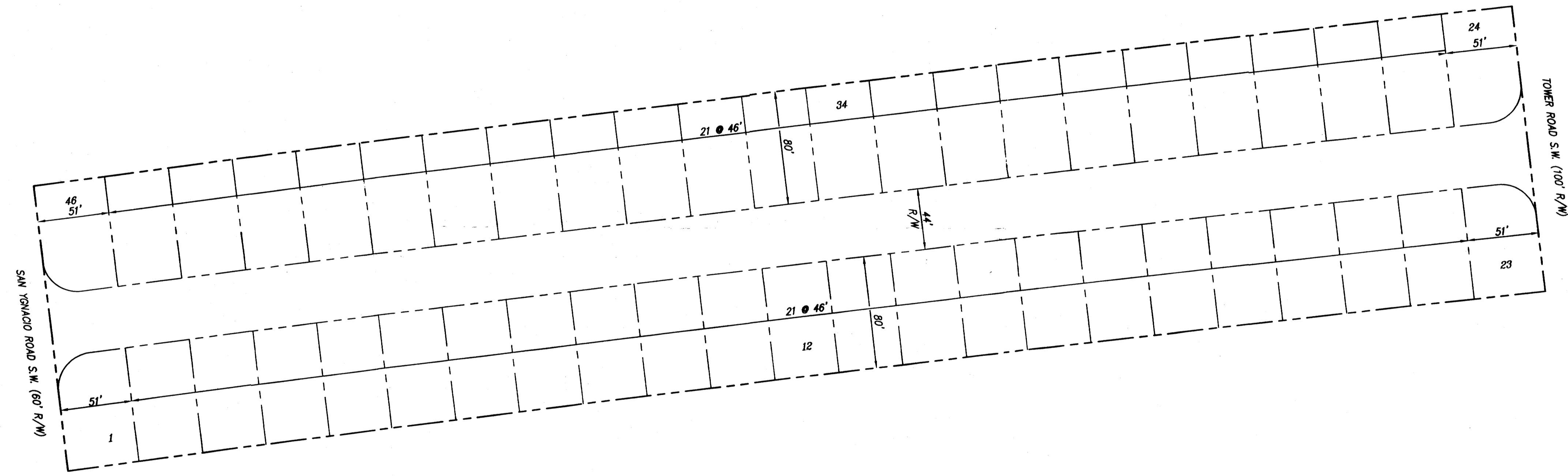
T.S. MFRANEY
6400 Uptown, Ste. 510
ALBUQUERQUE, N.M. 87110
(505) 975-1154

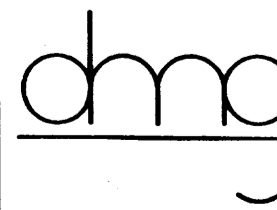
ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701



TOWER EAST			
SKETCH PLAT			
		MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS	
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: <i>DMG</i>	Drawn: <i>KJS</i>	Checked: <i>DMG</i>	Sheet <i>1</i> of <i>1</i>
Scale: 1" = 50'	Date: 11-05-04	Job: A04018	



LOCATION MAP ZONE ATLAS L-9-Z
SCALE: NONE

SUBDIVISION DATA

Gross Acreage.....5.0029 Ac.
 Zone Atlas No.....L-9-Z
 No. of Existing Tract/Lot.....1 Tract/0 Lot
 No. of Tracts/Lots created.....0 Tract/45 Lots
 No. of Tract/Lot eliminated.....1 Tract/0 lot
 Miles of full width streets created.....0.24
 Street Area dedicated to the City of Albuquerque.....1.1820 Ac.
 Date of Survey.....July, 2004
 Utility Control Location System Log Number.....2004311235
 Zoning.....R-D/9 DU per acre

FREE CONSENT AND DEDICATION:

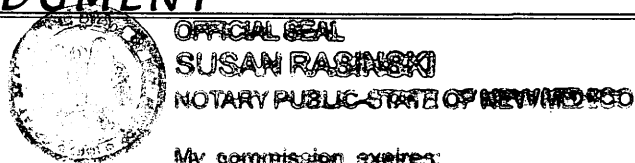
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: STV Investments IX, LLC
 A New Mexico Limited Liability Company

BY: Tim McNaney 4/13/05
 Tim McNaney, Managing Member, STV Investments VIII, LLC DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO



This instrument was acknowledged before me on April 13, 2005
 By Tim McNaney, Managing Member, STV Investments IX, LLC A New Mexico Limited Liability Company on behalf of said Company. VIII

Susan Rasinski 9-10-2008
 NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 28, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 431, TOWN OF ATRISCO GRANT, UNIT 3 as the same is shown and designated on 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 and containing 5.0029 acres, more or less.

NOTES

- 1) Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2) Distances are ground distances.
- 3) Bearings and distances in parenthesis are record.
- 4) Basis of boundary are the following plats (and documents) of record entitled:
 PLAT FOR "YGNACIO PLACE" (05-18-02, 02C-171)
 PLAT FOR "TOWN OF ATRISCO GRANT" (12-05-44, D-118)
 all being records of Bernalillo County, New Mexico.
- 5) Field Survey performed July, 2004.
- 6) Utility Council Location System Log No.: 2004311235
- 7) Benchmark for this site is ACS Monument "1-M10" Elevation = 5080.04 (SLD 1929).
- 8) Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719".

PURPOSE OF PLAT

1. Subdivide Tract 431, Town of Atrisco Grant, Unit 3 into 45 residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

PLAT FOR
TORRETTA ESTE SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 28
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

Qwest Telecommunications _____ Date _____

Comcast _____ Date _____

City Approvals:

[Signature] 5-12-05
 City Surveyor Date

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

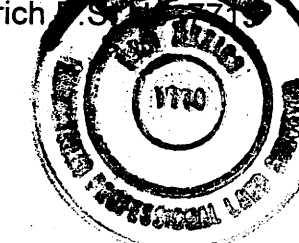
City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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."

[Signature] 05-12-05
 Timothy Aldrich Date



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

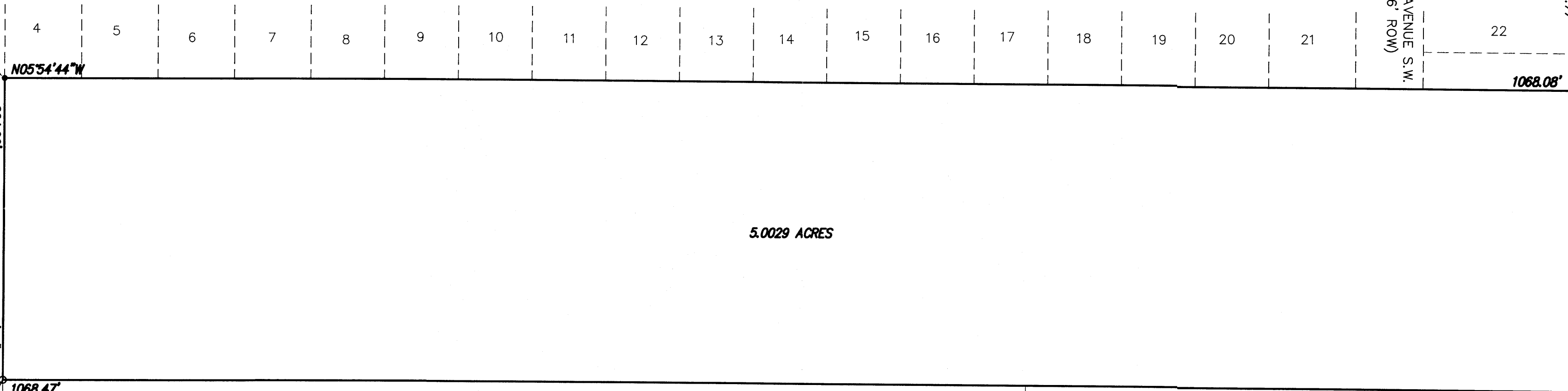
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Scale: as shown	Date: 04/12/05	Job: A04018	1 3

PLAT FOR
TORRETTA ESTE SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 28
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2005

(05-16-02, 02C-171) SAN YGNACIO PLACE

FOUND 1 1/4" PIPE WITH TAG "LS 7002"

SAN YGNACIO ROAD S.W. (EXIST. 60' ROW)



5.0029 ACRES

TOWN OF ATRISCO GRANT
 UNIT 3
 REMAINING PORTIO TRACT 430
 (12-5-44, D-118)

TOWN OF ATRISCO GRANT
 UNIT 3
 TRACT 430A
 (05-06-04, BK. 04C-141)

ACS MONUMENT "7-L9"
 Y=1478346.71
 X=352978.14
 G-G=0.99967727
 $\Delta\alpha = -00^{\circ}16'56"$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5175.735

FOUND 1 1/4" PIPE

TOWER ROAD S.W. (EXIST. 100' ROW)

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

1068.47' (167.50')

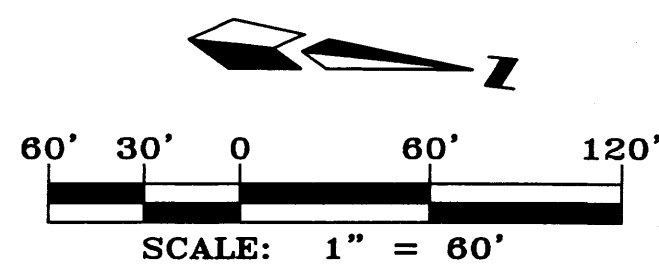
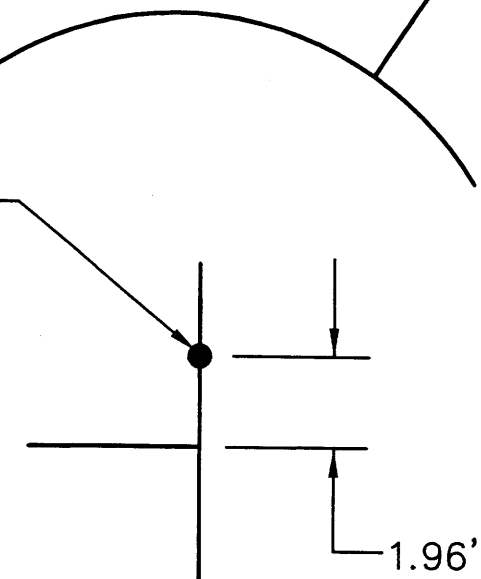
SAN YGNACIO ROAD S.W. (EXIST. 60' ROW)

ACS MONUMENT "1-M10"
 Y=1476654.54
 X=358862.36
 G-G=0.99967987
 $\Delta\alpha = -00^{\circ}16'15"$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5080.043

1068.08'

50554'44"E (S06°17'00"E)

FOUND 1 1/4" PIPE IN CONCRETE



[Signature]
 05-12-05

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 3
Scale: as shown	Date: 04/12/05	Job: A04018	

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

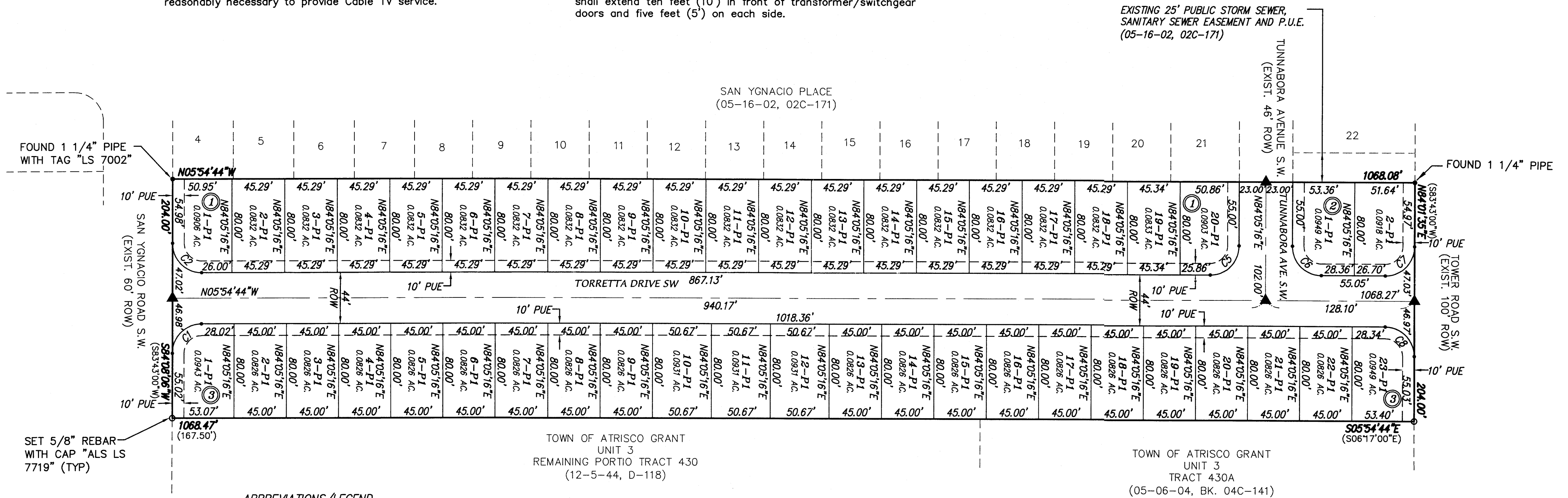
1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

maintain facilities for the purposes described above, together with free access to, from and over said easement, 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 of 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.

PLAT FOR
TORRETTA ESTE SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 28
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2005

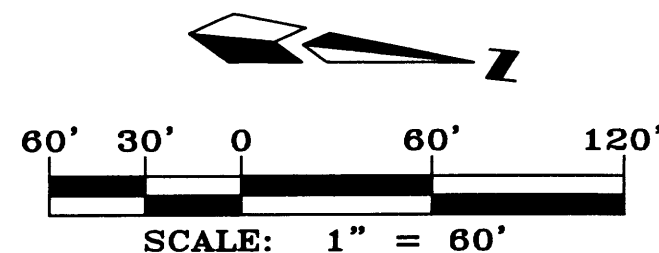


ABBREVIATIONS/LEGEND

- PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT
- 3-P1 LOT ID
- Ⓢ BLOCK ID
- 0.0826 AC. ACREAGE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=CH-DIST=	
C1	39.25	25.00	89°57'10"	24.98	N50°53'19"W	35.34
C2	39.29	25.00	90°02'49"	25.02	S39°06'40"W	35.37
C5	39.27	25.00	90°00'00"	25.00	S50°54'44"E	35.36
C6	39.27	25.00	90°00'00"	25.00	S39°05'16"W	35.36
C7	39.30	25.00	90°03'41"	25.03	S50°56'35"E	35.37
C8	39.24	25.00	89°56'18"	24.97	S39°03'25"W	35.34

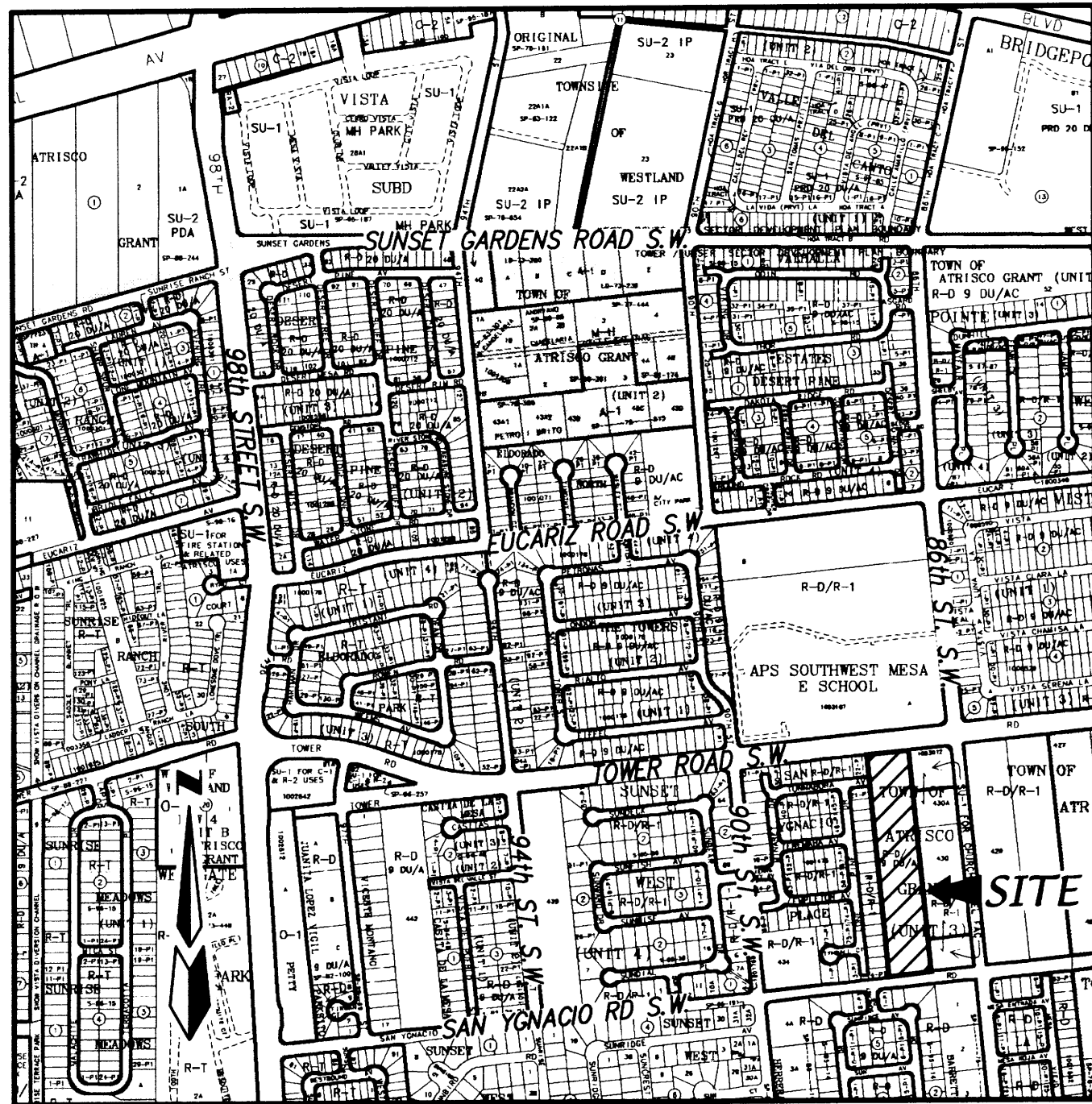
NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



Stephen
 05-12-05

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990



LOCATION MAP

ZONE ATLAS L-9-Z

SUBDIVISION DATA

SCALE: NONE

Gross Acreage	5.0029 Ac.
Zone Atlas No.	L-9-Z
No. of Existing Tract/Lot	1 Tract/0 Lot
No. of Tracts/Lots created	0 Tract/45 Lots
No. of Tract/Lot eliminated	1 Tract/0 lot
Miles of full width streets created	0.24
Street Area dedicated to the City of Albuquerque	1.1820 Ac.
Date of Survey	July, 2004
Utility Control Location System Log Number	2004311235
Zoning	R-D/9 DU per acre

FREE CONSENT AND DEDICATION:

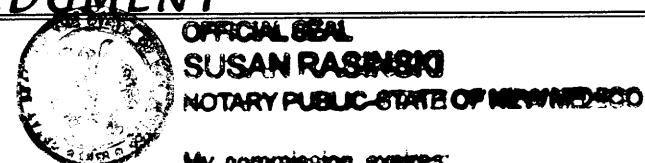
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OWNER: STV Investments IX, LLC
A New Mexico Limited Liability Company

BY: Tim McNaney 4/13/05
Tim McNaney, Managing Member, STV Investments VIII, LLC DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO



This instrument was acknowledged before me on April 13, 2005
By Tim McNaney, Managing Member, STV Investments IX, LLC A New Mexico Limited Liability Company on behalf of said Company.

Susan Rasinski 9-10-2008
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 28, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 431, TOWN OF ATRISCO GRANT, UNIT 3 as the same is shown and designated on 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 and containing 5.0029 acres, more or less.

NOTES

- 1) Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2) Distances are ground distances.
- 3) Bearings and distances in parenthesis are record.
- 4) Basis of boundary are the following plats (and documents) of record entitled:
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PLAT FOR "TOWN OF ATRISCO GRANT" (12-05-44, D-118)
all being records of Bernalillo County, New Mexico.
- 5) Field Survey performed July, 2004.
- 6) Utility Council Location System Log No.: 2004311235
- 7) Benchmark for this site is ACS Monument "1-M10" Elevation = 5080.04 (SLD 1929).
- 8) Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719".

PURPOSE OF PLAT

1. Subdivide Tract 431, Town of Atrisco Grant, Unit 3 into 45 residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).



PLAT FOR
TORRETTA ESTE SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 28
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003237

Application Number: 05 DRB - 00870

PLAT APPROVAL

Utility Approvals:

<u>Sean S. Murt</u> PNM Electric Services	<u>6-9-05</u> Date
<u>Sean S. Murt</u> PNM Gas Services	<u>6-9-05</u> Date
<u>Paul R. Lewis</u> Qwest Telecommunications	<u>6-9-05</u> Date
<u>Yonnie Barber</u> Comcast	<u>6-9-05</u> Date

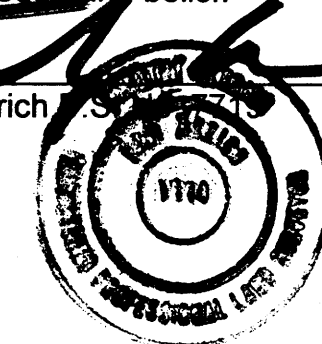
City Approvals:

<u>W.B. Ford</u> City Surveyor	<u>5-12-05</u> Date
<u>John Jay</u> Traffic Engineering, Transportation Division	<u>6-1-05</u> Date
<u>Nancy Murray</u> Utilities Development	<u>6/1/05</u> Date
<u>Christine Sandora</u> Parks and Recreation Department	<u>6/1/05</u> Date
<u>Bradley A. Bingham</u> AMAFCA	<u>6/1/05</u> Date
<u>Bradley A. Bingham</u> City Engineer	<u>6/1/05</u> Date
<u>DRB Chairperson</u> DRB Chairperson, Planning Department	<u>6/1/05</u> Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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."

Timothy Aldrich 05-12-05
Timothy Aldrich DATE

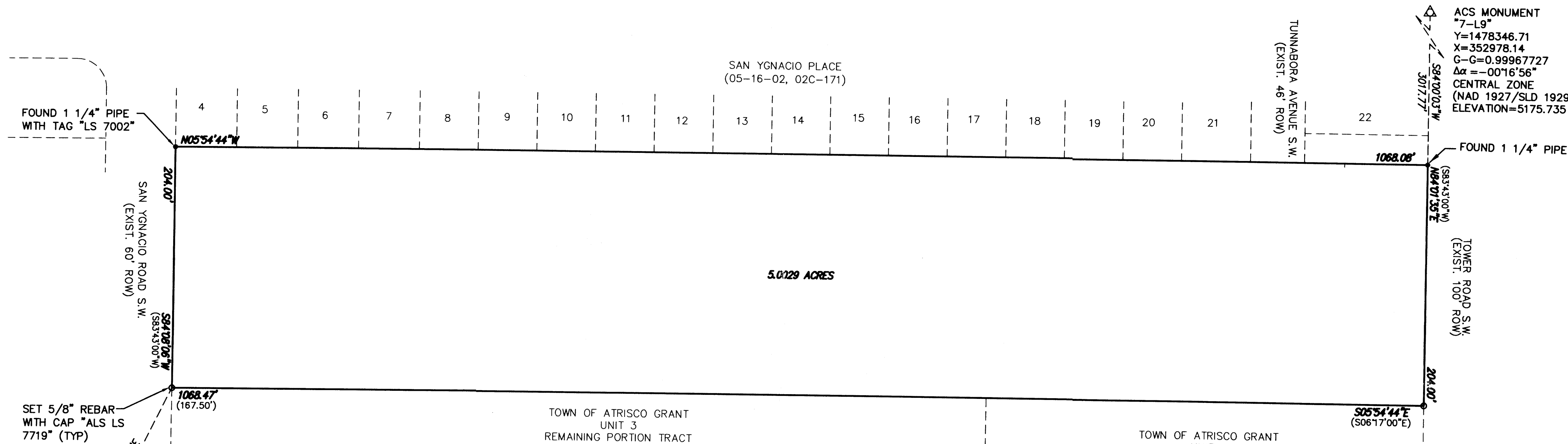


THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 10090564113540504
PROPERTY OWNER OF RECORD
LATHAM Delbert
BERNALILLO COUNTY TREASURER'S OFFICE
March 10, 4/28/05

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

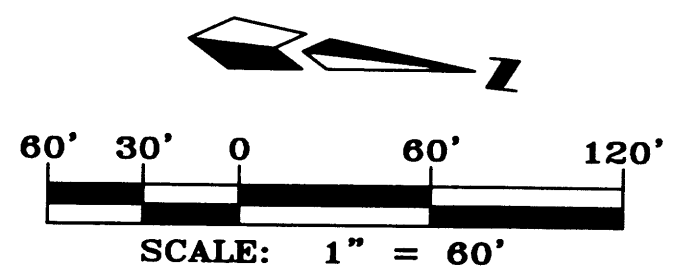
Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 3
Scale: as shown	Date: 04/12/05	Job: A04018	

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 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2005



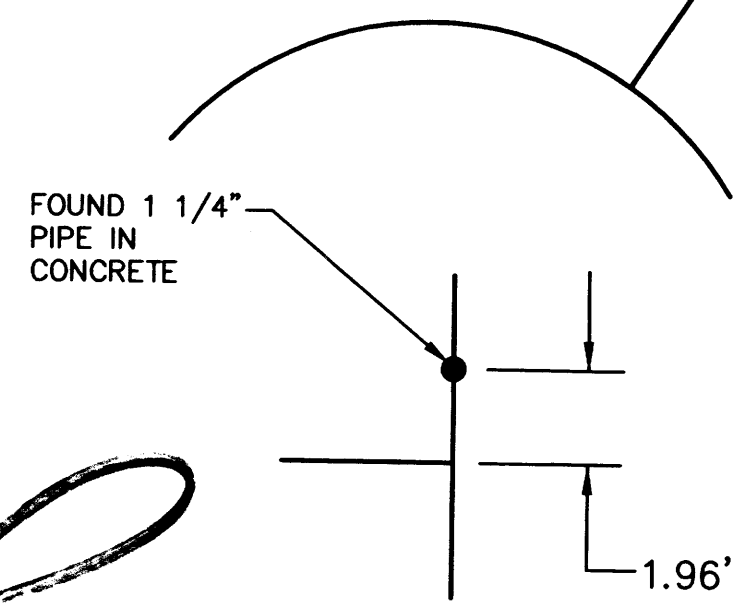
ACS MONUMENT
 "7-L9"
 Y=1478346.71
 X=352978.14
 G-G=0.99967727
 $\Delta\alpha = -00^{\circ}16'56''$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5175.735

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 G-G=0.99967987
 $\Delta\alpha = -00^{\circ}16'15''$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5080.043



Mary Herrera
 Bern. Co. PLAT
 R 17.00
 2005092078
 8288126
 Page: 2 of 3
 06/28/2005 02:48P
 BK-2005C Pg-226

[Handwritten signature]
 06-28-05



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

F:\A04\JOBS\A4018\final plat\base.dwg, 6/3/2005 7:41:26 AM, MARK GOODWIN, ASSOCIATES, PL

Dwg: base.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: as shown	Date: 06/03/05	Job: A04018	

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

1. The PNM Electric Services Division 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 services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
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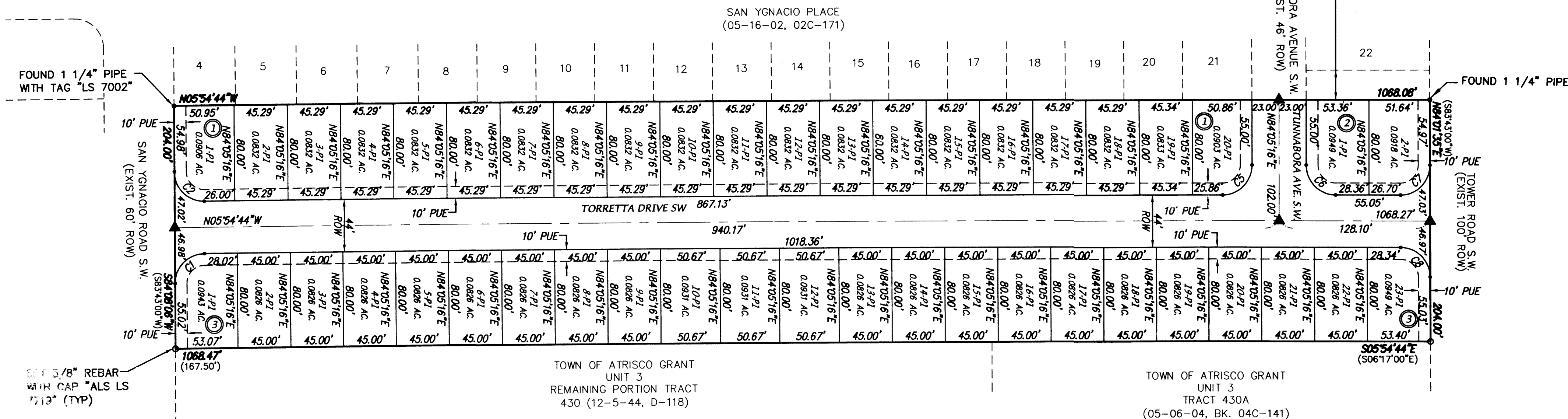
maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. 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 of pools, decking or any structures adjacent to within or near easements shown on this plat.

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 PROJECTED SECTION 28
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2005

EXISTING 25' PUBLIC STORM SEWER,
 SANITARY SEWER EASEMENT AND P.U.E.
 (05-16-02, 02C-171)



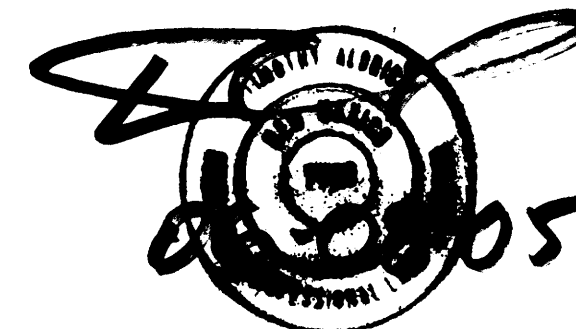
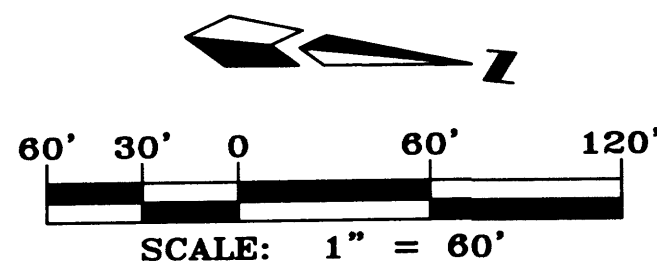
ABBREVIATIONS/LEGEND

- PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT
- 3-P1 LOT ID
- (3) BLOCK ID
- 0.0826 AC. ACREAGE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	39.25	25.00	89°57'10"	24.98	N50°53'19"W	35.34
C2	39.29	25.00	90°02'49"	25.02	S39°06'40"W	35.37
C5	39.27	25.00	90°00'00"	25.00	S50°54'44"E	35.36
C6	39.27	25.00	90°00'00"	25.00	S39°05'16"W	35.36
C7	39.30	25.00	90°03'41"	25.03	S50°56'35"E	35.37
C8	39.24	25.00	89°56'18"	24.97	S39°03'25"W	35.34

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

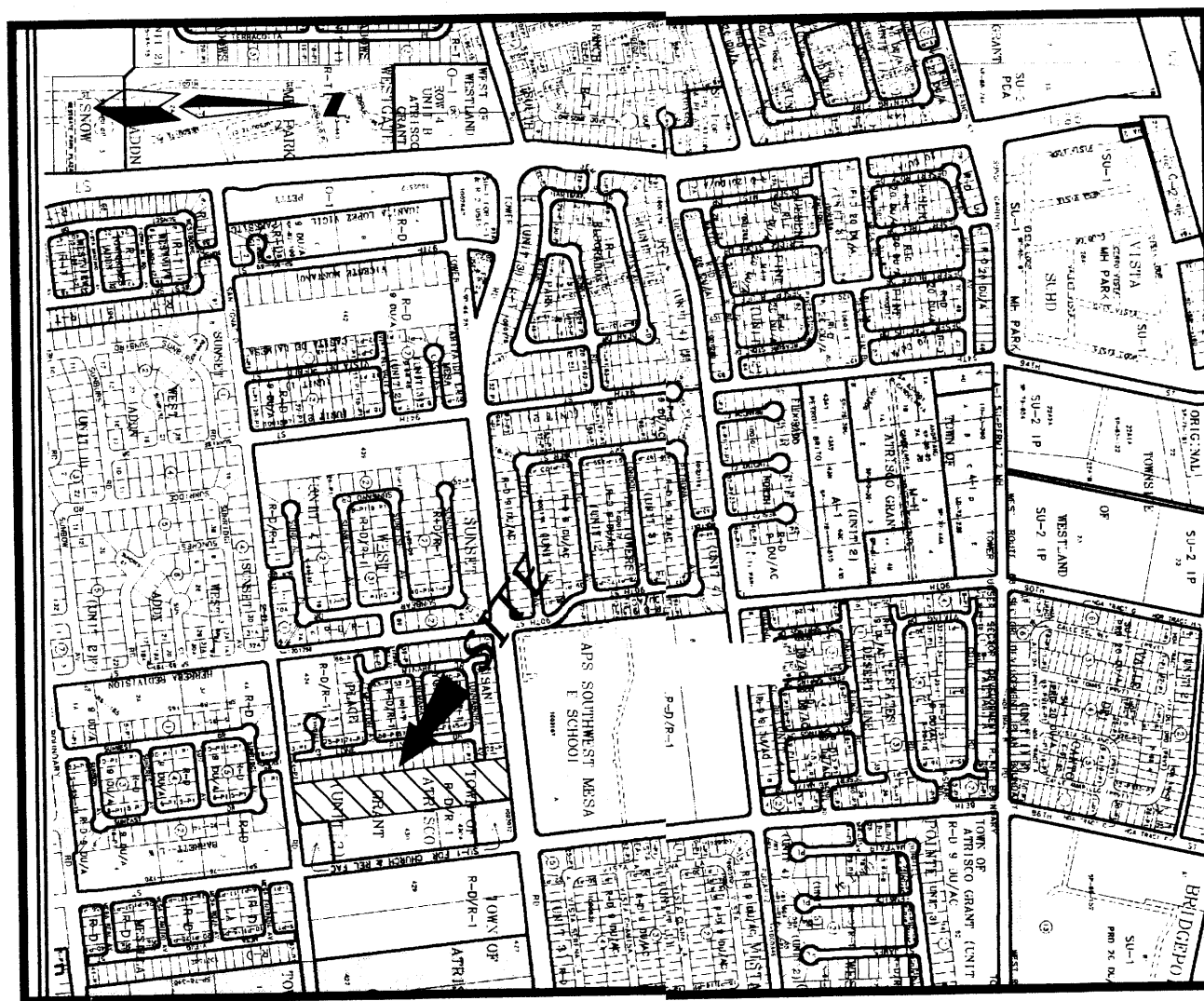


ALDRICH LAND SURVEYING

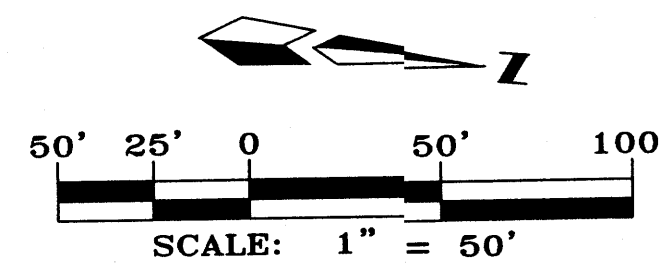
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: base.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: as shown	Date: 06/03/05	Job: A04018	

PRELIMINARY PLAT
FOR
TORRETTA ESTE SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 28
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2004



ZONE ATLAS: L-9-Z



SUBDIVISION DATA

GROSS ACREAGE 5.0029 AC
 ZONE ATLAS NO. L-9-Z
 NO. OF EXISTING TRACTS 1
 NO. OF TRACTS/LOTS CREATED 45
 NO. OF TRACTS ELIMINATED 1
 MILES OF FULL WIDTH STREETS CREATED 0.22
 STREET AREA DEDICATED TO CITY OF ALBUQUERQUE 1.1820 AC
 DATE OF SURVEY JANUARY 2004
 ZONING R-D/9 DU/AC

OWNERS

STV INVESTMENTS VII, LLC
 1015 TIERRAS NW, SUITE 210
 ALBUQUERQUE, N.M. 87190
 (505) 338-2286

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR

ALDRICH LAND SURVEYING
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87190
 (505) 884-1990

PRELIMINARY PLAT
APPROVED BY DRB
ON 9/15/04

LEGAL DESCRIPTION

DESCRIPTION:

A tract of land situate within the Town of Atrisco Grant, projected Section 28, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 431 TOWN OF ATRISCO GRANT, UNIT 3 as the same is shown and designated on 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 and containing 5.0029 acres, more or less.

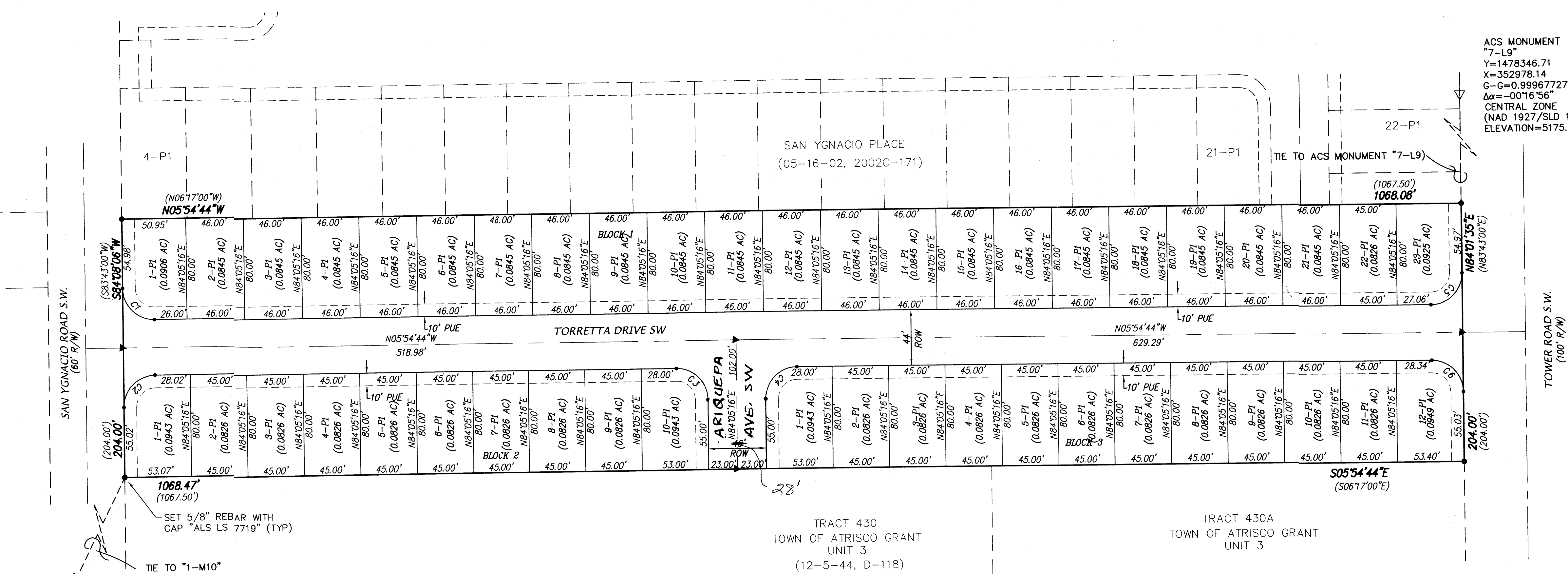
PURPOSE OF PLAT

1. Subdivide Tract 431, Town of Atrisco Grant, Unit 3 into 45 residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/ CAP STAMPED "ALS LS 7719" (TYP).
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS \blacktriangle , WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A) (1).

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	25.00	39.29	90°02'49"	25.02	N39°06'40"E	35.37
C2	25.00	39.25	89°57'10"	24.98	S50°53'19"W	35.34
C3	25.00	39.27	90°00'00"	25.00	S39°05'16"W	35.36
C4	25.00	39.27	90°00'00"	25.00	S50°54'44"E	35.36
C5	25.00	39.30	90°03'41"	25.03	N50°56'35"W	35.37
C6	25.00	39.24	89°56'18"	24.97	S39°03'25"W	35.34

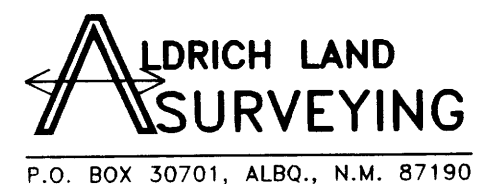


ACS MONUMENT
 "7-L9"
 Y=1478346.71
 X=352978.14
 G-G=0.99967727
 $\Delta\alpha=-00'16'56"$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5175.74

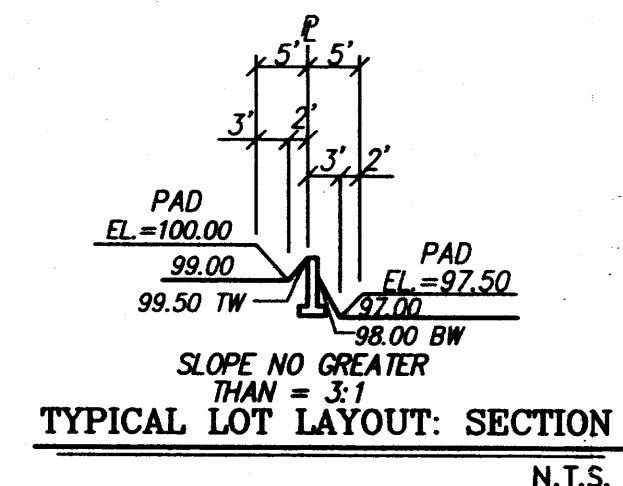
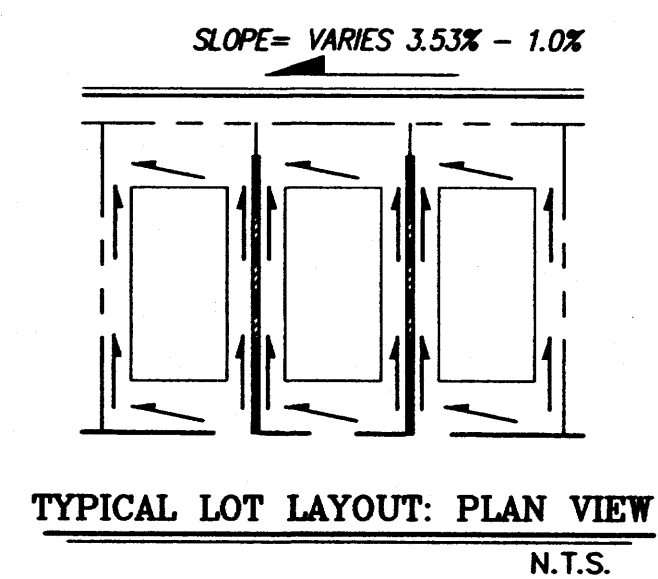
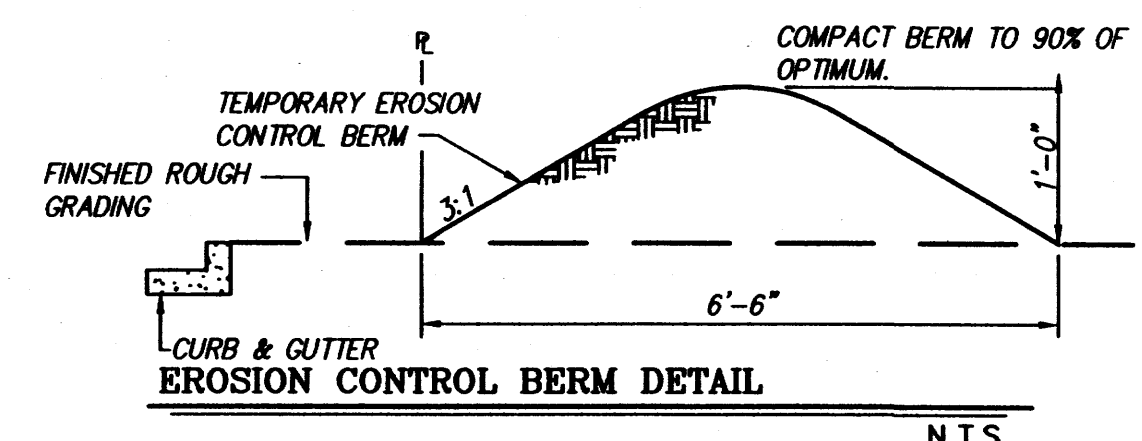
ACS MONUMENT
 "1-M10"
 Y=1476654.54
 X=358862.36
 G-G=0.99967987
 $\Delta\alpha=-00'16'15"$
 CENTRAL ZONE
 (NAD 1927/NGVD 1929)
 ELEVATION=5080.04

OWNER: STV Investments VII, LLC
 T. S. McNaney, Managing Member
 Date: 7/22/04

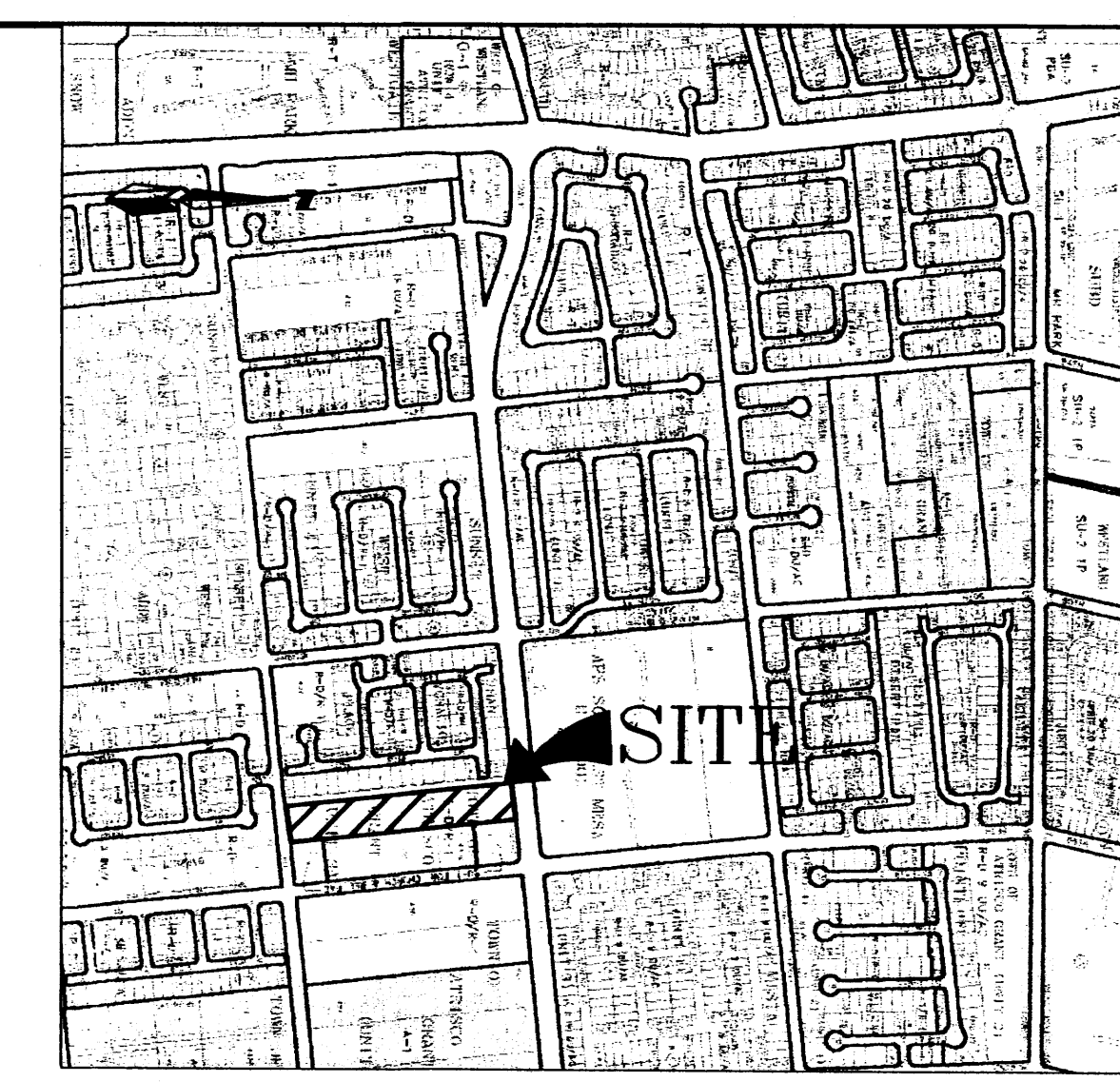
APPROVED FOR MONUMENTATION AND STREET NAMES
 [Signature]
 City Surveyor, City of Albuquerque, N.M.
 Date: 7-30-04



F:\A4018PPS1.DWG PRELIMINARY PLAT A4018PPS1.DWG, 7/16/2004 10:30:02 AM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ



- NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 - 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.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 - A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).



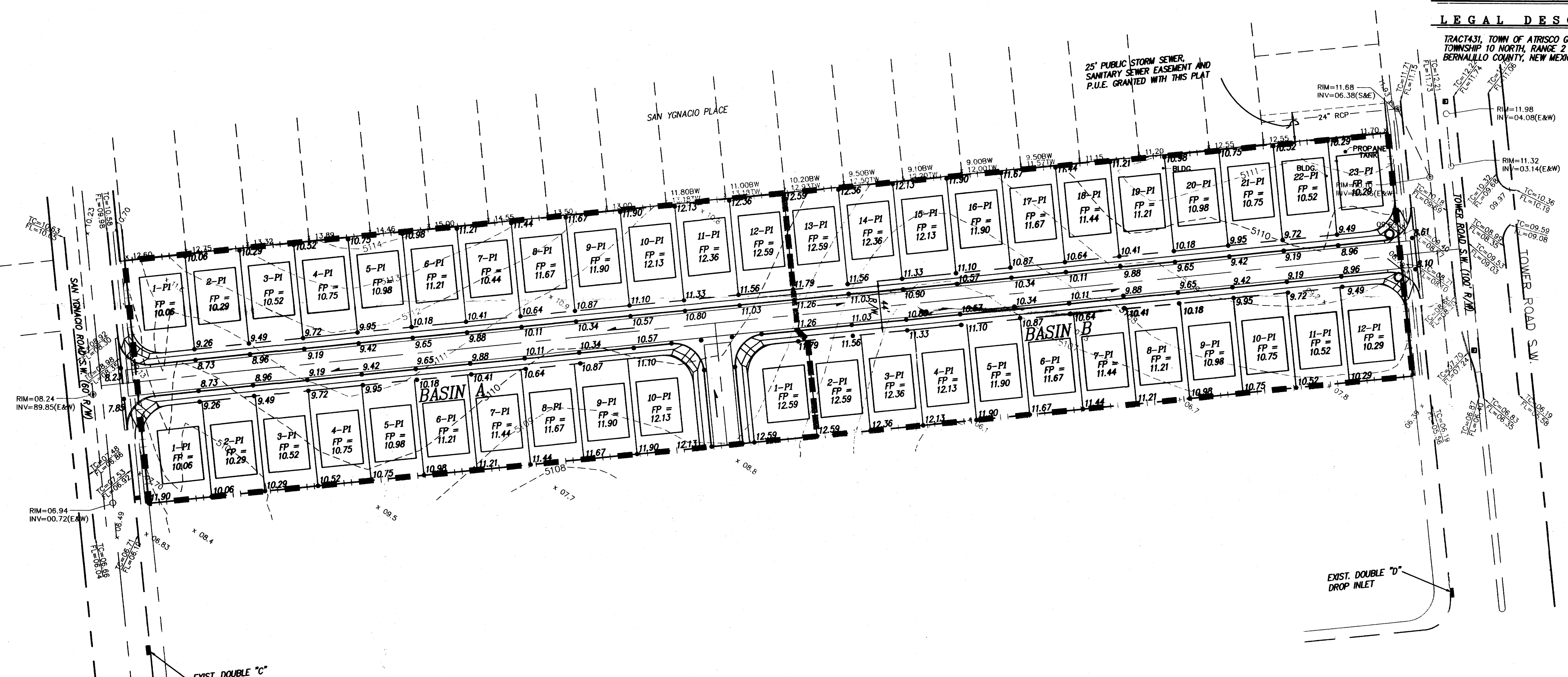
LEGAL DESCRIPTION
 TRACT 431, TOWN OF ATRISCO GRANT, UNIT 3, PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
 - ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

NOTES

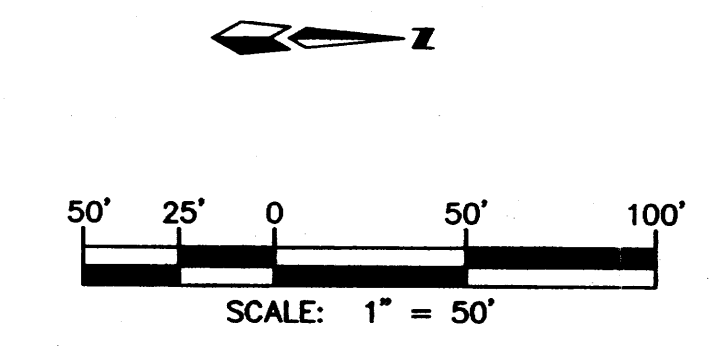
- ALL LOT RUNOFF DRAINS TO THE STREET IN FRONT OF THE LOT.

NOTE: RETAINING WALL REQUIRED WHEN THE DIFFERENCE BETWEEN PAD ELEVATIONS IS GREATER THAN 2.5



LEGEND

— 5615 —	EXISTING CONTOUR (MAJOR)	○	TREE	—	NEW SIDEWALK
— 5616 —	EXISTING CONTOUR (MINOR)	○	SANITARY SEWER MANHOLE	—	NEW RIGHT-OF-WAY
— TC= x 00.0	EXISTING SPOT ELEVATION	•	CLEANOUT	—	NEW CENTERLINE
—	EXISTING CHAIN LINK/WIRE FENCE	•	WATER VALVE	—	NEW LOT LINES
— E — E — E —	EXISTING OVERHEAD ELECTRIC LINE	•	FIRE HYDRANT	—	NEW EASEMENTS
○	EXISTING POWER POLE	■	WATER METER	—	NEW RETAINING WALL
—	EXISTING GUY WIRE	■	SPRINKLER CONTROL	—	NEW SPOT ELEVATIONS
○	EXISTING TELEPHONE MANHOLE	■	ELECTRIC PULLBOX	—	NEW FLOW
■	EXISTING TELEPHONE PEDESTAL	■	OVERHEAD ELECTRIC LINE	—	NEW STORM DRAIN
—	EXISTING CONCRETE CURB	○	POWER POLE	—	NEW STORM DRAIN MANHOLE
—	CONCRETE/SIDEWALK WALL OR HEAD WALL	○	STORM SEWER MANHOLE	—	NEW WATERBLOCK
—	SIGN	○		—	NEW MOUNTABLE CURB & GUTTER
		○		—	NEW STANDARD CURB & GUTTER



AS BUILT INFORMATION	
CONTRACTOR	DATE
BENCH MARKS	
SURVEY INFORMATION	
FIELD NOTES	BY
ENGINEER'S SEAL	

NO.	DATE	REMARKS

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT**

TITLE:
**TOWER EAST
 GRADING & DRAINAGE PLAN**

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

CITY PROJECT NO. _____ ZONE MAP NO. **L-9-Z** SHEET **1** OF **1**

F:\A04\J055\A4018\A4018GD50.dwg Tue Jul 20 05:18:14 2004 D. MARK GOODWIN & ASSOCIATES, PLTIED BY: K.JS